

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MORAN THOMAS & JUDY A (HW	RACINE JAMES T & DAWN L (	230,000	08/03/2007	WD	Multiple Reference	2007/2871		100.0
		110,000	09/01/1997	WD	Download	313:1142		0.0

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

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

Owner's Name/Address: RACINE JAMES T & DAWN L  
 4050 HIGHCREST DR  
 BRIGHTON MI 48116  
 2019 Est TCV 3,000

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA  
 Improved X Vacant \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Bk Lot 580,590					3000	100		3,000
50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								3,000

Tax Description: . SEC 10 T22N R8W LOT 95 SAPPHIRE LAKE PLAT 2.  
 Comments/Influences:

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

Topography of Site

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	1,500	0	1,500			1,024C
2018	1,000	0	1,000			1,000S
2017	2,500	0	2,500			2,500S
2016	3,000	0	3,000			3,000S

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MORAN THOMAS & JUDY A (HW	RACINE JAMES T & DAWN L (	230,000	08/03/2007	WD	Multiple Reference	2007/2871		100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
SIXTH ST						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2019 Est TCV 3,000					

Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA					
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.								
			<Site Value A> Bk Lot 580,590 3000 100 3,000 50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 3,000					

Tax Description  
 . SEC 10 T22N R8W LOT 96 SAPPHIRE LAKE PLAT 2.  
 Comments/Influences



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	1,500	0	1,500			1,024C
2018	1,000	0	1,000			1,000S
2017	2,500	0	2,500			2,500S
2016	3,000	0	3,000			3,000S

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MORAN THOMAS & JUDY A (HW	RACINE JAMES T & DAWN L (	230,000	08/03/2007	WD	Multiple Reference	2007/2871		100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
8251 W SAPPHIRE AVE						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2019 Est TCV 3,000					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA							
. SEC 10 T22N R8W LOT 97 SAPPHIRE LAKE PLAT 2.				* Factors *							
Comments/Influences				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				<Site Value A>	Bk Lot	580,590			3000	100	3,000
				50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =	3,000	

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

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	1,500	0	1,500			1,024C
2018	1,000	0	1,000			1,000S
2017	2,500	0	2,500			2,500S
2016	3,000	0	3,000			3,000S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MORAN THOMAS & JUDY A (HW	RACINE JAMES T & DAWN L (	230,000	08/03/2007	WD	Multiple Improved	2007/2871		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8251 W SAPPHIRE AVE						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2019 Est TCV 142,763 TCV/TFA: 174.95					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA			
			Description	Frontage	Depth	Value
. SEC 10 T22N R8W LOTS 98 & 99 SAPPHIRE LAKE PLAT 2.	X		* Factors *			
			Sub 600 Plat 2	80.00	121.00	49,717
			80 Actual Front Feet, 0.22 Total Acres Total Est. Land Value = 49,717			

Comments/Influences	X Sewer	X Electric	X Gas	Land Improvement Cost Estimates			
				Description	Rate	Size % Good	Cash Value
				D/W/P: 3.5 Concrete	4.76	288 45	617
				Total Estimated Land Improvements True Cash Value = 617			

Topography of Site	X Rolling	X High	Taxable Value			
			Year	Land Value	Building Value	Assessed Value
			2019	24,900	46,500	71,400
			2018	33,100	43,000	76,100
			2017	29,800	41,100	70,900
			2016	29,800	40,100	69,900



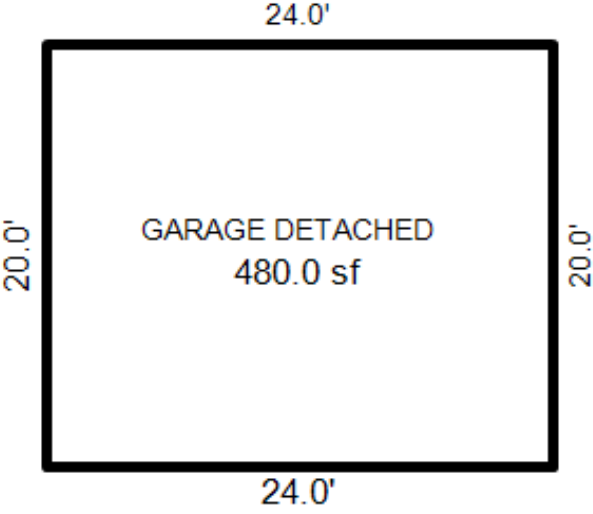
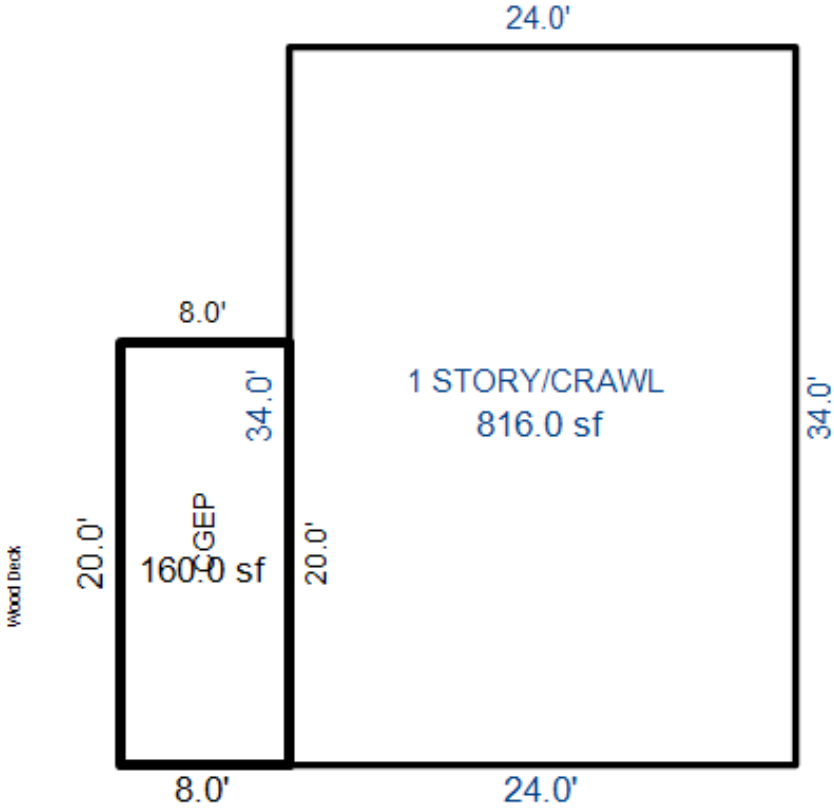
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2018	33,100	43,000	76,100			65,274C
TPC	04/19/2016	INSPECTED	2017	29,800	41,100	70,900			63,932C
TPC	12/10/2013	INSPECTED	2016	29,800	40,100	69,900			63,362C

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Building Type	(3) Roof (cont.)	(11) Heating/Cooling	(15) Built-ins	(15) Fireplaces	(16) Porches/Decks	(17) Garage
X Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang (4) Interior	X Gas Wood Oil Coal Elec. Steam X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	1 Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area Type 160 CGEP (1 Story) 144 Treated Wood	Year Built: 1957 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: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 0
	X Wood Frame Block Building Style: 1S Yr Built 1957 Remodeled 0 Condition: Average Room List: Basement, 1st Floor, 2nd Floor, Bedrooms					
(1) Exterior X Wood/Shingle Aluminum/Vinyl Brick Insulation	(5) Floors: Kitchen, Other, Other: (6) Ceilings	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 Softener, 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 = 816 SF Floor Area = 816 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas: 1 Story Exterior Foundation Size Cost New Depr. Cost 1 Story Block Crawl Space 816 Total: 76,915 49,995 Other Additions/Adjustments Plumbing: Average Fixture(s) 1 923 600 Porches: CGEP (1 Story) 160 7,072 4,597 Deck: Treated Wood 144 2,452 1,594 Garages: Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 480 13,090 8,508 Water/Sewer: Public Sewer 1 1,025 666 Water Well, 50 Feet 1 1,998 1,299 Built-Ins: Appliance Allow. 1 1,495 972 Fireplaces: Exterior 1 Story 1 4,412 2,868 Local Cost Items: SANITARY SEWER 1 0 0 *	Cls CD Blt 1957	Totals: 109,382 71,099	Notes: ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCY: 92,429
(2) Windows: Many Avg. Few, Large Avg. Small X Wood Sash Metal Sash Vinyl Sash Double Hung X Horiz. Slide X Casement Double Glass Patio Doors X Storms & Screens	(7) Excavation: Basement: 0 S.F., Crawl: 816 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	(14) Water/Sewer: 1 Public Water, 1 Public Sewer, 1 Water Well, 1000 Gal Septic, 2000 Gal Septic Lump Sum Items:	Notes:			
(3) Roof: X Gable Hip Flat, Gambrel Mansard Shed X Asphalt Shingle Chimney: Block	(10) Floor Support: Joists: Unsupported Len: Cntr.Sup:					

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HANSEN HANS WILLIAM & REB	SWICK PAUL S	106,000	09/29/2014	WD	WARRANTY DEED	2014-03304		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8271 W SAPPHIRE AVE						
	School: LAKE CITY - 57020					
	P.R.E. 100% 10/23/2014					
Owner's Name/Address	MAP #:					
SWICK PAUL S 742 KELLOGG ST PLYMOUTH MI 48170	2019 Est TCV 100,037 TCV/TFA: 173.68					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA			
			Description	Frontage	Depth	Value
. SEC 10 T22N R8W LOT 100 SAPPHIRE LAKE PLAT 2.	X		Sub 600 Plat 2	50.00	134.00	37,500
Comments/Influences			50 Actual Front Feet, 0.15 Total Acres Total Est. Land Value = 37,500			

Comments/Influences	X Sewer	X Electric	X Gas	Land Improvement Cost Estimates			
				Description	Rate	Size % Good	Cash Value
	X	X	X	Wood Frame	16.64	200 94	3,128
				Residential Local Cost Land Improvements			
				LAND IMPROVE 1000	1,000.00	1 95	950
				Total Estimated Land Improvements True Cash Value = 4,078			

Topography of Site	X Level	X Rolling	X Low	X High	X Landscaped	X Swamp	X Wooded	X Pond	X Waterfront	X Ravine	X Wetland	X Flood Plain	X PRIVATE RD	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
														2018	25,000	26,700	51,700			48,293C
														2017	22,500	24,800	47,300			47,300S
														2016	22,500	24,600	47,100			46,940C



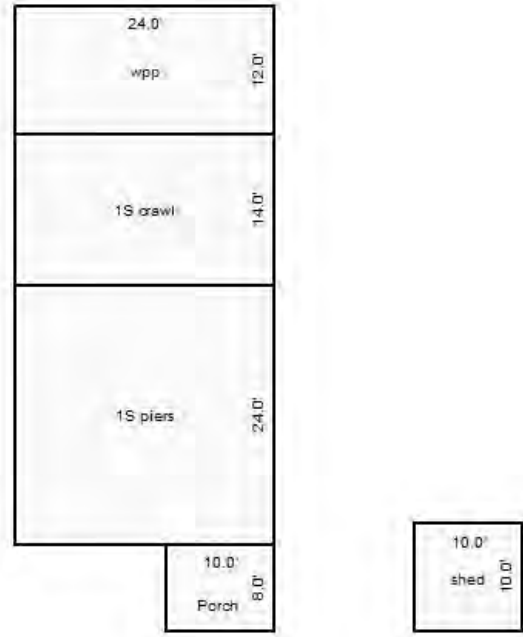
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	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 80 336 288	Type CCP (1 Story) WGEP (1 Story) WPP	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame		(4) Interior Drywall X Panelled Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling													
Building Style: 1S		Trim & Decoration																
Yr Built 1962	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														
		(6) Ceilings		No./Qual. of Fixtures														
(1) Exterior				Ex. Ord. X Min														
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets														
Insulation				(7) Excavation														
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing														
X	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													
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish														
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer														
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		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: Block																		
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Hot Water Ground Area = 576 SF Floor Area = 576 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55 Building Areas										Cls CD		Blt 1962						
Stories Exterior Foundation Size Cost New Depr. Cost																		
1 Story Siding Piers 576										Total:		52,171		28,694				
Other Additions/Adjustments																		
Plumbing																		
Average Fixture(s)										1		933		513				
Porches																		
Solar Water Heat										80		1,605		883				
CCP (1 Story)										336		15,278		8,403				
WGEP (1 Story)										288		3,393		1,866				
WPP																		
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				
Fireplaces																		
Wood Stove										1		1,630		896				
Local Cost Items																		
SANITARY SEWER										1		0		0		*		
Notes: VERTICAL LOG										Totals:		81,763		44,969				
ECF (410- SAPPHERE LAKE AREA) 1.300 => TCY:														58,459				

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Sketch by Apex Sketch

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MCCOY THOMAS E	FRANCISCO TAMMY & KIRK	185,000	07/15/2015	WD	Arms Length	2015-02425	PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8281 W SAPPHIRE AVE						
	School: LAKE CITY - 57020					
	P.R.E. 100% 08/03/2015					
Owner's Name/Address	MAP #:					
FRANCISCO TAMMY & KIRK 8281 W SAPPHIRE AVE LAKE CITY MI 49651	2019 Est TCV 192,144 TCV/TFA: 190.62					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA								
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value		
. SEC 10 T22N R8W LOT 101 SAPPHIRE LAKE PLAT 2.	X		Sub 600 Plat 2	50.00	120.00	1.0000	1.0000	750	100		37,500
			50 Actual Front Feet, 0.14 Total Acres Total Est. Land Value =						37,500		

Comments/Influences	X Sewer	X Electric	X Gas	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	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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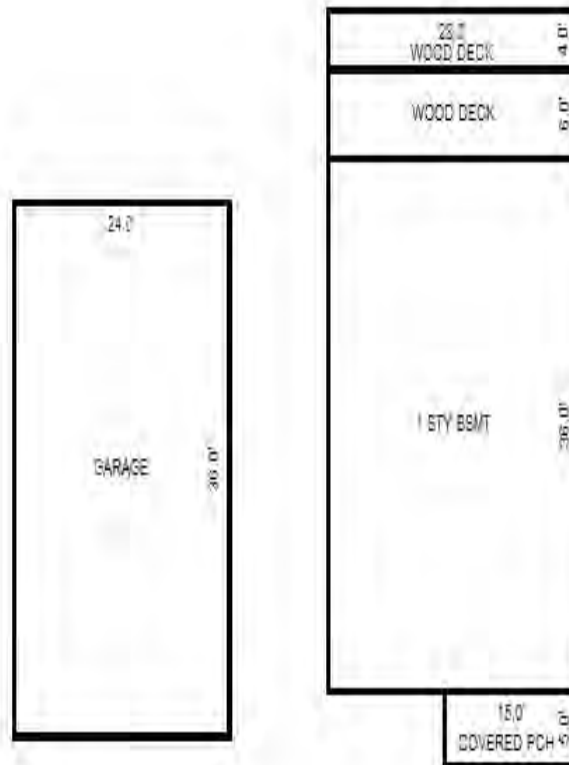
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Rolling	2019	18,800	77,300	96,100			89,772C
X High	2018	25,000	68,600	93,600			87,668C
Landscaped	2017	22,500	65,600	88,100			85,865C
Swamp	2016	22,500	62,600	85,100			85,100S
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							
X PRIVATE RD							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 75 168 280	Type CCP (1 Story) Treated Wood Treated Wood	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: 2 Area: 864 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G	Trim & Decoration Ex X Ord Min			Size of Closets Lg X Ord Small		Doors Solid X H.C.		Condition: Average					
Building Style: 1S		(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace		(12) Electric 150 Amps Service		Room List (5) Floors Basement 1st Floor 2nd Floor 4 Bedrooms		Kitchen: Other: Other:					
Yr Built 1966		Remodeled 0		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 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 1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:					
Condition: Average		(6) Ceilings		Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Hot Water Ground Area = 1008 SF Floor Area = 1008 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,008 Total: 119,314 77,554		Other Additions/Adjustments Basement, Outside Entrance, Below Grade 1 1,942 1,262		Plumbing Average Fixture(s) 1 1,120 728 2 Fixture Bath 1 2,359 1,533		Porches CCP (1 Story) 75 1,652 1,074		Deck Treated Wood 168 2,802 1,821 Treated Wood 280 3,923 2,550		Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 864 22,628 14,708	
Room List		(7) Excavation		Water/Sewer Public Sewer Water Well, 50 Feet			Built-Ins Appliance Allow.		Fireplaces Exterior 2 Story		Local Cost Items SANITARY SEWER 1 0 0 *		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>					
Basement 1st Floor 2nd Floor 4 Bedrooms		(8) Basement		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer Public Sewer Water Well, 50 Feet		Built-Ins Appliance Allow.		Fireplaces Exterior 2 Story		Local Cost Items SANITARY SEWER 1 0 0 *		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>			
(1) Exterior		(9) Basement Finish		Lump Sum Items:			Water/Sewer Public Sewer Water Well, 50 Feet		Built-Ins Appliance Allow.		Fireplaces Exterior 2 Story		Local Cost Items SANITARY SEWER 1 0 0 *		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>			
Wood/Shingle Aluminum/Vinyl Brick		1008 Recreation SF Living SF 1 Walkout Doors No Floor SF		Lump Sum Items:			Water/Sewer Public Sewer Water Well, 50 Feet		Built-Ins Appliance Allow.		Fireplaces Exterior 2 Story		Local Cost Items SANITARY SEWER 1 0 0 *		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>			
Insulation		(10) Floor Support		Lump Sum Items:			Water/Sewer Public Sewer Water Well, 50 Feet		Built-Ins Appliance Allow.		Fireplaces Exterior 2 Story		Local Cost Items SANITARY SEWER 1 0 0 *		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>			
(2) Windows		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Water/Sewer Public Sewer Water Well, 50 Feet		Built-Ins Appliance Allow.		Fireplaces Exterior 2 Story		Local Cost Items SANITARY SEWER 1 0 0 *		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>			
Many Avg. X Large Avg. Small		1008 Recreation SF Living SF 1 Walkout Doors No Floor SF		Lump Sum Items:			Water/Sewer Public Sewer Water Well, 50 Feet		Built-Ins Appliance Allow.		Fireplaces Exterior 2 Story		Local Cost Items SANITARY SEWER 1 0 0 *		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>			
X Wood Sash Metal Sash Vinyl Sash Double Hung X Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens		1008 Recreation SF Living SF 1 Walkout Doors No Floor SF		Lump Sum Items:			Water/Sewer Public Sewer Water Well, 50 Feet		Built-Ins Appliance Allow.		Fireplaces Exterior 2 Story		Local Cost Items SANITARY SEWER 1 0 0 *		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>			
(3) Roof		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Water/Sewer Public Sewer Water Well, 50 Feet		Built-Ins Appliance Allow.		Fireplaces Exterior 2 Story		Local Cost Items SANITARY SEWER 1 0 0 *		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>			
X Gable Hip Flat		1008 Recreation SF Living SF 1 Walkout Doors No Floor SF		Lump Sum Items:			Water/Sewer Public Sewer Water Well, 50 Feet		Built-Ins Appliance Allow.		Fireplaces Exterior 2 Story		Local Cost Items SANITARY SEWER 1 0 0 *		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>			
X Asphalt Shingle		1008 Recreation SF Living SF 1 Walkout Doors No Floor SF		Lump Sum Items:			Water/Sewer Public Sewer Water Well, 50 Feet		Built-Ins Appliance Allow.		Fireplaces Exterior 2 Story		Local Cost Items SANITARY SEWER 1 0 0 *		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>			
Chimney: Metal		1008 Recreation SF Living SF 1 Walkout Doors No Floor SF		Lump Sum Items:			Water/Sewer Public Sewer Water Well, 50 Feet		Built-Ins Appliance Allow.		Fireplaces Exterior 2 Story		Local Cost Items SANITARY SEWER 1 0 0 *		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>			

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



Sketch by Apex IVT

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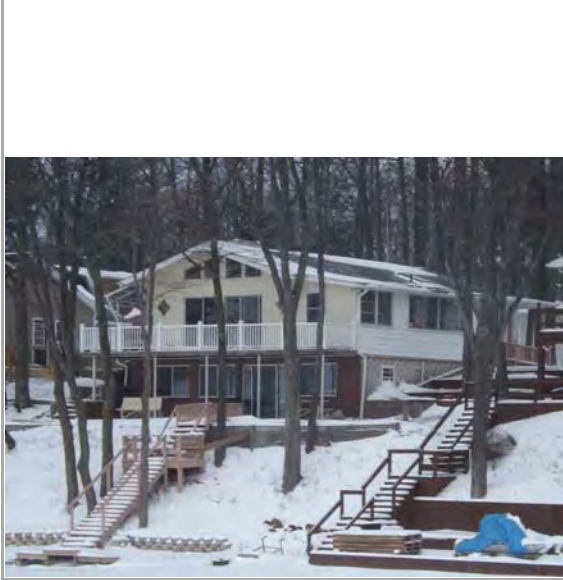
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FISCHER ROBERT & JACQUELI	LECHNER SEAN P	138,000	09/06/2013	WD	WARRANTY DEED	2013-03097 WD	PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8291 W SAPPHIRE AVE	School: LAKE CITY - 57020		Reroof	09/27/2006	20060324	Complete

Owner's Name/Address	MAP #:
LECHNER SEAN P 974 NOTTIGHILL COURT MONROE MI 48161	2019 Est TCV 172,245 TCV/TFA: 184.02

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA			
			Description	Frontage	Depth	Value
. SEC 10 T22N R8W LOT 102 SAPPHIRE LAKE PLAT 2.	X		Sub 600 Plat 2	65.00	107.00	43,893
Comments/Influences			65 Actual Front Feet, 0.16 Total Acres Total Est. Land Value = 43,893			

Comments/Influences	X Sewer	X Electric	X Gas	Land Improvement Cost Estimates			
				Description	Rate	Size % Good	Cash Value
				D/W/P: 3.5 Concrete	4.68	388 71	1,289
				Total Estimated Land Improvements True Cash Value = 1,289			



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

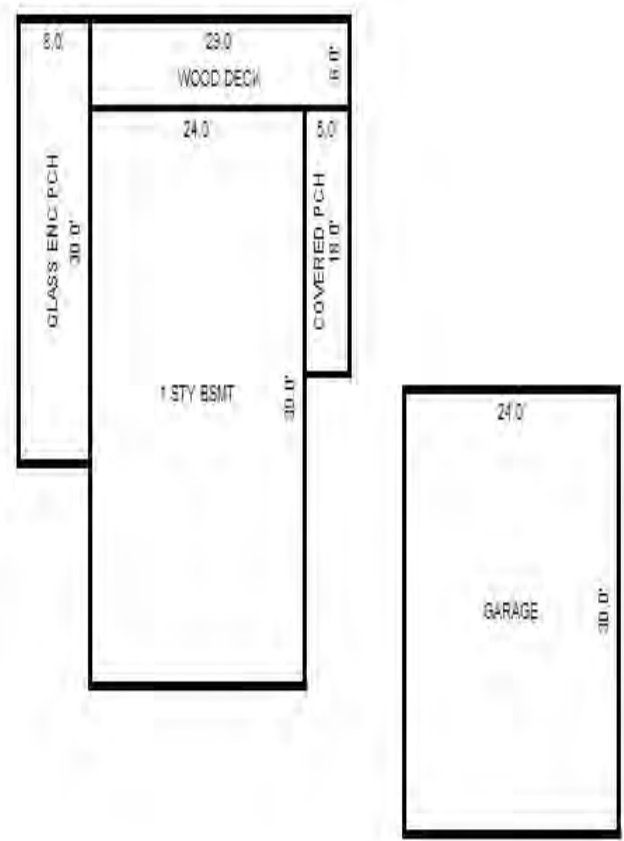
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	21,900	64,200	86,100			76,107C
2018	29,300	56,900	86,200			74,324C
2017	26,300	54,500	80,800			72,796C
2016	26,300	52,000	78,300			72,147C

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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 90 WCP (1 Story) 240 WGEP (1 Story) 174 Treated Wood		Year Built: 1985 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		Drywall X Paneled		Plaster Wood T&G																																																																																					
Building Style: 1S		Trim & Decoration																																																																																								
Yr Built 1975	Remodeled 2006	Ex	X	Ord		Min	Size of Closets																																																																																			
Condition: Average		Lg	X	Ord		Small	Doors			X	Solid	X	H.C.																																																																													
Room List		(5) Floors		Central Air Wood Furnace																																																																																						
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(12) Electric			0 Amps Service																																																																																			
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Ex. X Ord. Min			No. of Elec. Outlets																																																																																
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		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																																																																																
(2) Windows		(8) Basement		Basement: 936 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0																																																																																						
X	Many Avg. X Few	Large Avg. X Small		(9) Basement Finish			14 Water/Sewer																																																																																			
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 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																																																																																			
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X	Gable Hip Flat	Gambrel Mansard Shed																																																																																								
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<p>Cost Est. for Res. Bldg: 1 Single Family 1S                  (11) Heating System: Forced Air w/ Ducts                  Ground Area = 936 SF Floor Area = 936 SF.                  Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65                  Building Areas</p> <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Basement</td> <td>936</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>96,994</td> <td>63,044</td> </tr> </tbody> </table> <p>Other Additions/Adjustments</p> <table border="1"> <thead> <tr> <th>Item</th> <th>Quantity</th> <th>Unit Cost</th> <th>Total Cost</th> </tr> </thead> <tbody> <tr> <td>Exterior Brick Veneer</td> <td>144</td> <td>1,228</td> <td>1,728</td> </tr> <tr> <td>Basement, Outside Entrance, Below Grade</td> <td>1</td> <td>1,639</td> <td>1,639</td> </tr> <tr> <td>Plumbing Average Fixture(s)</td> <td>1</td> <td>933</td> <td>933</td> </tr> <tr> <td>Porches WCP (1 Story)</td> <td>90</td> <td>3,097</td> <td>2,013</td> </tr> <tr> <td>WGEP (1 Story)</td> <td>240</td> <td>11,890</td> <td>7,728</td> </tr> <tr> <td>Deck Treated Wood</td> <td>174</td> <td>2,801</td> <td>1,821</td> </tr> <tr> <td>Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Base Cost</td> <td>720</td> <td>17,662</td> <td>11,480</td> </tr> <tr> <td>Water/Sewer Public Sewer</td> <td>1</td> <td>1,006</td> <td>654</td> </tr> <tr> <td>Water Well, 50 Feet</td> <td>1</td> <td>1,962</td> <td>1,275</td> </tr> <tr> <td>Built-Ins Appliance Allow.</td> <td>1</td> <td>1,467</td> <td>954</td> </tr> <tr> <td>Fireplaces Exterior 1 Story</td> <td>1</td> <td>4,331</td> <td>2,815</td> </tr> <tr> <td>Local Cost Items</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>&lt;&lt;&lt;&lt; Calculations too long. See Valuation printout for complete pricing. &gt;&gt;&gt;&gt;</p>																	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Basement	936			Total:				96,994	63,044	Item	Quantity	Unit Cost	Total Cost	Exterior Brick Veneer	144	1,228	1,728	Basement, Outside Entrance, Below Grade	1	1,639	1,639	Plumbing Average Fixture(s)	1	933	933	Porches WCP (1 Story)	90	3,097	2,013	WGEP (1 Story)	240	11,890	7,728	Deck Treated Wood	174	2,801	1,821	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, 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			
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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.
EBELS KIMBERLY G & MICHAEL	FARMER PHILLIP C & STEVE	140,000	01/20/2012	WD	Split Improved	2012-00200	PTA	100.0
REED MARY L (KNA) POWERS	EBELS KIMBERLY G & MICHAEL	179,000	08/26/2005	WD	Arms Length	05-0/3352		100.0
		120,000	11/01/1997	WD	Download	315:137		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8303 W SAPPHIRE AVE			Addition	04/26/2013	2013-0113	100%

Owner's Name/Address	MAP #:
FARMER PHILLIP C & STEVE 2865 SAMPSON RD PEMBERVILLE OH 43450	2019 Est TCV 250,971 TCV/TFA: 176.00

X	Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA					
	Public Improvements		* Factors *					
			Description	Frontage	Depth	Rate %Adj. Reason	Value	
			Sub 600 Plat 2	65.00	146.76	0.9004 1.0000	750 100	
			65 Actual Front Feet, 0.22 Total Acres				Total Est. Land Value =	43,893

Tax Description	X	Improved	Vacant	Land Improvement Cost Estimates			
. SEC 10 T22N R8W LOT 103 SAPPHIRE LAKE PLAT 2. FULLY ASSESSED WITH PIN 009-600-198-85 DESCRIBED AS Parcel of land situated Southwesterly of and adjacent to Lot 103 and Seventh Street (vacated) I Sapphire Lake Plat No. 2 1 Section 10 1 T22N 1 R8W 1 Lake Township 1 Missaukee County/ Michigan and described as Beginning at the Southeasterly corner of said Lot 103 1 thence S48°05 1 25nE 15.00 feet 1 thence S41°48 1 38°W 14.57 feet/ thence S87°47'43"W 90.23 feet 1 thence N41°48 1 38"E 77.38 feet to the	X	Dirt Road					
	X	Gravel Road					
	X	Paved Road					
	X	Storm Sewer					
	X	Sidewalk					
	X	Water		Description	Rate	Size % Good	Cash Value
	X	Sewer		Wood Frame	22.41	96 94	2,022
	X	Electric		Residential Local Cost Land Improvements			
	X	Gas		Description	Rate	Size % Good	Cash Value
	X	Curb		LAND IMPROVE 2500	2,500.00	1 97	2,425
			Total Estimated Land Improvements True Cash Value =				4,447



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2019	21,900	103,600	125,500			96,301C
2018	29,300	88,300	117,600			94,044C
2017	26,300	84,500	110,800			92,110C
2016	26,300	80,700	107,000			91,289C

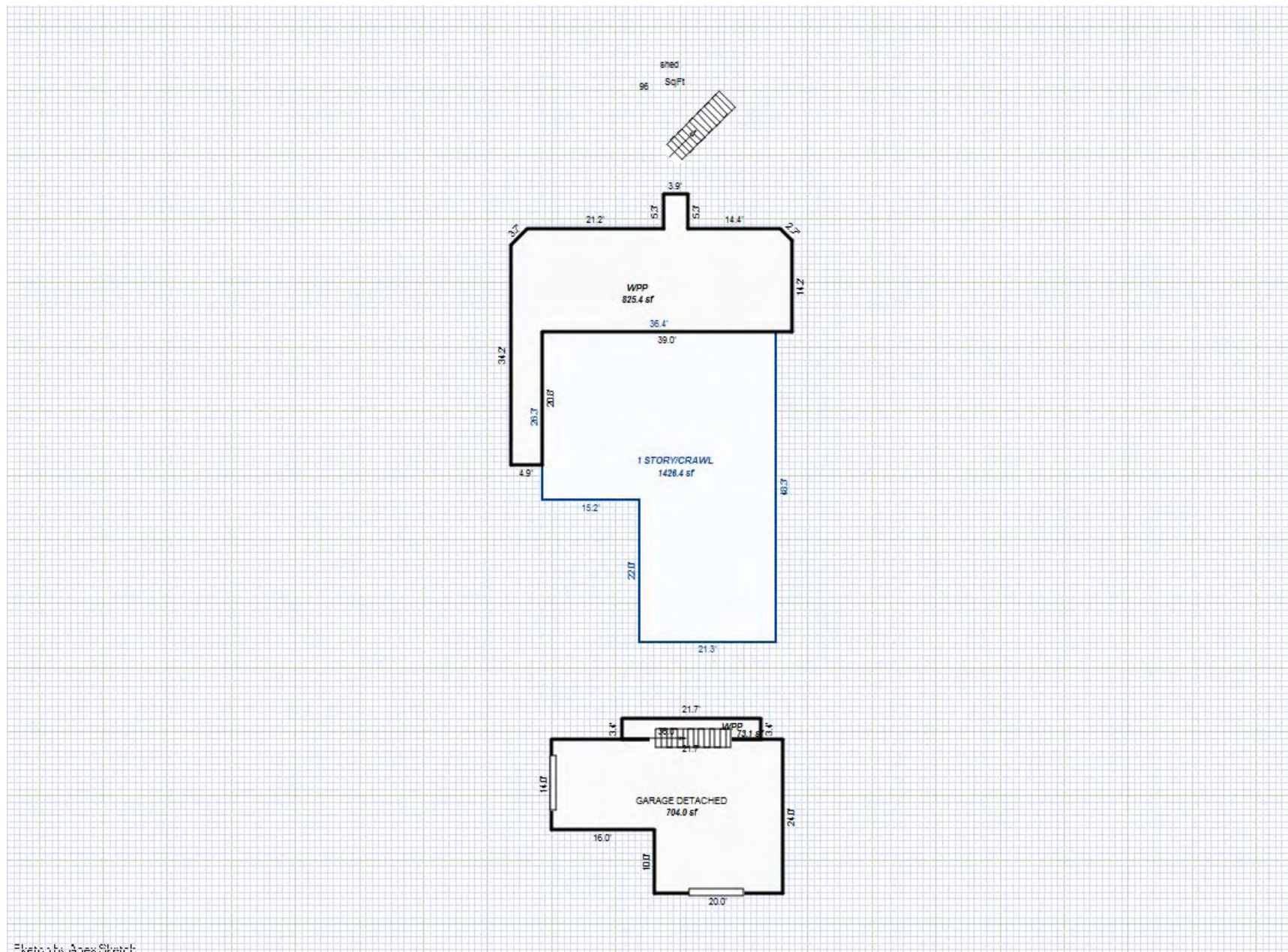
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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 825 73 68	Type WPP WPP 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: 0 Mech. Doors: 1 Area: 704 % Good: 0 Storage Area: 480 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 1972	Remodeled 2013	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			Cost Est. for Res. Bldg: 1 Single Family 1S								Cls C 10 Blt 1972	
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation			Ex. X Ord. Min			(11) Heating System: Forced Air w/ Ducts									
(2) Windows		(7) Excavation		No. of Elec. Outlets			Ground Area = 1426 SF Floor Area = 1426 SF.									
X	Many Avg. X Few	Large Avg. X Small		Many X Ave. Few			Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 0 S.F. Crawl: 1426 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			Building Areas									
X	Gable Hip Flat	Gambrel Mansard Shed		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	Asphalt Shingle	(8) Basement		(14) Water/Sewer			1 Story Siding Crawl Space 1,426									
Chimney: Metal		(9) Basement Finish		Public Water			Other Additions/Adjustments									
		Recreation SF Living SF Walkout Doors No Floor SF		Public Sewer			Plumbing									
		(10) Floor Support		Public Sewer			Average Fixture(s)									
		Joists: Unsupported Len: Cntr.Sup:		Water Well			3 Fixture Bath									
				1000 Gal Septic 2000 Gal Septic			Porches									
				Lump Sum Items:			WPP									
							Deck									
							Treated Wood									
							Garages									
							Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)									
							Base Cost									
							Storage Over Garage									
							Water/Sewer									
							Public Sewer									
							Water Well, 50 Feet									
							Built-Ins									
							Appliance Allow.									
							Local Cost Items									
							SANITARY SEWER									
							Totals:									
							Notes:									
							ECF (410- SAPPHERE LAKE AREA) 1.250 => TC									

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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				
8313 W SAPPHIRE AVE		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 100% 05/01/1995										
CAVANAUGH WM J CAVANAUGH JAMES 2760 COZY COVE GRASS LAKE MI 49240		MAP #:		2019 Est TCV 131,859 TCV/TFA: 144.11								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA								
. SEC 10 T22N R8W LOT 104 SAPPHIRE LAKE PLAT 2		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Gravel Road	Sub 600 Plat 2		50.00	100.00	1.0000	1.0000	750	100	37,500
			Paved Road	50 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value = 37,500
			Storm Sewer	Land Improvement Cost Estimates								
			Sidewalk	Description		Rate	Size	% Good	Cash Value			
		X	Water	D/W/P: 4in Concrete		5.29	934	50	2,470			
		X	Sewer	D/W/P: Brick on Sand		13.67	151	50	1,032			
		X	Electric	Wood Frame		21.25	120	50	1,275			
		X	Gas	Total Estimated Land Improvements		True Cash Value =		4,777				
			Curb									
			Street Lights									
			Standard Utilities									
			Underground Utils.									
		Topography of Site										
		Level										
		X	Rolling									
			Low									
		X	High									
			Landscaped									
			Swamp									
			Wooded									
			Pond									
		X	Waterfront									
			Ravine									
			Wetland									
			Flood Plain									
		X	PRIVATE RD	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
			Who	When	What	2019	18,800	47,100	65,900			49,509C
			TPC 09/05/2018	INSPECTED	2018	25,000	35,900	60,900			48,349C	
			TPC 12/27/2017	INSPECTED	2017	22,500	33,300	55,800			47,355C	
			TPC 03/30/2015	INSPECTED	2016	22,500	33,100	55,600			46,933C	

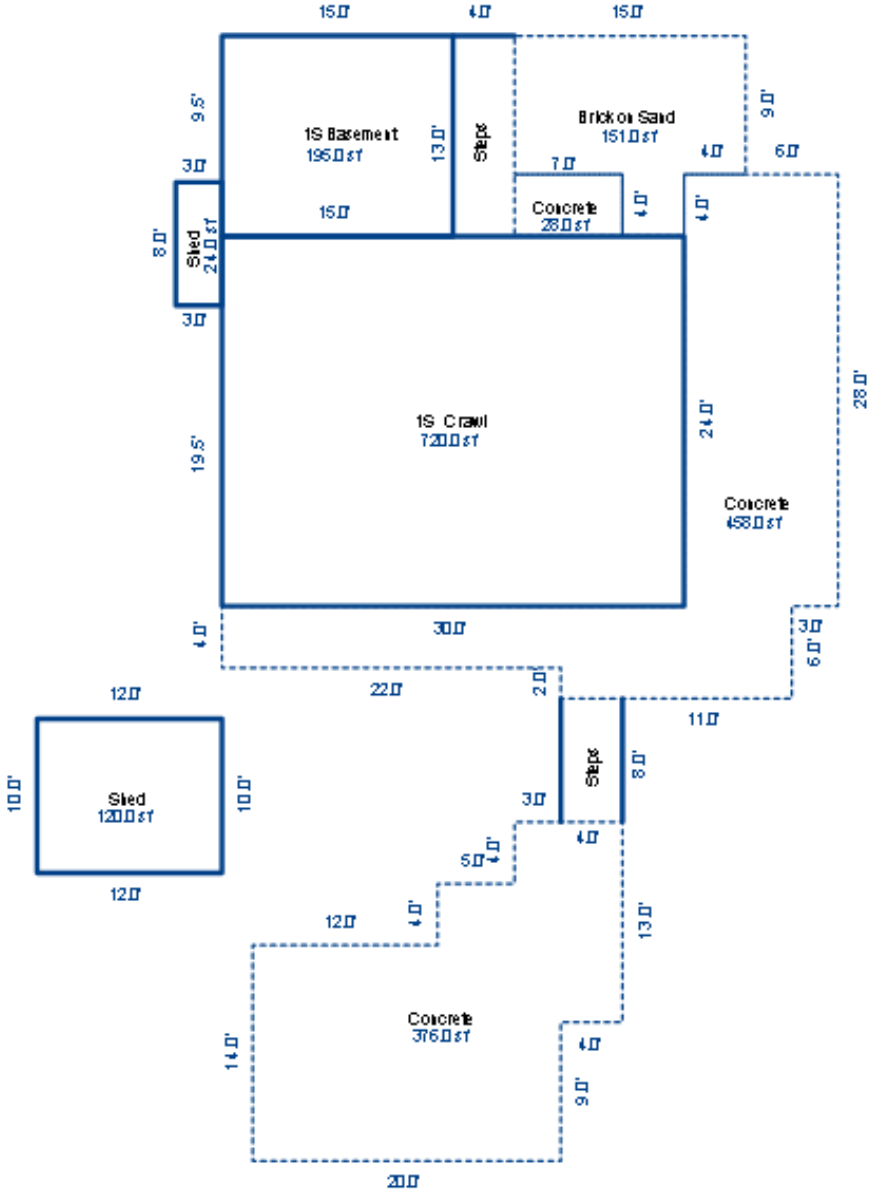


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	X	Drywall X Paneled	X	Plaster Wood T&G									
Building Style: 1S		Trim & Decoration												
Yr Built 1964	Remodeled 0	Ex	X	Ord		Min								
Condition: Average		Lg		Ord	X	Small								
Room List		(5) Floors		Central Air Wood Furnace										
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(12) Electric										
		(6) Ceilings		No./Qual. of Fixtures										
(1) Exterior	X	Tile		Ex.	X	Ord.		Min						
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets										
	Insulation	(7) Excavation		Many			X	Ave.		Few				
(2) Windows	X	Many Avg. Few	X	Large Avg. Small	(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) 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	X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(9) Basement Finish											
	Double Glass Patio Doors Storms & Screens	1	Recreation SF Living SF Walkout Doors No Floor SF	(14) Water/Sewer										
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
X	Asphalt Shingle			Lump Sum Items:										
Chimney: Block														
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 915 SF Floor Area = 915 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas										Cls C		Blt 1964		
Stories Exterior Foundation Size Cost New Depr. Cost														
1 Story Siding Crawl Space 720														
1 Story Siding Basement 195														
Total: 99,207 59,524														
Other Additions/Adjustments														
Basement, Outside Entrance, Below Grade 1 1,942 1,165														
Plumbing														
Average Fixture(s)														
Water/Sewer 1 1,120 672														
Public Sewer 1 1,134 680														
Water Well, 100 Feet 1 4,407 2,644														
Built-Ins														
Appliance Allow. 1 2,099 1,259														
Fireplaces														
Exterior 1 Story 1 4,942 2,965														
Local Cost Items														
SANITARY SEWER 1 0 0 *														
Totals: 114,851 68,909														
Notes:														
ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV: 89,582														

\*\*\* 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.
CLARK GARY E & MARIE G TR	SAPPHIRE HLDING CO LLC	0	01/30/2009	QC	Not Qualified	2009/469		0.0
CLARK GARY E & MARIE G (H	CLARK GARY E & MARIE G TR	0	11/27/2006	QC	Not Qualified	06-0/4435		0.0
CLARK ROBERT E (DECEASED)	CLARK GARY	0	03/25/2002	OTH	Not Qualified	06-0/4434		100.0
CLARK ROBERT E (WIDOW)	SELF (LE) & CLARK GARY E	0	10/17/2000	QC	Not Qualified	34-0/1292		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8323 W SAPPHIRE AVE		School: LAKE CITY - 57020				
		P.R.E. 0%				

Owner's Name/Address	MAP #:	2019 Est TCV 122,993 TCV/TFA: 147.12
SAPPHIRE HOLDING CO LLC 2139 NORTHAMPTON WAY LANSING MI 48912-3529		

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA																											
. SEC 10 T22N R8W LOT 105 SAPPHIRE LAKE PLAT 2 AND THAT PART OF THE VACATED ENGEL PARK ADJACENT TO SAID LOT 105. AND FULLY ASSESSED WITH PIN 009-600-193-45 DESCRIBED AS PARCEL OF LAND SITUATED SOUTHWESTERLY OF AND ADJACENT TO LOT 105, SAPPHIRE LAKE PLAT NO.2, SECTION 10, T22N R8W, LAKE TOWNSHIP, MISSAUKEE COUNTYL MICHIGAN AND DESCRIBED AS BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 105, THENCE S41°45'44"W 125.54 FEET L THENCE S87°47'43"W 12.98 FEET, THENCE N00002'49"W 60.71 FEET, THENCE N41°41'14"E 89.36 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 105, THENCE S48°09'43"E 49.93 FEET TO THE POINT OF BEGINNING. CONTAINING 0.13 ACRES	X		<p style="text-align: center;">* Factors *</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>Sub 600 Plat 2</td> <td>50.00</td> <td>213.44</td> <td>1.0000</td> <td>1.0000</td> <td>750</td> <td>100</td> <td></td> <td>37,500</td> </tr> <tr> <td colspan="8">50 Actual Front Feet, 0.25 Total Acres</td> <td>Total Est. Land Value = 37,500</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	Sub 600 Plat 2	50.00	213.44	1.0000	1.0000	750	100		37,500	50 Actual Front Feet, 0.25 Total Acres								Total Est. Land Value = 37,500
	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																					
Sub 600 Plat 2	50.00	213.44	1.0000	1.0000	750	100		37,500																						
50 Actual Front Feet, 0.25 Total Acres								Total Est. Land Value = 37,500																						

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	5.29	667	50	1,764
X	Sewer	21.25	120	50	1,275
X	Electric				
X	Gas				
X	Curb				
X	Street Lights				
X	Standard Utilities				
X	Underground Utils.				
Total Estimated Land Improvements True Cash Value = 3,039					

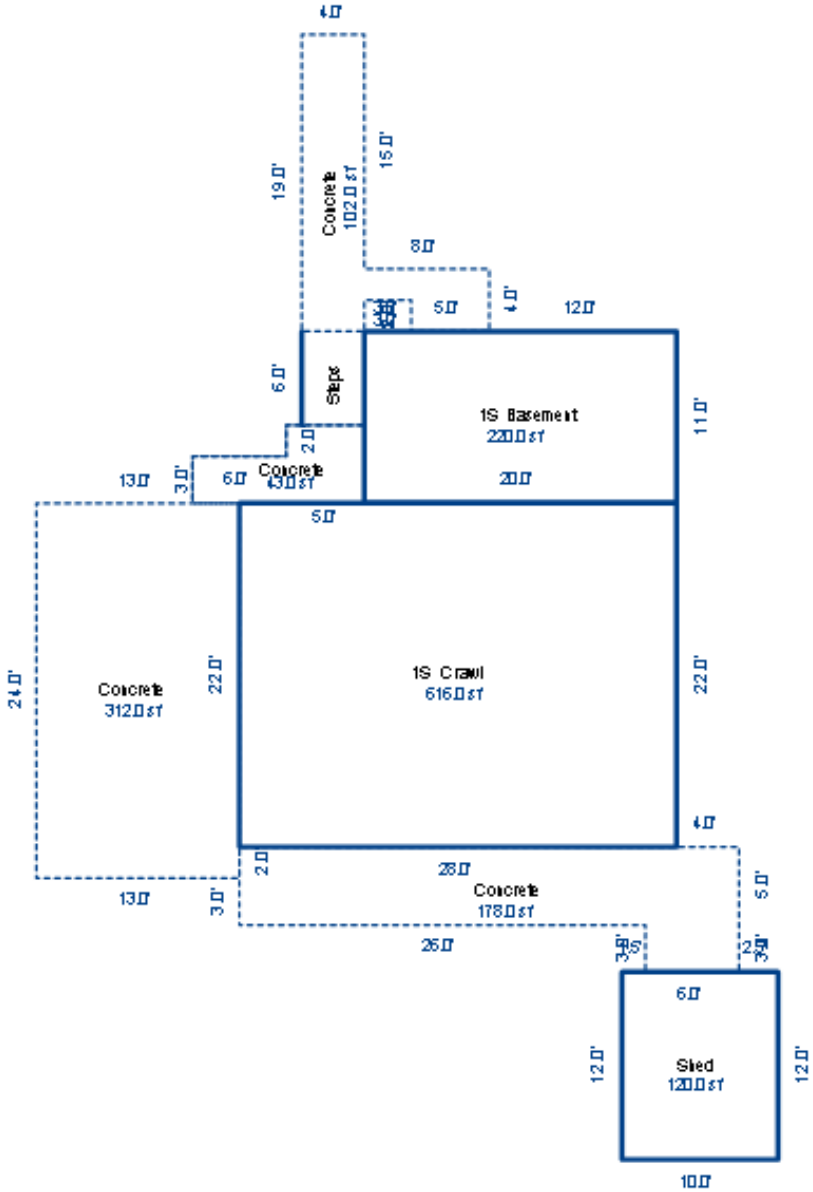
Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Rolling	2019	18,800	42,700	61,500			51,878C
X	Low	2018	25,000	33,600	58,600			50,663C
X	High	2017	22,500	31,200	53,700			49,621C
X	Landscaped	2016	22,500	31,000	53,500			49,179C
X	Swamp							
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	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame		Drywall X Paneled	X	Plaster Wood T&G										
Building Style: 1S		Trim & Decoration													
Yr Built 1968	Remodeled 0	Ex	X Ord	Min	Size of Closets										
Condition: Average		Lg	Ord	X Small	Doors										
Room List		(5) Floors		Central Air Wood Furnace											
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric											
		100 Amps Service													
		(6) Ceilings		No./Qual. of Fixtures											
(1) Exterior		X	Tile	Ex.	X Ord.	Min									
X	Wood/Shingle Aluminum/Vinyl Brick	No. of Elec. Outlets													
Insulation		Many	X Ave.	Few	(13) Plumbing										
(2) Windows		Basement: 220 S.F. Crawl: 616 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement													
X	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	1	Recreation SF Living SF Walkout Doors No Floor SF												
X	Asphalt Shingle	(10) Floor Support													
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic											
		Lump Sum Items:													
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 836 SF Floor Area = 836 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas										Cls C		Blt 1968			
Stories Exterior Foundation Size Cost New Depr. Cost															
1 Story Siding Basement 220															
1 Story Siding Crawl Space 616															
Total: 92,436 55,462															
Other Additions/Adjustments															
Basement, Outside Entrance, Below Grade										1		1,942 1,165			
Plumbing															
Average Fixture(s)										1		1,120 672			
Water/Sewer															
Public Sewer										1		1,134 680			
Water Well, 50 Feet										1		2,038 1,223			
Built-Ins															
Appliance Allow.										1		2,099 1,259			
Fireplaces															
Exterior 1 Story										1		4,942 2,965			
Local Cost Items															
SANITARY SEWER										1		0 0			
Totals:												105,711 63,426			
Notes:															
ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCv:												82,454			

\*\*\* 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.
THOENES HENRY C JR & NANC	THOENES PROPERTIES LLC	1	04/18/2005	QC	Not Qualified	05-0/1450		0.0
		33,900	10/01/1996	WD	Download	307:662		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
W SAPPHIRE AVE						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2019 Est TCV 43,893					

Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA							
Public Improvements			* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value

			Sub 600 Plat 2	65.00	153.47	0.9004	1.0000	750	100	43,893
			65 Actual Front Feet, 0.23 Total Acres						Total Est. Land Value =	43,893

Tax Description  
 . SEC 10 T22N R8W LOT 106 & SE'LY 15 FT OF VACATED 8TH ST ADJACENT THERETO SAPPHIRE LAKE PLAT 2. AND FULLY ASSESSED WITH PIN 600-193-25 DESCRIBED AS PARCEL OF LAND SITUATED SOUTHWESTERLY OF AND ADJACENT TO LOT 106 AND EIGHT STREET (VACATED), SAPPHIRE LAKE PLAT NO.2, SECTION 10, T22N, ROW, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN AND DESCRIBED AS BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 106, THENCE S41°41'14"W 89.36 FEET, THENCE N02'49"W 97.54 FEET, THENCE N41'44'04"E 16.73 FEET THENCE



- 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
- X PRIVATE RD

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	21,900	0	21,900			21,900S
2018	29,300	0	29,300			24,432C
2017	26,300	0	26,300			23,930C
2016	26,300	0	26,300			23,717C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BRANDON CYNTHIA J TRUST	HAMILTON TYLER P & SALENA	45,000	06/12/2018	WD	Arms Length	2018-01953		100.0
BRANDON CYNTHIA J TRUST	BRANDON CYNTHIA J TRUST	0	07/12/2017	QC	FAMILY SALE	2017-02412	PTA	0.0
BRANDON CYNTHIA J	BRANDON CYNTHIA J TRUST	0	06/09/2011	QC	QUIT CLAIM	2011-01938	PTA	0.0
		26,000	08/01/1998	WD	Download	03-0:5082		0.0

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

Owner's Name/Address	MAP #:
HAMILTON TYLER P & SALENA M 8023 S 41 RD CADILLAC MI 49601	2019 Est TCV 43,893

Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA
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Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
X Dirt Road		Sub 600 Plat 2	65.00	100.00	0.9004	1.0000	750	100		43,893	
X Gravel Road		65 Actual Front Feet, 0.15 Total Acres								Total Est. Land Value =	43,893

Tax Description	X	Water
. SEC 10 T22N R8W LOT 107 SAPPHIRE LAKE PLAT #2.		

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



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	21,900	0	21,900			21,900S
2018	29,300	0	29,300			26,852C
2017	26,300	0	26,300			26,300S
2016	26,300	0	26,300			26,300S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FERGUSON JAMES	ROSS TERESA M	1	04/14/2016	QC	DIVORCE JUDGEMENT	2106-01841		0.0
SCHWACK	FERGUSON	150,000	10/01/2002	WD	Download	02-0:4577		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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8365 W SAPPHIRE AVE	School: LAKE CITY - 57020					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:					
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ROSS TERESA M 5348 RIDGE TRAIL NORTH CLARKSTON MI 48348	2019 Est TCV 170,149 TCV/TFA: 150.44					
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X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA				
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Public Improvements	* Factors *				
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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Sub 600 Plat 2	100.00	100.00	0.7579	1.0000	750	100		56,839
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100 Actual Front Feet, 0.23 Total Acres					Total Est. Land Value =		56,839	
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Land Improvement Cost Estimates								
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Description	Rate	Size	% Good	Cash Value
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D/W/P: 3.5 Concrete	5.00	80	0	0
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Wood Frame	20.49	144	50	1,475
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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	95	950
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Total Estimated Land Improvements True Cash Value =					2,425			
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Topography of Site								
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Level								
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X Low								
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X High								
--------	--	--	--	--	--	--	--	--

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

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

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

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

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

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

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

X Flood Plain								
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X PRIVATE RD								
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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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			2019	28,400	56,700	85,100			74,487C
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TPC 12/27/2017 INSPECTED			2018	37,900	49,700	87,600			72,742C
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TPC 03/30/2015 INSPECTED			2017	34,100	47,600	81,700			71,246C
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			2016	34,100	45,400	79,500			70,611C
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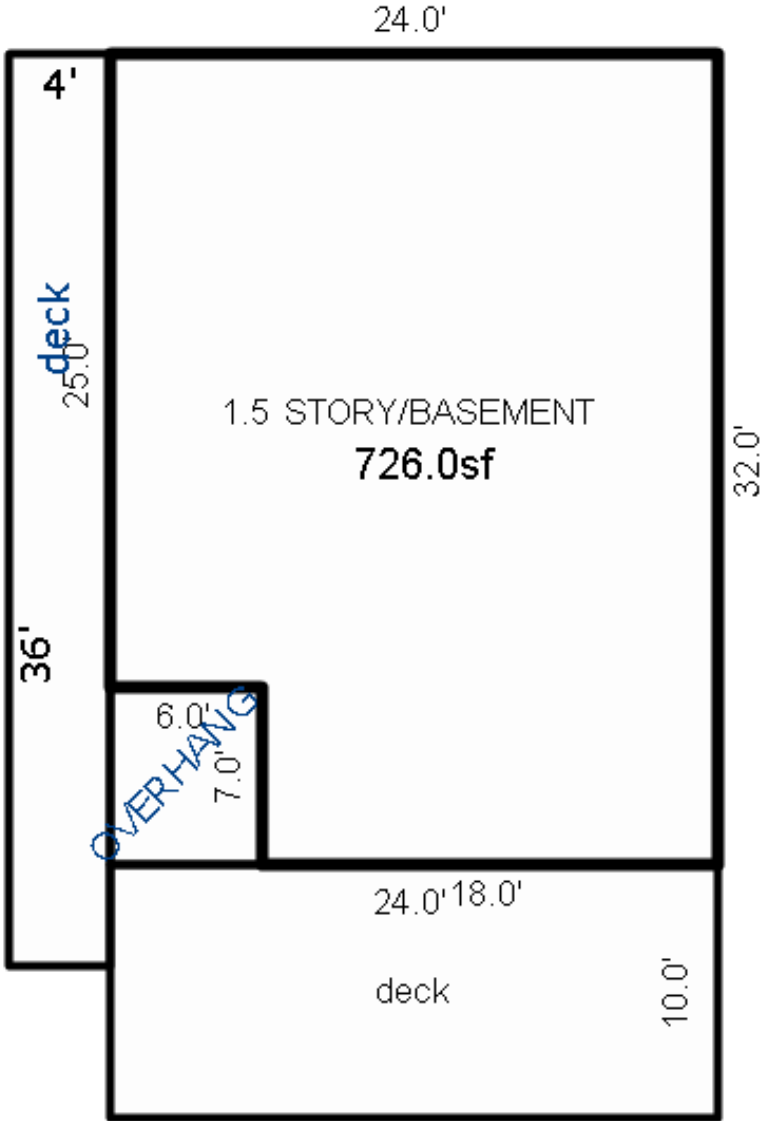
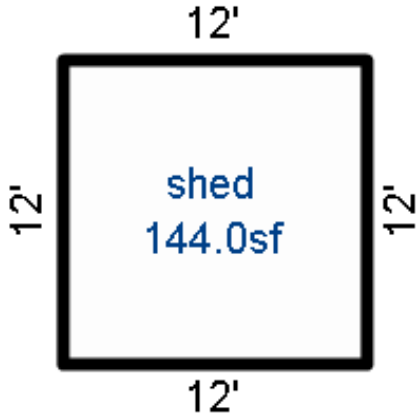


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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 42 240 144	Type CPP 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: 1.5S		Trim & Decoration														
Yr Built 1959	Remodeled 1990	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 4 Bedrooms						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												
(2) Windows		Basement: 726 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
X	Many Avg. X Few	Large Avg. X Small		(8) Basement												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor														
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish														
(3) Roof		384 Recreation SF Living SF 1 Walkout Doors No Floor SF														
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support												
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
Chimney: Metal				Lump Sum Items:												
Notes:										Class: C -5 Effec. Age: 35 Floor Area: 1,131 Total Base New : 131,232 Total Depr Cost: 85,296 Estimated T.C.V: 110,885		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:		
Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Air w/ Ducts Ground Area = 726 SF Floor Area = 1131 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas										Cls C -5 Blt 1959						
Stories Exterior Foundation Size Cost New Depr. Cost																
1.5 Story Siding Basement 726																
1 Story Siding Overhang 42																
Total: 106,847 69,448																
Other Additions/Adjustments																
Basement, Outside Entrance, Below Grade 1 1,942 1,262																
Plumbing																
Average Fixture(s) 1 1,120 728																
3 Fixture Bath 1 3,525 2,291																
Porches																
CPP 42 816 530																
Deck																
Treated Wood 240 3,545 2,304																
Treated Wood 144 2,533 1,646																
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																
Recreation Room 384 5,633 3,661																
Totals: 131,232 85,296																
ECF (410- SAPPHERE LAKE AREA) 1.300 => TCY: 110,885																

\*\*\* 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.
KOLLAR DORIS V	KOLLAR DORIS V	0	05/26/2018	QC	FAMILY SALE	2018-02101	PTA	0.0
KOLLAR DORIS V	KOLLAR DORIS V & KOLLAR D	0	05/08/2014	QC	RELATED PARTY	2014-01788		0.0
KOLLAR FRANK J	KOLLAR DORIS V	0	05/01/2014	DC	CERTIFICATE OF DEATH	2014-01707 DC		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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8375 W SAPPHIRE AVE	School: LAKE CITY - 57020					
	P.R.E. 100% 05/01/1995					

Owner's Name/Address	MAP #:
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KOLLAR DORIS V PO BOX 514 CADILLAC MI 49601	2019 Est TCV 154,361 TCV/TFA: 114.85
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X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA					
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Public Improvements		* Factors *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Sub 600 Plat 2	50.00	100.00	1.0000	1.0000	750	100		37,500
50 Actual Front Feet, 0.12 Total Acres						Total Est. Land Value =		37,500

Tax Description	X	Value
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. SEC 10 T22N R8W LOT 110 SAPPHIRE LAKE PLAT 2.	X	
---	---	--

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

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	X	

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	18,800	58,400	77,200			53,683C
2018	25,000	52,900	77,900			52,425C
2017	22,500	50,500	73,000			51,347C
2016	22,500	48,200	70,700			50,889C

Who When What

TPC 12/27/2017 INSPECTED

TPC 03/30/2015 INSPECTED

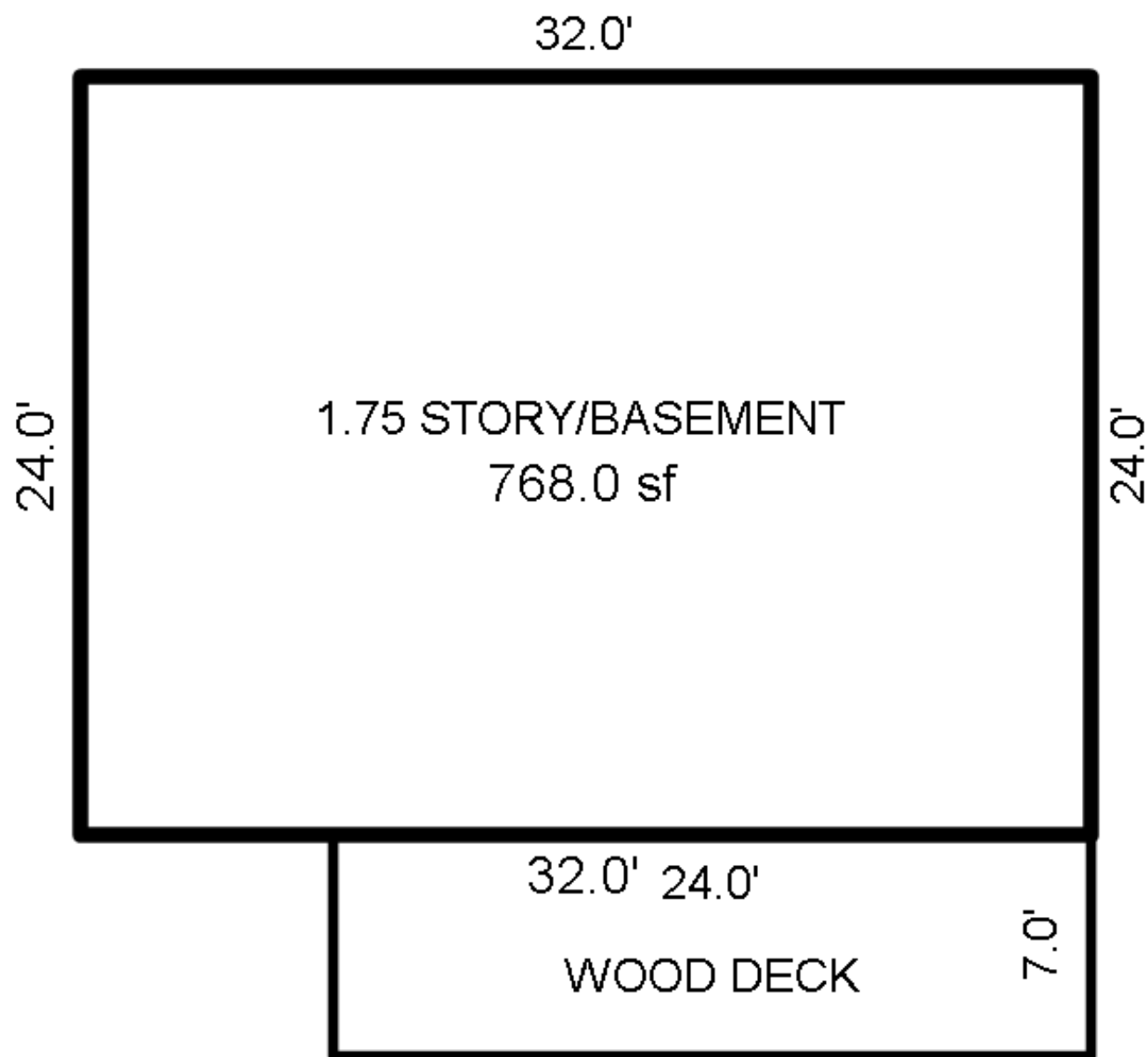
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	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 168 20	Type Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Exterior Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	X	Drywall Paneled	Plaster Wood T&G	X		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: 1,344 Total Base New : 138,301 Total Depr Cost: 89,893 Estimated T.C.V: 116,861		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1.75S		Trim & Decoration		Central Air Wood Furnace		(12) Electric		Cost Est. for Res. Bldg: 1 Single Family 1.75S		Cls CD		Blt 1971		
Yr Built 1971	Remodeled 0	Ex	Ord	X	Min	200 Amps Service		Ground Area = 768 SF Floor Area = 1344 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Building Areas				
Condition: Average		Lg	Ord	X	Small	(13) Plumbing		Stories Exterior Foundation Size Cost New Depr. Cost						
Room List		(5) Floors		No./Qual. of Fixtures		(14) Water/Sewer		1.75 Story Siding Basement		Total: 113,525		73,791		
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		Ex. X Ord. Min		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		Other Additions/Adjustments Basement, Outside Entrance, Below Grade		1 1,639		1,065		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		(14) Water/Sewer		Plumbing		Average Fixture(s)		1 933 606		
X	Wood/Shingle Aluminum/Vinyl Brick	Insulation		Basement: 768 S.F. Crawl: 0 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		Deck		2 Fixture Bath		1 1,970 1,280		
(2) Windows		(7) Excavation		Basement Finish		Lump Sum Items:		Water/Sewer		2 Fixture Bath		1 1,962 1,275		
X	Many Avg. X Few	Large Avg. X Small		(8) Basement		Public Water		Fireplaces		Average Fixture(s)		1 1,467 954		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement		Public Sewer		Exterior 2 Story		Solar Water Heat		1 5,350 3,477		
X	Double Glass Patio Doors Storms & Screens	500 Recreation SF Living SF 1 Walkout Doors No Floor SF		(10) Floor Support		Water Well		Local Cost Items		No Plumbing		1 0 0		
(3) Roof		Gable Hip Flat		Gambrel Mansard Shed		1000 Gal Septic		SANITARY SEWER		Extra Toilet		500 7,030 4,569		
X	Asphalt Shingle	Chimney:		Unsuported Len: Cntr.Sup:		2000 Gal Septic		Recreation Room		Extra Sink		Totals: 138,301 89,893		
								Notes:		ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV:		116,861		

\*\*\* 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.
NELSON ROBERT H & GEROGIA	NELSON FAMILY REVOCABLE T	1	10/16/2013	QC	RELATED PARTY	2013-03585 QD		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
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W SAPPHIRE AVE	School: LAKE CITY - 57020					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:
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NELSON FAMILY REVOCABLE TRUST 21151 WINTERBERRY WAY ESTERO FL 33928	2019 Est TCV 20,000
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Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA				
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Public Improvements	* Factors *					
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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<Site Value C> GROUP C 10K					10000	100		10,000
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<Site Value C> GROUP C 10K					10000	100		10,000
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100 Actual Front Feet, 0.23 Total Acres Total Est. Land Value =								20,000
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Tax Description	X	Dirt Road	Gravel Road	Paved Road	Storm Sewer	Sidewalk	Water	Sewer	Electric	Gas	Curb	Street Lights	Standard Utilities	Underground Utils.
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. SEC 10 T22N R8W LOTS 111 & 112 SAPPHIRE LAKE PLAT 2.	X													
--	---	--	--	--	--	--	--	--	--	--	--	--	--	--

Comments/Influences	X	Topography of Site
---------------------	---	--------------------

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

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

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

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

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

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

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

		Pond
--	--	------

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

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

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

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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2019	10,000	0	10,000			3,033C
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2018	10,000	0	10,000			2,962C
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2017	10,000	0	10,000			2,902C
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2016	10,000	0	10,000			2,877C
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Who	When	What
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TPC 12/27/2017	INSPECTED	
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TPC 03/30/2015	INSPECTED	
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TPC 05/30/2014	INSPECTED	
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
NELSON ROBERT H & GEROGIA	NELSON FAMILY REVOCABLE T	1	10/16/2013	QC	RELATED PARTY	2013-03585 QD	PTA	0.0
NELSON ROBERT H	NELSON GEORGIA A	0	04/13/2013	DC	CERTIFICATE OF DEATH	2013-083421 DC		0.0
		53,000	05/01/1998	WD	Download	319:555		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8407 W SAPPHIRE AVE						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2019 Est TCV 86,147 TCV/TFA: 120.65					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA							
				Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value		
. SEC 10 T22N R8W LOT 113 SAPPHIRE LAKE PLAT 2.	X			GROUP I \$500	61.00	100.00	0.9328	1.0000	500	100	28,449
Comments/Influences				61 Actual Front Feet, 0.14 Total Acres Total Est. Land Value = 28,449							

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
FRONTS PARK..NO ACTUAL USE OF LAKE FRONT	X	Dirt Road	D/W/P: 3.5 Concrete	4.39	211 94	870
	X	Gravel Road	Metal Prefab	8.49	211 50	895
	X	Paved Road	Total Estimated Land Improvements True Cash Value = 1,765			
	X	Storm Sewer				

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
FRONTS PARK..NO ACTUAL USE OF LAKE FRONT	X	Water				
	X	Sewer				
	X	Electric				
	X	Gas				



Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
FRONTS PARK..NO ACTUAL USE OF LAKE FRONT	X	Street Lights				
	X	Standard Utilities				
	X	Underground Utils.				
	X	Topography of Site				

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	14,200	28,900	43,100			36,173C
2018	14,200	22,000	36,200			35,326C
2017	14,200	20,400	34,600			34,600S
2016	14,500	20,200	34,700			34,700S

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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 90	Type CGEP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																																																																								
X	Wood Frame		Drywall X Paneled	X	Plaster Wood T&G																																																																																
Building Style: 1S		Trim & Decoration																																																																																			
Yr Built 1958	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	Tile	Ex.		Ord.	X	Min																																																																													
Insulation		No. of Elec. Outlets																																																																																			
(2) Windows		(7) Excavation		(13) Plumbing																																																																																	
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 714 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																														
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																														
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF																																																																																	
(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:																																																																																			
<p>Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 714 SF Floor Area = 714 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas</p> <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>714</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>62,628</td> <td>37,577</td> </tr> </tbody> </table> <p>Other Additions/Adjustments</p> <table border="1"> <thead> <tr> <th>Item</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> </tr> <tr> <td>Average Fixture(s)</td> <td>1</td> <td>778</td> <td>467</td> </tr> <tr> <td>Porches</td> <td></td> <td></td> <td></td> </tr> <tr> <td>CGEP (1 Story)</td> <td>90</td> <td>4,271</td> <td>2,563</td> </tr> <tr> <td>Water/Sewer</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Public Sewer</td> <td>1</td> <td>892</td> <td>535</td> </tr> <tr> <td>Water Well, 50 Feet</td> <td>1</td> <td>1,895</td> <td>1,137</td> </tr> <tr> <td>Built-Ins</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Appliance Allow.</td> <td>1</td> <td>1,243</td> <td>746</td> </tr> <tr> <td>Local Cost Items</td> <td></td> <td></td> <td></td> </tr> <tr> <td>SANITARY SEWER</td> <td>1</td> <td>0</td> <td>0</td> </tr> <tr> <td colspan="4">Totals:</td> <td>71,707</td> <td>43,025</td> </tr> </tbody> </table> <p>Notes: ECF (410- SAPPHIRE LAKE AREA) 1.300 =&gt; TCV: 55,933</p>														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	714			Total:				62,628	37,577	Item	Size	Cost New	Depr. Cost	Plumbing				Average Fixture(s)	1	778	467	Porches				CGEP (1 Story)	90	4,271	2,563	Water/Sewer				Public Sewer	1	892	535	Water Well, 50 Feet	1	1,895	1,137	Built-Ins				Appliance Allow.	1	1,243	746	Local Cost Items				SANITARY SEWER	1	0	0	Totals:				71,707	43,025
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																																																
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SANITARY SEWER	1	0	0																																																																																		
Totals:				71,707	43,025																																																																																

\*\*\* 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.
WILSON ROBERT J & AUDREY	WREN MICHAEL A	250,000	06/28/2017	WD	Multiple Improved	2017-02084		100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
W SAPPHIRE AVE						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 100% 07/11/2017					
	MAP #:					
	2019 Est TCV 28,145					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA								
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
. SEC 10 T22N R8W LOT 114 SAPPHIRE LAKE PLAT 2.	X			GROUP I \$500	60.00	100.00	0.9382	1.0000	500	100		28,145
Comments/Influences				60 Actual Front Feet, 0.14 Total Acres Total Est. Land Value = 28,145								

Comments/Influences



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Public Improvements	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Dirt Road	2019	14,100	0	14,100			14,100S
Gravel Road	2018	14,100	0	14,100			14,100S
Paved Road	2017	14,100	0	14,100			14,100S
Storm Sewer	2016	14,300	0	14,300			14,300S
Sidewalk							
Water							
X Sewer							
X Electric							
X Gas							
Curb							
Street Lights							
Standard Utilities							
Underground Utils.							
Topography of Site							
Level							
X Rolling							
X Low							
X High							
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							
X PRIVATE RD							

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WILSON ROBERT J & AUDREY	WREN MICHAEL A	250,000	06/28/2017	WD	Multiple Improved	2017-02084	PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8427 W SAPPHIRE AVE						
Owner's Name/Address	School: LAKE CITY - 57020					
WREN MICHAEL A 275 MONTAUK AVE NEW LONDON CT 06320	P.R.E. 0%					
	MAP #:					
	2019 Est TCV 203,845 TCV/TFA: 157.53					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA						
				* Factors *						
. SEC 10 T22N R8W LOT 115 & SE'LY 15 FT OF VACATED 10TH ST ADJACENT THERETO SAPPHIRE LAKE PLAT 2.	X	Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
		Dirt Road		Sub 600 Plat 2	79.00	100.00	0.8328	1.0000	750	100
Comments/Influences		Gravel Road		79 Actual Front Feet, 0.18 Total Acres					Total Est. Land Value =	49,343
		Paved Road		Land Improvement Cost Estimates						
		Storm Sewer		Description	Rate	Size	% Good	Cash Value		
		Sidewalk		D/W/P: Asphalt Paving	2.19	1400	0	0		
	X	Water		Wood Frame	18.86	121	50	1,141		
	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 =						3,516
		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 RD	

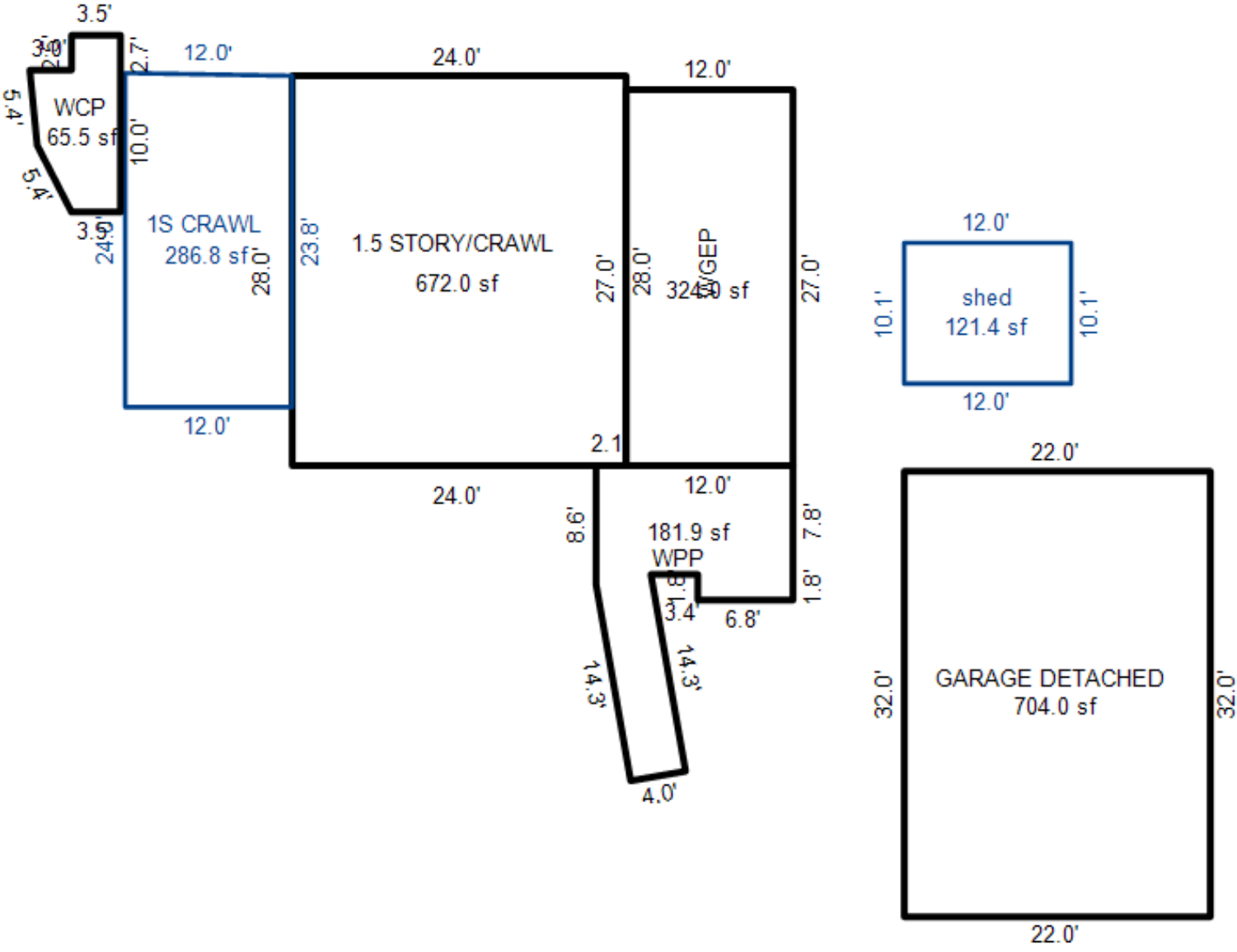
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	24,700	77,200	101,900			101,900S
2018	32,900	66,900	99,800			99,800S
2017	29,600	63,600	93,200			63,520C
2016	29,600	60,800	90,400			62,954C

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


Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 324 65 181	Type WGEP (1 Story) WCP (1 Story) WPP	Year Built: 2002 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 704 % Good: 0 Storage Area: 470 No Conc. Floor: 0		
X	Wood Frame		Drywall Paneled			Plaster Wood T&G											
Building Style: 1.5S		Trim & Decoration															
Yr Built 1970	Remodeled 2002	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 1.5S						Cls CD		Blt 1970		
X	Wood/Shingle Aluminum/Vinyl Brick				Ex.	X	Ord.		Min	(11) Heating System: Forced Air w/ Ducts							
	Insulation			No. of Elec. Outlets			Ground Area = 958 SF Floor Area = 1294 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70							
(2) Windows		(7) Excavation		Many			X	Ave.		Few	Building Areas						
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 958 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	(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			1.5 Story Siding Crawl Space 672 1 Story Siding Crawl Space 286			Total: 104,289 73,001							
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Other Additions/Adjustments			Plumbing			Average Fixture(s) 1 933 653 3 Fixture Bath 1 2,929 2,050							
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Porches			WGEP (1 Story) 324 14,739 10,317 WCP (1 Story) 65 2,547 1,783 WPP 181 2,925 2,047			Garages							
X	Gable Hip Flat	Gambrel Mansard Shed		(14) Water/Sewer			Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			Base Cost 704 19,466 13,626 Storage Over Garage 470 4,362 3,053							
X	Asphalt Shingle	(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer			Public Sewer 1 1,006 704 Water Well, 100 Feet 1 4,280 2,996							
Chimney: Brick		Recreation SF Living SF Walkout Doors No Floor SF		Lump Sum Items:			Built-Ins			Appliance Allow. 1 1,467 1,027							
		Joists: Unsupported Len: Cntr.Sup:					Fireplaces			Exterior 2 Story 1 5,350 3,745 Wood Stove 1 1,630 1,141							
							Local Cost Items			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>							

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



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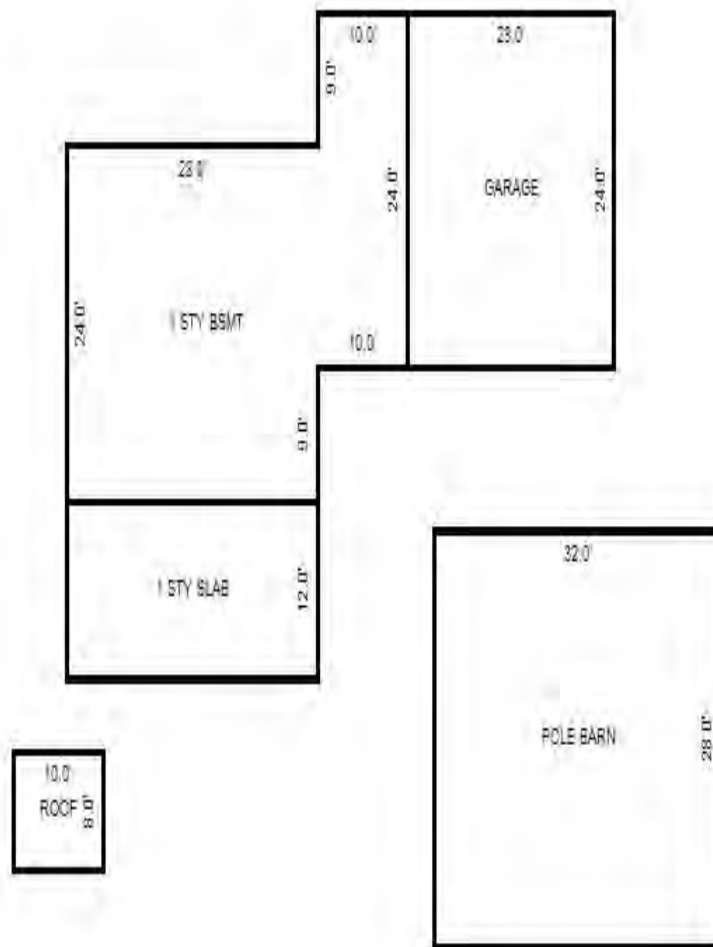


Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: 401 RESIDENTIAL-I		Zoning:	Building Permit(s)	Date	Number	Status		
8449 W SAPPHIRE AVE		School: LAKE CITY - 57020		P.R.E. 100% 06/05/1996						
Owner's Name/Address		MAP #:		2019 Est TCV 237,293 TCV/TFA: 190.14						
GARTEE DENNIS R 8449 W SAPPHIRE AVENUE LAKE CITY MI 49651		X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA						
Taxpayer's Name/Address		Public Improvements		* Factors *						
GARTEE DENNIS R 8449 W SAPPHIRE AVENUE LAKE CITY MI 49651		X Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
Tax Description		X Gravel Road		Sub 600 Plat 2 130.00 100.00 0.6824 1.0000 750 100					66,530	
. SEC 10 T22N R8W LOTS 116 & 117 & NW'LY 15 FT OF VACATED 10TH ST ADJACENT THERETO SAPPHIRE LAKE PLAT 2.		X Paved Road		130 Actual Front Feet, 0.30 Total Acres					Total Est. Land Value = 66,530	
Comments/Influences		X Storm Sewer		Land Improvement Cost Estimates						
ADD SEWER FOR 05		X Sidewalk		Description	Rate	Size	% Good	Cash Value		
		X Water		D/W/P: 3.5 Concrete					5.00 1460 0 0	
		X Sewer		Residential Local Cost Land Improvements						
		X Electric		Description	Rate	Size	% Good	Cash Value		
		X Gas		LAND IMPROVE 2500					2,500.00 1 95 2,375	
		X Curb		Total Estimated Land Improvements True Cash Value =					2,375	
		X Street Lights								
		X Standard Utilities								
		X Underground Utils.								
		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		X Level		2019	33,300	85,300	118,600			96,259C
		X Rolling		2018	44,400	73,800	118,200			94,003C
		Low		2017	39,900	70,600	110,500			92,070C
		High		2016	39,900	67,500	107,400			91,249C
		X Landscaped								
		Swamp								
		Wooded								
		Pond								
		X Waterfront								
		Ravine								
		Wetland								
		X Flood Plain								
		PRIVATE RD								
		Who	When	What						
		TPC 12/27/2017	INSPECTED							
		TPC 03/30/2015	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	Type	Year Built: 1954 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: 552 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 35 Floor Area: 1,248 Total Base New : 199,241 Total Depr Cost: 129,529 Estimated T.C.V: 168,388		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			(12) Electric								
Yr Built 1954	Remodeled 1974	Ex	X	Ord		Min	100 Amps Service								
Condition: Average		Lg	X	Ord		Small	No./Qual. of Fixtures								
Room List		(5) Floors		Kitchen: Other: Other:			Ex. X Ord. Min								
	Basement 1st Floor 2nd Floor Bedrooms	(6) Ceilings		No. of Elec. Outlets			Many X Ave. Few								
(1) Exterior		X	Drywall	Basement: 912 S.F. Crawl: 0 S.F. Slab: 336 S.F. Height to Joists: 0.0			(13) Plumbing								
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		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 = 1248 SF Floor Area = 1248 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65								
Insulation		(8) Basement		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			Building Areas								
(2) Windows		(9) Basement Finish		624 Recreation SF Living SF 1 Walkout Doors No Floor SF			Stories Exterior Foundation Size Cost New Depr. Cost								
X	Many Avg. X Few	Large Avg. X Small		(10) Floor Support			1 Story Siding Slab 336 1 Story Siding Basement 912 Total: 135,849 88,302								
X	Wood Sash	Gambrel		1 Public Water			Other Additions/Adjustments								
X	Metal Sash	Mansard		1 Public Sewer			Basement, Outside Entrance, Below Grade 1 1,942 1,262								
X	Vinyl Sash	Shed		1 Water Well			Plumbing								
X	Double Hung			1000 Gal Septic			Average Fixture(s) 2 Fixture Bath								
X	Horiz. Slide			2000 Gal Septic			Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan								
X	Casement			Lump Sum Items:			Garages								
X	Double Glass Patio Doors Storms & Screens						Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 552 18,299 11,894 Common Wall: 1 Wall 1 -2,038 -1,325 Door Opener 1 415 270 Class: D Exterior: Pole (Unfinished) Base Cost 896 13,763 8,946								
(3) Roof							Water/Sewer								
X	Gable						Public Sewer								
X	Hip						Water Well, 50 Feet								
X	Flat						Built-Ins								
X	Asphalt Shingle						Appliance Allow.								
Chimney:							Fireplaces								
							Exterior 1 Story								
							Unit-in-Place Cost Items								
							ROOF STRUCT. (SQ FT)								
							80 340 245 *								
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>															

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Sketch by Apex IVT

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WAALKES THOMAS J TRUST &	HAGE BRYAN J	245,000	08/17/2017	WD	Arms Length	2017-02566	PTA	100.0
WAALKES DEANNA M	WAALKES DEANNA M TRUST	0	10/01/2013	WD	RELATED PARTY	2013-03482 WD	PTA	0.0
WAALKES THOMAS J	WAALKES THOMAS J TRUST	0	01/28/2010	WD	Reference	2010/630		0.0
		136,000	09/01/1995	WD	Download	298:123		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8459 W SAPPHIRE AVE		School: LAKE CITY - 57020				
		P.R.E. 0%				
Owner's Name/Address	MAP #:					
HAGE BRYAN J 8508 TRACINEY BLVD SAN ANTONIO TX 78255	2019 Est TCV 200,172 TCV/TFA: 154.45					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA								
				Description	Frontage	Depth	Rate %Adj.	Reason	Value			
. SEC 10 T22N R8W LOT 118 SAPPHIRE LAKE PLAT 2.	X			Sub 600 Plat 2	50.00	101.00	1.0000	1.0000	750	100		37,500
Comments/Influences				50 Actual Front Feet, 0.12 Total Acres				Total Est. Land Value =				37,500
GRG IS ON LOT 119				Land Improvement Cost Estimates								
				Description			Rate	Size	% Good		Cash Value	
	X			Fencing: Wd, Split, 2 Rail			12.51	40	0		0	
	X			D/W/P: 3.5 Concrete			5.00	288	0		0	
	X			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
Level							
X Rolling							
Low							
X High							
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							
X PRIVATE RD							

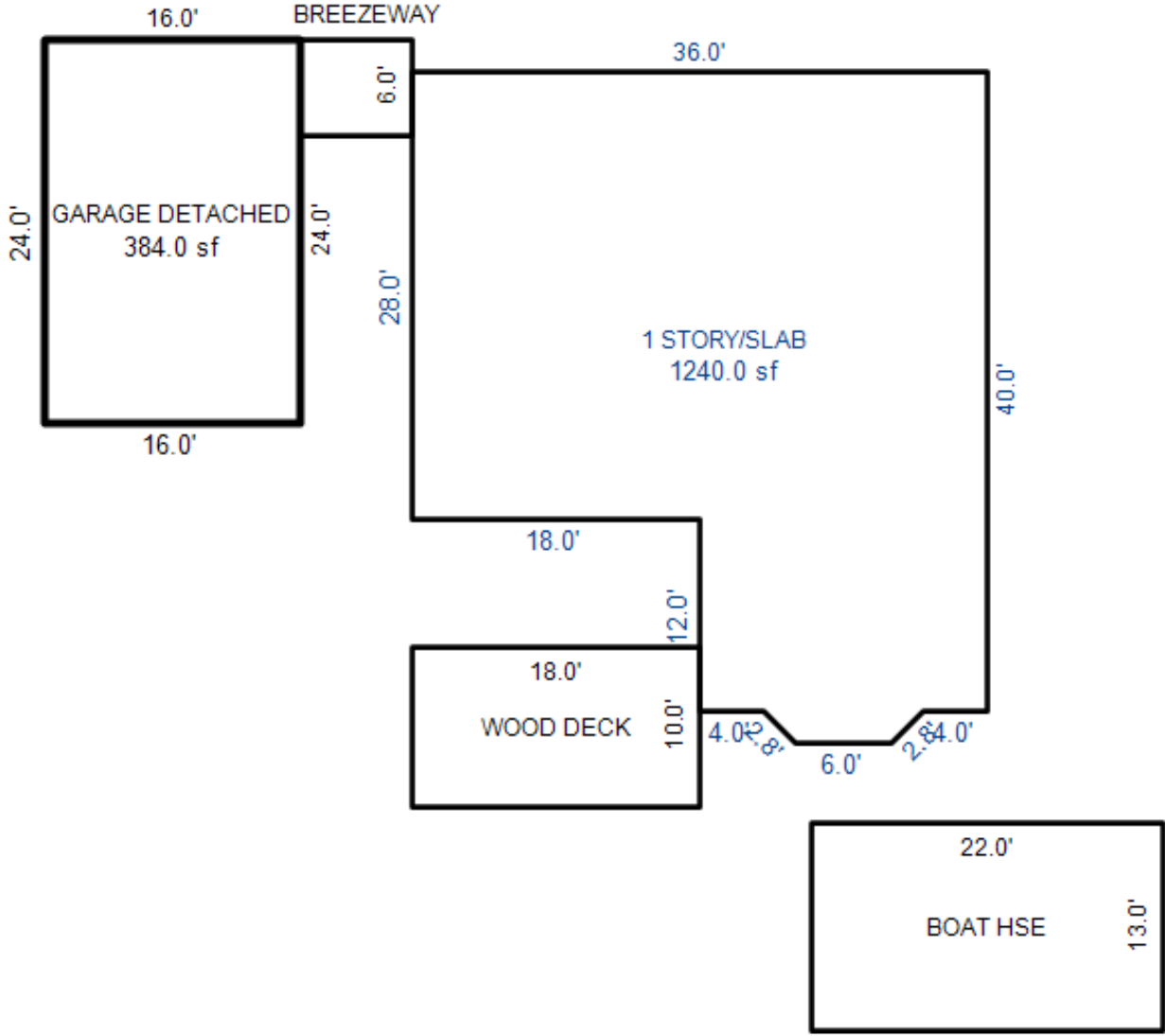
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2019	18,800	81,300	100,100			96,460C
TPC 12/27/2017	INSPECTED		2018	25,000	69,200	94,200			94,200S
TPC 08/28/2017	INSPECTED		2017	22,500	64,800	87,300			70,931C
TPC 03/30/2015	INSPECTED		2016	22,500	61,900	84,400			70,299C

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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: 1970 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: 384 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Panelled	X	Plaster Wood T&G														
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1296 SF Floor Area = 1296 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Class: C +10 Effec. Age: 35 Floor Area: 1,296 Total Base New : 189,725 Total Depr Cost: 123,305 Estimated T.C.V: 160,297		E.C.F. X 1.300		Cls C 10 Blt 1958					
Yr Built	Remodeled	Size of Closets		(12) Electric			Building Areas			Total		Cost New		Depr. Cost					
1958	0	Ex	X	Ord		Min	Stories Exterior Foundation Size			1,296		135,837		88,279					
Condition: Average		Lg	X	Ord		Small	1 Story Siding Slab			Total:		576		374					
Room List		Doors		Solid X H.C.			(13) Plumbing			Other Additions/Adjustments									
Basement 1st Floor 2nd Floor 3 Bedrooms		Kitchen: Other: Other:		No./Qual. of Fixtures			Average Fixture(s)			Stone Veneer		20		576		374			
(1) Exterior		(7) Excavation		Ex. X Ord. Min			1 3 Fixture Bath			Plumbing		Average Fixture(s)		1		1,120		728	
X	Wood/Shingle Aluminum/Vinyl Brick	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1296 S.F. Height to Joists: 0.0		No. of Elec. Outlets			2 2 Fixture Bath Softener, Auto Softener, Manual			Solar Water Heat		3 Fixture Bath		1		3,525		2,291	
(2) Windows		(8) Basement		Many X Ave. Few			No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Deck		Treated Wood		180		2,930		1,904	
X	Insulation	(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer			Treated Wood		72		1,624		1,056			
(3) Roof		(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Garages			Treated Wood		286		3,975		2,584			
X	Gable Hip Flat	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost			w/Roof (Roof portion)		80		1,145		744			
X	Asphalt Shingle						Class: C Exterior: Block Foundation: 18 Inch (Finished) Base Cost			Water/Sewer		Public Sewer		1		1,134		737	
Chimney: Brick							Water Well, 50 Feet			Built-Ins		Appliance Allow.		1		2,099		1,364	
<p>Fireplaces</p> <p>&lt;&lt;&lt;&lt;&lt; Calculations too long. See Valuation printout for complete pricing. &gt;&gt;&gt;&gt;&gt;</p>																			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
WAALKES THOMAS J TRUST &	HAGE BRYAN J	245,000	08/17/2017	WD	Multiple Improved	2017-02566	PTA	100.0			
WAALKES DEANNA M	WAALKES DEANNA M TRUST	0	10/01/2013	WD	RELATED PARTY	2013-03482 WD	PTA	0.0			
WAALKES THOMAS J	WAALKES THOMAS J TRUST	0	01/28/2010	WD	Reference	2010_630WD		0.0			
Property Address		Class: 402 RESIDENTIAL-V		Zoning:	Building Permit(s)	Date	Number	Status			
W SAPPHIRE AVE		School: LAKE CITY - 57020									
Owner's Name/Address		P.R.E. 0%									
HAGE BRYAN J 8508 TRACINEY BLVD SAN ANTONIO TX 78255		MAP #:									
		2019 Est TCV 21,640									
		Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA						
Tax Description		Public Improvements		* Factors *							
. SEC 10 T22N R8W LOT 119 SAPPHIRE LAKE PLAT 2.		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Comments/Influences		Gravel Road		Sub 600 Plat 2	20.00	101.00	1.4427	1.0000	750	100	21,640
GARAGE CONNECTED TO HOUSE, ASSESSED ON LOT 118		Paved Road		20 Actual Front Feet, 0.05 Total Acres				Total Est. Land Value =		21,640	
		Storm Sewer									
		Sidewalk									
		Water									
		X Sewer									
		X Electric									
		X Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		X Rolling									
		Low									
		X High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		X Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		X PRIVATE RD		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2019	10,800	0	10,800		10,800S	
		TPC 12/27/2017	INSPECTED		2018	14,400	0	14,400		14,400S	
		TPC 08/28/2017	INSPECTED		2017	13,000	0	13,000		5,976C	
		TPC 03/30/2015	INSPECTED		2016	13,000	0	13,000		5,923C	



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MONRO NELLIE J LE	MONRO JOHN A & DIANA K	0	01/07/2008	DC	CERTIFICATE OF DEATH	2015-00660		100.0
MONRO JAMES E & SHANNON M	MONRO JOHN A & DIANNA K H	1	07/22/1992	QC	QUIT CLAIM	272P611		0.0
MONRO NILLIE J SURVIVOR O	MONRO NILLIE J LIFE ESTAT	0	05/23/1978	QC	QUIT CLAIM	197P1397		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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8479 W SAPPHIRE AVE	School: LAKE CITY - 57020					
	P.R.E. 100% 10/10/2011					

Owner's Name/Address	MAP #:
MONRO JOHN A & DIANA K 8479 W SAPPHIRE AVE LAKE CITY MI 49651	2019 Est TCV 124,497 TCV/TFA: 121.58

X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA
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Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
X Dirt Road		Sub 600 Plat 2	45.00	100.00	1.0430	1.0000	750	100		35,203	
X Gravel Road		45 Actual Front Feet, 0.10 Total Acres								Total Est. Land Value =	35,203

Tax Description	Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
. SEC 10 T22N R8W LOT 120 SAPPHIRE LAKE PLAT 2.	X Sewer	D/W/P: 3.5 Concrete	4.76	184	0	0
Comments/Influences	X Electric	Metal Prefab	14.70	63	66	611

X Gas	Description	Rate	Size	% Good	Cash Value
X Curb	LAND IMPROVE 1000	1,000.00	1	95	950
X Street Lights	Total Estimated Land Improvements True Cash Value =				1,561
X Standard Utilities					
X Underground Utils.					

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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	17,600	44,600	62,200			47,180C
2018	23,500	38,000	61,500			46,075C
2017	21,100	36,400	57,500			45,128C
2016	21,100	34,500	55,600			44,726C

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





Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 256	Type CGEP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame Block		Drywall Paneled		Plaster Wood T&G			X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							
	Building Style: 1S	Trim & Decoration			Ex	X	Ord									
	Yr Built 1956	Remodeled 0	Size of Closets													
	Condition: Average		Lg		Ord	X	Small									
	Room List	(5) Floors							Central Air Wood Furnace							
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(12) Electric												
									0	Amps Service						
	(1) Exterior	(6) Ceilings		No./Qual. of Fixtures												
	Wood/Shingle Aluminum/Vinyl Brick Block Insulation				Ex.	X	Ord.		Min							
X		(7) Excavation		No. of Elec. Outlets												
					Many	X	Ave.		Few							
	(2) Windows	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1024 S.F. Height to Joists: 0.0		(13) Plumbing												
X	Many Avg. Few	X	Large Avg. Small													
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
X	Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(14) Water/Sewer												
	(3) Roof	(9) Basement Finish		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors No Floor SF	Lump Sum Items:												
X	Asphalt Shingle	(10) Floor Support		Notes:												
	Chimney: Block		Joists: Unsupported Len: Cntr.Sup:	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
				Lump Sum Items:												
				Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Space Heater Ground Area = 1024 SF Floor Area = 1024 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 Block Slab 1,024 Total: 88,503 57,527 Other Additions/Adjustments Plumbing Average Fixture(s) 1 923 600 Porches CGEP (1 Story) 256 9,882 6,423 Water/Sewer Public Sewer 1 1,025 666 Water Well, 50 Feet 1 1,998 1,299 Built-Ins Appliance Allow. 1 1,495 972 Local Cost Items 1 0 0 * SANITARY SEWER Totals: 103,826 67,487 Notes: ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV: 87,733												

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

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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: 401 RESIDENTIAL-I		Zoning:	Building Permit(s)	Date	Number	Status		
8489 W SAPPHIRE AVE		School: LAKE CITY - 57020								
Owner's Name/Address		P.R.E. 0%		MAP #:						
DODD GEORGE G 63 GROSSE PINES DR ROCHESTER MI 48309		2019 Est TCV 197,271 TCV/TFA: 122.68								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA						
. SEC 10 T22N R8W LOT 121 SAPPHIRE LAKE PLAT 2.		Public Improvements		* Factors *						
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
		X Gravel Road		Sub 600 Plat 2	50.00	100.00	1.0000 1.0000	750 100	37,500	
		X Paved Road		50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =	37,500
		X Storm Sewer		Land Improvement Cost Estimates						
		X Sidewalk		Description	Rate	Size	% Good	Cash Value		
		X Water		D/W/P: Crushed Rock	1.66	480	0	0		
		X Sewer		Residential Local Cost Land Improvements						
		X Electric		Description	Rate	Size	% Good	Cash Value		
		X Gas		LAND IMPROVE 1000	1,000.00	1	95	950		
		X Curb		Total Estimated Land Improvements True Cash Value =					950	
		X Street Lights								
		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								
		X PRIVATE RD		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Who	When	What	2019	18,800	79,800	98,600		62,799C
		TPC 12/27/2017	INSPECTED		2018	25,000	63,500	88,500		61,328C
		TPC 03/30/2015	INSPECTED		2017	22,500	60,700	83,200		60,067C
					2016	22,500	57,900	80,400		59,532C

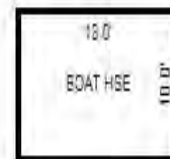


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Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang			X	Gas Wood	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 20	Type WPP	Year Built: BH Car Capacity: Class: CD Exterior: Block Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 180 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame		Drywall X Panelled	Plaster Wood T&G																
Building Style: 1S			Trim & Decoration			Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1S			E.C.F.			Cls CD Blt 1972					
Yr Built 1972	Remodeled 1999		Ex	Ord	X Min	(12) Electric			Ground Area = 1160 SF Floor Area = 1608 SF.			Total Base New : 148,245			X 1.300					
Condition: Average			Lg	Ord	X Small	0 Amps Service			Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70			Total Depr Cost: 122,170			Estimated T.C.V: 158,821					
Room List			(5) Floors			No./Qual. of Fixtures			Building Areas			Total			Depr. Cost					
	Basement 1st Floor 2nd Floor Bedrooms		Kitchen: Other: Other:			Ex. X Ord. Min			Stories Exterior Foundation Size Cost New Depr. Cost			Total: 128,938 104,795			* 840 2,636 905 1,766					
(1) Exterior			X Drywall			No. of Elec. Outlets			Other Additions/Adjustments											
X	Wood/Shingle Aluminum/Vinyl Brick					Many X Ave. Few			Plumbing			Average Fixture(s)			1 933 840					
	Insulation		(7) Excavation			(13) Plumbing			Water/Sewer			3 Fixture Bath			2 2,929 2,636					
(2) Windows			Basement: 0 S.F. Crawl: 448 S.F. Slab: 712 S.F. Height to Joists: 0.0	(8) Basement			(14) Water/Sewer			Built-Ins			Average Fixture(s)			1 1,467 1,320				
X	Many Avg. Few	X Large Avg. Small	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Fireplaces			3 Fixture Bath			1 2,929 2,636					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish			Lump Sum Items:			Porches			Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Interior 1 Story			1 3,567 3,210		
(3) Roof			Recreation SF Living SF Walkout Doors No Floor SF						WPP			Water Well, 50 Feet			20 758 682					
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support						Garages			Ceramic Tile Floor			1 1,467 1,320					
X	Asphalt Shingle		Joists: Unsupported Len: Cntr.Sup:						Appliance Allow.			Water/Sewer			1 1,006 905					
Chimney: Block									Fireplaces			Public Sewer			1 1,962 1,766					
									Garages			Water Well, 50 Feet			1 1,962 1,766					
									Built-Ins			Public Sewer			1 1,006 905					
									Fireplaces			Water Well, 50 Feet			1 1,962 1,766					
									Porches			Public Sewer			1 1,006 905					
									WPP			Water Well, 50 Feet			1 1,962 1,766					
									Garages			Public Sewer			1 1,006 905					
									Class: CD Exterior: Block Foundation: 18 Inch (Unfinished)			Public Sewer			1 1,006 905					
									Base Cost			Water Well			1 0 0					
									Local Cost Items			1000 Gal Septic			1 0 0					
									SANITARY SEWER			2000 Gal Septic			1 0 0					
									Totals:			Lump Sum Items:			Totals: 148,245 122,170					
									Notes:						ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCY: 158,821					

\*\*\* 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			
8499 W SAPPHIRE AVE		School: LAKE CITY - 57020		P.R.E. 100% 07/27/1994							
Owner's Name/Address		MAP #:		2019 Est TCV 125,555 TCV/TFA: 128.64							
SPIKER ELDORA M 8499 W SAPPHIRE AVENUE LAKE CITY MI 49651		X	Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA						
Taxpayer's Name/Address		Public Improvements		* Factors *							
SPIKER ELDORA M 8499 W SAPPHIRE AVENUE LAKE CITY MI 49651		X	Dirt Road	Description		Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
Tax Description		X	Gravel Road	Sub 600 Plat 2		50.00	100.00	1.0000	1.0000	750 100	37,500
. SEC 10 T22N R8W LOT 122 SAPPHIRE LAKE PLAT 2.		X	Paved Road	50 Actual Front Feet, 0.12 Total Acres		Total Est. Land Value =		37,500			
Comments/Influences		X	Storm Sewer	Land Improvement Cost Estimates							
		X	Sidewalk	Description		Rate	Size	% Good	Cash Value		
		X	Water	Fencing: Wire Mesh, #9		2.84	600	0	0		
		X	Sewer	Residential Local Cost Land Improvements							
		X	Electric	Description		Rate	Size	% Good	Cash Value		
		X	Gas	LAND IMPROVE 1000		1,000.00	1	95	950		
		X	Curb	Total Estimated Land Improvements True Cash Value =		950					
		X	Street Lights								
		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								
		X	PRIVATE RD	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2019	18,800	44,000	62,800		37,520C	
		TPC 12/27/2017	INSPECTED		2018	25,000	37,600	62,600		36,641C	
		TPC 03/30/2015	INSPECTED		2017	22,500	35,900	58,400		35,888C	
					2016	22,500	34,300	56,800		35,568C	

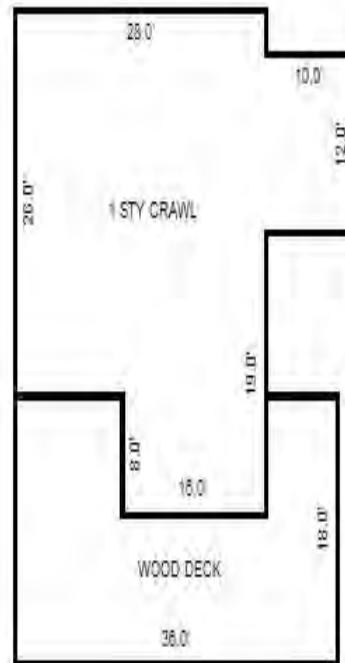


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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 520	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 X Paneled	X	Plaster Wood T&G											
Building Style: 1S		Trim & Decoration														
Yr Built 1958	Remodeled 0	Ex	Ord	X	Min	Size of Closets										
Condition: Average		Lg	Ord	X	Small	Doors										
Room List		(5) Floors		Central Air Wood Furnace												
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Other:		(12) Electric			0 Amps Service									
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S					Cls CD		Blt 1958		
X	Wood/Shingle Aluminum/Vinyl Brick	X	Tile	Ex.	Ord.	X	Min	(11) Heating System: Forced Air w/ Ducts								
Insulation		No. of Elec. Outlets		Ground Area = 976 SF Floor Area = 976 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65									
(2) Windows		(7) Excavation		Many			Ave.			X			Few			
X	Many Avg. Few	X	Large Avg. Small	(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	Basement: 0 S.F. Crawl: 976 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Crawl Space 976 Total: 87,637 56,965									
(3) Roof		(8) Basement		(14) Water/Sewer			Other Additions/Adjustments									
X	Gable Hip Flat	X	Gambrel Mansard Shed	1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing Average Fixture(s) 1 933 606 Deck Treated Wood 520 5,746 3,735 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									
X	Asphalt Shingle	(9) Basement Finish		Lump Sum Items:			Notes:									
Chimney: Block		Recreation SF Living SF Walkout Doors No Floor SF		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Built-Ins Appliance Allow. 1 1,467 954 Fireplaces Exterior 1 Story 1 4,331 2,815 Local Cost Items SANITARY SEWER 1 0 0									
		(10) Floor Support		Lump Sum Items:			Totals: 103,082 67,004									
		Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCv: 87,105									

\*\*\* 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.
NORMAN GLORIA J TRUSTEE	MAGIDSOHN KAREN TRUST NO	124,900	08/29/2017	WD	Arms Length	2017-02735	PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8519 W SAPPHIRE AVE	School: LAKE CITY - 57020					
	P.R.E. 100% 09/25/2017					
Owner's Name/Address	MAP #:					
MAGIDSOHN KAREN TRUST NO 1 3477 DILLING RD BRETHREN MI 49619	2019 Est TCV 115,488 TCV/TFA: 196.41					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA							
			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value		
. SEC 10 T22N R8W LOTS 123 & 124 & VACATED WALKWAY BLYING BETWEEN SAID LOTS 123 & 124 OF SAID PLAT EXC THE W 12 FT OF LOT 124 SAPPHIRE LAKE PLAT 2.	X		Sub 600 Plat 2	111.00	100.00	0.7269	1.0000	750	100	60,512
			111 Actual Front Feet, 0.26 Total Acres Total Est. Land Value =					60,512		

Comments/Influences	X Sewer	Land Improvement Cost Estimates					
		Description	Rate	Size	% Good	Cash Value	
97 H.S. @ 7-97 BOR	X	Water	18.89	120	50	1,133	
	X	Wood Frame				1,133	
	X	Total Estimated Land Improvements True Cash Value =					1,133

Topography of Site	X Rolling	X High	X Waterfront	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
				2019	30,300	27,400	57,700			57,700S
				2018	40,300	24,400	64,700			64,700S



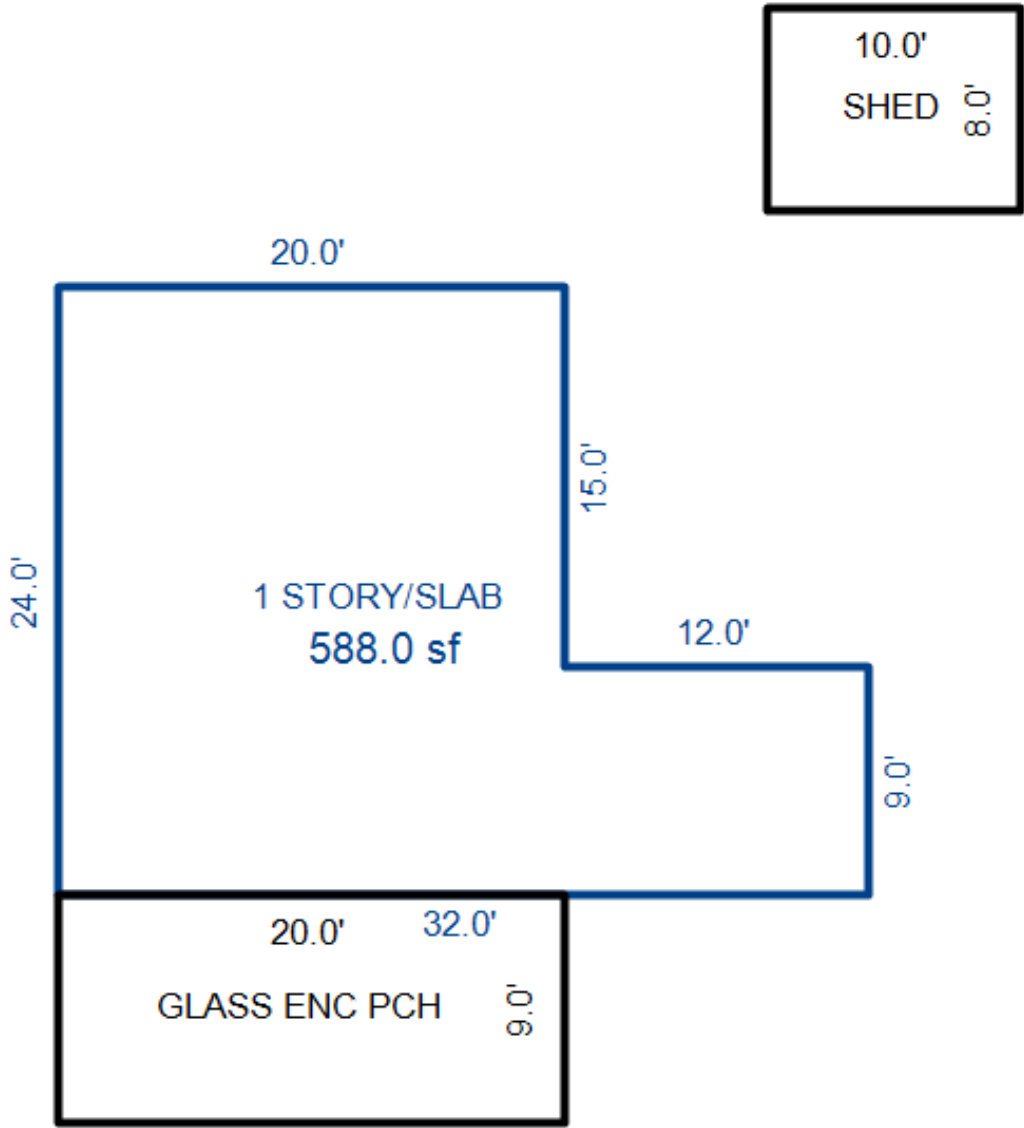
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2017	36,300	24,500	60,800		60,800W	48,521C
			2016	36,300	24,300	60,600			48,089C

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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 180 80	Type CGEP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame		(4) Interior Drywall Paneled				Plaster Wood T&G		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						
Building Style: 1S		Trim & Decoration													
Yr Built 1958	Remodeled 1980	Ex	Ord	X	Min	Size of Closets									
Condition: Average		Lg	Ord	X	Small										
Room List		(5) Floors													
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:					(12) Electric 0 Amps Service								
		(6) Ceilings													
(1) Exterior	X	Tile													
X	Wood/Shingle Aluminum/Vinyl Brick			Ex.	X	Ord.	Min	No. of Elec. Outlets							
	Insulation	(7) Excavation													
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 588 S.F. Height to Joists: 0.0													
X	Many Avg. Few	X	Large Avg. Small	(8) Basement											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor													
(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: Stone		Joists: Unsupported Len: Cntr.Sup:													
		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic													
		Lump Sum Items:													
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Wall/Floor Furnace Ground Area = 588 SF Floor Area = 588 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55 Building Areas										Cls CD		Blt 1958			
Stories Exterior Foundation Size Cost New Depr. Cost															
1 Story Pine Logs Slab 588 Total: 56,149 30,882															
Other Additions/Adjustments															
Plumbing Average Fixture(s) 1 933 513															
Porches CGEP (1 Story) 180 7,778 4,278															
Deck Treated Wood 80 1,679 923															
Water/Sewer Public Sewer 1 1,006 553															
Water Well, 50 Feet 1 1,962 1,079															
Built-Ins Appliance Allow. 1 1,467 807															
Fireplaces Exterior 1 Story 1 4,331 2,382															
Local Cost Items SANITARY SEWER 1 0 0 *															
Notes: ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCY: 53,843															
Totals: 75,305 41,417															

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
VELDSMA TRUST	MATHEWS SHANNON & GRIFFITH	145,000	08/03/2018	WD	Arms Length	2018-02518	PTA	100.0				
VELDSMA ANN TRUST	VANDERVEEN RUSSELL (SUCCE	0	10/06/2009	PTA	Not Qualified	2018-02517		100.0				
VELDSMA ANN (Deceased)	VELDSMA ANN ESTATE	0	10/06/2008	OTH	Not Qualified			0.0				
VELDSMA ANN	VELDSMA ANN I TRUST	0	03/13/2000	QC	Not Qualified	2009/648		0.0				
Property Address		Class: 401 RESIDENTIAL-I		Zoning:		Building Permit(s)		Date	Number	Status		
8529 W SAPPHIRE AVE		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 0%		MAP #:								
MATHEWS SHANNON & GRIFFITH LEASA 526 LANE ST MENDON MI 49072		2019 Est TCV 143,405 TCV/TFA: 122.57										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA								
. SEC 10 T22N R8W LOT 125 SAPPHIRE LAKE PLAT 2.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Property address changed from 641 N. Sapphire to 8529 N. Sapphire per owner 8-6-04. ADD SEWER FOR 05		Gravel Road		Sub 600 Plat 2	55.00	100.00	0.9626	1.0000	750	100		39,707
		Paved Road		55 Actual Front Feet, 0.13 Total Acres				Total Est. Land Value =		39,707		
		Storm Sewer										
		Sidewalk										
		Water										
		X	Sewer									
		X	Electric									
		X	Gas									
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		X	Rolling									
		Low										
		X	High									
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X	Waterfront									
		Ravine										
		Wetland										
		Flood Plain										
		X	PRIVATE RD	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2019	19,900	51,800	71,700		71,700S		
		TPC 12/27/2017 INSPECTED		2018	26,500	49,900	76,400			59,728C		
		TPC 03/30/2015 INSPECTED		2017	23,800	47,700	71,500			58,500C		
				2016	23,800	45,600	69,400			57,979C		

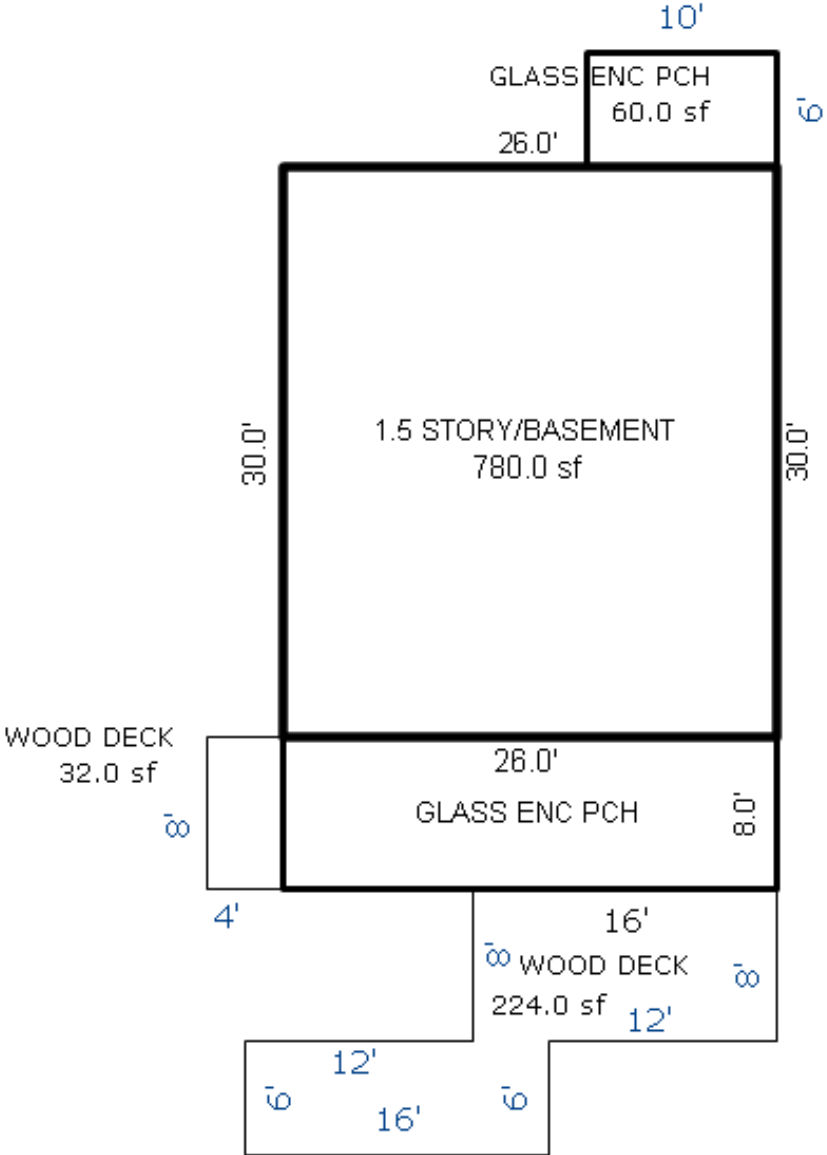


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 60 WGEP (1 Story) 208 WGEP (1 Story) 224 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	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 1973	Remodeled 0	Ex	Ord	X	Min	Size of Closets							
Condition: Average		Lg	Ord	X	Small	Doors							
Room List		(5) Floors		Central Air Wood Furnace									
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric 200 Amps Service									
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1.5S						Cls CD Blt 1973	
X	Wood/Shingle Aluminum/Vinyl Brick			Ex. X Ord. Min		(11) Heating System: Electric Baseboard							
	Insulation			No. of Elec. Outlets		Ground Area = 780 SF Floor Area = 1170 SF.							
(2) Windows				Many X Ave. Few		Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60							
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: 780 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Basement 780 Total: 102,773 61,663							
X	Many Avg. X Large Avg. Small	(8) Basement				Other Additions/Adjustments							
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				Basement, Outside Entrance, Below Grade							
X	Many Avg. X Large Avg. Small	(9) Basement Finish				Plumbing							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Recreation SF Living SF 1 Walkout Doors No Floor SF				Average Fixture(s) 1 933 560							
X	Many Avg. X Large Avg. Small	(10) Floor Support				Porches							
X	Gable Hip Flat Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:				WGEP (1 Story) WGEP (1 Story)							
X	Asphalt Shingle	1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic				Deck							
X	Chimney: Brick	(14) Water/Sewer				Treated Wood							
		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic				Water/Sewer							
		Lump Sum Items:				Water/Sewer							
						Public Sewer							
						Ceramic Tile Floor							
						Ceramic Tile Wains							
						Ceramic Tub Alcove							
						Vent Fan							
						Built-Ins							
						Appliance Allow.							
						Fireplaces							
						Exterior 1 Story							
						Local Cost Items							
						SANITARY SEWER							
						Notes:							
						ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV:							
						Totals:							
						132,947							
						79,768							
						103,698							

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



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

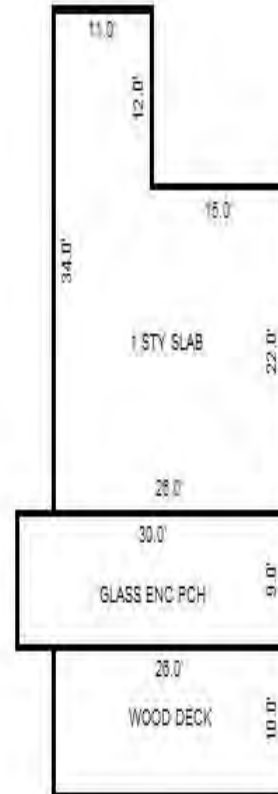
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: 401 RESIDENTIAL-I		Zoning:	Building Permit(s)	Date	Number	Status				
8539 W SAPPHIRE AVE		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 0%		MAP #:								
HEINRITZ CHERYL M ETAL 53357 HAAS RD MENDON MI 49072		2019 Est TCV 109,489 TCV/TFA: 155.52										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA								
. SEC 10 T22N R8W LOT 126 SAPPHIRE LAKE PLAT 2.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
		X	Gravel Road	Sub 600 Plat 2 55.00 100.00 0.9626 1.0000 750 100							39,707	
			Paved Road	55 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	39,707
			Storm Sewer	Land Improvement Cost Estimates								
			Sidewalk	Description	Rate	Size	% Good	Cash Value				
		X	Water	D/W/P: 3.5 Concrete	4.39	75	0	0				
		X	Sewer	Wood Frame	16.84	120	50	1,010				
		X	Electric	Wood Frame	23.60	20	50	236				
		X	Gas	Total Estimated Land Improvements True Cash Value =							1,246	
			Curb									
			Street Lights									
			Standard Utilities									
			Underground Utils.									
		Topography of Site										
			Level									
		X	Rolling									
			Low									
		X	High									
			Landscaped									
			Swamp									
			Wooded									
			Pond									
		X	Waterfront									
			Ravine									
			Wetland									
		X	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
			PRIVATE RD	2019	19,900	34,800	54,700			44,887C		
				2018	26,500	27,900	54,400			43,835C		
				2017	23,800	26,700	50,500			42,934C		
				2016	23,800	25,500	49,300			42,552C		
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		TPC 03/30/2015 INSPECTED										



\*\*\* 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.
RYAN STEVEN R & CHERYL L	RYAN STEVEN R & CHERYL L	0	06/25/2012	QC	QUIT CLAIM	2012-02361	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8545 W SAPPHIRE AVE			REPAIR	05/17/2018	2018-0169	100%
			Reroof	03/20/2018	2018-0065	100%
Owner's Name/Address	MAP #:					
RYAN STEVEN R & CHERYL L NORTHROP JOINT LIVING TRUST 8545 W SAPPHIRE AVE LAKE CITY MI 49651	2019 Est TCV 234,087 TCV/TFA: 142.91					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
. SEC 10 T22N R8W LOT 127 SAPPHIRE LAKE PLAT 2.	X		Sub 600 Plat 2	55.00	107.00	0.9626	1.0000	750	100	39,707
Comments/Influences			55 Actual Front Feet, 0.14 Total Acres Total Est. Land Value = 39,707							

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
	X	Dirt Road	D/W/P: Crushed Rock	1.72	240 0	0
	X	Gravel Road	D/W/P: 4in Concrete	5.29	570 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	1 100	2,500
		Water	Total Estimated Land Improvements True Cash Value = 2,500			



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level							
X Rolling	2019	19,900	97,100	117,000			83,122C
Low							
X High	2018	26,500	85,600	112,100			75,940C
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront	2017	23,800	78,800	102,600			74,379C
Ravine							
Wetland							
Flood Plain	2016	23,800	75,100	98,900			73,716C
X PRIVATE RD							

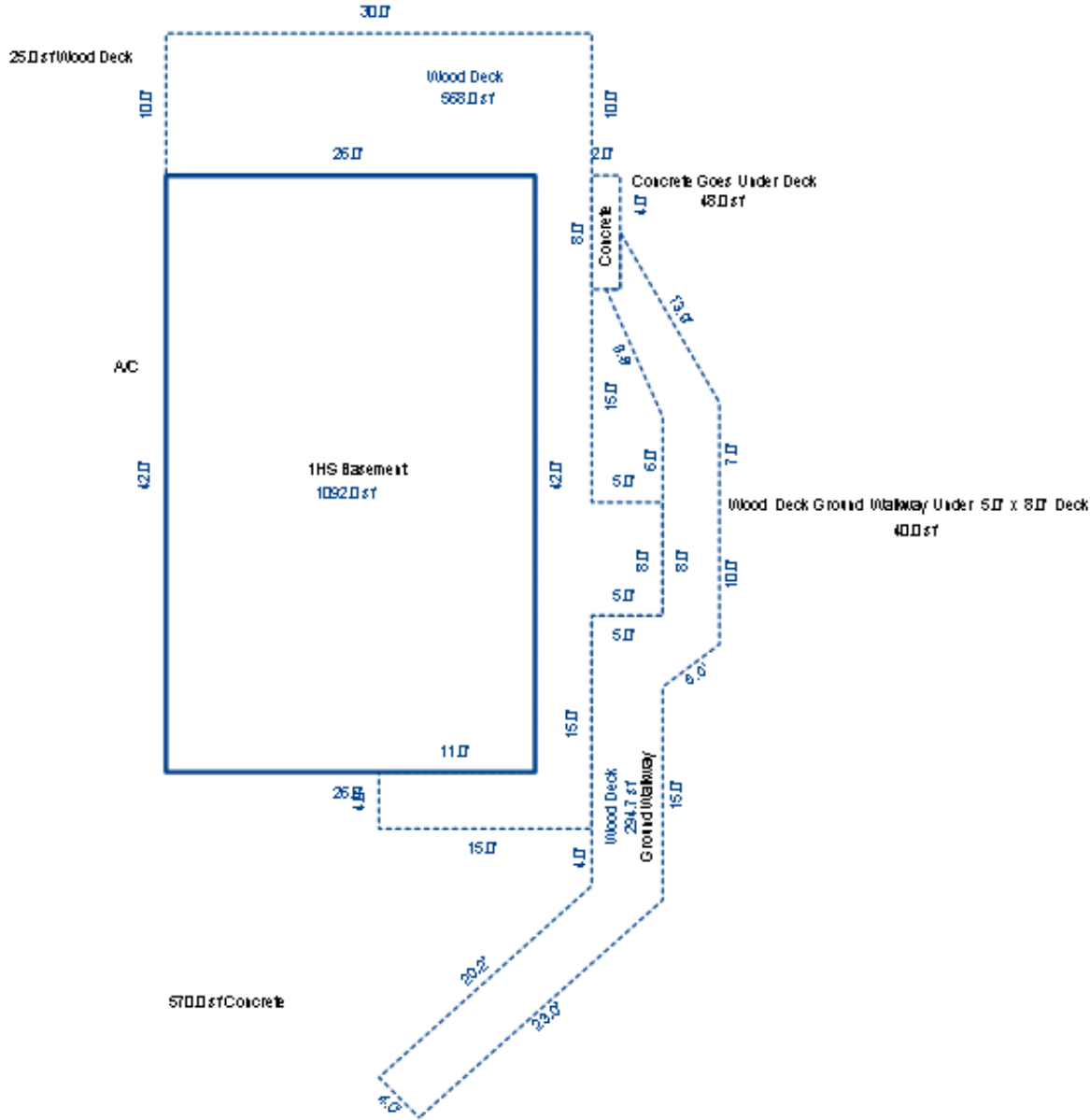
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
JWV	08/22/2018	INSPECTED	2018	26,500	85,600	112,100			75,940C
TPC	12/27/2017	INSPECTED	2017	23,800	78,800	102,600			74,379C
TPC	03/30/2015	INSPECTED	2016	23,800	75,100	98,900			73,716C

\*\*\* 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 568 25 294	Type WPP Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame		Drywall Paneled		Plaster Wood T&G			X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						
Building Style: LOG		Trim & Decoration													
Yr Built 1994	Remodeled 0	Ex	X	Ord		Min	Size of Closets								
Condition: Average		Lg	X	Ord		Small									
Room List		(5) Floors													
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:					(12) Electric								
		0 Amps Service													
		(6) Ceilings													
(1) Exterior		No./Qual. of Fixtures													
		Ex.	X	Ord.		Min									
		No. of Elec. Outlets													
		Many	X	Ave.		Few									
		(7) Excavation													
		Basement: 1092 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0													
		(8) Basement													
		8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor												
		(9) Basement Finish													
		1	Recreation SF Living SF Walkout Doors No Floor SF												
		(10) Floor Support													
		1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
		Lump Sum Items:													
		(14) Water/Sewer													
		1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
		Lump Sum Items:													
		(15) Fireplaces													
		Class: C Effec. Age: 20 Floor Area: 1,638 Total Base New : 191,881 Total Depr Cost: 153,504 Estimated T.C.V: 191,880													
		E.C.F. X 1.250													
		Bsmnt Garage:													
		Carport Area:													
		Roof:													
		Cost Est. for Res. Bldg: 1 Single Family LOG													
		(11) Heating System: Forced Heat & Cool													
		Ground Area = 1092 SF Floor Area = 1638 SF.													
		Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80													
		Building Areas													
		Stories	Exterior	Foundation	Size	Cost New	Depr. Cost								
		1.5 Story	Cedar Logs	Basement	1,092										
		Total:				169,022	135,217								
		Other Additions/Adjustments													
		Basement, Outside Entrance, Below Grade					1	1,942	1,554						
		Plumbing													
		Average Fixture(s)					1	1,120	896						
		Porches													
		WPP					568	7,214	5,771						
		Deck													
		Treated Wood					25	898	718						
		Treated Wood					294	4,045	3,236						
		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													
		SANITARY SEWER					1	0	0						
		Totals:						191,881	153,504						
		Notes:													
		ECF (410- SAPPHIRE LAKE AREA) 1.250 => 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.
KARR LARRY E & SANDRA D (	BARASA PATRICK D	229,900	10/21/2016	WD	Arms Length	2016-03505	PTA	100.0
KARR SANDRA DIANA	KARR LARRY E (LE)	0	07/06/2015	DC	CERTIFICATE OF DEATH	2015-00092		0.0
KARR LARRY E & SANDRA D (	KARR LARRY E & SANDRA D (	0	04/21/2011	WD	Reference	2011-01431WD	PTA	0.0
KARR LARRY E & SANDRA (H/	KARR LARRY E & SANDRA D	0	08/09/2007	WD	Not Qualified	2007/2971		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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8561 W SAPPHIRE AVE	School: LAKE CITY - 57020					
	P.R.E. 0%					

Owner's Name/Address	MAP #:
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BARASA PATRICK D 3377 W CARL CT ANN ARBOR MI 48105	2019 Est TCV 196,790 TCV/TFA: 147.52
--	--------------------------------------

X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA
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Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
---------------------	-------------	-------------	----------	-------	-------	-------	------	-------	--------	-------

X		Dirt Road	51	107.00	0.9934	1.0000	750	100		37,877	
X		Gravel Road	51 Actual Front Feet, 0.13 Total Acres								
		Paved Road									
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									

Tax Description  
. SEC 10 T22N R8W LOT 128 SAPPHIRE LAKE PLAT 2.  
Comments/Influences  
EFF (53.66+53.66+45.2)/3 = 50.84

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	810	0	0
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
X Level
X Rolling
X Low
X High
Landscaped
Swamp
Wooded
Pond
X Waterfront
Ravine
Wetland
Flood Plain
X PRIVATE RD

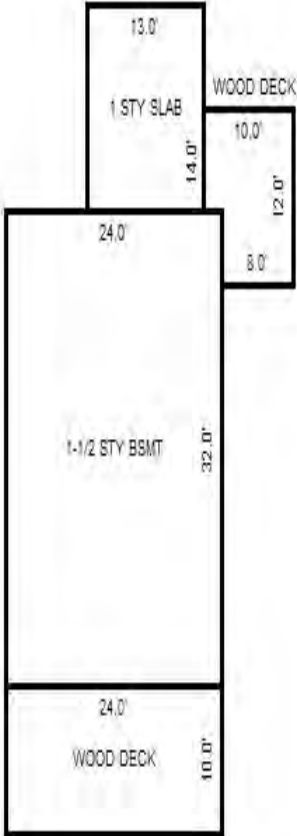
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2019	18,900	79,500	98,400			93,780C
		TPC 12/27/2017 INSPECTED	2018	25,300	70,000	95,300			91,583C
		TPC 03/30/2015 INSPECTED	2017	22,700	67,000	89,700			89,700S
			2016	22,700	64,000	86,700			66,262C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	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 108 240	Type Treated Wood Treated Wood	Year Built: 1992 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: 768 % 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 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 Bedrooms	Kitchen: Other: Other:		(12) Electric			200 Amps Service							Bsmnt Garage: Carport Area: Roof:				
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.5S					Cls C		Blt 1970				
X	Wood/Shingle Aluminum/Vinyl Brick			Ex.	X	Ord.		Min	(11) Heating System: Forced Air w/ Ducts									
	Insulation			No. of Elec. Outlets			Ground Area = 950 SF Floor Area = 1334 SF.											
(2) Windows		(7) Excavation		Many			X	Ave.		Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65								
X	Many Avg. Few	X	Large Avg. Small	Basement: 768 S.F. Crawl: 0 S.F. Slab: 182 S.F. Height to Joists: 0.0			(13) Plumbing			Building Areas								
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)		1.5 Story Siding			Foundation			Size		Cost New		Depr. Cost	
X	Double Glass Patio Doors Storms & Screens	950	Recreation SF Living SF 1 Walkout Doors No Floor SF	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			182		Total:		130,001 85,598	
(3) Roof		(8) Basement		(14) Water/Sewer			Other Additions/Adjustments			Basement, Outside Entrance, Below Grade			1		1,942		1,262	
X	Gable Hip Flat		Gambrel Mansard Shed	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing			Average Fixture(s)			1		1,120		728	
X	Asphalt Shingle	(9) Basement Finish		Lump Sum Items:			Deck			Treated Wood			108		2,061		1,711	
Chimney: Block		(10) Floor Support					Garages			Treated Wood			240		3,545		2,304	
		Joists: Unsupported Len: Cntr.Sup:					Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			Base Cost			768		20,759		13,493	
							Water/Sewer			Public Sewer			1		1,134		737	
							Built-Ins			Water Well, 50 Feet			1		2,038		1,325	
							Appliance Allow.						1		2,099		1,364	
							Fireplaces						1		4,051		2,633	
							Local Cost Items						1		0		0	
							SANITARY SEWER						950		13,937		6,968	
							Recreation Room											
							<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>											

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



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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.
GALLANT THOMAS J JR & ELI	ZUIDERVEEN MARY H LIVING	46,831	08/26/2011	WD	WARRANTY DEED	2011-02680 WD	PTA	100.0
GALLANT THOMAS J & BETTY	GALLANT THOMAS J JR & ELI	0	11/09/2007	QC	Not Qualified	2007/3975		100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
W SAPPHIRE AVE						
Owner's Name/Address	School: LAKE CITY - 57020					
ZUIDERVEEN MARY H TRUST 1771 E KELLY RD FALMOUTH MI 49632	P.R.E. 100% 06/11/2018					
	MAP #:					
	2019 Est TCV 37,877					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA							
				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
. SEC 10 T22N R8W LOTS 129 SAPPHIRE LAKE PLAT 2.	X			Sub 600 Plat 2	50.84	104.00	0.9934	1.0000	750	100	37,877
Comments/Influences				51 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 37,877							

HOUSE APPEARS TO STRADDLE LOTS 129 & 130 (SAME OWNER)

- Public Improvements
- 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
  - X PRIVATE RD



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	18,900	0	18,900			16,445C
2018	25,300	0	25,300		25,300W	16,060C
2017	22,700	0	22,700			15,730C
2016	22,700	0	22,700			15,590C

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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.
GALLANT THOMAS & BETTY TR	ZUIDERVEEN MARY H LIVING	107,169	08/26/2011	WD	WARRANTY DEED	2011-02681	PTA	100.0
GALLANT THOMAS J	GALLANT THOMAS & BETTY TR	0	08/23/2010	QC	FAMILY SALE	2010-4016QC	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8581 W SAPPHIRE AVE			New House	08/06/2015	2015-0344	100%

Owner's Name/Address	MAP #:
ZUIDERVEEN MARY H TRUST 1771 E KELLY RD FALMOUTH MI 49632	2019 Est TCV 412,129 TCV/TFA: 163.54

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA
. SEC 10 T22N R8W LOT 130 SAPPHIRE LAKE PLAT 2			

Comments/Influences	X	Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
HOUSE APPEARS TO STRADDLE LOTS 129 & 130 (SAME OWNER) ADD SEWER FOR 05	X	Dirt Road	GROUP H	\$650	50.84	102.00	1.0000	1.0000	650	100	33,046		
	X	Gravel Road	51 Actual Front Feet, 0.12 Total Acres									Total Est. Land Value =	33,046
	X	Paved Road	Land Improvement Cost Estimates										
	X	Storm Sewer	Description	Rate	Size	% Good	Cash Value						
	X	Sidewalk	D/W/P: 4in Ren. Conc.	6.21	640	0	0						
	X	Water	D/W/P: 4in Concrete	5.29	70	0	0						
	X	Sewer	Residential Local Cost Land Improvements										
	X	Electric	Description	Rate	Size	% Good	Cash Value						
	X	Gas	LAND IMPROVE 2500	2,500.00	1	95	2,375						
	X	Curb	Total Estimated Land Improvements True Cash Value =									2,375	
	X	Street Lights											
	X	Standard Utilities											
	X	Underground Utils.											

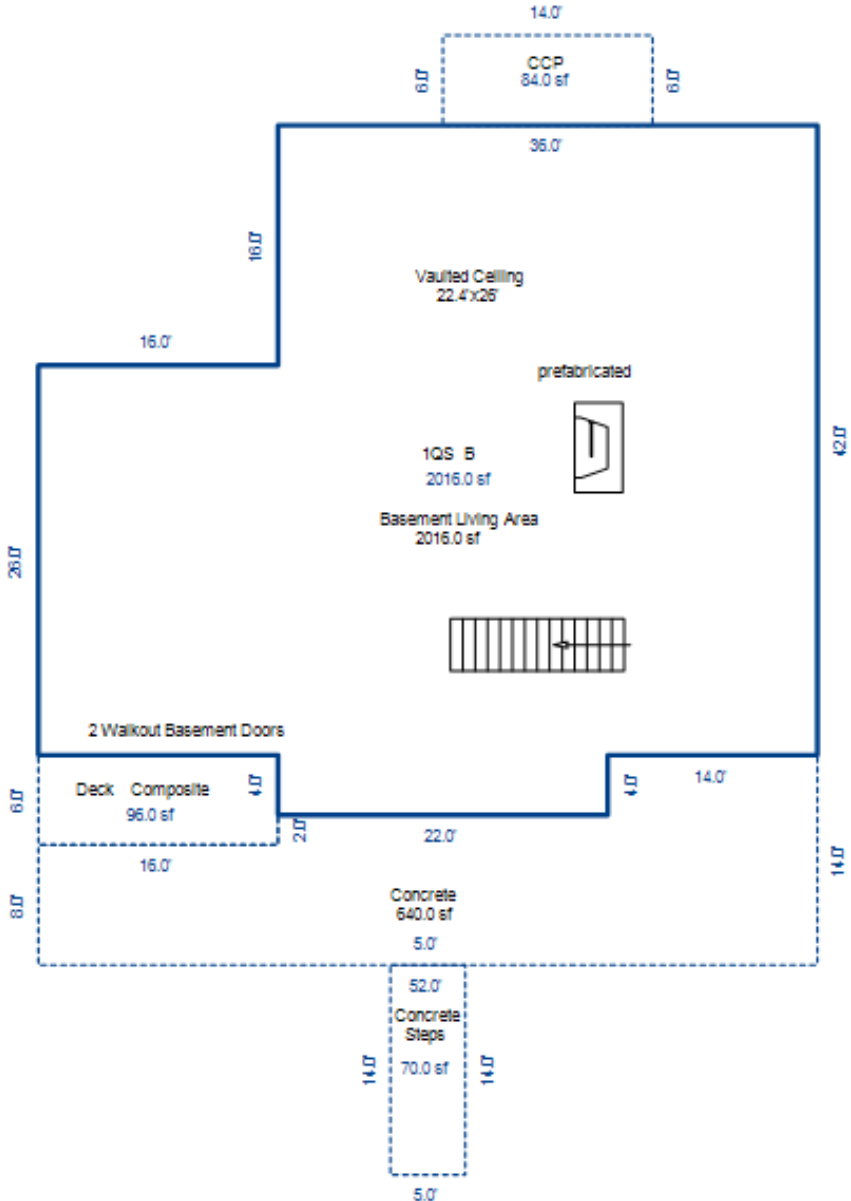
Topography of Site	X	Level
	X	Rolling
	X	Low
	X	High
	X	Landscaped
	X	Swamp
	X	Wooded
	X	Pond
	X	Waterfront
	X	Ravine
	X	Wetland
	X	Flood Plain
	X	PRIVATE RD

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	16,500	189,600	206,100			178,711C
2018	20,300	171,700	192,000		192,000W	174,523C
2017	20,300	164,100	184,400			170,934C
2016	22,900	85,000	107,900			97,755C

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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 (4) Interior	Gas Wood Oil Coal Elec. Steam X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	1 Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story 1 Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga Class: C +10 Effec. Age: 1 Floor Area: 2,520 Total Base New : 304,467 Total Depr Cost: 301,366 Estimated T.C.V: 376,708	Area Type 84 CCP (1 Story) 95 WPP 96 Treated Wood E.C.F. X 1.250	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: Bsmnt Garage: Carport Area: Roof:
Wood Frame	Drywall Paneled Plaster Wood T&G	Central Air Wood Furnace				
Building Style: 1.25S	Trim & Decoration	(12) Electric				
Yr Built 2016	Ex Ord Min	0 Amps Service				
Remodeled 0	Size of Closets					
Condition: Average	Lg Ord Small					
Room List	Doors Solid H.C.					
Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors Kitchen: Other: Other:	No./Qual. of Fixtures				
(1) Exterior	(6) Ceilings	Ex. Ord Min				
Wood/Shingle Aluminum/Vinyl Brick		No. of Elec. Outlets				
Insulation		Many Ave. Few				
(2) Windows	(7) Excavation	(13) Plumbing				
Many Avg. Few Large Avg. Small	Basement: 2016 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	Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Forced Air w/ Ducts Ground Area = 2016 SF Floor Area = 2520 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.25 Story Siding Basement 2,016 Total: 267,668 264,935 Other Additions/Adjustments Basement, Outside Entrance, Below Grade 2 3,885 3,846 Plumbing Average Fixture(s) 1 1,120 1,109 3 Fixture Bath 1 3,525 3,490 Porches CCP (1 Story) 84 1,828 1,810 WPP 95 2,155 2,133 Deck Treated Wood 96 1,901 1,882 Water/Sewer Public Sewer 1 1,134 1,123 Water Well, 100 Feet 1 4,407 4,363 Built-Ins Appliance Allow. 1 2,099 2,078 Fireplaces Prefab 1 Story 1 1,967 1,947 871 12,778 12,650 Treatments: 304,467 301,366			
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(14) Water/Sewer				
(3) Roof	(9) Basement Finish 871 Recreation SF Living SF 2 Walkout Doors No Floor SF	1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:				
Gable Hip Flat Gambrel Mansard Shed	(10) Floor Support Joists: Unsupported Len: Cntr.Sup:					
Asphalt Shingle						
Chimney:						
				Notes: ECF (410- SAPHIRE LAKE AREA) 1.250 => TCV: 376,708		



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GALLANT THOMAS & BETTY TR	ZUIDERVEEN MARY H LIVING	107,169	08/26/2011	WD	WARRANTY DEED	2011-02681 WD	PTA	100.0
GALLANT THOMAS J	GALLANT THOMAS & BETTY TR	0	08/23/2010	QC	FAMILY SALE	2010-4016QC	PTA	0.0
GALLANT THOMAS J	GALLANT THOMAS & BETTY TR	0	08/23/2010	QC	FAMILY SALE	2010-4016QC	PTA	0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
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W SAPPHIRE AVE School: LAKE CITY - 57020

P.R.E. 100% 06/11/2018

Owner's Name/Address MAP #:

ZUIDERVEEN MARY H TRUST 1771 E KELLY RD FALMOUTH MI 49632 2019 Est TCV 39,272

Improved X Vacant Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

Public Improvements \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Sub 600 Plat 2	54.00	101.00	0.9697	1.0000	750	100		39,272
54 Actual Front Feet, 0.13 Total Acres Total Est. Land Value =								39,272

Tax Description . SEC 10 T22N R8W LOT 131 SAPPHIRE LAKE PLAT 2.

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



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2019	19,600	0	19,600			17,413C
		TPC 12/27/2017 INSPECTED	2018	26,200	0	26,200		26,200W	17,005C
		TPC 03/30/2015 INSPECTED	2017	23,600	0	23,600			16,656C
			2016	23,600	0	23,600			16,508C

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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.
TARRANT KATHERINE	HARWOOD CHESTER & LINDA (	0	08/01/2008	WD	Multiple Reference	2008/2931		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
W SAPPHIRE AVE			Addition	04/02/2009	20090094	Complete
Owner's Name/Address	P.R.E. 0%					
HARWOOD CHESTER & LINDA 2378 EAGLE TRACE DR Kissimmee FL 34746	MAP #:					
	2019 Est TCV 79,853 TCV/TFA: 332.72					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
. SEC 10 T22N R8W LOT 132 SAPPHIRE LAKE PLAT 2.	X		Sub 600 Plat 2	54.00	100.00	0.9697	1.0000	750	100	39,272
Comments/Influences			54 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 39,272							



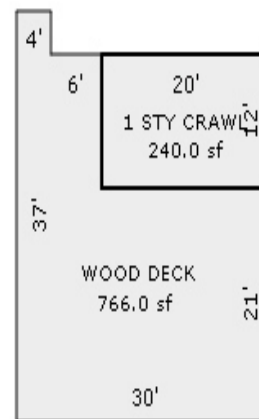
Topography of Site
Level X Rolling Low X High Landscaped Swamp X Wooded Pond X Waterfront Ravine Wetland Flood Plain X PRIVATE RD

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	19,600	20,300	39,900			38,770C
2018	26,200	19,200	45,400			37,862C
2017	23,600	18,300	41,900			37,084C
2016	23,600	17,500	41,100			36,754C

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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 760	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																				
X	Wood Frame		(4) Interior Drywall Paneled		Plaster Wood T&G																											
Building Style: 1S		Trim & Decoration		X																												
Yr Built 2009	Remodeled 0	Ex	X Ord		Min																											
Condition: Average		Lg	X Ord		Small																											
Room List		(5) Floors		Central Air Wood Furnace																												
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric 200 Amps Service																												
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures Ex. X Ord. Min																												
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	No. of Elec. Outlets Many X Ave. Few		(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																												
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 240 S.F. Slab: 0 S.F. Height to Joists: 0.0																												
X	Many Avg. X Few	Large Avg. X Small		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF																												
X	Double Glass Patio Doors Storms & Screens	(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																												
(3) Roof		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:																												
X	Gable Hip Flat	Gambrel Mansard Shed																														
X	Asphalt Shingle																															
Chimney:																																
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Electric Wall Heat Ground Area = 240 SF Floor Area = 240 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>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>240</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>24,463</td> <td>23,240</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing Average Fixture(s) 1 933 886 Built-Ins Appliance Allow. 1 1,467 1,394 Deck Treated Wood 760 7,311 6,945 Totals: 34,174 32,465											Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	240			Total:				24,463	23,240	E.C.F. X 1.250		Bsmnt Garage: Carport Area: Roof:	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																											
1 Story	Siding	Crawl Space	240																													
Total:				24,463	23,240																											
Notes: ECF (410- SAPPHIRE LAKE AREA) 1.250 => TCV: 40,581																																



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.
WROBLEWSKI RONALD (DECEAS	WROBLEWSKI S & JENNISON	0	11/04/2005	OTH	Not Qualified	06-0/3084		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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8613 W SAPPHIRE AVE	School: LAKE CITY - 57020					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:
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WROBLEWSKI SUSAN J & JENNISON WILLIAM D & MARY ELLEN 3253 SNOWDEN LANE Howell MI 48843	2019 Est TCV 108,932 TCV/TFA: 174.57
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X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA
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Public Improvements	* Factors *
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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Sub 600 Plat 2	50.00	100.00	1.0000	1.0000	750	100		37,500
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50 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value =	37,500
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Land Improvement Cost Estimates		Description	Rate	Size	% Good	Cash Value
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X	Dirt Road	D/W/P: Crushed Rock	1.66	240	0	0
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X	Gravel Road	Wood Frame	18.89	120	50	1,133
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X	Paved Road	Residential Local Cost Land Improvements				
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X	Storm Sewer	Description	Rate	Size <td>% Good</td> <td>Cash Value</td>	% Good	Cash Value
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X	Sidewalk	LAND IMPROVE 1000	1,000.00	1	95	950
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X	Water	Total Estimated Land Improvements True Cash Value =				2,083
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X	Sewer					
---	-------	--	--	--	--	--

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

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

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

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

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

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

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

X	Low
---	-----

X	High
---	------

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

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

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

X	Pond
---	------

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

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

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

X	Flood Plain
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X	PRIVATE RD
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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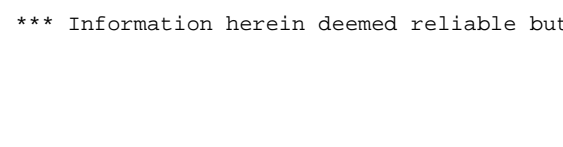
2019	18,800	35,700	54,500			38,562C
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2018	25,000	31,300	56,300			37,659C
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2017	22,500	29,900	52,400			36,885C
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2016	22,500	28,600	51,100			36,556C
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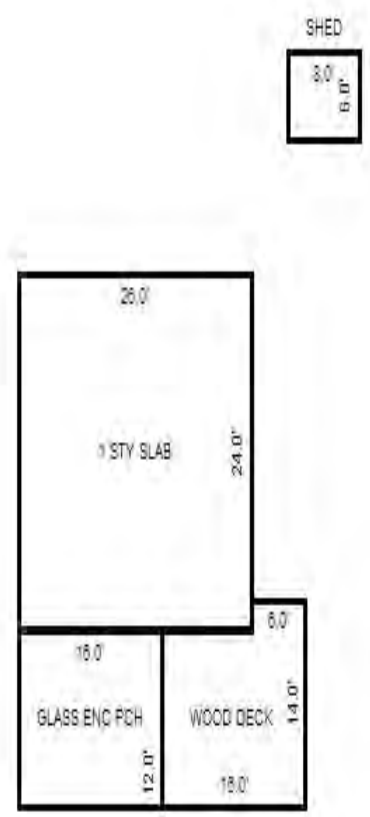


\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



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 192 204	Type WGEP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame		(4) Interior Drywall X Paneled	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace												
Yr Built 1967	Remodeled 0	Ex	X Ord		Min	(12) Electric										
Condition: Average		Lg		Ord	X Small	100 Amps Service										
Room List		(5) Floors		Kitchen: Other: Other:												
	Basement 1st Floor 2nd Floor Bedrooms			(6) Ceilings												
(1) Exterior		X	Tile	No./Qual. of Fixtures												
X	Wood/Shingle Aluminum/Vinyl Brick			Ex.	X Ord.		Min	Cost Est. for Res. Bldg: 1 Single Family 1S								
	Insulation			No. of Elec. Outlets												
(2) Windows		Many Avg.	X Large Avg.	Many	X Ave.		Few	Ground Area = 624 SF Floor Area = 624 SF.								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement			(7) Excavation												
X	Double Glass Patio Doors Storms & Screens			Basement: 0 S.F. Crawl: 0 S.F. Slab: 624 S.F. Height to Joists: 0.0												
X	Chimney: Block			(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	Asphalt Shingle			(10) Floor Support												
				Joists: Unsupported Len: Cntr.Sup:												
				1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic												
				Lump Sum Items:												
Notes:											E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:			
Building Areas											Total: 57,505		37,379			
Plumbing											Average Fixture(s) 1		933 606			
Porches											WGEP (1 Story) 192		10,189 7,642 *			
Deck											Treated Wood 204		3,107 2,020			
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:											80,500		53,345			
ECF (410- SAPPHERE LAKE AREA) 1.300 => TC											69,349					

\*\*\* 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.			
		167,500	11/01/2001	WD	Download	01-0:4621		0.0			
Property Address		Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)		Date	Number	Status			
8633 W SAPPHIRE AVE		School: LAKE CITY - 57020									
Owner's Name/Address		P.R.E. 0%									
BURKE ARTHUR R & SUZANNE S 105 AGATE WAY WILLIAMSTON MI 48895		MAP #:		2019 Est TCV 152,968 TCV/TFA: 169.96							
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA							
. SEC 10 T22N R8W W'LY 1/2 OF LOT 134, LOT 135 & E'LY 1/2 OF LOT 136 SAPPHIRE LAKE PLAT 2.		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		Sub 600 Plat 2	100.00	100.00	0.7579	1.0000	750	100	56,839
		Paved Road		100 Actual Front Feet, 0.23 Total Acres				Total Est. Land Value =		56,839	
		Storm Sewer									
		Sidewalk									
		Water									
		X Sewer									
		X Electric									
		X Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		X Rolling									
		Low									
		X High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		X Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		X PRIVATE RD		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2019	28,400	48,100	76,500		70,889C	
		TPC 12/27/2017 INSPECTED			2018	37,900	39,700	77,600		69,228C	
		TPC 03/30/2015 INSPECTED			2017	34,100	36,700	70,800		67,805C	
					2016	34,100	36,400	70,500		67,201C	



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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 324 522 100 40	Type CGEP (1 Story) 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		Drywall Paneled		Plaster Wood T&G													
Building Style: 1S		Trim & Decoration																
Yr Built 1949	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:		100 Amps Service														
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S											
X	Wood/Shingle Aluminum/Vinyl Brick						Ex.	X	Ord.		Min	No. of Elec. Outlets						
	Insulation	(7) Excavation		(13) Plumbing			Many			X	Ave.		Few	Stories				
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 900 S.F. Height to Joists: 0.0		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story			Exterior	Foundation	Size	Cost New	Depr. Cost				
X	Many Avg.	X	Large Avg.							Other Additions/Adjustments								
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						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						Porches								
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan						CGEP (1 Story)								
X	Gable Hip Flat	(10) Floor Support		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan						Deck								
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan						Treated Wood Treated Wood Treated Wood								
Chimney: Metal		Recreation SF Living SF Walkout Doors No Floor SF		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan						Water/Sewer								
		Lump Sum Items:		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan						Appliance Allow.								
				1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan						Fireplaces								
				1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan						Exterior 1 Story								
				1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan						Local Cost Items SANITARY SEWER								
				1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan						Built-Ins								
				1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan						Totals:								
				1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan						Notes: VERTICAL LOG								
				1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan						ECF (410- SAPPHERE LAKE AREA) 1.300 => TCV:								

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



Sketch by Apex IVT

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WROBLEWSKI RONALD M (DECE	WROBLEWSKI S & JENNISON *	0	11/04/2005	OTH	Not Qualified	06-0/3084		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
W SAPPHIRE AVE						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2019 Est TCV 24,741					

Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA							
			* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			Sub 600 Plat 2	25.00	100.00	1.3195	1.0000	750	100	24,741
			25 Actual Front Feet, 0.06 Total Acres Total Est. Land Value =							24,741

Tax Description  
 . SEC 10 T22N R8W E'LY 1/2 OF LOT 134  
 SAPPHIRE LAKE PLAT 2.

Comments/Influences  
 OWNS ADJOINING LOT 133

- 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
- X PRIVATE RD



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	12,400	0	12,400			7,761C
2018	16,500	0	16,500			7,580C
2017	14,800	0	14,800			7,425C
2016	14,800	0	14,800			7,359C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
REYNOLDS JEFFREY B & MARI	MANNES DAVID L & SHIRLEY	145,000	04/15/2010	WD	Arms Length	2010_1265WD		100.0
		88,000	05/01/1998	WD	Download	03-0:5763		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8653 W SAPPHIRE AVE						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
MANNES DAVID L & SHIRLEY K 2158 OAK HOLLOW DR JENISON MI 49428	MAP #:					
	2019 Est TCV 133,634 TCV/TFA: 179.62					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA							
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
SEC 10 T22N R8W LOT 137 & W'LY 1/2 OF LOT 136 SAPPHIRE LAKE PLAT 2.	X		Sub 600 Plat 2	75.00	100.00	0.8503	1.0000	750	100	47,828
			75 Actual Front Feet, 0.17 Total Acres Total Est. Land Value =						47,828	

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates				
			Description	Rate	Size % Good	Cash Value	
ADD SEWER FOR 05 ADD WD FOR 07+2000 NEW.... ADD WO BSM'T +500 AS ADD.N	X	Dirt Road					
	X	Gravel Road					
	X	Paved Road					
	X	Storm Sewer					
	X	Sidewalk					
	X	Water	D/W/P: Brick on Sand	13.67	81 25	277	
	X	Sewer	D/W/P: 3.5 Concrete	5.00	181 50	452	
	X	Electric	Total Estimated Land Improvements True Cash Value =				729
	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 Rolling	2019	23,900	42,900	66,800			63,016C
	X Low	2018	31,900	38,100	70,000			61,540C
	X High	2017	28,700	36,400	65,100			60,275C
	X Landscaped	2016	28,700	34,800	63,500			59,738C
	X Swamp							
	X Wooded							
	X Pond							
	X Waterfront							
	X Ravine							
	X Wetland							
	X Flood Plain							
	X PRIVATE RD							



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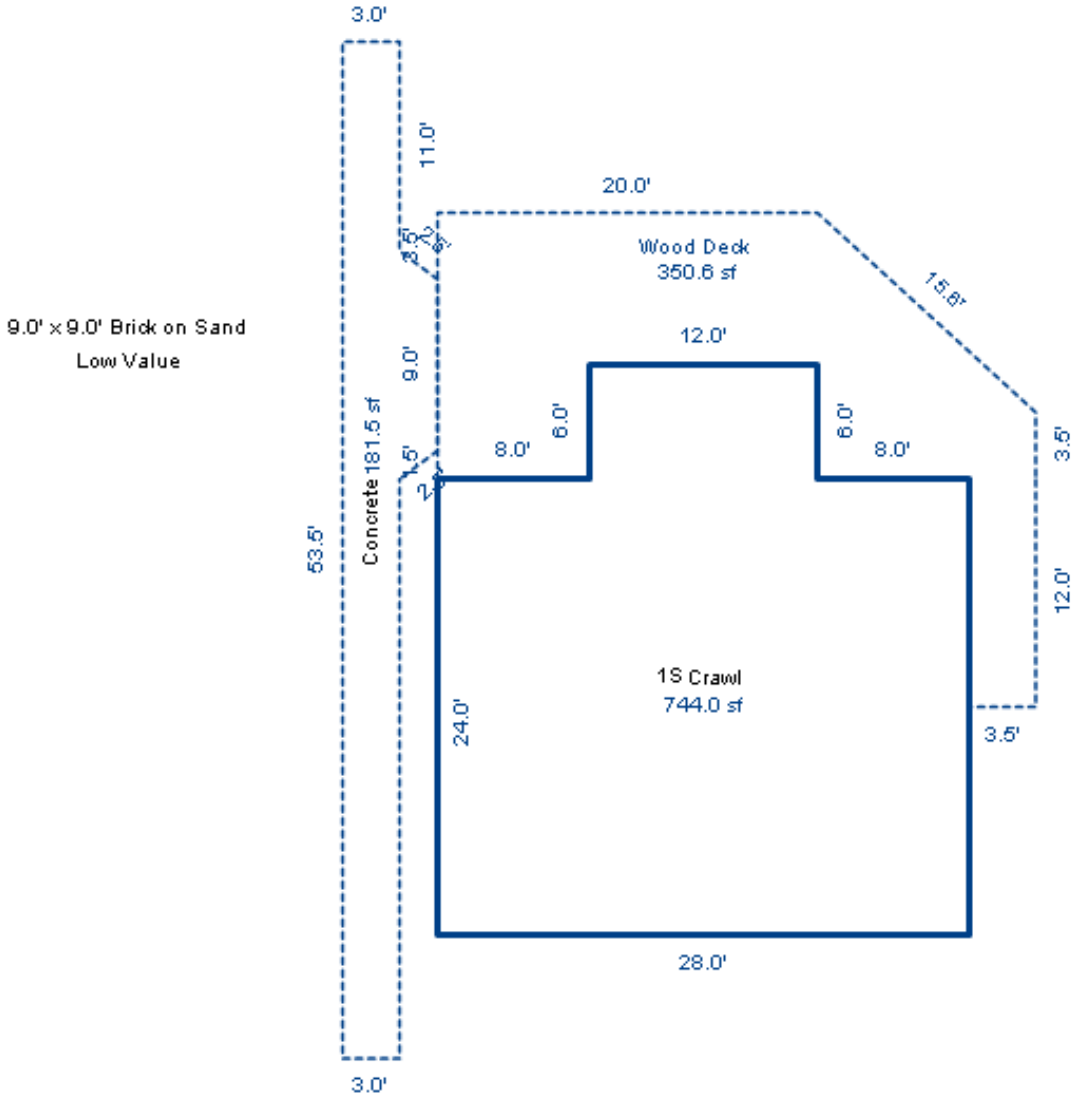
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	09/07/2018	INSPECTED	2018	31,900	38,100	70,000			61,540C
TPC	12/27/2017	INSPECTED	2017	28,700	36,400	65,100			60,275C
TPC	03/30/2015	INSPECTED	2016	28,700	34,800	63,500			59,738C

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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 350	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame		Drywall Paneled				Plaster Wood T&G								
Building Style: 1S		Trim & Decoration													
Yr Built 1972	Remodeled 2006	Ex	Ord	X	Min	Size of Closets									
Condition: Average		Lg	Ord	X	Small	Doors									
Room List		(5) Floors		Central Air Wood Furnace											
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric											
		0 Amps Service													
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S					Cls C		Blt 1972	
X	Wood/Shingle Aluminum/Vinyl Brick			Ex. X Ord. Min			(11) Heating System: Wall/Floor Furnace								
Insulation				No. of Elec. Outlets			Ground Area = 744 SF Floor Area = 744 SF.								
(2) Windows				Many X Ave. Few			Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70								
X	Many Avg. X Few	Large Avg. Small		(7) Excavation			Building Areas								
				Basement: 0 S.F. Crawl: 744 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								
				(9) Basement Finish			1 1 Story Exterior Foundation Siding Crawl Space								
				Recreation SF Living SF Walkout Doors No Floor SF			Other Additions/Adjustments								
(3) Roof				(14) Water/Sewer			Plumbing								
X	Gable Hip Flat	Gambrel Mansard Shed		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Average Fixture(s) Deck Treated Wood Water/Sewer Public Sewer Water Well, 50 Feet								
X	Asphalt Shingle			Lump Sum Items:			Built-Ins								
Chimney: Metal							Appliance Allow. Fireplaces Exterior 1 Story Local Cost Items SANITARY SEWER								
							Notes:								
							Totals:			77,627		54,338			
							ECF (410- SAPPHERE LAKE AREA) 1.300 => TCV:			93,493		65,444		85,077	

\*\*\* 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.
EGBERT EARL & MARY TRUST	PRANGLEY JEAN L	0	11/29/2017	QC	FAMILY SALE	2017-04013		100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
W SAPPHIRE AVE						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 100% 11/29/2017					
	MAP #:					
	2019 Est TCV 37,500					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA							
				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
. SEC 10 T22N R8W LOT 138 SAPPHIRE LAKE PLAT 2.	X			Sub 600 Plat 2	50.00	100.00	1.0000	1.0000	750	100	37,500
Comments/Influences				50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 37,500							

Comments/Influences

- Public Improvements
- 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
- Low
- High
- Landscaped
- Swamp
- X 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	18,800	0	18,800			18,800S
2018	25,000	0	25,000			25,000S
2017	22,500	0	22,500			15,672C
2016	22,500	0	22,500			15,533C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
EGBERT EARL & MARY TRUST	PRANGLEY JEAN L	0	11/29/2017	QC	FAMILY SALE	2017-04013		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8675 W SAPPHIRE AVE						
Owner's Name/Address	School: LAKE CITY - 57020					
PRANGLEY JEAN L 8675 W SAPPHIRE AVENUE LAKE CITY MI 49651	P.R.E. 100% 11/29/2017					
	MAP #:					
	2019 Est TCV 152,257 TCV/TFA: 136.07					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA							
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
. SEC 10 T22N R8W LOT 139 SAPPHIRE LAKE PLAT 2.	X		Sub 600 Plat 2	50.00	100.00	1.0000	1.0000	750	100	37,500
Comments/Influences			50 Actual Front Feet, 0.12 Total Acres				Total Est. Land Value =		37,500	
ADDEWER FOR 05			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			1.61	120 0	0		
	X		Sewer			Residential Local Cost Land Improvements				
	X		Electric							
	X		Gas			0.00	0 95	950		
			Curb			Total Estimated Land Improvements True Cash Value = 950				

Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X Rolling	2019	18,800	57,300	76,100			71,680C
	X Low	2018	25,000	45,000	70,000			70,000S
	X High	2017	22,500	43,000	65,500			42,201C
	Landscaped	2016	22,500	41,100	63,600			41,825C
	Swamp							
	Wooded							
	Pond							
	X Waterfront							
	Ravine							
	Wetland							
	Flood Plain							
	X PRIVATE RD							

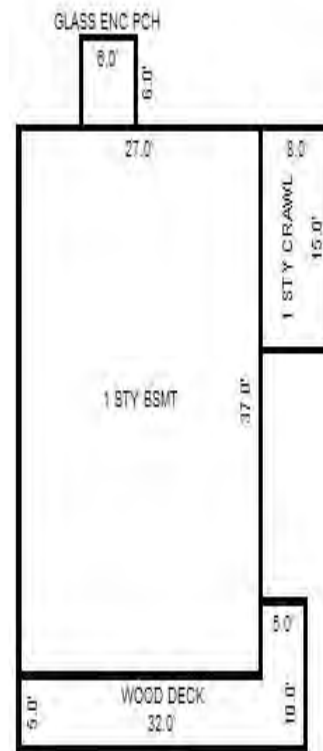


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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 1 Wood Stove Direct-Vented Ga		Area 30 185 80	Type CGEP (1 Story) Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	X	Drywall Plastered Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling												
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			(12) Electric		Class: D +10 Effec. Age: 35 Floor Area: 1,119 Total Base New : 134,505 Total Depr Cost: 87,544 Estimated T.C.V: 113,807		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:				
Yr Built 1943	Remodeled 0	Ex	X Ord	Min	200 Amps Service												
Condition: Average		Lg	X Ord	Small													
Room List		(5) Floors		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S						Cls D 10 Blt 1943				
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(6) Ceilings			(11) Heating System: Forced Hot Water										
(1) Exterior		X	Tile	Ex.	X Ord.	Min	Ground Area = 1119 SF Floor Area = 1119 SF.										
X	Wood/Shingle Aluminum/Vinyl Brick	No. of Elec. Outlets		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65										
	Insulation	(7) Excavation		(13) Plumbing			Building Areas										
(2) Windows		Basement: 999 S.F. Crawl: 120 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 Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 999 1 Story Siding Crawl Space 120										
X	Many Avg. X Few	Large Avg. Small	(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									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor	Plumbing			Plumbing										
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish	350 Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer			Porches Deck Water/Sewer Public Sewer Water Well, 50 Feet									
(3) Roof		(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Built-Ins										
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			Appliance Allow. Fireplaces Wood Stove Local Cost Items SANITARY SEWER Recreation Room									
X	Asphalt Shingle			Lump Sum Items:			Notes:										
Chimney: Brick							ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCv:								113,807		
							Totals:		134,505		87,544						

\*\*\* 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.
PARMENTER D BRIAN & JANET	MILEY ROGER P & SUSAN M	290,000	08/24/2017	WD	Arms Length	2017-02641	PTA	100.0
PARMENTER D BRIAN & JANET	PARMENTER D BRIAN & JANET	0	01/28/2015	WD	WARRANTY DEED	2015-00543	PTA	0.0
HILL	PARMENTER	244,000	10/01/2002	WD	Download	02-0:4601		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8695 W SAPPHIRE AVE	School: LAKE CITY - 57020		Reroof	08/30/2013	2013-0412	100%

Owner's Name/Address	MAP #:
MILEY ROGER P & SUSAN M 1204 WATERWAYS DR ANN ARBOR MI 48108	2019 Est TCV 232,285 TCV/TFA: 166.04

X	Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA							
			* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value

			Sub 600 Plat 2	90.00	100.00	0.7905	1.0000	750	100	53,357	
			90 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	53,357

Tax Description		Land Improvement Cost Estimates								
		Description	Rate	Size	% Good	Cash Value				
		Fencing: Wd, Split, 2 Rail	12.51	50	0	0				
		D/W/P: 4in Ren. Conc.	6.21	1000	0	0				

		Wood Frame	28.33	51	50	722			
		Gas	20.39	147	50	1,498			

Comments/Influences		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 =							4,595	



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	26,700	89,400	116,100			115,712C
2018	35,600	77,400	113,000			113,000S
2017	42,500	74,100	116,600			103,529C
2016	42,500	70,900	113,400			102,606C

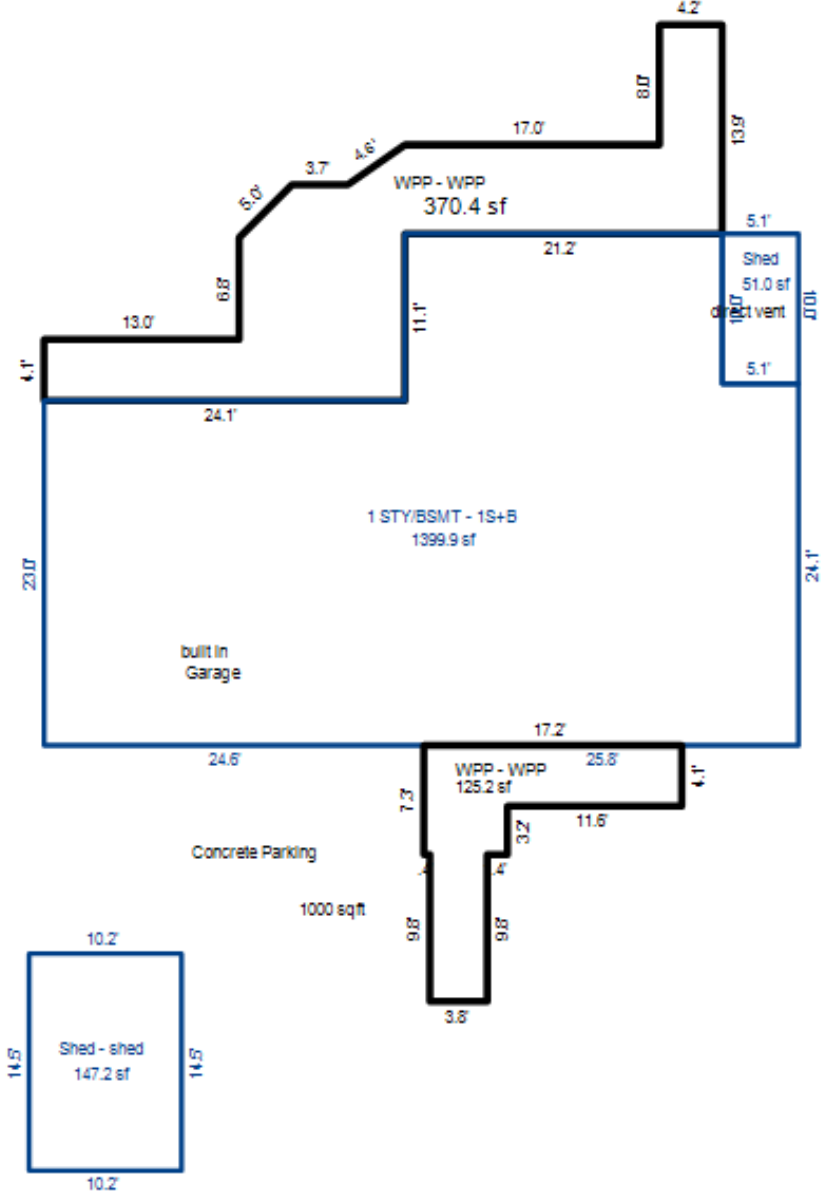
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Who	When	What
TPC	12/27/2017	INSPECTED
TPC	07/18/2017	INSPECTED
TPC	03/30/2015	INSPECTED

\*\*\* 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		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 370 24 101 316 48	Type WPP WCP (1 Story) WPP Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G																													
Building Style: 1S		Trim & Decoration																																
Yr Built 1966	Remodeled 1995	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																														
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	Basement: 1399 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many		X	Ave.		Few																						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		(13) Plumbing																														
(3) Roof		(9) Basement Finish		(14) Water/Sewer																														
X	Gable Hip Flat	8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Public Water																											
X	Asphalt Shingle	(10) Floor Support		1 Public Sewer			Water Well																											
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		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 = 1399 SF Floor Area = 1399 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>Basement</td> <td>1,399</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>161,884</td> <td>105,212</td> </tr> </tbody> </table>													Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Basement	1,399			Total:				161,884	105,212	E.C.F. X 1.300		Total Base New : 206,749 Total Depr Cost: 134,372 Estimated T.C.V: 174,684	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																													
1 Story	Siding	Basement	1,399																															
Total:				161,884	105,212																													
Other Additions/Adjustments Exterior Stone Veneer 72 2,074 1,348 Basement, Outside Entrance, Below Grade 1 1,942 1,262 Plumbing Average Fixture(s) 1 1,120 728 3 Fixture Bath 1 3,525 2,291 2 Fixture Bath 1 2,359 1,533 Porches WPP 370 4,725 3,071 WPP 101 2,190 1,423 WCP (1 Story) 24 1,374 893 Deck Treated Wood 316 4,244 2,759 Treated Wood 48 1,313 853 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Basement Garage: 2 Car 1 2,756 1,791 Door Opener 1 415 270 Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 100 3,811 2,477 Water/Sewer															<<<<< 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.
MAILLARD KEVIN L & CATHRY	WRBELIS CHRISTOPHER & CHR	130,000	09/25/2008	WD	Arms Length	2008/3322		100.0
		110,000	06/01/2001	WD	Download	01-0:2281		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8705 W SAPPHIRE AVE						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2019 Est TCV 113,345 TCV/TFA: 129.98					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA			
			Description	Frontage	Depth	Value
. SEC 10 T22N R8W LOT 142 SAPPHIRE LAKE PLAT 2.	X		Sub 600 Plat 2	43.99	103.00	34,728
Comments/Influences			39 Actual Front Feet, 0.11 Total Acres Total Est. Land Value = 34,728			
LOT IS NEXT TO BEACH ACCESS PATH	X		Land Improvement Cost Estimates			
	X		Description	Rate	Size % Good	Cash Value
	X		D/W/P: 3.5 Concrete	4.68	136 0	0
	X		Wood Frame	23.67	64 71	1,076
	X		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 = 2,026			



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							
X PRIVATE RD							

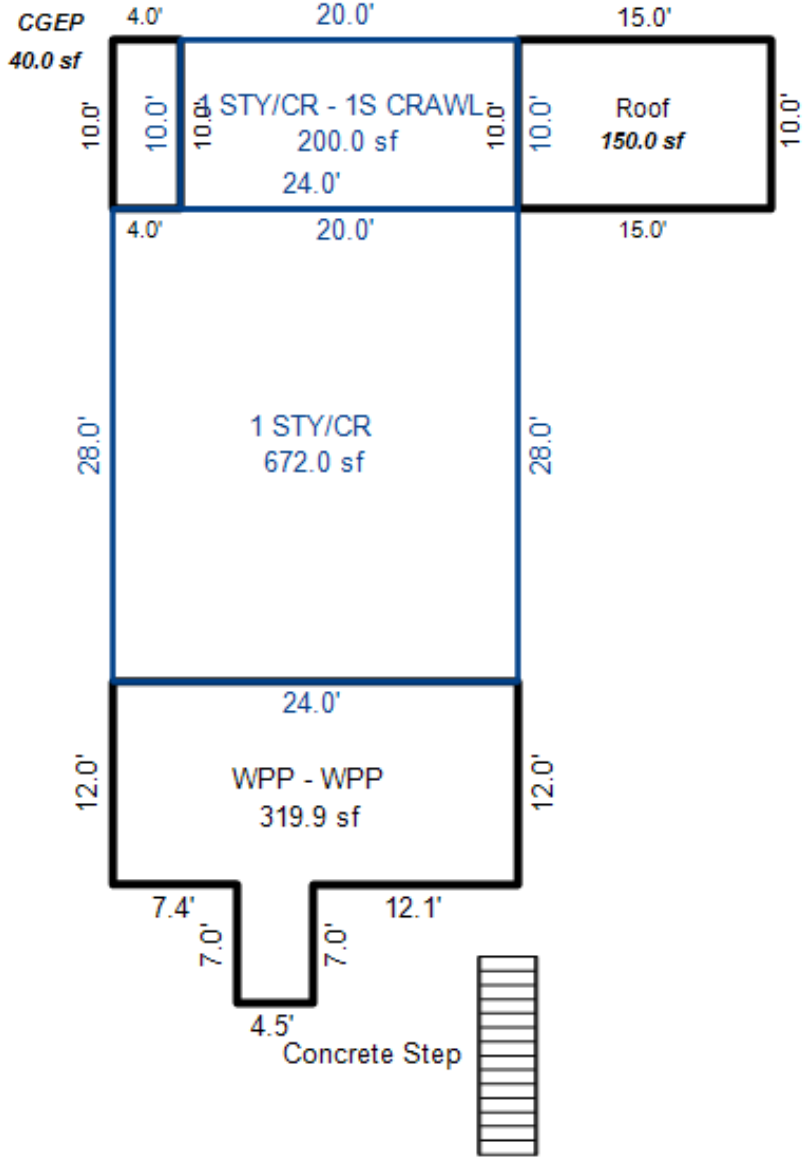
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2019	17,400	39,300	56,700			39,971C
TPC	12/27/2017	INSPECTED	2018	23,200	33,600	56,800			39,035C
TPC	03/30/2015	INSPECTED	2017	20,800	32,200	53,000			38,233C
TPC	05/30/2014	INSPECTED	2016	20,800	30,800	51,600			37,892C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 40 319 150	Type CGEP (1 Story) WPP 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 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 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 1963			
X	Wood/Shingle Aluminum/Vinyl Brick	Ex.	X	Ord.	Min	No. of Elec. Outlets			(11) Heating System: Space Heater							
	Insulation	Many	X	Ave.	Few	(13) Plumbing			Ground Area = 872 SF Floor Area = 872 SF.							
(2) Windows		(7) Excavation		(14) Water/Sewer			Building Areas			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65						
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 672 S.F. Slab: 200 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			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) 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 Story Siding Crawl Space 672 1 Story Siding Slab 200			Total: 77,013 50,057			
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing			Average Fixture(s) 1 933 606						
(3) Roof		(10) Floor Support		Lump Sum Items:			Porches			CGEP (1 Story) 40 2,844 1,849 WPP 319 3,598 2,339						
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors No Floor SF		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer			Public Sewer 1 1,006 654 Water Well, 50 Feet 1 1,962 1,275						
X	Asphalt Shingle	(14) Water/Sewer		Lump Sum Items:			Built-Ins			Appliance Allow. 1 1,467 954						
Chimney: Brick		(15) Fireplaces		Lump Sum Items:			Deck			w/Roof (Roof portion) 150 1,818 1,182						
		(16) Porches/Decks		Lump Sum Items:			Local Cost Items			SANITARY SEWER 1 0 0						
		(17) Garage		Lump Sum Items:			Notes:			Totals: 90,641 58,916						
				E.C.F. X 1.300			ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV:			76,591						

\*\*\* 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				
8715 W SAPPHIRE AVE		School: LAKE CITY - 57020		Reroof		09/19/2017	2017-0461	100%				
Owner's Name/Address		P.R.E. 100% 06/14/2000		MAP #:		2019 Est TCV 301,152 TCV/TFA: 155.07						
ODREN RONALD G 8715 W SAPPHIRE AVENUE LAKE CITY MI 49651		X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA								
Tax Description		Public Improvements		* Factors *								
SEC 10 T22N R8W LOTS 143, 172 & 173. SAPPHIRE LAKE PLAT 2.		X	Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		X	Gravel Road	Sub 600 Plat 2	51.00	101.00	0.9921	1.0000	750	100		37,948
50X38 GRG ? FOR 03 (PERMIT?) GSA TO OHG FOR 04 @ 45% HAS BATH ETC 01 COMBO OF 172 & 173 FOR 02		X	Paved Road	<Site Value B> Back Lots 600					6000	100		6,000
		X	Storm Sewer	<Site Value B> Back Lots 600					6000	100		6,000
		X	Sidewalk	148 Actual Front Feet, 0.35 Total Acres		Total Est. Land Value =						49,948
		X	Water	Land Improvement Cost Estimates								
		X	Sewer	Description		Rate	Size	% Good	Cash Value			
		X	Electric	D/W/P: 4in Concrete		5.29	798	0	0			
		X	Gas	D/W/P: 3.5 Concrete		5.00	34	0	0			
		X	Curb	D/W/P: 4in Ren. Conc.		6.21	94	0	0			
		X	Street Lights	Residential Local Cost Land Improvements								
		X	Standard Utilities	Description		Rate	Size	% Good	Cash Value			
		X	Underground Utils.	LAND IMPROVE 2500		2,500.00	1	95	2,375			
		X	Topography of Site	Total Estimated Land Improvements True Cash Value = 2,375								
		X	Level									
		X	Rolling									
		X	Low									
		X	High									
		X	Landscaped									
		X	Swamp									
		X	Wooded									
		X	Pond									
		X	Waterfront									
		X	Ravine									
		X	Wetland									
		X	Flood Plain									
		X	PRIVATE RD	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X	Who	When	What	2019	25,000	125,600	150,600		111,403C	
		X	JWV	10/13/2017	INSPECTED	2018	31,300	110,000	141,300		108,792C	
		X	TPC	03/30/2015	INSPECTED	2017	28,800	102,800	131,600		106,555C	
		X	TPC	05/30/2014	INSPECTED	2016	28,800	98,100	126,900		105,605C	

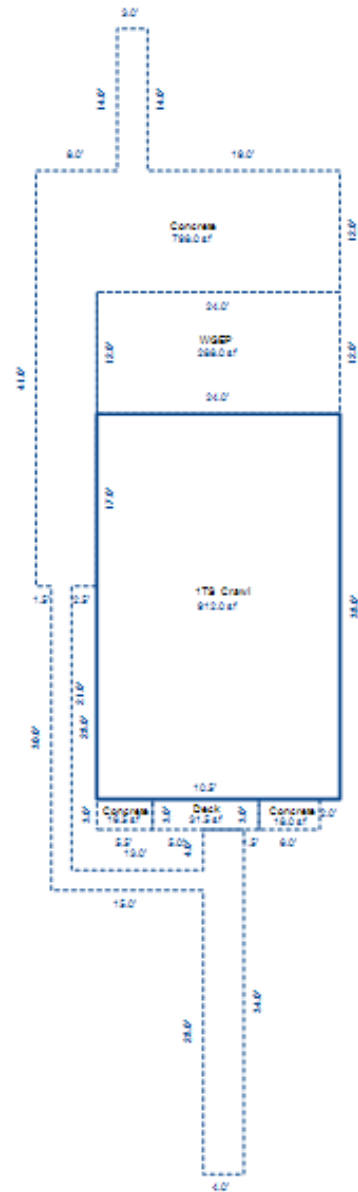


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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 288	Type WGEP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame		Drywall Paneled		Plaster Wood T&G												
Building Style: 1.75S		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		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						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: 0 S.F. Crawl: 912 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) 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													
(3) Roof		(9) Basement Finish		14) Water/Sewer													
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												
X	Asphalt Shingle	(10) Floor Support		1													
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:													
Cost Est. for Res. Bldg: 1 Single Family 1.75S										Cls C -5		Blt 1987					
(11) Heating System: Forced Air w/ Ducts										Ground Area = 912 SF		Floor Area = 1596 SF.					
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70										Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost					
1.75 Story Siding Crawl Space										912		Total: 132,156 92,521					
Other Additions/Adjustments										Plumbing		Average Fixture(s) 1 1,120 784					
										3 Fixture Bath 1 3,525 2,467							
Porches										WGEP (1 Story) 288 14,668 10,268							
Water/Sewer										Public Sewer 1 1,134 794							
Water Well, 100 Feet										1 4,407 3,085							
Built-Ins										Appliance Allow. 1 2,099 1,469							
Fireplaces										Interior 2 Story 1 5,044 3,531							
Local Cost Items										1 0 0							
SANITARY SEWER										Totals: 164,153 114,919							
Notes:										ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCY:		149,395					

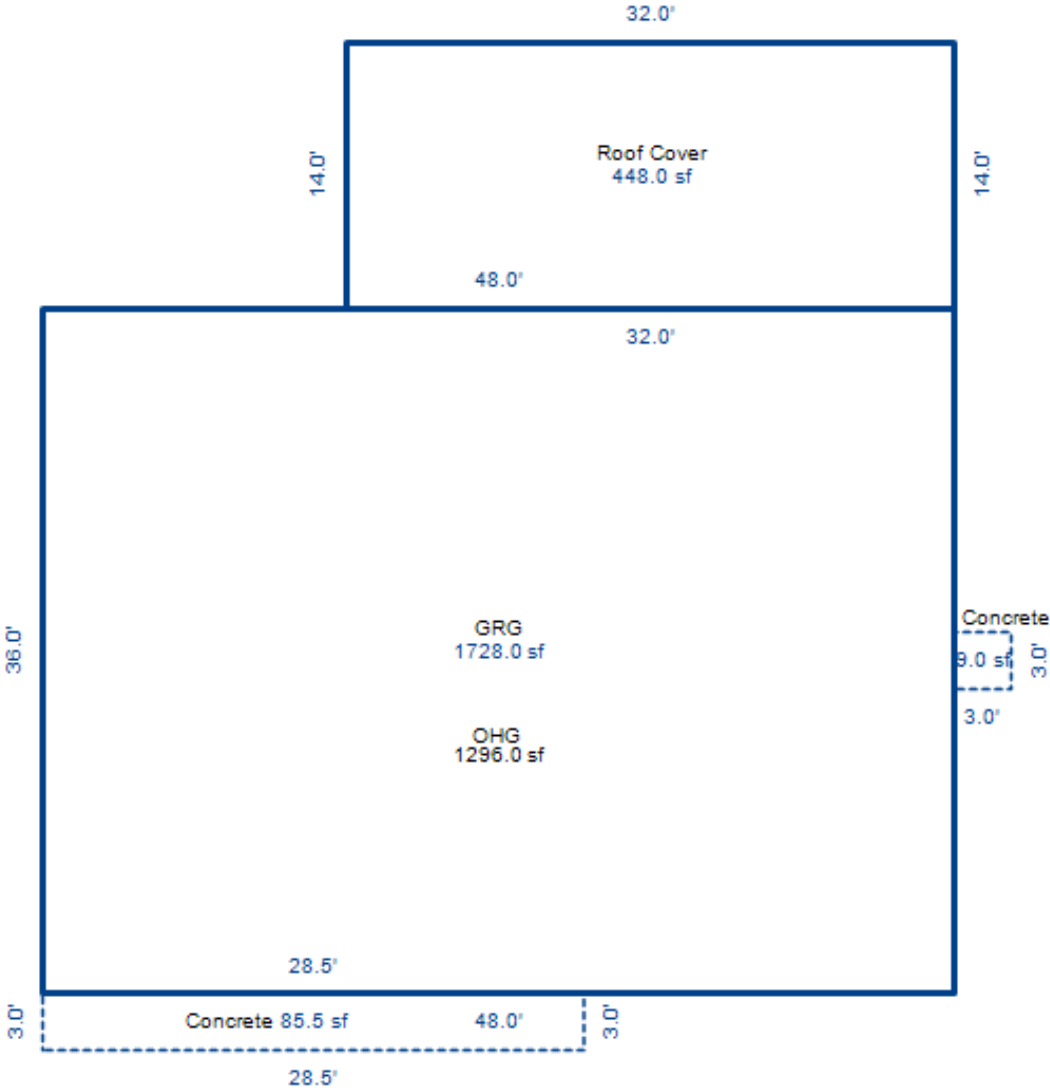
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 448	Type Roof Cover Onl	Year Built: 2003 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 2 Area: 1728 % Good: 0 Storage Area: 950 No Conc. Floor: 0	0	Front Overhang	0	Other Overhang
	Duplex													
A-Frame		(4) Interior			X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: C -5 Effec. Age: 15 Floor Area: 346 Total Base New : 93,584 Total Depr Cost: 79,547 Estimated T.C.V: 99,434	E.C.F. X 1.250	Bsmnt Garage:	Roof:				
Wood Frame		Drywall Paneled	Plaster Wood T&G											
Building Style: GRG		Trim & Decoration			X	(12) Electric	Cost Est. for Res. Bldg: 2 Single Family GRG (11) Heating System: Wall/Floor Furnace Ground Area = 0 SF Floor Area = 346 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85	Cls C -5 Blt 2003	Carport Area:	Roof:				
Yr Built	Remodeled	Ex	Ord	Min							0	Amps Service		
2003	0	Size of Closets			X	0	Amps Service	Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Condition: Average		Lg	Ord	Small										
Room List		(5) Floors			X	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	Notes: ON LOTS 172 & 173 ACCROSS THE STREET ECF (410- SAPPHIRE LAKE AREA) 1.250 => TCV:	Totals:	93,584	79,547	99,434		
Basement	1st Floor	2nd Floor	Bedrooms	(6) Ceilings									No./Qual. of Fixtures	
Basement		Kitchen:			X	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	Notes: ON LOTS 172 & 173 ACCROSS THE STREET ECF (410- SAPPHIRE LAKE AREA) 1.250 => TCV:	Totals:	93,584	79,547	99,434		
1st Floor		Other:											(7) Excavation	
2nd Floor		Other:			X	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	Notes: ON LOTS 172 & 173 ACCROSS THE STREET ECF (410- SAPPHIRE LAKE AREA) 1.250 => TCV:	Totals:	93,584	79,547	99,434		
Bedrooms		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0											(8) Basement	
(1) Exterior		(6) Ceilings			X	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	Notes: ON LOTS 172 & 173 ACCROSS THE STREET ECF (410- SAPPHIRE LAKE AREA) 1.250 => TCV:	Totals:	93,584	79,547	99,434		
Wood/Shingle	Aluminum/Vinyl	Brick	(7) Excavation										(9) Basement Finish	
Insulation		(8) Basement			X	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	Notes: ON LOTS 172 & 173 ACCROSS THE STREET ECF (410- SAPPHIRE LAKE AREA) 1.250 => TCV:	Totals:	93,584	79,547	99,434		
(2) Windows		Many	Avg.	Few									(9) Basement Finish	
Many	Avg.	Few	(9) Basement Finish			X	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	Notes: ON LOTS 172 & 173 ACCROSS THE STREET ECF (410- SAPPHIRE LAKE AREA) 1.250 => TCV:	Totals:	93,584	79,547	99,434	
Large	Avg.	Small	(10) Floor Support											(14) Water/Sewer
Wood Sash	Metal Sash	Vinyl Sash	(10) Floor Support			X	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	Notes: ON LOTS 172 & 173 ACCROSS THE STREET ECF (410- SAPPHIRE LAKE AREA) 1.250 => TCV:	Totals:	93,584	79,547	99,434	
Double Hung	Horiz. Slide	Casement	(10) Floor Support											(14) Water/Sewer
Double Glass	Patio Doors	Storms & Screens	(10) Floor Support			X	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	Notes: ON LOTS 172 & 173 ACCROSS THE STREET ECF (410- SAPPHIRE LAKE AREA) 1.250 => TCV:	Totals:	93,584	79,547	99,434	
(3) Roof		(10) Floor Support			(14) Water/Sewer									Lump Sum Items:
Gable	Hip	Flat	(10) Floor Support			X	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	Notes: ON LOTS 172 & 173 ACCROSS THE STREET ECF (410- SAPPHIRE LAKE AREA) 1.250 => TCV:	Totals:	93,584	79,547	99,434	
Gambrel	Mansard	Shed	(10) Floor Support											(14) Water/Sewer
Asphalt Shingle	(10) Floor Support			X	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	Notes: ON LOTS 172 & 173 ACCROSS THE STREET ECF (410- SAPPHIRE LAKE AREA) 1.250 => TCV:	Totals:	93,584	79,547	99,434			
Chimney:	(10) Floor Support											(14) Water/Sewer		

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



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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PLEVINS	WHITNEY STEVEN & DARLENE	136,000	10/31/2003	WD	WARRANTY DEED		MLS	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8725 W SAPPHIRE AVE						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2019 Est TCV 121,709 TCV/TFA: 96.59					

WHITNEY STEVEN & DARLENE 14191 OAK AVENUE KENT CITY MI 49330	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA						
	Public Improvements		* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			Sub 600 Plat 2	51.00	101.00	0.9921	1.0000	750 100	37,948
			51 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =						37,948
			Land Improvement Cost Estimates						
			Description	Rate	Size	% Good	Cash Value		
			D/W/P: 3.5 Concrete	4.68	961	0	0		
			Wood Frame	23.67	64	94	1,424		
			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 =						2,374

Taxpayer's Name/Address	X	Item
WHITNEY STEVEN & DARLENE 14191 OAK AVENUE KENT CITY MI 49330	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	Value
. SEC 10 T22N R8W LOT 144 SAPPHIRE LAKE PLAT 2.	

Comments/Influences	Topography of Site
ADD SEWER FOR 05	
	X Level
	X Rolling
	Low
	X High
	Landscaped
	Swamp
	Wooded
	Pond
	X Waterfront
	Ravine
	Wetland
	Flood Plain
	X PRIVATE RD



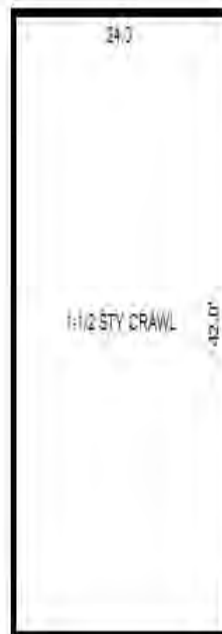
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Licensed To: Township of Lake, County of Missaukee, Michigan

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	19,000	41,900	60,900			52,096C
2018	25,300	34,400	59,700			50,875C
2017	22,800	31,800	54,600			49,829C
2016	22,800	31,500	54,300			49,385C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame		Drywall X Paneled		Plaster Wood T&G											
Building Style: 1.25S		Trim & Decoration														
Yr Built 1958	Remodeled 0	Ex	Ord	X	Min	Size of Closets										
Condition: Average		Lg	Ord	X	Small	Doors			Solid		X	H.C.				
Room List		(5) Floors		Central Air Wood Furnace												
	Basement 1st Floor 2nd Floor 4 Bedrooms	Kitchen: Other: Other:		(12) Electric			150 Amps Service									
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Ex. X Ord. Min									
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets			Many X Ave. Few									
Insulation		(7) Excavation		(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									
(2) Windows		Basement: 0 S.F. Crawl: 1008 S.F. Slab: 0 S.F. Height to Joists: 0.0														
X	Many Avg. X Few	Large Avg. X Small		(8) Basement												
X	Wood Sash Metal Sash Vinyl Sash	Conc. Block Poured Conc. Stone														
X	Double Hung Horiz. Slide Casement	Treated Wood Concrete Floor		(9) Basement Finish												
Double Glass Patio Doors Storms & Screens		Recreation SF Living SF Walkout Doors No Floor SF														
(3) Roof		(10) Floor Support		(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
X	Gable Hip Flat	Gambrel Mansard Shed		1 1			Lump Sum Items:									
X	Asphalt Shingle															
Chimney: Brick																
Cost Est. for Res. Bldg: 1 Single Family 1.25S										Cls CD		Blt 1958				
(11) Heating System: Forced Air w/ Ducts																
Ground Area = 1008 SF Floor Area = 1260 SF.																
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55																
Building Areas																
Stories Exterior Foundation Size Cost New Depr. Cost																
1.25 Story Siding Crawl Space 1,008																
Total: 104,131 57,271																
Other Additions/Adjustments																
Plumbing																
Average Fixture(s)										1		933		513		
Water/Sewer																
Public Sewer										1		1,006		553		
Water Well, 50 Feet										1		1,962		1,079		
Built-Ins																
Appliance Allow.										1		1,467		807		
Fireplaces																
Exterior 1 Story										1		4,331		2,382		
Local Cost Items																
SANITARY SEWER										1		0		0 *		
Totals:										113,830		62,605				
Notes: VERTICAL LOG																
ECF (410- SAPPHERE LAKE AREA) 1.300 => TCY:														81,387		

\*\*\* 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.
BOUGHNER DALE K & JUDITH	BOUGHNER DALE K & JUDITH	0	08/08/2018	QC	FAMILY SALE	2018-02592	PTA	0.0

Property Address: 8735 W SAPPHIRE AVE  
 Class: 401 RESIDENTIAL-I Zoning: Building Permit(s): Date: Number: Status:

School: LAKE CITY - 57020  
 P.R.E. 100% 06/14/2000

Owner's Name/Address: BOUGHNER DALE K & JUDITH A TRUST  
 8735 W SAPPHIRE AVENUE  
 LAKE CITY MI 49651  
 MAP #: 2019 Est TCV 281,120 TCV/TFA: 117.13

X Improved Vacant Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

Public Improvements		* Factors *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Sub 600 Plat 2	51.00	101.00	0.9921	1.0000	750	100		37,948
51 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =			37,948

Tax Description: . SEC 10 T22N R8W LOT 145 SAPPHIRE LAKE PLAT 2.

Land Improvement Cost Estimates		Rate	Size	% Good	Cash Value
Description					
D/W/P: 3.5 Concrete		5.00	912	0	0
Wood Frame		21.56	110	95	2,253
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 =					4,628



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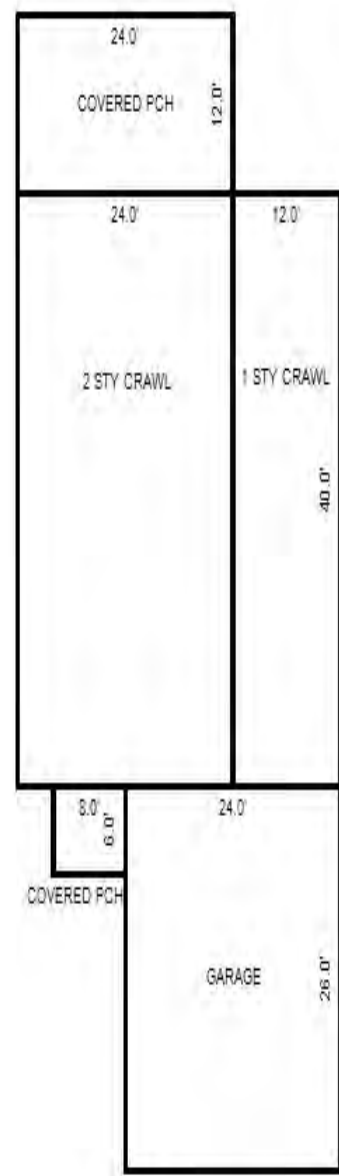
Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level							
X	Rolling							
X	Low							
X	High							
X	Landscaped							
X	Swamp							
X	Wooded							
X	Pond							
X	Waterfront							
X	Ravine							
X	Wetland							
X	Flood Plain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

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2019	19,000	121,600	140,600			91,197C
TPC	12/27/2017	INSPECTED	2018	25,300	103,100	128,400			89,060C
TPC	03/30/2015	INSPECTED	2017	22,800	94,900	117,700			87,229C
TPC	05/30/2014	INSPECTED	2016	22,800	90,500	113,300			86,451C

\*\*\* 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 288 48 288	Type CCP (1 Story) CCP (1 Story) Pine	Year Built: 1998 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0																					
X	Wood Frame		Drywall X Paneled		Plaster Wood T&G																																	
Building Style: 2S		Trim & Decoration																																				
Yr Built	Remodeled	Ex	X Ord	Min																																		
1967	1998	Size of Closets																																				
Condition: Average		Lg	Ord	X Small																																		
Room List		(5) Floors																																				
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:																																				
		(6) Ceilings																																				
(1) Exterior		X	Tile																																			
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation																																					
(2) Windows		Many	X Large																																			
X	Avg. Few																																					
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	Recreation SF Living SF Walkout Doors No Floor SF																																				
X	Asphalt Shingle	(10) Floor Support																																				
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:																																				
		Lump Sum Items:																																				
(11) Heating/Cooling: Central Air Wood Furnace (12) Electric: 0 Amps Service (13) Plumbing: 1 Average Fixture(s), 3 Fixture Bath, 2 Fixture Bath Softener, Auto Softener, Manual Softener, Solar Water Heat, No Plumbing, Extra Toilet, Extra Sink, Separate Shower, Ceramic Tile Floor, Ceramic Tile Wains, Ceramic Tub Alcove, Vent Fan (14) Water/Sewer: 1 Public Water, 1 Public Sewer, 1 Water Well, 1000 Gal Septic, 2000 Gal Septic (15) Fireplaces: 1 Exterior 1 Story (16) Porches/Decks: 288 CCP (1 Story), 48 CCP (1 Story), 288 Pine (17) Garage: Year Built: 1998, Car Capacity: Class: C, Exterior: Siding, Brick Ven.: 0, Stone Ven.: 0, Common Wall: Detache, Foundation: 42 Inch, Finished?: Yes, Auto. Doors: 1, Mech. Doors: 0, Area: 624, % Good: 0, Storage Area: 0, No Conc. Floor: 0, Bsmnt Garage: Carport Area: Roof:																																						
Cost Est. for Res. Bldg: 1 Single Family 2S (11) Heating System: Forced Air w/ Ducts Ground Area = 1440 SF Floor Area = 2400 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>2 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>960</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>480</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>213,298</td> <td>149,308</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing: Average Fixture(s) 1, 1,120, 784 Porches: CCP (1 Story) 288, 5,409, 3,786; CCP (1 Story) 48, 1,104, 773 Deck: Pine w/Roof (Deck Portion) 288, 3,188, 2,232; Pine w/Roof (Roof portion) 288, 3,410, 2,387 Garages: Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 624, 23,980, 16,786 Door Opener 1, 415, 290 Water/Sewer: Public Sewer 1, 1,134, 794; Water Well, 50 Feet 1, 2,038, 1,427 Built-Ins: Appliance Allow. 1, 2,099, 1,469 Fireplaces: Exterior 1 Story 1, 4,942, 3,459 Local Cost Items <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	2 Story	Siding	Crawl Space	960			1 Story	Siding	Crawl Space	480			Total:				213,298	149,308
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																	
2 Story	Siding	Crawl Space	960																																			
1 Story	Siding	Crawl Space	480																																			
Total:				213,298	149,308																																	

\*\*\* 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.
WHITTAKER JACQUELINE J	WHITTAKER JACQUELINE J	5	06/16/2016	QC	RELATED PARTY	2016-02557		0.0

Property Address: 8745 W SAPPHIRE AVE  
 Class: 401 RESIDENTIAL-I Zoning: Building Permit(s): Date: Number: Status:

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

Owner's Name/Address: WHITTAKER JACQUELINE J  
 16610 B DRIVE SOUTH  
 MARSHALL MI 49068  
 2019 Est TCV 126,860 TCV/TFA: 122.93

2019 Est TCV 126,860 TCV/TFA: 122.93

X Improved Vacant Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

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

X Sub 600 Plat 2 52.00 104.00 0.9844 1.0000 750 100 38,393  
 52 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 38,393

Tax Description: . SEC 10 T22N R8W LOT 146 SAPPHIRE LAKE PLAT 2.

Comments/Influences: BLOCK BOAT HOUSE.

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

Land Improvement Cost Estimates  
 Description Rate Size % Good Cash Value  
 D/W/P: 3.5 Concrete 4.76 410 71 1,386  
 Total Estimated Land Improvements True Cash Value = 1,386

Topography of Site

X Level X Rolling 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	19,200	44,200	63,400			43,603C
2018	25,600	36,700	62,300			42,582C
2017	23,000	34,000	57,000			41,707C
2016	23,000	33,500	56,500			41,335C

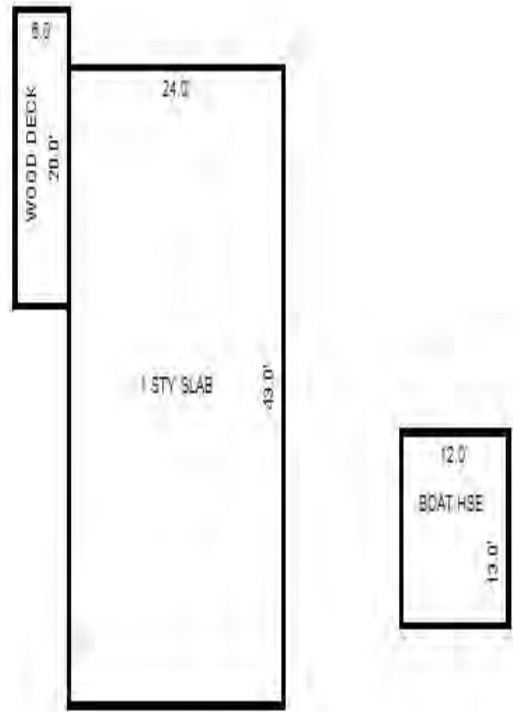
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2018	25,600	36,700	62,300			42,582C
TPC	03/30/2015	INSPECTED	2017	23,000	34,000	57,000			41,707C
TPC	05/30/2014	INSPECTED	2016	23,000	33,500	56,500			41,335C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 120	Type Treated Wood	Year Built: 1961 Car Capacity: Class: CD Exterior: Block Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 156 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame Block	X	Drywall Paneled	X	Plaster Wood T&G												
Building Style: 1S		Trim & Decoration															
Yr Built 1961	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 0 Amps Service			Central Air Wood Furnace							
Basement 1st Floor 2nd Floor Bedrooms		(6) Ceilings		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			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1032 SF Floor Area = 1032 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Block Slab 1,032 Total: 91,365 54,818 Other Additions/Adjustments Plumbing Average Fixture(s) 1 923 554 Deck Treated Wood 120 2,162 1,297 Water/Sewer Public Sewer 1 1,025 615 Water Well, 100 Feet 1 4,360 2,616 Built-Ins Appliance Allow. 1 1,495 897 Fireplaces Exterior 1 Story 1 4,412 2,647 Garages Class: CD Exterior: Block Foundation: 18 Inch (Unfinished) Base Cost 156 5,901 3,541 Local Cost Items SANITARY SEWER 1 0 0 Totals: 111,643 66,985 Notes: ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCVC: 87,081			Cls CD Blt 1961	
(1) Exterior Wood/Shingle Aluminum/Vinyl Brick Block Insulation		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1032 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							
(2) Windows Many Avg. X Large Avg. X Few Small		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic							
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens							Lump Sum Items:										
(3) Roof Gable Hip Flat Asphalt Shingle Chimney: Metal																	

\*\*\* 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.
BAKER RONALD & NORMA	STEWART RONALD & KATHY	174,500	06/29/2017	PTA	Arms Length	PTA	PTA	100.0
BAKER RONALD & NORMA	BAKER RONALD & NORMA	0	08/19/2015	WD	PROBATE COURT	2015-02859	PTA	0.0
		142,500	06/01/2001	WD	Download	01-0:2508		0.0

Property Address: 8757 W SAPPHIRE AVE  
 Class: 401 RESIDENTIAL-I Zoning: Building Permit(s): Date: Number: Status:

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

Owner's Name/Address: STEWART RONALD & KATHY  
 8255 N MCCAFFREY RD  
 OWOSSO MI 48867  
 2019 Est TCV 164,899 TCV/TFA: 152.68

X	Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA							
			* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			Sub 600 Plat 2	52.00	104.00	0.9844	1.0000	750	100	38,393
			52 Actual Front Feet, 0.12 Total Acres						Total Est. Land Value =	38,393

Tax Description		Land Improvement Cost Estimates		Rate		Size % Good		Cash Value
		Description						
X	Dirt Road	Wood Frame	24.51	80	74		1,451	
X	Gravel Road	Total Estimated Land Improvements True Cash Value =						1,451
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.							

Comments/Influences

Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	2019	19,200	63,200	82,400			82,400S
X	Rolling	2018	25,600	55,700	81,300			81,300S
X	Low	2017	23,000	55,600	78,600			60,275C
X	High	2016	23,000	53,100	76,100			59,738C
X	Landscaped							
X	Swamp							
X	Wooded							
X	Pond							
X	Waterfront							
X	Ravine							
X	Wetland							
X	Flood Plain							
X	PRIVATE RD							

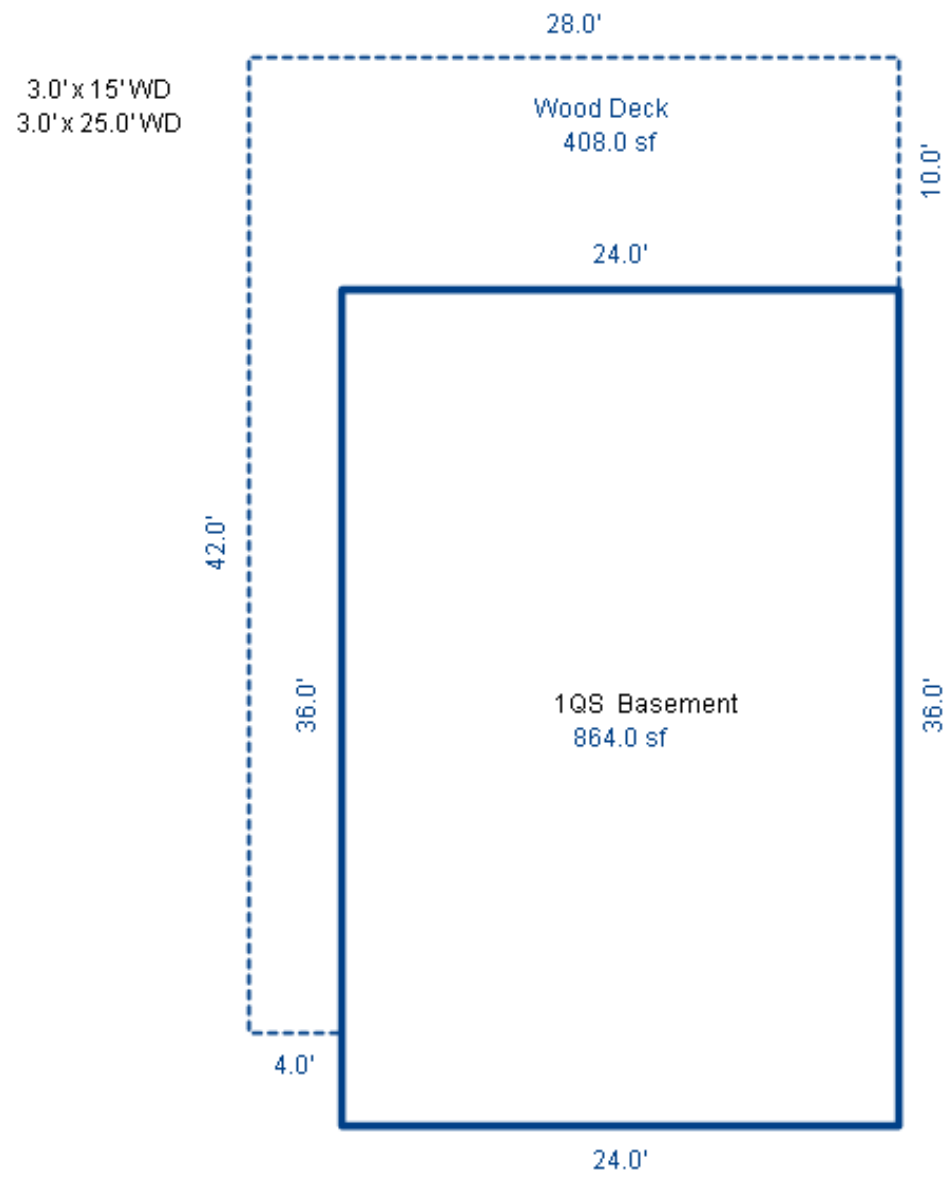


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story 1 Prefab 1 Story 1 Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame		Drywall Paneled	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling					1		408 45 75	Treated Wood Treated Wood Treated Wood		
Building Style: 1.25S		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 1 Bedrooms	Kitchen: Other: Other:		(12) Electric 200 Amps Service											
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.25S					Cls C		Blt 1984	
X	Wood/Shingle Aluminum/Vinyl Brick			Ex. X Ord. Min			(11) Heating System: Forced Air w/ Ducts								
Insulation				No. of Elec. Outlets			Ground Area = 864 SF Floor Area = 1080 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								
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost								
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			1.25 Story Siding Basement 864								
(3) Roof		1 Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer			Other Additions/Adjustments								
X	Gable Hip Flat	Gambrel Mansard Shed		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Basement, Outside Entrance, Below Grade Plumbing Average Fixture(s) Deck Treated Wood Treated Wood Treated Wood Water/Sewer Public Sewer Water Well, 50 Feet Built-Ins Appliance Allow. Fireplaces Prefab 1 Story Local Cost Items SANITARY SEWER			1 1,942 1,456		1 1,120 840		408 5,014 3,760 45 1,281 961 75 1,650 1,237 1 1,134 850 1 2,038 1,528 1 2,099 1,574 1 1,967 1,475	
X	Asphalt Shingle	1		Lump Sum Items:			Notes:								
Chimney: Metal							Totals:			1 0 0		133,398 100,044		* ECF (410- SAPPHIRE LAKE AREA) 1.250 => TCVC: 125,055	

\*\*\* 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.
OLSON MATHEW K & NATALIE	PARSONS CHARLES & SUSAN (	193,000	10/24/2005	WD	Arms Length	05-0/4281		100.0

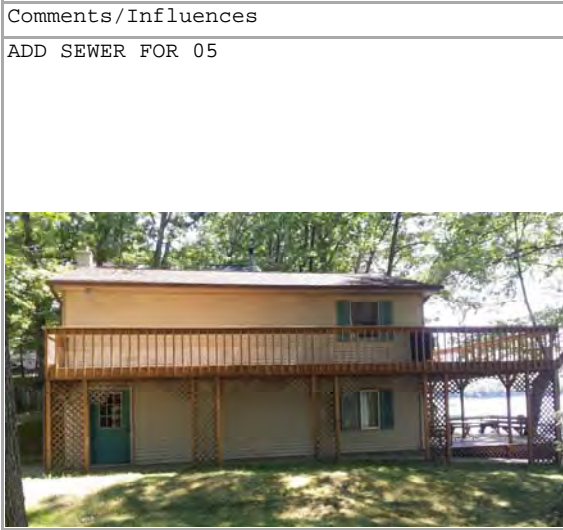
Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8767 W SAPPHIRE AVE			REPAIR	07/05/2013	2013-0280	100%

Owner's Name/Address	MAP #:
PARSONS CHARLES & SUSAN 8670 W JENNINGS RD P O BOX 499 Lake City MI 49651	2019 Est TCV 168,186 TCV/TFA: 190.26

Taxpayer's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA			
			Description	Frontage	Depth	Value
PARSONS CHARLES & SUSAN 8670 W JENNINGS RD P O BOX 499 Lake City MI 49651	X		Sub 600 Plat 2	52.00	104.00	38,393
			52 Actual Front Feet, 0.12 Total Acres			38,393

Tax Description	X	Land Improvement Cost Estimates			
		Description	Rate	Size % Good	Cash Value
. SEC 10 T22N R8W LOT 148 SAPPHIRE LAKE PLAT 2.	X	Dirt Road	13.67	264 50	1,804
	X	Gravel Road	13.67	74 50	506
	X	Paved Road	19.04	32 50	304
	X	Storm Sewer	Total Estimated Land Improvements True Cash Value = 2,614		
	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	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
ADD SEWER FOR 05		X Rolling	2019	19,200	64,900	84,100			60,833C
		X Low	2018	25,600	55,400	81,000			59,408C
		X High	2017	23,000	53,100	76,100			58,187C
		Landscaped	2016	23,000	50,700	73,700			57,668C
		Swamp							
		Wooded							
		Pond							
		X Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
		X PRIVATE RD							

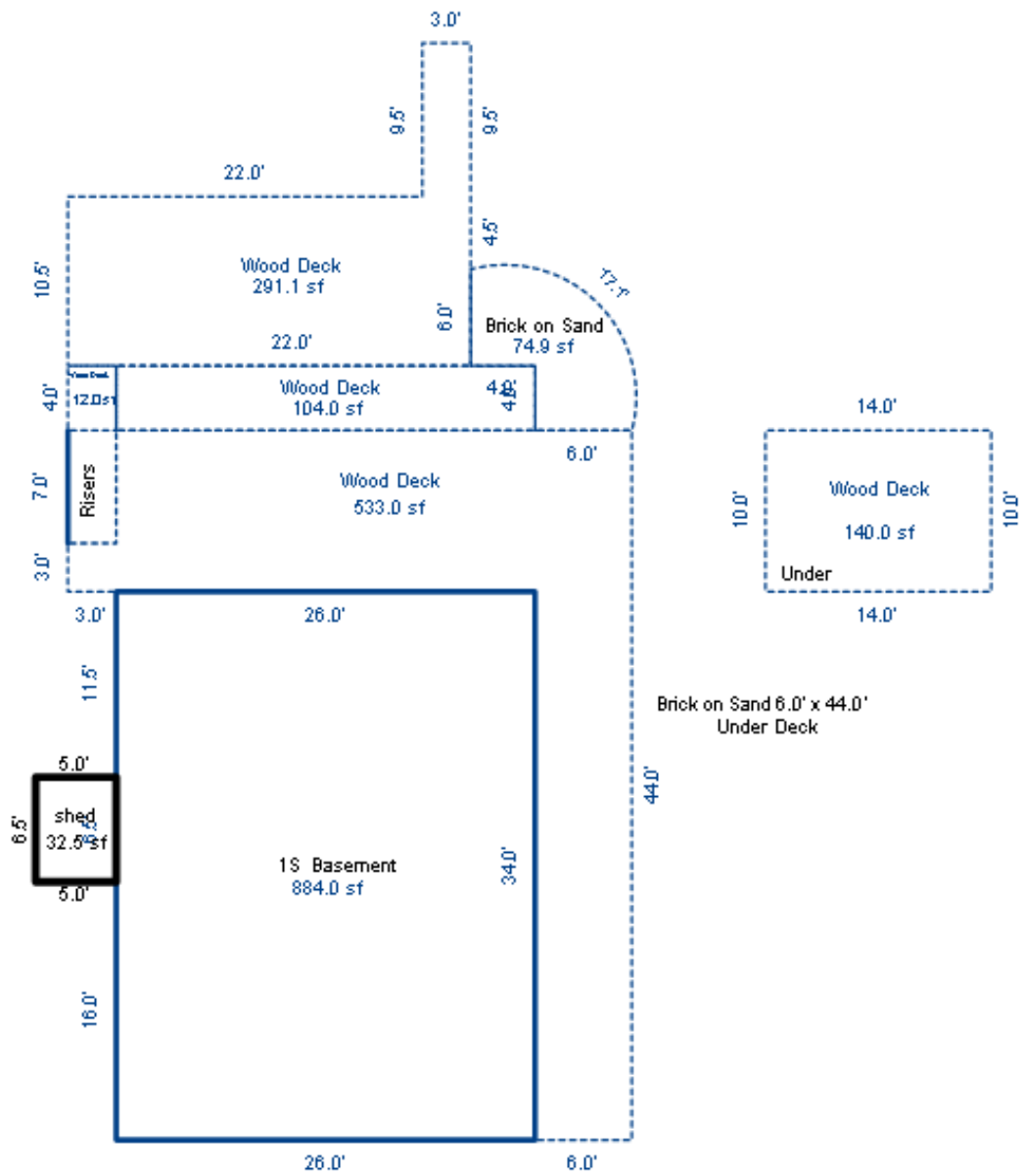


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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 554 291 140	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 Plaster X Paneled Wood T&G												
Building Style: 1S		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 3 Bedrooms	Kitchen: Other: Other:													
(1) Exterior		(6) Ceilings													
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation														
(2) Windows		(7) Excavation													
X	Many Avg. Few	X	Large Avg. Small												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor												
(3) Roof		(9) Basement Finish													
X	Gable Hip Flat	Gambrel Mansard Shed	440	Recreation SF Living SF 1 Walkout Doors No Floor SF											
X	Asphalt Shingle	(10) Floor Support													
	Chimney: Block		Joists: Unsupported Len: Cntr.Sup:	1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic										
					Lump Sum Items:										
(12) Electric No./Qual. of Fixtures Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan (14) Water/Sewer 1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:										Class: C Effec. Age: 30 Floor Area: 884 Total Base New : 139,759 Total Depr Cost: 97,830 Estimated T.C.V: 127,179		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:	
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 884 SF Floor Area = 884 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 884 Total: 108,812 76,168										Total: 108,812 76,168		1 1,942 1,359		1 1,120 784 1 3,525 2,467 554 6,127 4,289 291 4,019 2,813 140 2,488 1,742 1 1,134 794 1 2,038 1,427 1 2,099 1,469 1 0 0 440 6,455 4,518 Totals: 139,759 97,830	
Other Additions/Adjustments Basement, Outside Entrance, Below Grade Plumbing Average Fixture(s) 3 Fixture Bath Deck Treated Wood Treated Wood Treated Wood Water/Sewer Public Sewer Water Well, 50 Feet Built-Ins Appliance Allow. Local Cost Items SANITARY SEWER Recreation Room Notes:										1 1,942 1,359 1 1,120 784 1 3,525 2,467 554 6,127 4,289 291 4,019 2,813 140 2,488 1,742 1 1,134 794 1 2,038 1,427 1 2,099 1,469 1 0 0 440 6,455 4,518 Totals: 139,759 97,830		ECF (410- SAPPHERE LAKE AREA) 1.300 => TCv: 127,179		*	

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: 402 RESIDENTIAL-V		Zoning:	Building Permit(s)	Date	Number	Status				
W SAPPHIRE AVE		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 100% 04/11/2011										
STEELE KENNETH E & MARCIA A TRUSTEES 8787 W SAPPHIRE AVE LAKE CITY MI 49651		MAP #:										
		2019 Est TCV 38,393										
		Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA							
Tax Description		Public Improvements		* Factors *								
. SEC 10 T22N R8W LOT 149 SAPPHIRE LAKE PLAT 2.		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
Comments/Influences		Gravel Road		Sub 600 Plat 2		52.00	104.00	0.9844	1.0000	750	100	38,393
		Paved Road		52 Actual Front Feet, 0.12 Total Acres		Total Est. Land Value =					38,393	
		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										
		X PRIVATE RD		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2019	19,200	0	19,200		16,551C		
		TPC 12/27/2017 INSPECTED			2018	25,600	0	25,600		16,164C		
		TPC 03/30/2015 INSPECTED			2017	23,000	0	23,000		15,832C		
		TPC 05/30/2014 INSPECTED			2016	23,000	0	23,000		15,691C		



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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				
8787 W SAPPHIRE AVE		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 100% 04/11/2011										
STEELE KENNETH E & MARCIA A TRUSTEES 8787 W SAPPHIRE AVE LAKE CITY MI 49651		MAP #:		2019 Est TCV 114,496 TCV/TFA: 115.89								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA								
. SEC 10 T22N R8W LOT 150 SAPPHIRE LAKE PLAT 2.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
ADD SEWER FOR 05		X	Gravel Road	Sub 600 Plat 2		52.00	104.00	0.9844	1.0000	750	100	38,393
		X	Paved Road	52 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =		38,393	
		X	Storm Sewer	Land Improvement Cost Estimates								
		X	Sidewalk	Description								
		X	Water	D/W/P: 3.5 Concrete		Rate		Size		% Good	Cash Value	
		X	Sewer			4.47		208		0	0	
		X	Electric			16.54		144		94	2,239	
		X	Gas	Residential Local Cost Land Improvements								
		X	Curb	Description								
		X	Street Lights	LAND IMPROVE 1000		1,000.00		1		95	950	
		X	Standard Utilities	Total Estimated Land Improvements True Cash Value =								
		X	Underground Utils.	3,189								
Topography of Site												
Level												
X Rolling												
Low												
X High												
Landscaped												
Swamp												
Wooded												
Pond												
X Waterfront												
Ravine												
Wetland												
Flood Plain												
X PRIVATE RD		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
Who		When	What	2019	19,200	38,000	57,200		35,611C			
TPC 12/27/2017 INSPECTED		2018	25,600	29,000	54,600			34,777C				
TPC 03/30/2015 INSPECTED		2017	23,000	27,800	50,800			34,062C				
TPC 05/30/2014 INSPECTED		2016	23,000	26,400	49,400			33,759C				

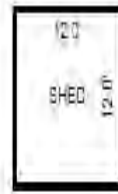


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Building Type	(3) Roof (cont.)	(11) Heating/Cooling	(15) Built-ins	(15) Fireplaces	(16) Porches/Decks	(17) Garage
X Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang (4) Interior	X Gas Wood Oil Coal Elec. Steam X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	1 Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga	Area Type E.C.F. X 1.300	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: Bsmnt Garage: Carport Area: Roof:
X Wood Frame Block	Drywall X Paneled Plaster Wood T&G	Central Air Wood Furnace				
Building Style: 1S	Trim & Decoration	(12) Electric				
Yr Built 1972	Ex X Ord Min	0 Amps Service				
Remodeled 0	Size of Closets					
Condition: Average	Lg Ord X Small Doors Solid X H.C.					
Room List	(5) Floors	No./Qual. of Fixtures Ex. X Ord. Min	Cost Est. for Res. Bldg: 1 Single Family 1S			Cls D Blt 1972
Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:	No. of Elec. Outlets Many X Ave. Few	(11) Heating System: Forced Air w/ Ducts Ground Area = 988 SF Floor Area = 988 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 Block Slab 988 Total: 80,038 52,026			
(1) Exterior	(6) Ceilings	(13) Plumbing	Other Additions/Adjustments Plumbing Average Fixture(s) Water/Sewer Public Sewer Water Well, 50 Feet			
X Wood/Shingle Aluminum/Vinyl Brick Block Insulation	(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				
(2) Windows	Basement: 0 S.F. Crawl: 0 S.F. Slab: 988 S.F. Height to Joists: 0.0	(14) Water/Sewer	Notes: ECF (410- SAPHIRE LAKE AREA) 1.300 => TCV: 72,914			
X Many Avg. X Few	(8) Basement	1 Public Water 1 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	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor					
X Double Glass Patio Doors Storms & Screens	(9) Basement Finish					
(3) Roof	Recreation SF Living SF Walkout Doors No Floor SF					
X Gable Hip Flat	(10) Floor Support					
X Gambrel Mansard Shed	Joists: Unsupported Len: Ctr.Sup:					
X Asphalt Shingle						
Chimney: Block						

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



Sketch by Ages IVTV

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HAEFELE SUE ANN	HAEFELE SUE ANN	0	01/16/2018	QC	FAMILY SALE	2018-00258	PTA	0.0
SCHEBLER EVELYN M ESTATE	SCHEBLER TIMOTHY G & HAEF	0	03/17/2014	QC	PROBATE COURT	2014-01170		100.0
SCHEBLER EVELYN M WIDOW	SCHEBLER EVELYN M ESTATE	0	10/12/2013	DC	CERTIFICATE OF DEATH	SOC SEC RECORD		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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8809 W SAPPHIRE AVE	School: LAKE CITY - 57020					
	P.R.E. 0%					

Owner's Name/Address	MAP #:
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SCHEBLER TIMOTHY G & HAEFELE SUE A 4550 HOWLEY CT SAGINAW MI 48638	2019 Est TCV 109,787 TCV/TFA: 152.27
--	--------------------------------------

X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA
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Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
---------------------	-------------	-------------	----------	-------	-------	-------	------	-------	--------	-------

X		Dirt Road	104.00	104.00	0.7461	1.0000	750	100		58,193		
X		Gravel Road	104 Actual Front Feet, 0.25 Total Acres								Total Est. Land Value =	58,193

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

X	Water	4.39	320	66	927	
X	Sewer	22.56	50	50	564	
X	Electric	16.84	120	50	1,010	
X	Gas	Total Estimated Land Improvements True Cash Value =				2,501

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

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

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

2019	29,100	25,800	54,900			54,900S
2018	38,800	19,100	57,900			53,704C
2017	34,900	17,700	52,600			52,600S
2016	34,900	17,500	52,400			52,356C

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

TPC 12/27/2017	INSPECTED	
TPC 03/30/2015	INSPECTED	
TPC 05/30/2014	INSPECTED	



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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		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	X	Drywall Paneled		Plaster Wood T&G																																																																								
Building Style: 1S		Trim & Decoration																																																																											
Yr Built 1955	Remodeled 0	Ex	Ord	X	Min	Size of Closets																																																																							
Condition: Average		Lg	Ord	X	Small	Doors																																																																							
Room List		(5) Floors		Central Air Wood Furnace																																																																									
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric			150 Amps Service																																																																						
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures																																																																									
X	Wood/Shingle Aluminum/Vinyl Brick	Ex.	X	Ord.	Min	No. of Elec. Outlets																																																																							
	Insulation	Many	X	Ave.	Few	(13) Plumbing																																																																							
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 721 S.F. Height to Joists: 0.0			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																																																																						
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Sketch by Apex IVT

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)		Date	Number	Status					
8819 W SAPPHIRE AVE		School: LAKE CITY - 57020		Shed		07/16/2015	2015-0716	100%					
Owner's Name/Address		P.R.E. 100% 07/27/1994											
VARRERO CATHERINE 8819 SAPPHIRE LAKE AVE LAKE CITY MI 49651		MAP #:		2019 Est TCV 147,074 TCV/TFA: 95.75									
Taxpayer's Name/Address		X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA									
VARRERO CATHERINE 8819 SAPPHIRE LAKE AVE LAKE CITY MI 49651		Public Improvements		* Factors *									
Tax Description		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
. SEC 10 T22N R8W LOT 153 SAPPHIRE LAKE PLAT 2.		Gravel Road		Sub 600 Plat 2		52.00	104.00	0.9844	1.0000	750	100	38,393	
Comments/Influences		Paved Road		52 Actual Front Feet, 0.12 Total Acres		Total Est. Land Value =						38,393	
		Storm Sewer		Land Improvement Cost Estimates									
		Sidewalk		Description		Rate	Size	% Good			Cash Value		
		Water		D/W/P: 3.5 Concrete		4.39	420	66			1,217		
		Sewer		Wood Frame		17.76	96	50			852		
		Electric		Total Estimated Land Improvements True Cash Value =									2,069
		Gas											
		Curb											
		Street Lights											
		Standard Utilities											
		Underground Utils.											
		Topography of Site											
		Level											
		X Rolling											
		Low											
		X High											
		Landscaped											
		Swamp											
		Wooded											
		Pond											
		X Waterfront											
		Ravine											
		Wetland											
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		X PRIVATE RD		2019	19,200	54,300	73,500			46,906C			
		TPC 12/27/2017 INSPECTED		2018	25,600	41,100	66,700			45,807C			
		TPC 03/30/2015 INSPECTED		2017	23,000	38,100	61,100			44,865C			
		TPC 05/29/2014 INSPECTED		2016	23,000	37,800	60,800			44,465C			



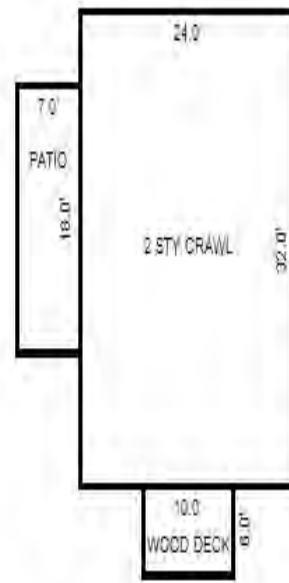
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan

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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	Gas Wood	Oil Coal	X Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area Type	Year Built: 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				1		126 60 170 100 64	WCP (1 Story) Treated Wood Treated Wood Treated Wood Wood Balcony																																																																																																																																																						
Building Style: 2S		Trim & Decoration																																																																																																																																																																
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X	Many Avg. X Few	Large Avg. X Small		Basement: 768 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																																																																																																																																																											
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Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																																																																																																																													
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<<<<< 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.
HERTRICH VICTORIA M	HERTRICH HANS J & VICTORI	0	09/12/2016	WD	PROBATE COURT	2016-03429	PTA	0.0
HERTRICH HANS J & VICTORI	HERTRICH TRUST	0	09/12/2016	WD	RELATED PARTY	2016-03583	PTA	0.0
COCHRAN BETTY SUE	COCHRAN WILLIAM J & BETTY	0	04/25/2014	QC	PROBATE COURT	2014-01614	PTA	0.0
PROBATE JUDGE	RUSSELL ELIZABETH CO-CONS	0	02/12/2013	LOA	PROBATE COURT	2014-01613	PTA	0.0

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

8833 W SAPPHIRE AVE	School: LAKE CITY - 57020					
	P.R.E. 0%					

Owner's Name/Address	MAP #:
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COCHRAN WILLIAM J & BETTY SUE TRUST 418 COPPERSMITH DR MASON MI 48854	2019 Est TCV 156,785 TCV/TFA: 146.25
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X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA
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Public Improvements	* Factors *
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
-------------	----------	-------	-------	-------	------	-------	--------	-------

Sub 600 Plat 2	67.00	104.00	0.8895	1.0000	750	100		44,699
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67 Actual Front Feet, 0.16 Total Acres								Total Est. Land Value =	44,699
--	--	--	--	--	--	--	--	-------------------------	--------

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

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

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

X	LAND IMPROVE 1000	1,000.00	1	95	950
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Total Estimated Land Improvements True Cash Value =					950
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Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
--------------------	-------	------	------------	----------------	----------------	-----------------	----------------	---------------

X	Rolling	2019	22,300	56,100	78,400			57,332C
X	Low	2018	29,800	48,300	78,100			55,989C
X	High	2017	26,800	46,200	73,000			54,838C
X	Landscaped	2016	26,800	43,800	70,600			54,349C
X	Swamp							
X	Wooded							
X	Pond							
X	Waterfront							
X	Ravine							
X	Wetland							
X	Flood Plain							
X	PRIVATE RD							

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

TPC 12/27/2017	INSPECTED		2018	29,800	48,300	78,100			55,989C
TPC 03/30/2015	INSPECTED		2017	26,800	46,200	73,000			54,838C
TPC 02/23/2012	INSPECTED		2016	26,800	43,800	70,600			54,349C

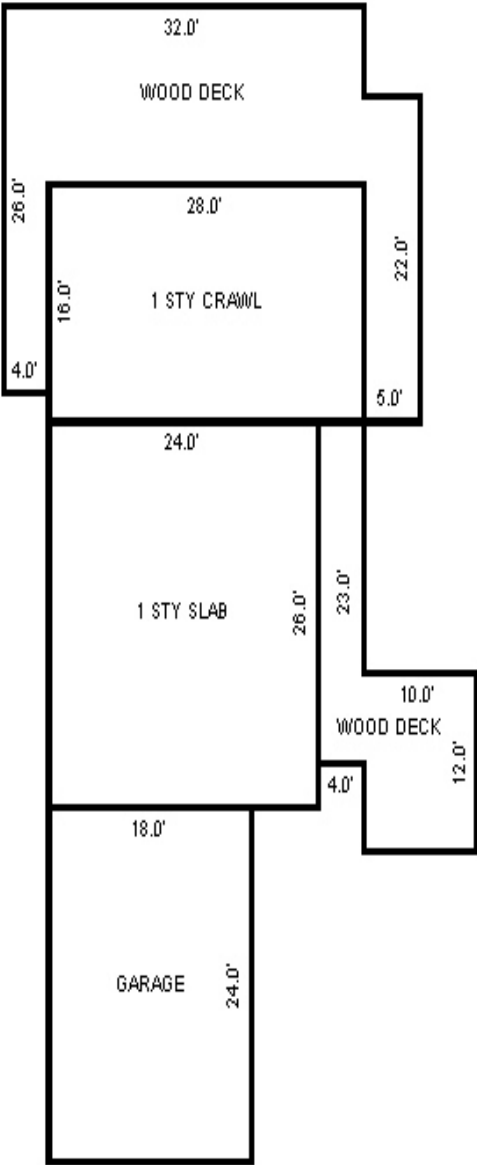
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan									
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																							
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 698 120 230	Type Treated Wood Treated Wood Treated Wood	Year Built: 1978 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: 432 % Good: 0 Storage Area: 0 No Conc. Floor: 0																				
X	Wood Frame Block	X	Drywall Paneled	X	Plaster Wood T&G																															
Building Style: 1S		Trim & Decoration																																		
Yr Built 1958	Remodeled 1982	Ex	Ord	X	Min	Size of Closets																														
Condition: Average		Lg	Ord	X	Small	Doors			Solid		X	H.C.																								
Room List		(5) Floors		Central Air Wood Furnace																																
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric			100		Amps Service																											
(1) Exterior		X		Tile		No./Qual. of Fixtures																														
X	Wood/Shingle Aluminum/Vinyl Brick					Ex.	X	Ord.	Min	No. of Elec. Outlets																										
	Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 448 S.F. Slab: 624 S.F. Height to Joists: 0.0			(13) Plumbing																													
(2) Windows		Many Avg.	X	Large Avg.	Small	(8) Basement																														
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																													
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(3) Roof		(10) Floor Support		1			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																													
X	Gable Hip Flat	Gambrel Mansard Shed		1			Lump Sum Items:																													
X	Asphalt Shingle	Chimney: Block																																		
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1072 SF Floor Area = 1072 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>Block</td> <td>Slab</td> <td>624</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>448</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>95,456</td> <td>62,045</td> </tr> </tbody> </table> Other Additions/Adjustments Basement, Outside Entrance, Below Grade 1 1,651 1,073 Plumbing Average Fixture(s) 1 935 608 Deck Treated Wood 698 6,980 4,537 Treated Wood 120 2,190 1,423 Treated Wood 230 3,376 2,194 Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 432 13,915 9,045 Common Wall: 1 Wall 1 -1,910 -1,241 Water/Sewer Public Sewer 1 1,025 666 Water Well, 50 Feet 1 1,998 1,299 Built-Ins Appliance Allow. 1 1,495 972 Fireplaces Exterior 1 Story 1 4,412 2,868 Local Cost Items SANITARY SEWER 1 0 0 *													Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Block	Slab	624			1 Story	Siding	Crawl Space	448			Total:				95,456	62,045
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																															
1 Story	Block	Slab	624																																	
1 Story	Siding	Crawl Space	448																																	
Total:				95,456	62,045																															
<<<< 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.
PUTNAM GARY L & SANDRA J	PUTMAN GARY L & MENYHART	1	12/12/2017	QC	RELATED PARTY	2018-00888	PTA	0.0
PUTNAM GARY L & SANDRA J,	BAYER TRUST & ASSIGNEES	0	09/09/2013	OTH	EASEMENT	2013-03514 EAS	PTA	0.0
PUTMAN GARY L	PUTNAM GARY L & SANDRA J,	0	10/20/2008	WD	Not Qualified	2008/3998		0.0

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

8834 W SAPPHIRE AVE	School: LAKE CITY - 57020					
	P.R.E. 0%					

Owner's Name/Address	MAP #:
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PUTMAN GARY L & MENYHART DONNA 1642 REMSING ST HARTLAND MI 48353	2019 Est TCV 35,779 TCV/TFA: 74.54
--	------------------------------------

X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA
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Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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Tax Description . SEC 10 T22N R8W LOT 155 SAPPHIRE LAKE PLAT 2.	X	Dirt Road								
		Gravel Road					6000	100		6,000

Comments/Influences ADD SEWER FOR 05										
---	--	--	--	--	--	--	--	--	--	--

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

X	Water	D/W/P: 3.5 Concrete	4.39	108	0	0
X	Sewer	Wood Frame	16.24	144	50	1,169

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

X	Curb	LAND IMPROVE 1000	1,000.00	1	95	950
		Total Estimated Land Improvements True Cash Value =				2,119

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

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

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

2019	3,000	14,900	17,900			13,888C
2018	3,000	13,200	16,200			13,563C
2017	3,000	13,000	16,000			13,285C
2016	3,000	12,900	15,900			13,167C

Who	When	What
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TPC 12/27/2017	INSPECTED	
TPC 03/30/2015	INSPECTED	
TPC 02/23/2012	INSPECTED	

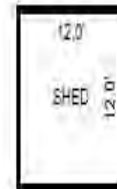
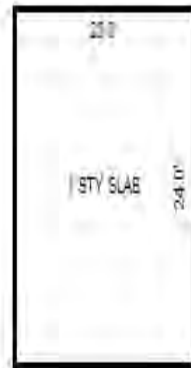
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*** Information herein deemed reliable but not guaranteed***		
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		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	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: 1S		Trim & Decoration													
Yr Built 1948	Remodeled 1963	Ex	Ord	X	Min	Size of Closets									
Condition: Average		Lg	Ord	X	Small	Doors									
Room List		(5) Floors		Central Air Wood Furnace											
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Other:		(12) Electric			100 Amps Service								
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S							Cls D Blt 1948	
X	Wood/Shingle Aluminum/Vinyl Brick	Ex.	X	Ord.	Min	No. of Elec. Outlets			(11) Heating System: Forced Air w/ Ducts Ground Area = 480 SF Floor Area = 480 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60						
	Insulation	Many	X	Ave.	Few	(13) Plumbing			Building Areas						
(2) Windows		(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			Stories Exterior Foundation Size Cost New Depr. Cost								
X	Wood Sash	Basement: 0 S.F. Crawl: 0 S.F. Slab: 480 S.F. Height to Joists: 0.0		1			1 Story Siding Slab			480		43,808		26,285	
X	Metal Sash	(8) Basement		Average Fixture(s)			Other Additions/Adjustments								
X	Vinyl Sash	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1			Plumbing			1		778		467	
X	Double Hung	(9) Basement Finish		1			Water/Sewer			1		892		535	
X	Horiz. Slide	Recreation SF Living SF Walkout Doors No Floor SF		1			Solar Water Heat Public Sewer Water Well, 50 Feet			1		1,895		1,137	
X	Casement	(10) Floor Support		1			Built-Ins			1		1,243		746	
X	Double Glass	Joists: Unsupported Len: Cntr.Sup:		1			Fireplaces			1		3,770		2,262	
X	Patio Doors	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		1			Local Cost Items			1		0		0 *	
X	Storms & Screens	Lump Sum Items:					SANITARY SEWER			Totals:		52,386		31,432	
(3) Roof		(14) Water/Sewer					Notes:								
X	Gable	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic					ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 0.880 => TCV:							27,660	
X	Hip														
X	Flat														
X	Asphalt Shingle														
Chimney: Block															

\*\*\* 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.
HAEFELE SUE ANN	HAEFELE SUE ANN	0	01/16/2018	QC	FAMILY SALE	2018-00258	PTA	0.0
SCHEBLER EVELYN M ESTATE	SCHEBLER TIMOTHY G & HAEF	0	03/17/2014	QC	PROBATE COURT	2014-01170		100.0
SCHEBLER EVELYN M WIDOW	SCHEBLER EVELYN M ESTATE	0	10/12/2013	DC	CERTIFICATE OF DEATH	SOC SEC RECORD		0.0

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

Owner's Name/Address	MAP #:					
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SCHEBLER TIMOTHY G & HAEFELE SUE A 4550 HOWLEY CT SAGINAW MI 48638	2019 Est TCV 6,000					
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	Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA		
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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>	Back Lots	600			6000	100		6,000
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		52 Actual Front Feet,	0.12 Total Acres				Total Est. Land Value =			6,000
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Tax Description	X	Dirt Road								
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. SEC 10 T22N R8W LOT 156 SAPPHIRE LAKE PLAT 2.		Gravel Road								
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Comments/Influences		Paved Road								
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		Storm Sewer								
--	--	-------------	--	--	--	--	--	--	--	--

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

				2019	3,000	0	3,000			1,453C
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				2018	3,000	0	3,000			1,419C
--	--	--	--	------	-------	---	-------	--	--	--------

				2017	3,000	0	3,000			1,390C
--	--	--	--	------	-------	---	-------	--	--	--------

				2016	3,000	0	3,000			1,378C
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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.
HAEFELE SUE ANN	HAEFELE SUE ANN	0	01/16/2018	QC	FAMILY SALE	2018-00258	PTA	0.0
SCHEBLER EVELYN M ESTATE	SCHEBLER TIMOTHY G & HAEF	0	03/17/2014	QC	PROBATE COURT	2014-01170		100.0
SCHEBLER EVELYN M WIDOW	SCHEBLER EVELYN M ESTATE	0	10/12/2013	DC	CERTIFICATE OF DEATH	SOC SEC RECORD		0.0

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

W SAPPHIRE AVE	School: LAKE CITY - 57020					
	P.R.E. 0%					

Owner's Name/Address	MAP #:
SCHEBLER TIMOTHY G & HAEFELE SUE A 4550 HOWLEY CT SAGINAW MI 48638	2019 Est TCV 6,000

Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA
Public Improvements			* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value

Tax Description	X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	<Site Value B> Back Lots 600	6000 100	6,000
. SEC 10 T22N R8W LOT 157 SAPPHIRE LAKE PLAT 2.		52 Actual Front Feet, 0.12 Total Acres	Total Est. Land Value =	6,000

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	3,000	0	3,000			3,000S
2018	3,000	0	3,000			3,000S
2017	3,000	0	3,000			3,000S
2016	3,000	0	3,000			3,000S

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	03/30/2015	INSPECTED
TPC	07/20/2009	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
W SAPPHIRE AVE	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 04/11/2011					
STEELE KENNETH E & MARCIA A TRUSTEES	MAP #:					
8787 W SAPPHIRE AVE	2019 Est TCV 20,487 TCV/TFA: 0.00					
LAKE CITY MI 49651						

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA									
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value			
. SEC 10 T22N R8W LOT 158 SAPPHIRE LAKE PLAT 2.	X		<Site Value B> Back Lots	600				6000	100		6,000	
Comments/Influences			67 Actual Front Feet, 0.16 Total Acres Total Est. Land Value =						6,000			

ADJUSTED AV FOR 05..LOT WAS INCORRECTLY CODED RESULTING IN LOWER VALUE THAN REST OF SUB. CODE WAS CORRECTED LAST YEAR, BUT WAS PRICED WRONG.. ( SEE OTHER LOTS)

- Public Improvements
- 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
- X Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain
- X PRIVATE RD



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2019	3,000	7,200	10,200			7,680C
2018	3,000	7,100	10,100			7,500C
2017	3,000	6,400	9,400			7,346C
2016	3,000	6,300	9,300			7,281C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																													
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1996 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: 1020 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 0.880	Bsmnt Garage: Carport Area: Roof:																															
	Mobile Home												0 Front Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			Class: CD Effec. Age: 5 Floor Area: 0 Total Base New : 17,330 Total Depr Cost: 16,463 Estimated T.C.V: 14,487																										
	Town Home	0 Other Overhang	X No Heating/Cooling			Central Air Wood Furnace																																					
	Duplex	(4) Interior	Trim & Decoration			(12) Electric																																					
	A-Frame	Drywall Paneled	Plaster Wood T&G	Ex. Ord Min			0 Amps Service																																				
	Wood Frame	Size of Closets			No./Qual. of Fixtures																																						
	Building Style: GRG	Ex	Ord	Min	Ex. Ord Min																																						
	Yr Built 1996	Remodeled 0	Lg Ord Small			No. of Elec. Outlets																																					
	Condition: Average	Lg	Ord	Small	Many Ave. Few																																						
	Room List	Doors	Solid	H.C.	(13) Plumbing																																						
	Basement	(5) Floors			Average Fixture(s)																																						
	1st Floor	Kitchen:			1																																						
	2nd Floor	Other:			3 Fixture Bath																																						
	Bedrooms	Other:			2 Fixture Bath																																						
	(1) Exterior	Basement: 0 S.F.			Softener, Auto																																						
	Wood/Shingle	Crawl: 0 S.F.			Softener, Manual																																						
	Aluminum/Vinyl	Slab: 0 S.F.			Solar Water Heat																																						
	Brick	Height to Joists: 0.0			No Plumbing																																						
	Insulation	(8) Basement			Extra Toilet																																						
	(2) Windows	Conc. Block			Extra Sink																																						
	Many Avg. Few	Poured Conc.			Separate Shower																																						
	Large Avg. Small	Stone			Ceramic Tile Floor																																						
	Wood Sash	Treated Wood			Ceramic Tile Wains																																						
	Metal Sash	Concrete Floor			Ceramic Tub Alcove																																						
	Vinyl Sash	(9) Basement Finish			Vent Fan																																						
	Double Hung	Recreation SF			(14) Water/Sewer																																						
	Horiz. Slide	Living SF			Public Water																																						
	Casement	Walkout Doors			Public Sewer																																						
	Double Glass	No Floor SF			Water Well																																						
	Patio Doors	(10) Floor Support			1000 Gal Septic																																						
	Storms & Screens	Joists:			2000 Gal Septic																																						
	(3) Roof	Unsuported Len:			Lump Sum Items:																																						
	Gable	Cntr.Sup:																																									
	Hip																																										
	Flat																																										
	Asphalt Shingle																																										
	Chimney:																																										
<p>Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1996</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=95/100/100/100/95</p> <p>Building Areas</p> <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Garages</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Class: CD Exterior: Pole (Unfinished)</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Base Cost</td> <td></td> <td></td> <td>1020</td> <td>17,330</td> <td>16,463</td> </tr> <tr> <td>Totals:</td> <td></td> <td></td> <td></td> <td>17,330</td> <td>16,463</td> </tr> </tbody> </table> <p>Notes: ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 0.880 =&gt; TCv: 14,487</p>														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	Garages						Class: CD Exterior: Pole (Unfinished)						Base Cost			1020	17,330	16,463	Totals:				17,330	16,463
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																						
Garages																																											
Class: CD Exterior: Pole (Unfinished)																																											
Base Cost			1020	17,330	16,463																																						
Totals:				17,330	16,463																																						

\*\*\* 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.
SUNDERMAN	BOOMS	70,000	05/01/2000	WD	Download	337:324		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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8778 W SAPPHIRE AVE	School: LAKE CITY - 57020					
	P.R.E. 100% 04/30/2001					

Owner's Name/Address	MAP #:
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BOOMS LAWRENCE E & JUDY M 8778 W SAPPHIRE AVENUE LAKE CITY MI 49651	2019 Est TCV 109,103 TCV/TFA: 80.70
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X	Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA
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Public Improvements		* Factors *					
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value

X	Dirt Road				6000	100	6,000
X	Gravel Road				6000	50	3,000
	Paved Road				93 Actual Front Feet, 0.22 Total Acres		Total Est. Land Value = 9,000

Tax Description	X	Improved	Vacant	Description	Rate	Size % Good	Cash Value
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SEC 10 T22N R8W LOT 165 & W 1/2 OF LOT 166. SAPPHIRE LAKE PLAT 2.	X			D/W/P: 4in Ren. Conc.	5.57	240 0	0
Comments/Influences				Wood Frame	21.80	80 50	872

02 COMBO W/166-50 FPR 03	X	Improved	Vacant	Residential Local Cost Land Improvements			
--------------------------	---	----------	--------	--	--	--	--

	X			Description	Rate	Size % Good	Cash Value
	X			Street Lights	1,000.00	1 95	950
	X			Standard Utilities			
	X			Underground Utils.			
				Total Estimated Land Improvements True Cash Value =			1,822

Topography of Site	X	Improved	Vacant	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
--------------------	---	----------	--------	------	------------	----------------	----------------	-----------------	----------------	---------------

	X			2019	4,500	50,100	54,600			43,056C
				2018	4,500	51,700	56,200			42,047C
				2017	4,500	46,100	50,600			41,183C
				2016	4,500	45,800	50,300			40,816C

02 COMBO W/166-50 FPR 03				LAND IMPROVE 1000						
--------------------------	--	--	--	-------------------	--	--	--	--	--	--

				Total Estimated Land Improvements True Cash Value = 1,822						
--	--	--	--	---	--	--	--	--	--	--

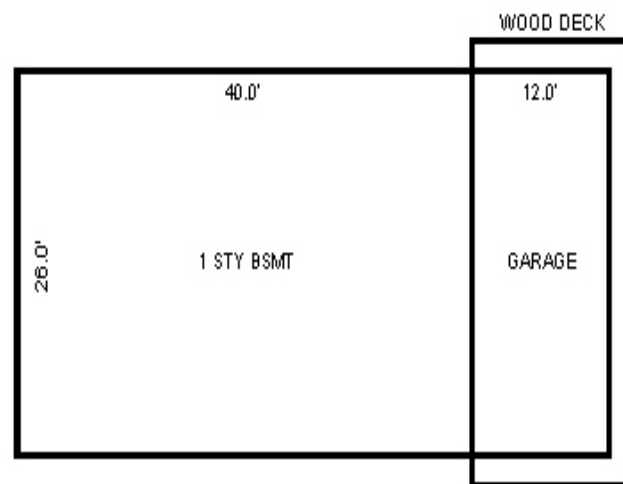


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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 364	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame		Drywall Paneled		Plaster Wood T&G										
Building Style: 1S		Trim & Decoration													
Yr Built 1985	Remodeled 0	Ex	X Ord	Min	Size of Closets										
Condition: Average		Lg	X Ord	Small	Doors										
Room List		(5) Floors		Kitchen: Other: Other:			Central Air Wood Furnace								
	Basement 1st Floor 2nd Floor 3 Bedrooms						(12) Electric								
							0 Amps Service								
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S							Cls CD Blt 1985	
X	Wood/Shingle Aluminum/Vinyl Brick			Ex. X Ord. Min			(11) Heating System: Forced Air w/ Ducts								
				No. of Elec. Outlets			Ground Area = 1352 SF Floor Area = 1352 SF.								
				Many X Ave. Few			Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73								
(2) Windows		(7) Excavation		(13) Plumbing			Building Areas								
X	Insulation	Basement: 1352 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			Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,352 Total: 131,934 96,311								
X	Many Avg. X Large Avg. Small	(8) Basement		Deck Treated Wood			Other Additions/Adjustments Plumbing Average Fixture(s) 1 933 681 2 Fixture Bath 1 1,970 1,438								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide	8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		Garages Class: CD Exterior: Block Foundation: 42 Inch (Unfinished) Basement Garage: 2 Car 1 2,621 1,913			Water/Sewer Public Sewer 1 1,006 734 Water Well, 50 Feet 1 1,962 1,432								
X	Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Built-Ins Appliance Allow. 1 1,467 1,071 Fireplaces Wood Stove 1 1,630 1,190			Local Cost Items SANITARY SEWER 1 0 0 Recreation Room 350 4,921 3,592								
(3) Roof		350 Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer			Totals: 152,994 111,683								
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support			Notes: ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 0.880 => TCY: 98,281								
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:								
Chimney: Block															

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



Sketch by Apex IV™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHNABEL MARILEE E(WIDOW)	POST JERRY M & SANDRA (H/	0	02/22/2008	QC	Not Qualified	2008/601		0.0
		70,000	08/01/1998	WD	Download	321:508		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8758 W SAPPHIRE AVE			New House	05/12/2005	20050115	Complete

Owner's Name/Address	MAP #:
KENT KEVIN 8758 W SAPPHIRE AVENUE LAKE CITY MI 49651	2019 Est TCV 256,966 TCV/TFA: 111.14

X	Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA																																							
			<table border="1"> <thead> <tr> <th colspan="2">Public Improvements</th> <th colspan="4">* Factors *</th> <th></th> </tr> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate %Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>&lt;Site Value B&gt; Back Lots</td> <td>600</td> <td></td> <td></td> <td></td> <td>6000 100</td> <td></td> <td>6,000</td> </tr> <tr> <td>&lt;Site Value B&gt; Back Lots</td> <td>600</td> <td></td> <td></td> <td></td> <td>6000 50</td> <td>1/2 OF LOT 166</td> <td>3,000</td> </tr> <tr> <td colspan="7">78 Actual Front Feet, 0.19 Total Acres</td> <td>Total Est. Land Value = 9,000</td> </tr> </tbody> </table>	Public Improvements		* Factors *					Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	<Site Value B> Back Lots	600				6000 100		6,000	<Site Value B> Back Lots	600				6000 50	1/2 OF LOT 166	3,000	78 Actual Front Feet, 0.19 Total Acres							Total Est. Land Value = 9,000
Public Improvements		* Factors *																																								
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value																																			
<Site Value B> Back Lots	600				6000 100		6,000																																			
<Site Value B> Back Lots	600				6000 50	1/2 OF LOT 166	3,000																																			
78 Actual Front Feet, 0.19 Total Acres							Total Est. Land Value = 9,000																																			

Taxpayer's Name/Address	X	Description	Rate	Size	% Good	Cash Value
KENT KEVIN 8758 W SAPPHIRE AVENUE LAKE CITY MI 49651	X	Dirt Road				
	X	Gravel Road				
	X	Paved Road				
	X	Storm Sewer				
	X	Sidewalk				
	X	Water				
	X	Sewer	7.79	520	0	0
	X	Electric	1.88	260	0	0
	X	Gas				

Tax Description	X	Description	Rate	Size	% Good	Cash Value
SEC 10 T22N R8W LOT 167 & E'LY 1/2 OF LOT 166. SAPPHIRE LAKE PLAT 2.	X	Residential Local Cost Land Improvements				
	X	Street Lights				
	X	Standard Utilities				
	X	Underground Utils.				

Comments/Influences	X	Description	Rate	Size	% Good	Cash Value
	X	LAND IMPROVE 2500	2,500.00	1	95	2,375
		Total Estimated Land Improvements True Cash Value =				2,375

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



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2019	4,500	124,000	128,500			111,726C
TPC	04/27/2015	INSPECTED	2018	4,500	133,100	137,600			109,108C
TPC	01/20/2014	INSPECTED	2017	4,500	118,700	123,200			106,864C
			2016	4,500	117,900	122,400			105,911C

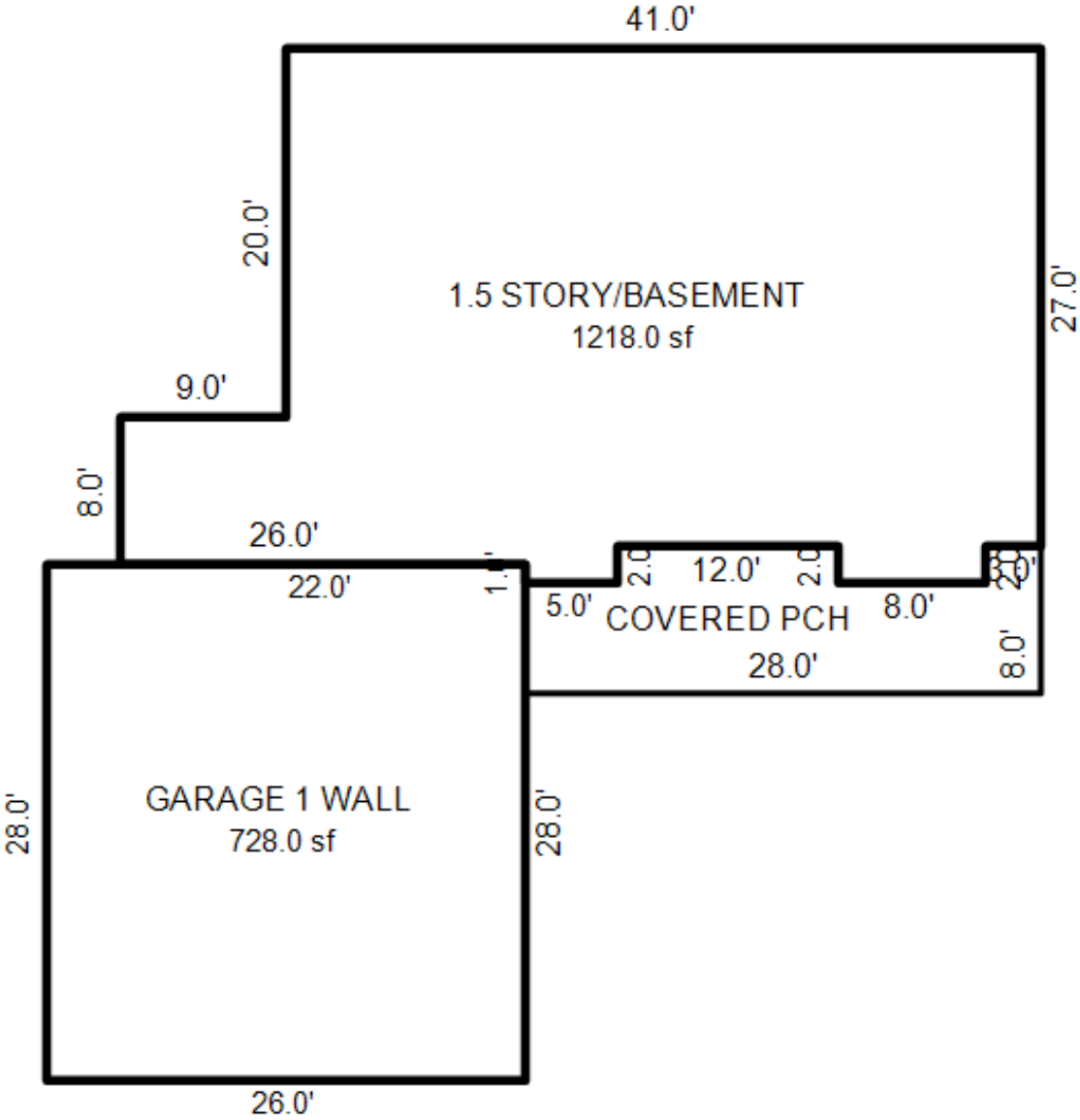
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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 198	Type CCP (1 Story)	Year Built: 2005 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1.5 Wal Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 728 % 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										
Condition: Average		Lg		Ord	X	Small										
Room List		(5) Floors														
	Basement 1st Floor 2nd Floor 3 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	8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor													
X	Double Glass Patio Doors Storms & Screens															
(3) Roof																
X	Gable Hip Flat	Gambrel Mansard Shed														
X	Asphalt Shingle															
Chimney:																
				(12) Electric												
				200 Amps Service												
				Central Air Wood Furnace												
				No./Qual. of Fixtures												
				Ex. X Ord. Min												
				No. of Elec. Outlets												
				Many X Ave. Few												
				(13) Plumbing												
				1 Average Fixture(s)												
				2 3 Fixture Bath												
				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												
				1 Public Water												
				1 Public Sewer												
				1 Water Well												
				1000 Gal Septic												
				2000 Gal Septic												
				Lump Sum Items:												
Cost Est. for Res. Bldg: 1 Single Family 1.5S												Cls BC		Blt 2005		
(11) Heating System: Forced Heat & Cool																
Ground Area = 1218 SF Floor Area = 2312 SF.																
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85																
Building Areas																
Stories		Exterior		Foundation		Size		Cost New		Depr. Cost						
1.5 Story		Siding		Basement		1,218										
1 Story		Siding		Overhang		485										
		Total:				263,450		223,932								
Other Additions/Adjustments																
Exterior		Stone Veneer				64		2,265		1,925						
Plumbing		Average Fixture(s)				1		1,649		1,402						
		3 Fixture Bath				1		5,184		4,406						
		2 Fixture Bath				1		3,473		2,952						
Porches		CCP (1 Story)				198		5,126		4,357						
Garages																
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)																
Base Cost						728		34,019		28,916						
Common Wall: 1.5 Wall						1		-3,548		-3,016						
Door Opener						2		1,037		881						
Water/Sewer																
		Public Sewer				1		1,452		1,234						
		Water Well, 100 Feet				1		4,739		4,028						
Built-Ins																
		Appliance Allow.				1		3,016		2,564						
Fireplaces																
		Exterior 1 Story				1		6,471		5,500						
<<<<< 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.
BAKER RONALD & NORMA	STEWART RONALD & KATHY	174,500	06/29/2017	PTA	Multiple Improved	PTA	PTA	100.0
BAKER RONALD & NORMA	BAKER RONALD & NORMA	0	08/19/2015	WD	RELATED PARTY	2015-02859	PTA	0.0

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

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

Owner's Name/Address: STEWART RONALD & KATHY  
 8255 N MCCAFFREY RD  
 OWOSSO MI 48867

2019 Est TCV 6,000

Improved X Vacant Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

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

<Site Value B> Back Lots 600 6000 100 6,000  
 52 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 6,000

Tax Description: . SEC 10 T22N R8W LOT 168 SAPPHIRE LAKE PLAT 2.

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 X PRIVATE RD

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	3,000	0	3,000			3,000S
2018	3,000	0	3,000			3,000S
2017	3,000	0	3,000			3,000S
2016	3,000	0	3,000			3,000S

Who When What: TPC 12/27/2017 INSPECTED TPC 07/11/2017 INSPECTED TPC 03/30/2015 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: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)		Date	Number	Status				
W SAPPHIRE AVE		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 0%										
WHITTAKER JACQUELINE 16610 B DRIVE SOUTH MARSHALL MI 49068		MAP #:		2019 Est TCV 6,000								
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA							
. SEC 10 T22N R8W LOT 169 SAPPHIRE LAKE PLAT 2.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		<Site Value B> Back Lots		600	6000	100				6,000
		Paved Road		51 Actual Front Feet, 0.12 Total Acres		Total Est. Land Value =						6,000
		Storm Sewer										
		Sidewalk										
		Water										
		X Sewer										
		X Electric										
		X Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		X Rolling										
		Low										
		X High										
		Landscaped										
		Swamp										
		X Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		X PRIVATE RD		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2019	3,000	0	3,000		1,453C		
		TPC 12/27/2017 INSPECTED		2018	3,000	0	3,000			1,419C		
		TPC 03/30/2015 INSPECTED		2017	3,000	0	3,000			1,390C		
				2016	3,000	0	3,000			1,378C		



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BOUGHNER DALE K & JUDITH	BOUGHNER DALE K & JUDITH	0	08/08/2018	WD	FAMILY SALE	2018-02592	PTA	0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
W SAPPHIRE AVE	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 06/14/2000					
BOUGHNER DALE K & JUDITH A TRUST 8735 W SAPPHIRE AVENUE LAKE CITY MI 49651	MAP #: 2019 Est TCV 6,950					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA							
				Description	Frontage	Depth	Rate	%Adj.	Reason	Value	
LA 1271 SEC 10 T22N R8W LOT 170 SAPPHIRE LAKE PLAT 2.	X			<Site Value B> Back Lots	600	6000	100			6,000	
Comments/Influences				51 Actual Front Feet, 0.12 Total Acres		Total Est. Land Value =				6,000	
				Land Improvement Cost Estimates							
				Description		Rate	Size	% Good		Cash Value	
	X			Fencing: Vnyl, 2 Rail		11.59	150	0		0	
	X			Residential Local Cost Land Improvements							
	X			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	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level							
X Rolling							
Low							
X High							
Landscaped							
Swamp							
X Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
X PRIVATE RD	2019	3,000	500	3,500			1,453C
Who When What	2018	3,000	500	3,500			1,419C
TPC 12/27/2017 INSPECTED	2017	3,000	500	3,500			1,390C
TPC 03/30/2015 INSPECTED	2016	3,000	500	3,500			1,378C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BOUGHNER DALE K & JUDITH	BOUGHNER DALE K & JUDITH	0	08/08/2018	WD	FAMILY SALE	2018-02592	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
W SAPPHIRE AVE	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 06/14/2000					
BOUGHNER DALE K & JUDITH A TRUST 8735 W SAPPHIRE AVENUE LAKE CITY MI 49651	MAP #: 2019 Est TCV 23,099 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA			
			Description	Frontage	Depth	Value
. SEC 10 T22N R8W LOT 171 SAPPHIRE LAKE PLAT 2.	X		<Site Value B> Back Lots	600	6000	6,000
Comments/Influences			51 Actual Front Feet, 0.12 Total Acres		Total Est. Land Value =	6,000

Comments/Influences	X	Description	* Factors *			Cash Value
			Rate	Size	% Good	
Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water	X	D/W/P: 4in Concrete	4.60	632	50	1,453
	X	D/W/P: 3.5 Concrete	4.39	212	50	465
	X	Metal Prefab	9.96	100	50	498
	X	Gas				
	X	Curb				
Street Lights Standard Utilities Underground Utils.		LAND IMPROVE 2500	2,500.00	1	95	2,375
		Total Estimated Land Improvements True Cash Value =				4,791

Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Rolling		2019	3,000	8,500	11,500			4,154C
X High		2018	3,000	5,900	8,900			4,057C
Landscaped		2017	3,000	5,800	8,800			3,974C
Swamp		2016	3,000	5,800	8,800			3,939C
X Wooded								
Pond								
Waterfront								
Ravine								
Wetland								
Flood Plain								
X PRIVATE RD								

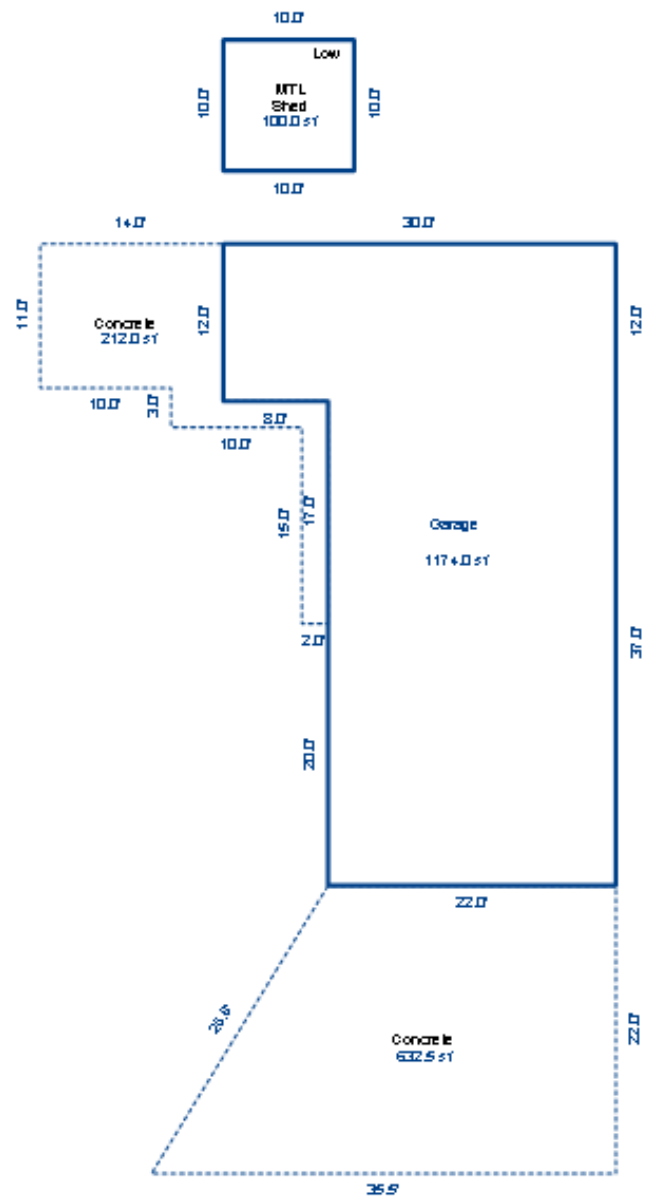


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	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: 1958 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 4 Area: 1174 % 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 1958	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										
	Room List	Kitchen: Other: Other:			2 Fixture Bath										
	Basement	(6) Ceilings			Softener, Auto										
	1st Floor	Basement: 0 S.F.			Softener, Manual										
	2nd Floor	Crawl: 0 S.F.			Solar Water Heat										
	Bedrooms	Slab: 0 S.F.			No Plumbing										
	(1) Exterior	Height to Joists: 0.0			Extra Toilet										
	Wood/Shingle	(8) Basement			Extra Sink										
	Aluminum/Vinyl	Conc. Block			Separate Shower										
	Brick	Poured Conc.			Ceramic Tile Floor										
	Insulation	Stone			Ceramic Tile Wains										
	(2) Windows	Treated Wood			Ceramic Tub Alcove										
	Many Avg. Few	Concrete Floor			Vent Fan										
	Large Avg. Small	(9) Basement Finish			(14) Water/Sewer										
	Wood Sash	Recreation SF			Public Water										
	Metal Sash	Living SF			Public Sewer										
	Vinyl Sash	Walkout Doors			Water Well										
	Double Hung	No Floor SF			1000 Gal Septic										
	Horiz. Slide	(10) Floor Support			2000 Gal Septic										
	Casement	Joists:			Lump Sum Items:										
	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\*\*\*



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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PARMENTER D BRIAN & JANET	AJE LLC	15,000	08/24/2017	WD	Split Vacant	2017-02640	PTA	100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
W SAPPHIRE AVE	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
AJE LLC 4016 N SPIDER LAKE RD TRAVERSE CITY MI 49686	MAP #:					
		2019 Est TCV 6,000				

Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B>	Back Lots	600			6000	100		6,000
63 Actual Front Feet, 0.18 Total Acres			Total Est. Land Value =					6,000

Tax Description  
 SEC10T22NR8W LOT 174 SAPPHIRE LAKE PLAT 2  
 LAKE TOWNSHIP MISSAUKEE COUNTY  
 6/2018 SEPARATE PLATTED LOTS FORMERLY  
 SEC10T22NR8W LOTS 174, 175 & 176 SAPPHIRE  
 LAKE PLAT 2  
 7/2017 SPLIT PLATTED LOTS FROM  
 600-140-00  
 1998 ASSESS LOTS 174, 175, 176 WITH  
 600-140-00

Comments/Influences  
 SEPARATELY ASSESS LOTS 174, 175 & 176

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  
 X PRIVATE RD

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	3,000	0	3,000			3,000S
2018	9,000	0	9,000			9,000S
2017	0	0	0			0
2016	0	0	0			0



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PARMENTER D BRIAN & JANET	AJE LLC	15,000	08/24/2017	WD	Split Vacant	2017-02640	PTA	100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
W SAPPHIRE AVE	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
AJE LLC 4016 N SPIDER LAKE RD TRAVERSE CITY MI 49686	MAP #:					
		2019 Est TCV 6,000				

Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA						
Public Improvements			* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			<Site Value B>	Back Lots	600		6000	100	6,000
			47 Actual Front Feet, 0.15 Total Acres Total Est. Land Value =						6,000

Tax Description  
SEC10T22NR8W LOT 175 SAPPHIRE LAKE PLAT 2  
FORMERLY ASSESSED WITH 600-174-00

Comments/Influences  
FORMERLY ASSESSED WITH 600-174-00

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

Topography of Site

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	3,000	0	3,000			3,000S
2018	0	0	0			0
2017	0	0	0			0
2016	0	0	0			0

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PARMENTER D BRIAN & JANET	AJE LLC	15,000	08/24/2017	WD	Split Vacant	2017-02640	PTA	100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
W SAPPHIRE AVE						
Owner's Name/Address	School: LAKE CITY - 57020					
AJE LLC	P.R.E. 0%					
4016 N SPIDER LAKE RD	MAP #:					
TRAVERSE CITY MI 49686	2019 Est TCV 6,000					

Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Dirt Road					6000	100		6,000
Gravel Road								
Paved Road								
Storm Sewer								
Sidewalk								
Water								
Sewer								
Electric								
Gas								
Curb								
Street Lights								
Standard Utilities								
Underground Utils.								
			47 Actual Front Feet, 0.14 Total Acres			Total Est. Land Value =		6,000

Tax Description

SEC10T22NR8W LOT 176 SAPPHIRE LAKE PLAT 2

FORMERLY ASSESSED WITH 600-174-00

Comments/Influences

SEC10T22NR8W LOT 175 SAPPHIRE LAKE PLAT 2

FORMERLY ASSESSED WITH 600-174-00

Topography of Site


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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	3,000	0	3,000			3,000S
2018	0	0	0			0
2017	0	0	0			0
2016	0	0	0			0

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: 401 RESIDENTIAL-I		Zoning:	Building Permit(s)	Date	Number	Status		
8654 W SAPPHIRE AVE		School: LAKE CITY - 57020		P.R.E. 100% 08/17/2000						
Owner's Name/Address		MAP #:		2019 Est TCV 106,913 TCV/TFA: 79.55						
KELLEY DONNA J TRUST 8654 W SAPPHIRE AVE LAKE CITY MI 49651		X	Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA					
Taxpayer's Name/Address		Public Improvements		* Factors *		LOTS 178 & 177				
KELLEY DONNA J TRUST 8654 W SAPPHIRE AVE LAKE CITY MI 49651		X	Dirt Road	Description Frontage Depth Front Depth Rate %Adj. Reason		Value				
KELLEY DONNA J TRUST 8654 W SAPPHIRE AVE LAKE CITY MI 49651		X	Gravel Road	<Site Value B> Back Lots 600		6000 100		6,000		
KELLEY DONNA J TRUST 8654 W SAPPHIRE AVE LAKE CITY MI 49651		X	Paved Road	<Site Value B> Back Lots 600		6000 100		6,000		
KELLEY DONNA J TRUST 8654 W SAPPHIRE AVE LAKE CITY MI 49651		X	Storm Sewer	97 Actual Front Feet, 0.26 Total Acres		Total Est. Land Value =		12,000		
Tax Description		Water		Land Improvement Cost Estimates						
SEC 10 T22N R8W LOTS 177 & 178 SAPPHIRE LAKE PLAT 2.		X	Sewer	Description	Rate	Size % Good	Cash Value			
Comments/Influences		X	Electric	D/W/P: Crushed Rock	1.66	480 0	0			
ADD SEWER FOR 05		X	Gas	Metal Prefab	11.46	120 50	687			
03 COMBO W/177 FOR 04		X	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			
		Underground Utils.		Total Estimated Land Improvements True Cash Value =				1,637		
		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Level		2019	6,000	47,500	53,500			44,396C
Rolling		2018	6,000	46,300	52,300			43,356C		
Low		2017	6,000	41,300	47,300			42,465C		
High		2016	6,000	41,000	47,000			42,087C		
Landscaped		Who When What								
Swamp		TPC 12/27/2017 INSPECTED								
Wooded		TPC 04/27/2015 INSPECTED								
Pond										
Waterfront										
Ravine										
Wetland										
Flood Plain										
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 220 72	Type Treated Wood Treated Wood	Year Built: 1992 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														
Building Style: 1S		Trim & Decoration																	
Yr Built 1975	Remodeled 1992	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 3 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	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=70/100/100/100/70					Cls CD Blt 1975				
	Insulation	(7) Excavation		No. of Elec. Outlets															
(2) Windows		Basement: 384 S.F. Crawl: 960 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing															
X	Many Avg. Few	X	Large Avg. Small	1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan															
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		(14) Water/Sewer															
		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic															
(3) Roof		(9) Basement Finish		Lump Sum Items:															
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors No Floor SF		Notes:															
X	Asphalt Shingle	(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic															
	Chimney: Metal	Joists: Unsupported Len: Cntr.Sup:		Notes: ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 0.880 => TCV:															
												Totals:		151,424		105,995		93,276	

\*\*\* 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.
REYNOLDS JEFFREY B & MARI	MANNES DAVID L & SHIRLEY	145,000	04/15/2010	WD	Download	2010_1265WD		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
W SAPPHIRE AVE	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
MANNES DAVID L & SHIRLEY K 2158 OAK HOLLOW DR JENISON MI 49428	MAP #:					
	2019 Est TCV 15,499 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA				
			Description	Frontage	Depth	Value	
SEC 10 T22N R8W LOT 179 SAPPHIRE LAKE PLAT 2.	X		* Factors *				
Comments/Influences			Description	Frontage	Depth	Rate %Adj. Reason	
			<Site Value B> Back Lots 600	50	100	6000 100	
			50 Actual Front Feet, 0.13 Total Acres			Total Est. Land Value =	6,000
			Land Improvement Cost Estimates				
			Description	Rate	Size % Good	Cash Value	
	X		D/W/P: 4in Ren. Conc.	5.02	84 0	0	
	X		D/W/P: Crushed Rock	1.61	240 0	0	
	X		Residential Local Cost Land Improvements				
			Description	Rate	Size % Good	Cash Value	
			LAND IMPROVE 1000	1,000.00	1 95	950	
			Total Estimated Land Improvements True Cash Value =			950	



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	3,000	4,700	7,700			7,489C
2018	3,000	5,700	8,700			7,314C
2017	3,000	5,100	8,100			7,164C
2016	3,000	5,100	8,100			7,101C

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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: 1976 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					
	Mobile Home														0 Front Overhang
	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						
Yr Built 1976	Remodeled 0	Lg			Many		Ave.		Few						
Condition: Average		Doors			(13) Plumbing										
Room List		Solid			Average Fixture(s)										
Basement		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								
1st Floor		Kitchen:			(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic								
2nd Floor		Other:			Lump Sum Items:										
Bedrooms		Other:													
(1) Exterior		(6) Ceilings													
Wood/Shingle		Basement: 0 S.F.													
Aluminum/Vinyl		Crawl: 0 S.F.													
Brick		Slab: 0 S.F.													
Insulation		Height to Joists: 0.0													
(2) Windows		(8) Basement													
Many		Conc. Block													
Avg.		Poured Conc.													
Few		Stone													
Large		Treated Wood													
Avg.		Concrete Floor													
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.

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

School: LAKE CITY - 57020

P.R.E. 0%

Owner's Name/Address: BURKE ARTHUR R & SUZANNE S

105 AGATE WAY

WILLIAMSTON MI 48895

MAP #: 2019 Est TCV 6,000

Improved  Vacant  Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

Public Improvements: \* Factors \*

Taxpayer's Name/Address: BURKE ARTHUR R & SUZANNE S

105 AGATE WAY

WILLIAMSTON MI 48895

Tax Description: . SEC 10 T22N R8W LOT 180 SAPPHIRE LAKE PLAT 2.

Comments/Influences:

Topography of Site:

Level:  Rolling  Low  High

Landscaped  Swamp  Wooded

Pond  Waterfront  Ravine  Wetland

Flood Plain  PRIVATE RD

Who When What

2019 3,000 0 3,000 Board of Review Tribunal/Other Taxable Value 3,000S

TPC 12/27/2017 INSPECTED 2018 3,000 0 3,000 3,000S

TPC 03/30/2015 INSPECTED 2017 3,000 0 3,000 3,000S

2016 3,000 0 3,000 3,000S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)		Date	Number	Status				
W SAPPHIRE AVE		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 0%										
BURKE ARTHUR R & SUZANNE S 105 AGATE WAY WILLIAMSTON MI 48895		MAP #:		2019 Est TCV 12,188 TCV/TFA: 0.00								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA								
. SEC 10 T22N R8W LOT 181 SAPPHIRE LAKE PLAT 2.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Gravel Road	<Site Value B> Back Lots		600	600	100	6000	100		6,000
			Paved Road	50 Actual Front Feet, 0.13 Total Acres					Total Est. Land Value =			6,000
			Storm Sewer	Land Improvement Cost Estimates								
			Sidewalk	Description	Rate	Size	% Good	Cash Value				
			Water	D/W/P: 3.5 Concrete	4.39	70	50	153				
		X	Sewer	Total Estimated Land Improvements True Cash Value =					153			
		X	Electric									
		X	Gas									
			Curb									
			Street Lights									
			Standard Utilities									
			Underground Utils.									
		Topography of Site										
		X	Level									
			Rolling									
			Low									
		X	High									
			Landscaped									
			Swamp									
			Wooded									
			Pond									
			Waterfront									
			Ravine									
			Wetland									
		X	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
			PRIVATE RD	2019	3,000	3,100	6,100			6,100S		
				2018	3,000	4,200	7,200			6,497C		
				2017	3,000	3,800	6,800			6,364C		
				2016	3,000	3,700	6,700			6,308C		
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		TPC 03/30/2015 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	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: 1974 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: 308 % Good: 0 Storage Area: 0 No Conc. Floor: 0											
	Mobile Home														0 Front Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			Class: CD Effec. Age: 20 Floor Area: 0 Total Base New : 8,572 Total Depr Cost: 6,858 Estimated T.C.V: 6,035		
	Town Home	0 Other Overhang	X No Heating/Cooling			Central Air Wood Furnace		E.C.F. X 0.880		Bsmnt Garage:											
	Duplex	(4) Interior	Trim & Decoration			(12) Electric		Total Base New : 8,572		E.C.F. X 0.880		Carport Area:		Roof:							
	A-Frame		Drywall Paneled	Plaster Wood T&G		0 Amps Service		Total Depr Cost: 6,858													
	Wood Frame	Size of Closets			No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family GRG		Cls CD		Blt 1974										
	Building Style: GRG	Ex	Ord	Min	Ex.	Ord.	Min	(11) Heating System: No Heating/Cooling													
	Yr Built 1974	Remodeled 0	Doors			No. of Elec. Outlets			Ground Area = 0 SF Floor Area = 0 SF.												
	Condition: Average	Lg	Ord	Small	Many	Ave.	Few	Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80													
	Room List	(5) Floors			(13) Plumbing			Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost	
	Basement	Kitchen:			Average Fixture(s)			Garages		Class: D Exterior: Siding		Foundation: 18 Inch (Unfinished)									
	1st Floor	Other:			1			Base Cost		308		8,572		6,858							
	2nd Floor	Other:			3 Fixture Bath			Totals:		8,572		6,858									
	Bedrooms	(6) Ceilings			2 Fixture Bath			Notes:		ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 0.880 => TC		6,035									
	(1) Exterior	Basement: 0 S.F.			Softener, Auto																
	Wood/Shingle	Crawl: 0 S.F.			Softener, Manual																
	Aluminum/Vinyl	Slab: 0 S.F.			Solar Water Heat																
	Brick	Height to Joists: 0.0			No Plumbing																
	Insulation	(8) Basement			Extra Toilet																
	(2) Windows	Conc. Block			Extra Sink																
	Many	Poured Conc.			Separate Shower																
	Avg.	Stone			Ceramic Tile Floor																
	Few	Treated Wood			Ceramic Tile Wains																
	Large	Concrete Floor			Ceramic Tub Alcove																
	Avg.	(9) Basement Finish			Vent Fan																
	Small	Recreation SF			(14) Water/Sewer																
	Wood Sash	Living SF			Public Water																
	Metal Sash	Walkout Doors			Public Sewer																
	Vinyl Sash	No Floor SF			Water Well																
	Double Hung	(10) Floor Support			1000 Gal Septic																
	Horiz. Slide	Joists:			2000 Gal Septic																
	Casement	Unsuported Len:			Lump Sum Items:																
	Double Glass	Cntr.Sup:																			
	Patio Doors																				
	Storms & Screens																				
	(3) Roof																				
	Gable																				
	Hip																				
	Flat																				
	Asphalt Shingle																				
	Chimney:																				

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



Sketch by Apex IVT

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TARRANT KATHERINE	HARWOOD CHESTER & LINDA (	0	08/01/2008	WD	Multiple Reference	2008/2931		100.0

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

W SAPPHIRE AVE	School: LAKE CITY - 57020					
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	P.R.E. 0%					
--	-----------	--	--	--	--	--

Owner's Name/Address	MAP #:
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HARWOOD CHESTER & LINDA 2378 EAGLE TRACE DR Kissimmee FL 34746	2019 Est TCV 6,000
--	--------------------

Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA
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Public Improvements	* Factors *
---------------------	-------------

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

<Site Value B>	Back Lots	600			6000	100		6,000
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50 Actual Front Feet, 0.13 Total Acres								Total Est. Land Value =	6,000
--	--	--	--	--	--	--	--	-------------------------	-------

Taxpayer's Name/Address	X	Dirt Road
-------------------------	---	-----------

HARWOOD CHESTER & LINDA 2378 EAGLE TRACE DR Kissimmee FL 34746	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
---------------

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

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

			2019	3,000	0	3,000			3,000S
--	--	--	------	-------	---	-------	--	--	--------

		TPC 12/27/2017 INSPECTED	2018	3,000	0	3,000			3,000S
--	--	--------------------------	------	-------	---	-------	--	--	--------

		TPC 04/27/2015 INSPECTED	2017	3,000	0	3,000			3,000S
--	--	--------------------------	------	-------	---	-------	--	--	--------

			2016	3,000	0	3,000			3,000S
--	--	--	------	-------	---	-------	--	--	--------



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TARRANT KATHERINE	HARWOOD CHESTER & LINDA (	125,000	08/01/2008	WD	Multiple Improved	2008/2931		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8602 W SAPPHIRE AVE						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2019 Est TCV 53,219 TCV/TFA: 68.23					

Owner's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA							
HARWOOD CHESTER & LINDA 2378 EAGLE TRACE DR Kissimmee FL 34746			* Factors *							
	Public Improvements		Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value

Taxpayer's Name/Address	X	Dirt Road	<Site Value B> Back Lots 600							6,000	
HARWOOD CHESTER & LINDA 2378 EAGLE TRACE DR Kissimmee FL 34746	X	Gravel Road	65 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	6,000

Tax Description	X	Land Improvement Cost Estimates								
. SEC 10 T22N R8W LOT 183 SAPPHIRE LAKE PLAT 2.	X	Water	Description	Rate	Size	% Good	Cash Value			
Comments/Influences	X	Sewer	D/W/P: 3.5 Concrete	4.39	112	66	325			
	X	Electric	Total Estimated Land Improvements True Cash Value =							325
	X	Gas								
	X	Curb								
	X	Street Lights								
	X	Standard Utilities								
	X	Underground Utils.								

Topography of Site	X	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain	X PRIVATE RD	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X														2019	3,000	23,600	26,600			23,035C
	X														2018	3,000	23,600	26,600			22,496C
	X														2017	3,000	21,000	24,000			22,034C
	X														2016	3,000	20,900	23,900			21,838C



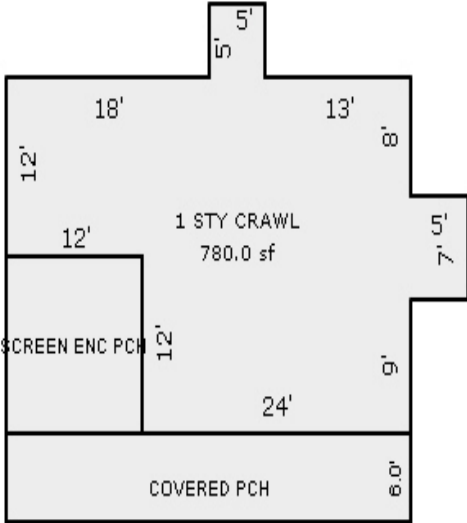
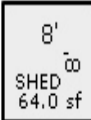
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	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 144 216	Type CSEP (1 Story) CCP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																					
X	Wood Frame		(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 1961	Remodeled 0	Ex	Ord	X	Min																													
Condition: Average		Lg	Ord	X	Small																													
Room List		(5) Floors		Central Air Wood Furnace																														
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric 0 Amps Service																														
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures Ex. X Ord. Min																														
X	Wood/Shingle Aluminum/Vinyl Brick  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: 780 S.F. Slab: 0 S.F. Height to Joists: 0.0			1	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																										
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement		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		(14) Water/Sewer																														
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:			1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																											
X	Asphalt Shingle			Lump Sum Items:																														
Chimney: Block																																		
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Electric Wall Heat Ground Area = 780 SF Floor Area = 780 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>780</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>65,877</td> <td>42,821</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing Average Fixture(s) 1 778 506 Porches CSEP (1 Story) 144 3,976 2,584 CCP (1 Story) 216 3,549 2,307 Water/Sewer Public Sewer 1 892 580 Water Well, 50 Feet 1 1,895 1,232 Built-Ins Appliance Allow. 1 1,243 808 Fireplaces Exterior 1 Story 1 3,770 2,450 Local Cost Items SANITARY SEWER 1 0 0											Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	780			Total:				65,877	42,821	Class: D Effec. Age: 35 Floor Area: 780 Total Base New : 81,980 Total Depr Cost: 53,288 Estimated T.C.V: 46,894		E.C.F. X 0.880		Bsmnt Garage: Carport Area: Roof:	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																													
1 Story	Siding	Crawl Space	780																															
Total:				65,877	42,821																													
Notes: ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 0.880 => TCY: 46,894																																		

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





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.
GALLANT THOMAS & BETTY TR	ZUIDERVEEN MARY H LIVING	107,196	08/26/2011	WD	WARRANTY DEED	2011-02681 WD	PTA	100.0
GALLANT THOMAS J	GALLANT THOMAS & BETTY TR	0	08/23/2010	QC	FAMILY SALE	2010-4016QC	PTA	0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
W SAPPHIRE AVE						
Owner's Name/Address	School: LAKE CITY - 57020					
ZUIDERVEEN MARY H TRUST 1771 E KELLY RD FALMOUTH MI 49632	P.R.E. 100% 06/11/2018					
	MAP #:					
	2019 Est TCV 6,000					

Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X Dirt Road					6000	100		6,000
X Gravel Road								
X Paved Road								
X Storm Sewer								
X Sidewalk								
X Water								
X Sewer								
X Electric								
X Gas								
X Curb								
X Street Lights								
X Standard Utilities								
X Underground Utils.								
			Description Frontage Depth Front Depth Rate %Adj. Reason Value					
			<Site Value B> Back Lots 600 6000 100 6,000					
			58 Actual Front Feet, 0.13 Total Acres Total Est. Land Value = 6,000					

Tax Description  
 . SEC 10 T22N R8W LOT 184 SAPPHIRE LAKE PLAT 2.  
 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
- X PRIVATE RD



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	3,000	0	3,000			3,000S
2018	3,000	0	3,000		3,000W	3,000S
2017	3,000	0	3,000			3,000S
2016	3,000	0	3,000			3,000S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GALLANT THOMAS & BETTY TR	ZUIDERVEEN MARY H LIVING	107,169	08/26/2011	WD	WARRANTY DEED	2011--2681 WD	PTA	100.0
GALLANT THOMAS J	GALLANT THOMAS & BETTY TR	0	08/23/2010	QC	FAMILY SALE	2010-4016QC	PTA	0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
W SAPPHIRE AVE						
Owner's Name/Address	School: LAKE CITY - 57020					
ZUIDERVEEN MARY H TRUST 1771 E KELLY RD FALMOUTH MI 49632	P.R.E. 100% 06/11/2018					
	MAP #:					
	2019 Est TCV 6,000					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA								
. SEC 10 T22N R8W LOT 185 SAPPHIRE LAKE PLAT 2.				* Factors *								
Comments/Influences				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
	X			<Site Value B>	Back Lots	600			6000	100	6,000	
				58 Actual Front Feet, 0.14 Total Acres					Total Est. Land Value =			6,000



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2019	3,000	0	3,000			3,000S
		TPC 12/27/2017 INSPECTED	2018	3,000	0	3,000		3,000W	3,000S
		TPC 03/30/2015 INSPECTED	2017	3,000	0	3,000			3,000S
			2016	3,000	0	3,000			3,000S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GALLANT THOMAS J JR & ELI	ZUIDERVEEN MARY H LIVING	46,831	08/26/2011	WD	WARRANTY DEED	2011-02680 WD	PTA	100.0
GALLANT THOMAS J & BETTY	GALLANT THOMAS J JR & ELI	0	11/09/2007	QC	Not Qualified	2007/3975		100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
W SAPPHIRE AVE						
Owner's Name/Address	School: LAKE CITY - 57020					
ZUIDERVEEN MARY H TRUST 1771 E KELLY ROAD FALMOUTH MI 49632	P.R.E. 100% 06/11/2018					
	MAP #:					
	2019 Est TCV 6,000					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA							
. SEC 10 T22N R8W LOT 186 SAPPHIRE LAKE PLAT 2.				* Factors *							
Comments/Influences				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
	X			<Site Value B>	Back Lots	600			6000	100	6,000
				58 Actual Front Feet, 0.14 Total Acres					Total Est. Land Value =	6,000	

Topography of Site

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	3,000	0	3,000			3,000S
2018	3,000	0	3,000		3,000W	3,000S
2017	3,000	0	3,000			3,000S
2016	3,000	0	3,000			3,000S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RYAN STEVEN R & CHERYL L	RYAN STEVEN R & CHERYL L	0	06/25/2012	QC	QUIT CLAIM	2012-02361	PTA	0.0
		6,000	07/01/2000	WD	Download	338:637		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
W SAPPHIRE AVE						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2019 Est TCV 19,500 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA							
			Description	Frontage	Depth	* Factors *	Rate %Adj.	Reason	Value	
. SEC 10 T22N R8W LOT 187 SAPPHIRE LAKE PLAT 2.	X		<Site Value B> Back Lots	600			6000	100		6,000
Comments/Influences			69 Actual Front Feet, 0.18 Total Acres Total Est. Land Value = 6,000							



Public Improvements		
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	
X	PRIVATE RD	

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2019	3,000	6,800	9,800			9,172C
2018	3,000	7,700	10,700			8,958C
2017	3,000	6,800	9,800			8,774C
2016	3,000	6,800	9,800			8,696C

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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: 2001 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 1040 % 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	Remodeled	Lg Ord Small			Many Ave. Few									
	2001 GAR	0	Doors Solid H.C.			(13) Plumbing									
	Condition: Average	(5) Floors			Average Fixture(s)										
	Room List	Kitchen: Other: Other:			1										
	Basement	(6) Ceilings			3 Fixture Bath										
	1st Floor	No. Excavation			2 Fixture Bath										
	2nd Floor	Basement: 0 S.F.			Softener, Auto										
	Bedrooms	Crawl: 0 S.F.			Softener, Manual										
	(1) Exterior	Slab: 0 S.F.			Solar Water Heat										
	Wood/Shingle	Height to Joists: 0.0			No Plumbing										
	Aluminum/Vinyl	(8) Basement			Extra Toilet										
	Brick	Conc. Block			Extra Sink										
	Insulation	Poured Conc.			Separate Shower										
	(2) Windows	Stone			Ceramic Tile Floor										
	Many Avg. Few	Treated Wood			Ceramic Tile Wains										
	Large Avg. Small	Concrete Floor			Ceramic Tub Alcove										
	Wood Sash	(9) Basement Finish			(14) Water/Sewer										
	Metal Sash	Recreation SF			Public Water										
	Vinyl Sash	Living SF			Public Sewer										
	Double Hung	Walkout Doors			Water Well										
	Horiz. Slide	No Floor SF			1000 Gal Septic										
	Casement	(10) Floor Support			2000 Gal Septic										
	Double Glass	Joists:			Lump Sum Items:										
	Patio Doors	Unsupported Len:													
	Storms & Screens	Cntr.Sup:													
	(3) Roof	Asphalt Shingle													
	Gable	Gambrel													
	Hip	Mansard													
	Flat	Shed													
	Chimney:														

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



Sketch by Ages IVTV

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DODDE ARNOLD R & LINDA (H	VANDERMEULEN MICHELL (S/F	40,000	09/26/2009	LC	Arms Length	2009/3445		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8530 W SAPPHIRE AVE						
	School: LAKE CITY - 57020					
	P.R.E. 100% 05/01/2010					
Owner's Name/Address	MAP #:					
VANDERMEULEN MICHELL PO BOX 274 LAKE CITY MI 49651-0274	2019 Est TCV 57,345 TCV/TFA: 53.85					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA							
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
. SEC 10 T22N R8W LOT 188 SAPPHIRE LAKE PLAT 2.	X		Dirt Road							
Comments/Influences			Gravel Road							
TOTAL REMODEL FOR 02..NO PERMIT			Paved Road							
ADD SEWER FOR 05			Storm Sewer							
			Sidewalk							
			Water							
	X		Sewer							
	X		Electric							
	X		Gas							
			Curb							
			Street Lights							
			Standard Utilities							
			Underground Utils.							

Topography of Site	* Factors *							
	Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
	<Site Value B> Back Lots	600			6000 100		6,000	
	54 Actual Front Feet, 0.14 Total Acres				Total Est. Land Value =		6,000	



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	3,000	25,700	28,700			21,176C
2018	3,000	21,200	24,200			20,680C
2017	3,000	20,800	23,800			20,255C
2016	3,000	20,700	23,700			20,075C

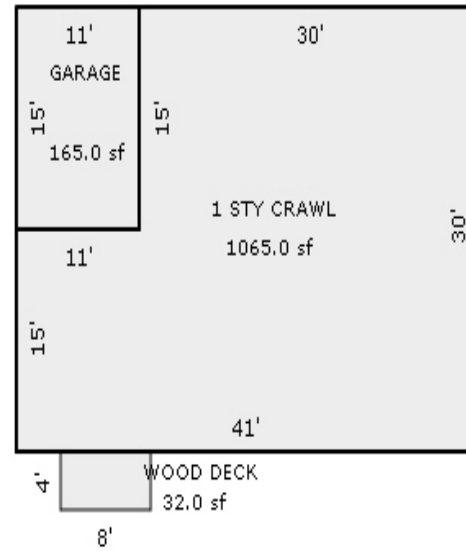
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 32 20	Type Pine Treated Wood	Year Built: 1946 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 165 % 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 1946	Remodeled 2001	Ex	Ord	X	Min	Size of Closets										
Condition: Average		Lg	Ord	X	Small	Doors										
Room List		(5) Floors		Central Air Wood Furnace												
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric			0 Amps Service									
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures												
X	Wood/Shingle Aluminum/Vinyl Brick									Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1065 SF Floor Area = 1065 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60			Cls D Blt 1946			
	Insulation			No. of Elec. Outlets												
(2) Windows		(7) Excavation		(13) Plumbing												
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1065 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			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost				
X	Wood Sash Metal Sash Vinyl Sash			(8) Basement												
X	Double Hung Horiz. Slide Casement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												
X	Double Glass Patio Doors Storms & Screens			(9) Basement Finish												
(3) Roof				Recreation SF Living SF Walkout Doors No Floor SF												
X	Gable Hip Flat			(10) Floor Support												
X	Asphalt Shingle			Joists: Unsupported Len: Cntr.Sup:			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic									
Chimney: Block							Lump Sum Items:									
Notes:										ECF (412 - SAPPHERE LAKE BACK LOTS RES) 0.880 => TCVC:		51,345				
Totals:										97,246		58,347		*		

\*\*\* 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.
VANDERVEEN RUSSELL TRUST	BRADY THOMAS K & JOANNE M	17,000	08/20/2018	WD	Arms Length	2018-02721	PTA	100.0
VELDSMA ANN TRUST	VANDERVEEN RUSSELL SUCCES	0	10/07/2009	PTA	Not Qualified		PTA	100.0
VELDSMA ANN	VELDSMA ANN ESTATE	0	10/06/2008	OTH	Not Qualified			0.0
VELDSMA ANN	VELDSMA ANN I TRUST	0	03/13/2000	QC	Not Qualified	2009/647		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
S SAPPHIRE AVE		School: LAKE CITY - 57020				
		P.R.E. 0%				
Owner's Name/Address	MAP #:					
BRADY THOMAS K & JOANNE M 57295 BUCKHORN RD THREE RIVERS MI 49093	2019 Est TCV 11,968 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA							
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
. SEC 10 T22N R8W LOT 189 SAPPHIRE LAKE PLAT 2.	X		Dirt Road							
			Gravel Road							
			Paved Road							
			Storm Sewer							
			Sidewalk							
			Water							
	X		Sewer							
	X		Electric							
	X		Gas							
			Curb							
			Street Lights							
			Standard Utilities							
			Underground Utils.							

Comments/Influences	Land Improvement Cost Estimates					
	Description	Rate	Size	% Good	Cash Value	
	D/W/P: 3.5 Concrete	4.39	160	66	463	
	Total Estimated Land Improvements True Cash Value =					463

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
													X PRIVATE RD	2019	3,000	3,000	6,000		

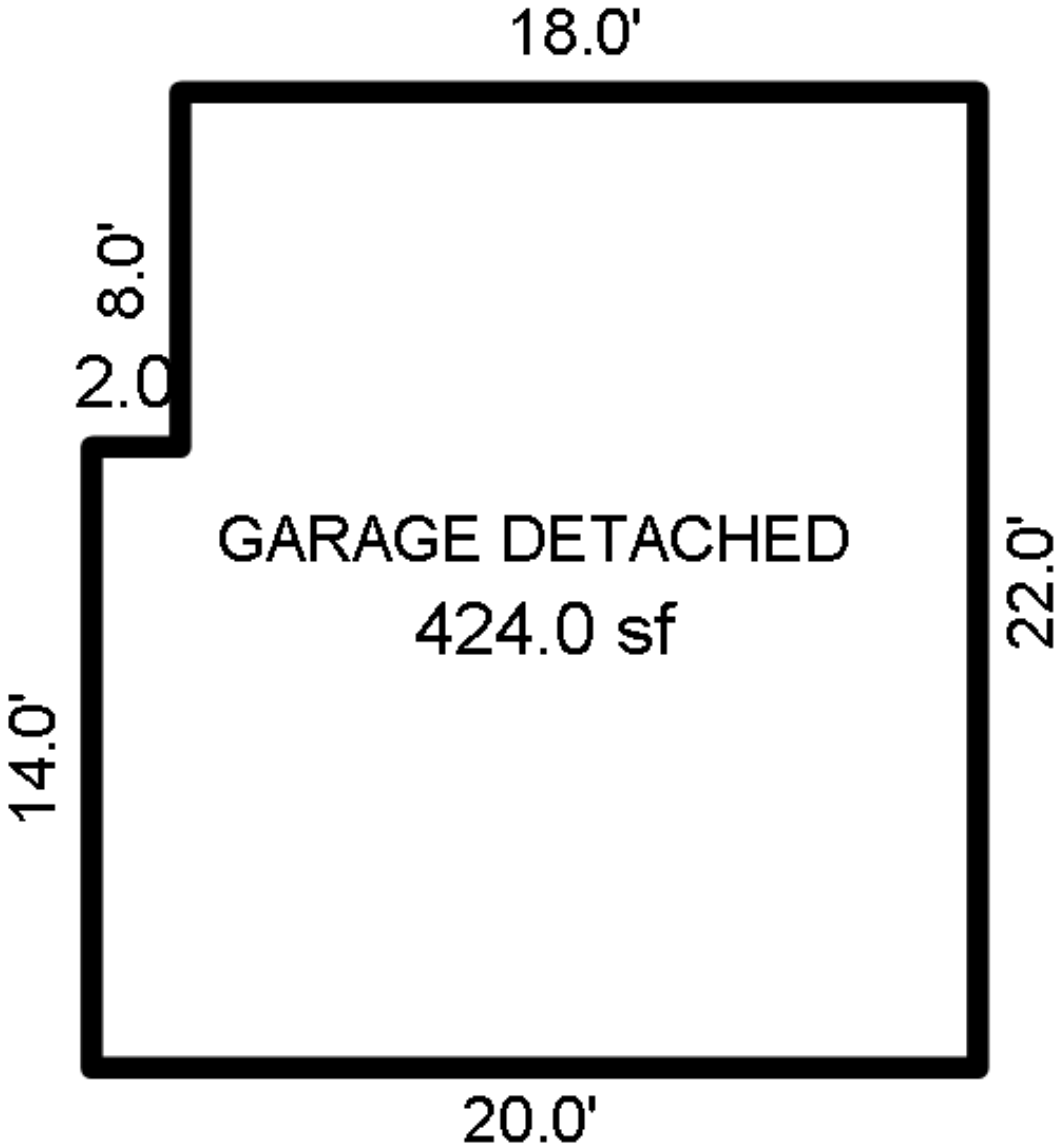


Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
TPC	12/27/2017	INSPECTED	2018	3,000	3,500	6,500			6,500S
TPC	03/30/2015	INSPECTED	2017	3,000	3,400	6,400			6,400S
TPC	11/26/2012	INSPECTED	2016	3,000	3,400	6,400			6,400S

\*\*\* 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	(4) Interior	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1975 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: 424 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
Wood Frame		Drywall Paneled	Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			Class: CD Effec. Age: 40 Floor Area: 0 Total Base New : 10,426 Total Depr Cost: 6,256 Estimated T.C.V: 5,505							
Building Style: GRG		Trim & Decoration		X No Heating/Cooling			E.C.F. X 0.880				Bsmnt Garage:			
Yr Built 1975	Remodeled 0	Ex	Ord	Min	(12) Electric							Carpport Area: Roof:		
Condition: Average		Lg	Ord	Small	0 Amps Service									
Room List		(5) Floors		Central Air Wood Furnace			Total Base New : 10,426 Total Depr Cost: 6,256 Estimated T.C.V: 5,505		E.C.F. X 0.880		Bsmnt Garage:			
Basement	1st Floor	Kitchen:		(12) Electric			Cost Est. for Res. Bldg: 1 Single Family GRG		Cls CD		Blt 1975			
2nd Floor	Bedrooms	Other:		No./Qual. of Fixtures			(11) Heating System: No Heating/Cooling							
(1) Exterior		Other:		Ex. Ord. Min			Ground Area = 0 SF Floor Area = 0 SF.							
Wood/Shingle	Aluminum/Vinyl			No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60							
Brick	Insulation	(7) Excavation		Many Ave. Few			Building Areas		Stories Exterior Foundation		Size Cost New Depr. Cost			
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			Other Additions/Adjustments		Garages					
Many Avg. Few	Large Avg. Small	(8) Basement		1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Notes:		Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)					
Wood Sash	Metal Sash	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer			ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 0.880 => TCv:		Base Cost		424 10,426 6,256			
Vinyl Sash	Double Hung	(9) Basement Finish		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Totals:		10,426		6,256			
Horiz. Slide	Casement	Recreation SF Living SF Walkout Doors No Floor SF		Lump Sum Items:										
Double Glass	Patio Doors	(10) Floor Support												
Storms & Screens	(3) Roof	Joists: Unsupported Len: Cntr.Sup:												
Gable	Hip	Gambrel	Mansard											
Flat	Shed													
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.				
CARROLL KELLY R	CARROLL THOMAS G & KAY H	1	10/21/2013	QC	RELATED PARTY	2013-03773		50.0				
HANCHETT KYLE (S/M)	CARROLL KELLY ROSE & KAY	0	11/20/2006	QC	Not Qualified	07-0/268		100.0				
MARTINDALE JOSEPH P (WIDO)	HANCHETT KYLE (SM)	0	07/31/2006	QC	Not Qualified	2007/265		0.0				
BATOHA MARTIN G & MINNIE	KANCHETT KYLE (SM)	0	02/13/2006	QC	Not Qualified	2007/266		0.0				
Property Address		Class: 401 RESIDENTIAL-I		Zoning:		Building Permit(s)		Date	Number	Status		
8510 W SAPPHIRE AVE		School: LAKE CITY - 57020		ALTERATION		05/31/2016		2016-9999	100%			
Owner's Name/Address		P.R.E. 0%		MAP #:		2019 Est TCV 53,739 TCV/TFA: 74.64						
CARROLL THOMAS G & KAY H 8510 W SAPPHIRE AVE LAKE CITY MI 49651		X	Improved		Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA						
Tax Description		Public Improvements		* Factors *								
. SEC 10 T22N R8W LOT 190 SAPPHIRE LAKE PLAT 2.		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Gravel Road		<Site Value B> Back Lots		600	100	6000		100		6,000
ADD SEWER FOR 05		Paved Road		54 Actual Front Feet, 0.14 Total Acres		Total Est. Land Value =						6,000
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		Wood Frame	16.36	240	50	1,963				
		X Sewer		Wood Frame	21.80	80	50	872				
		X Electric		Residential Local Cost Land Improvements								
		X Gas		Description	Rate	Size	% Good	Cash Value				
		X Curb		LAND IMPROVE 1000	1,000.00	1	95	950				
		Street Lights		Total Estimated Land Improvements True Cash Value = 3,785								
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		X Rolling										
		X Low										
		High										
		X Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		X 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	3,000	23,900	26,900			22,693C	
		TPC 12/27/2017	INSPECTED		2018	3,000	23,600	26,600			22,162C	
		JWV 09/08/2016	INSPECTED		2017	3,000	21,100	24,100			21,707C	
		TPC 03/30/2015	INSPECTED		2016	3,000	20,700	23,700			21,514C	

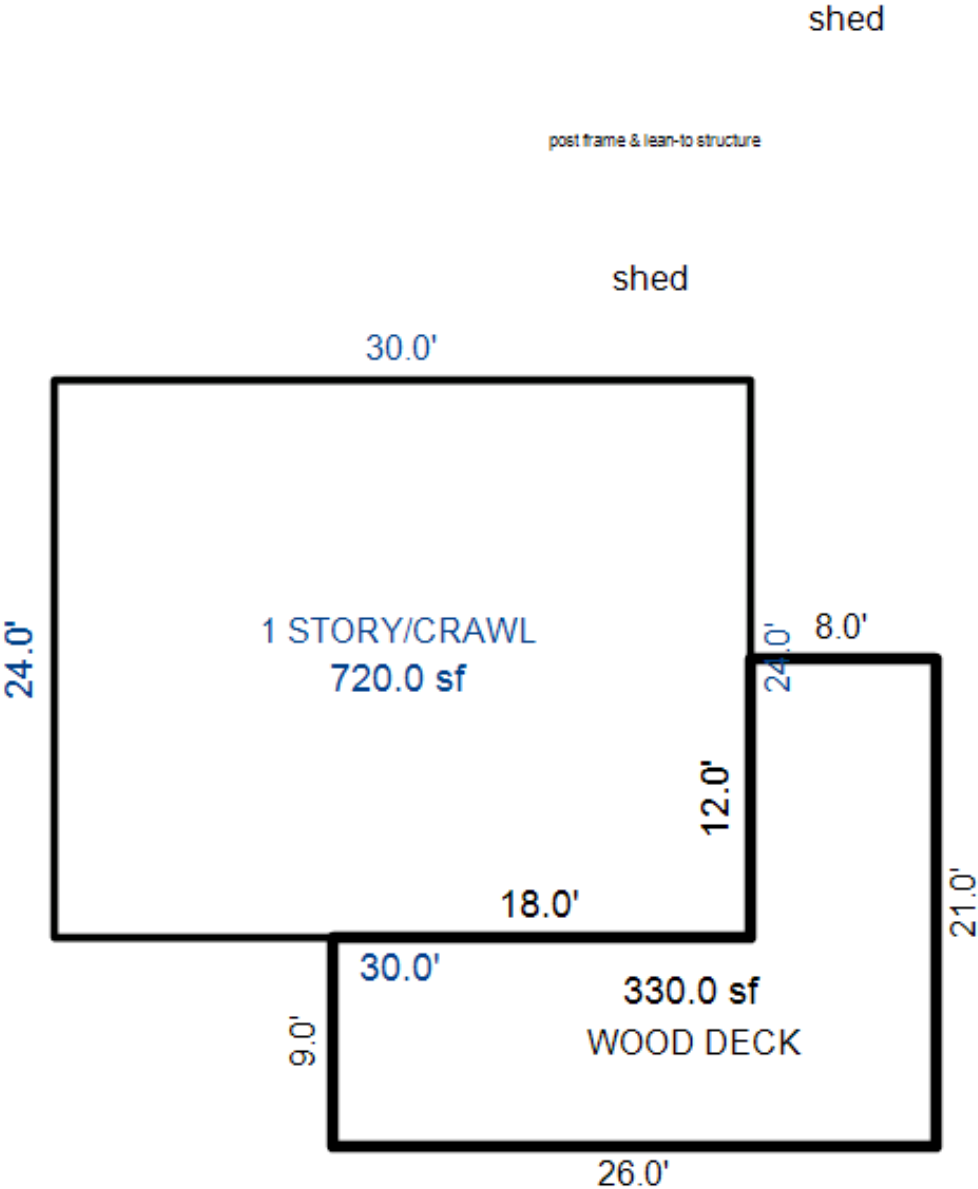


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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 330	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame		(4) Interior Drywall X Paneled Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling										
Building Style: 1S		Trim & Decoration Ex Ord X Min		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 720 SF Floor Area = 720 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Class: CD Effec. Age: 35 Floor Area: 720 Total Base New : 76,844 Total Depr Cost: 49,948 Estimated T.C.V: 43,954		E.C.F. X 0.880		Cls CD Blt 1969	
Yr Built 1969	Remodeled 0	Size of Closets Lg Ord X Small		(12) Electric 0 Amps Service			Building Areas			Total: 67,206		Depr. Cost 43,684			
Condition: Average		Doors Lg Ord X Small Solid X H.C.		(6) Ceilings X Tile			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			Other Additions/Adjustments Plumbing Average Fixture(s) 1 933 606 Deck Treated Wood 330 4,270 2,775 Water/Sewer Public Sewer 1 1,006 654 Water Well, 50 Feet 1 1,962 1,275		Totals: 76,844		0 0 *	
Room List		(5) Floors Kitchen: Other: Other:		(13) Plumbing			Notes: ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 0.880 => TCV: 43,954								
Basement 1st Floor 2nd Floor 2 Bedrooms		(7) Excavation Basement: 0 S.F. Crawl: 720 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 Lump Sum Items:											
(1) Exterior		X		No./Qual. of Fixtures Ex. X Ord. Min											
X	Wood/Shingle Aluminum/Vinyl Brick	No. of Elec. Outlets Many X Ave. Few													
(2) Windows		X Many Avg. X Large Avg. Small													
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor													
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													
X	Gambrel Mansard Shed	(10) Floor Support Joists: Unsupported Len: Cntr.Sup:													
X	Asphalt Shingle														
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.
NELSON ROBERT H & GEROGIA	NELSON FAMILY REVOCABLE T	1	10/16/2013	QC	RELATED PARTY	2013-03585 QD	PTA	0.0
NELSON ROBERT H	NELSON GEORGIA A SURVIVOR	0	06/30/2013	DC	CERTIFICATE OF DEATH	2013-03585	PTA	0.0

Property Address: 8387 W SAPPHIRE AVE  
 Class: 401 RESIDENTIAL-I Zoning: Building Permit(s): Date: Number: Status:

School: LAKE CITY - 57020  
 P.R.E. 0%  
 Owner's Name/Address: MAP #:

NELSON FAMILY REVOCABLE TRUST  
 21151 WINTERBERRY WAY  
 ESTERO FL 33928  
 2019 Est TCV 212,449 TCV/TFA: 152.73

X Improved Vacant Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

Public Improvements		* Factors *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP G \$750	66.00	128.00	1.0000	1.0000	750	100		49,500
66 Actual Front Feet, 0.19 Total Acres						Total Est. Land Value =		49,500

Tax Description: . SEC 10 T22N R8W LOT A SAPPHIRE LAKE PLAT 2.  
 Comments/Influences:

Land Improvement Cost Estimates		Rate	Size	% Good	Cash Value
Description					
X Sewer	D/W/P: 3.5 Concrete	5.00	1350	0	0
X Electric	Wood Frame	21.25	120	50	1,275
Residential Local Cost Land Improvements					
Description		Rate	Size	% Good	Cash Value
X Gas	LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =					3,650



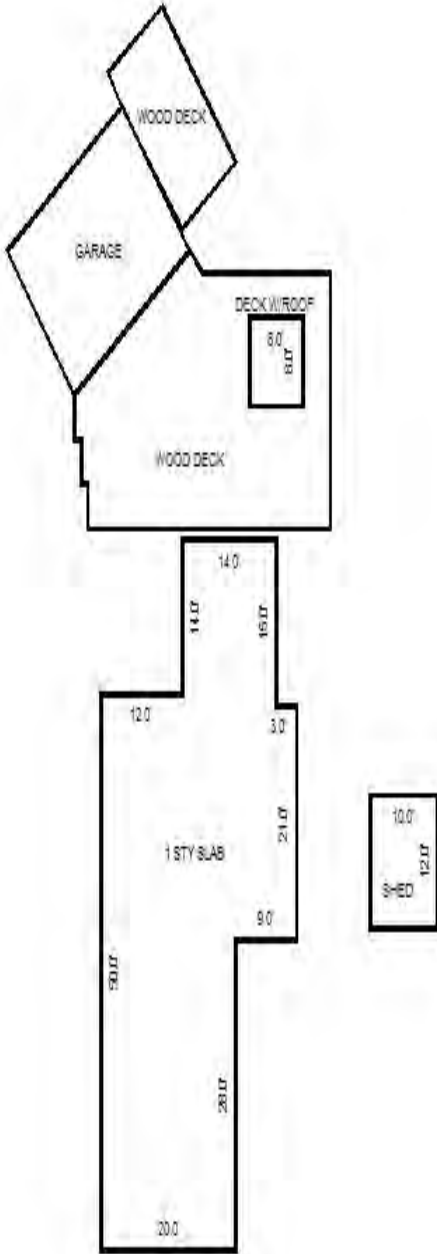
Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	Rolling	2019	24,800	81,400	106,200			94,763C
X Low	High	2018	36,300	67,100	103,400			92,542C
X Landscaped	Swamp	2017	33,000	64,200	97,200			90,639C
X Wooded	Pond	2016	33,000	61,400	94,400			89,831C
X Waterfront	Ravine							
	Wetland							
X Flood Plain	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 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 925 187 64	Type Treated Wood Treated Wood Treated Wood	Year Built: BH Car Capacity: Class: C Exterior: Block Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 0 Area: 421 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																
X	Wood Frame		(4) Interior Drywall X Paneled Plaster Wood T&G		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																																									
Building Style: 1S		Trim & Decoration Ex X Ord Min			Central Air Wood Furnace																																																									
Yr Built 1953	Remodeled 1990	Size of Closets Lg X Ord Small			(12) Electric 200 Amps Service																																																									
Condition: Average		Doors X Solid H.C.			No./Qual. of Fixtures Ex. X Ord. Min																																																									
Room List		(5) Floors Basement 1st Floor 2nd Floor Bedrooms			No. of Elec. Outlets X Many Ave. Few																																																									
		Kitchen: Other: Other:			(13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																									
		(6) Ceilings X Drywall			(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:																																																									
(1) Exterior		X Wood/Shingle Aluminum/Vinyl Brick Insulation			Deck Treated Wood Treated Wood w/Roof (Deck Portion) Treated Wood w/Roof (Roof portion) Treated Wood																																																									
X		(2) Windows Many X Large Avg. Avg. Few Small			Garages Class: C Exterior: Block Foundation: 42 Inch (Finished) Base Cost Water/Sewer Public Sewer Water Well, 100 Feet																																																									
X		Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide			Built-Ins Appliance Allow. Fireplaces Exterior 1 Story Local Cost Items SANITARY SEWER																																																									
X		Casement Double Glass Patio Doors Storms & Screens			Totals: 188,522 122,538																																																									
(3) Roof		X Gable Hip Flat Gambrel Mansard Shed			Totals: 188,522 122,538																																																									
X		Asphalt Shingle			Chimney: Stone																																																									
					Chimney: Stone																																																									
<p>Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1953                  (11) Heating System: Forced Heat &amp; Cool                  Ground Area = 1391 SF Floor Area = 1391 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>Slab</td> <td>1,391</td> <td></td> <td></td> </tr> <tr> <td colspan="3"></td> <td><b>Total:</b></td> <td><b>138,854</b></td> <td><b>90,255</b></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>728</td> </tr> <tr> <td>2</td> <td>2,359</td> <td>1,533</td> </tr> </tbody> </table>                 Deck  <table border="1"> <thead> <tr> <th>Material</th> <th>Area</th> <th>Cost</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Treated Wood</td> <td>187</td> <td>3,005</td> <td>1,953</td> </tr> <tr> <td>Treated Wood w/Roof (Deck Portion)</td> <td>64</td> <td>1,537</td> <td>999</td> </tr> <tr> <td>Treated Wood w/Roof (Roof portion)</td> <td>64</td> <td>937</td> <td>609</td> </tr> <tr> <td>Treated Wood</td> <td>925</td> <td>9,111</td> <td>5,922</td> </tr> </tbody> </table>                 Garages                  Class: C Exterior: Block Foundation: 42 Inch (Finished)                  Base Cost 421 19,017 12,361                  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 *                  Totals: 188,522 122,538</p>																Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Slab	1,391						<b>Total:</b>	<b>138,854</b>	<b>90,255</b>	Average Fixture(s)	Cost	Depr. Cost	1	1,120	728	2	2,359	1,533	Material	Area	Cost	Depr. Cost	Treated Wood	187	3,005	1,953	Treated Wood w/Roof (Deck Portion)	64	1,537	999	Treated Wood w/Roof (Roof portion)	64	937	609	Treated Wood	925	9,111	5,922
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																									
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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.
NELSON ROBERT H & GEROGIA	NELSON FAMILY REVOCABLE T	1	10/16/2013	QC	RELATED PARTY	2013-03585 QD		0.0
		75,000	08/01/1999	WD	Download	330:1191		0.0

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

W SAPPHIRE AVE	School: LAKE CITY - 57020					
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	P.R.E. 0%					
--	-----------	--	--	--	--	--

Owner's Name/Address	MAP #:					
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NELSON FAMILY REVOCABLE TRUST 683 SLYVANWOOD DR TROY MI 48085	2019 Est TCV 42,821					
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Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA			
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Public Improvements	* Factors *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value

	Sub 600 Plat 2	50.00	125.45	0.6444	1.0000	750 100	24,165
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	GROUP J 250	100.00	125.45	0.7463	1.0000	250 100	18,656
--	-------------	--------	--------	--------	--------	---------	--------

	150 Actual Front Feet, 0.43 Total Acres						Total Est. Land Value =	42,821
--	---	--	--	--	--	--	-------------------------	--------

Tax Description	X	Dirt Road					
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WOLCOTT PARK. SAPPHIRE LAKE PLAT 2.		Gravel Road					
-------------------------------------	--	-------------	--	--	--	--	--

Comments/Influences		Paved Road					
---------------------	--	------------	--	--	--	--	--

		Storm Sewer					
--	--	-------------	--	--	--	--	--

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

	X	PRIVATE RD					
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2019	21,400	0	21,400			21,400S
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2018	25,400	0	25,400			24,299C
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2017	23,800	0	23,800			23,800S
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2016	28,200	0	28,200			28,200S
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
INDIAN LAKES DEVELOPMENT	EBELS MICHAEL J & KIMBERL	2,500	09/11/2011	WD	WARRANTY DEED	2011-02960	PTA	0.0
INDIAN LAKES DEVELOPMENT	THOENES PROPERITES LLC	3,267	09/09/2011	WD	WARRANTY DEED	2011-03334	PTA	0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
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W SAPPHIRE AVE	School: LAKE CITY - 57020					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:					
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INDIAN LAKES L C MODERN BOOKKEEPING, INC. 8252 E LANSING RD DURAND MI 48429	2019 Est TCV 1,275					
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Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA			
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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 F 85/FF	15.00	8.33	1.0000	1.0000	85	100	1,275
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15 Actual Front Feet, 0.00 Total Acres						Total Est. Land Value =	1,275
--	--	--	--	--	--	-------------------------	-------

X	Dirt Road						
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X	Gravel Road						
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X	Paved Road						
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X	Storm Sewer						
---	-------------	--	--	--	--	--	--

X	Sidewalk						
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X	Water						
---	-------	--	--	--	--	--	--

X	Sewer						
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X	Electric						
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X	Gas						
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	Curb						
--	------	--	--	--	--	--	--

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

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

	Underground Utils.						
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	Topography of Site						
--	--------------------	--	--	--	--	--	--

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

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

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

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

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

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

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

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

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

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

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

X	Flood Plain						
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X	PRIVATE RD						
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2019	600	0	600			600S
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RETURNED TO ROLL FOR 00  
Split/Comb. on 12/03/2011 completed  
12/03/2011 TIM SPLIT ;  
009-600-193-00;  
009-600-193-11,  
009-600-193-65,  
009-600-193-25;



\*\*\* 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 SAPPHIRE AVE		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 0%		MAP #:								
INDIAN LAKES L C MODERN BOOKKEEPING, INC. 8252 E LANSING RD DURAND MI 48429		2019 Est TCV 750										
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA							
ENGEL PARK. SAPPHIRE LAKE PLAT 2. VACATED BY CIRCUIT COURT L161P242 ON 12/6/1963 Split on 12/03/2011 from 009-600-193-00;		Public Improvements		* Factors *								
Comments/Influences		X Dirt Road		Description		Frontage	Depth	Front	Rate	%Adj.	Reason	Value
RETURNED TO ROLL FOR 00 Split/Comb. on 12/03/2011 completed 12/03/2011 TIM SPLIT ; Parent Parcel(s): 009-600-193-00; Child Parcel(s): 009-600-193-11, 009-600-193-05, 009-600-193-65, 009-600-193-25;		X Gravel Road		<Site Value F> GROUP F15K/SITE		15000	5	PRT OF SIDEWALK				750
Parcel Map		X Paved Road		15 Actual Front Feet, 0.00 Total Acres		Total Est. Land Value =						750
		X Storm Sewer		Topography of Site								
		X Sidewalk		Level								
		X Water		Rolling								
		X Sewer		X Low								
		X Electric		High								
		Gas		Landscaped								
		Curb		Swamp								
		Street Lights		Wooded								
		Standard Utilities		Pond								
		Underground Utils.		X Waterfront								
		Topography of Site		Ravine								
		Level		Wetland								
		Rolling		Flood Plain								
		X Low		X PRIVATE RD		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		High				2019	400	0	400			400S
		Landscaped				2018	400	0	400			400S
		Swamp				2017	400	0	400			400S
		Wooded				2016	400	0	400			400S
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		X PRIVATE RD										
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		TPC 12/27/2017	INSPECTED									
		TPC 03/30/2015	INSPECTED									

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CAVANAUGH JAMES & JUDITH	CAVANAUGH M L & CAVANAUGH	1	10/24/2011	QC	QUIT CLAIM	2011-03363 QCD	PTA	100.0
INDIAN LAKES DEVELOPMENT	CAVANAUGH JAMES	3,267	09/09/2011	WD	WARRANTY DEED	2011-03362		100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
W SAPPHIRE AVE						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 100% 12/03/2011					
	MAP #:					
	2019 Est TCV 3,000					

Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA					
Public Improvements			* Factors *					
			Description	Frontage	Depth	Front	Rate %Adj. Reason	Value
			<Site Value F> GROUP F15K/SITE				15000 20 PRT OF ABAND SIDEWALK	3
			50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 3,000					

**Tax Description**  
 PARCEL OF LAND SITUATED SOUTHEASTERLY OF AND ADJACENT TO LOT 104, SAPPHIRE LAKE PLAT NO.2, SECTION LO, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN AND DESCRIBED AS BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 104, THENCE S47°48'38"W 77.38 FEET, THENCE S87°47'43"W 69.28 FEET, THENCE N41°45'44"E 125.54 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 104, THENCE S48°09'43"E 49.93 FEET TO THE POINT OF BEGINNING. CONTAINING 0.12 ACRES MORE OR LESS. SUBJECT TO EASEMENTS.

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



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	1,500	0	1,500			1,500S
2018	1,500	0	1,500			1,500S
2017	1,500	0	1,500			1,500S
2016	1,500	0	1,500			1,500S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COLLINS EDWARD R & CAROLE	ADLER KELLY M	1	07/25/2016	TD	RELATED PARTY	2016-02559	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7870 W FOREST DR	School: LAKE CITY - 57020		New House	10/21/2016	2016-0551	100%
Owner's Name/Address	P.R.E. 0%		Demolition/Removal	09/09/2016	2016-0434	100%
ADLER KELLY M 5004 HEMATITE JACKSON MI 49201	MAP #:					
	2019 Est TCV 444,351 TCV/TFA: 337.65					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS							
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
. SEC 11 T22N R8W W 75 FT OF LOT 1, ALSO ADJ BEACH AREA. SILVER BIRCH BLUFF.	X		GROUP B 2200	75.00	85.00	0.9036	1.0000	2200	100	149,094
Comments/Influences			75 Actual Front Feet, 0.15 Total Acres				Total Est. Land Value =		149,094	

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
	X	Dirt Road	D/W/P: 3.5 Concrete	5.00	420 0	0
	X	Gravel Road	D/W/P: 4in Ren. Conc.	6.21	480 0	0
	X	Paved Road	Residential Local Cost Land Improvements			
	X	Storm Sewer	Description	Rate	Size % Good	Cash Value
	X	Sidewalk	LAND IMPROVE 5000	5,000.00	1 95	4,750
	X	Water	Total Estimated Land Improvements True Cash Value = 4,750			

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	Low	2019	74,500	147,700	222,200			185,977C
	X	High	2018	74,500	112,500	187,000			156,326C
	X	Landscaped	2017	74,500	45,200	119,700			90,330C
	X	Swamp	2016	62,200	34,900	97,100			71,315C
	X	Wooded							
	X	Pond							
	X	Waterfront							
	X	Ravine							
	X	Wetland							
	X	Flood Plain							
	X	Private Road							



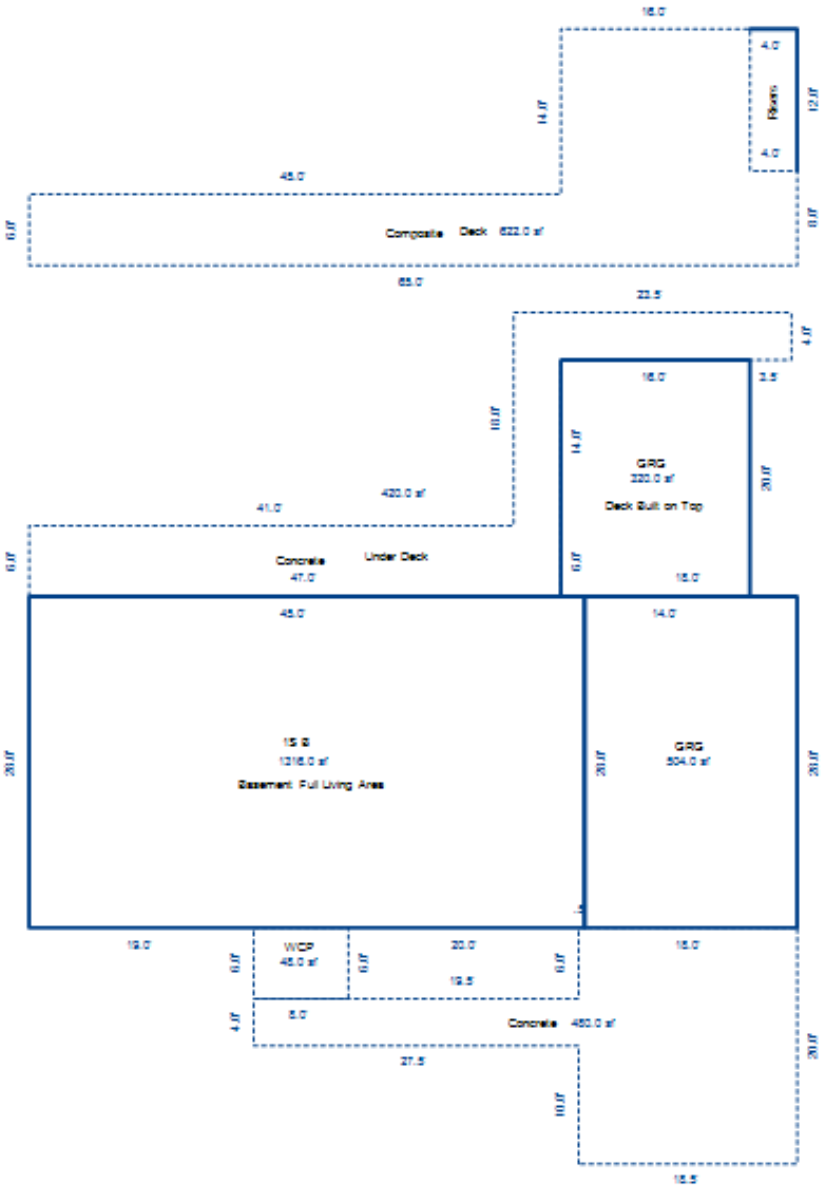
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																																																																																		
X	Single Family	Eavestrough		Gas	Oil	Elec.	Appliance Allow.			Interior 1 Story			Area	Type	Year Built: 2017																																																																																																																		
	Mobile Home	Insulation		Wood	Coal	Steam	Cook Top	Interior 2 Story			48	WCP (1 Story) Composite 48 Treated Wood				Car Capacity:																																																																																																																	
	Town Home	0 Front Overhang		X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			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			622 Composite 48 Treated Wood		Class: C																																																																																																																		
	Duplex	0 Other Overhang													(4) Interior			Central Air Wood Furnace			Class: C +5			Mech. Doors: 0																																																																																																									
	A-Frame			Trim & Decoration			Trash Compactor Central Vacuum Security System			Effec. Age: 1			Storage Area: 0		% Good: 0																																																																																																																		
Wood Frame		Drywall	Plaster	Size of Closets			Self Clean Range Sauna			Floor Area: 1,316			E.C.F.		Bsmnt Garage:																																																																																																																		
Building Style: 1S		Paneled	Wood T&G	Ex	Ord	Min	Standard Range			Total Base New : 235,348			X 1.300		Roof:																																																																																																																		
Yr Built	Remodeled	Doors			No. of Elec. Outlets			Central Vacuum			Total Depr Cost: 223,467																																																																																																																						
2018	0	Lg	Ord	Small	Many	Ave.	Few	Security System			Estimated T.C.V: 290,507																																																																																																																						
Condition: Average		H.C.			(13) Plumbing			Oven																																																																																																																									
Room List		(5) Floors			(14) Water/Sewer			Microwave																																																																																																																									
	Basement	Kitchen:			Public Water			Standard Range																																																																																																																									
	1st Floor	Other:			Public Sewer			Self Clean Range																																																																																																																									
	2nd Floor	Other:			1 Water Well			Sauna																																																																																																																									
	3 Bedrooms				1 1000 Gal Septic			Trash Compactor																																																																																																																									
(1) Exterior		(6) Ceilings			1 2000 Gal Septic			Central Vacuum																																																																																																																									
	Wood/Shingle	No./Qual. of Fixtures			Lump Sum Items:			Security System																																																																																																																									
	Aluminum/Vinyl	Ex.	Ord.	Min																																																																																																																													
	Brick	No. of Elec. Outlets																																																																																																																															
	Insulation	(7) Excavation																																																																																																																															
(2) Windows		Basement: 1316 S.F.																																																																																																																															
	Many	Crawl: 0 S.F.																																																																																																																															
	Avg.	Slab: 0 S.F.																																																																																																																															
	Few	Height to Joists: 0.0																																																																																																																															
	Large	(8) Basement																																																																																																																															
	Avg.	Conc. Block																																																																																																																															
	Small	Poured Conc.																																																																																																																															
	Wood Sash	Stone																																																																																																																															
	Metal Sash	Treated Wood																																																																																																																															
	Vinyl Sash	Concrete Floor																																																																																																																															
	Double Hung	(9) Basement Finish																																																																																																																															
	Horiz. Slide	1316 Recreation SF																																																																																																																															
	Caseament	Living SF																																																																																																																															
	Double Glass	Walkout Doors																																																																																																																															
	Patio Doors	No Floor SF																																																																																																																															
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SERR JEFFERSON (WIDOWER)	SERR JEFFERSON TRUSTEE	0	03/13/2007	QC	Not Qualified	2007/1069		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7856 W FOREST DR						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2019 Est TCV 261,903 TCV/TFA: 186.81					

X	Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS						
	Public Improvements		* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			GROUP B 2200	75.00	85.00	0.9036	1.0000	2200 100	149,094
			75 Actual Front Feet, 0.15 Total Acres Total Est. Land Value =						149,094

Tax Description	X	Description	Rate	Size % Good	Cash Value
. SEC 11 T22N R8W BEG ON N LOT LINE 191 FT FR NE COR TH NW'LY ALONG LOT LINE 75 FT S'LY PAR TO W LOT LINE TO S LOT LINE SE'LY ON LOT LINE 65 FT N'LY TO POB LOT 1 ALSO ADJ BEACH AREA. SILVER BEACH BLUFF.	X	Dirt Road			
	X	Gravel Road			
	X	Paved Road			
	X	Storm Sewer			
	X	Sidewalk			
	X	Water	19.01	84 94	1,501
	X	Sewer			
Comments/Influences	X	Electric			
	X	Gas			
	X	Curb			
	X	Street Lights			
	X	Standard Utilities			
	X	Underground Utils.			

Land Improvement Cost Estimates			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Description	Rate	Size % Good							
Wood Frame	19.01	84 94							
Residential Local Cost Land Improvements									
Description	Rate	Size % Good							
LAND IMPROVE 1000	1,000.00	1 95							
Total Estimated Land Improvements True Cash Value =									2,451

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



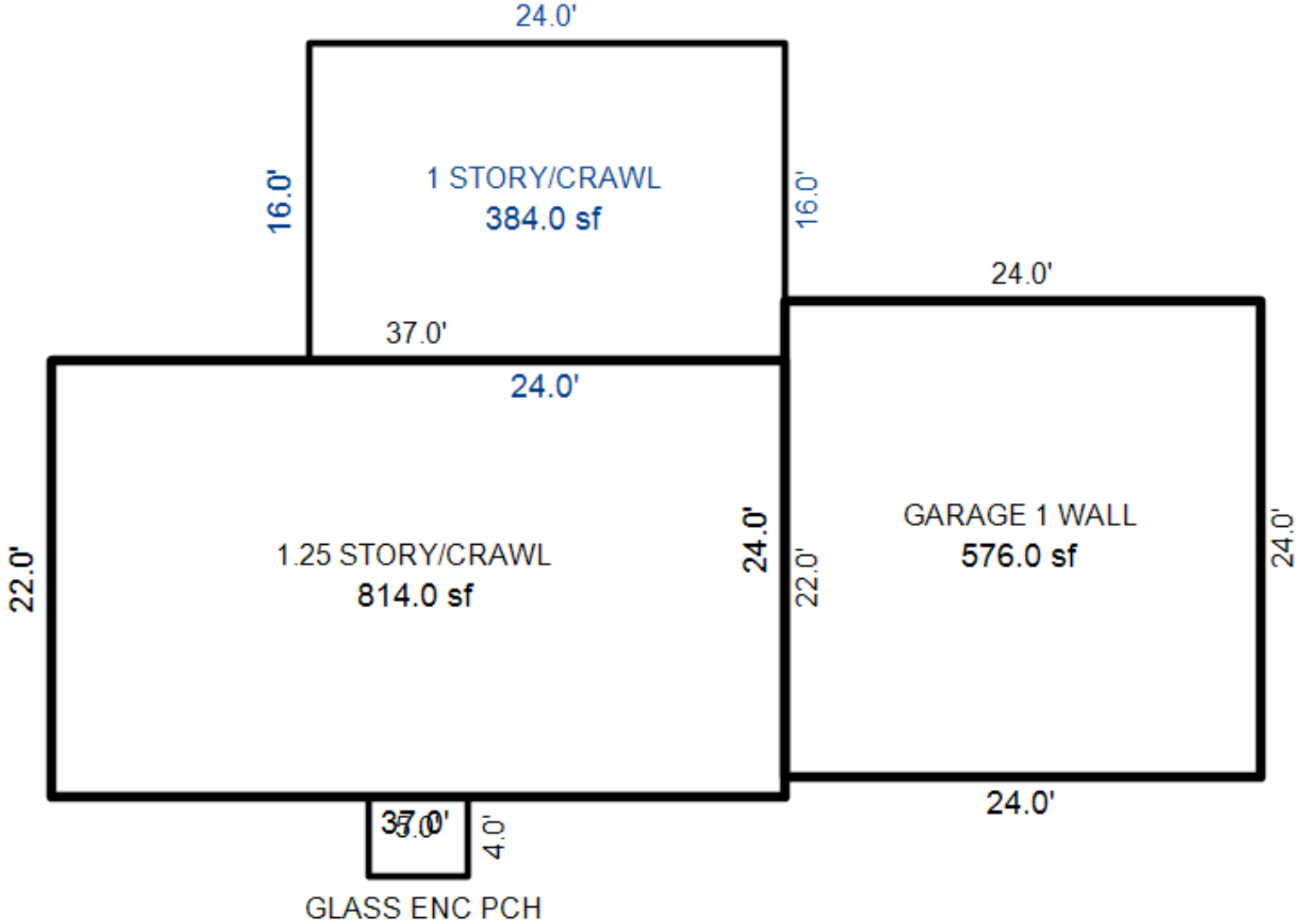
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2019	74,500	56,500	131,000			81,096C
		TPC 12/27/2017 INSPECTED	2018	74,500	49,600	124,100			79,196C
		TPC 11/27/2012 INSPECTED	2017	74,500	46,400	120,900			77,568C
			2016	62,200	42,800	105,000			76,877C

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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 20	Type CGEP (1 Story)	Year Built: 1960 Car Capacity: Class: D 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		Drywall X Paneled		Plaster Wood T&G											
Building Style: 1.25S		Trim & Decoration			Ex	Ord	X	Min	Class: D Effec. Age: 40 Floor Area: 1,402 Total Base New : 128,336 Total Depr Cost: 84,891 Estimated T.C.V: 110,358			E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:		
Yr Built 1960	Remodeled 0	Size of Closets			Lg	Ord	X	Small	Total Base New : 128,336 Total Depr Cost: 84,891 Estimated T.C.V: 110,358			E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:		
Condition: Average			Doors		Solid	X	H.C.		Total Base New : 128,336 Total Depr Cost: 84,891 Estimated T.C.V: 110,358			E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:		
Room List		(5) Floors		Central Air Wood Furnace			(12) Electric			Class: D Effec. Age: 40 Floor Area: 1,402 Total Base New : 128,336 Total Depr Cost: 84,891 Estimated T.C.V: 110,358			E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:	
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric			200 Amps Service			Class: D Effec. Age: 40 Floor Area: 1,402 Total Base New : 128,336 Total Depr Cost: 84,891 Estimated T.C.V: 110,358			E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:	
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.25S			Cls D			Blt 1960			
X	Wood/Shingle Aluminum/Vinyl Brick	X	Tile		Ex.	X	Ord.	Min	(11) Heating System: Forced Air w/ Ducts Ground Area = 1198 SF    Floor Area = 1402 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas							
	Insulation	(7) Excavation		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60			Building Areas						
(2) Windows		Basement: 0 S.F. Crawl: 1198 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			Stories    Exterior    Foundation    Size    Cost New    Depr. Cost			1.25 Story    Siding    Crawl Space    814						
X	Many Avg.    X Few	X	Large Avg.    X Small	1	Average Fixture(s)	Other Additions/Adjustments			1 Story    Siding    Crawl Space    384			Total:    105,368		71,110		
X	Wood Sash Metal Sash Vinyl Sash		Conc. Block Poured Conc. Stone	1	3 Fixture Bath	Plumbing			Average Fixture(s)    1    778    467							
X	Double Hung		Treated Wood	1	2 Fixture Bath	Garages			Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)							
X	Horiz. Slide Casement		Concrete Floor		Softener, Auto Softener, Manual	Plumbing			Base Cost    576    14,688    8,813							
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Common Wall: 1 Wall			Water/Sewer						
	Double Glass Patio Doors Storms & Screens		Recreation SF Living SF Walkout Doors No Floor SF	Public Water			Average Fixture(s)    1    778    467			Public Sewer    1    892    535						
X	Gable Hip Flat	X	Gambrel Mansard Shed	Public Sewer			Garages			Water Well, 50 Feet    1    1,895    1,137						
X	Asphalt Shingle	(10) Floor Support		Water Well			Built-Ins			Appliance Allow.    1    1,243    746						
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		Ceramic Tile Floor			Fireplaces			Exterior 1 Story    1    3,770    2,262						
		Lump Sum Items:		Ceramic Tile Wains			Porches			CGEP (1 Story)    20    1,455    873						
				Ceramic Tub Alcove			Local Cost Items			SANITARY SEWER    1    0    0						
				Vent Fan			Notes:			Totals:    128,336					84,891	
							ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV:								110,358	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PASSENGER DON & JANESE		0	09/10/2010	OTH	RELATED PARTY	2010-4320PWR A	PTA	0.0
		262,000	08/02/2002	WD	Arms Length		PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7842 W FOREST DR			Addition	09/22/2017	2017-0474	100%

Owner's Name/Address	MAP #:
PASSENGER DON & JANESE 2135 SHENANDOAH NW GRAND RAPIDS MI 49504-5911	2019 Est TCV 337,204 TCV/TFA: 192.47

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

Tax Description	Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 11 T22N R8W BEG ON N LOT LINE 116 FT FR NE COR TH NW'LY ON LOT LINE 75 FT S'LY TO A PT ON S LOT LINE 150 FT FR SE COR SE'LY ON LOT LINE 75 FT N'LY TO POB LOT 1, ALSO ADJ BEACH AREA. SILVER BEACH BLUFF.	X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk		GROUP B 2200	75.00	85.00	0.9036	1.0000	2200	100		149,094
	X Water Sewer		75 Actual Front Feet, 0.15 Total Acres Total Est. Land Value = 149,094								

Comments/Influences	X Electric	Residential Local Cost Land Improvements	Description	Rate	Size	% Good	Cash Value
	X Gas Curb		D/W/P: 3.5 Concrete	5.00	63	0	0
	X Street Lights Standard Utilities Underground Utils.		Wood Frame	23.99	84	94	1,894

Topography of Site	Description	Rate	Size	% Good	Cash Value
X Level	LAND IMPROVE 1000	1,000.00	1	95	950
	Total Estimated Land Improvements True Cash Value = 2,844				

X Level	Rolling	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
2019	74,500	94,100	168,600			144,216C
2018	74,500	74,900	149,400			126,090C
2017	74,500	56,600	131,100			109,491C
2016	62,200	52,200	114,400			108,515C

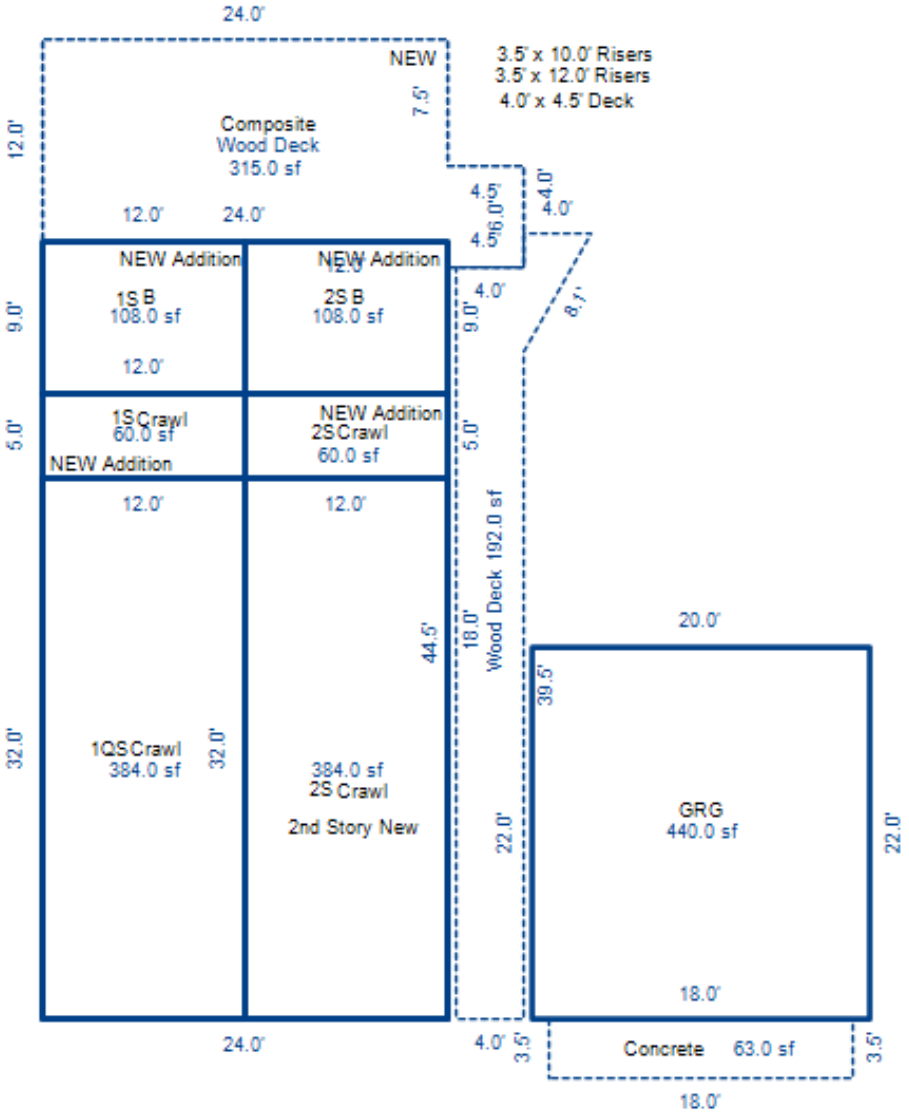
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Who	When	What
JWV	12/18/2018	INSPECTED
JWV	12/16/2017	INSPECTED
TPC	11/27/2012	INSPECTED

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 315 93 192	Type Treated Wood Treated Wood Treated Wood	Year Built: 1978 Car Capacity: 2 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 440 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																													
X	Wood Frame	X	Drywall Paneled				Plaster Wood T&G																																																						
Building Style: 1.5S		Trim & Decoration																																																											
Yr Built 1978	Remodeled 2018	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 4 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		(7) Excavation		No. of Elec. Outlets																																																									
(2) Windows		Basement: 216 S.F. Crawl: 888 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many			X	Ave.		Few																																																			
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		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	(9) Basement Finish		(13) Plumbing																																																									
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X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																																																									
Chimney: Metal		Lump Sum Items:																																																											
Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Air w/ Ducts Ground Area = 1104 SF Floor Area = 1752 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 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>384</td> <td></td> <td></td> </tr> <tr> <td>2 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>384</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>60</td> <td></td> <td></td> </tr> <tr> <td>2 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>60</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Basement</td> <td>108</td> <td></td> <td></td> </tr> <tr> <td>2 Story</td> <td>Siding</td> <td>Basement</td> <td>108</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>161,156</td> <td>112,809</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,120 784 3 Fixture Bath 1 3,525 2,467 Deck Treated Wood 315 4,234 2,964 Treated Wood 93 1,870 1,309 Treated Wood 192 3,057 2,140 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 440 14,010 9,807 Water/Sewer Public Sewer 1 1,134 794 Water Well, 100 Feet 1 4,407 3,085 Built-Ins Appliance Allow. 1 2,099 1,469 Fireplaces <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.25 Story	Siding	Crawl Space	384			2 Story	Siding	Crawl Space	384			1 Story	Siding	Crawl Space	60			2 Story	Siding	Crawl Space	60			1 Story	Siding	Basement	108			2 Story	Siding	Basement	108			Total:				161,156	112,809
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																								
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DEMERS GARY LEE & PEGGY J	VELDEER JAMES D & MARYANN	265,000	09/01/2004	WD	Arms Length	04-0/3763		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7812 W FOREST DR			Addition	11/14/2017	2017-0584	0%
	P.R.E. 0%		Addition	10/22/2008	20080691	100%
Owner's Name/Address	MAP #:		Addition	11/06/2006	20060109	Complete
VELDHEER JAMES D & MARYANNE 4274 S OAK POINTE COURT NE GRAND RAPIDS MI 49525-9415	2019 Est TCV 341,734 TCV/TFA: 199.38					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS					
			Description	Frontage	Depth	Rate %Adj. Reason	Value	
. SEC 11 T22N R8W BEG ON N LOT LINE 41 FT FR NE COR TH NW'LY ON LOT LINE 75 FT S'LY TO A PT ON S LOT LINE 75 FT FR SE COR SE'LY TO SE COR N'LY TO POB LOT 1, ALSO ADJ BEACH AREA. SILVER BEACH BLUFF.	X		Dirt Road	75.00	85.00	0.9036 1.0000	2200 100	149,094
	X		Gravel Road	75 Actual Front Feet, 0.15 Total Acres				Total Est. Land Value = 149,094
	X		Paved Road					
	X		Storm Sewer					
	X		Sidewalk					
	X		Water					
	X		Dock: Light posts	32.57	600	94		18,369
	X		D/W/P: Patio Blocks	11.84	50	0		0
	X		D/W/P: 4in Ren. Conc.	6.21	500	0		0
	X		Wood Frame	21.25	120	94		2,397
	X		Residential Local Cost Land Improvements					
	X		Street Lights					
	X		Standard Utilities					
	X		Underground Utils.					
	X		LAND IMPROVE 2500	2,500.00	1	97		2,425
			Total Estimated Land Improvements True Cash Value =					23,191

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2019	74,500	96,400	170,900			138,023C
Rolling	2018	74,500	84,000	158,500			134,789C
Low	2017	74,500	92,400	166,900			139,014C
High	2016	62,200	85,800	148,000			137,775C
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							
X Private Road							



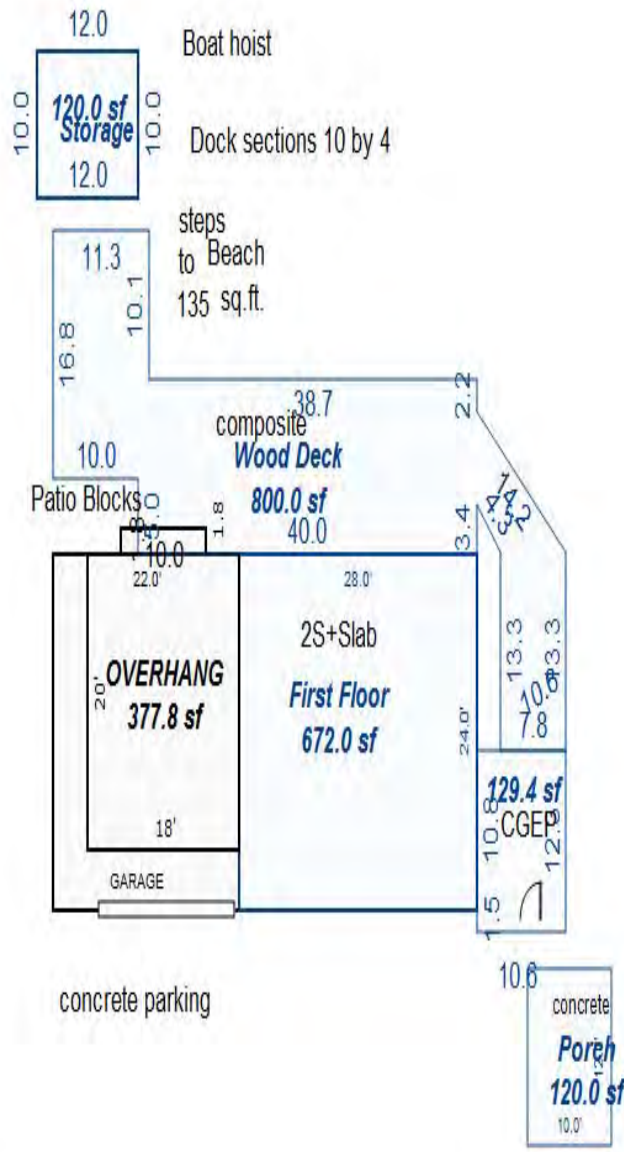
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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 Wood Stove Direct-Vented Ga	Area 120 135 800	Type CGEP (1 Story) WPP Composite	Year Built: 1978 Car Capacity: 2 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	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: 2S		Trim & Decoration																
Yr Built 1978	Remodeled 2009	Ex	X	Ord		Min	Size of Closets											
Condition: Average Part. Construct.: 90%		Lg	X	Ord		Small	Doors											
Room List		(5) Floors		Central Air Wood Furnace														
	Basement 1st Floor 2nd Floor 6 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 2S								Cls C 5 Blt 1978			
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: 0 S.F. Slab: 672 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 2 Story Siding Foundation Slab 672 2 1 Story Siding Overhang 370			Total: 149,137			110,363					
X	Many Avg. Few	X	Large Avg. Small	(8) Basement		Other Additions/Adjustments												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Plumbing Average Fixture(s) 1 1,120 829 3 Fixture Bath 1 3,525 2,608			Porches CGEP (1 Story) 120 6,640 4,914 WPP 135 2,723 2,015											
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 528 17,757 13,140 Common Wall: 1 Wall 1 -2,038 -1,508			Water/Sewer Public Sewer 1 1,134 839 Water Well, 100 Feet 1 4,407 3,261											
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer			Built-Ins Appliance Allow. 1 2,099 1,553											
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Deck Composite 800 9,208 6,814			Local Cost Items SANITARY SEWER 1 0 0 *										
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Totals: 195,712 144,828											
Chimney: Brick		Lump Sum Items:																

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

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



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.
VANDRIE JOHN TRUST (DECEA	VANDRIE SUSAN TRUST	0	01/02/2007	WD	Not Qualified	2007/32		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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7808 W FOREST 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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VANDRIE SUSAN TRUST 404 EUCLID ST MC BAIN MI 49657	2019 Est TCV 244,191 TCV/TFA: 254.37
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X	Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS
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Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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	GROUP B 2200	75.00	101.00	0.9036	1.0000	2200	100		149,094
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	75 Actual Front Feet, 0.17 Total Acres								Total Est. Land Value =	149,094
--	--	--	--	--	--	--	--	--	-------------------------	---------

Tax Description	X	Improved	Vacant	Land Improvement Cost Estimates
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. SEC 11 T22N R8W BEG AT NE COR LOT 1 TH W'LY ON N LINE 41 FT TH S'LY ON STRAIGHT LINE TO SE COR SD LOT TH E'LY ON S LINE TO SE COR LOT 2 TH N'LY ON STRAIGHT LINE TO PT ON N LINE LOT 1 WHICH LIES 34 FT E'LY OF NW COR LOT 2 TH W'LY 34 FT TO BEG. PT OF LOTS 1 & 2, ALSO ADJ BEACH AREA. SILVER BEACH BLUFF.	X	Dirt Road		
---	---	-----------	--	--

	X	Gravel Road		
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	X	Paved Road		
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	X	Storm Sewer		
--	---	-------------	--	--

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

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

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

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

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

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

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

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

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

Topography of Site	X	Level
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	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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	X	Private Road
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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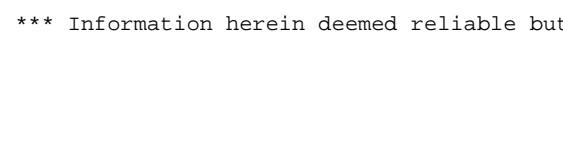
2019	74,500	47,600	122,100			80,617C
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2018	74,500	45,900	120,400			78,728C
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2017	74,500	42,900	117,400			77,109C
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2016	62,200	41,100	103,300			76,422C
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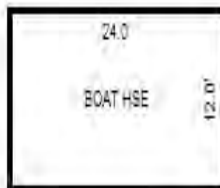
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood Oil Coal X Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area Type		Year Built: BH Car Capacity: Class: CD Exterior: Block Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 288 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						
Building Style: 1S		Trim & Decoration											
Yr Built 1967	Remodeled 0	Ex	X Ord		Min	Size of Closets							
Condition: Average		Lg		Ord	X Small	Doors		Solid	X	H.C.			
Room List		(5) Floors				Central Air Wood Furnace							
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Other:				(12) Electric 120 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	Basement: 0 S.F. Crawl: 0 S.F. Slab: 960 S.F. Height to Joists: 0.0		Many	X Ave.		Few				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement				(13) Plumbing							
X	Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan						
(3) Roof		(9) Basement Finish				(14) Water/Sewer							
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors No Floor SF			1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic						
X	Asphalt Shingle	(10) Floor Support				Lump Sum Items:							
Chimney: Brick													
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 Slab 960 Total: 83,319 54,158 Other Additions/Adjustments Plumbing Average Fixture(s) 1 933 606 Garages Class: CD Exterior: Block Foundation: 18 Inch (Unfinished) Base Cost 288 10,172 6,612 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 Fireplaces Exterior 1 Story 1 4,331 2,815 Carports Comp.Shingle 520 5,907 3,840 Local Cost Items SANITARY SEWER 1 0 0 Totals: 111,415 72,421 Notes: ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCVC: 94,147										E.C.F. X 1.300		Cls CD Blt 1967	

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



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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.
RIX EULEEN TRUST	SUSSKIND CAROL A TRUST	0	05/03/2007	QC	FAMILY SALE	2007/1704		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7804 W FOREST DR						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2019 Est TCV 323,846 TCV/TFA: 230.99					

X	Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS			
Public Improvements			* Factors *			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
GROUP B 2200	91.00	95.00	0.8610	1.0000	2200 100	172,364
91 Actual Front Feet, 0.20 Total Acres			Total Est. Land Value =			172,364

Tax Description	X	Description	Rate	Size % Good	Cash Value
. SEC 11 T22N R8W THAT PART OF LOT 2 E'LY OF A LINE FR A PT ON N LOT LINE 16 FT FR NE COR TO SE COR ALL OF LOT 3 & W'LY 1/2 OF LOT 4, ALSO ADJ BEACH AREA. SILVER BIRCH BLUFF.	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			5.09	1482 0	0
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	86,200	75,700	161,900			143,151C
	Rolling							
	Low							
X	High	2018	86,200	70,900	157,100			139,796C
	Landscaped							
	Swamp							
	Wooded							
	Pond							
X	Waterfront	2017	86,200	66,200	152,400			136,921C
	Ravine							
	Wetland							
	Flood Plain							
X	Private Road	2016	72,700	63,000	135,700			135,700S



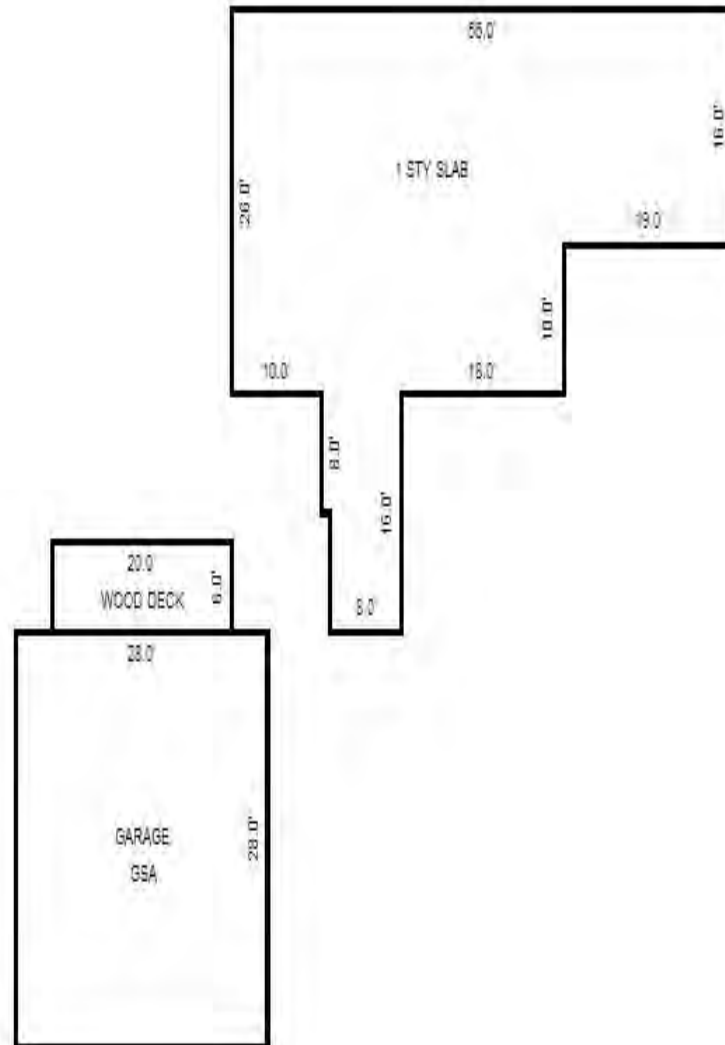
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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	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 Treated Wood	Year Built: 1978 Car Capacity: Class: C Exterior: Block Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 784 % Good: 0 Storage Area: 784 No Conc. Floor: 0		
X	Wood Frame Block	X	Drywall Plaster X Paneled Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling													
	Building Style: 1S	Trim & Decoration																
	Yr Built 1954	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 150 Amps Service													
	(1) Exterior	X	Tile		No./Qual. of Fixtures Ex. X Ord. Min													
X	Wood/Shingle Aluminum/Vinyl Brick Block Insulation		(7) Excavation		No. of Elec. Outlets Many X Ave. Few													
	(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1402 S.F. Height to Joists: 0.0		(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													
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement		(8) Basement		(14) Water/Sewer													
X	Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic													
	(3) Roof		(9) Basement Finish		Lump Sum Items:													
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors No Floor SF															
X	Asphalt Shingle		(10) Floor Support															
	Chimney: Block		Joists: Unsupported Len: Cntr.Sup:															
Notes:										ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV:		149,107						

\*\*\* 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.
NORBERG GEORGE W & PATRIC	PECKHAM DANIEL C	460,000	11/03/2016	WD	Arms Length	2016-03634	PTA	100.0
NORBERG GEORGE W & PATRIC	NORBERG GEORGE W & PATRIC	0	03/15/2005	QC	Not Qualified	05-0/1030		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7800 W FOREST DR			New House	06/12/2006	20060150	Complete
	P.R.E. 0%		Demolition/Removal	06/01/2006	20060131	Complete
Owner's Name/Address	MAP #:					
PECKHAM DANIEL C 1011 JEANINE LN DEWITT MI 48820-8736	2019 Est TCV 485,292 TCV/TFA: 259.24					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS							
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
. SEC 11 T22N R8W E 1/2 OF LOT 4 & LOT 5 SILVER BIRCH BLUFF ALSO ADJ BEACH AREA			GROUP B 2200	75.00	100.00	0.9036	1.0000	2200	100	149,094
Comments/Influences			75 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 149,094							

Comments/Influences	X Sewer	X Electric	X Gas	Curb	X Street Lights	Standard Utilities	Underground Utils.	Land Improvement Cost Estimates				
								Description	Rate	Size	% Good	Cash Value
								D/W/P: 3.5 Concrete	5.00	700	50	1,750
								Total Estimated Land Improvements True Cash Value = 1,750				

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



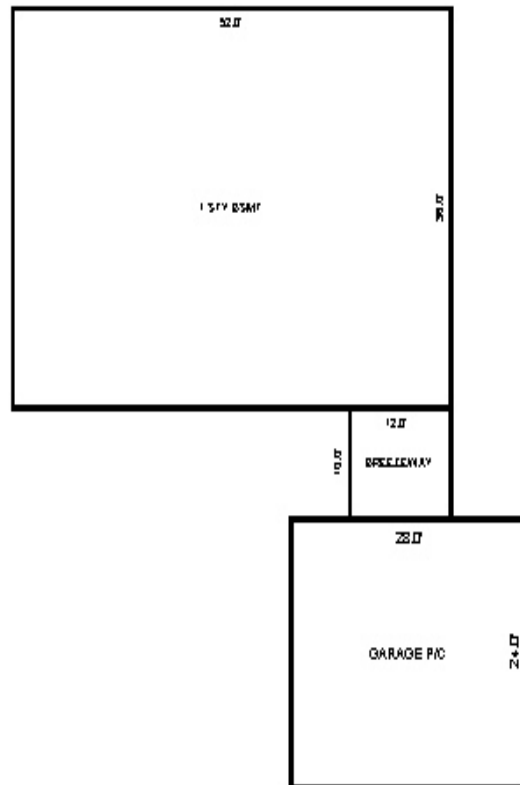
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
TPC 12/27/2017	INSPECTED		2018	74,500	159,400	233,900			227,989C
TPC 11/27/2012	INSPECTED		2017	74,500	148,800	223,300			223,300S
			2016	62,200	145,300	207,500			185,342C

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

Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga			Area 120	Type Brzwy, FW	Year Built: 1991 Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled	Plaster Wood T&G					X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: 1S		Trim & Decoration																	
Yr Built 2006	Remodeled 0	Ex	X	Ord		Min	Size of Closets			X	Central Air Wood Furnace								
Condition: Average		Lg	X	Ord		Small	Doors				(12) Electric								
Room List		(5) Floors																	
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:																	
(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: 1872 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			Average Fixture(s)											
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			3			3 Fixture Bath									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide	8	Conc. Block Poured Conc. Stone Treated Wood					1			2 Fixture Bath								
X	Double Glass Patio Doors Storms & Screens	X	Concrete Floor	(9) Basement Finish						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		1872	Recreation SF Living SF Walkout Doors No Floor SF	(10) Floor Support															
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:																
X	Asphalt Shingle		1			1			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic										
Chimney:		Lump Sum Items:																	
Notes:													ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV:		334,448				

\*\*\* 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.
OWEN THOMAS D & DEBORAH G	MARCUS BRIAN G & ELIZABET	245,000	08/16/2009	WD	Arms Length	2009/3120		100.0
		275,000	03/01/2003	WD	Download	03-0:1180		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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7794 W FOREST 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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MARCUS BRIAN G & ELIZABETH 8246 ROSSMAN HWY Dimondale MI 48821	2019 Est TCV 295,265 TCV/TFA: 217.43					
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X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS				
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Public Improvements	* Factors *				
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 2200	100.00	100.00	0.8409	1.0000	2200	100		184,997
100 Actual Front Feet, 0.23 Total Acres								Total Est. Land Value = 184,997

Tax Description	Land Improvement Cost Estimates				
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. SEC 11 T22N R8W LOTS 6 & 7 SILVER BIRCH BLUFF ALSO ADJ BEACH AREA	X	Dirt Road	Description		Rate	Size	% Good	Cash Value
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Comments/Influences	X	Gravel Road	D/W/P: 3.5 Concrete		4.76	434	0	0
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	X	Paved Road	Wood Frame		20.29	96	71	1,383
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	X	Storm Sewer	Residential Local Cost Land Improvements				
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	X	Sidewalk	Description		Rate	Size	% Good	Cash Value
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	X	Water	LAND IMPROVE 1000		1,000.00	1	95	950
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	X	Sewer	Total Estimated Land Improvements True Cash Value = 2,333				
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	X	Electric					
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	X	Gas					
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	X	Curb					
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	X	Street Lights					
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		Standard Utilities					
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		Underground Utils.					
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		Topography of Site					
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	X	Level					
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		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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		Flood Plain					
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	92,500	55,100	147,600			132,812C
2018	92,500	53,500	146,000			129,700C
2017	92,500	49,900	142,400			127,033C
2016	78,300	47,600	125,900			125,900S

Who	When	What	2019	92,500	55,100	147,600			132,812C
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TPC 12/27/2017 INSPECTED	2018	92,500	53,500	146,000			129,700C
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TPC 11/27/2012 INSPECTED	2017	92,500	49,900	142,400			127,033C
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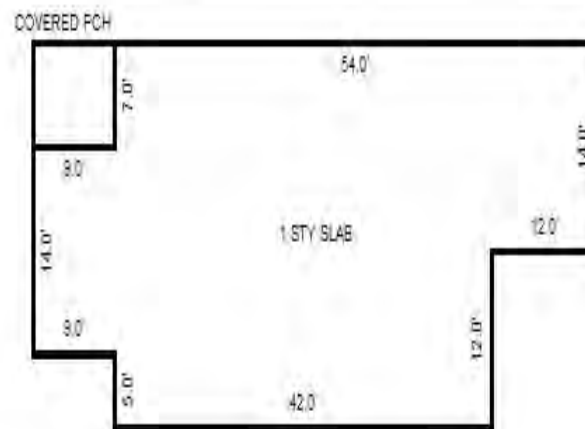
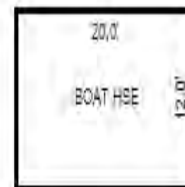


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		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	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: BH Car Capacity: Class: CD Exterior: Block Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 240 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame Block	X	Drywall Paneled	X	Plaster Wood T&G								63	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			Central Air Wood Furnace			Class: CD Effec. Age: 40 Floor Area: 1,358 Total Base New : 138,379 Total Depr Cost: 83,027 Estimated T.C.V: 107,935			E.C.F. X 1.300			Bsmnt Garage:		
Yr Built 1965	Remodeled 0	Ex	X	Ord		Min	Size of Closets			Total Base New : 138,379 Total Depr Cost: 83,027 Estimated T.C.V: 107,935			E.C.F. X 1.300			Carpport Area:		
Condition: Average		Lg		Ord	X	Small	Doors			Total Base New : 138,379 Total Depr Cost: 83,027 Estimated T.C.V: 107,935			E.C.F. X 1.300			Roof:		
Room List		(5) Floors		Kitchen: Other: Other:			(12) Electric			Total Base New : 138,379 Total Depr Cost: 83,027 Estimated T.C.V: 107,935			E.C.F. X 1.300					
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(12) Electric			0 Amps Service			Total Base New : 138,379 Total Depr Cost: 83,027 Estimated T.C.V: 107,935			E.C.F. X 1.300					
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S			Total Base New : 138,379 Total Depr Cost: 83,027 Estimated T.C.V: 107,935			E.C.F. X 1.300			Cls CD		
X	Wood/Shingle Aluminum/Vinyl Brick Block Insulation	No. of Elec. Outlets		Ex. X Ord. Min			(11) Heating System: Forced Air w/ Ducts Ground Area = 1358 SF Floor Area = 1358 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60			Total Base New : 138,379 Total Depr Cost: 83,027 Estimated T.C.V: 107,935			E.C.F. X 1.300			Blt 1965		
X	(2) Windows	(7) Excavation		Many X Ave. Few			Building Areas			Total Base New : 138,379 Total Depr Cost: 83,027 Estimated T.C.V: 107,935			E.C.F. X 1.300					
X	Many Avg. X Few	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1358 S.F. Height to Joists: 0.0		(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost			Total Base New : 138,379 Total Depr Cost: 83,027 Estimated T.C.V: 107,935			E.C.F. X 1.300					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement		1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Block Slab 1,358			Total Base New : 138,379 Total Depr Cost: 83,027 Estimated T.C.V: 107,935			E.C.F. X 1.300					
X	Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer			Other Additions/Adjustments			Total Base New : 138,379 Total Depr Cost: 83,027 Estimated T.C.V: 107,935			E.C.F. X 1.300					
X	(3) Roof	(9) Basement Finish		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing			Total Base New : 138,379 Total Depr Cost: 83,027 Estimated T.C.V: 107,935			E.C.F. X 1.300					
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors No Floor SF		Lump Sum Items:			Average Fixture(s) 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat Porches CCP (1 Story) Garages Class: CD Exterior: Block Foundation: 42 Inch (Unfinished) Base Cost Water/Sewer Public Sewer Water Well, 50 Feet Built-Ins Appliance Allow. Fireplaces Interior 1 Story Local Cost Items SANITARY SEWER			Total Base New : 138,379 Total Depr Cost: 83,027 Estimated T.C.V: 107,935			E.C.F. X 1.300					
X	Asphalt Shingle	(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing			Total Base New : 138,379 Total Depr Cost: 83,027 Estimated T.C.V: 107,935			E.C.F. X 1.300					
	Chimney:	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Notes:			Total Base New : 138,379 Total Depr Cost: 83,027 Estimated T.C.V: 107,935			E.C.F. X 1.300					
<p>Notes: ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 =&gt; TCV: 107,935</p>																		

\*\*\* 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.
		165,000	08/01/2001	WD	Download	01-0:3153		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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7764 W FOREST 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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CLEARY LAWRENCE E & CHRISTINE 1827 CHERRY RIDGE DRIVE CADILLAC MI 49601	2019 Est TCV 159,781 TCV/TFA: 221.92					
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	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS			
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	Public Improvements	* Factors *			
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		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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		GROUP A 2200/FF	50.00	100.00	1.0000	1.0000	2200	100		110,000
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		50 Actual Front Feet, 0.12 Total Acres				Total Est. Land Value =	110,000
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		Land Improvement Cost Estimates			
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		Description	Rate	Size	% Good	Cash Value
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		D/W/P: 3.5 Concrete	4.39	53	0	0
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	X Sewer	Wood Frame	22.77	48	94	1,027
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	X Electric	Wood Frame	17.76	96	94	1,603
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	X Gas	Residential Local Cost Land Improvements			
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		Description	Rate	Size	% Good	Cash Value
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	X Street Lights	LAND IMPROVE 1000	1,000.00	1	95	950
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		Standard Utilities				Total Estimated Land Improvements True Cash Value =	3,580
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		Underground Utils.			
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		Topography of Site			
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	X Level					
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		Rolling				
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	X High					
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		Landscaped				
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		Swamp				
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		Wooded				
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		Pond				
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	X Waterfront					
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		Ravine				
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		Wetland				
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		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	55,000	24,900	79,900		69,133C
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			TPC 12/27/2017 INSPECTED	2018	60,000	20,100	80,100		67,513C
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			TPC 11/27/2012 INSPECTED	2017	60,000	18,800	78,800		66,125C
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				2016	55,000	18,100	73,100		65,536C
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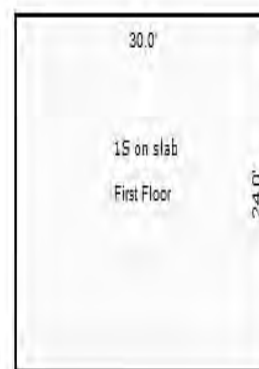
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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	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 1950	Remodeled 0	Ex	X	Ord		Min								
Condition: Average		Lg	X	Ord		Small								
Room List		(5) Floors		Central Air Wood Furnace					Class: D Effec. Age: 45 Floor Area: 720 Total Base New : 64,616 Total Depr Cost: 35,539 Estimated T.C.V: 46,201		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:	
	Basement 1st Floor 2nd Floor 2 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 1S (11) Heating System: Space Heater Ground Area = 720 SF Floor Area = 720 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55				Cls D Blt 1950	
X	Wood/Shingle Aluminum/Vinyl Brick			Ex.	X	Ord.	Min	No. of Elec. Outlets						
	Insulation			Many	X	Ave.	Few	(13) Plumbing						
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 720 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		Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Slab 720 Total: 59,808 32,894					
X	Many Avg. X Few	Large Avg. Small	(8) Basement		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Plumbing Average Fixture(s) 1 778 428 Water/Sewer Public Sewer 1 892 491 Water Well, 50 Feet 1 1,895 1,042 Built-Ins Appliance Allow. 1 1,243 684 Local Cost Items SANITARY SEWER 1 0 0						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Recreation SF Living SF Walkout Doors No Floor SF		Notes: ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV: 46,201					
(3) Roof		(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:		Totals: 64,616 35,539					
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									
X	Asphalt Shingle													
Chimney: Brick														

\*\*\* 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.
OSBORN REV DOUGLAS TRUST	MCLEOD ALAN R & VALERIE	0	11/20/2018	WD	Arms Length	2018-03846		100.0
OSBORN REV DOUGLAS, TRUST	MCLEOD ALAN R & VALERIE	270,000	10/26/2018	WD	Arms Length	2018-03514	PTA	100.0
OSBORN REV DOUGLAS R	OSBORN REV DOUGLAS, TRUST	0	06/10/2005	QC	RELATED PARTY	2005-02411		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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7750 W FOREST DR	School: LAKE CITY - 57020					
	P.R.E. 0%					

Owner's Name/Address	MAP #:
MCLEOD ALAN R & VALERIE 6160 LAHRING RD LINDEN MI 48451	2019 Est TCV 236,358 TCV/TFA: 369.31

X	Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS			
Public Improvements			* Factors *			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
GROUP B 2200	100.00	100.00	0.8409	1.0000	2200 100	184,997
100 Actual Front Feet, 0.23 Total Acres						Total Est. Land Value = 184,997

Tax Description	X	Land Improvement Cost Estimates	Rate	Size % Good	Cash Value
. SEC 11 T22N R8W LOTS 9 & 10 SILVER BIRCH BLUFF ALSO ADJ BEACH AREA	X	Dirt Road			
		Gravel Road			
		Paved Road			
		Storm Sewer			
		Sidewalk			
		Water			
	X	Sewer	9.94	24 61	146
	X	Electric			
	X	Gas			
		Curb			
	X	Street Lights			
		Standard Utilities			
		Underground Utils.			
		Total Estimated Land Improvements True Cash Value = 146			

Comments/Influences	X	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	Level	2019	92,500	25,700	118,200			118,200S
		Rolling							
		Low							
	X	High	2018	92,500	23,900	116,400			82,294C
		Landscaped							
		Swamp							
		Wooded							
		Pond							
	X	Waterfront	2017	92,500	22,300	114,800			80,602C
		Ravine							
		Wetland							
		Flood Plain	2016	78,300	21,400	99,700			79,884C

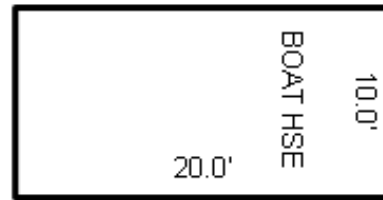


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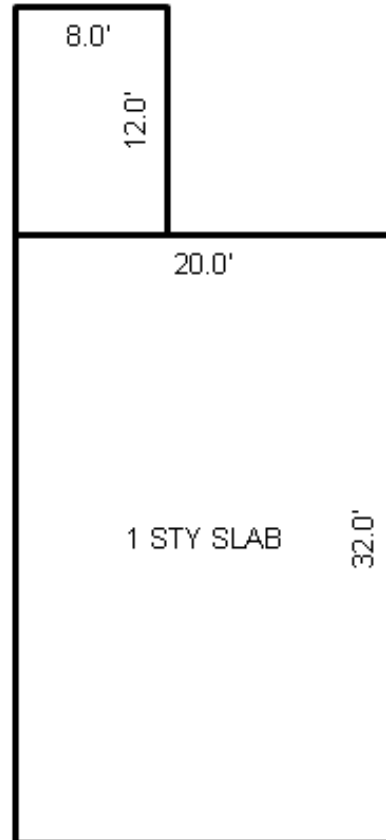
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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 96	Type CGEP (1 Story)	Year Built: BH Car Capacity: Class: D Exterior: Block Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 200 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																
X	Wood Frame		Drywall X Paneled		Plaster Wood T&G																																																																																											
Building Style: 1S		Trim & Decoration																																																																																														
Yr Built 1944	Remodeled 0	Ex	X	Ord		Min	Size of Closets																																																																																									
Condition: Average		Lg	X	Ord		Small	Doors		X	Solid	X	H.C.																																																																																				
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(1) Exterior							No. of Elec. Outlets		Many		X	Ave.		Few																																																																																		
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		(13) Plumbing			1		Average Fixture(s)																																																																																							
	Insulation	Basement: 0 S.F. Crawl: 0 S.F. Slab: 640 S.F. Height to Joists: 0.0		1			3		Fixture Bath																																																																																							
(2) Windows		(8) Basement		1			2		Fixture Bath																																																																																							
X	Many Avg. Few	X	Large Avg. Small	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Plumbing																																																																																							
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		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																																																																							
(3) Roof		(10) Floor Support		1			Lump Sum Items:																																																																																									
X	Gable Hip Flat		Gambrel Mansard Shed	1			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Notes:																																																																																							
X	Asphalt Shingle	Chimney: Brick							ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV:				51,215																																																																																			
<p>Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 640 SF Floor Area = 640 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55 Building Areas</p> <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>640</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>55,606</td> <td>30,584</td> </tr> </tbody> </table> <p>Other Additions/Adjustments</p> <table border="1"> <thead> <tr> <th>Item</th> <th>Quantity</th> <th>Cost</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Plumbing</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Average Fixture(s)</td> <td>1</td> <td>778</td> <td>428</td> </tr> <tr> <td>Porches</td> <td></td> <td></td> <td></td> </tr> <tr> <td>CGEP (1 Story)</td> <td>96</td> <td>4,457</td> <td>2,451</td> </tr> <tr> <td>Water/Sewer</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Public Sewer</td> <td>1</td> <td>892</td> <td>491</td> </tr> <tr> <td>Water Well, 50 Feet</td> <td>1</td> <td>1,895</td> <td>1,042</td> </tr> <tr> <td>Built-Ins</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Appliance Allow.</td> <td>1</td> <td>1,243</td> <td>684</td> </tr> <tr> <td>Garages</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4">Class: D Exterior: Block Foundation: 18 Inch (Unfinished)</td> </tr> <tr> <td>Base Cost</td> <td>200</td> <td>6,756</td> <td>3,716</td> </tr> <tr> <td>Local Cost Items</td> <td></td> <td></td> <td></td> </tr> <tr> <td>SANITARY SEWER</td> <td>1</td> <td>0</td> <td>0</td> </tr> <tr> <td colspan="4">Totals:</td> <td>71,627</td> <td>39,396</td> </tr> </tbody> </table>													Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Slab	640			Total:				55,606	30,584	Item	Quantity	Cost	Depr. Cost	Plumbing				Average Fixture(s)	1	778	428	Porches				CGEP (1 Story)	96	4,457	2,451	Water/Sewer				Public Sewer	1	892	491	Water Well, 50 Feet	1	1,895	1,042	Built-Ins				Appliance Allow.	1	1,243	684	Garages				Class: D Exterior: Block Foundation: 18 Inch (Unfinished)				Base Cost	200	6,756	3,716	Local Cost Items				SANITARY SEWER	1	0	0	Totals:				71,627	39,396
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



GLASS ENC PCH



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VANDRIE IRENE J	VANDRIE IRENE J	0	11/28/2018	QC	FAMILY SALE	2018-03867		0.0
SHIVLIE LOUIE G	VANDRIE IRENE J FKA SHIVL	0	03/19/2015	QC	QUIT CLAIM	2015-00932	PTA	0.0
	SHIVILIE LOUIE G	150,000	09/01/2001	WD	Download	2001-3997		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7728 W FOREST DR			Addition	04/27/2007	20070207	Complete

Owner's Name/Address	MAP #:	2019 Est TC	TCV/TFA:
VANDRIE IRENE J 7728 W FOREST DRIVE LAKE CITY MI 49651		338,927	199.37

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

Tax Description	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LOT 11 & W 10 FT OF LOT 12 ALSO ADJ BEACH AREA. SILVER BIRCH BLUFF.	GROUP A 2200/FF	60.00	100.00	0.9554	1.0000	2200	100		126,118

Comments/Influences	Description	Rate	Size	% Good	Cash Value
01 SPLIT 34' TO 012-00 FOR 02 NEW GRG FOR 03	D/W/P: 4in Concrete	5.29	156	50	412

X	Water	D/W/P:	Rate	Size	% Good	Cash Value
	Sewer	3.5 Concrete	5.00	100	50	250

X	Electric	Residential Local Cost Land Improvements
	Gas	

X	Curb	Description	Rate	Size	% Good	Cash Value
	Street Lights	LAND IMPROVE 1000	1,000.00	1	95	950

X	Standard Utilities	Total Estimated Land Improvements True Cash Value =
	Underground Utils.	1,612



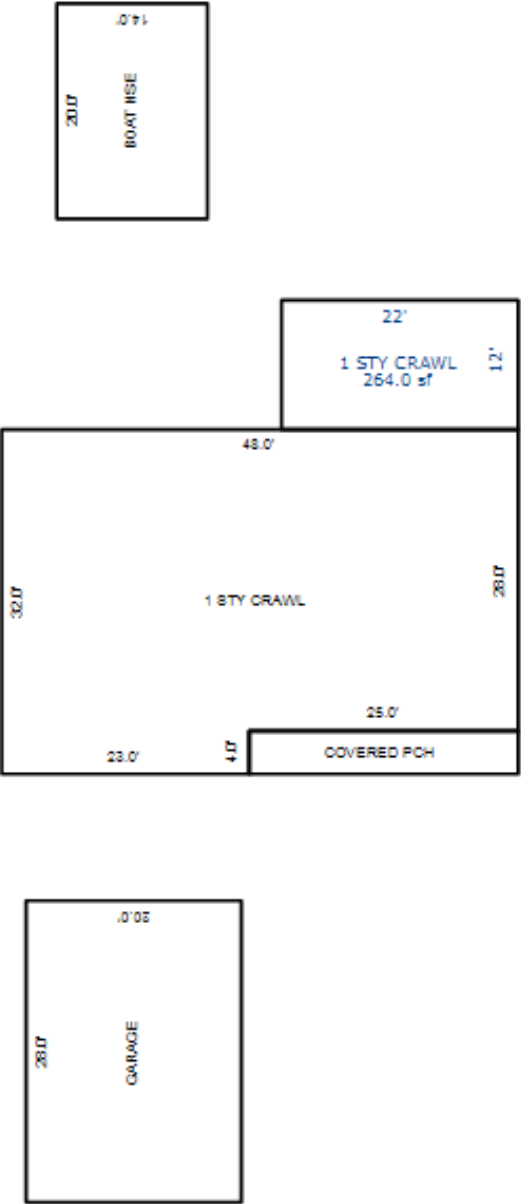
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2019	63,100	106,400	169,500			137,705C
X Rolling	2018	68,800	99,500	168,300			134,478C
X Low	2017	68,800	92,900	161,700			131,713C
X High	2016	52,100	89,000	141,100			130,539C
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		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 100	Type CCP (1 Story)	Year Built: 2002 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: 560 % Good: 0 Storage Area: 375 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Plaster X Paneled Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling													
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace														
Yr Built	Remodeled	Ex	X	Ord					Min									
1960	200	2002																
Condition: Average		X	Lg		Ord				Small									
Room List		(5) Floors		(12) Electric														
	Basement 1st Floor 2nd Floor 4 Bedrooms	Kitchen: Other: Other:		200			Amps Service											
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures														
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Ex.	X	Ord.			Min									
Insulation		Basement: 0 S.F. Crawl: 1700 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets														
(2) Windows		(8) Basement		(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 Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1	3 Fixture Bath													
(3) Roof		(9) Basement Finish		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	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors No Floor SF	(14) Water/Sewer														
X	Asphalt Shingle	(10) Floor Support		1	Public Water													
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		1	Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic													
		Lump Sum Items:																
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1700 SF Floor Area = 1700 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas													Cls C		Blt 1960			
Stories Exterior Foundation Size Cost New Depr. Cost																		
1 Story Siding Crawl Space 1,436																		
1 Story Siding Crawl Space 264																		
Total: 161,699 126,647																		
Other Additions/Adjustments																		
Plumbing																		
Average Fixture(s) 1 1,120 840																		
2 Fixture Bath 1 2,359 1,769																		
Porches																		
CCP (1 Story) 100 2,129 1,597																		
Garages																		
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)																		
Base Cost 560 18,480 13,860																		
Storage Over Garage 375 3,911 2,933																		
Door Opener 1 415 311																		
Class: CD Exterior: Block Foundation: 18 Inch (Unfinished)																		
Base Cost 280 10,016 7,512																		
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																		
<<<<< 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.
VANDRIE IRENE J	VANDRIE IRENE J	0	11/28/2018	QC	FAMILY SALE	2018-03867	PTA	0.0
SHIVLIE LOUIE	VANDRIE IRENE F/K/A SHIVL	1	12/24/2014	QC	DIVORCE JUDGEMENT	2015-01019		0.0
VOELKER PATRICK W & LINDA	SHIVLIE IRENE	0	09/07/2010	WD	FAMILY SALE	2010-4219	PTA	100.0
VOELKER PATRICK W & LINDA	VOELKER PATRICK W & LINDA	0	11/04/2008	QC	Not Qualified	2008/4469		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
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W FOREST DR	School: LAKE CITY - 57020					
	P.R.E. 100% 09/07/2010					

Owner's Name/Address	MAP #:
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VANDRIE IRENE 7728 W FOREST DR LAKE CITY MI 49651	2019 Est TCV 82,371
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Improved	X	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS			
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Public Improvements	* Factors *				Rate	%Adj.	Reason	Value
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Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	GROUP A	2200/FF	34.00	100.00	1.1012	1.0000	2200	100	82,371
	34 Actual Front Feet, 0.08 Total Acres				Total Est. Land Value =		82,371		

Tax Description	X
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LOT 12 EXC W 10 FT THOF ALSO ADJ BEACH AREA. SILVER BIRCH BLUFF.	
--	--

Comments/Influences
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01 SPLIT FROM 011-00 FOR 02
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	X	Level
		Rolling
		Low
	X	High
		Landscaped
		Swamp
		Wooded
		Pond
	X	Waterfront
		Ravine
		Wetland
		Flood Plain

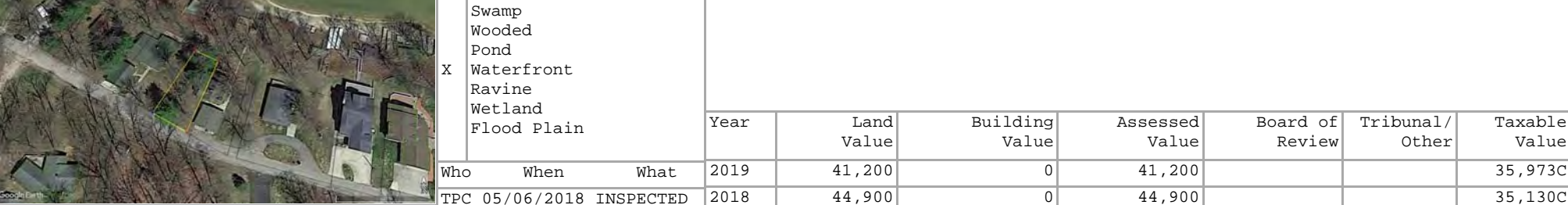
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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Who	When	What	2019	41,200	0	41,200			35,973C
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	TPC 05/06/2018	INSPECTED	2018	44,900	0	44,900			35,130C
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	TPC 12/27/2017	INSPECTED	2017	44,900	0	44,900			34,408C
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	TPC 10/23/2012	INSPECTED	2016	40,400	0	40,400			34,102C
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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				
7710 W FOREST DR		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 0%										
MORGAN COURTNEY E 1336 THREE MILE GROSSE POINTE MI 48230		MAP #:		2019 Est TCV 260,971 TCV/TFA: 198.91								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS								
. SEC 11 T22N R8W LOT 13 ALSO ADJ BEACH AREA. SILVER BIRCH BLUFF.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		GROUP A 2200/FF	44.00	100.00	1.0325	1.0000	2200	100		99,944
		Paved Road		44 Actual Front Feet, 0.10 Total Acres				Total Est. Land Value =		99,944		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		D/W/P: 3.5 Concrete	5.00	72	0	0				
		X Sewer		Residential Local Cost Land Improvements								
		X Electric		Description	Rate	Size	% Good	Cash Value				
		X Gas		LAND IMPROVE 1000	1,000.00	1	95	950				
		X Curb		Total Estimated Land Improvements True Cash Value =				950				
		X Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		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	50,000	80,500	130,500			88,093C	
		TPC 12/27/2017	INSPECTED		2018	54,500	76,500	131,000			86,029C	
		TPC 10/23/2012	INSPECTED		2017	54,500	73,900	128,400			84,260C	
					2016	49,700	68,100	117,800			83,509C	

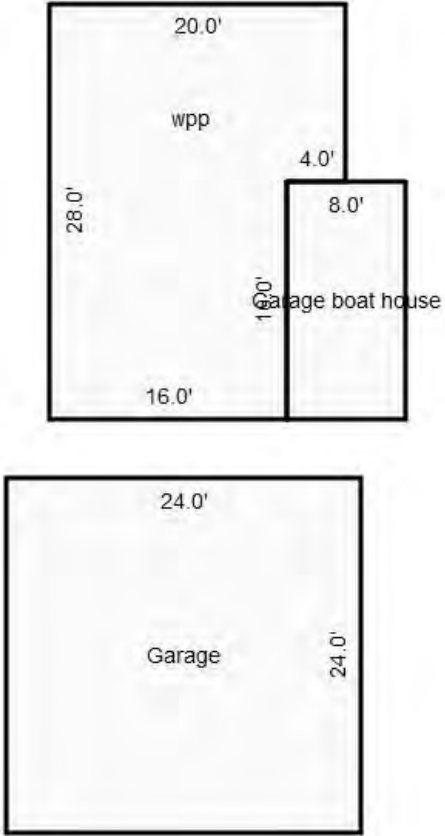
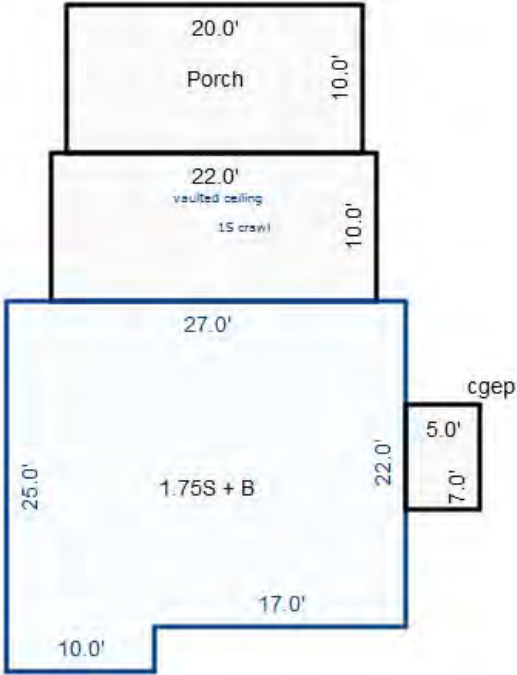


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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 200 35 496	Type WPP CGEP (1 Story) Treated Wood	Year Built: 1991 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																															
X	Wood Frame	X	Drywall Plaster X Paneled Wood T&G	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: 1.75S		Trim & Decoration		Central Air Wood Furnace						Class: C +10 Effec. Age: 35 Floor Area: 1,312 Total Base New : 189,454 Total Depr Cost: 123,136 Estimated T.C.V: 160,077		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:																																																																																																	
Yr Built 1948	Remodeled 1992	Ex	X	Ord			Min																																																																																																								
Condition: Average		Lg	X	Ord			Small																																																																																																								
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(2) Windows		(7) Excavation		(13) Plumbing																																																																																																											
X	Many Avg. Few	X	Large Avg. Small	Basement: 624 S.F. Crawl: 220 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																																								
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<p>Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C 10 Blt 1948                  (11) Heating System: Forced Air w/ Ducts                  Ground Area = 844 SF Floor Area = 1312 SF.                  Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65                  Building Areas</p> <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1.75 Story</td> <td>Siding</td> <td>Basement</td> <td>624</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>220</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>140,964</td> <td>91,619</td> </tr> </tbody> </table> <p>Other Additions/Adjustments</p> <table border="1"> <thead> <tr> <th>Item</th> <th>Quantity</th> <th>Unit Cost</th> <th>Total Cost</th> </tr> </thead> <tbody> <tr> <td>Plumbing Average Fixture(s)</td> <td>1</td> <td>1,120</td> <td>728</td> </tr> <tr> <td>Plumbing 3 Fixture Bath</td> <td>1</td> <td>3,525</td> <td>2,291</td> </tr> <tr> <td>Porches WPP</td> <td>200</td> <td>3,454</td> <td>2,245</td> </tr> <tr> <td>Porches CGEP (1 Story)</td> <td>35</td> <td>2,970</td> <td>1,930</td> </tr> <tr> <td>Deck Treated Wood</td> <td>496</td> <td>5,699</td> <td>3,704</td> </tr> <tr> <td colspan="4">Garages</td> </tr> <tr> <td colspan="4">Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)</td> </tr> <tr> <td>Base Cost</td> <td>576</td> <td>16,911</td> <td>10,992</td> </tr> <tr> <td>Door Opener</td> <td>1</td> <td>415</td> <td>270</td> </tr> <tr> <td colspan="4">Class: C Exterior: Block Foundation: 18 Inch (Unfinished)</td> </tr> <tr> <td>Base Cost</td> <td>128</td> <td>5,074</td> <td>3,298</td> </tr> <tr> <td colspan="4">Water/Sewer</td> </tr> <tr> <td>Public Sewer</td> <td>1</td> <td>1,134</td> <td>737</td> </tr> <tr> <td>Water Well, 50 Feet</td> <td>1</td> <td>2,038</td> <td>1,325</td> </tr> <tr> <td colspan="4">Built-Ins</td> </tr> <tr> <td>Appliance Allow.</td> <td>1</td> <td>2,099</td> <td>1,364</td> </tr> <tr> <td colspan="4">Fireplaces</td> </tr> </tbody> </table> <p>&lt;&lt;&lt;&lt; Calculations too long. See Valuation printout for complete pricing. &gt;&gt;&gt;&gt;</p>																Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.75 Story	Siding	Basement	624			1 Story	Siding	Crawl Space	220			Total:				140,964	91,619	Item	Quantity	Unit Cost	Total Cost	Plumbing Average Fixture(s)	1	1,120	728	Plumbing 3 Fixture Bath	1	3,525	2,291	Porches WPP	200	3,454	2,245	Porches CGEP (1 Story)	35	2,970	1,930	Deck Treated Wood	496	5,699	3,704	Garages				Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				Base Cost	576	16,911	10,992	Door Opener	1	415	270	Class: C Exterior: Block Foundation: 18 Inch (Unfinished)				Base Cost	128	5,074	3,298	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			
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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.
WITERFIELD	PALLAY	250,000	07/01/2001	WD	Download	01-0:2993		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7686 W FOREST DR						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
PALLAY DAVID & SHARON 1417 OTTAWA ROYAL OAK MI 48073	2019 Est TCV 298,505 TCV/TFA: 218.52					

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

Tax Description			GROUP B 2200 100.00 100.00 0.8409 1.0000 2200 100 184,997				
. SEC 11 T22N R8W LOTS 14 & 15 ALSO ADJ BEACH AREA. SILVER BIRCH BLUFF.			100 Actual Front Feet, 0.23 Total Acres Total Est. Land Value = 184,997				

Comments/Influences			Land Improvement Cost Estimates				
ON STATE RECIND LIST BUT NO HS FOR 95 & 96 (WALLINGTON)			Description	Rate	Size % Good	Cash Value	

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

Topography of Site			Residential Local Cost Land Improvements				
			Description	Rate	Size % Good	Cash Value	

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

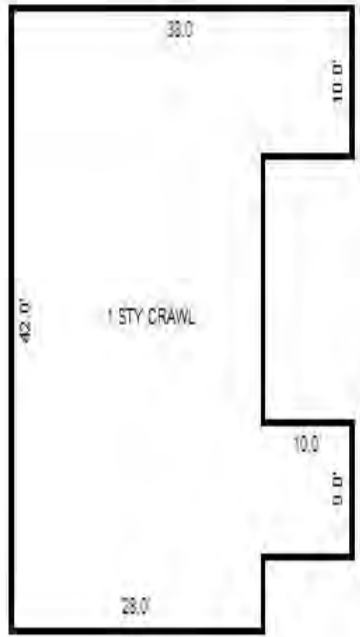
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	92,500	56,800	149,300			132,073C
2018	92,500	52,300	144,800			128,978C
2017	92,500	48,900	141,400			126,326C
2016	78,300	46,900	125,200			125,200S

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	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: BH Car Capacity: Class: CD Exterior: Block Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 240 % 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			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 1366 SF Floor Area = 1366 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60			E.C.F. X 1.300		Cls CD Blt 1940		
Yr Built 1940	Remodeled 1995	Ex	X	Ord		Min	No./Qual. of Fixtures			Floor Area: 1,366		Storage Area: 0			
Condition: Average		Lg	X	Ord		Small	No. of Elec. Outlets			Total Base New : 144,301		Bsmnt Garage:			
Room List		Doors		Solid	X	H.C.	Many			Total Depr Cost: 86,583		Roof:			
	Basement 1st Floor 2nd Floor Bedrooms						(13) Plumbing			Estimated T.C.V: 112,558					
(1) Exterior							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/Shingle Aluminum/Vinyl Brick  Insulation						(14) Water/Sewer			Plumbing					
(2) Windows							1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Average Fixture(s) 1 933 560					
X	Many Avg. Few	X					Lump Sum Items:			Garages					
X	Large Avg. Small									Class: CD Exterior: Block Foundation: 42 Inch (Unfinished) Base Cost 240 10,721 6,433					
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							Water/Sewer					
(3) Roof										Public Sewer 1 1,006 604					
X	Gable Hip Flat									Water Well, 50 Feet 1 1,962 1,177					
X	Gambrel Mansard Shed									Built-Ins					
X	Asphalt Shingle									Appliance Allow. 1 1,467 880					
Chimney: Metal										Fireplaces					
										Exterior 1 Story 1 4,331 2,599					
										Local Cost Items					
										SANITARY SEWER 1 0 0					
										Totals: 144,301 86,583					
										Notes:					
										ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCY:		112,558			

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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.
REYERS HARLAN & SHARON L	HUNT BAZIL & JUDY	450,000	12/19/2013	WD	WARRANTY DEED	2013-04257 WD	PTA	100.0
		95,000	02/01/2000	WD	Download	335:261		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7678 W FOREST DR			Garage	10/16/2014	2014-0459	100%

Owner's Name/Address	P.R.E.	MAP #:
HUNT BAZIL & JUDY 2478 WARWICK TROY MI 48084	0%	2019 Est TCV 508,014 TCV/TFA: 193.60

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS
. SEC 11 T22N R8W LOT 16 ALSO ADJ BEACH AREA. SILVER BIRCH BLUFF.	X		

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

Comments/Influences	X	Topography of Site
	X	Level

Comments/Influences	X	Public Improvements	Description	Rate	Size	% Good	Cash Value	
	X	Sewer	D/W/P: 4in Ren. Conc.	6.21	1200	0	0	
	X	Electric	D/W/P: 4in Ren. Conc.	6.21	512	0	0	
	X	Gas	D/W/P: 3.5 Concrete	5.00	66	0	0	
	X	Curb	Wood Frame	19.73	168	94	3,116	
	X	Street Lights	Residential Local Cost Land Improvements					
		Standard Utilities	Description	Rate	Size <td>% Good</td> <td>Cash Value</td>	% Good	Cash Value	
		Underground Utils.	LAND IMPROVE 5000	5,000.00	1	95	4,750	
			Total Estimated Land Improvements True Cash Value =				7,866	



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	55,000	199,000	254,000			230,448C
2018	60,000	190,900	250,900			225,047C
2017	60,000	184,400	244,400			220,419C
2016	55,000	170,200	225,200			218,453C

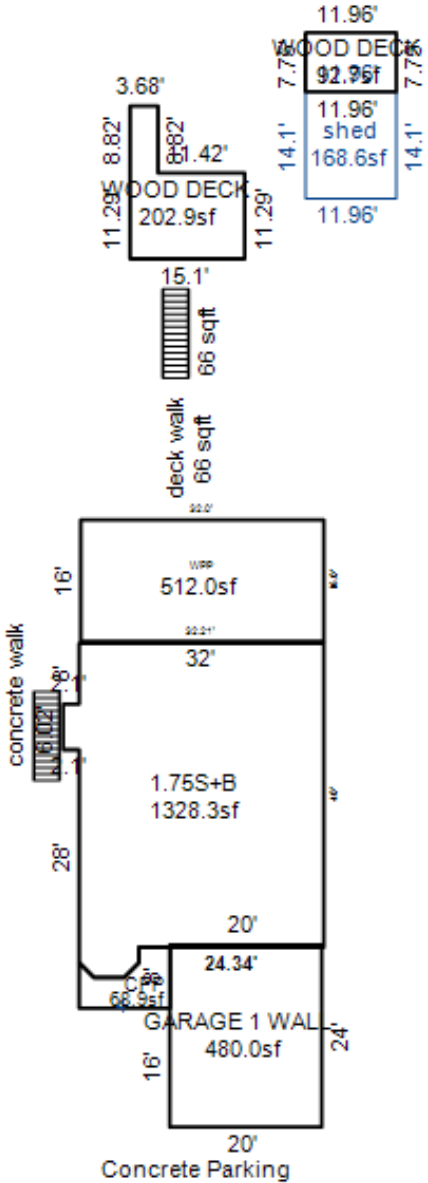
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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 1 Direct-Vented Ga	Area 68 512 202 132 92	Type CCP (1 Story) WPP Treated Wood 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?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 480 % 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 2002	Remodeled 0	Ex	X	Ord		Min											
Condition: Average		Lg	X	Ord		Small											
Room List		(5) Floors															
	Basement 1st Floor 2nd Floor 6 Bedrooms	Kitchen: Other: Other:															
		(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	8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor														
X	Double Glass Patio Doors Storms & Screens	1000	Recreation SF Living SF 2 Walkout Doors No Floor SF														
(3) Roof		(8) Basement															
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish														
X	Asphalt Shingle	(10) Floor Support															
Chimney:		Joists: Unsupported Len: Cntr.Sup:															
		1000 Gal Septic 2000 Gal Septic															
		Lump Sum Items:															
		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic															
		Garages															
		Class: C Exterior: Siding Foundation: 42 Inch (Finished)															
		Base Cost															
		Common Wall: 1 Wall															
		Door Opener															
		Water/Sewer															
		Public Sewer															
		<<<<< 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.
MOULTON DONNA S TRUST	MOULTON CRAIG A (SM)	0	05/18/2007	QC	Not Qualified	2007/1985		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7670 W FOREST DR			Shed	11/07/2017	2017-0566	0%
	P.R.E. 0%		Pole Barn	09/12/2006	20060298	100%
Owner's Name/Address	MAP #:					
MOULTON CRAIG A 2213 HOLT RD Williamston MI 48895	2019 Est TCV 505,425 TCV/TFA: 234.32					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS							
		Public Improvements		Description	Frontage	Depth	Rate %Adj.	Reason	Value		
. SEC 11 T22N R8W LOTS 17 & 18 SILVER BIRCH BLUFF ALSO ADJ BEACH AREA	X	Dirt Road		GROUP B 2200	100.00	100.00	0.8409	1.0000	2200	100	184,997
Comments/Influences		Gravel Road		100 Actual Front Feet, 0.23 Total Acres				Total Est. Land Value =	184,997		

MISC IS 144 SQ FT OLD BOAT HOUSE <th rowspan="2">X</th> <th rowspan="2">Water <th colspan="4">Land Improvement Cost Estimates</th> </th>	X	Water <th colspan="4">Land Improvement Cost Estimates</th>	Land Improvement Cost Estimates				
			Description	Rate	Size % Good	Cash Value	
	X	Sewer	D/W/P: 4in Ren. Conc.	6.21	680	0	0
	X	Electric	D/W/P: Brick on Sand	13.67	459	0	0
	X	Gas	Wood Frame	18.08	280	50	2,531

Topography of Site	X	Level	Residential Local Cost Land Improvements				
			Description	Rate	Size % Good	Cash Value	
	X	Rolling	LAND IMPROVE 5000	5,000.00	1	95	4,750
	X	High	Total Estimated Land Improvements True Cash Value = 7,281				

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	92,500	160,200	252,700			211,880C
2018	92,500	140,800	233,300			206,915C
2017	92,500	133,800	226,300			202,660C
2016	78,300	123,600	201,900			200,853C

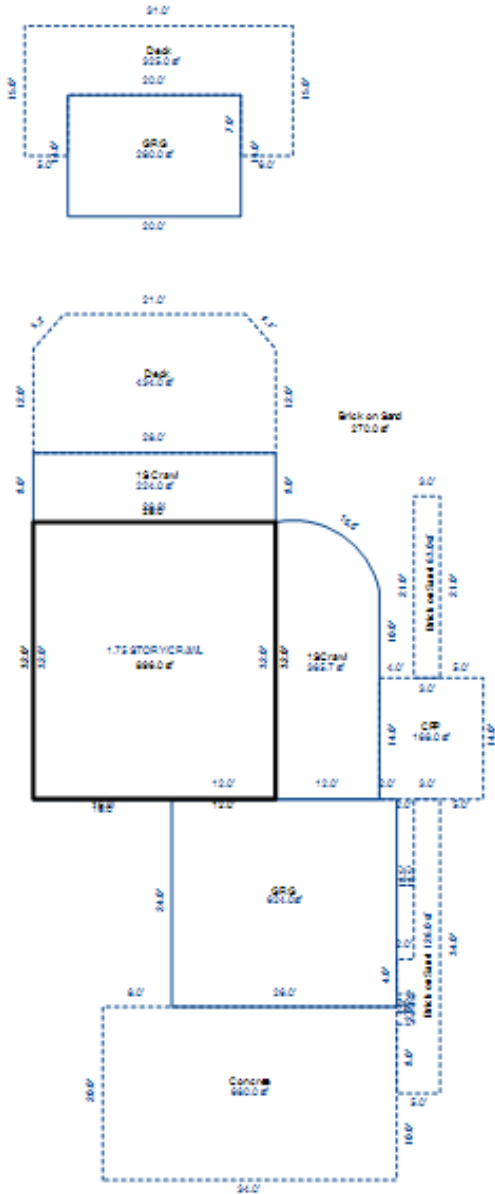


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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 156 242 434 325	Type CPP WPP Treated Wood Treated Wood	Year Built: 1990 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling										
Building Style: 1.75S		Trim & Decoration														
Yr Built 1990		Remodeled 0		Ex X Ord Min			Size of Closets									
Condition: Average		Lg X Ord Small		Doors Solid X H.C.			Central Air Wood Furnace									
Room List		(5) Floors		Kitchen: Other: Other:			(12) Electric									
Basement 4 1st Floor 3 2nd Floor 3 Bedrooms							200 Amps Service									
(1) Exterior		X Drywall		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.75S								Cls C 10 Blt 1990	
Wood/Shingle Aluminum/Vinyl Brick				Ex. X Ord. Min			(11) Heating System: Forced Hot Water									
Insulation				No. of Elec. Outlets			Ground Area = 1485 SF Floor Area = 2157 SF.									
(2) Windows				Many X Ave. Few			Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85									
X Many Avg. Few X Large Avg. Small				(7) Excavation			Building Areas									
				Basement: 0 S.F. Crawl: 1485 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing									
				(8) Basement			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									
				(9) Basement Finish			Other Additions/Adjustments									
				Recreation SF Living SF Walkout Doors No Floor SF			Exterior									
(3) Roof				(14) Water/Sewer			Brick Veneer									
X Gable Hip Flat X Gambrel Mansard Shed				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing									
X Asphalt Shingle				Lump Sum Items:			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
Chimney: Brick							Porches									
							Treated Wood									
							Treated Wood									
							Garages									
							Class: BC Exterior: Siding Foundation: 42 Inch (Finished)									
							Base Cost									
							Common Wall: 1 Wall									
							Door Opener									
							Class: D Exterior: Pole (Finished)									
							Base Cost									
							280									
							7,823									
							6,650									
							<<<<< 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.
ANDERSON BETTY JEAN A TRU	ANDERSON DAVID W	0	04/25/2014	QC	QUIT CLAIM	2014-01586	PTA	100.0
ANDERSON BETTY JEAN A REV	ANDERSON BETTY JEAN A TRU	0	04/14/2014	DC	CERTIFICATE OF DEATH	2014-01585		0.0
ANDERSON BETTY J & QUENTI	ANDERSON BETTY JEAN A TRU	0	04/07/2009	QC	Not Qualified	2009/1271		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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7634 W FOREST DR	School: LAKE CITY - 57020					
	P.R.E. 100% 06/02/2015					

Owner's Name/Address	MAP #:
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ANDERSON DAVID W PO BOX 717 LAKE CITY MI 49651	2019 Est TCV 185,621 TCV/TFA: 214.84
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X	Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS						
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Public Improvements			* Factors *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	

	GROUP A 2200/FF	50.00	100.00	1.0000	1.0000	2200	100	110,000	
	50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	110,000

Land Improvement Cost Estimates						
Description	Rate	Size	% Good	Cash Value		

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

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

	LAND IMPROVE 1000						
	Total Estimated Land Improvements True Cash Value =						950

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
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2019	55,000	37,800	92,800			86,125C
2018	60,000	37,000	97,000			84,107C
2017	60,000	34,500	94,500			82,378C
2016	55,000	32,800	87,800			81,644C

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

TPC 12/27/2017	INSPECTED	
TPC 11/06/2012	INSPECTED	

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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.				
Property Address		Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)		Date	Number	Status				
7624 W FOREST DR		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 0%										
ARDIS WILLIAM ETAL 3065 BANNOCKBURN DR SE ADA MI 49301		MAP #:		2019 Est TCV 210,209 TCV/TFA: 218.29								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS								
. SEC 11 T22N R8W LOT 20 SILVER BIRCH BLUFF ALSO ADJ BEACH AREA		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		GROUP A 2200/FF 50.00 100.00 1.0000 1.0000 2200 100 110,000								
		Paved Road		50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 110,000								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description Rate Size % Good Cash Value								
		Water		Residential Local Cost Land Improvements								
		X Sewer		Description Rate Size % Good Cash Value								
		X Electric		LAND IMPROVE 1000 1,000.00 2 95 1,900								
		X Gas		Total Estimated Land Improvements True Cash Value = 1,900								
		Curb										
		X 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	55,000	50,100	105,100		62,026C			
TPC 12/27/2017 INSPECTED				2018	60,000	48,600	108,600		60,573C			
TPC 09/29/2014 INSPECTED				2017	60,000	45,400	105,400		59,328C			
TPC 10/23/2012 INSPECTED				2016	55,000	43,500	98,500		58,799C			

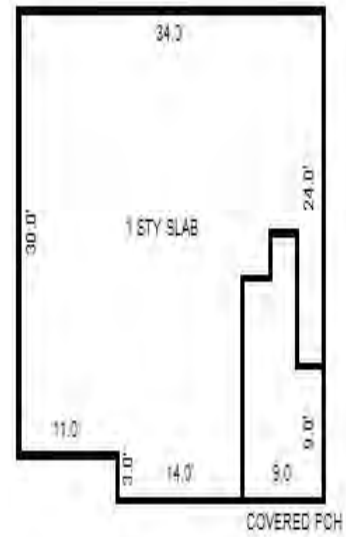


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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 126	Type CCP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	X	Drywall X Paneled	X	Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +5 Effec. Age: 35 Floor Area: 963 Total Base New : 116,354 Total Depr Cost: 75,622 Estimated T.C.V: 98,309		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 1951					
Yr Built 1951	Remodeled 0	Ex	Ord	X	Min	No./Qual. of Fixtures			(11) Heating System: Forced Air w/ Ducts		Ground Area = 963 SF Floor Area = 963 SF.					
Condition: Average		Lg	Ord	X	Small	No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Building Areas					
Room List		Doors		Solid	X	H.C.	(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost						
Basement 1st Floor 2nd Floor 3 Bedrooms		Kitchen: Other: Other:		(6) Ceilings			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 963		Total: 99,749 64,829				
(1) Exterior		X	Tile	Ex.	X	Ord.	Min	(14) Water/Sewer			Other Additions/Adjustments					
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Many			X	Ave.	Few	Plumbing			Average Fixture(s)		1 1,120 728	
Insulation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 963 S.F. Height to Joists: 0.0		(8) Basement			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Porches			3 Fixture Bath		1 3,525 2,291	
(2) Windows		Many	X	Large	(9) Basement Finish			Lump Sum Items:			CCP (1 Story)			126 2,638 1,715		
X	Wood Sash Metal Sash Vinyl Sash	Avg.	X	Avg.	Recreation SF Living SF Walkout Doors No Floor SF			Local Cost Items			Water/Sewer			Public Sewer 1 1,134 737		
X	Double Hung Horiz. Slide Casement	Few	X	Small	(10) Floor Support			SANITARY SEWER			Water Well, 50 Feet			1 2,038 1,325		
X	Double Glass Patio Doors	Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:			Notes:			Built-Ins			Appliance Allow.		1 2,099 1,364	
X	Storms & Screens						ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV:			Fireplaces			Interior 1 Story		1 4,051 2,633	
(3) Roof										Totals:			1 0 0		* 0	
X	Gable Hip Flat									Totals:			116,354 75,622		98,309	
X	Asphalt Shingle															

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



Sketch by Apex IV™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LEVANDOWSKI RICHARD & STO	LEVANDOWSKI RICHARD & LEV	1	10/25/2018	QC	DIVORCE JUDGEMENT	2018-03663		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7620 W FOREST DR			Garage	01/12/2005	20050008	Complete

Owner's Name/Address	P.R.E. 100% 08/25/2016	MAP #:
LEVANDOWSKI RICHARD & LEVANDOWSKI P 7620 W FOREST DR LAKE CITY MI 49651		2019 Est TCV 252,564 TCV/TFA: 184.49

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS
. SEC 11 T22N R8W LOT 21 SILVER BIRCH BLUFF ALSO ADJ BEACH AREA			

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

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

Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
X Water	D/W/P: Crushed Rock	1.72	800	0	0
X Sewer	D/W/P: Patio Blocks	11.84	144	0	0
X Electric	Wood Frame	18.97	192	50	1,821
X Gas	Residential Local Cost Land Improvements				
X Curb	Description	Rate	Size <td>% Good</td> <td>Cash Value</td>	% Good	Cash Value
X Street Lights	LAND IMPROVE 1000	1,000.00	1	95	950
Standard Utilities	Total Estimated Land Improvements True Cash Value =				2,771
Underground Utils.					



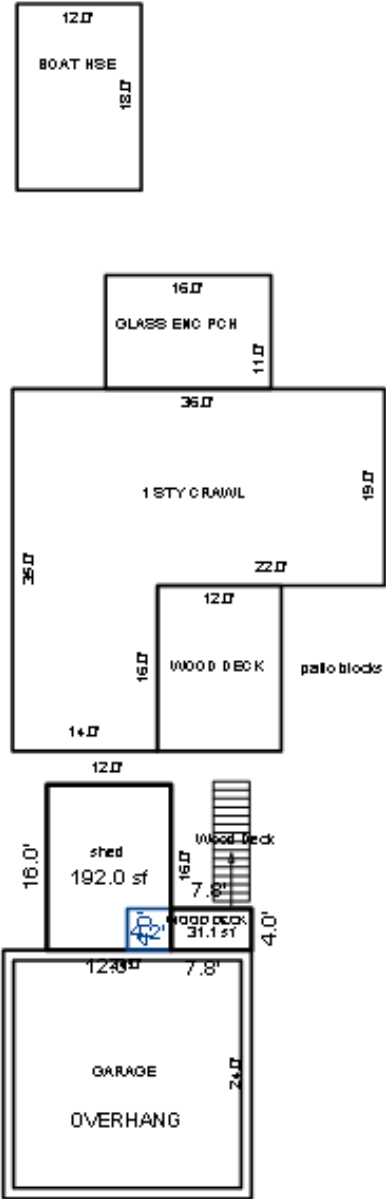
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2019	55,000	71,300	126,300			92,326C
X Rolling	2018	60,000	68,300	128,300			90,163C
X Low	2017	60,000	63,800	123,800			88,309C
X High	2016	55,000	62,300	117,300		117,300W	87,522C
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		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 1 Wood Stove Direct-Vented Ga	Area 176 192 120	Type CGEP (1 Story) Treated Wood Treated Wood	Year Built: 1990 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		Drywall Paneled		Plaster Wood T&G	X Forced Air w/o Ducts X Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			1		Class: C Effec. Age: 40 Floor Area: 1,369 Total Base New : 179,221 Total Depr Cost: 107,533 Estimated T.C.V: 139,793		E.C.F. X 1.300		
Building Style: 1S		Trim & Decoration													
Yr Built 1968	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			0 Amps Service							Bsmnt Garage: Carport Area: Roof:	
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S					Cls C		Blt 1968	
X	Wood/Shingle Aluminum/Vinyl Brick			Ex. X Ord. Min			(11) Heating System: Forced Air w/ Ducts								
Insulation				No. of Elec. Outlets			Ground Area = 908 SF Floor Area = 1369 SF.								
(2) Windows				Many X Ave. Few			Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60								
X	Many Avg. X Few	Large Avg. Small		(7) Excavation			Building Areas								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Basement: 0 S.F. Crawl: 908 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing								
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		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 Size Cost New Depr. Cost 1 Story Siding Overhang 908 461 Total: 121,928 73,157								
(3) Roof				(8) Basement			Other Additions/Adjustments								
X	Gable Hip Flat	Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors No Floor SF			Plumbing								
X	Asphalt Shingle	(10) Floor Support		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Average Fixture(s) 3 Fixture Bath 3 Fixture Bath Porches CGEP (1 Story) Deck Treated Wood Treated Wood Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 576 18,824 11,294 Class: C Exterior: Block Foundation: 18 Inch (Unfinished) Base Cost 218 8,642 5,185 Water/Sewer Public Sewer 1 1,134 680 Water Well, 50 Feet 1 2,038 1,223 Built-Ins Appliance Allow. 1 2,099 1,259 Fireplaces Interior 1 Story 1 4,051 2,431								
Chimney: Brick				(14) Water/Sewer			Lump Sum 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.				
Property Address		Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)		Date	Number	Status				
7610 W FOREST DR		School: LAKE CITY - 57020		Other		09/10/2012	2012-7610	100%				
Owner's Name/Address		P.R.E. 0%	MAP #:		2019 Est TCV 314,778 TCV/TFA: 182.06							
ELZINGA MONTY L TRUSTEE 2022 TALL MEADOW LANE GRAND RAPIDS MI 49505		X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS								
Tax Description		Public Improvements		* Factors *								
. SEC 11 T22N R8W LOT 22 SILVER BIRCH BLUFF ALSO ADJ BEACH AREA		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Gravel Road		GROUP A 2200/FF 50.00 100.00 1.0000 1.0000 2200 100 110,000								
GRG IS GUEST HOUSE (ON CHILD)		Paved Road		50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 110,000								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	%	Good	Cash	Value		
		Water		D/W/P: 3.5 Concrete	5.00	78	0		0			
		X Sewer		Wood Frame	20.61	140	94		2,712			
		X Electric		Residential Local Cost Land Improvements								
		X Gas		Description	Rate	Size	%	Good	Cash	Value		
		X Curb		LAND IMPROVE 1000	1,000.00	1	95		950			
		X Street Lights		Total Estimated Land Improvements True Cash Value = 3,662								
		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	55,000	102,400	157,400	95,437C				
TPC 12/27/2017 INSPECTED				2018	60,000	92,600	152,600	93,201C				
TPC 09/10/2012 INSPECTED				2017	60,000	86,500	146,500	91,285C				
				2016	55,000	80,500	135,500	90,471C				



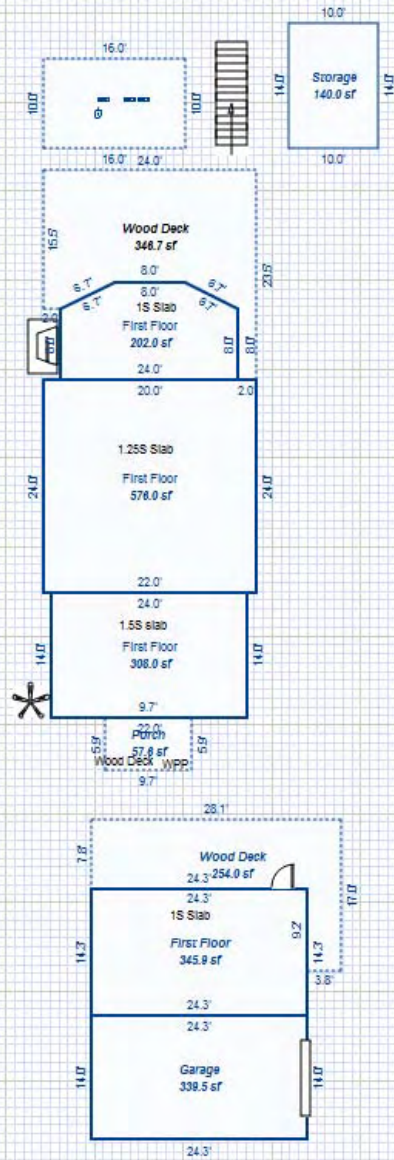
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																														
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 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 57 57 346 68 160	Type WPP Treated Wood 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		(4) Interior Drywall X Paneled Plaster Wood T&G		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				Class: C +10 Effec. Age: 29 Floor Area: 1,384 Total Base New : 170,599 Total Depr Cost: 121,120 Estimated T.C.V: 157,456					Bsmnt Garage: Carport Area: Roof:																														
Building Style: 1.25S		Trim & Decoration Ex X Ord Min			(12) Electric 200 Amps Service				E.C.F. X 1.300																																			
Yr Built 1972	Remodeled 0	Size of Closets Lg X Ord Small			Central Air Wood Furnace				Total Base New : 170,599 Total Depr Cost: 121,120 Estimated T.C.V: 157,456																																			
Condition: Average		Doors Solid X H.C.			No Heating/Cooling				Total Base New : 170,599 Total Depr Cost: 121,120 Estimated T.C.V: 157,456																																			
Room List		(5) Floors Kitchen: Other: Other:			(12) Electric 200 Amps Service				Total Base New : 170,599 Total Depr Cost: 121,120 Estimated T.C.V: 157,456																																			
	Basement 1st Floor 2nd Floor Bedrooms	(6) Ceilings X Drywall			No./Qual. of Fixtures Ex. X Ord. Min				Total Base New : 170,599 Total Depr Cost: 121,120 Estimated T.C.V: 157,456																																			
(1) Exterior		X Drywall			No. of Elec. Outlets Many X Ave. Few				Total Base New : 170,599 Total Depr Cost: 121,120 Estimated T.C.V: 157,456																																			
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation Basement: 0 S.F. Crawl: 0 S.F. Slab: 1086 S.F. Height to Joists: 0.0			(13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				Total Base New : 170,599 Total Depr Cost: 121,120 Estimated T.C.V: 157,456																																			
(2) Windows		X Drywall			(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic				Total Base New : 170,599 Total Depr Cost: 121,120 Estimated T.C.V: 157,456																																			
X	Many Avg. Few	X	Large Avg. Small		Lump Sum Items:				Total Base New : 170,599 Total Depr Cost: 121,120 Estimated T.C.V: 157,456																																			
X	Wood Sash Metal Sash Vinyl Sash Double Hung X Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens	(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic				Total Base New : 170,599 Total Depr Cost: 121,120 Estimated T.C.V: 157,456																																			
(3) Roof		(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				Total Base New : 170,599 Total Depr Cost: 121,120 Estimated T.C.V: 157,456																																			
X	Gable Hip Flat	Gambrel Mansard Shed			(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic				Total Base New : 170,599 Total Depr Cost: 121,120 Estimated T.C.V: 157,456																																			
X	Asphalt Shingle	(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic				Total Base New : 170,599 Total Depr Cost: 121,120 Estimated T.C.V: 157,456																																			
Chimney: Metal					(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic				Total Base New : 170,599 Total Depr Cost: 121,120 Estimated T.C.V: 157,456																																			
Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Forced Heat & Cool Ground Area = 1086 SF Floor Area = 1384 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>1.25 Story</td> <td>Siding</td> <td>Slab</td> <td>576</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>202</td> <td></td> <td></td> </tr> <tr> <td>1.5 Story</td> <td>Siding</td> <td>Slab</td> <td>308</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>144,950</td> <td>102,908</td> </tr> </tbody> </table>											Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.25 Story	Siding	Slab	576			1 Story	Siding	Slab	202			1.5 Story	Siding	Slab	308			Total:				144,950	102,908	Cls C 10 Blt 1972			
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																							
1.25 Story	Siding	Slab	576																																									
1 Story	Siding	Slab	202																																									
1.5 Story	Siding	Slab	308																																									
Total:				144,950	102,908																																							
Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,120 795 Porches WPP 57 1,705 1,211 Deck Treated Wood 57 1,443 1,025 Treated Wood 346 4,501 3,196 Treated Wood 68 1,584 1,125 Treated Wood 160 2,714 1,927 Water/Sewer Public Sewer 1 1,134 805 Water Well, 100 Feet 1 4,407 3,129 Built-Ins Appliance Allow. 1 2,099 1,490 Fireplaces Exterior 1 Story 1 4,942 3,509 Local Cost Items SANITARY SEWER 1 0 0 *											Totals: 170,599 121,120																																	
<<<< Calculations too long. See Valuation printout for complete pricing. >>>>																																												

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



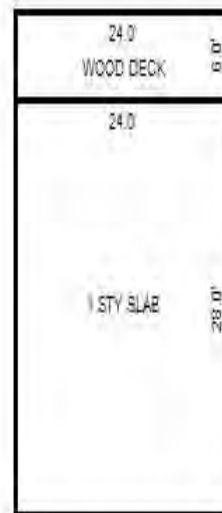


Sketch by Apew/Sketch

\*\*\* 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 254	Type Treated Wood	Year Built: Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 339 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame		Drywall Paneled		Plaster Wood T&G												
Building Style: 1S		Trim & Decoration		X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling										
Yr Built 0	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										
		0		Amps Service													
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 2 Single Family 1S (11) Heating System: Space Heater Ground Area = 345 SF Floor Area = 345 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71							Cls D Blt 0			
X	Wood/Shingle Aluminum/Vinyl Brick			Ex. X Ord. Min			No. of Elec. Outlets										
	Insulation			Many X Ave. Few			(13) Plumbing										
(2) Windows		(7) Excavation		Average Fixture(s)			Building Areas										
X	Many Avg. X Few	Large Avg. X Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 345 S.F. Height to Joists: 0.0			1										
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement			(8) Basement			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
X	Double Glass Patio Doors Storms & Screens			(9) Basement Finish			1										
(3) Roof				Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer										
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic										
X	Asphalt Shingle			Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:										
Chimney:																	
<p>Notes: GUEST HOUSE: GARAGE ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 =&gt; TCY: 43,660</p>																	

\*\*\* 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				
7600 W FOREST DR		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 0%										
MORROW RICHARD 7600 W FOREST DR LAKE CITY MI 49651		MAP #:		2019 Est TCV 367,339 TCV/TFA: 156.05								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS								
. SEC 11 T22N R8W LOT 23 SILVER BIRCH BLUFF ALSO ADJ BEACH AREA		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		GROUP A 2200/FF 50.00 100.00 1.0000 1.0000 2200 100 110,000								
		Paved Road		50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 110,000								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		Residential Local Cost Land Improvements								
		X Sewer		Description	Rate	Size	% Good	Cash Value				
		X Electric		LAND IMPROVE 1000 1,000.00 1 95 950								
		X Gas		Total Estimated Land Improvements True Cash Value = 950								
		Curb										
		X 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	55,000	128,700	183,700				124,735C	
TPC 12/27/2017 INSPECTED				2018	60,000	119,200	179,200				121,812C	
TPC 10/23/2012 INSPECTED				2017	60,000	111,200	171,200				119,307C	
				2016	55,000	102,600	157,600				118,243C	

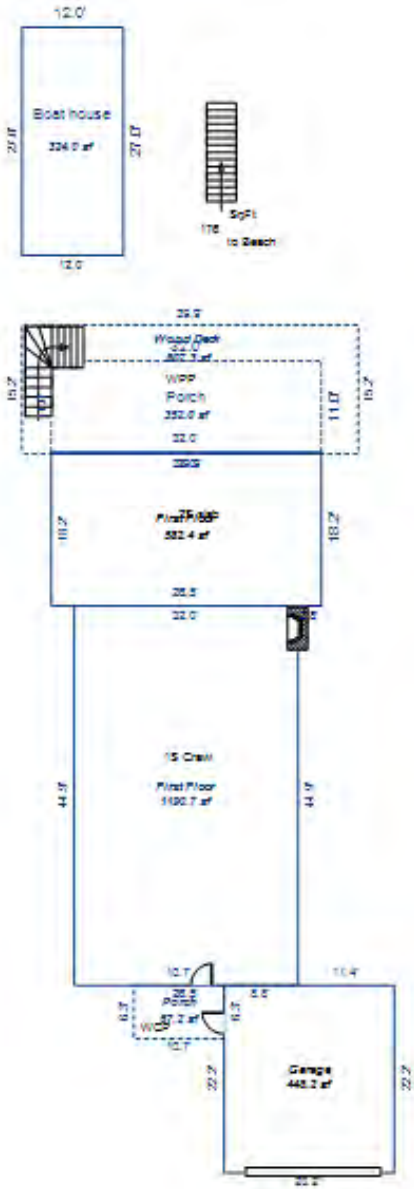


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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 50 607 176	Type WCP (1 Story) Treated Wood Treated Wood	Year Built: 1955 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: 448 % 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 1955	Remodeled 1990	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									Bsmnt Garage: Carport Area: Roof:																																																																							
(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: 1190 S.F. Slab: 582 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		(14) Water/Sewer																																																																														
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																																																																
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Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Forced Air w/ Ducts Ground Area = 1772 SF Floor Area = 2354 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>1,190</td> <td></td> <td></td> </tr> <tr> <td>2 Story</td> <td>Siding</td> <td>Slab</td> <td>582</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>223,979</td> <td>158,984</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>795</td> </tr> <tr> <td>3 Fixture Bath</td> <td>3,525</td> <td>2,503</td> </tr> </tbody> </table> Porches <table border="1"> <thead> <tr> <th>WCP (1 Story)</th> <th>Cost</th> <th>Depr.</th> </tr> </thead> <tbody> <tr> <td>50</td> <td>2,333</td> <td>1,656</td> </tr> </tbody> </table> Deck <table border="1"> <thead> <tr> <th>Treated Wood</th> <th>Cost</th> <th>Depr.</th> </tr> </thead> <tbody> <tr> <td>607</td> <td>6,507</td> <td>4,620</td> </tr> <tr> <td>176</td> <td>2,886</td> <td>2,049</td> </tr> </tbody> </table> Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 448 14,193 10,077 Class: C Exterior: Block Foundation: 18 Inch (Unfinished) Base Cost 324 11,781 8,365 Water/Sewer <table border="1"> <thead> <tr> <th>Public Sewer</th> <th>Cost</th> <th>Depr.</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>1,134</td> <td>805</td> </tr> <tr> <td>1</td> <td>2,038</td> <td>1,447</td> </tr> </tbody> </table> Built-Ins <table border="1"> <thead> <tr> <th>Appliance Allow.</th> <th>Cost</th> <th>Depr.</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>2,099</td> <td>1,490</td> </tr> </tbody> </table> Fireplaces <table border="1"> <thead> <tr> <th>Exterior 1 Story</th> <th>Cost</th> <th>Depr.</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>4,942</td> <td>3,509</td> </tr> </tbody> </table>													Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	1,190			2 Story	Siding	Slab	582			Total:				223,979	158,984	Average Fixture(s)	Cost	Depr.	1	1,120	795	3 Fixture Bath	3,525	2,503	WCP (1 Story)	Cost	Depr.	50	2,333	1,656	Treated Wood	Cost	Depr.	607	6,507	4,620	176	2,886	2,049	Public Sewer	Cost	Depr.	1	1,134	805	1	2,038	1,447	Appliance Allow.	Cost	Depr.	1	2,099	1,490	Exterior 1 Story	Cost	Depr.	1	4,942	3,509	<<<< 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.				
Property Address		Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)		Date	Number	Status				
7580 W FOREST DR		School: LAKE CITY - 57020		New House		11/30/2006	20060497	Complete				
Owner's Name/Address		P.R.E. 100% 07/01/2007										
HOEWE JOAN L & MICHAEL P 12801 SCOTT ROAD FREELAND MI 48623		MAP #:		2019 Est TCV 687,486 TCV/TFA: 315.94								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS								
. SEC 11 T22N R8W LOTS 24 & 25 SILVER BIRCH BLUFF ALSO ADJ BEACH AREA		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		GROUP B 2200	100.00	100.00	0.8409	1.0000	2200	100		184,997
		Paved Road		100 Actual Front Feet, 0.23 Total Acres Total Est. Land Value = 184,997								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description				Rate	Size	% Good	Cash Value	
		Water		Residential Local Cost Land Improvements								
		X Sewer		Description				Rate	Size	% Good	Cash Value	
		X Electric		LAND IMPROVE 2500				2,500.00	1	95	2,375	
		X Gas		Total Estimated Land Improvements True Cash Value = 2,375								
		Curb										
		X Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		X Rolling										
		Low										
		X High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2019	92,500	251,200	343,700		264,771C		
		TPC 12/27/2017 INSPECTED			2018	92,500	219,400	311,900		258,566C		
		TPC 10/23/2012 INSPECTED			2017	92,500	204,900	297,400		253,248C		
					2016	78,300	196,200	274,500		250,990C		



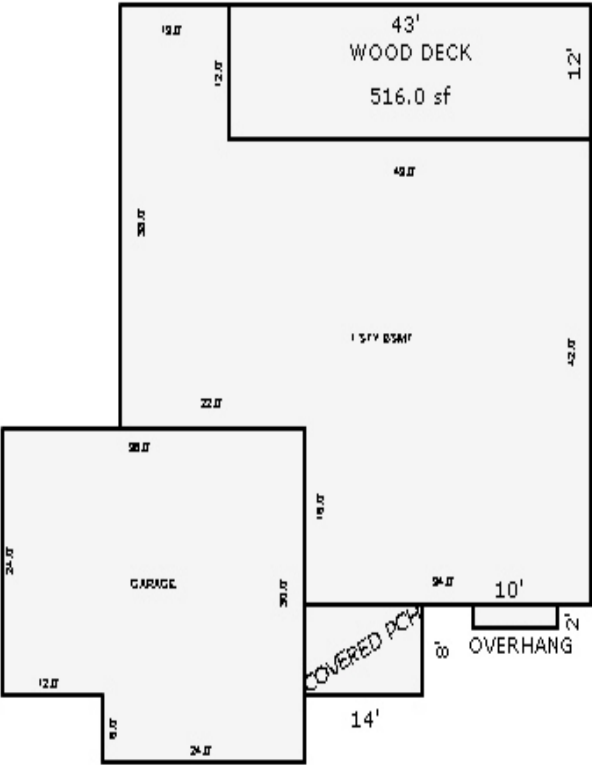
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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	0	Eavestrough Insulation Front Overhang Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 112 516	Type CCP (1 Story) Treated Wood	Year Built: 2007 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 1080 % 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 2007	Remodeled 0	Ex	X	Ord	Min																																
Condition: Average		Lg	X	Ord	Small																																
Room List		(5) Floors																																			
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:					(12) Electric 0 Amps Service																														
(1) Exterior		(6) Ceilings																																			
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall																																		
X	Insulation	No./Qual. of Fixtures																																			
(2) Windows		Ex.		X	Ord.	Min																															
X	Many Avg. Few	X	Large Avg. Small	No. of Elec. Outlets																																	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(7) Excavation																																			
X	Double Glass Patio Doors Storms & Screens	Basement: 2156 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing																																	
(3) Roof		(8) Basement																																			
X	Gable Hip Flat	Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor		Average Fixture(s) 1 2 Fixture Bath 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																	
X	Asphalt Shingle	(9) Basement Finish																																			
Chimney:		Recreation SF Living SF 1 Walkout Doors No Floor SF		(14) Water/Sewer																																	
X	Gambrel Mansard Shed	(10) Floor Support																																			
		Joists: Unsupported Len: Cntr.Sup:		Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:																																	
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 2156 SF Floor Area = 2176 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=92/100/100/100/92 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Basement</td> <td>2,156</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Overhang</td> <td>20</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>301,966</td> <td>277,808</td> </tr> </tbody> </table> Other Additions/Adjustments Exterior Stone Veneer 168 5,946 5,470 Basement, Outside Entrance, Below Grade 1 2,727 2,509 Plumbing Average Fixture(s) 1 1,649 1,517 3 Fixture Bath 1 5,184 4,769 2 Fixture Bath 1 3,473 3,195 Porches CCP (1 Story) 112 3,037 2,794 Deck Treated Wood 516 6,202 5,706 Garages Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Common Wall: 1 Wall 1 -2,365 -2,176 Door Opener 2 1,037 954 Base Cost 1080 44,831 41,245 Water/Sewer Public Sewer 1 1,452 1,336 Water Well, 200 Feet 1 8,891 8,180 Built-Ins <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Basement	2,156			1 Story	Siding	Overhang	20			Total:				301,966	277,808
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																
1 Story	Siding	Basement	2,156																																		
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Total:				301,966	277,808																																

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





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.									
WHITACRE KIM J & GRAHAM S	WHITACRE TRUST & GRAHAM T	0	10/23/2017	QC	FAMILY SALE	2017-03376		0.0									
LONSBERRY JEAN L TRUST	WHITACRE KIM J & GRAHAM S	1	04/24/2017	WD	RELATED PARTY	2017-01430	PTA	0.0									
LONSBERRY JEAN L	LONSBERRY JEAN & GRAHAM S	0	01/11/2011	QC	FAMILY SALE	2011-170QC	PTA	0.0									
LONSBERRY EDWARD L	LONSBERRY JEAN L	0	12/06/2010	DC	DEATH CERTIFICATE	2011-0006DC	PTA	0.0									
Property Address		Class: 401 RESIDENTIAL-I		Zoning:	Building Permit(s)	Date	Number	Status									
7570 W FOREST DR		School: LAKE CITY - 57020															
Owner's Name/Address		P.R.E. 0%															
WHITACRE TRUST & GRAHAM TRUST WITIACRE R&K & GRAHAM T&S 9622 W GRAND RIVER HWY GRAND LEDGE MI 48837		MAP #:		2019 Est TCV 281,689 TCV/TFA: 154.77													
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS											
SEC 11 T22N R8W LOT 26, ALSO ADJ BEACH AREA. SILVER BIRCH BLUFF. 2017-00824 EASE Comments/Influences		X Public Improvements		* Factors *		Description Frontage Depth Front Depth Rate %Adj. Reason Value											
		X Dirt Road		GROUP A 2200/FF 50.00 100.00 1.0000 1.0000 2200 100		110,000											
		X Gravel Road		50 Actual Front Feet, 0.12 Total Acres		Total Est. Land Value = 110,000											
		X Paved Road		Land Improvement Cost Estimates		Description Rate Size % Good Cash Value											
		X Storm Sewer		Wood Frame		18.89 120 73 1,655											
		X Sidewalk		Total Estimated Land Improvements True Cash Value =		1,655											
		X Water															
		X Sewer															
		X Electric															
		X Gas															
		X Curb															
		X 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		55,000		85,800		140,800		92,654C	
		TPC 12/27/2017		INSPECTED				2018		60,000		77,300		137,300		90,483C	
		TPC 05/15/2017		INSPECTED				2017		60,000		72,200		132,200		88,622C	
		TPC 10/23/2012		INSPECTED				2016		55,000		69,200		124,200		87,832C	

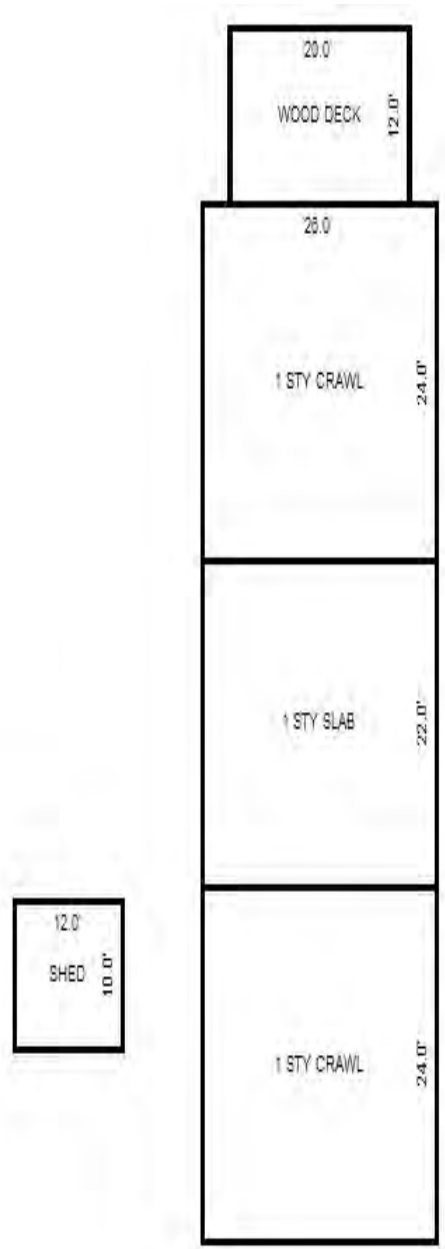


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		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 Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 240	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame		Drywall Paneled		Plaster Wood T&G												
Building Style: 1S		Trim & Decoration															
Yr Built 1958	Remodeled 1989	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										
		0 Amps Service															
		(6) Ceilings															
(1) Exterior		No./Qual. of Fixtures															
X	Wood/Shingle Aluminum/Vinyl Brick	Ex.	X	Ord.		Min											
		No. of Elec. Outlets															
		Many	X	Ave.		Few											
		(7) Excavation															
		Basement: 0 S.F. Crawl: 1248 S.F. Slab: 572 S.F. Height to Joists: 0.0															
		(8) Basement															
X	Many Avg. Few	X	Large Avg. Small														
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor															
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	Joists: Unsupported Len: Cntr.Sup:														
X	Asphalt Shingle	1		1													
		Public Water		1													
		Public Sewer		1													
		Water Well		1000 Gal Septic													
		2000 Gal Septic		Lump Sum Items:													
Chimney: Brick																	
Cost Est. for Res. Bldg: 1 Single Family 1S										Cls CD		Blt 1958					
(11) Heating System: Forced Air w/ Ducts																	
Ground Area = 1820 SF Floor Area = 1820 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		Slab		572											
1 Story		Siding		Crawl Space		624											
1 Story		Siding		Crawl Space		624											
Total:								148,231		121,387							
Other Additions/Adjustments																	
Plumbing																	
Average Fixture(s)		1		933		746											
3 Fixture Bath		1		2,929		2,343											
Deck																	
Treated Wood		240		3,463		2,770								*			
Water/Sewer																	
Public Sewer		1		1,006		805											
Water Well, 50 Feet		1		1,962		1,570											
Built-Ins																	
Appliance Allow.		1		1,467		1,174											
Local Cost Items																	
SANITARY SEWER		1		0		0								*			
Totals:										159,991		130,795					
Notes:																	
ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCY:												170,034					

\*\*\* 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.
		164,500	08/01/2000	WD	Download	03-0:4795		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7558 W FOREST DR			New House	08/29/2014	2014-0350	100%

Owner's Name/Address	MAP #:
DREWS KENNETH P & IRENE A 7558 W FOREST DR LAKE CITY MI 49651	2019 Est TCV 393,325 TCV/TFA: 212.84

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS
. SEC 11 T22N R8W LOT 27, ALSO ADJ BEACH AREA. SILVER BIRCH BLUFF. 2017-00824 EASE Comments/Influences			

Public Improvements		* Factors *					
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
GROUP A 2200/FF	41.00	102.00	1.0509	1.0000	2200	100	94,788
41 Actual Front Feet, 0.10 Total Acres						Total Est. Land Value =	94,788

Land Improvement Cost Estimates					
Description	Rate	Size	% Good	Cash Value	
Wood Frame	20.99	128	71	1,908	
Total Estimated Land Improvements True Cash Value =				1,908	

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	47,400	149,300	196,700			163,832C
2018	51,700	133,800	185,500			159,993C
2017	51,700	124,900	176,600			156,703C
2016	46,900	115,200	162,100			155,306C

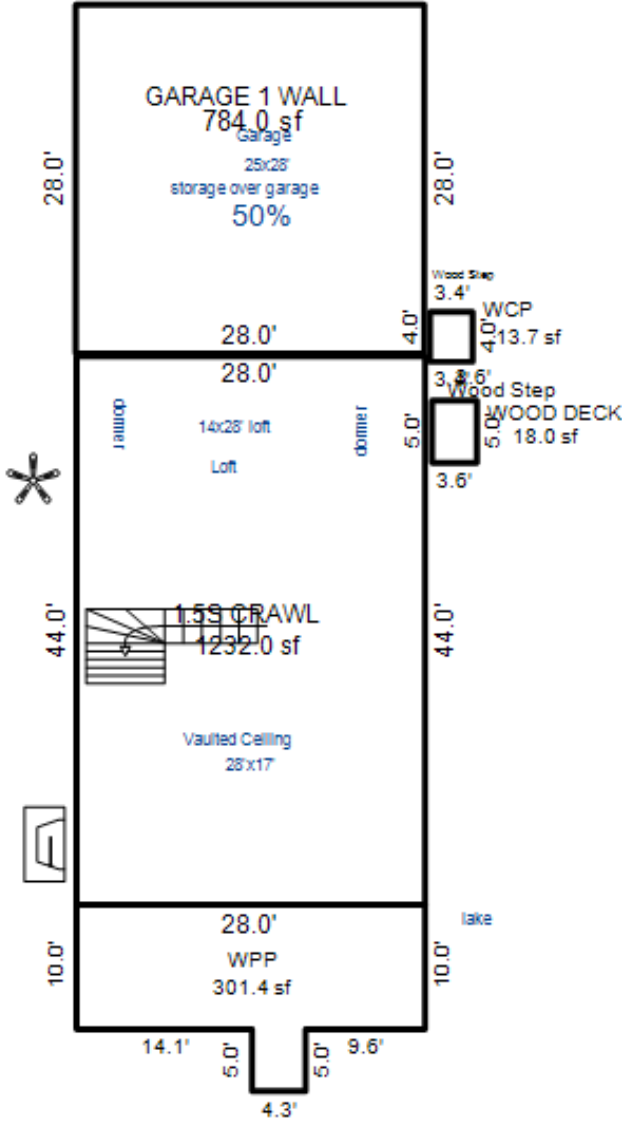
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family	0	Eavestrough	Gas	Oil	Elec.	1	Appliance Allow.	1	Interior 1 Story	301	WPP	Year Built: 2015			
	Mobile Home		Insulation	Wood	Coal	Steam		Cook Top		Interior 2 Story				Car Capacity:		
	Town Home	0	Front Overhang					Dishwasher		2nd/Same Stack	13	WCP (1 Story)	Class: C			
	Duplex	0	Other Overhang					Garbage Disposal		Two Sided	18	Treated Wood	Exterior: Siding			
	A-Frame							Bath Heater		Exterior 1 Story			Brick Ven.: 0			
								Vent Fan		Exterior 2 Story			Stone Ven.: 0			
	Wood Frame							Hot Tub		Prefab 1 Story			Common Wall: 1 Wall			
								Unvented Hood		Prefab 2 Story			Foundation: 42 Inch			
	Building Style:							Vented Hood		Heat Circulator			Finished?: Yes			
	1.5S							Intercom		Raised Hearth			Auto. Doors: 1			
	Yr Built							Jacuzzi Tub		Wood Stove			Mech. Doors: 0			
	2015							Jacuzzi repl.Tub		1 Direct-Vented Ga			Area: 784			
	Remodeled							Oven					% Good: 0			
	0							Microwave					Storage Area: 392			
	Condition:							Standard Range					No Conc. Floor: 0			
	Average							Self Clean Range								
								Sauna								
	Room List							Trash Compactor								
	Basement							Central Vacuum								
	1st Floor							Security System								
	2nd Floor															
	Bedrooms															
	(1) Exterior															
	Wood/Shingle															
	Aluminum/Vinyl															
	Brick															
	Insulation															
	(2) Windows															
	Many															
	Avg.															
	Few															
	Wood Sash															
	Metal Sash															
	Vinyl Sash															
	Double Hung															
	Horiz. Slide															
	Casement															
	Double Glass															
	Patio Doors															
	Storms & Screens															
	(3) Roof															
	Gable															
	Hip															
	Flat															
	Asphalt Shingle															
	Chimney:															

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

15.6\*28 SqFt



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
MCDANIEL MARK S & MARY F	MCDANIEL MARY F REV TRUST	0	06/28/2012	WD	WARRANTY DEED	2013-02365 WD	PTA	0.0				
MCDANIEL MARY F TRUST	MCDANIEL MARK S & MARY F	1	12/15/2011	WD	WARRANTY DEED	2012-00082	PTA	0.0				
MCDANIEL MARY F TRUST		1	12/14/2011	TR	Reference	2012-00081	PTA	0.0				
MCDANIEL MARK S & MARY F	MCDANIEL MARK S & MARY F,	0	11/27/2007	QC	Not Qualified	2007/4274		0.0				
Property Address		Class: 401 RESIDENTIAL-I		Zoning:		Building Permit(s)		Date	Number	Status		
7552 W FOREST DR		School: LAKE CITY - 57020		Deck/Porch		05/14/2018		2018-0159	100%			
Owner's Name/Address		P.R.E. 0%		Remodel		02/20/2004		20040014	Complete			
MCDANIEL MARY F REV TRUST 1057 CAMBRIA DRIVE EAST LANSING MI 48823		MAP #:		2019 Est TCV 240,099 TCV/TFA: 188.17								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS								
		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				GROUP A 2200/FF	41.00	102.00	1.0509	1.0000	2200	100		94,788
				41 Actual Front Feet, 0.10 Total Acres				Total Est. Land Value =		94,788		
				Land Improvement Cost Estimates								
				Description	Rate	Size	% Good	Cash Value				
				D/W/P: 4in Concrete	5.29	110	0	0				
				D/W/P: 4in Ren. Conc.	6.21	120	0	0				
				D/W/P: Asphalt Paving	2.35	384	0	0				
				Wood Frame	24.51	80	50	980				
				Residential Local Cost Land Improvements								
				Description	Rate	Size	% Good	Cash Value				
				LAND IMPROVE 2500	2,500.00	1	100	2,500				
				Total Estimated Land Improvements True Cash Value =				3,480				
		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	47,400	72,600	120,000			98,315C	
		TPC 12/27/2017	INSPECTED		2018	51,700	67,300	119,000			93,433C	
		TPC 09/14/2015	INSPECTED		2017	51,700	62,800	114,500			91,512C	
		TPC 10/23/2012	INSPECTED		2016	46,900	60,200	107,100			90,696C	



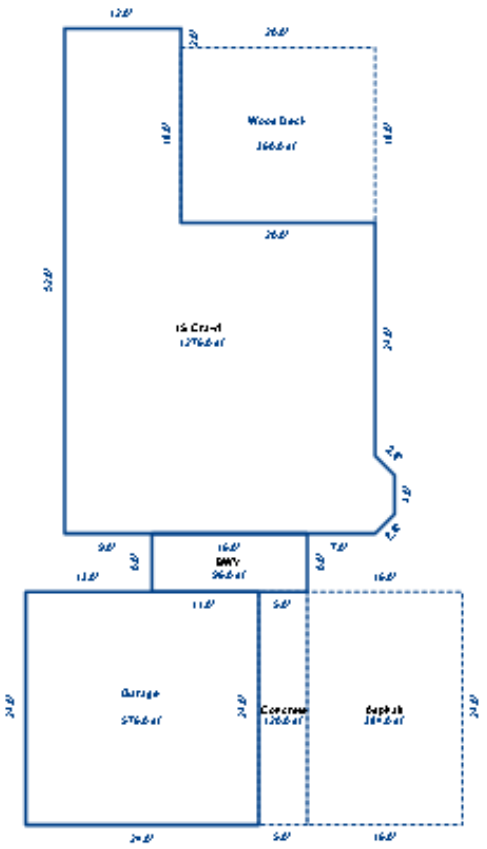
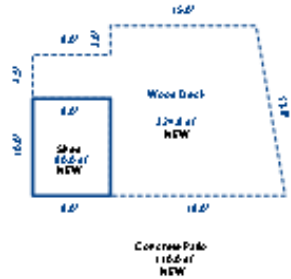
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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 360 324 84	Type Treated Wood Treated Wood Brzwy, FW	Year Built: 1996 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: 86 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 Effec. Age: 35 Floor Area: 1,276 Total Base New : 162,387 Total Depr Cost: 109,101 Estimated T.C.V: 141,831		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			(12) Electric			E.C.F. X 1.300		Bsmnt Garage:			
Yr Built 1962	Remodeled 1996	X	Ex	Ord	Min	200 Amps Service			Floor Area: 1,276		Storage Area: 0				
Condition: Average		X	Lg	Ord	Small	No Heating/Cooling			Total Base New : 162,387		Storage Area: 0				
Room List		(5) Floors		Central Air Wood Furnace			Trash Compactor Central Vacuum Security System			Total Depr Cost: 109,101		No Conc. Floor: 0			
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric			Estimated T.C.V: 141,831			Estimated T.C.V: 141,831		No Conc. Floor: 0			
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls C		Blt 1962			
X	Wood/Shingle Aluminum/Vinyl Brick			Ex. X Ord. Min			(11) Heating System: Forced Air w/ Ducts			Cls C		Blt 1962			
Insulation				No. of Elec. Outlets			Ground Area = 1276 SF Floor Area = 1276 SF.			Cls C		Blt 1962			
(2) Windows				Many X Ave. Few			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Cls C		Blt 1962			
X	Many Avg. X Few	Large Avg. Small		(7) Excavation			Building Areas			Cls C		Blt 1962			
X	Wood Sash Metal Sash Vinyl Sash	Basement: 0 S.F. Crawl: 1276 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost			Cls C		Blt 1962			
X	Double Hung Horiz. Slide Casement	(8) Basement		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Crawl Space 1,276			Cls C		Blt 1962			
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		(14) Water/Sewer			Other Additions/Adjustments			Cls C		Blt 1962			
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing Average Fixture(s) 1 1,120 728 Deck Treated Wood 360 4,622 3,004 Treated Wood 324 4,316 2,805 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 576 16,911 14,543 * 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 Breezeways Frame Wall 84 4,387 2,852 Local Cost Items SANITARY SEWER 1 0 0 * Totals: 162,387 109,101			Cls C		Blt 1962			
X	Gable Hip Flat	Gambrel Mansard Shed		Lump Sum Items:			Notes: ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV: 141,831			Cls C		Blt 1962			
X	Asphalt Shingle	Chimney: Brick								Cls C		Blt 1962			

\*\*\* 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.
LENNOX SHELDON A	LEVINE JERRY & ROBIN	85,000	06/15/2015	WD	WARRANTY DEED	2015-02109	PTA	100.0
LENNOX ANN P	LENNOX SHELDON A	1	12/13/2011	QC	DIVORCE JUDGEMENT	2012-00128	PTA	0.0
		64,900	08/01/1999	WD	Download	330:50		0.0

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

7555 W FOREST DR	School: LAKE CITY - 57020					
	P.R.E. 0%					

Owner's Name/Address	MAP #:
LEVINE JERRY & ROBIN 146 GLEN EAGLE DR NE ROCKFORD MI 49341-1182	2019 Est TCV 69,562 TCV/TFA: 82.81

X Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
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Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		<Site Value A>	GROUP A	10K			10000	100		10,000
		50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								10,000

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

. SEC 11 T22N R8W LOT 29 SILVER BIRCH BLUFF.	X		Wood Frame	15.84	160	71	1,799
ADD SEWER FOR 05	X		Total Estimated Land Improvements True Cash Value =				1,799

Comments/Influences	X	Street Lights	Standard Utilities	Underground Utils.
	X			
	X			
	X			
	X			
	X			

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

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

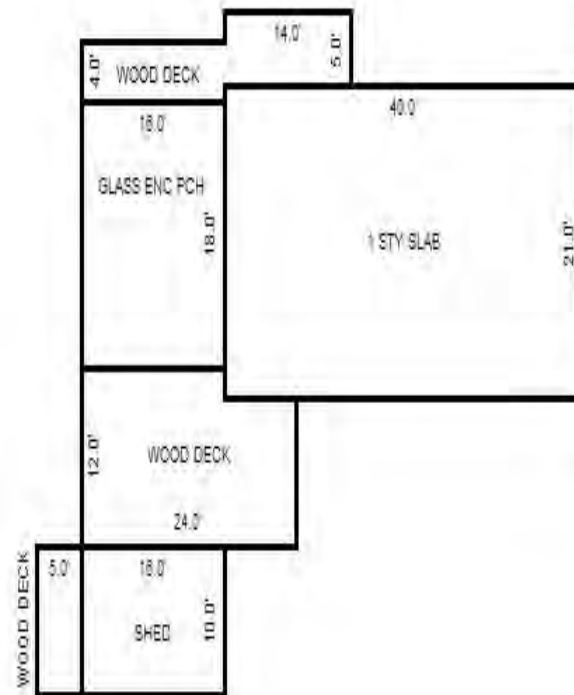
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	5,000	29,800	34,800			26,868C
2018	5,000	22,700	27,700			26,239C
2017	4,000	21,700	25,700			25,700S
2016	5,000	22,500	27,500			27,500S

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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 288 134 272 50	Type CGEP (1 Story) 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		(4) Interior Drywall Paneled				Plaster Wood T&G									
Building Style: 1S		Trim & Decoration														
Yr Built 1935	Remodeled 0	Ex	X	Ord			Min									
Condition: Average		Lg		Ord	X		Small									
Room List		(5) Floors		(12) Electric			Central Air Wood Furnace			Class: D Effec. Age: 40 Floor Area: 840 Total Base New : 90,838 Total Depr Cost: 55,012 Estimated T.C.V: 57,763		E.C.F. X 1.050		Bsmnt Garage: Carport Area: Roof:		
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		0 Amps Service												
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls D		Blt 1935				
X	Wood/Shingle Aluminum/Vinyl Brick			Ex.	X	Ord.	Min	(11) Heating System: Space Heater Ground Area = 840 SF Floor Area = 840 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60								
	Insulation	(7) Excavation		No. of Elec. Outlets			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost						
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 840 S.F. Height to Joists: 0.0		Many	X	Ave.	Few	1 Story Siding Slab			840		Total: 67,818 40,691			
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			(13) Plumbing			Other Additions/Adjustments						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	1	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Plumbing			Average Fixture(s)		1 778 467				
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Porches			Solar Water Heat		288 9,599 5,759				
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			Deck			CGEP (1 Story)		134 2,313 1,897 * 272 3,677 2,206 50 1,273 764				
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Water/Sewer			Water/Sewer		1 892 535 1 1,895 1,137				
	Chimney: Metal	Joists: Unsupported Len: Cntr.Sup:					Appliance Allow.			Public Sewer		1 1,243 746				
							Fireplaces			Water Well, 50 Feet		1 1,895 1,137				
							Built-Ins			Water Well, 50 Feet		1 1,895 1,137				
							Appliance Allow.			Water Well, 50 Feet		1 1,895 1,137				
							Fireplaces			Water Well, 50 Feet		1 1,895 1,137				
							Wood Stove			Water Well, 50 Feet		1 1,895 1,137				
							Local Cost Items			Water Well, 50 Feet		1 1,895 1,137				
							SANITARY SEWER			Water Well, 50 Feet		1 1,895 1,137				
							Notes:			Water Well, 50 Feet		1 1,895 1,137				
							ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.050 => TCV:			Water Well, 50 Feet		1 1,895 1,137		57,763		

\*\*\* 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.
1850 DIVISION STREET LLC	MEEKHOF STEPHAN	86,900	07/05/2017	WD	Arms Length	2017-02115	PTA	100.0
MCDANIEL MARK S & MARY F	1850 DIVISION STREET LLC	99	09/08/2005	WD	Not Qualified	05-0/3818		0.0
CANNING DONNA RAE TRUSTEE	MCDANIEL MARK S & MARY F	104,000	08/05/2005	PRD	Arms Length	05-0/3039		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1850 S DIVISION ST	School: LAKE CITY - 57020		Pole Barn	06/07/2018	2018-0221	20%
Owner's Name/Address	P.R.E. 0%		Reroof	02/27/2018	2018-0039	100%
MEEKHOF STEPHAN 12925 SPRINGBROOKE TRL SOUTH LYON MI 48178-8530	MAP #:		Remodel	08/08/2017	2017-0365	80%
	2019 Est TCV 96,601 TCV/TFA: 106.62					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE					
			Description	Frontage	Depth	Rate %Adj. Reason	Value	
. SEC 11 T22N R8W LOT 30 SILVER BIRCH BLUFF.	X		<Site Value A> GROUP A 10K	50	100	10000	100	10,000
Comments/Influences			50 Actual Front Feet, 0.12 Total Acres			Total Est. Land Value =		10,000

Comments/Influences	X	Land Improvement Cost Estimates				
		Description	Rate	Size % Good	Cash Value	
	X	Dirt Road				
	X	Gravel Road				
	X	Paved Road				
	X	Storm Sewer				
	X	Sidewalk				
	X	Water	D/W/P: 3.5 Concrete	5.00	120 0	0
	X	Sewer	Total Estimated Land Improvements True Cash Value =			0
	X	Electric				
	X	Gas				
	X	Curb				
	X	Street Lights				
		Standard Utilities				
		Underground Utils.				

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

														2018	5,000	35,600	40,600			40,600S
														2017	4,000	27,900	31,900			28,881C
														2016	5,000	29,000	34,000			28,624C

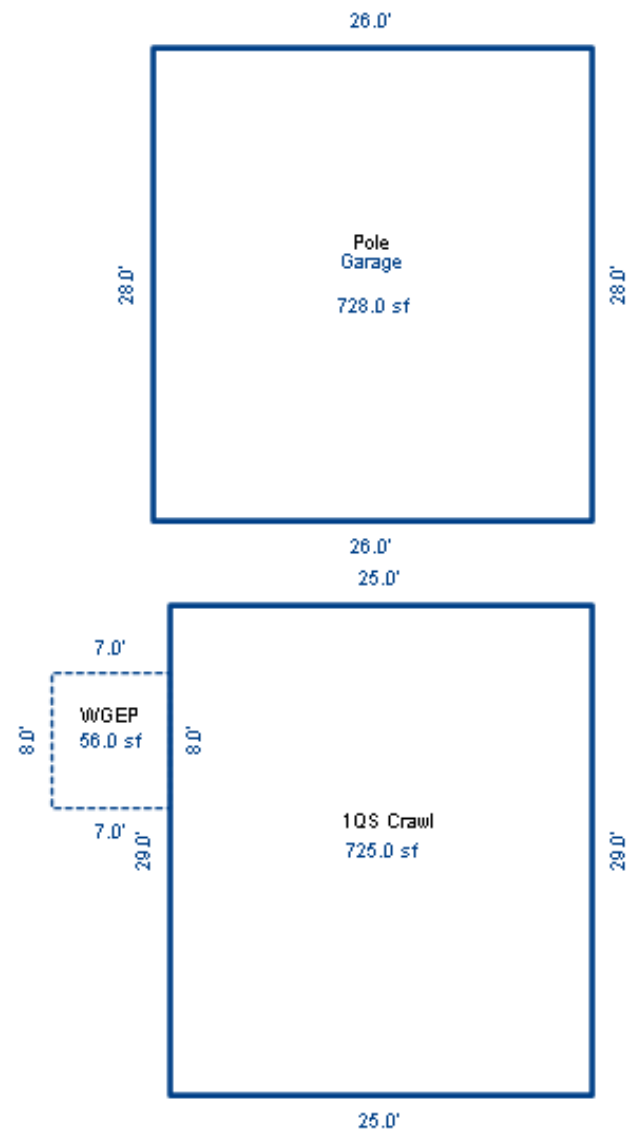


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood Oil Coal 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 56	Type WGEP (1 Story)	Year Built: 2019 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 146 % 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		Central Air Wood Furnace		Class: C +5 Effec. Age: 25 Floor Area: 906 Total Base New : 109,980 Total Depr Cost: 82,476 Estimated T.C.V: 86,600			E.C.F. X 1.050	Bsmnt Garage: Carport Area: Roof:
Building Style: 1.25S		Trim & Decoration Ex X Ord Min		Size of Closets X Lg Ord Small Doors Solid X H.C.		(12) Electric 200 Amps Service		Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Electric Baseboard Ground Area = 725 SF Floor Area = 906 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75		Cls C 5 Blt 1972			
Yr Built	Remodeled	X Lg Ord Small		(6) Ceilings		No./Qual. of Fixtures Ex. X Ord. Min		Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.25 Story Siding Crawl Space 725 Total: 92,094 69,064					
1972 201	2019	Size of Closets		(7) Excavation		No. of Elec. Outlets Many X Ave. Few		Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,120 840 2 2,359 1,769					
Condition: Average		X Lg Ord Small		Basement: 0 S.F. Crawl: 725 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Porches WGEP (1 Story) 56 4,962 3,721 Water/Sewer Public Sewer 1 1,134 850 Water Well, 50 Feet 1 2,038 1,528					
Room List		(5) Floors		(8) Basement		(14) Water/Sewer 1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic		Built-Ins Appliance Allow. 1 2,099 1,574					
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer 1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic		Garages Class: C Exterior: Pole (Unfinished) Base Cost 146 4,174 3,130 Local Cost Items SANITARY SEWER 1 0 0					
(1) Exterior				(9) Basement Finish		Lump Sum Items:		Notes: ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.050 => TCY: 86,600					
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation							Totals: 109,980 82,476					
(2) Windows		Many Avg. X Large Avg. Small											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens												
(3) Roof													
X	Gable Hip Flat Asphalt Shingle  Chimney:												

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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				
1870 S DIVISION ST		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 100% 07/27/1994										
FOX DENNIS J 1870 S DIVISION ST LAKE CITY MI 49651		MAP #:		2019 Est TCV 119,437 TCV/TFA: 91.03								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE								
. SEC 11 T22N R8W LOTS 31,32,33 & 34 SILVER BIRCH BLUFF.		Public Improvements		* Factors * LOTS 31,32,33 & 34								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		<Site Value B>	GROUP B	25K	25000	100	LOTS 31 & 32			25,000
		Paved Road		<Site Value C>	GROUP C	5K SITE	5000	100				5,000
		Storm Sewer		174 Actual Front Feet, 0.40 Total Acres					Total Est. Land Value =	30,000		
		Sidewalk										
		Water										
		X	Sewer									
		X	Electric									
		X	Gas									
			Curb									
		X	Street Lights									
			Standard Utilities									
			Underground Utils.									
		Topography of Site										
		X	Level									
			Rolling									
			Low									
			High									
			Landscaped									
			Swamp									
			Wooded									
			Pond									
			Waterfront									
			Ravine									
			Wetland									
			Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2019	15,000	44,700	59,700			40,517C	
		TPC	05/06/2018	INSPECTED	2018	15,000	35,500	50,500			39,568C	
		TPC	12/27/2017	INSPECTED	2017	15,000	33,800	48,800			38,755C	
		TPC	04/02/2013	INSPECTED	2016	12,500	35,200	47,700			38,410C	

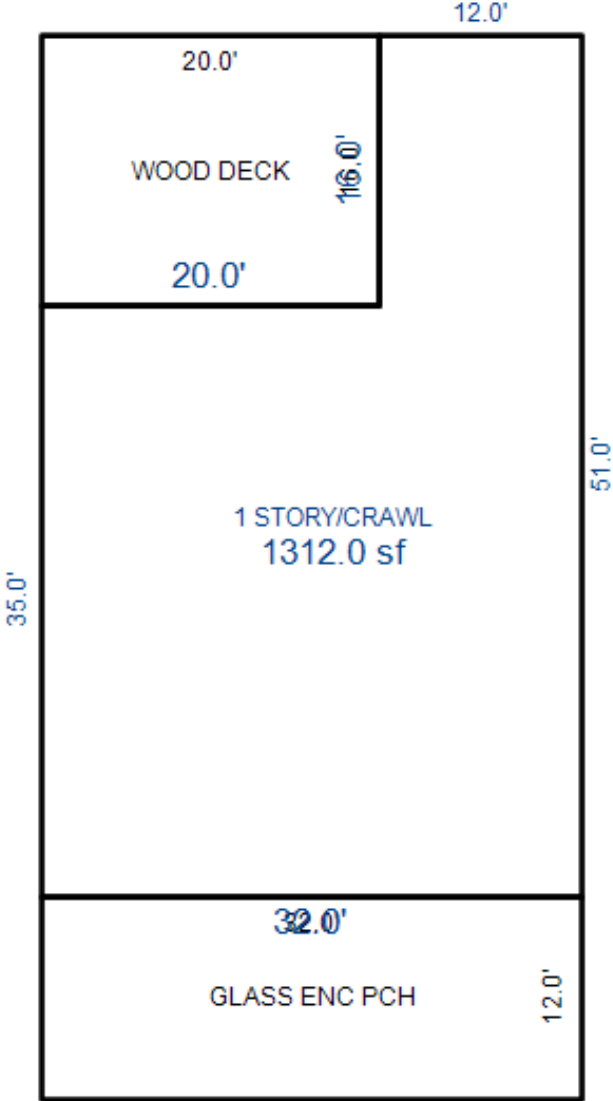
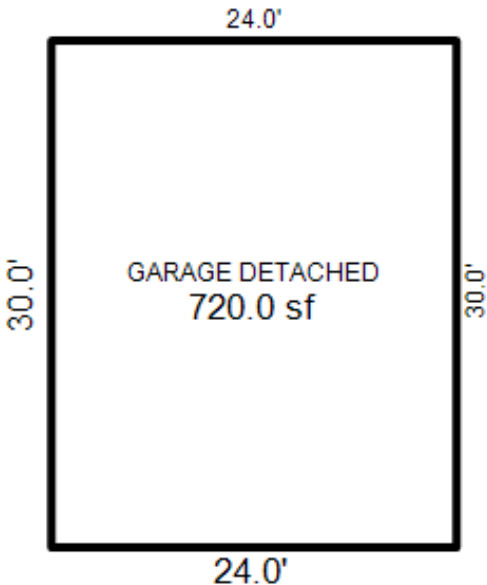


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood Oil Coal 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		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 384 WGEP (1 Story) 320 Treated Wood		Year Built: 1987 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 720 % Good: 78 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: D Effec. Age: 45 Floor Area: 1,312 Total Base New : 148,419 Total Depr Cost: 85,179 Estimated T.C.V: 89,437		E.C.F. X 1.050		Bsmnt Garage: Carport Area: Roof:	
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												
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(12) Electric		0 Amps Service								
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures										
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Ex.	X	Ord.	Min							
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: 1312 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing								
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer								
X	Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish										
X	Double Glass Patio Doors Storms & Screens	Recreation SF Living SF Walkout Doors No Floor SF												
(3) Roof		(10) Floor Support		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic										
X	Gable Hip Flat	Gambrel Mansard Shed		Lump Sum Items:										
X	Asphalt Shingle													
Chimney: Block														
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Electric Baseboard Ground Area = 1312 SF Floor Area = 1312 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55 Building Areas										Cls D		Blt 1967		
Stories Exterior Foundation Size Cost New Depr. Cost														
1 Story Siding Crawl Space 1,312 Total: 102,775 56,527														
Other Additions/Adjustments														
Plumbing														
Average Fixture(s) 1 778 428														
2 Fixture Bath 1 1,633 898														
Porches														
WGEP (1 Story) 384 15,917 8,754														
Deck														
Treated Wood 320 4,086 2,247														
Garages														
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)														
Base Cost 720 15,430 12,035 *														
Water/Sewer														
Public Sewer 1 892 491														
Water Well, 50 Feet 1 1,895 1,042														
Built-Ins														
Appliance Allow. 1 1,243 684														
Fireplaces														
Exterior 1 Story 1 3,770 2,073														
Local Cost Items														
SANITARY SEWER 1 0 0 *														
Totals: 148,419 85,179														
Notes:														
ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.050 => TCV:												89,437		

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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					
1871 W POPLAR ST		School: LAKE CITY - 57020											
Owner's Name/Address		P.R.E. 100% 07/27/1994											
ORTIZ REYES S 1871 W POPLAR ST LAKE CITY MI 49651		MAP #:		2019 Est TCV 153,164 TCV/TFA: 145.87									
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE									
. SEC 11 T22N R8W LOTS 35, 36 & 37 SILVER BIRCH BLUFF.		Public Improvements		* Factors *									
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value			
		Gravel Road		<Site Value B> GROUP B 25K						25,000			
		Paved Road		145 Actual Front Feet, 0.34 Total Acres						Total Est. Land Value =	25,000		
		Storm Sewer		Land Improvement Cost Estimates									
		Sidewalk		Description	Rate	Size	% Good	Cash Value					
		Water		D/W/P: 3.5 Concrete						5.00	540	81	2,187
		X Sewer		Total Estimated Land Improvements True Cash Value =							2,187		
		X Electric											
		X Gas											
		Curb											
		X Street Lights											
		Standard Utilities											
		Underground Utils.											
		Topography of Site											
		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	12,500	64,100	76,600		60,336C			
		TPC 12/27/2017 INSPECTED			2018	12,500	57,200	69,700		58,922C			
		TPC 10/22/2012 INSPECTED			2017	12,500	54,600	67,100		57,711C			
					2016	12,500	65,800	78,300		57,197C			

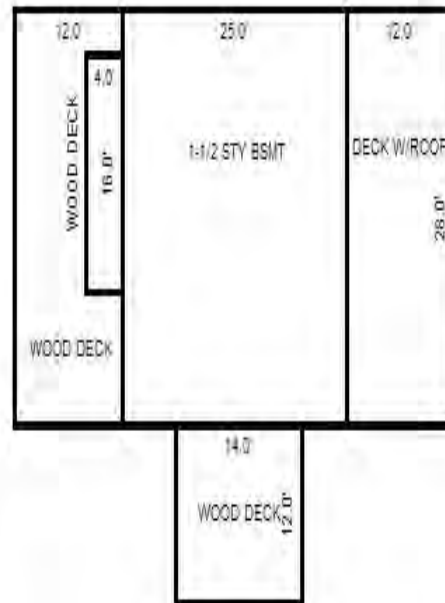


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																														
X	Single Family Mobile Home Town 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 Type	Year Built: 1991 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: 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		336 64 168 336	Treated Wood Treated Wood Treated Wood Pine																																																																																															
Building Style: 1.5S		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 5 1st Floor 4 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(12) Electric																																																																																																								
		(6) Ceilings		No./Qual. of Fixtures																																																																																																								
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Ex.	X	Ord.		Min																																																																																																				
		(7) Excavation		No. of Elec. Outlets																																																																																																								
		Basement: 700 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many	X	Ave.		Few																																																																																																				
		(8) Basement		(13) Plumbing																																																																																																								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens	8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor	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																																																																																																						
		(9) Basement Finish		(14) Water/Sewer																																																																																																								
		350	Recreation SF Living SF Walkout Doors No Floor SF	1	Public Water Public Sewer	1	Water Well 1000 Gal Septic 2000 Gal Septic																																																																																																					
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Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Air w/ Ducts Ground Area = 700 SF Floor Area = 1050 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1.5 Story</td> <td>Siding</td> <td>Basement</td> <td>700</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>111,553</td> <td>78,092</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>784</td> </tr> <tr> <td>3 Fixture Bath</td> <td>3,525</td> <td>2,467</td> </tr> </tbody> </table> Deck <table border="1"> <thead> <tr> <th>Material</th> <th>Area</th> <th>Cost</th> <th>Depr.</th> </tr> </thead> <tbody> <tr> <td>Treated Wood</td> <td>336</td> <td>4,418</td> <td>3,093</td> </tr> <tr> <td>Treated Wood</td> <td>64</td> <td>1,537</td> <td>1,076</td> </tr> <tr> <td>Treated Wood</td> <td>168</td> <td>2,802</td> <td>1,961</td> </tr> <tr> <td>Pine w/Roof (Deck Portion)</td> <td>336</td> <td>3,525</td> <td>3,243</td> </tr> <tr> <td>Pine w/Roof (Roof portion)</td> <td>336</td> <td>3,924</td> <td>3,610</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.</th> </tr> </thead> <tbody> <tr> <td>Base Cost</td> <td>576</td> <td>16,911</td> <td>11,838</td> </tr> <tr> <td>Water/Sewer</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Public Sewer</td> <td>1</td> <td>1,134</td> <td>794</td> </tr> <tr> <td>Water Well, 50 Feet</td> <td>1</td> <td>2,038</td> <td>1,427</td> </tr> <tr> <td>Built-Ins</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Appliance Allow.</td> <td>1</td> <td>2,099</td> <td>1,469</td> </tr> <tr> <td>Fireplaces</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Exterior 1 Story</td> <td>1</td> <td>4,942</td> <td>3,459</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> <<<< Calculations too long. See Valuation printout for complete pricing. >>>>														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.5 Story	Siding	Basement	700			Total:				111,553	78,092	Average Fixture(s)	Cost	Depr.	1	1,120	784	3 Fixture Bath	3,525	2,467	Material	Area	Cost	Depr.	Treated Wood	336	4,418	3,093	Treated Wood	64	1,537	1,076	Treated Wood	168	2,802	1,961	Pine w/Roof (Deck Portion)	336	3,525	3,243	Pine w/Roof (Roof portion)	336	3,924	3,610	Item	Area	Cost	Depr.	Base Cost	576	16,911	11,838	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
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																																																																							
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Sketch by Apex IVT™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: 401 RESIDENTIAL-I		Zoning:	Building Permit(s)	Date	Number	Status					
7575 W FOREST DR		School: LAKE CITY - 57020		P.R.E. 100% 05/08/1996									
Owner's Name/Address		MAP #:		2019 Est TCV 161,552 TCV/TFA: 130.71									
GILL KEVIN G 7575 FOREST DR LAKE CITY MI 49651		X	Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE								
Tax Description		Public Improvements		* Factors *									
SEC 11 T22N R8W LOT 38, 39 & 40. SILVER BIRCH BLUFF.		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
Comments/Influences		Gravel Road		<Site Value B> GROUP B 25K		25000	100	LOT 38					25,000
		Paved Road		<Site Value C> GROUP C 5K SITE		5000	100	LOT 39					5,000
		Storm Sewer		162 Actual Front Feet, 0.37 Total Acres		Total Est. Land Value =						30,000	
		Sidewalk		Land Improvement Cost Estimates									
		Water		Description		Rate	Size	% Good	Cash Value				
		X Sewer		D/W/P: 3.5 Concrete		5.00	306	50	765				
		X Electric		Wood Frame		21.25	120	50	1,275				
		X Gas		Total Estimated Land Improvements		True Cash Value =		2,040					
		Curb											
		X Street Lights											
		Standard Utilities											
		Underground Utils.											
		Topography of Site											
		X Level											
		Rolling											
		Low											
		High											
		Landscaped											
		Swamp											
		X Wooded											
		Pond											
		Waterfront											
		Ravine											
		Wetland											
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2019	15,000	65,800	80,800			57,645C		
		TPC 12/27/2017 INSPECTED		2018	15,000	56,500	71,500			56,294C			
		TPC 05/04/2016 INSPECTED		2017	15,000	54,000	69,000			55,137C			
				2016	15,000	60,700	75,700			54,646C			



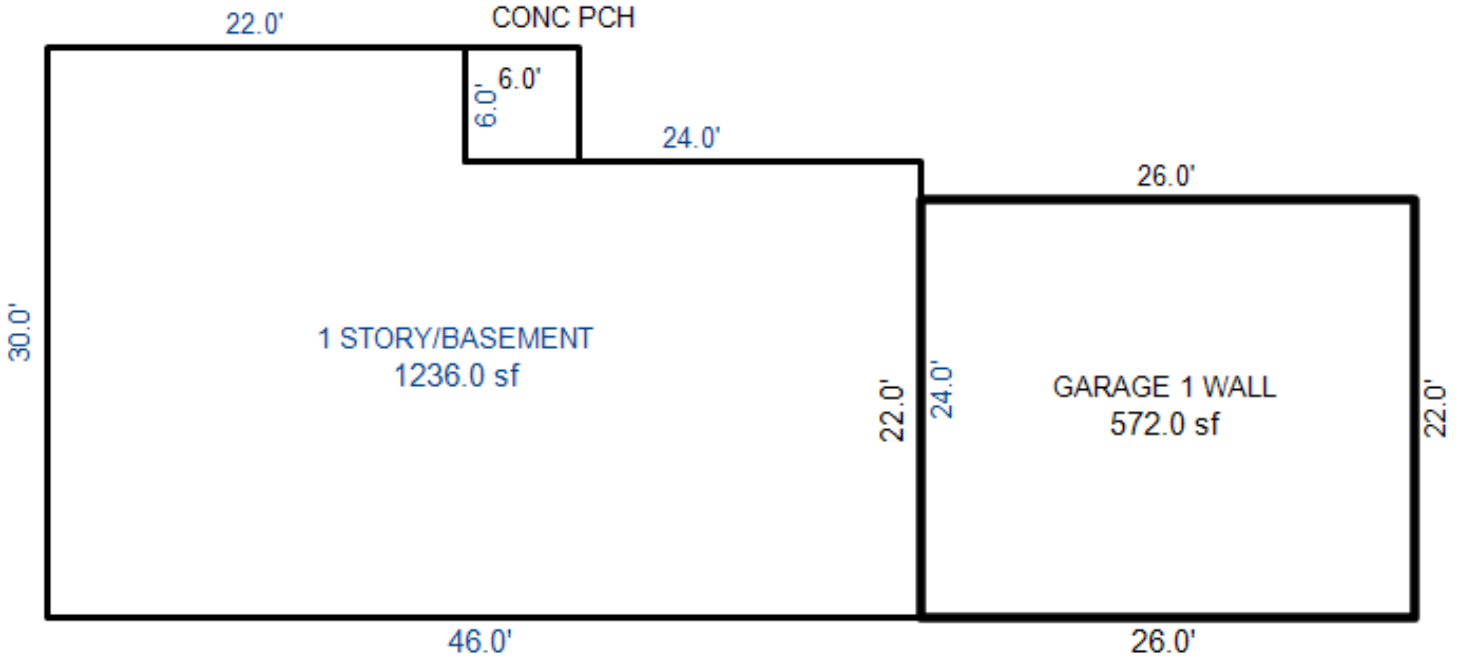
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil 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 36	Type CPP	Year Built: 1972 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 572 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: 1S		Trim & Decoration														
Yr Built 1972	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									
		200 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	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	(7) Excavation														
		Basement: 1236 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														
		(9) Basement Finish														
		Recreation SF Living SF Walkout Doors No Floor SF														
(3) Roof	X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support												
		Joists: Unsupported Len: Cntr.Sup:														
		1 1 1														
		1000 Gal Septic 2000 Gal Septic														
		Lump Sum Items:														
Chimney: Brick																
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1236 SF Floor Area = 1236 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas											Cls C		Blt 1972			
Stories Exterior Foundation Size Cost New Depr. Cost																
1 Story Siding Basement 1,236											Total:		138,603 97,022			
Other Additions/Adjustments																
Exterior																
Brick Veneer											352		4,590 3,213			
Plumbing																
Average Fixture(s)											1		1,120 784			
2 Fixture Bath											1		2,359 1,651			
Porches																
CPP											36		730 511			
Garages																
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)																
Base Cost											572		18,739 13,117			
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			
Fireplaces																
Interior 1 Story											1		4,051 2,836			
Local Cost Items																
SANITARY SEWER											1		0 0 *			
<<<< Calculations too long. See Valuation printout for complete pricing. >>>>																

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





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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MOORE ROGER W & CINDY J	MOORE ROGER W & CINDY J	0	05/31/2002	OTH	Not Qualified	05-0/2440		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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7601 W FOREST 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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MOORE ROGER W & CINDY J N 3863 16 MILE LAKE RD MUNISING MI 49862	2019 Est TCV 140,749 TCV/TFA: 74.87
--	-------------------------------------

X Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
------------	--------	---

Public Improvements	* Factors *	LOTS 41 & 42
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 10K					10000	100		10,000
62 Actual Front Feet, 0.14 Total Acres Total Est. Land Value =								10,000

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

. SEC 11 T22N R8W LOTS 41 & 42 SILVER BIRCH BLUFF.	X	
--	---	--

Comments/Influences	X	Description	Rate	Size	% Good	Cash Value
---------------------	---	-------------	------	------	--------	------------

	X	Wood Frame	19.45	100	71	1,381
--	---	------------	-------	-----	----	-------

	X	Total Estimated Land Improvements True Cash Value =				1,381
--	---	---	--	--	--	-------

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

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

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

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

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

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

	Low
--	-----

	High
--	------

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

	Swamp
--	-------

	Wooded
--	--------

	Pond
--	------

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

	Ravine
--	--------

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

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

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

2019	5,000	65,400	70,400			52,989C
------	-------	--------	--------	--	--	---------

2018	5,000	55,700	60,700			51,748C
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2017	4,000	53,200	57,200			50,684C
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2016	10,000	55,300	65,300			50,232C
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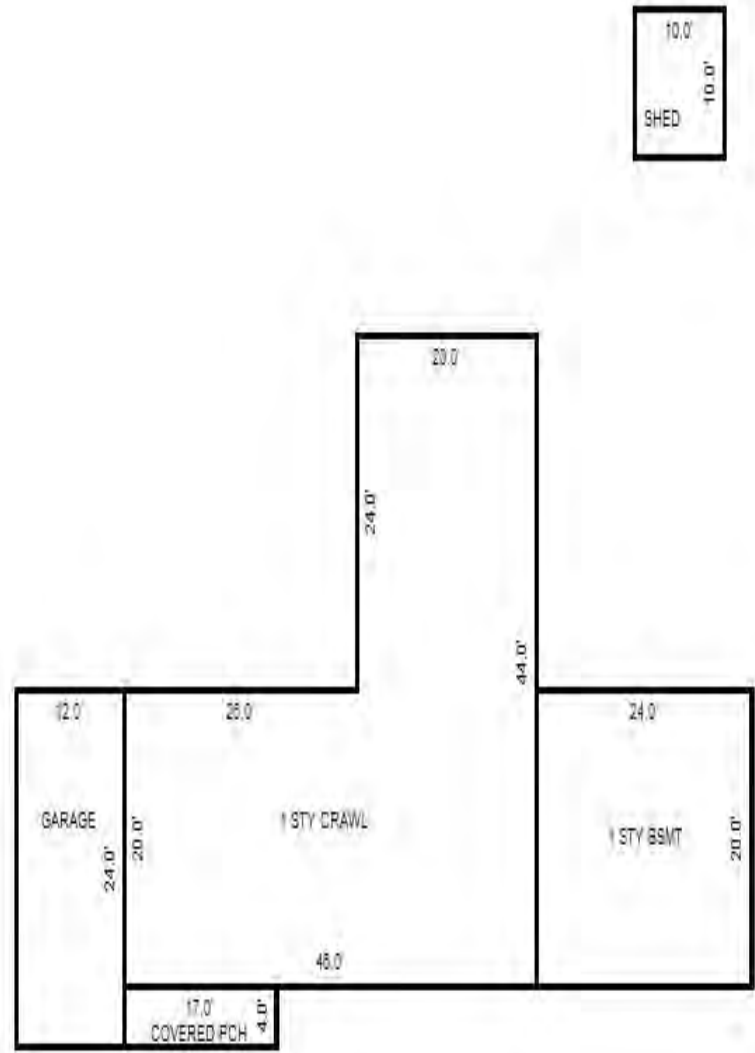
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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	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 68	Type CCP (1 Story)	Year Built: 1972 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: 288 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame		Drywall Paneled	X	Plaster Wood T&G									
Building Style: 1S		Trim & Decoration												
Yr Built 1972	Remodeled 1985	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					
		(6) Ceilings		No./Qual. of Fixtures										
(1) Exterior				Ex.			X	Ord.		Min				
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets			Many		X	Ave.		Few		
		Insulation		(7) Excavation										
(2) Windows		Basement: 480 S.F. Crawl: 1400 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement										
X	Many Avg. Few	X	Large Avg. Small	8			Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor							
X	Wood Sash Metal Sash Vinyl Sash			(9) Basement Finish										
X	Double Hung Horiz. Slide Casement			Recreation SF Living SF Walkout Doors No Floor SF										
X	Double Glass Patio Doors Storms & Screens			(10) Floor Support										
(3) Roof		Joists: Unsupported Len: Cntr.Sup:		1			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: Brick														
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1880 SF Floor Area = 1880 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 Crawl Space 1,400														
1 Story Siding Basement 480														
Total: 161,596 108,800														
Other Additions/Adjustments														
Plumbing														
Average Fixture(s) 1 933 606														
3 Fixture Bath 1 2,929 1,904														
Porches														
CCP (1 Story) 68 1,387 902														
Garages														
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)														
Base Cost 288 10,820 7,033														
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: 183,761 123,208														
Notes:														
ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.050 => TCV:												129,368		

\*\*\* 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.
MOORE ROGER W & CINDY JO	MOORE ROGER W & CINDY JO	0	05/31/2002	OTH	Not Qualified	05-0/2440		0.0

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

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

Owner's Name/Address: MOORE ROGER W & CINDY JO  
 N 3863 16 MILE LAKE RD  
 MUNISING MI 49862  
 2019 Est TCV 20,000

2019 Est TCV 20,000

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE

Improved X Vacant \* Factors \* 4 LOTS

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

X Dirt Road <Site Value C> GROUP C 5K SITE 5000 100 5,000

Gravel Road <Site Value A> GROUP A 10K 10000 100 10,000

Paved Road <Site Value C> GROUP C 5K SITE 5000 100 5,000

Storm Sewer 183 Actual Front Feet, 0.42 Total Acres Total Est. Land Value = 20,000

Sidewalk

Water

X Sewer

X Electric

X Gas

Curb

X Street Lights

Standard Utilities

Underground Utils.

Topography of Site

X Level

Rolling

Low

High

Landscaped

Swamp

X Wooded

Pond

Waterfront

Ravine

Wetland

Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	10,000	0	10,000			4,470C
2018	10,000	0	10,000			4,366C
2017	9,000	0	9,000			4,277C
2016	12,500	0	12,500			4,239C

Who When What

TPC 12/27/2017 INSPECTED

TPC 04/17/2017 INSPECTED

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MOORE ROGER W & CINDY JO	MOORE ROGER W & CINDY JO	0	05/31/2002	OTH	Not Qualified	05-0/2440		0.0

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

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

Owner's Name/Address: MOORE ROGER W & CINDY JO  
 N 3863 16 MILE LAKE RD  
 MUNISING MI 49862

2019 Est TCV 10,000

Improved X Vacant Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE

Public Improvements \* Factors \* LOTS 47&48

Description Frontage Depth Front Depth Rate %Adj. Reason Value

<Site Value A> GROUP A 10K 10000 100

68 Actual Front Feet, 0.16 Total Acres Total Est. Land Value = 10,000

Tax Description: . SEC 11 T22N R8W LOTS 47 & 48 SILVER BIRCH BLUFF.

Comments/Influences

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

Topography of Site

X Level  
 Rolling  
 Low  
 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	0	5,000			1,562C
2018	5,000	0	5,000			1,526C
2017	4,000	0	4,000			1,495C
2016	5,000	0	5,000			1,482C

Who When What

TPC 12/27/2017 INSPECTED

TPC 04/17/2017 INSPECTED



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MOORE ROGER W & CINDY JO	MOORE ROGER W & CINDY JO	0	05/31/2002	OTH	Not Qualified	05-0/2440		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
BIRCH AVE						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2019 Est TCV 10,000					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE						
. SEC 11 T22N R8W LOTS 49 & 50 SILVER BIRCH BLUFF.				* Factors * LOTS 49 & 50						
Comments/Influences				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
				<Site Value A>	GROUP A	10K			10000 100	10,000
				100 Actual Front Feet, 0.23 Total Acres Total Est. Land Value = 10,000						



- X Public Improvements
- 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

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2019	5,000	0	5,000			2,010C
		TPC 12/27/2017 INSPECTED	2018	5,000	0	5,000			1,963C
		TPC 04/17/2017 INSPECTED	2017	4,000	0	4,000			1,923C
			2016	10,000	0	10,000			1,906C

\*\*\* 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 FOREST DR		School: LAKE CITY - 57020		Garage		05/01/2014	2014-0098	100%				
Owner's Name/Address		P.R.E. 0%	MAP #:		2019 Est TCV 36,767 TCV/TFA: 0.00							
ARDIS WILLIAM ETAL 3065 BANNOCKBURN DR SE ADA MI 49301		X Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE								
Tax Description		Public Improvements		* Factors * E 1/2 OF LOTS 51 & 52								
. SEC 11 T22N R8W E 1/2 LOTS 51 & 52 SILVER BIRCH BLUFF.		X		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Dirt Road		<Site Value A> GROUP A 10K		10000		100				10,000
		Gravel Road		52 Actual Front Feet, 0.14 Total Acres		Total Est. Land Value =						10,000
		Paved Road		Land Improvement Cost Estimates								
		Storm Sewer		Description	Rate	Size	% Good	Cash Value				
		Sidewalk		D/W/P: 4in Ren. Conc.	6.21	600	0	0				
		Water		Residential Local Cost Land Improvements								
		X Sewer		Description	Rate	Size	% Good	Cash Value				
		X Electric		LAND IMPROVE 2500	2,500.00	1	95	2,375				
		X Gas		Total Estimated Land Improvements True Cash Value =								2,375
		Curb										
		X Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Rolling		2019	5,000	13,400	18,400			14,388C		
		Low		2018	5,000	11,500	16,500			14,051C		
		High		2017	4,000	11,300	15,300			13,762C		
		Landscaped		2016	7,500	11,700	19,200			13,640C		
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What								
		TPC 12/27/2017	INSPECTED									
		TPC 10/23/2012	INSPECTED									
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan												

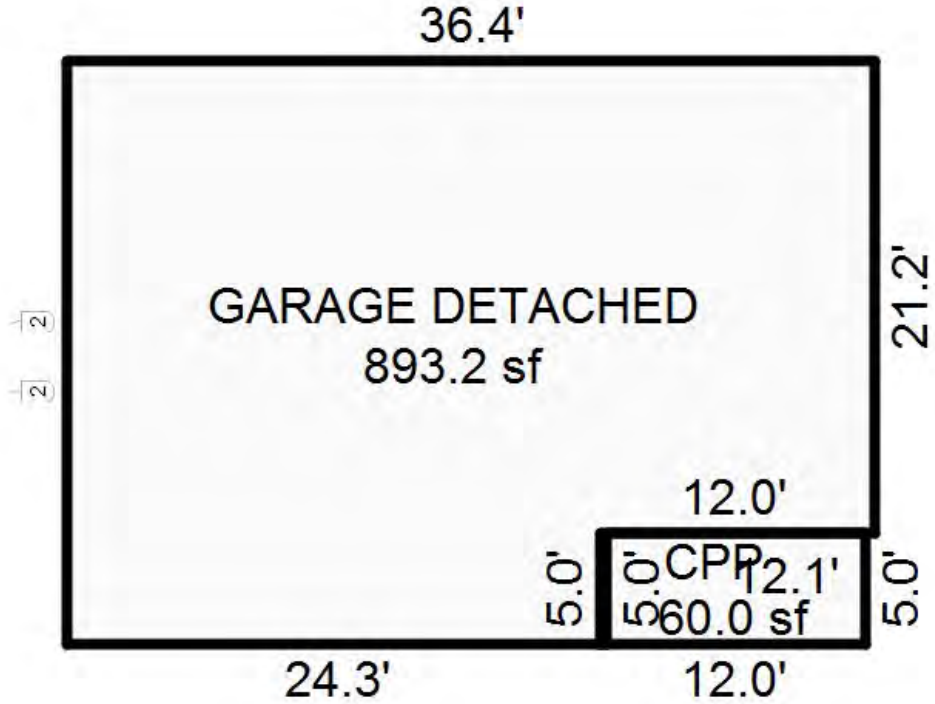


\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																									
X	Single Family	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 60	Type CCP (1 Story)	Year Built: 2014 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: 893 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 1.050	Bsmnt Garage: Carport Area: Roof:																																																											
	Mobile Home												0 Front Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			Class: C +5 Effec. Age: 3 Floor Area: 0 Total Base New : 23,947 Total Depr Cost: 23,230 Estimated T.C.V: 24,392																																																						
	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																																																														
Yr Built 2014	Remodeled 0	Lg			Many		Ave.		Few																																																														
Condition: Average		Doors			(13) Plumbing																																																																		
Room List		Solid			Average Fixture(s)																																																																		
Basement		H.C.			3 Fixture Bath																																																																		
1st Floor					2 Fixture Bath																																																																		
2nd Floor					Softener, Auto																																																																		
Bedrooms					Softener, Manual																																																																		
(1) Exterior		(5) Floors			Solar Water Heat																																																																		
Wood/Shingle		Kitchen:			No Plumbing																																																																		
Aluminum/Vinyl		Other:			Extra Toilet																																																																		
Brick		Other:			Extra Sink																																																																		
Insulation		(6) Ceilings			Separate Shower																																																																		
(2) Windows		Basement: 0 S.F.			Ceramic Tile Floor																																																																		
Many		Crawl: 0 S.F.			Ceramic Tile Wains																																																																		
Avg.		Slab: 0 S.F.			Ceramic Tub Alcove																																																																		
Large		Height to Joists: 0.0			Vent Fan																																																																		
Avg.		(8) Basement			(14) Water/Sewer																																																																		
Small		Conc. Block			Public Water																																																																		
Wood Sash		Poured Conc.			Public Sewer																																																																		
Metal Sash		Stone			Water Well																																																																		
Vinyl Sash		Treated Wood			1000 Gal Septic																																																																		
Double Hung		Concrete Floor			2000 Gal Septic																																																																		
Horiz. Slide		(9) Basement Finish			Lump Sum Items:																																																																		
Casement		Recreation SF																																																																					
Double Glass		Living SF																																																																					
Patio Doors		Walkout Doors																																																																					
Storms & Screens		No Floor SF																																																																					
(3) Roof		(10) Floor Support																																																																					
Gable		Joists:																																																																					
Hip		Unsupported Len:																																																																					
Flat		Cntr.Sup:																																																																					
Asphalt Shingle																																																																							
Chimney:																																																																							
Cost Est. for Res. Bldg: 1 Single Family GRG (11) Heating System: No Heating/Cooling Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97 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>-3,419</td> </tr> <tr> <td>Porches</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>CCP (1 Story)</td> <td></td> <td></td> <td>60</td> <td>1,348</td> <td>1,308</td> </tr> <tr> <td>Garages</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="6">Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)</td> </tr> <tr> <td>Base Cost</td> <td></td> <td></td> <td>893</td> <td>25,709</td> <td>24,938</td> </tr> <tr> <td>Door Opener</td> <td></td> <td></td> <td>1</td> <td>415</td> <td>403</td> </tr> <tr> <td colspan="4">Totals:</td> <td>23,947</td> <td>23,230</td> </tr> </tbody> </table> Notes: ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.050 => TCV: 24,392												Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	Plumbing						3 Fixture Bath			1	-3,525	-3,419	Porches						CCP (1 Story)			60	1,348	1,308	Garages						Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)						Base Cost			893	25,709	24,938	Door Opener			1	415	403	Totals:				23,947	23,230
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																																		
Plumbing																																																																							
3 Fixture Bath			1	-3,525	-3,419																																																																		
Porches																																																																							
CCP (1 Story)			60	1,348	1,308																																																																		
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Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)																																																																							
Base Cost			893	25,709	24,938																																																																		
Door Opener			1	415	403																																																																		
Totals:				23,947	23,230																																																																		

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



Concrete Parking

SqFt

600

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.
ANDERSON BETTY JEAN A TRU	ANDERSON DAVID W	0	04/25/2014	QC	QUIT CLAIM	2014-01586	PTA	100.0
ANDERSON BETTY J & QUENTI	ANDERSON BETTY J TTEE	0	04/07/2009	QC	Not Qualified	2009/1271		0.0

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

School: LAKE CITY - 57020  
 P.R.E. 100% 06/02/2015

Owner's Name/Address: ANDERSON DAVID W  
 PO BOX 717  
 LAKE CITY MI 49651  
 MAP #: 2019 Est TCV 10,861

Improved  Vacant  Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE

Public Improvements	Description	Frontage	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 11 T22N R8W W 1/2 LOTS 51 & 52  
 SILVER BIRCH BLUFF.  
 Comments/Influences:

Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
X	Wood Frame	22.14	54	72	861
Total Estimated Land Improvements True Cash Value =					861

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



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2019	5,000	400	5,400			4,390C
		TPC 12/27/2017 INSPECTED	2018	5,000	200	5,200			4,288C
		TPC 11/06/2012 INSPECTED	2017	4,000	200	4,200			4,200S
			2016	7,500	200	7,700			7,700S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MOULTON CRAIG A (MM)	MOULTON CRAIG TRUST **	0	04/11/2008	QC	Not Qualified	2008/1397		0.0
MOULTON DONNA S TRUSTEE	MOULTON CRAIG A (SM)	0	05/18/2007	QC	Not Qualified	2007/1986		0.0
ARDIS WILLIAM & JOAN FAMI	MOULTON DONNA S TRUSTEE	15,000	07/01/2005	WD	Arms Length	05-0/2602		100.0
		11,750	09/01/2000	WD	Download	01-0:5111		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
W FOREST DR		School: LAKE CITY - 57020	New House	08/31/2012	2012-0449	100%
		P.R.E. 0%				

Owner's Name/Address	MAP #:
MOULTON CRAIG A TTEE & MOULTON TARA K TTEE 2213 HOLT RD Williamston MI 48895	2019 Est TCV 148,011 TCV/TFA: 135.91

X Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
		* Factors * W1/2 LOTS 53 - 58
		Description Frontage Depth Front Depth Rate %Adj. Reason Value

		<Site Value C> GROUP C 5K SITE 5000 100 5,000
		<Site Value C> GROUP C 5K SITE 5000 100 5,000
		150 Actual Front Feet, 0.32 Total Acres Total Est. Land Value = 10,000

Public Improvements	Land Improvement Cost Estimates
X Sewer	Description Rate Size % Good Cash Value
X Electric	Wood Frame 24.91 77 94 1,803
X Gas	Total Estimated Land Improvements True Cash Value = 1,803
X Curb	
X Street Lights	
Standard Utilities	
Underground Utils.	

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



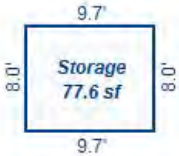
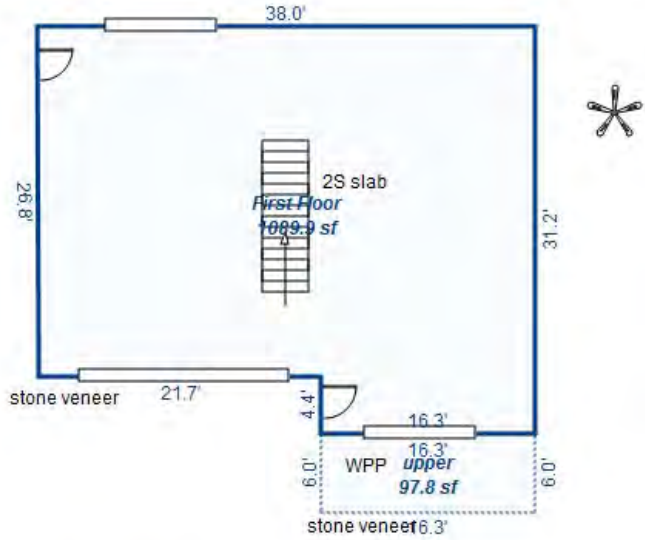
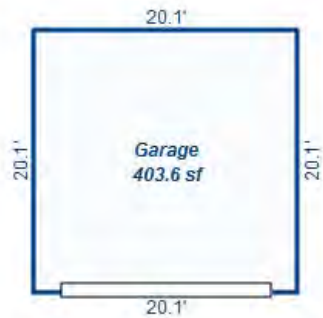
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	5,000	69,000	74,000			66,222C
2018	5,000	67,400	72,400			64,670C
2017	5,000	64,400	69,400			63,340C
2016	12,500	69,000	81,500			62,776C

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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	(4) Interior	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 97	Type WPP	Year Built: 2013 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 3 Mech. Doors: 0 Area: 1089 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
	Wood Frame	Drywall Paneled	Plaster Wood T&G	X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: C +10 Effec. Age: 4 Floor Area: 1,089 Total Base New : 135,129 Total Depr Cost: 129,722 Estimated T.C.V: 136,208			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 (11) Heating System: Forced Heat & Cool Ground Area = 0 SF Floor Area = 1089 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96		E.C.F. X 1.050		Cls C 10 Blt 2013			
	Yr Built 2013	Remodeled 0	Ex Ord Min	Size of Closets			0 Amps Service	Building Areas							
	Condition: Average	Lg Doors	Ord Solid	Small H.C.			(13) Plumbing	Stories Exterior Foundation Size Cost New Depr. Cost							
	Room List	(5) Floors		No./Qual. of Fixtures			1 Average Fixture(s)	1 Story Siding Overhang	1089	68,476	65,737				
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(6) Ceilings			1 3 Fixture Bath	Other Additions/Adjustments							
	(1) Exterior			Ex. Ord. Min			2 Fixture Bath	Exterior Stone Veneer	96	2,766	2,655				
	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets			Softener, Auto	Plumbing							
	Insulation	(7) Excavation		Many Ave. Few			Softener, Manual	Average Fixture(s)	1	1,120	1,075				
	(2) Windows	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement			No Plumbing	Porches	97	2,163	2,076				
	Many Avg. Few Large Avg. Small	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish			Extra Toilet	Garages							
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Recreation SF Living SF Walkout Doors No Floor SF		(10) Floor Support			Extra Sink	Class: C Exterior: Siding Foundation: 42 Inch (Finished)	3	1,244	1,194				
	(3) Roof	Gable Hip Flat		Gambrel Mansard Shed			Separate Shower	Door Opener	1089	35,741	34,311				
	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer	Class: C Exterior: Siding Foundation: 42 Inch (Finished)	403	17,663	16,956				
	Chimney:			Lump Sum Items:			Water/Sewer	Door Opener	1	415	398				
							Public Sewer	Water/Sewer	1	1,134	1,089				
							Water Well, 100 Feet	Public Sewer	1	4,407	4,231				
								Water Well, 100 Feet	1	4,407	4,231				
								Totals:	135,129	129,722					
								Notes:							
								ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.050 => TCY:			136,208				

\*\*\* 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				
7600 W FOREST DR		School: LAKE CITY - 57020		Pole Barn		08/28/2009	20090438	Complete				
Owner's Name/Address		P.R.E. 0%		MAP #:		2019 Est TCV 43,826 TCV/TFA: 0.00						
MORROW RICHARD MORROW RICHARD A & MARGARET A 7600 W FOREST DR Lake City MI 49651		X Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE								
Tax Description		Public Improvements		* Factors * EL/2 LOTS 53 - 58								
E 1/2 OF LOTS 53 THRU 58. SILVER BIRCH BLUFF.		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Gravel Road		<Site Value C> GROUP C 5K SITE		5000		100				5,000
		Paved Road		<Site Value C> GROUP C 5K SITE		5000		100				5,000
		Storm Sewer		150 Actual Front Feet, 0.32 Total Acres		Total Est. Land Value =						10,000
		Sidewalk		Land Improvement Cost Estimates								
		Water		Description		Rate	Size	% Good	Cash Value			
		X Sewer		D/W/P: Crushed Rock		1.72	400	0	0			
		X Electric		Residential Local Cost Land Improvements								
		X Gas		Description		Rate	Size	% Good	Cash Value			
		Curb		LAND IMPROVE 1000		0.00	0	95	950			
		X Street Lights		Total Estimated Land Improvements True Cash Value =								950
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		X Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2019	5,000	16,900	21,900			15,430C	
		TPC 12/27/2017	INSPECTED		2018	5,000	13,400	18,400			15,069C	
		TPC 05/04/2016	INSPECTED		2017	5,000	12,800	17,800			14,760C	
		TPC 04/02/2013	INSPECTED		2016	12,500	12,800	25,300			14,629C	



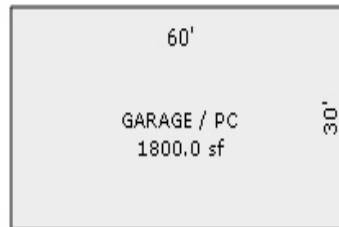
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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: 2009 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: 1800 % Good: 0 Storage Area: 0 No Conc. Floor: 0								
	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												
	Building Style: GRG		Trim & Decoration					X	No Heating/Cooling											
	Yr Built 2009		Ex		Ord		Min		Central Air Wood Furnace											
	Remodeled 0		Size of Closets						(12) Electric											
	Condition: Average		Lg		Ord		Small		0	Amps Service										
	Room List		(5) Floors																	
	Basement 1st Floor 2nd Floor Bedrooms		Kitchen: Other: Other:																	
	(1) Exterior		(6) Ceilings						No./Qual. of Fixtures											
	Wood/Shingle Aluminum/Vinyl Brick								Ex.	X	Ord.		Min							
	Insulation		(7) Excavation						No. of Elec. Outlets											
	(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0						Many	X	Ave.		Few							
X	Many Avg. Few		(8) Basement						(13) Plumbing											
	Large Avg. Small		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor						1	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish						(14) Water/Sewer											
	(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF						Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
X	Gable Hip Flat		(10) Floor Support						Lump Sum Items:											
	Gambrel Mansard Shed		Joists: Unsupported Len: Cntr.Sup:																	
X	Asphalt Shingle																			
	Chimney:																			
	Cost Est. for Res. Bldg: 1 Single Family GRG																			
	(11) Heating System: No Heating/Cooling																			
	Ground Area = 0 SF Floor Area = 0 SF.																			
	Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95																			
	Building Areas																			
	Stories Exterior Foundation Size Cost New Depr. Cost																			
	Other Additions/Adjustments																			
	Garages																			
	Class: C Exterior: Pole (Unfinished)																			
	Base Cost																			
	Totals:																			
	Notes:																			
	ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.050 => 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: MAPLE AVE  
 Class: 402 RESIDENTIAL-V Zoning: Building Permit(s): Date: Number: Status:

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

Owner's Name/Address: BYTZ PAUL L & ANNA M  
 36322 BRIARCLIFF  
 STERLING HEIGHTS MI 48312  
 2019 Est TCV 6,618

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE

Improved	X	Vacant	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			<Site Value C> GROUP C 5K SITE					5000	100		5,000
			400 Actual Front Feet, 0.46 Total Acres					Total Est. Land Value =			5,000

Taxpayer's Name/Address: BYTZ PAUL L & ANNA M  
 36322 BRIARCLIFF  
 STERLING HEIGHTS MI 48312

Description	Rate	Size	% Good	Cash Value
Wood Frame	16.86	192	50	1,618
Total Estimated Land Improvements True Cash Value =				1,618

Tax Description: . SEC 11 T22N R8W LOTS 59,60,61 & 62  
 SILVER BIRCH BLUFF.

Comments/Influences: Topography of Site



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2019	2,500	800	3,300			2,560C
2018	2,500	0	2,500			2,500S
2017	2,500	0	2,500			2,500S
2016	12,500	0	12,500	5,000M		2,860C

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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.
		130,000	04/01/2002	WD	Download	02-0:1759		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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7685 W FOREST DR	School: LAKE CITY - 57020					
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Owner's Name/Address	P.R.E. 0%					
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BYTZ PAUL L & ANNA M	MAP #:					
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36322 BRIARCLIFF	2019 Est TCV 125,192 TCV/TFA: 104.33					
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STERLING HEIGHTS MI 48312	X Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE			
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	Public Improvements		* Factors * LOTS 63 & 64			
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			Description	Frontage	Depth	Rate %Adj.	Reason	Value
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			<Site Value A> GROUP A 10K			10000	100	10,000
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			88 Actual Front Feet, 0.20 Total Acres			Total Est. Land Value =		10,000
--	--	--	--	--	--	-------------------------	--	--------

			Land Improvement Cost Estimates					
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			Description	Rate	Size	% Good	Cash Value
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			D/W/P: 3.5 Concrete	4.39	760	0	0
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			D/W/P: Asphalt Paving	2.04	450	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
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			Topography of Site					
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			X Level				
--	--	--	---------	--	--	--	--

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

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

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

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

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

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

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

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

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

			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	5,000	57,600	62,600			51,019C
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			2018	5,000	46,900	51,900			49,824C
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			2017	4,000	44,800	48,800			48,800S
--	--	--	------	-------	--------	--------	--	--	---------

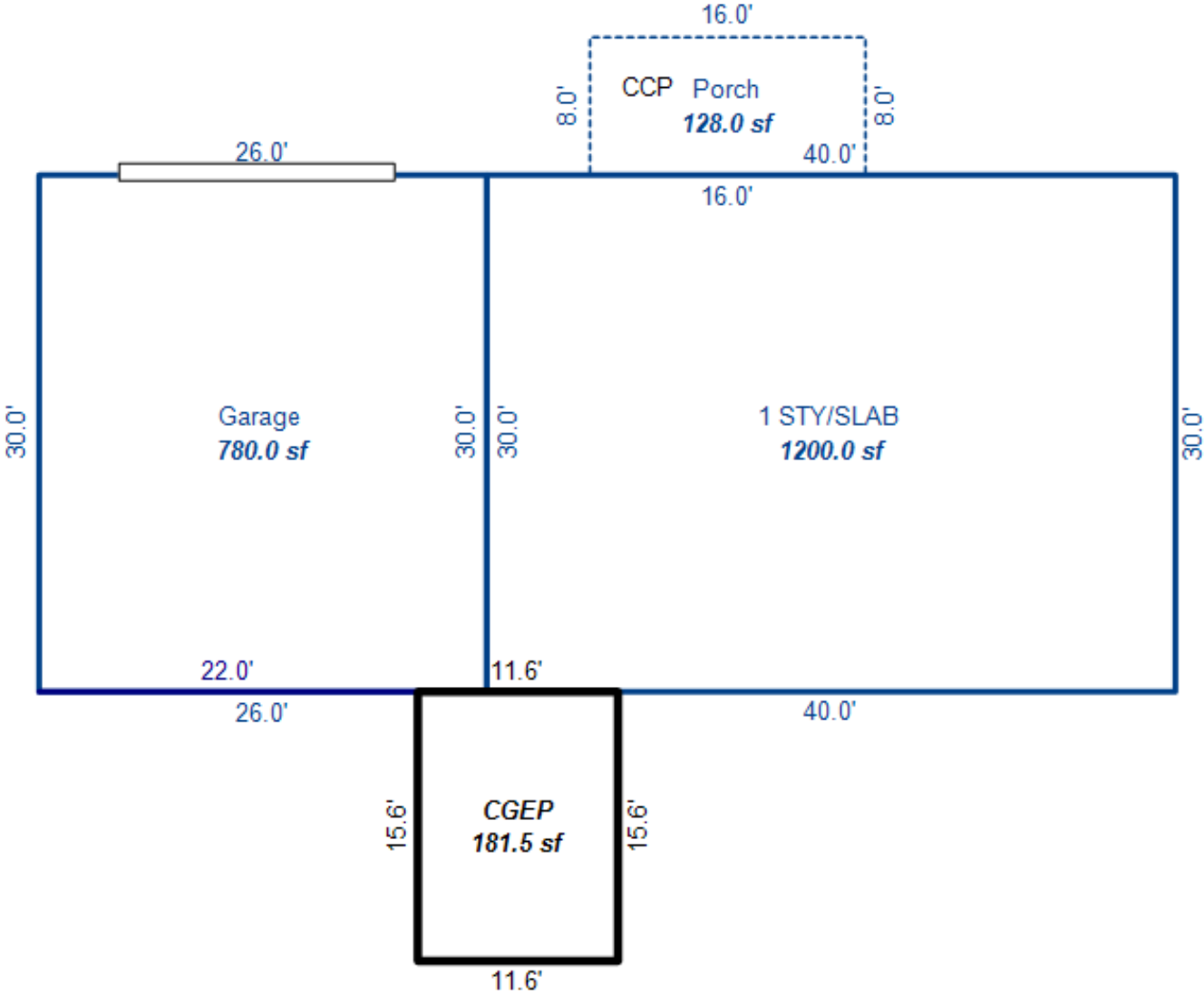
			2016	10,000	66,600	76,600	54,000M		54,000C
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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: 1986 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 780 % Good: 0 Storage Area: 0 No Conc. Floor: 0										
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G																						
Building Style: 1S		Trim & Decoration																									
Yr Built	Remodeled	Ex	X	Ord		Min	Size of Closets																				
1999	200						Lg	X	Ord		Small																
Condition: Average		Doors		Solid	X	H.C.																					
Room List		(5) Floors		Central Air Wood Furnace																							
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(12) Electric			200 Amps Service																				
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures																							
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall		Ex.	X	Ord.		Min	Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1200 SF Floor Area = 1200 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			Cls D 10 Blt 1999														
(2) Windows		(7) Excavation		No. of Elec. Outlets																							
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1200 S.F. Height to Joists: 0.0			Many			X	Ave.		Few	Building Areas													
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement		(13) Plumbing																							
X	Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood 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			1			Other Additions/Adjustments																	
(3) Roof		(9) Basement Finish		(14) Water/Sewer																							
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors No Floor SF	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1			Plumbing Average Fixture(s) 1 778 622 3 Fixture Bath 1 2,463 1,970			Porches CCP (1 Story) 128 2,243 1,794 CGEP (1 Story) 181 6,963 5,570			Garages Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 780 16,411 13,129 Common Wall: 1 Wall 1 -1,399 -1,119			Water/Sewer Public Sewer 1 892 714 Water Well, 100 Feet 1 4,178 3,342			Built-Ins Appliance Allow. 1 1,243 994 Local Cost Items SANITARY SEWER 1 0 0			Totals: 136,005 108,802		
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:																							
Chimney: Metal																											
Notes: FORMERLY A GARAGE - BEDROOMS DOORS NOT CLOSING IN WINTER - SLAB HEAVING ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.050 => TCV: 114,242																											

\*\*\* 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.
VOELKER PATRICK W & LINDA	VOELKER PATRICK W & LINDA	0	11/04/2008	QC	Not Qualified	2008/4469		0.0
VOELKER WILLIAM A (DECEAS	VOELKER PATRICK W & LINDA	0	02/23/2007	QC	Not Qualified	2007/679		100.0

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

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

Owner's Name/Address: VOELKER PATRICK W & LINDA TRUST  
 4776 PINE VIEW COURT  
 BAY CITY MI 48706  
 2019 Est TCV 5,833

Improved X Vacant Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE

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

<Site Value C> GROUP C 5K SITE 5000 90 PRT OF LOT 65 4,500  
 37 Actual Front Feet, 0.09 Total Acres Total Est. Land Value = 4,500

Land Improvement Cost Estimates  
 Description Rate Size % Good Cash Value

Wood Frame 17.14 108 72 1,333  
 Total Estimated Land Improvements True Cash Value = 1,333

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

Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	2,300	600	2,900			1,562C
2018	2,300	300	2,600			1,526C
2017	2,300	300	2,600			1,495C
2016	4,500	300	4,800			1,482C

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

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

School: LAKE CITY - 57020      P.R.E. 0%      MAP #:      2019 Est TCV 2,500

Owner's Name/Address: MORGAN PATRICIA, 1336 THREE MILE ROAD, GROSSE POINTE MI 48230

Improved  Vacant  Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE

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 11 T22N R8W THE EASTERN PART OF LOT 65 BEING 37 FT ON THE S SIDE AND 33 FT ON THE N SIDE. SILVER BIRCH BLUFF.

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.

* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
<Site Value C> GROUP C 5K SITE					5000	50	PRT OF LOT 50	2,500	
37 Actual Front Feet, 0.09 Total Acres								Total Est. Land Value =	2,500

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



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2019	1,300	0	1,300			1,116C
			2018	1,300	0	1,300			1,090C
			2017	1,300	0	1,300			1,068C
			2016	2,500	0	2,500			1,059C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BARRETT KEITH A ETAL	BYTZ PAUL & ANA	38,000	07/29/2014	WD	WARRANTY DEED	2014-02639	PTA	100.0
		13,000	08/01/1997	WD	Download	313:1028		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
MAPLE AVE						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2019 Est TCV 10,000					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE					
. SEC 11 T22N R8W LOTS 66 & 67 SILVER BIRCH BLUFF.				* Factors * LOTS 66 & 67					
Comments/Influences				Description	Frontage	Depth	Rate	%Adj. Reason	Value
				<Site Value A> GROUP A 10K			10000	100	10,000
				100 Actual Front Feet, 0.23 Total Acres Total Est. Land Value = 10,000					

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

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



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2019	5,000	0	5,000			4,182C
		TPC 12/27/2017 INSPECTED	2018	5,000	0	5,000			4,084C
		TPC 05/04/2016 INSPECTED	2017	4,000	0	4,000			4,000S
			2016	10,000	0	10,000	7,500M		7,500S

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BARRETT KEITH A ETAL	BYTZ PAUL & ANA	38,000	07/29/2014	WD	WARRANTY DEED	2014-02639	PTA	100.0

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

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE				
. SEC 11 T22N R8W LOTS 68,69 & 70 SILVER BIRCH BLUFF.				* Factors * LOTS 68, 69, 70				
				Description	Frontage	Depth	Rate %Adj. Reason	Value
				<Site Value A> GROUP A 10K			10000 100	10,000
				<Site Value C> GROUP C 5K SITE			5000 100	5,000
				150 Actual Front Feet, 0.34 Total Acres Total Est. Land Value =				15,000

Comments/Influences

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

Topography of Site

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



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2019	7,500	0	7,500			4,182C
		TPC 12/27/2017 INSPECTED	2018	7,500	0	7,500			4,084C
		TPC 05/04/2016 INSPECTED	2017	4,000	0	4,000			4,000S
			2016	12,500	0	12,500	7,500M		7,500S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BARRETT KEITH A & OSBORN	GRUMM BRANDON O	24,000	03/30/2017	WD	Arms Length	2017-00926	PTA	100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
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S OAK AVE	School: LAKE CITY - 57020					
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Owner's Name/Address	P.R.E. 100% 04/05/2017					
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GRUMM BRANDON O	MAP #:					
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1805 S OAK DR	2019 Est TCV 20,000					
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LAKE CITY MI 49651	Improved	X	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE		
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Tax Description	Public Improvements	* Factors *		LOTS 71-73 & S 1/2 OF 74		
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. SEC 11 T22N R8W LOTS 71,72,73 & S 1/2 OF LOT 74 SILVER BIRCH BLUFF.	X	Dirt Road	Description	Frontage	Depth	Rate	%Adj.	Reason	Value
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Comments/Influences	X	Gravel Road	<Site Value A> GROUP A 10K			10000	100		10,000
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	X	Paved Road	<Site Value A> GROUP A 10K			10000	100		10,000
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		Storm Sewer	135 Actual Front Feet, 0.31 Total Acres					Total Est. Land Value =	20,000
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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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	X	Level							
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		Rolling							
--	--	---------	--	--	--	--	--	--	--

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

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

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

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

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

		Pond							
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		Waterfront							
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		Ravine							
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		Wetland							
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		Flood Plain							
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	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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Who	When	What	2019	10,000	0	10,000	7,680C
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TPC 12/27/2017	INSPECTED		2018	7,500	0	7,500	7,500S
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TPC 04/17/2017	INSPECTED		2017	4,000	0	4,000	2,885C
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TPC 05/04/2016	INSPECTED		2016	12,500	0	12,500	2,860C
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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.
BARRETT KEITH A & OSBORN	GRUMM BRANDON O	125,000	03/30/2017	WD	Multiple Improved	2017-00925	PTA	100.0
BARRETT NANCY A	BARRETT KEITH A	0	12/28/2013	DC	CERTIFICATE OF DEATH	2014-02638		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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1805 S OAK AVE	School: LAKE CITY - 57020					
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	P.R.E. 100% 04/05/2017					
--	------------------------	--	--	--	--	--

Owner's Name/Address	MAP #:
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GRUMM BRANDON O 1805 S OAK AVE LAKE CITY MI 49651	2019 Est TCV 116,962 TCV/TFA: 137.60
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X	Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
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Public Improvements	* Factors *
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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<Site Value A> GROUP A 10K					10000	100		10,000
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	25 Actual Front Feet, 0.06 Total Acres						Total Est. Land Value =	10,000
--	--	--	--	--	--	--	-------------------------	--------

Tax Description		Land Improvement Cost Estimates	
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. SEC 11 T22N R8W N 1/2 OF LOT 74 & LOT 75. SILVER BIRCH BLUFF.	X	Dirt Road	Description	Rate	Size	% Good	Cash Value
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Comments/Influences	X	Gravel Road	Fencing: Wd, Picket, 12-24	14.21	30	0	0
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	X	Paved Road	D/W/P: 4in Concrete	5.29	100	0	0
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	X	Storm Sewer	Residential Local Cost Land Improvements				
--	---	-------------	--	--	--	--	--

	X	Sidewalk	Description	Rate	Size	% Good	Cash Value
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	X	Water	LAND IMPROVE 1000	1,000.00	1	95	950
--	---	-------	-------------------	----------	---	----	-----

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

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

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

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

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

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

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

Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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X	Level	2019	5,000	53,500	58,500			52,121C
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	Rolling	2018	5,000	45,900	50,900			50,900S
--	---------	------	-------	--------	--------	--	--	---------

	Low	2017	4,000	42,900	46,900			38,926C
--	-----	------	-------	--------	--------	--	--	---------

	High	2016	7,500	43,200	50,700			38,579C
--	------	------	-------	--------	--------	--	--	---------

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

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

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

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

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

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

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

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

	Who	When	What	2019	5,000	53,500	58,500			52,121C
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	TPC 12/27/2017	INSPECTED		2018	5,000	45,900	50,900			50,900S
--	----------------	-----------	--	------	-------	--------	--------	--	--	---------

	TPC 04/17/2017	INSPECTED		2017	4,000	42,900	46,900			38,926C
--	----------------	-----------	--	------	-------	--------	--------	--	--	---------

	TPC 05/04/2016	INSPECTED		2016	7,500	43,200	50,700			38,579C
--	----------------	-----------	--	------	-------	--------	--------	--	--	---------

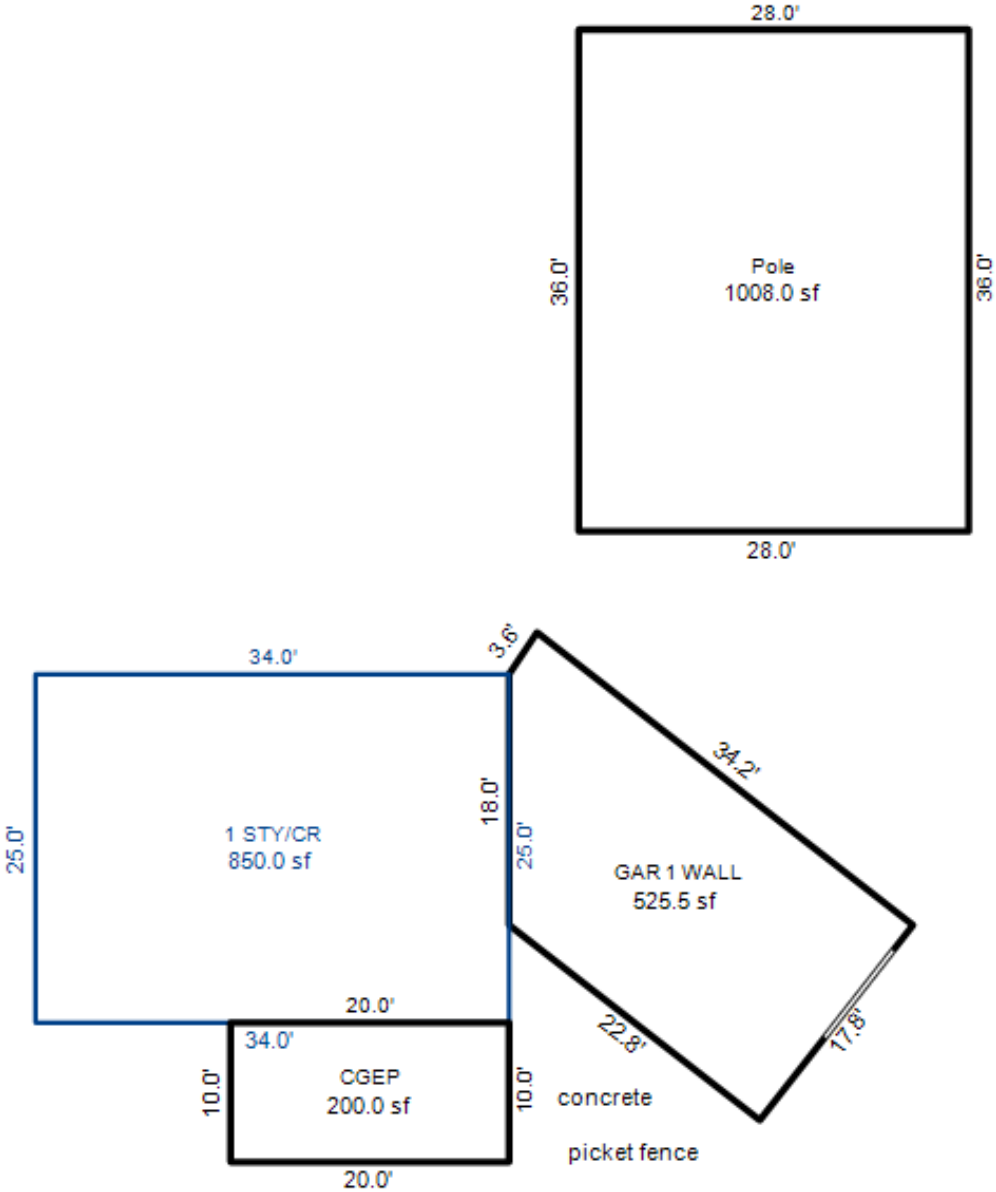
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage						
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood		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 200	Type CGEP (1 Story)	Year Built: 1970 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 1 Area: 525 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	X												
Building Style: 1S		Trim & Decoration																
Yr Built 1970	Remodeled 0	Ex	X	Ord		Min	Size of Closets		Lg		Ord	X	Small	Doors		Solid	X	H.C.
Condition: Average		(5) Floors		Central Air Wood Furnace		(12) Electric		200		Amps Service		Class: C +5 Effec. Age: 30 Floor Area: 850 Total Base New : 144,228 Total Depr Cost: 100,964 Estimated T.C.V: 106,012		E.C.F. X 1.050		Bsmnt Garage: Carport Area: Roof:		
Room List		Kitchen: Other: Other:		(6) Ceilings		No./Qual. of Fixtures		Ex.		X	Ord.		Min	Cost Est. for Res. Bldg: 1 Single Family 1S		Cls C 5 Blt 1970		
	Basement 1st Floor 2nd Floor 2 Bedrooms													Clas C 5 Blt 1970				
(1) Exterior		X	Drywall			No. of Elec. Outlets		Many		X	Ave.		Few	Building Areas				
X	Wood/Shingle Aluminum/Vinyl Brick					(7) Excavation		Basement: 0 S.F. Crawl: 850 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement				Stories Exterior Foundation Size Cost New Depr. Cost				
	Insulation													1 Story Siding Crawl Space 850		Total: 91,528 64,075		
(2) Windows		Many	X	Avg.		Large	(9) Basement Finish						Other Additions/Adjustments					
X	Wood Sash Metal Sash Vinyl Sash												Plumbing					
X	Double Hung Horiz. Slide Casement												Porches					
X	Double Glass Patio Doors												Solar Water Heat					
X	Storms & Screens												CGEP (1 Story)					
(3) Roof													Garages					
X	Gable Hip Flat												Class: C Exterior: Siding Foundation: 18 Inch (Finished)					
	Gambrel Mansard Shed												Base Cost					
X	Asphalt Shingle												Common Wall: 1 Wall					
Chimney: Brick													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:					
													Notes:					
													ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.050 => TCV:				106,012	

\*\*\* 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.
BARRETT KEITH A & OSBORN	GRUMM BRANDON O	125,000	03/30/2017	WD	Multiple Improved	2017-00925	PTA	100.0
OSBORN REV DOUGLAS, TRUST	BARRETT KEITH	1	07/29/2014	QC	QUIT CLAIM	2014-02640		100.0
OSBORN REV DOUGLAS R	OSBORN REV DOUGLAS, TRUST	0	06/10/2005	QC	Not Qualified	05-0/2411		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
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W FOREST DR	School: LAKE CITY - 57020					
	P.R.E. 100% 04/05/2017					

Owner's Name/Address	MAP #:
GRUMM BRANDON O 1805 S OAK DR LAKE CITY MI 49651	2019 Est TCV 5,000

Improved	X	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
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Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X	Dirt Road								
X	Gravel Road								
X	Paved Road								
	Storm Sewer								
	Sidewalk								
	Water								
X	Sewer								
X	Electric								
X	Gas								
	Curb								
X	Street Lights								
	Standard Utilities								
	Underground Utils.								
	* Factors * <Site Value C> GROUP C 5K SITE 5000 100 94 Actual Front Feet, 0.23 Total Acres Total Est. Land Value = 5,000								

Tax Description  
 . SEC 11 T22N R8W LOT 76 SILVER BIRCH BLUFF.  
 Comments/Influences

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

Topography of Site

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



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2019	2,500	0	2,500			2,500S
TPC	12/27/2017	INSPECTED	2018	2,500	0	2,500			2,500S
TPC	04/17/2017	INSPECTED	2017	2,500	0	2,500			2,500S
TPC	05/04/2016	INSPECTED	2016	5,000	0	5,000			5,000S

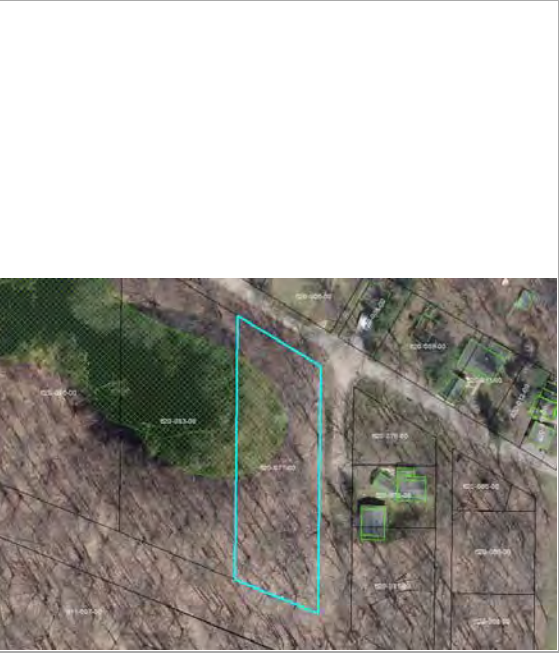
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		19,000	05/01/2001	WD	Download	03-0:4499		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
S OAK AVE	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
CLEARY LAWRENCE E & CHRISTINE 1827 CHERRY RIDGE STREET CADILLAC MI 49601	MAP #:					
	2019 Est TCV 14,000					

	Improved	X	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS			
	Public Improvements			* Factors * 6 LOTS ALONG OAK AVE			
				Description	Frontage	Depth	Value
	X			<Site Value E> E BACK LOTS			6,000
				<Site Value D> GROUP D BACKLOT			8,000
				200 Actual Front Feet, 0.61 Total Acres			Total Est. Land Value = 14,000

Tax Description  
 . SEC 11 T22N R8W LOTS 77 TO 82 INCL  
 SILVER BIRCH BLUFF.  
 Comments/Influences



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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	7,000	0	7,000			3,838C
2018	6,000	0	6,000			3,749C
2017	7,000	0	7,000			3,672C
2016	7,000	0	7,000			3,640C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		5,000	09/01/1999	WD	Download	03-0:4499		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
BIRCH	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
CLEARY LAWRENCE E & CHRISTINE 1827 CHERRY RIDGE STREET CADILLAC MI 49601	MAP #:	2019 Est TCV 7,000				

	Improved	X	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS						
	Public Improvements			* Factors * 3 BACK LOTS & PRT OF 92						
				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
				<Site Value B> GRP B BACK LOTS	7000	100	SEE COMMENTS			7,000
				150 Actual Front Feet, 0.34 Total Acres			Total Est. Land Value =			7,000

Taxpayer's Name/Address	Dirt Road	
CLEARY LAWRENCE E & CHRISTINE 1827 CHERRY RIDGE STREET CADILLAC MI 49601	Gravel Road	
	Paved Road	
	Storm Sewer	
	Sidewalk	
	Water	
	X Sewer	
	X Electric	
	X Gas	
	Curb	
	Street Lights	
	Standard Utilities	
	Underground Utils.	
Tax Description		
. SEC 11 T22N R8W LOTS 83,84 & 85 & THAT PART OF LOT 92 LYING E OF A LINE EXTENDING DUE N FROM NW COR LOT 85 SILVER BIRCH BLUFF.		
Comments/Influences		

Lake Township Missaukee Parcel Map

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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	3,500	0	3,500		3,072C
TPC 12/27/2017	INSPECTED		2018	3,000	0	3,000		3,000S
TPC 11/27/2012	INSPECTED		2017	3,500	0	3,500		3,084C
			2016	3,500	0	3,500		3,057C

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROLKA HARRY TRUST	ROLKA STEVEN R	0	03/18/2016	TD	FAMILY SALE	2016-00969	PTA	0.0

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

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

Owner's Name/Address: ROLKA STEVEN R  
 63 MAIN ST  
 LUDLOW VT 05149

2019 Est TCV 7,000

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

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

<Site Value B> GRP B BACK LOTS 7000 100 7,000  
 311 Actual Front Feet, 0.71 Total Acres Total Est. Land Value = 7,000

Tax Description: . SEC 11 T22N R8W LOTS 86 THRU 91 & THAT PART OF LOT 92 LYING W OF A LINE EXTENDING DUE N FROM NW COR OF LOT 85 SILVER BIRCH BLUFF.

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



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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	3,500	0	3,500			3,015C
2018	3,000	0	3,000			2,945C
2017	3,500	0	3,500			2,885C
2016	3,500	0	3,500			2,860C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DELINE D D TRUST	SILVER MICHAEL & BONNIE	310,000	08/15/2014	WD	WARRANTY DEED	2014-02883	PTA	100.0
DELINE ELMA SURVIVOR OF D	DELINE DENZEL D TRUST	0	08/06/2014	QC	QUIT CLAIM	2014-02881		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
720 S OAK DR			Pole Barn	04/11/2017	2017-0091	100%

Owner's Name/Address	MAP #:	2019 Est TCV 352,263 TCV/TFA: 184.82
SILVER MICHAEL & BONNIE 720 S OAK DR LAKE CITY MI 49651		

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 1.CROOKED LAKE AREA
LOTS 20, 21, 22 & 23 & N'LY 1/2 OF VACATED ALLEY LYING S'LY OF LOT 20. SOUTHGATE PLAT 2.	X			* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value GROUP A\$900/FF 210.00 289.00 0.5632 1.0000 900 100 106,454 210 Actual Front Feet, 1.39 Total Acres Total Est. Land Value = 106,454
ADD 10' VACATED ALLEY	X			Land Improvement Cost Estimates Description Rate Size % Good Cash Value Dock: Light posts 32.57 270 0 0 D/W/P: 4in Concrete 5.29 778 0 0 D/W/P: Crushed Rock 1.72 2500 0 0
ADD SEWER FOR 05	X			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

Comments/Influences	X	Topography of Site
Water	X	Level
Sewer	X	Rolling
Electric	X	Low
Gas	X	High
Curb	X	Landscaped
Street Lights	X	Swamp
Standard Utilities	X	Wooded
Underground Utils.	X	Pond
	X	Waterfront
	X	Ravine
	X	Wetland
	X	Flood Plain
	X	Private Road

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
JWV	10/06/2017	INSPECTED	2019	53,200	122,900	176,100			162,201C
TPC	04/18/2016	INSPECTED	2018	53,200	105,200	158,400			158,400S
TPC	04/27/2015	INSPECTED	2017	69,900	92,500	162,400			157,977C
			2016	80,700	79,100	159,800		159,800W	156,568C

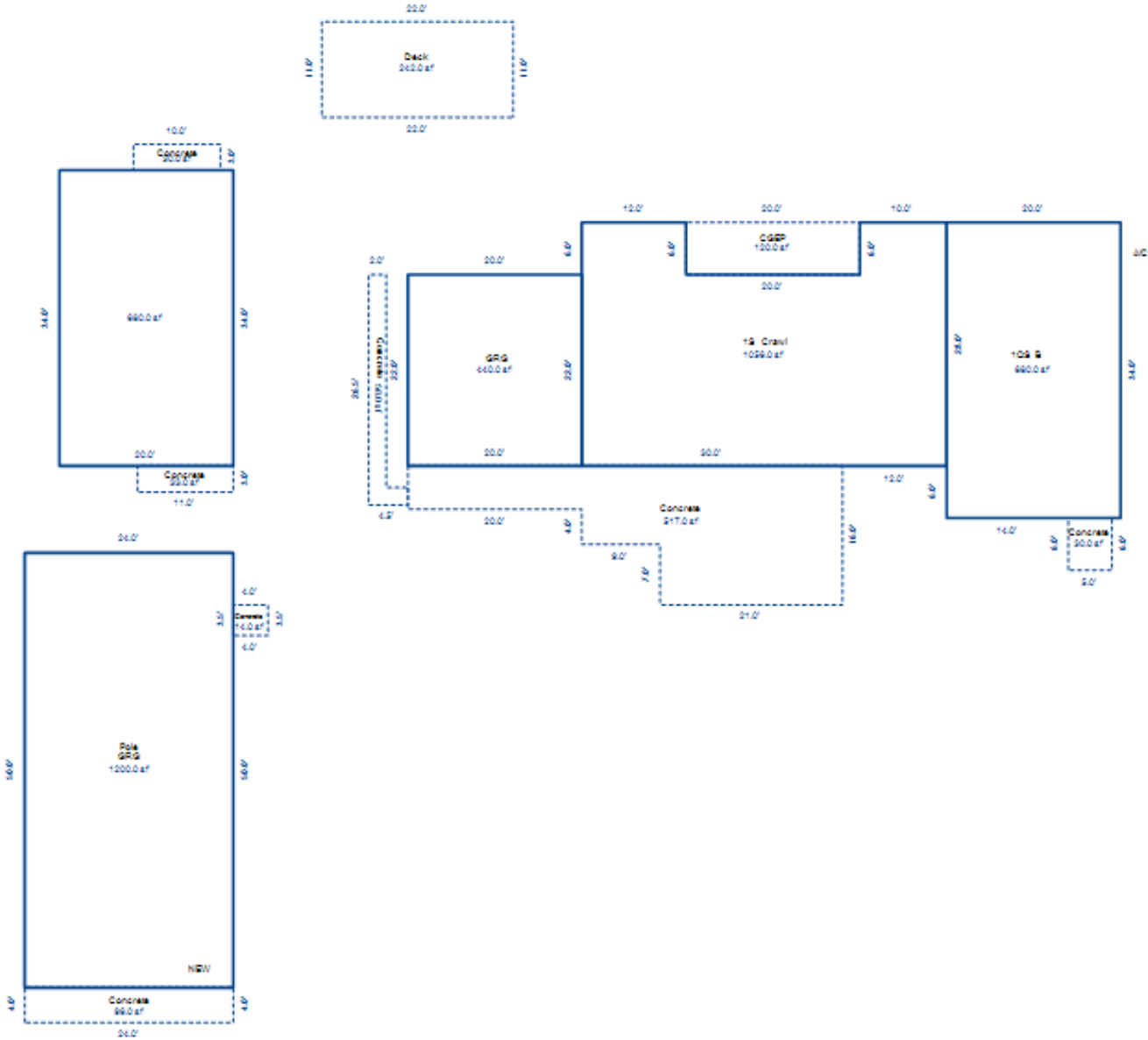


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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 120 242	Type CGEP (1 Story) Treated Wood	Year Built: 1948 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 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 1948	Remodeled 1991	Ex	X	Ord			Min																														
Condition: Average		Lg	X	Ord			Small																														
Room List		(5) Floors			(12) Electric																																
1	Basement	Kitchen:			100			Amps Service																													
	1st Floor	Other:																																			
	2nd Floor	Other:																																			
4	Bedrooms																																				
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures																																
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall		Ex.	X	Ord.		Min																												
Insulation		Basement: 680 S.F. Crawl: 1056 S.F. Slab: 0 S.F. Height to Joists: 0.0			No. of Elec. Outlets																																
(2) Windows		Many	X	Avg.	X	Avg.	Large																														
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		(13) Plumbing																															
(3) Roof		(9) Basement Finish			1			Average Fixture(s)																													
X	Gable Hip Flat	Gambrel Mansard Shed	1	Recreation SF Living SF Walkout Doors No Floor SF		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	Asphalt Shingle	(10) Floor Support			(14) Water/Sewer																																
Chimney: Stone		Joists: Unsupported Len: Cntr.Sup:			1			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																													
		Lump Sum Items:			1			Public Sewer Water Well, 50 Feet																													
<p>Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat &amp; Cool Ground Area = 1736 SF Floor Area = 1906 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas</p> <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>1,056</td> <td></td> <td></td> </tr> <tr> <td>1.25 Story</td> <td>Siding</td> <td>Basement</td> <td>680</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>186,298</td> <td>130,402</td> </tr> </tbody> </table> <p>Other Additions/Adjustments Basement, Outside Entrance, Below Grade 1 1,942 1,359 Plumbing Average Fixture(s) 1 1,120 784 3 Fixture Bath 1 3,525 2,467 Porches CGEP (1 Story) 120 6,640 4,648 Deck Treated Wood 242 3,562 2,493 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 440 15,704 10,993 Common Wall: 1 Wall 1 -2,038 -1,427 Door Opener 1 415 290 Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 680 19,060 13,342 Class: C Exterior: Pole (Unfinished) Base Cost 1200 21,972 15,380 Water/Sewer Public Sewer 1 1,134 794 Water Well, 50 Feet 1 2,038 1,427</p>														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	1,056			1.25 Story	Siding	Basement	680			Total:				186,298	130,402
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																
1 Story	Siding	Crawl Space	1,056																																		
1.25 Story	Siding	Basement	680																																		
Total:				186,298	130,402																																
<p>&lt;&lt;&lt;&lt;&lt; Calculations too long. See Valuation printout for complete pricing. &gt;&gt;&gt;&gt;&gt;</p>																																					

\*\*\* 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.
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: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
SW OAK DR						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2019 Est TCV 9,000					

Improved	X	Vacant	Land Value Estimates for Land Table Res 1.CROOKED LAKE AREA					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A	\$900/FF	10.00	321.00	1.0000	1.0000	900	100	9,000
10 Actual Front Feet, 0.07 Total Acres								Total Est. Land Value = 9,000

Tax Description  
S'LY 1/2 OF VACATED ALLEY LYING S OF LOT 20. SOUTHGATE PLAT 2.

Comments/Influences  
ADD 1/2 VACATED ALLEY FOR 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
- X Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- X Waterfront
- Ravine
- Wetland
- Flood Plain
- X Private Drive



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	4,500	0	4,500			4,500S
2018	4,500	0	4,500			4,500S
2017	5,500	0	5,500			5,500S
2016	5,500	0	5,500			5,500S

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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			
690 SW OAK DR		School: LAKE CITY - 57020									
Owner's Name/Address		P.R.E. 0%									
GALVIN TIM A & LUCILLE L 8255 MULLIKEN ROAD MULLIKEN MI 48861		MAP #:		2019 Est TCV 176,112 TCV/TFA: 168.69							
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 1.CROOKED LAKE AREA							
. LOTS 24 & 25 SOUTHGATE PLAT 2.		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value		
		Gravel Road		GROUP A\$900/FF	100.00	259.00	0.7579	1.0000	900 100	68,207	
		Paved Road		100 Actual Front Feet, 0.59 Total Acres					Total Est. Land Value =	68,207	
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description	Rate	Size	% Good	Cash Value			
		Water		D/W/P: 3.5 Concrete	4.76	72	0	0			
		X Sewer	Residential Local Cost Land Improvements								
		X 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									
		Rolling									
		Low									
		X High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		X Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		X Private Drive									
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		TPC 12/27/2017	INSPECTED		2019	34,100	54,000	88,100			76,542C
		TPC 04/19/2016	INSPECTED		2018	34,100	48,900	83,000			74,749C
		TPC 04/27/2015	INSPECTED		2017	43,200	45,300	88,500			73,212C
					2016	46,200	43,100	89,300			72,559C

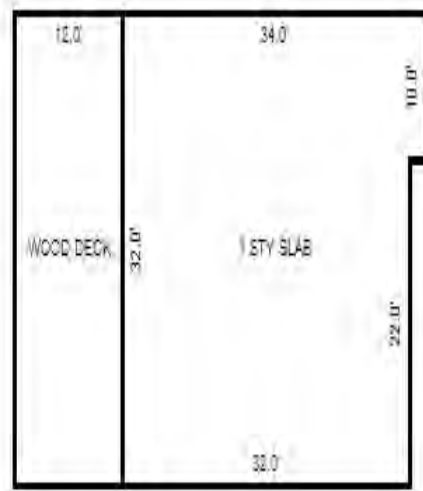


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	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 384	Type Treated Wood	Year Built: 1977 Car Capacity: Class: CD Exterior: Block 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 Block		Drywall Paneled		Plaster Wood T&G																												
	Building Style: 1S	Trim & Decoration			Ex	X	Ord		Min																								
	Yr Built 1958	Remodeled 0	Size of Closets		X	Lg		Ord		Small																							
	Condition: Average		X	Lg		Ord		Small																									
	Doors		Solid	X	H.C.																												
	Room List	(5) Floors			Central Air Wood Furnace				(12) Electric																								
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:			No./Qual. of Fixtures				Ex.																								
	(1) Exterior	X	Tile				X	Min		No. of Elec. Outlets																							
	Wood/Shingle Aluminum/Vinyl Brick Block Insulation									Many		Ave.	X	Few																			
	(2) Windows	(7) Excavation			(13) Plumbing				Average Fixture(s)																								
	Many Avg. Few	X	Large Avg. Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1044 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																								
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(8) Basement				(14) Water/Sewer																								
	Double Glass Patio Doors Storms & Screens		(9) Basement Finish		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			Joists: Unsupported Len: Cntr.Sup:			1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																								
	Gable Hip Flat		Gambrel Mansard Shed		Lump Sum Items:																												
	Asphalt Shingle																																
	Chimney: Metal																																
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1044 SF Floor Area = 1044 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Block</td> <td>Slab</td> <td>1,044</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>92,276</td> <td>55,364</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing Average Fixture(s) 1 923 554 Deck Treated Wood 384 4,662 2,797 Garages Class: CD Exterior: Block Foundation: 18 Inch (Unfinished) Base Cost 576 15,765 9,459 Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 672 16,619 9,971 Water/Sewer Public Sewer 1 1,025 615 Water Well, 100 Feet 1 4,360 2,616 Built-Ins Appliance Allow. 1 1,495 897 Local Cost Items SANITARY SEWER 1 0 0 Totals: 137,125 82,273														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Block	Slab	1,044			Total:				92,276	55,364		
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																												
1 Story	Block	Slab	1,044																														
Total:				92,276	55,364																												
Notes: ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCVC: 106,955																																	

\*\*\* 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				
670 SW OAK DR		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 100% 05/01/2010										
LANDRIS BECKY 670 SW OAK DRIVE LAKE CITY MI 49651		MAP #:		2019 Est TCV 219,676 TCV/TFA: 127.27								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 1.CROOKED LAKE AREA								
. LOTS 26 & 27 SOUTHGATE PLAT 2.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		GROUP A\$900/FF	100.00	239.00	0.7579	1.0000	900	100		68,207
		Paved Road		100 Actual Front Feet, 0.55 Total Acres				Total Est. Land Value =		68,207		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		D/W/P: 3.5 Concrete	5.00	327	50	817				
		X Sewer		Total Estimated Land Improvements True Cash Value = 817								
		X Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		X Rolling										
		Low										
		X High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		X PRIVATE RD		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2019	34,100	75,700	109,800			104,652C	
		TPC 07/28/2018	INSPECTED		2018	34,100	68,100	102,200			102,200S	
		TPC 12/27/2017	INSPECTED		2017	43,200	65,600	108,800			107,559C	
		TPC 04/19/2016	INSPECTED		2016	46,200	60,400	106,600			106,600S	

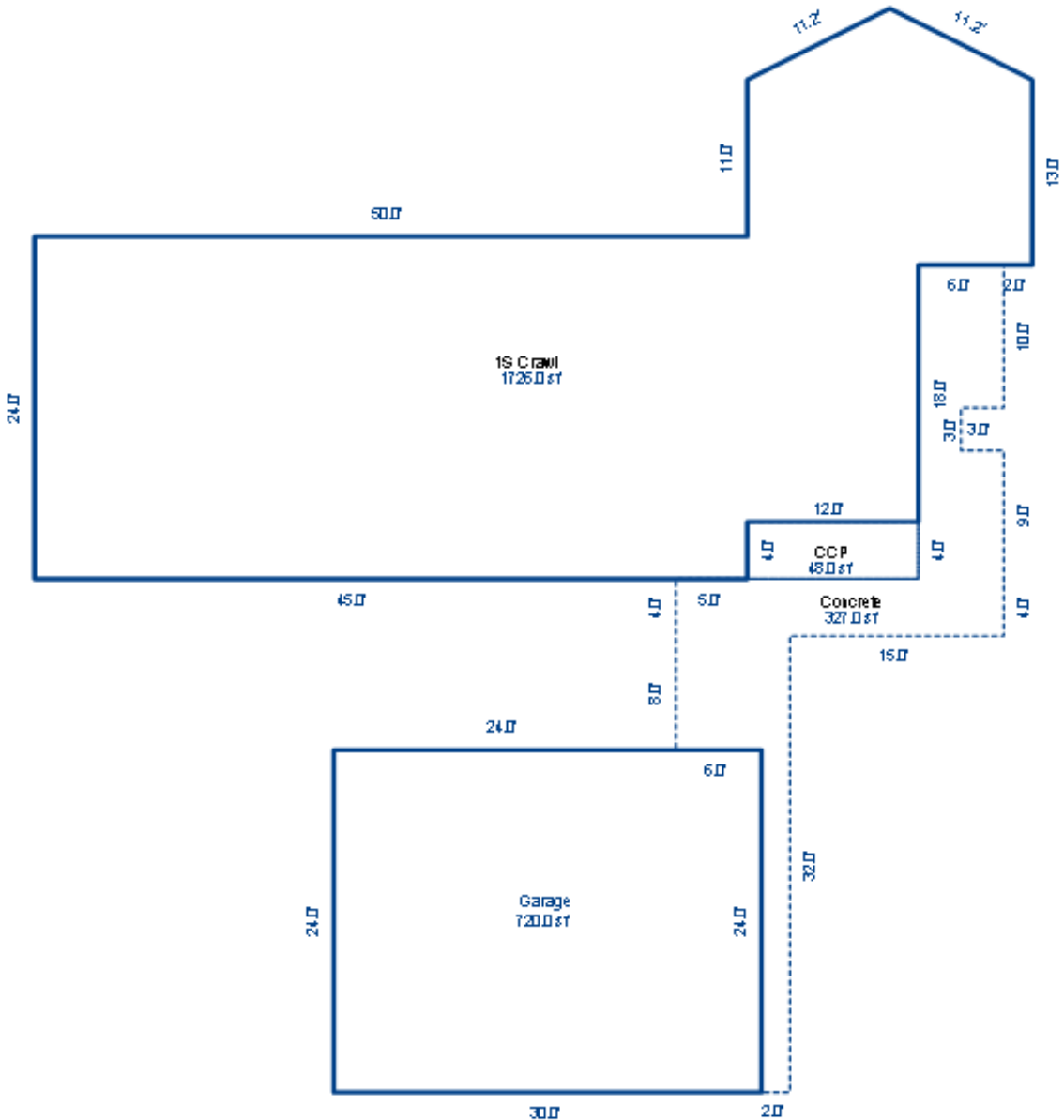


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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 48	Type CCP (1 Story)	Year Built: 1978 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: 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		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: 40 Floor Area: 1,726 Total Base New : 193,149 Total Depr Cost: 115,886 Estimated T.C.V: 150,652		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:			
Yr Built 1971	Remodeled 1979	Ex	X	Ord		Min	Central Air Wood Furnace		Total Base New : 193,149 Total Depr Cost: 115,886 Estimated T.C.V: 150,652		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:			
Condition: Average		Lg	X	Ord		Small	(12) Electric 0 Amps Service		Total Base New : 193,149 Total Depr Cost: 115,886 Estimated T.C.V: 150,652		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:			
Room List		(5) Floors		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S		Cls C		Blt 1971					
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric 0 Amps Service			Ground Area = 1726 SF Floor Area = 1726 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		Total: 158,493		95,094					
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		1 Story Siding Slab 1,726 158,493 95,094					
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	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				
	Insulation	(7) Excavation		Many			X	Ave.	Few	Plumbing		Average Fixture(s) 1 1,120 672				
(2) Windows		(8) Basement		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1726 S.F. Height to Joists: 0.0			Plumbing		Porches		CCP (1 Story) 48 1,104 662					
X	Many Avg. Few	X	Large Avg. Small	(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF		Water/Sewer		Garages		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 720 19,850 11,910				
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1726 S.F. Height to Joists: 0.0			Plumbing		Water/Sewer		Public Sewer 1 1,134 680 Water Well, 100 Feet 1 4,407 2,644					
	Double Glass Patio Doors Storms & Screens	Recreation SF Living SF Walkout Doors No Floor SF		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1726 S.F. Height to Joists: 0.0			Plumbing		Water/Sewer		Built-Ins		Appliance Allow. 1 2,099 1,259			
(3) Roof		(10) Floor Support		Recreation SF Living SF Walkout Doors No Floor SF			Water/Sewer		Fireplaces		Exterior 1 Story 1 4,942 2,965					
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer		Local Cost Items		SANITARY SEWER 1 0 0		* Totals: 193,149 115,886		
X	Asphalt Shingle	Lump Sum Items:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer		Fireplaces		Exterior 1 Story 1 4,942 2,965					
Chimney:		Lump Sum Items:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer		Fireplaces		Exterior 1 Story 1 4,942 2,965					
Notes:													ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCVC: 150,652			

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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				
660 SW OAK DR		School: LAKE CITY - 57020		Reroof		09/22/2017	2017-0475	100%				
Owner's Name/Address		P.R.E. 0%	MAP #:		2019 Est TCV 193,783 TCV/TFA: 129.88							
SHANAVER THOMAS E & ROSE M 27770 PRESCOTT STREET ROMULUS MI 48174		X Improved	Vacant	Land Value Estimates for Land Table Res 1.CROOKED LAKE AREA								
Tax Description		Public Improvements		* Factors *								
. LOTS 28 & 29 SOUTHGATE PLAT 2.		X Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		X Gravel Road		GROUP A\$900/FF 100.00 227.00 0.7579 1.0000 900 100 68,207								
ADD SEWER FOR 05		X Paved Road		100 Actual Front Feet, 0.52 Total Acres Total Est. Land Value = 68,207								
		X Storm Sewer		Land Improvement Cost Estimates								
		X Sidewalk		Description	Rate	Size	% Good	Cash Value				
		X Water		D/W/P: 4in Ren. Conc.	5.57	760	0	0				
		X Sewer		Residential Local Cost Land Improvements								
		X Electric		Description	Rate	Size	% Good	Cash Value				
		X Gas		LAND IMPROVE 2500	2,500.00	1	95	2,375				
		X Curb		Total Estimated Land Improvements True Cash Value = 2,375								
		X Street Lights										
		X Standard Utilities										
		X Underground Utils.										
		Topography of Site										
		Level										
		Rolling										
		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		
		Who	When	What	2019	34,100	62,800	96,900			91,136C	
		JWV	12/16/2017	INSPECTED	2018	34,100	54,900	89,000			89,000S	
		TPC	04/27/2015	INSPECTED	2017	43,200	45,600	88,800			88,800S	
		TPC	06/16/2014	INSPECTED	2016	46,200	47,000	93,200			93,200S	

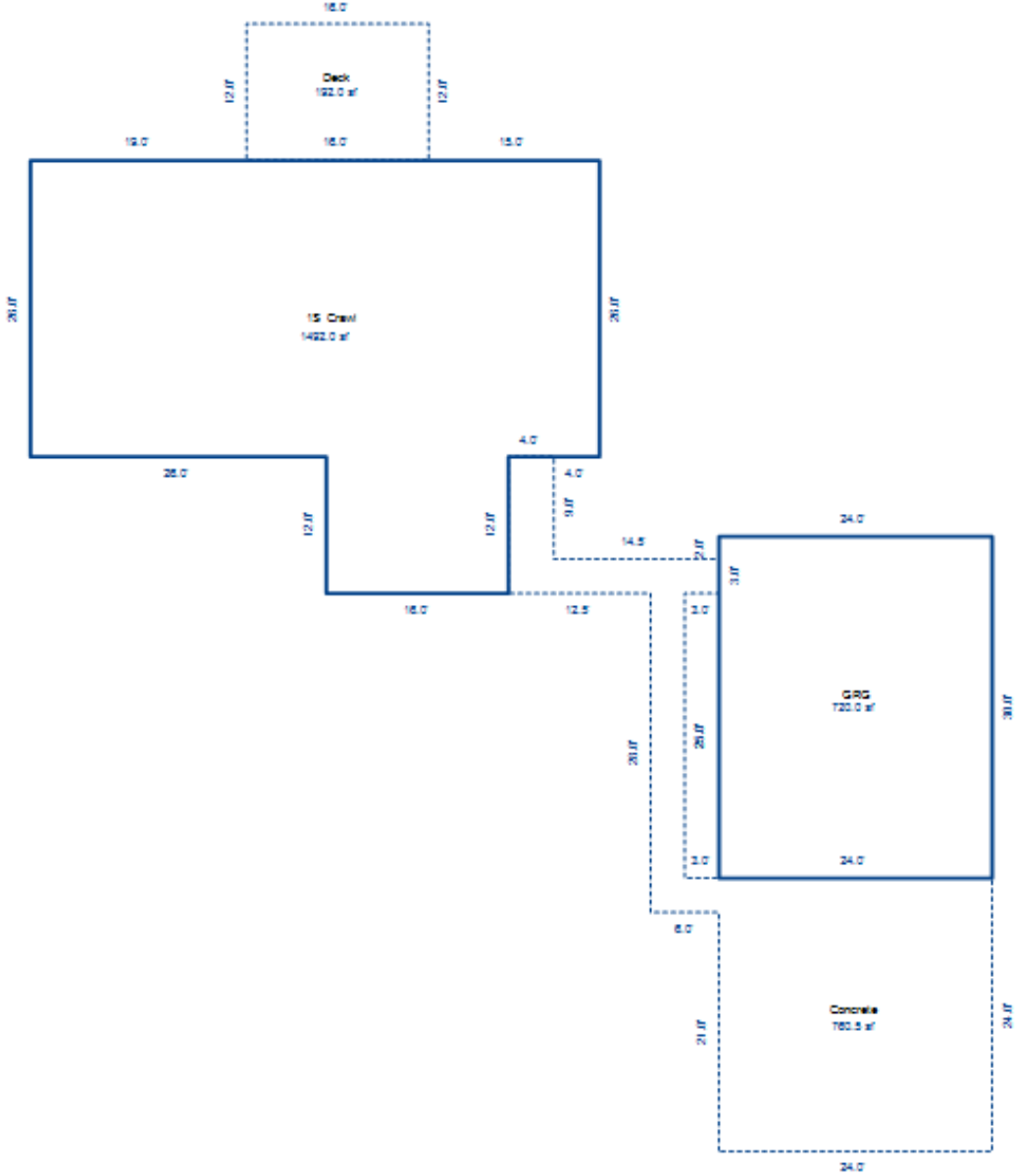


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 192	Type Treated Wood	Year Built: 1978 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	X	Drywall Panelled	X	Plaster Wood T&G	(4) Interior Trim & Decoration Ex X Ord Min Size of Closets Lg X Ord Small Doors Solid X H.C.			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 40 Floor Area: 1,492 Total Base New : 157,950 Total Depr Cost: 94,770 Estimated T.C.V: 123,201		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:
Building Style: 1S																
Yr Built 1968	Remodeled 0															
Condition: Average																
Room List		(5) Floors		Central Air Wood Furnace												
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric 200 Amps Service												
(1) Exterior		X		Tile			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 = 1492 SF Floor Area = 1492 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		Cls CD		Blt 1968		
X	Wood/Shingle Aluminum/Vinyl Brick Insulation						No. of Elec. Outlets Many X Ave. Few			Building Areas		Size 1,492		Total: 126,397		
(2) Windows		X		Excavation			(13) Plumbing			Stories Exterior Foundation		Cost New		Depr. Cost		
	Many Avg. X Large Avg. Small			Basement: 0 S.F. Crawl: 1492 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			1 Story Siding Crawl Space		933 1,970 2,986		75,838		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Casement Double Glass Patio Doors Storms & Screens			(8) Basement			(14) Water/Sewer			Other Additions/Adjustments Plumbing Average Fixture(s) 2 Fixture Bath		Deck Treated Wood		Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Water/Sewer Public Sewer Water Well, 50 Feet		
	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Recreation SF Living SF Walkout Doors No Floor SF			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Appliance Allow. Fireplaces Interior 1 Story Local Cost Items SANITARY SEWER		720 17,662 1,006 1,962		10,597 604 1,177		
(3) Roof				(9) Basement Finish						Built-Ins		1 1,467		880		
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support						Appliance Allow. Fireplaces		1 3,567		2,140		
X	Asphalt Shingle			Joists: Unsupported Len: Cntr.Sup:						Local Cost Items SANITARY SEWER		1 0		0		
Chimney: Metal							Lump Sum Items:			Notes: ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV:		Totals: 157,950		94,770		
												157,950		94,770		

\*\*\* 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.
LYNCH DENNIS & LARAIA KAT	LYNCH DENNIS P TRUST	0	06/30/2016	QC	RELATED PARTY	2016-02644		0.0
LYNCH DENNIS	LYNCH DENNIS & LA RAIKA KA	0	12/13/2004	QC	Not Qualified	04-0/5124		0.0
		238,750	08/01/2002	WD	Download	02-0:3622		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
630 S OAK DR	School: LAKE CITY - 57020		SEWER	08/10/1950	1950-16227	100%

Owner's Name/Address	MAP #:
LYNCH DENNIS P TRUST 2638 W CROWN DR TRAVERSE CITY MI 49685	2019 Est TCV 235,711 TCV/TFA: 152.17

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 1.CROOKED LAKE AREA
. LOTS 30 & 31 SOUTHGATE PLAT 2.			
Comments/Influences			

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X Dirt Road	GROUP A\$900/FF	100.00	220.00	0.7579	1.0000	900	100		68,207
X Gravel Road	100 Actual Front Feet, 0.51 Total Acres								
X Paved Road	Total Est. Land Value =								68,207

Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
X Sewer	D/W/P: Asphalt Paving	2.19	1275	50	1,396
X Electric	D/W/P: 4in Concrete	4.92	281	50	691
X Gas	Wood Frame	16.36	240	50	1,963
	Total Estimated Land Improvements True Cash Value =				4,050

Topography of Site	Level
	Rolling
	Low
X High	



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

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2019	34,100	83,800	117,900			108,134C
TPC	08/21/2018	INSPECTED	2018	34,100	71,500	105,600			105,600S
TPC	12/27/2017	INSPECTED	2017	43,200	68,500	111,700			110,384C
TPC	04/07/2017	INSPECTED	2016	46,200	63,200	109,400			109,400S

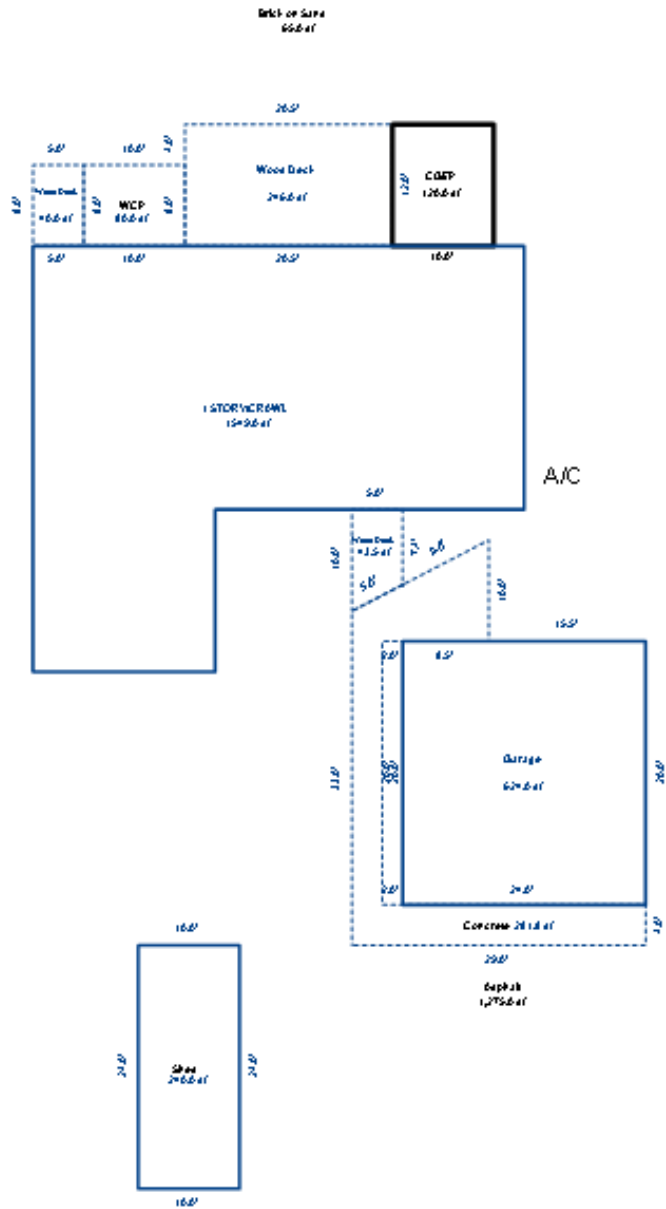
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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: 1983 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 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 1958	Remodeled 0	Ex	X	Ord		Min										
Condition: Average		Lg		Ord	X	Small										
Room List		(5) Floors														
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:														
		(6) Ceilings														
(1) Exterior	X	Tile														
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	No. of Elec. Outlets														
		(7) Excavation														
		Basement: 0 S.F. Crawl: 1549 S.F. Slab: 0 S.F. Height to Joists: 0.0														
		(8) Basement														
X	Wood Sash Metal Sash Vinyl Sash Double Hung X Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor														
		(9) Basement Finish														
		Recreation SF Living SF Walkout Doors No Floor SF														
		(10) Floor Support														
X	Gable Hip Flat	Gambrel Mansard Shed														
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:														
		Lump Sum Items:														
Chimney: Brick		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic														
		(14) Water/Sewer														
		Public Water Public Sewer Water Well, 50 Feet														
		Built-Ins Appliance Allow. Fireplaces Interior 1 Story														
		Local Cost Items SANITARY SEWER														
		1 0 0														
		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>														

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





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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BARRATT DENNIS R & BERNAD	KING ASHLEY BARRATT	60,000	02/10/2017	WD	Arms Length	2017-00622	PTA	100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
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S OAK 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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KING ASHLEY BARRATT 98 GUY ST HARRINGTON PARK NJ 07640	2019 Est TCV 68,207
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Improved	X	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
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GROUP A\$900/FF	100.00	219.00	0.7579	1.0000	900	100		68,207
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100 Actual Front Feet, 0.50 Total Acres								Total Est. Land Value =	68,207
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Tax Description	X	Dirt Road
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. LOTS 32 & 33 SOUTHGATE PLAT 2.		Gravel Road
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Comments/Influences		Paved Road
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		Storm Sewer
--	--	-------------

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

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

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

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

		Gas
--	--	-----

		Curb
--	--	------

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

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

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

Topography of Site
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X Level
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Rolling
---------

Low
-----

X High
--------

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

Swamp
-------

Wooded
--------

Pond
------

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

Ravine
--------

Wetland
---------

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

X PRIVATE RD
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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			2019	34,100	0	34,100			34,100S
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TPC 12/27/2017	INSPECTED		2018	34,100	0	34,100			34,100S
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TPC 04/19/2016	INSPECTED		2017	43,200	0	43,200			36,386C
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TPC 04/27/2015	INSPECTED		2016	46,200	0	46,200			36,062C
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address: 590 S OAK DR  
 Class: 401 RESIDENTIAL-I Zoning: Building Permit(s): Date: Number: Status:

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

Owner's Name/Address: SCHMIEGE C J TRUSTEE  
 4025 ISABELLE  
 PORTAGE MI 49081  
 2019 Est TCV 188,921 TCV/TFA: 162.58

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	224.00	0.7579	1.0000	900	100		68,207	
			100 Actual Front Feet, 0.51 Total Acres								Total Est. Land Value =	68,207

Public Improvements

Tax Description: . LOTS 34 & 35 SOUTHGATE PLAT 2.

Comments/Influences: ADD SEWER FOR 05

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	1200	71	3,987
Total Estimated Land Improvements True Cash Value =				3,987

Topography of Site

X	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	X	Waterfront	Ravine	Wetland	Flood Plain	X	PRIVATE RD
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value									
2019	34,100	60,400	94,500			90,316C									
2018	34,100	54,100	88,200			88,200S									
2017	43,200	52,200	95,400			91,833C									
2016	46,200	48,200	94,400			91,014C									

Who When What

TPC 12/27/2017 INSPECTED

TPC 04/19/2016 INSPECTED

TPC 04/27/2015 INSPECTED

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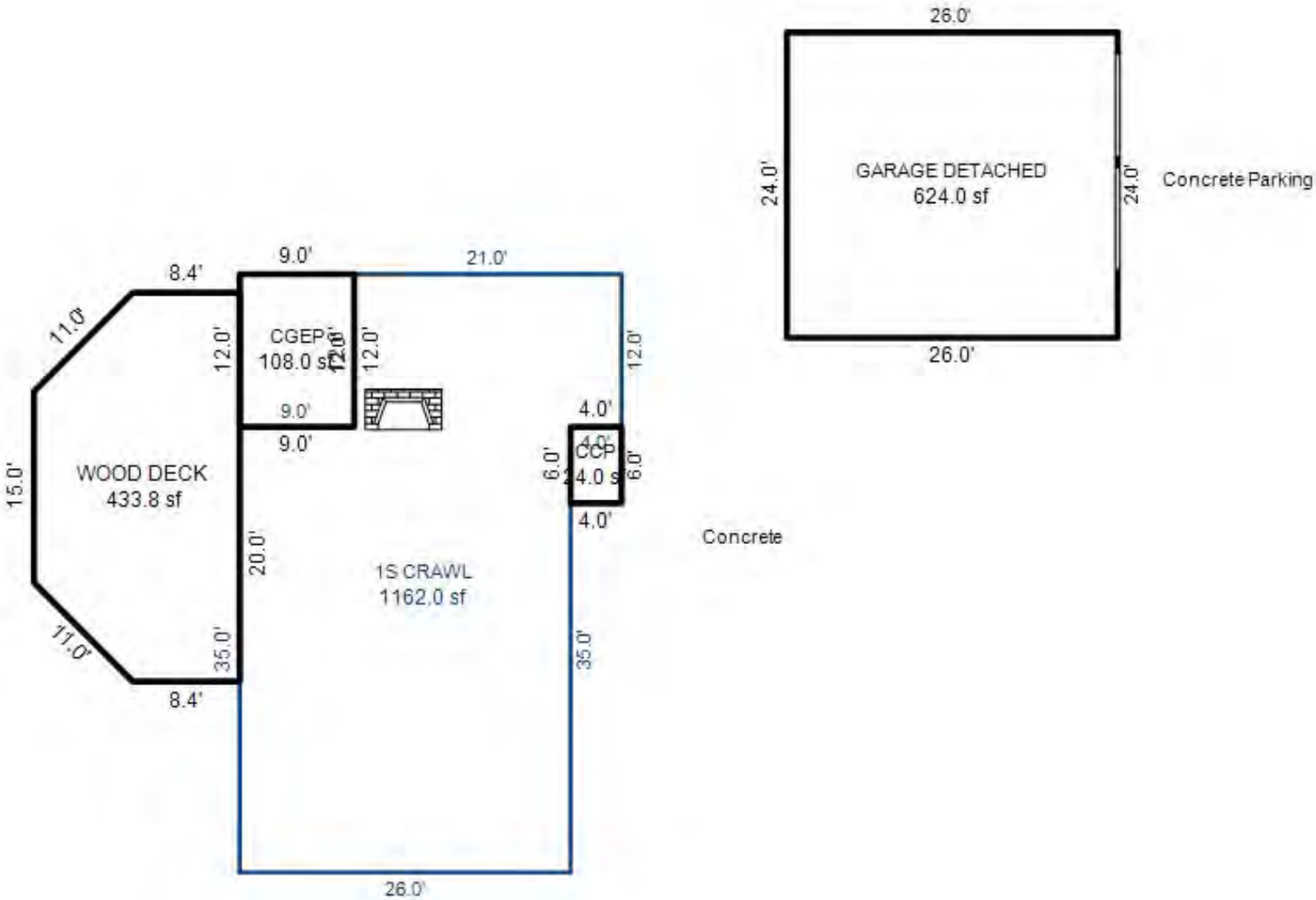
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil 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	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 24 108 433	Type CCP (1 Story) CGEP (1 Story) Treated Wood	Year Built: 1982 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: 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 1963	Remodeled 0	Ex	X	Ord		Min										
Condition: Average		Lg	X	Ord		Small										
Room List		(5) Floors														
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:					(12) Electric									
		0 Amps Service														
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls CD			Blt 1963			
X	Wood/Shingle Aluminum/Vinyl Brick	X	Ex.		Ord.		Min	No. of Elec. Outlets			Ground Area = 1162 SF Floor Area = 1162 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65					
	Insulation	Many	X	Ave.		Few	(13) Plumbing			Building Areas						
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 1162 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 No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Foundation Crawl Space Size 1,162 Total: 101,922 66,250						
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Plumbing Adjustments			Average Fixture(s) 1 933 606						
X	Double Hung Horiz. Slide Casement	(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			Porches			Solar Water Heat CGEP (1 Story) 108 5,444 3,539 CCP (1 Story) 24 858 558						
X	Storms & Screens	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Deck			Treated Wood 433 5,096 3,312						
(3) Roof		(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Garages			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 624 15,881 10,323						
X	Gable Hip Flat	Gambrel Mansard Shed		Lump Sum Items:			Water/Sewer			Public Sewer 1 1,006 654 Water Well, 50 Feet 1 1,962 1,275						
X	Asphalt Shingle						Built-Ins			Appliance Allow. 1 1,467 954						
Chimney: Brick							Fireplaces			Interior 1 Story 1 3,567 2,319						
							Local Cost Items			SANITARY SEWER 1 0 0 *						
							Notes:			Totals: 138,136 89,790						
										ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV: 116,727						

\*\*\* 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				
570 S OAK DR		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 0%										
FISH STEVE & CYNTHIA G 722 PENDLETON DRIVE NE COMSTOCK PARK MI 49321		MAP #:		2019 Est TCV 178,346 TCV/TFA: 151.53								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 1.CROOKED LAKE AREA								
. LOTS 36 & 37 SOUTHGATE PLAT 2.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
ADD SEWER FOR 05		Gravel Road		GROUP A\$900/FF	100.00	218.00	0.7579	1.0000	900	100		68,207
		Paved Road		100 Actual Front Feet, 0.50 Total Acres				Total Est. Land Value =		68,207		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		Wood Frame	18.89	120	50	1,133				
		X Sewer		Total Estimated Land Improvements True Cash Value = 1,133								
		X Electric										
		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										
		X PRIVATE RD		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who When What		2019	34,100	55,100	89,200			64,750C		
		TPC 12/27/2017 INSPECTED		2018	34,100	49,200	83,300			63,233C		
		TPC 04/19/2016 INSPECTED		2017	43,200	47,400	90,600			61,933C		
		TPC 04/27/2015 INSPECTED		2016	46,200	43,700	89,900			61,381C		

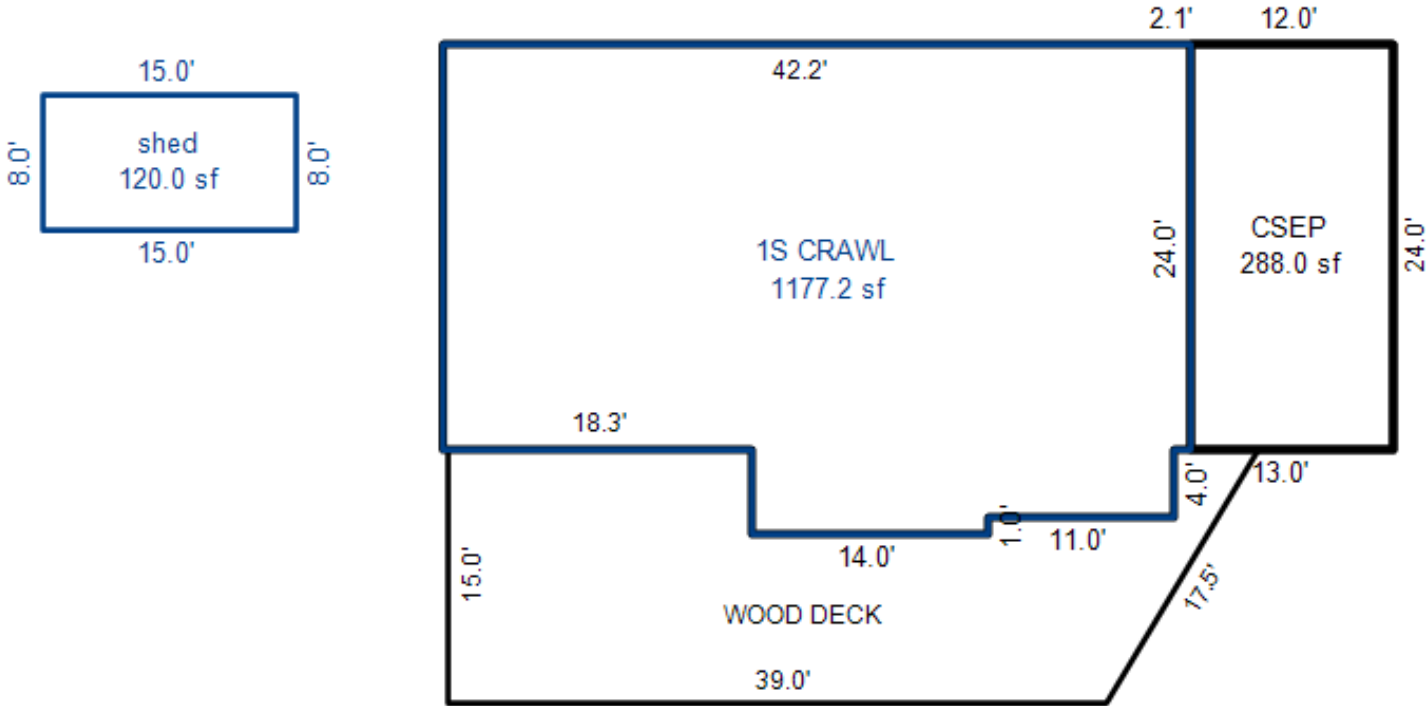


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil 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	2	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 288 538	Type CSEP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	X	Drywall Plaster X Paneled Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace												
Yr Built 1971 YR	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:		0 Amps Service												
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures												
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall X Tile	Ex.	X	Ord.		Min								
X	Insulation	(7) Excavation		No. of Elec. Outlets												
(2) Windows		Basement: 0 S.F. Crawl: 1177 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many	X	Ave.		Few								
X	Many Avg. Few	X	Large Avg. Small	(13) Plumbing												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		(14) Water/Sewer												
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic												
X	Gable Hip Flat	(10) Floor Support		Lump Sum Items:												
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:														
Chimney: Brick																
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1177 SF Floor Area = 1177 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas										Cls CD		Blt 1971				
Stories Exterior Foundation Size Cost New Depr. Cost																
1 Story Siding Crawl Space 1,177										Total:		103,053 66,984				
Other Additions/Adjustments																
Plumbing																
Average Fixture(s)										1		933 606				
Porches																
CSEP (1 Story)										288		7,574 4,923				
Deck																
Treated Wood										538		5,875 3,819				
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										2		7,133 4,636				
Local Cost Items																
SANITARY SEWER										1		0 0				
Notes:										Totals:		129,003 83,851				
ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV:												109,006				

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



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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FISH MICHAEL D & NORMA J	WIACEK MICHAEL & MATTHEW	310,000	09/25/2017	WD	Multiple Improved	2017-02960	PTA	100.0
FISH NORMA J TRUST	FISH MICHAEL D & NORMA J	1	04/29/2014	QC	RELATED PARTY	2014-01695		0.0
		137,000	08/01/1997	WD	Download	327:1068		0.0

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

Owner's Name/Address	MAP #:
WIACEK MICHAEL & MATTHEW 1811 BEVERLY BLVD BERKLEY MI 48072	2019 Est TCV 45,000

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

X	Dirt Road					GROUP A\$900/FF	50.00	195.00	1.0000	1.0000	900	100		45,000
	Gravel Road					50 Actual Front Feet, 0.22 Total Acres					Total Est. Land Value =		45,000	

Tax Description	X	Topography of Site
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. LOT 38 SOUTHGATE PLAT 2.	X	Level
Comments/Influences		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	22,500	0	22,500			22,500S
2018	22,500	0	22,500			22,500S
2017	27,500	0	27,500			19,542C
2016	27,500	0	27,500			19,368C

Who	When	What
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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\*\*\*



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FISH MICHAEL D & NORMA J	WIACEK MICHAEL & MATTHEW	310,000	09/25/2017	WD	Arms Length	2017-02960	PTA	100.0
FISH NORMA J TRUST	FISH MICHAEL D & NORMA J	1	04/29/2014	QC	RELATED PARTY	2014-01695		0.0
FISH MICHAEL D & NORMA J	FISH MICHAEL D & NORMA J	0	04/29/2014	QC	QUIT CLAIM	2014-01844		0.0

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

Owner's Name/Address	MAP #:
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WIACEK MICHAEL & MATTHEW 1811 BEVERLY BLVD BERKLEY MI 48072	2019 Est TCV 193,527 TCV/TFA: 107.04
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X Improved	Vacant	Land Value Estimates for Land Table Res 1.CROOKED LAKE AREA
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Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
X	Dirt Road	50.00	167.00	1.0000	1.0000	900	100		45,000	
	Gravel Road	50 Actual Front Feet, 0.19 Total Acres							Total Est. Land Value =	45,000

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

. LOT 39 SOUTHGATE PLAT 2.	Description	Rate	Size	% Good	Cash Value
Comments/Influences	D/W/P: 3.5 Concrete	4.68	458	71	1,522
	Total Estimated Land Improvements True Cash Value =				1,522

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

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



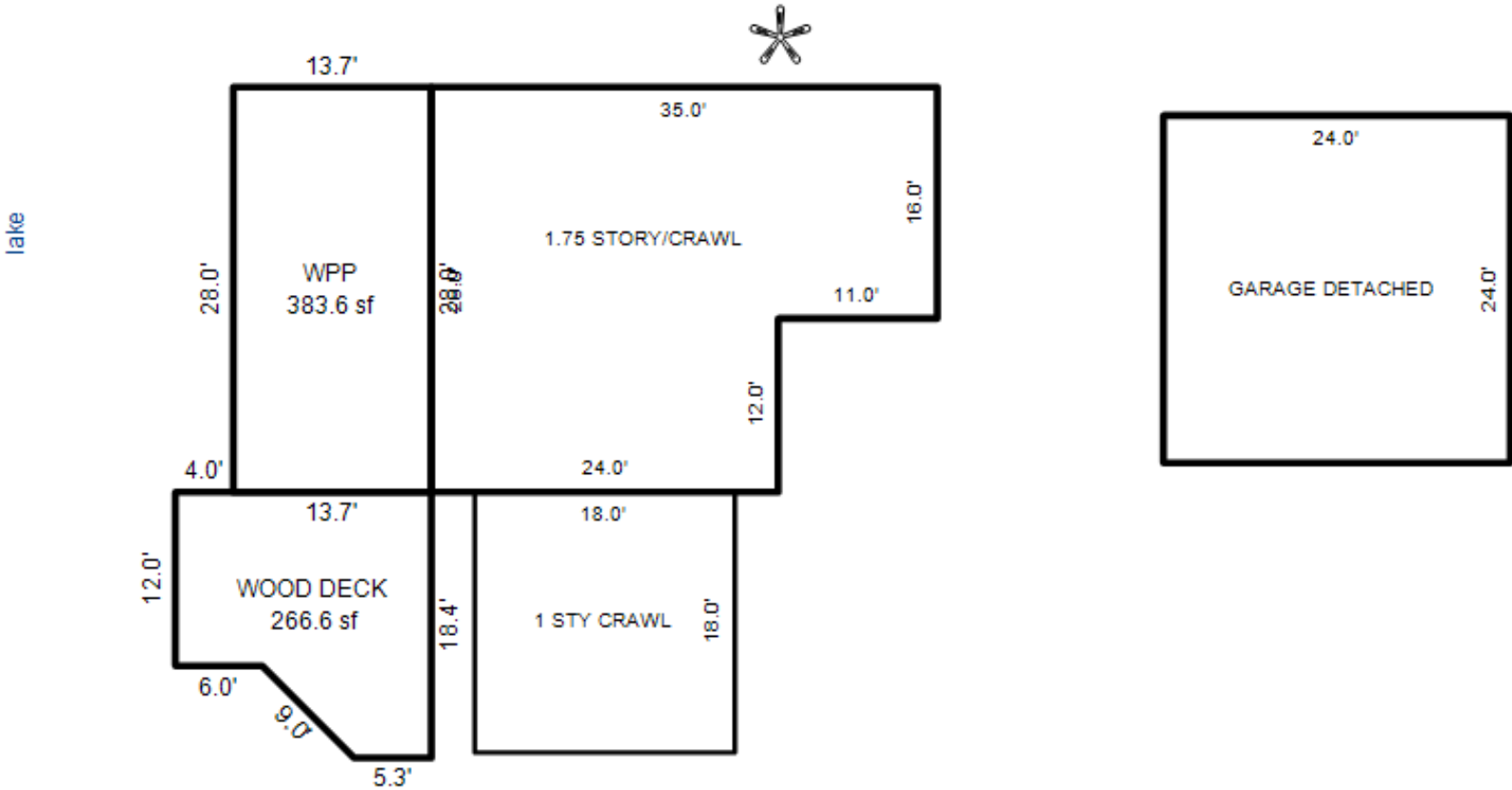
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2019	22,500	74,300	96,800			87,449C
TPC 12/27/2017	INSPECTED		2018	22,500	62,900	85,400			85,400S
TPC 10/23/2017	INSPECTED		2017	27,500	58,600	86,100			69,549C
TPC 04/19/2016	INSPECTED		2016	27,500	53,900	81,400			68,929C

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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 504	Type Treated Wood	Year Built: 1968 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame		Drywall X Paneled		Plaster Wood T&G										
Building Style: 1.75S		Trim & Decoration													
Yr Built 1968	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										
		(6) Ceilings			No./Qual. of Fixtures										
(1) Exterior	X	Tile				Ex.	Ord.	X	Min						
X	Wood/Shingle Aluminum/Vinyl Brick	No. of Elec. Outlets													
	Insulation	(7) Excavation			(13) Plumbing										
(2) Windows	X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1172 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			Cost Est. for Res. Bldg: 1 Single Family 1.75S (11) Heating System: Forced Heat & Cool Ground Area = 1172 SF Floor Area = 1808 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas			Cls CD Blt 1968	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement													
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish													
(3) Roof	X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer								
X	Asphalt Shingle	(10) Floor Support			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic										
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:										
Notes:										E.C.F. Effec. Age: 35 Floor Area: 1,808 Total Base New : 173,971 Total Depr Cost: 113,081 Estimated T.C.V: 147,005		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:	
Totals:										173,971		113,081		147,005	
Notes:										ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV:		147,005			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FISH MICHAEL D & NORMA J	WIACEK MICHAEL & MATTHEW	310,000	09/25/2017	WD	Multiple Improved	2017-02960	PTA	100.0
FISH NORMA J TRUST	FISH MICHAEL D & NORMA J	1	04/29/2014	QC	RELATED PARTY	2014-01695		0.0

Property Address: S OAK 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: WIACEK MICHAEL & MATTHEW  
 1811 BEVERLY BLVD  
 BERKLEY MI 48072

2019 Est TCV 45,000

Improved X 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 GROUP A\$900/FF 50.00 144.00 1.0000 1.0000 900 100 45,000  
 Gravel Road 50 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 45,000  
 Paved Road  
 Storm Sewer  
 Sidewalk  
 Water

Tax Description: . LOT 40 SOUTHGATE PLAT 2.  
 Comments/Influences

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

Topography of Site

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



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2019	22,500	0	22,500			22,500S
TPC 12/27/2017	INSPECTED		2018	22,500	0	22,500			22,500S
TPC 04/19/2016	INSPECTED		2017	27,500	0	27,500			16,708C
TPC 04/27/2015	INSPECTED		2016	27,500	0	27,500			16,559C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HARTWIG STEVEN M	HARTWIG STEVEN M & CHERYL	0	10/04/2016	QC	RELATED PARTY	2016-03342		0.0
HARTWIG STEVEN M	HARTWIG STEVEN M & CHERYL	0	01/07/2013	QC	QUIT CLAIM	2013-00321	PTA	0.0
HARTWIG DON ETAL *	HARTWIG STEVEN M	0	05/24/2006	QC	Not Qualified	06-0/1935		88.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
510 S OAK DR			Deck/Porch	01/24/2019	2019-0022	0%
	P.R.E. 0%		MANUFACTURED	06/29/2018	2018-0293	100%
Owner's Name/Address	MAP #:		Demolition/Removal	06/22/2018	2018-0274	0%
HARTWIG STEVEN M & CHERYL A 482 DORCHESTER WAY Milford MI 48381	2019 Est TCV 194,469 TCV/TFA: 117.72					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 1.CROOKED LAKE AREA				Value	
		Public Improvements		Description	Frontage	Depth	* Factors *		LOT 41 & 42
LOTS 41 & 42 SOUTHGATE PLAT 2. Combination of 640-041 & 640-042 for 07. Comments/Influences	X	Dirt Road		GROUP A\$900/FF	50.00	111.00	0.7579 1.0000	900 100	34,104
ADD SEWER FOR 05 CORRECTED SEWER VALUE FOR 07. 06 COMBINE W640-041-00 FOR 07.	X	Gravel Road		GROUP A\$900/FF	50.00	123.00	0.7579 1.0000	900 100	34,104
		Paved Road		100 Actual Front Feet, 0.27 Total Acres				Total Est. Land Value =	68,207
		Storm Sewer							
		Sidewalk							
		Water							
	X	Sewer							
	X	Electric							
		Gas							
		Curb							
		Street Lights							
		Standard Utilities							
		Underground Utils.							



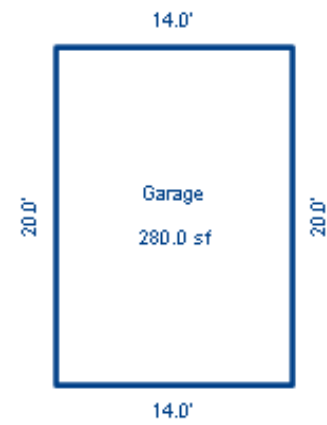
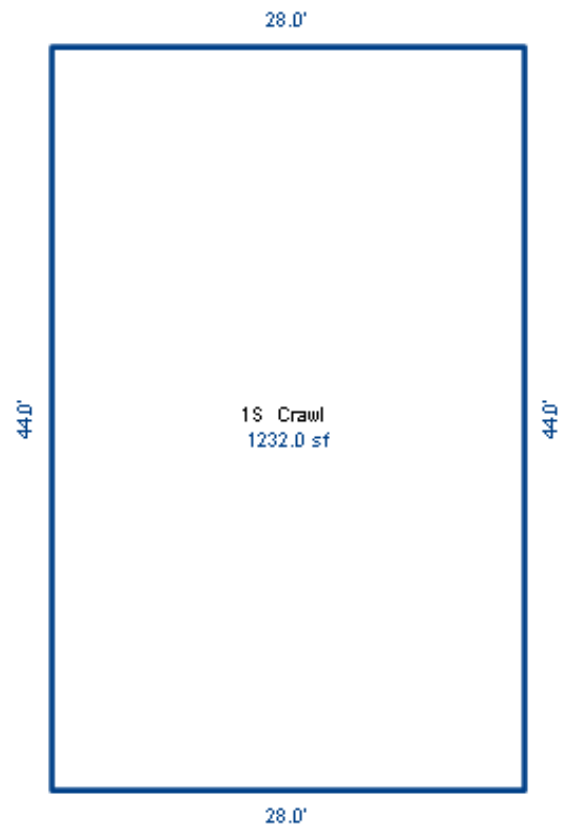
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level							
Rolling							
X Low							
High							
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							
X PRIVATE RD							
Who When What	2019	34,100	63,100	97,200			91,663C
JWV 11/26/2018 INSPECTED	2018	34,100	23,300	57,400			57,400S
TPC 08/22/2018 INSPECTED	2017	43,200	21,600	64,800			59,122C
TPC 12/27/2017 INSPECTED	2016	46,200	20,700	66,900			58,595C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 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: 280 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame		(4) Interior Drywall X Paneled		Plaster Wood T&G											
Building Style: GRG		Trim & Decoration														
Yr Built 1956	Remodeled 0	Ex	Ord	X	Min	Size of Closets										
Condition: Average		Lg	Ord	X	Small											
Room List		(5) Floors		Central Air Wood Furnace												
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Other:		(12) Electric												
		(6) Ceilings		No./Qual. of Fixtures												
(1) Exterior				Ex. Ord. X Min												
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets												
Insulation		(7) Excavation		Many Ave. X Few												
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing												
X	Many Avg. Few	X	Large Avg. Small	(8) Basement		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
X	Wood Sash Metal Sash Vinyl Sash	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish												
X	Double Hung Horiz. Slide Casement	Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer												
X	Storms & Screens			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		Joists: Unsupported Len: Cntr.Sup:												
X	Asphalt Shingle															
Chimney: Block																
Cost Est. for Res. Bldg: 1 Single Family GRG Cls D Blt 1956 (11) Heating System: Wall/Floor Furnace Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Plumbing 3 Fixture Bath 1 -2,463 -1,355 Garages Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 280 8,137 4,475 Local Cost Items SANITARY SEWER 1 0 0 * Totals: 5,674 3,120 Notes: ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCY: 4,056																

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

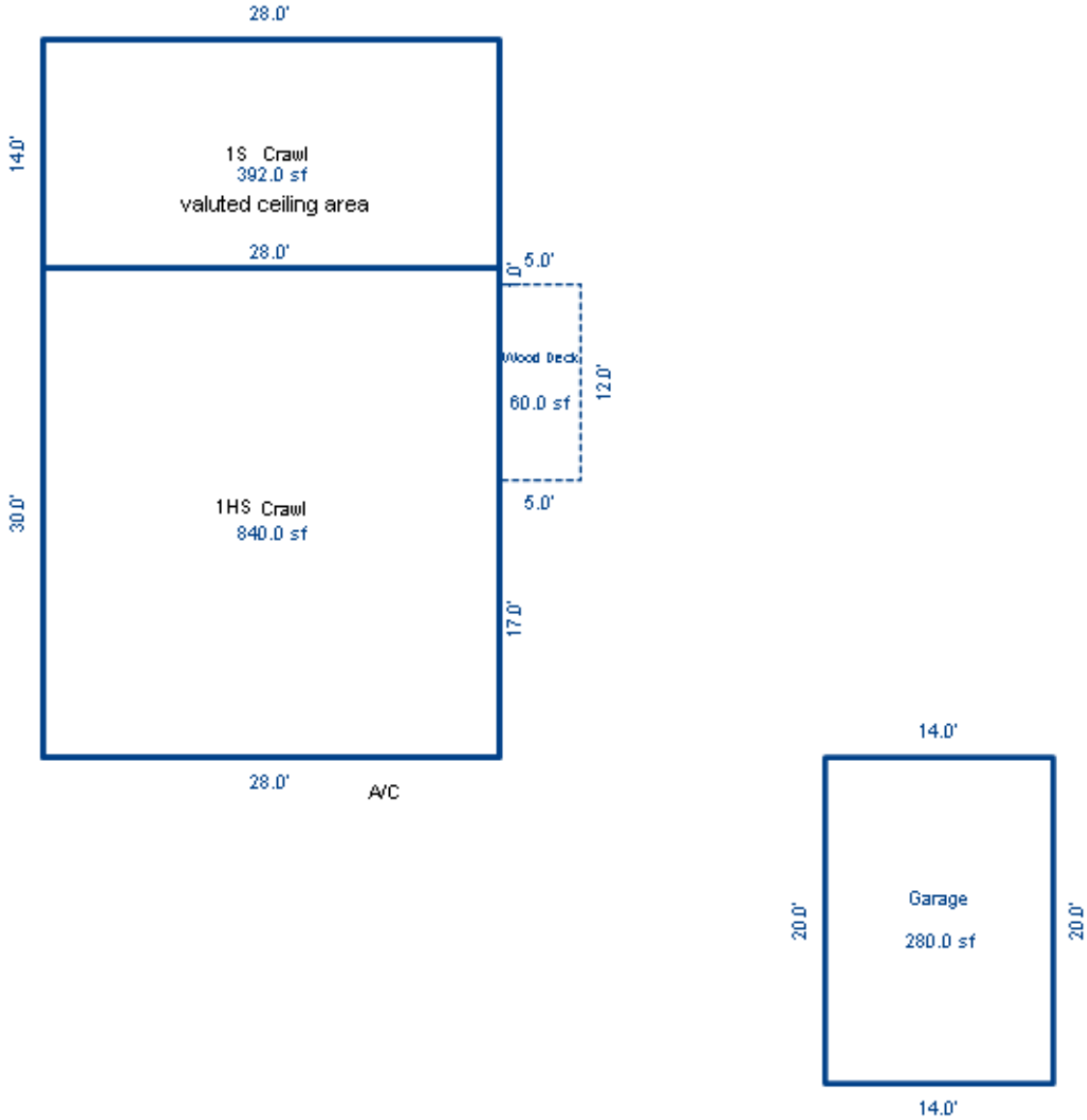


\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family	Eavestrough		Gas	Oil	Elec.	Appliance Allow.			Interior 1 Story			Area	Type	Year Built:		
	Mobile Home	Insulation		Wood	Coal	Steam	Cook Top	Interior 2 Story			60	Treated Wood			Car Capacity:		
	Town Home	0	Front Overhang		Forced Air w/o Ducts			Dishwasher	2nd/Same Stack				Class:				
	Duplex	0	Other Overhang		Forced Air w/ Ducts			Garbage Disposal	Two Sided			Exterior:					
	A-Frame	(4) Interior			Forced Hot Water			Bath Heater	Exterior 1 Story			Exterior Ven.:					
	Wood Frame	Drywall	Plaster		Electric Baseboard			Vent Fan	Exterior 2 Story			Stone Ven.:					
		Paneled	Wood T&G		Elec. Ceil. Radiant			Hot Tub	Prefab 1 Story			Common Wall:					
	Building Style:		Trim & Decoration			Radiant (in-floor)			Unvented Hood	Prefab 2 Story			Foundation:				
	BOCA/STATE		Ex	Ord	Min	Electric Wall Heat			Vented Hood	Heat Circulator			Finished ?:				
	Yr Built	Remodeled	Size of Closets			Space Heater			Intercom	Raised Hearth			Auto. Doors:				
2018	0	Lg	Ord	Small	Wall/Floor Furnace			Jacuzzi Tub	Wood Stove			Mech. Doors:					
Condition: Average		Doors			Forced Heat & Cool			Jacuzzi repl.Tub	Direct-Vented Ga			Area:					
Part. Construct.: 80%		Solid	H.C.		Heat Pump			Oven	Class: C			% Good:					
Room List		(5) Floors			No Heating/Cooling			Microwave	Effec. Age: 1			Storage Area:					
		Kitchen:			Central Air			Standard Range	Floor Area: 1,652			No Conc. Floor:					
Basement		Other:			Wood Furnace			Self Clean Range	Total Base New : 171,446			Bsmnt Garage:					
1st Floor		Other:			(12) Electric			Sauna	Total Depr Cost: 169,731			Carport Area:					
2nd Floor					0 Amps Service			Trash Compactor	Estimated T.C.V: 152,758			Roof:					
2 Bedrooms		(6) Ceilings			No./Qual. of Fixtures			Central Vacuum	E.C.F.								
(1) Exterior					Ex. Ord. Min			Security System	X 0.900								
Wood/Shingle					No. of Elec. Outlets			Cost Est. for Res. Bldg: 2 Single Family BOCA/STATE Cls C Blt 2018									
Aluminum/Vinyl					Many Ave. Few			(11) Heating System: Forced Heat & Cool									
Brick		(7) Excavation			(13) Plumbing			Ground Area = 1232 SF Floor Area = 1652 SF.									
Insulation		Basement: 0 S.F.			1 Average Fixture(s)			Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99									
(2) Windows		Crawl: 1232 S.F.			3 3 Fixture Bath			Building Areas									
Many		Slab: 0 S.F.			2 Fixture Bath			Stories Exterior Foundation Size Cost New Depr. Cost									
Avg.		Height to Joists: 0.0			Softener, Auto			1.5 Story Siding Crawl Space 840									
Few		(8) Basement			Softener, Manual			1 Story Siding Crawl Space 392									
Wood Sash		Conc. Block			Solar Water Heat			Total: 156,248 154,685									
Metal Sash		Poured Conc.			No Plumbing			Other Additions/Adjustments									
Vinyl Sash		Stone			Extra Toilet			Plumbing									
Double Hung		Treated Wood			Extra Sink			Average Fixture(s) 1 1,120 1,109									
Horiz. Slide		Concrete Floor			Separate Shower			3 Fixture Bath 2 7,051 6,980									
Casement		(9) Basement Finish			Ceramic Tile Floor			Deck									
Double Glass		Recreation SF			Ceramic Tile Wains			Treated Wood 60 1,486 1,471									
Patio Doors		Living SF			Ceramic Tub Alcove			Water/Sewer									
Storms & Screens		Walkout Doors			Vent Fan			Public Sewer 1 1,134 1,123									
(3) Roof		No Floor SF			(14) Water/Sewer			Water Well, 100 Feet 1 4,407 4,363									
Gable					Public Water			Totals: 171,446 169,731									
Hip		Gambrel			Public Sewer			Notes:									
Flat		Mansard			Water Well			ECF (402R - CROOKED LAKE RESIDENTIAL) 0.900 => TCY: 152,758									
Asphalt Shingle		Shed			1000 Gal Septic			80% Completed => Est. True Cash Value 2019 =									
Chimney:					2000 Gal Septic												
					Lump Sum Items:												

\*\*\* 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
500 S OAK DR	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
LEITCH CAROL H 2029 PAULINE COURT ANN ARBOR MI 48103	MAP #:	2019 Est TCV 131,787 TCV/TFA: 152.53				

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		
. LOTS 43 & 44 SOUTHGATE PLAT 2.	X	Dirt Road		GROUP A\$900/FF	100.00	107.00	0.7579	1.0000	900 100	68,207	
Comments/Influences		Gravel Road		100 Actual Front Feet, 0.25 Total Acres						Total Est. Land Value =	68,207

Land Improvement Cost Estimates		Description	Rate	Size	% Good	Cash Value
X	Sewer	D/W/P: Patio Blocks	9.94	84	71	593
X	Electric	Metal Prefab	11.29	78	45	396
		Total Estimated Land Improvements True Cash Value =				989

Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	2019	34,100	31,800	65,900			43,685C
	Rolling	2018	34,100	24,300	58,400			42,662C
	Low	2017	43,200	22,500	65,700			41,785C
	High	2016	46,200	21,600	67,800			41,413C
	Landscaped							
	Swamp							
	Wooded							
	Pond							
X	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							
X	PRIVATE RD							

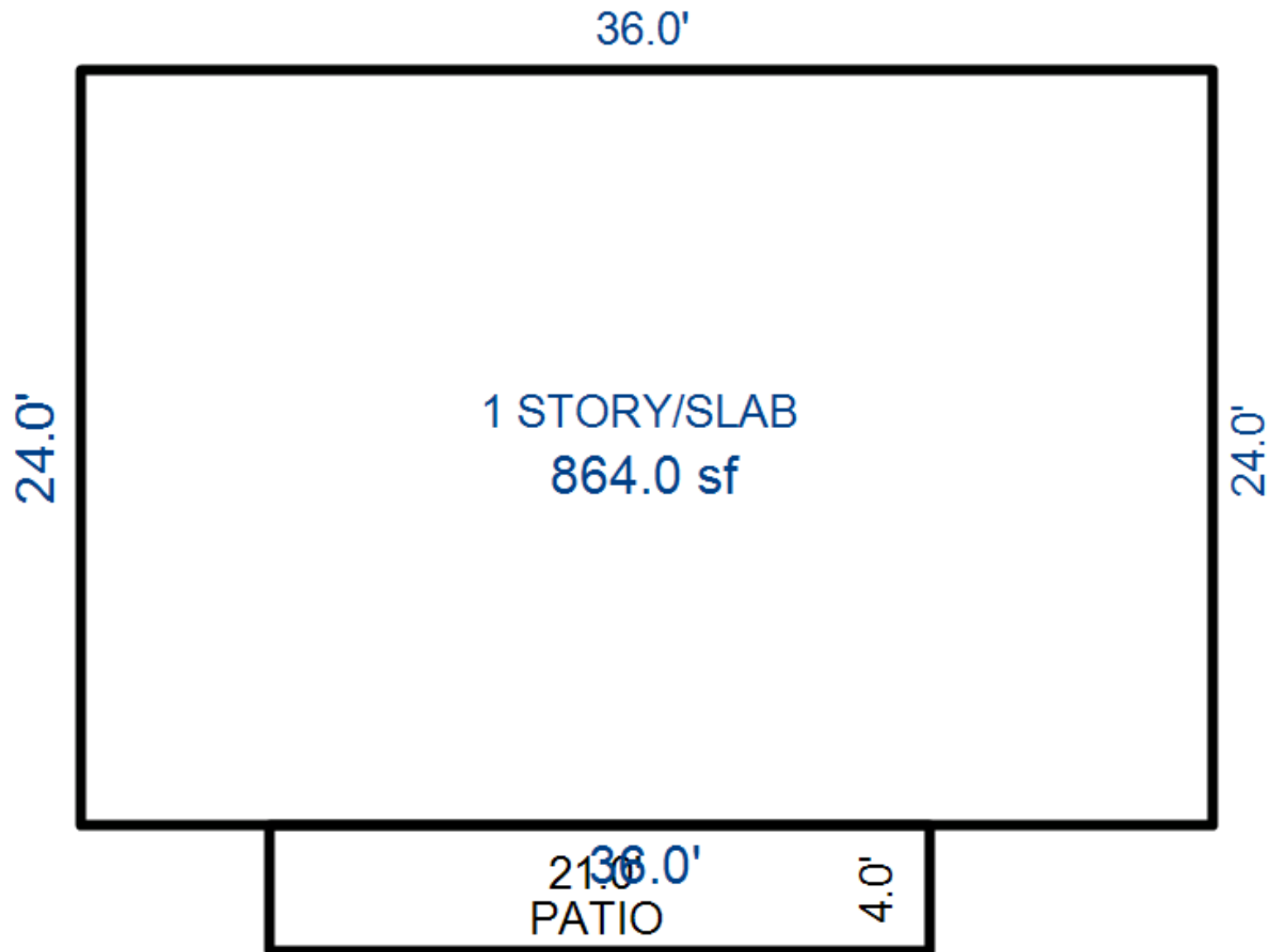


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																	
X	Wood Frame		Drywall X Paneled		Plaster Wood T&G																										
Building Style: 1S		Trim & Decoration			Ex	X	Ord																								
Yr Built 1956	Remodeled 0	Size of Closets																													
Condition: Average			Lg	X	Ord		Small																								
Room List		(5) Floors																													
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:																													
(1) Exterior		(6) Ceilings																													
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation																														
(2) Windows		(7) Excavation																													
X	Many Avg. Few	X	Large Avg. Small																												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		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	Asphalt Shingle		(10) Floor Support																												
Chimney: Block			Joists: Unsupported Len: Cntr.Sup:																												
			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																												
			Lump Sum Items:																												
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Space Heater Ground Area = 864 SF Floor Area = 864 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>864</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>69,385</td> <td>41,630</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing Average Fixture(s) 1 778 467 Water/Sewer Public Sewer 1 892 535 Water Well, 100 Feet 1 4,178 2,507 Built-Ins Appliance Allow. 1 1,243 746 Fireplaces Exterior 1 Story 1 3,770 2,262 Local Cost Items SANITARY SEWER 1 0 0 *										Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Slab	864			Total:				69,385	41,630	E.C.F. X 1.300 Floor Area: 864 Total Base New : 80,246 Total Depr Cost: 48,147 Estimated T.C.V: 62,591		Bsmnt Garage: Carport Area: Roof:	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																										
1 Story	Siding	Slab	864																												
Total:				69,385	41,630																										
Notes:										ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV:		62,591																			

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
OSBORN CATHERINE ANNE	OSBORN CATHERINE ANNE	0	09/26/2018	QC	RELATED PARTY	2018-03135	PTA	0.0
OSBORN RICHARD & CATHERIN	OSBORN CATHERINE ANNE	0	01/26/2017	QC	RELATED PARTY	2017-00419		0.0
OSBORN RICHARD HAROLD	OSBORN RICHARD HAROLD	0	11/09/1998	QC	RELATED PARTY	2016-02975	PTA	0.0

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

Owner's Name/Address	MAP #:
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OSBORN CATHERINE ANNE 910 N BROAD ST LOT 435 BROOKSVILLE FL 34601	2019 Est TCV 188,556 TCV/TFA: 145.49
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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	100.00	0.7579	1.0000	900	100		68,207
100 Actual Front Feet, 0.23 Total Acres								Total Est. Land Value = 68,207

Tax Description	X	Land Improvement Cost Estimates
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. LOTS 45 & 46 SOUTHGATE PLAT 2.	X	Dirt Road
Comments/Influences		Gravel Road
		Paved Road
		Storm Sewer
		Sidewalk
		Water
	X	Sewer
	X	Electric
		Gas
		Curb
		Street Lights
		Standard Utilities
		Underground Utils.

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	72	71	239
Total Estimated Land Improvements True Cash Value =				239



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	34,100	60,200	94,300			64,009C
2018	34,100	52,800	86,900			62,509C
2017	43,200	50,900	94,100			61,224C
2016	46,200	46,900	93,100			60,678C

\*\*\* 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 140	Type Treated Wood	Year Built: 1980 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: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 35 Floor Area: 1,296 Total Base New : 142,141 Total Depr Cost: 92,392 Estimated T.C.V: 120,110		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			(12) Electric								
Yr Built 1969		Remodeled 1980		Size of Closets			0 Amps Service								
Condition: Average		Lg X Ord Small		Doors Solid X H.C.											
Room List		(5) Floors		Kitchen: Other: Other:			No./Qual. of Fixtures								
Basement 1st Floor 2nd Floor Bedrooms				(6) Ceilings			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: 1296 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								
(2) Windows				(8) Basement			(14) Water/Sewer								
X	Many Avg. X Large Avg. Small			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement			(9) Basement Finish			Lump Sum Items:								
X	Double Glass Patio Doors Storms & Screens			Recreation SF Living SF Walkout Doors No Floor SF											
(3) Roof				(10) Floor Support											
X	Gable Hip Flat	Gambrel Mansard Shed		Joists: Unsupported Len: Cntr.Sup:											
X	Asphalt Shingle														
Chimney: Brick															
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1296 SF Floor Area = 1296 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas										Cls CD		Blt 1969			
Stories Exterior Foundation Size Cost New Depr. Cost															
1 Story Siding Crawl Space 1,296										Total:		111,963		72,776	
Other Additions/Adjustments															
Plumbing															
Average Fixture(s)										1		933		606	
3 Fixture Bath										1		2,929		1,904	
Deck															
Treated Wood										140		2,433		1,581	
Garages															
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)															
Base Cost										624		15,881		10,323	
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	
Notes:										Totals:		142,141		92,392	
ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV:														120,110	

\*\*\* 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.
OSBORN RICHARD H & CATHER	AULER JEFFREY D & CATHY	140,000	02/22/2013	WD	WARRANTY DEED	2013-00541 WD	PTA	100.0
		100,000	07/01/2000	WD	Download	338:1208		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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450 S OAK DR	School: LAKE CITY - 57020					
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Owner's Name/Address	P.R.E. 0%					
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AULER JEFFREY D & CATHY 26960 COACHLIGHT TRENTON MI 48183	MAP #:					
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	2019 Est TCV 132,152 TCV/TFA: 229.43					
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X	Improved	Vacant	Land Value Estimates for Land Table Res 1.CROOKED LAKE AREA			
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Public Improvements			* Factors *		LOTS 47 & 48	
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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GROUP A\$900/FF	100.00	97.00	0.7579	1.0000	900	100		68,207
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100 Actual Front Feet, 0.22 Total Acres								Total Est. Land Value =	68,207
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Land Improvement Cost Estimates			
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Description	Rate	Size	% Good	Cash Value
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Wood Frame	19.11	112	74	1,584
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Metal Prefab	14.64	60	45	395
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Total Estimated Land Improvements True Cash Value =				1,979
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Topography of Site			
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X	Level		
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	Rolling		
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X	High		
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	Landscaped		
--	------------	--	--

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

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

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

X	Waterfront		
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	Ravine		
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	Wetland		
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	Flood Plain		
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X	Private Drive		
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2019	34,100	32,000	66,100			64,819C
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2018	34,100	29,200	63,300			63,300S
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2017	43,200	27,100	70,300			66,010C
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2016	46,200	26,000	72,200			65,422C
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Who	When	What
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TPC 12/27/2017	INSPECTED	
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TPC 04/19/2016	INSPECTED	
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TPC 04/27/2015	INSPECTED	
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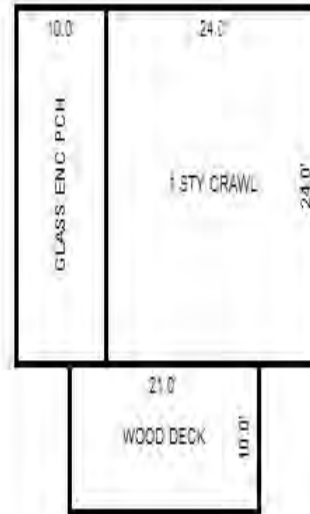
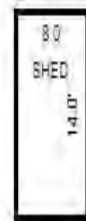
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 240 210 144	Type CGEP (1 Story) Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame		(4) Interior Drywall X Paneled Plaster Wood T&G		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: 1S		Trim & Decoration			Central Air Wood Furnace											
Yr Built 1969	Remodeled 0	Ex	Ord	X	Min	(12) Electric										
Condition: Average		Lg	Ord	X	Small	0 Amps Service										
Room List		(5) Floors			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S								
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Other:			Ex. Ord. X Min			(11) Heating System: Space Heater								
(1) Exterior		X	Drywall		No. of Elec. Outlets			Ground Area = 576 SF Floor Area = 576 SF.								
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation				Many Ave. X Few			Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60								
(2) Windows		(7) Excavation			(13) Plumbing			Building Areas								
X	Many Avg. X Few	Basement: 0 S.F. Crawl: 576 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			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) Basement			(14) Water/Sewer			1 Story Siding Crawl Space		Total: 53,928 32,357						
(3) Roof		(9) Basement Finish			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Other Additions/Adjustments								
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors No Floor SF			Lump Sum Items:			Plumbing								
X	Asphalt Shingle	(10) Floor Support			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Average Fixture(s)		1 933 560						
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Porches		CGEP (1 Story) 240 9,550 5,730						
								Deck		Treated Wood 210 3,169 1,901 Treated Wood 144 2,478 1,858 *						
								Water/Sewer		Public Sewer 1 1,006 604 Water Well, 50 Feet 1 1,962 1,177						
								Built-Ins		Appliance Allow. 1 1,467 880						
								Fireplaces		Exterior 1 Story 1 4,331 2,599						
								Local Cost Items		SANITARY SEWER 1 0 0 *						
								Notes:		Totals: 78,824 47,666						
								ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCVC:		61,966						

\*\*\* 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.
SMITH SUSAN K	SMITH SUSAN K TRUST	1	11/16/2015	WD	RELATED PARTY	2016-00635	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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430 S OAK 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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SMITH SUSAN K TRUST 3006 WOODLAND DR FORT GRATIOT MI 48059	2019 Est TCV 214,206 TCV/TFA: 175.00
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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
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GROUP A\$900/FF	100.00	123.00	0.6624	1.0000	900	100		59,618
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GROUP A\$900/FF	40.00	123.00	0.6624	1.0000	900	100		23,847
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	140 Actual Front Feet,	0.40 Total Acres			Total Est. Land Value =			83,466
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Land Improvement Cost Estimates
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Description	Rate	Size	% Good	Cash Value
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D/W/P: 3.5 Concrete	5.00	110	71	390
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	Total Estimated Land Improvements True Cash Value =			390
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Comments/Influences
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Topography of Site
--------------------

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Level
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Rolling
---------

X Low
-------

High
------

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

X Swamp
---------

Wooded
--------

Pond
------

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

Ravine
--------

Wetland
---------

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

X PRIVATE RD
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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			2019	41,700	65,400	107,100			78,559C
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TPC 12/27/2017 INSPECTED			2018	41,700	56,900	98,600			76,718C
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TPC 04/19/2016 INSPECTED			2017	53,700	54,800	108,500			75,141C
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TPC 04/27/2015 INSPECTED			2016	46,200	50,500	96,700		118,700A	74,471C
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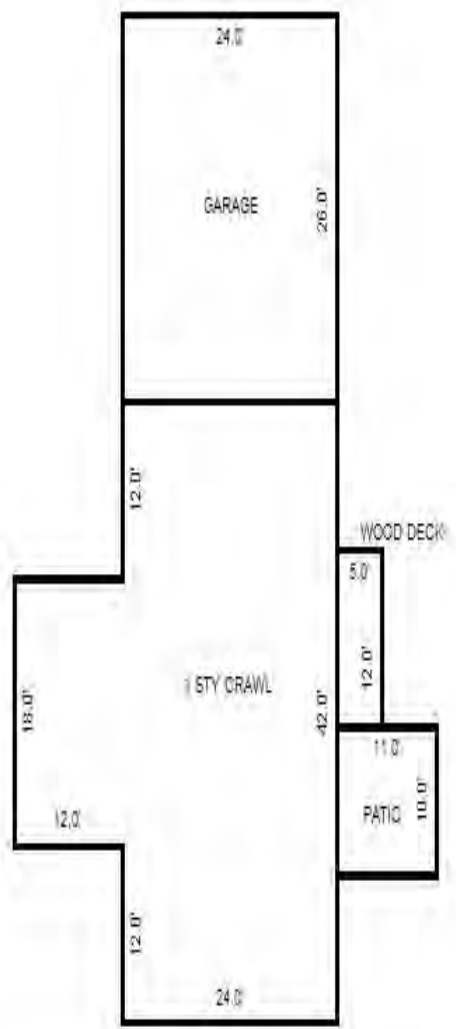


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 60	Type Treated Wood	Year Built: 1972 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame		(4) Interior Drywall X Paneled	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: 1S		Trim & Decoration												
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 3 Bedrooms	Kitchen: Other: Other:		(12) Electric 0 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  Insulation			Many	X Ave.	Few	(13) Plumbing							
(2) Windows		Basement: 0 S.F. Crawl: 1224 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
X	Many Avg. Few	X	Large Avg. Small	(8) Basement										
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish										
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer										
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
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 = 1224 SF Floor Area = 1224 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas										Cls C		Blt 1972		
Stories Exterior Foundation Size Cost New Depr. Cost														
1 Story Siding Crawl Space 1,224										Total:		121,231 78,799		
Other Additions/Adjustments														
Plumbing														
Average Fixture(s) 1 1,120 728														
2 Fixture Bath 1 2,359 1,533														
Deck														
Treated Wood 60 1,486 966														
Garages														
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)														
Base Cost 624 19,893 12,930														
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														
Exterior 1 Story 1 4,942 3,212														
Local Cost Items														
SANITARY SEWER 1 0 0 *														
Totals:										154,264		100,269		
Notes:														
ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCY:												130,350		

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



Sketch by Apex IVT

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