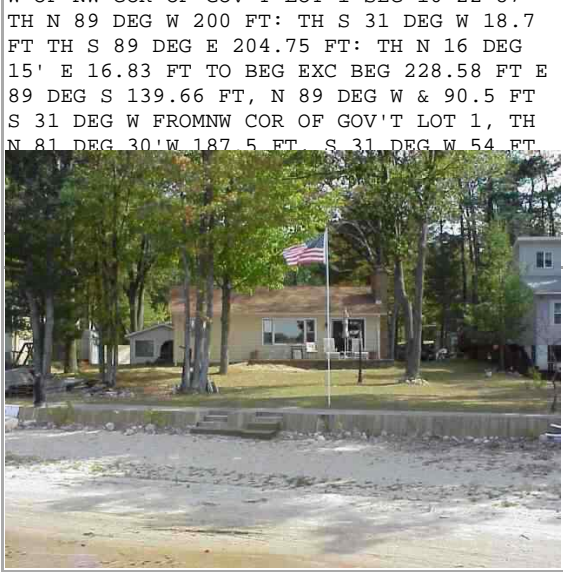


Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MCGREGOR SUSAN D	JOHNSON TIMOTHY W & DEBOR	157,500	05/11/2005	WD	Arms Length	05-0/1917		100.0
MCGREGOR JOHN E & JANET L	MCGREGOR SUSAN D	0	10/15/2004	QC	Not Qualified	04-0/4714		100.0
		108,000	09/01/1998	WD	Download	311:1340		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1768 S SCHNEIDER PARK RD						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2016 Est TCV 122,935 TCV/TFA: 142.29					

Tax Description	Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE									
			* Factors *									
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
	X		GROUP H \$900	67.00	194.00	1.0000	1.0000	900	100		60,300	
			67 Actual Front Feet, 0.30 Total Acres						Total Est. Land Value =			60,300

Tax Description	Public Improvements		Land Improvement Cost Estimates						
			Description	Rate	CountyMult.	Size	%Good	Cash Value	
. SEC 10 T22N R8W BEG 228.58 FT E 89 DEG 00' S & 139.66 FTN 89 DEG 00' W FROM THE NW COR OF GOV'T LOT 1, TH N 89 DEG 00' W 200 FT; TH S 31 DEG 00' W 100 FT; TH S 89 DEG 00' E 200 FT; TH N 31 DEG 00' E 100 FT TO BEG ALSO BEG 314.3 FT S & 192.2 FT W OF NW COR OF GOV'T LOT 1 SEC 10-22-8; TH N 89 DEG W 200 FT; TH S 31 DEG W 18.7 FT TH S 89 DEG E 204.75 FT; TH N 16 DEG 15' E 16.83 FT TO BEG EXC BEG 228.58 FT E 89 DEG S 139.66 FT, N 89 DEG W & 90.5 FT S 31 DEG W FROMNW COR OF GOV'T LOT 1, TH N 81 DEG 30' W 187.5 FT S 31 DEG W 54 FT	X		Dirt Road						
	X		Gravel Road						
	X		Paved Road						
	X		Storm Sewer						
			Sidewalk						
	X		Water						
	X		Sewer	10.75	1.00	80	74	636	
	X		Electric						
	X		Gas						
			Curb						
			Street Lights						
			Standard Utilities						
			Underground Utils.						
			Total Estimated Land Improvements True Cash Value =						1,181



Topography of Site	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE							
	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
X Level								
X Rolling								
Low								
High								
Landscaped								
Swamp								
Wooded								
Pond								
X Waterfront								
Ravine								
Wetland								
Flood Plain								
X Private Drive								

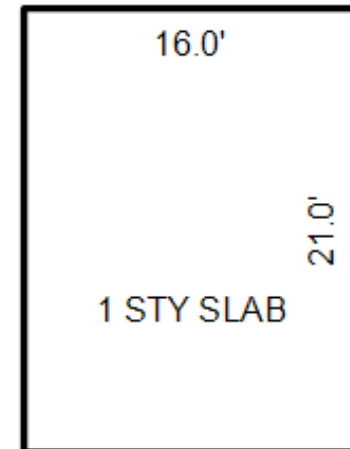
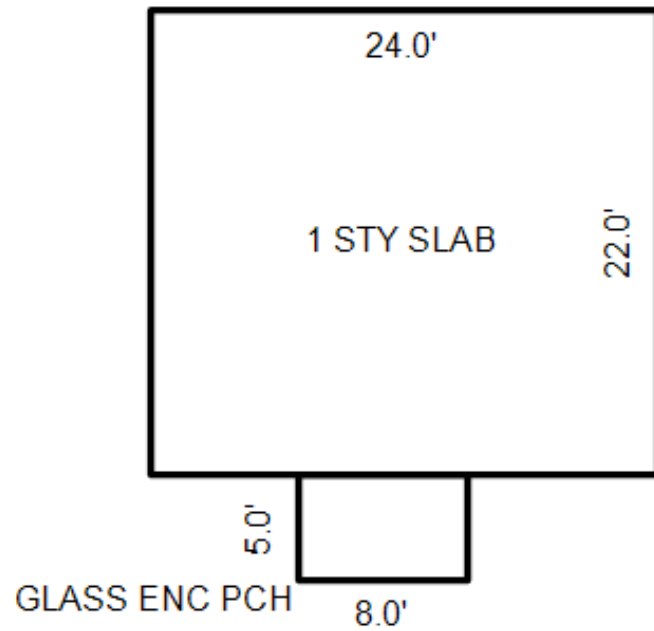
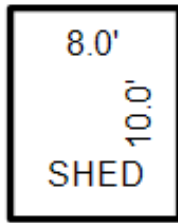
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2016	30,200	31,300	61,500			56,735C
		TPC 03/30/2015 INSPECTED	2015	30,200	29,600	59,800			56,566C
		TPC 04/08/2013 INSPECTED	2014	33,500	25,100	58,600			55,676C
			2013	33,500	21,300	54,800			54,800S

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 40	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	X	Drywall Paneled		Plaster Wood T&G	X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace													
Yr Built 1962	Remodeled 1972	Ex	X	Ord		(12) Electric											
Condition for Age: Average		Lg	X	Ord		100 Amps Service											
Room List		(5) Floors		No./Qual. of Fixtures			Stories Exterior			Foundation		Rate Bsmnt-Adj		Heat-Adj		Size Cost	
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		Ex. X Ord. Min			1 Story Siding			Slab		61.18 -10.84		0.00		528 26,580	
(1) Exterior		X Drywall		No. of Elec. Outlets			1 Story Siding			Slab		61.18 -10.84		0.00		336 16,914	
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Many X Ave. Few			Other Additions/Adjustments			Rate		Size		Cost			
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 864 S.F. Height to Joists: 0.0		(13) Plumbing			(14) Water/Sewer										
X	Many Avg. X Few	Large Avg. X 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			(15) Built-Ins & Fireplaces			Appliance Allowance		1415.00		1		1,415	
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			(16) Porches			CGEP (1 Story), Standard		66.12		40		2,645	
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer			Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,			Depr.Cost =		49,163					
X	Gable Hip Flat	Gambrel Mansard Shed		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			ECF (410- SAPPHERE LAKE AREA)			1.250 => TCV of Bldg: 1 =		61,454					
X	Asphalt Shingle	(9) Basement Finish		Lump Sum Items:													
Chimney: Block		Recreation SF Living SF Walkout Doors No Floor SF															

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ST PIERRE M EILEEN (WIDOW	ST PIERRE M EILEEN (LE)*	0	11/06/2009	QC	Not Qualified	2009/3888		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1770 S SCHNEIDER PARK RD			Other	06/14/2006	20060156	Complete

Owner's Name/Address	MAP #:
ST PIERRE M EILEEN (LE) P O BOX 917 LAKE CITY MI 49651	2016 Est TCV 117,216 TCV/TFA: 172.38

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE							
. SEC 10 T22N R8W BEG 228.58 FT E 89 DEG S, 139.66 FT; N 89 DEG 00' W 90.50 FT S 31 DEG 00' W FR NW COR OF GOV'T LOT 1, TH N, 81 DEG 30' W 187.50 FT; S 31 DEG 00' W 54 FT; S89 DEG 00' E 204.75 FT; N 16 DEG 15' E 16.83 FT N 31 DEG 00' E 9.50 FT TO BEG PART OF GOV'T LOT 1. APP .24 A.			* Factors * EFF							
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason

			Non Sub Lk Frnt	45.00	196.50	1.0000	1.0000	900	100		40,500
			45 Actual Front Feet, 0.20 Total Acres Total Est. Land Value = 40,500								
			Land Improvement Cost Estimates								
			Description	Rate	CountyMult.	Size	%Good	Cash Value			
			D/W/P: 3.5 Concrete	3.20	1.00	192	50	307			
			Total Estimated Land Improvements True Cash Value = 307								

Comments/Influences	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
		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
		Flood Plain
	X	Private Road

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2016	20,300	38,300	58,600			41,894C
2015	20,300	36,200	56,500			41,769C
2014	20,300	30,600	50,900			41,112C
2013	20,300	26,300	46,600			40,465C

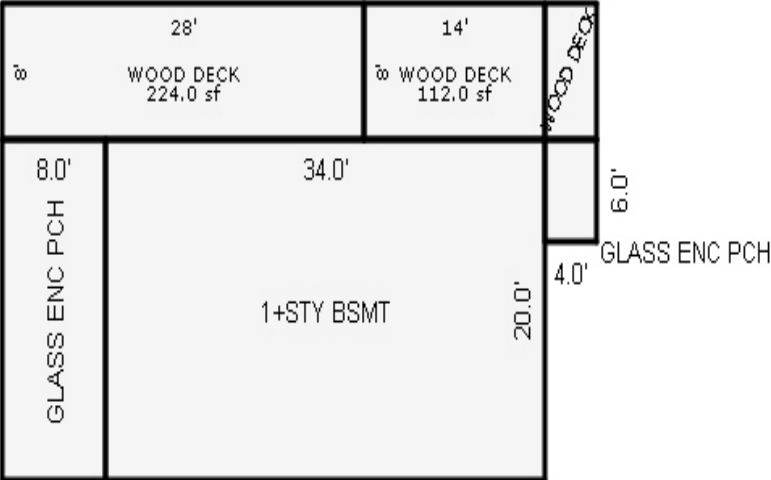
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*** Information herein deemed reliable but not guaranteed***



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:					
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G														
Building Style: 1+S		Trim & Decoration																	
Yr Built 1952	Remodeled 0	Ex	X	Ord		Min													
Condition for Age: Average		Lg	X	Ord		Small													
Room List		(5) Floors																	
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:																	
		(6) Ceilings																	
(1) Exterior	X	Drywall																	
X	Wood/Shingle Aluminum/Vinyl Brick Insulation																		
(2) Windows		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	350	Recreation SF Living SF 1 Walkout Doors No Floor SF																
(3) Roof		(10) Floor Support																	
X	Gable Hip Flat	Gambrel Mansard Shed																	
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:																	
Chimney: Block																			
				(12) Electric															
				100 Amps Service															
				Central Air Wood Furnace															
				No./Qual. of Fixtures															
				Ex. X Ord. Min															
				No. of Elec. Outlets															
				Many X Ave. Few															
				(13) Plumbing															
				1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan															
				(14) Water/Sewer															
				1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic															
				Lump Sum Items:															
										Class: CD									
										Effec. Age: 36									
										Floor Area: 680	CntryMult								
										Total Base Cost: 69,717	X 1.370								
										Total Base New : 95,512	E.C.F.								
										Total Depr Cost: 61,128	X 1.250								
										Estimated T.C.V: 76,409									
										Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost		
										1+	Story Siding	Basement	67.14	0.00	0.00	680	45,655		
										Other Additions/Adjustments							Rate	Size	Cost
										(9) Basement Finish									
										Basement Recreation Finish							11.25	350	3,938
										Walk out Basement Door(s)							700.00	1	700
										(13) Plumbing									
										Average Fixture(s)							630.00	1	630
										(14) Water/Sewer									
										Public Sewer							1025.00	1	1,025
										Well, 100 Feet							2550.00	1	2,550
										(15) Built-Ins & Fireplaces									
										Appliance Allowance							1415.00	1	1,415
										(16) Porches									
										WGEP (1 Story), Standard							82.77	24	1,986
										WGEP (1 Story), Standard							33.90	160	5,424
										WGEP (1 Story), Standard							40.21	112	4,504
										(16) Deck/Balcony									
										Treated Wood,Standard							6.65	224	1,490
										Treated Wood,Standard							12.51	32	400
										Phy/Ab.Phy/Func/Econ/Comb.%Good= 64/100/100/100/64.0,							Depr.Cost =		61,128
										ECF (410- SAPPHERE LAKE AREA)							1.250 => TCV of Bldg: 1 =		76,409

*** 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.
		30,000	11/01/1996	WD	Download	307:1174		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1900 S SCHNEIDER PARK RD						
Owner's Name/Address	School: LAKE CITY - 57020					
COKER BILL & TERRIE M 1900 SCHNEIDER ROAD LAKE CITY MI 49651	P.R.E. 100% 06/14/2000					
	MAP #:					
	2016 Est TCV 315,535 TCV/TFA: 181.76					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE								
		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 10 T22N R8W BEG S 88 DEG 39' 40" E 415.3 FT & N 4 DEG 48' W 456.36 FT FROM SW COR GOV'T LOT 1 TH N 78 DEG 18' W 180.32 FT S 60 DEG 30' 29" W 142.78 FT TH NW'LY TO SE COR LOT 1 PLAT OF SAPPHIRE LAKE ACRES TH N 1 DEG 27' E 71.02 FT MORE OR LESS TO S BDRY OF SCHNEIDER ST TH E'LY ALONG SD ST TO POB. APP .64 A.	X			GROUP I \$500	115.75	128.79	0.8107	1.0000	500	100		46,919
				116 Actual Front Feet, 0.34 Total Acres Total Est. Land Value =							46,919	
				Land Improvement Cost Estimates								
				Description	Rate	CountyMult.	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			LAND IMPROVE 5000	5000.00	1.00	1.0	95	4,750			
				Total Estimated Land Improvements True Cash Value =								4,750

Comments/Influences	Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	Street Lights Standard Utilities Underground Utils.	X Rolling X Low X High	2016	23,500	134,300	157,800			105,967C
			2015	28,900	127,200	156,100			105,651C
			2014	32,400	93,300	125,700			103,988C
			2013	37,800	79,100	116,900			102,351C

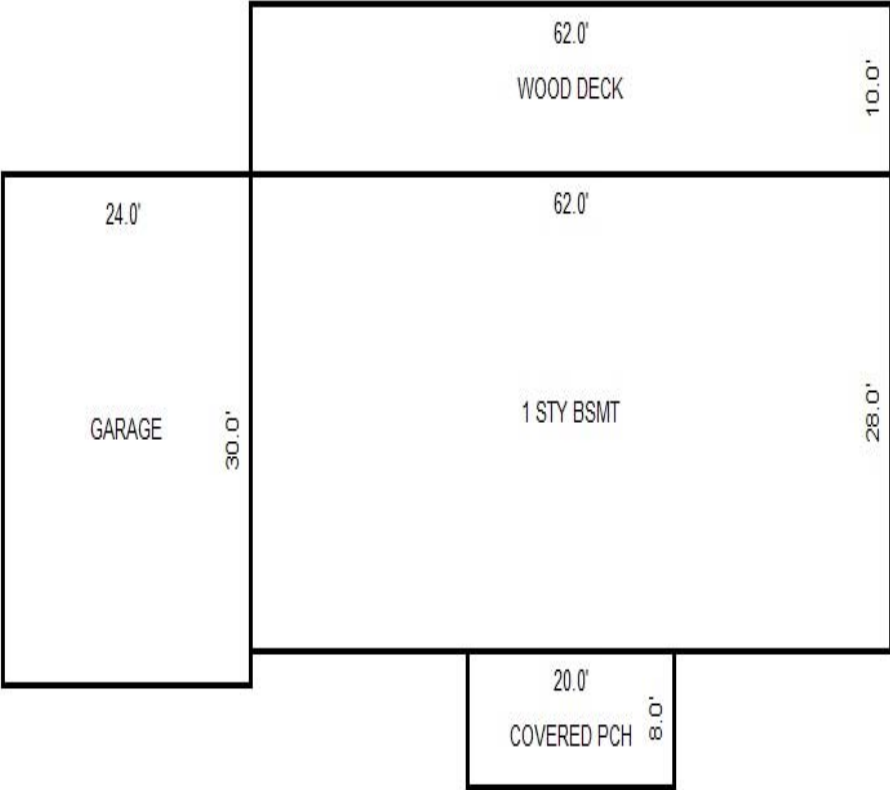


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Missaukee, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga	Area 620 160	Type WPP WCP (1 Story)	Year Built: 1999 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G										
Building Style: 1S		Trim & Decoration													
Yr Built 1999	Remodeled 0	Ex	X	Ord		Min	Size of Closets								
Condition for Age: Average		Lg	X	Ord		Small	Doors								
Room List		(5) Floors													
	Basement 1st Floor 2nd Floor 4 Bedrooms	Kitchen: Other: Other:					(12) Electric								
		200		Amps Service											
		(6) Ceilings		No./Qual. of Fixtures											
(1) Exterior	X	Drywall		Ex.	X	Ord.		Min	Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj			Size Cost			
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets						1		1.370		1736 115,600	
Insulation				Many X Ave. Few						(1) Exterior		Rate		Size Cost	
(2) Windows	Many Avg. Few	X	Large Avg. Small	(7) Excavation						Brick Veneer		8.25		336 2,772	
				Basement: 1736 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0						(9) Basement Finish		11.45		1736 19,877	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor	(13) Plumbing						Walk out Basement Door(s)		775.00		2 1,550	
Double Glass Patio Doors Storms & Screens		1736	Recreation SF Living SF 2 Walkout Doors No Floor SF	1 Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan						(14) Water/Sewer		1162.00 2700.00		1 1,162 1 2,700	
(3) Roof	X	Gable Hip Flat	Gambrel Mansard Shed	(14) Water/Sewer						(15) Built-Ins & Fireplaces		1915.00 5460.00 3250.00 1350.00		1 1,915 1 5,460 1 3,250 1 1,350	
X	Asphalt Shingle	(10) Floor Support		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic						(16) Porches		7.18 23.55		620 4,452 160 3,768	
Chimney:				Lump Sum Items:						(17) Garages					
										Class:C Exterior: Siding Foundation: 42 Inch (Finished)					
										WPP, Standard		7.18		620 4,452	
										WCP (1 Story), Standard		23.55		160 3,768	
										Base Cost		20.23		720 14,566	
										Common Wall: 1 Wall		-1300.00		1 -1,300	
										Automatic Doors		375.00		2 750	
										Phy/Ab.Phy/Func/Econ/Comb.%Good= 84/100/100/100/84.0,		Depr.Cost =		211,093	
										ECF (410- SAPPHERE LAKE AREA)		1.250 => TCV of Bldg: 1 =		263,866	

*** 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.							
CAMERON MAXINE LIFE ESTAT	MCCULLOUGH ELISE	0	09/22/2012	CD	FAMILY SALE	2012-0616 DC		100.0							
CAMERON MAXINE		0	01/06/2010	QC		2010-4386QC	PTA	0.0							
MC CULLOUGH ELISE	CAMERON MAXINE	0	04/03/2009	QC	Not Qualified	2009/1260		0.0							
CAMERON MAXINE	MC CULLOUGH ELISE	1	11/17/2008	QC	Not Qualified	2009/0791		100.0							
Property Address		Class: 401 RESIDENTIAL-I		Zoning:		Building Permit(s)		Date	Number	Status					
1950 S SCHNEIDER PARK RD		School: LAKE CITY - 57020													
Owner's Name/Address		P.R.E. 0%		MAP #:											
MCCULLOUGH ELISE 1444 N CUMMINGS RD DAVISON MI 48423		2016 Est TCV 209,813 TCV/TFA: 132.63													
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE									
		Public Improvements				* Factors *									
		Dirt Road				Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road				GROUP E 800/FF		100.00	237.00	1.0000	1.0000	800	100		80,000
		Paved Road				100 Actual Front Feet, 0.54 Total Acres						Total Est. Land Value =		80,000	
		Storm Sewer				Land Improvement Cost Estimates									
		Sidewalk				Description		Rate	CountyMult.	Size	%Good	Cash Value			
		Water				Residential Local Cost Land Improvements									
		X Sewer				Description		Rate	CountyMult.	Size	%Good	Cash Value			
		X Electric				LAND IMPROVE 1000		1000.00	1.00	0.5	95	475			
		X Gas				Total Estimated Land Improvements True Cash Value =		475							
		Curb													
		Street Lights													
		Standard Utilities													
		Underground Utils.													
Comments/Influences		Topography of Site													
		Level													
		X Rolling													
		Low													
		High													
		Landscaped													
		Swamp													
		Wooded													
		Pond													
		X Waterfront													
		Ravine													
		Wetland													
		Flood Plain													
		X Private Drive													
		Who	When	What	2016	40,000	64,900	104,900				91,628C			
		TPC 03/30/2015 INSPECTED			2015	40,000	68,300	108,300				91,354C			
		TPC 01/08/2010 INSPECTED			2014	40,000	57,700	97,700				89,916C			
					2013	40,000	48,500	88,500				88,500S			

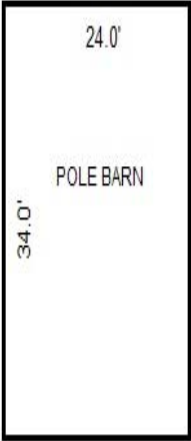
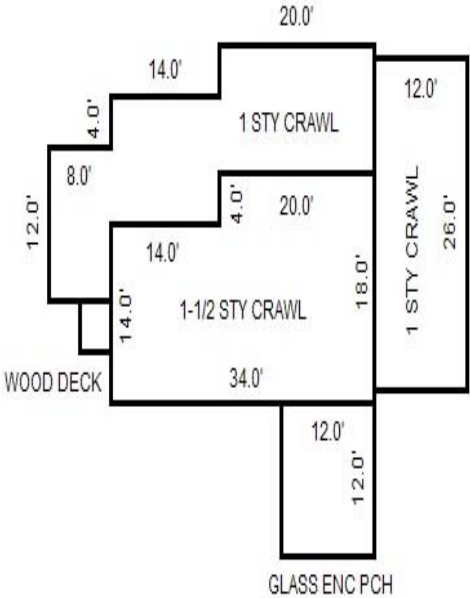
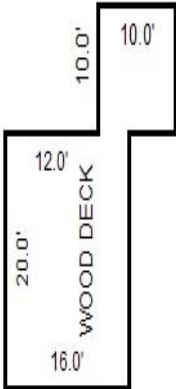


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*** Information herein deemed reliable but not guaranteed***


Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 144 420 16	Type CGEP (1 Story) Treated Wood Treated Wood	Year Built: 1985 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 816 % 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 1985	Remodeled 0	Ex	X	Ord		Min												
Condition for Age: Average		Lg	X	Ord		Small												
Room List		(5) Floors																
	Basement 1st Floor 2nd Floor 4 Bedrooms	Kitchen: Other: Other:			(12) Electric													
					200 Amps Service													
		(6) Ceilings			No./Qual. of Fixtures													
(1) Exterior	X	Drywall				Ex.	X	Ord.		Min								
X	Wood/Shingle Aluminum/Vinyl Brick				No. of Elec. Outlets													
	Insulation	(7) Excavation																
(2) Windows	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1304 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) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan													
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer													
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish															
X	Asphalt Shingle	Recreation SF Living SF Walkout Doors No Floor SF			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic													
Chimney:					Lump Sum Items:													
											Stories Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost	
											1.5 Story Siding	Crawl Space	77.61	-8.65	0.00	556	38,342	
											1 Story Siding	Crawl Space	60.94	-8.65	0.00	436	22,798	
											1 Story Siding	Crawl Space	60.94	-8.65	0.00	312	16,314	
											Other Additions/Adjustments		Rate			Size	Cost	
											(13) Plumbing		Average Fixture(s)	760.00		1	760	
											(14) Water/Sewer		3 Fixture Bath	2400.00		2	4,800	
											(15) Built-Ins & Fireplaces		Public Sewer	1162.00		1	1,162	
											(16) Porches		Well, 100 Feet	2700.00		1	2,700	
											(16) Deck/Balcony		Appliance Allowance	1915.00		1	1,915	
											(16) Deck/Balcony		CGEP (1 Story), Standard	37.65		144	5,422	
											(16) Deck/Balcony		Treated Wood,Standard	6.43		420	2,701	
											(17) Garages		Treated Wood,Standard	19.24		16	308	
											Class:C Exterior: Pole		Foundation: 42 Inch (Unfinished)					
											Base Cost		12.16			816	9,923	
											Automatic Doors		375.00			2	750	
											Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,		Depr.Cost =				103,471	
											ECF (410- SAPPHERE LAKE AREA)		1.250 => TCV of Bldg: 1 =				129,338	

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



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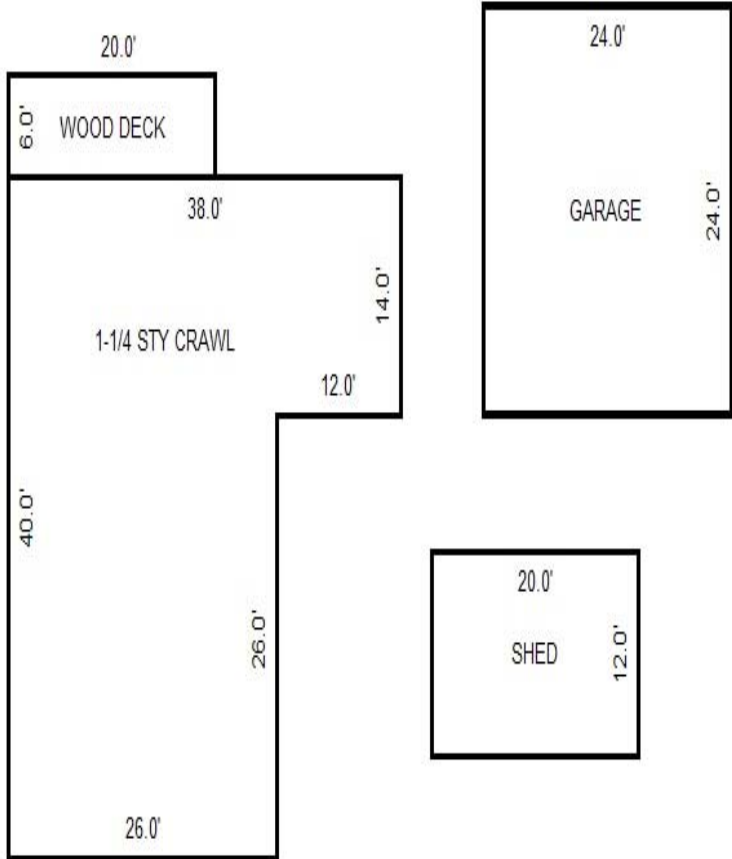
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.													
Property Address		Class: 401 RESIDENTIAL-I		Zoning:		Building Permit(s)		Date	Number	Status											
1940 S SCHNEIDER PARK RD		School: LAKE CITY - 57020		P.R.E. 100% 07/20/1994		MAP #:		2016 Est TCV 150,125 TCV/TFA: 99.42													
Owner's Name/Address		X Improved		Vacant		Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE															
RAY REGINA B LE 1030 GRANT TRAVERSE CITY MI 49686		Public Improvements		* Factors *		Description Frontage Depth Front Depth Rate %Adj. Reason Value															
Tax Description		Dirt Road		GROUP H \$900		65.00		409.15		1.0000 1.0000 900 100 58,500											
. SEC 10 T22N R8W COMM AT SW COR GOV'T LOT 1 TH S 88 DEG 39' 40" E ALG S LINE OF CONCRETE MONUMENT N 04 DEG 48' W 290.58 FT TO POB TH N 89 DEG 34' 16" W 263.33 FT TH N 28 DEG 15' 16" W 65 FT N 75 DEG 34' 14" E 292.20 FT S 04 DEG 48' E 132.52 FT TO POB. APP .63 A.		X Gravel Road		65 Actual Front Feet, 0.61 Total Acres		Total Est. Land Value =		58,500													
Comments/Influences		X Paved Road		Land Improvement Cost Estimates		Description Rate CountyMult. Size %Good Cash Value															
		X Storm Sewer		Shed: Wood Frame		8.34		1.00		240 71 1,421											
		X Sidewalk		Total Estimated Land Improvements True Cash Value =		1,421															
		X Water		Topography of Site																	
		X Sewer		Level																	
		X Electric		X Rolling																	
		X High		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value					
		X Landscaped		Who		When		What		2016		29,300		45,800		75,100				59,453C	
		X Swamp		TPC 03/30/2015		INSPECTED		2015		29,300		44,700		74,000				59,276C			
		X Wooded		TPC 05/04/2012		INSPECTED		2014		32,500		37,900		70,400				58,343C			
		X Pond		TPC 11/08/2010		INSPECTED		2013		32,500		29,400		61,900				57,425C			
		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 Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 240 96 24	Type Treated Wood Treated Wood Wood Balcony	Year Built: 1993 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame		Drywall X Paneled	X	Plaster Wood T&G											
Building Style: 1.25S		Trim & Decoration														
Yr Built 1970	Remodeled 0	Ex	Ord	X	Min	Size of Closets										
Condition for Age: 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			Stories Exterior			Foundation Rate			Bsmnt-Adj Heat-Adj		Size Cost	
	Wood/Shingle Aluminum/Vinyl Brick X Stucco Insulation			Ex. X Ord. Min			1.25 Story Siding			Crawl Space 66.40			-8.34 0.00		1208 70,136	
(2) Windows		(7) Excavation		No. of Elec. Outlets			Other Additions/Adjustments			Rate			Rate		Size Cost	
	Many Avg. X Few	Large Avg. X Small		Many X Ave. Few			(13) Plumbing			Average Fixture(s) 3 Fixture Bath			630.00 1975.00		1 630 1 1,975	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens	Basement: 0 S.F. Crawl: 1208 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			(14) Water/Sewer			Public Sewer Well, 100 Feet			1025.00 2550.00		1 1,025 1 2,550	
(3) Roof		(8) Basement		(15) Built-Ins & Fireplaces			(16) Deck/Balcony			Appliance Allowance			1415.00		1 1,415	
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(17) Garages			Treated Wood,Standard Treated Wood,Standard Wood Balcony			6.59 8.05 15.00		240 1,582 96 773 24 360	
(3) Roof		(9) Basement Finish		(17) Garages			Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)			Base Cost Automatic Doors			18.45 375.00		576 10,627 1 375	
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors No Floor SF		Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,			ECF (410- SAPPHERE LAKE AREA)			1.200 => TCV of Bldg: 1 =			75,170 90,204			
X	Asphalt Shingle	(10) Floor Support		(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:												

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Sketch by Apex IV™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: 401 RESIDENTIAL-I		Zoning:	Building Permit(s)	Date	Number	Status				
1930 S SCHNEIDER PARK RD		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 100% 07/20/1994										
CHASE NELSON R 1930 SCHNEIDER PARK RD LAKE CITY MI 49651		MAP #:		2016 Est TCV 154,274 TCV/TFA: 126.97								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE								
		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		GROUP H \$900	45.00	322.50	1.0000	1.0000	900	100	PROGRESSION	40,500
		Paved Road		45 Actual Front Feet, 0.33 Total Acres					Total Est. Land Value =		40,500	
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		Water		D/W/P: 4in Ren. Conc.	4.21	1.00	456	0	0			
		X	Sewer	D/W/P: 3.5 Concrete	3.44	1.00	45	0	0			
		X	Electric	Shed: Metal Prefab	8.98	1.00	96	50	431			
		X	Gas	Residential Local Cost Land Improvements								
		X	Curb	Description	Rate	CountyMult.	Size	%Good	Cash Value			
			Street Lights	LAND IMPROVE 1000	1000.00	1.00	1.0	95	950			
			Standard Utilities	Total Estimated Land Improvements True Cash Value = 1,381								
			Underground Utils.									
		Topography of Site										
		X	Level									
			Rolling									
			Low									
			High									
			Landscaped									
			Swamp									
			Wooded									
			Pond									
		X	Waterfront									
			Ravine									
			Wetland									
		X	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
			PRIVATE RD	2016	20,300	56,800	77,100			53,687C		
			Who	When	What	2015	20,300	52,300	72,600	53,527C		
			TPC 03/30/2015	INSPECTED	2014	22,500	44,300	66,800	52,685C			
			TPC 05/04/2012	INSPECTED	2013	22,500	37,400	59,900	51,856C			



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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 298 175	Type Treated Wood Treated Wood	Year Built: 1973 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: 475 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame		(4) Interior Drywall X Paneled			Plaster Wood T&G													
Building Style: 1S		Trim & Decoration																	
Yr Built 1973	Remodeled 0	Ex	X Ord	Min	Size of Closets														
Condition for Age: Average		Lg	X Ord	Small	Doors			Solid X H.C.											
Room List		(5) Floors																	
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:					(12) Electric 200 Amps Service												
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories Exterior			Foundation			Rate Bsmnt-Adj		Heat-Adj		Size Cost		
X	Wood/Shingle Aluminum/Vinyl Brick				Ex.	X Ord.	Min	No. of Elec. Outlets			Rate			Bsmnt-Adj		Heat-Adj		Size Cost	
	Insulation	(7) Excavation		Basement: 405 S.F. Crawl: 810 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Rate			Bsmnt-Adj		Heat-Adj		Size Cost		
X	(2) Windows	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			Rate			Bsmnt-Adj		Heat-Adj		Size Cost		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor	(9) Basement Finish			(14) Water/Sewer			Rate			Bsmnt-Adj		Heat-Adj		Size Cost		
X	Double Glass Patio Doors Storms & Screens	400	Recreation SF Living SF Walkout Doors No Floor SF	(10) Floor Support			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Rate			Bsmnt-Adj		Heat-Adj		Size Cost		
X	(3) Roof	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Rate			Bsmnt-Adj		Heat-Adj		Size Cost		
X	Asphalt Shingle									Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, ECF (410- SAPPHIRE LAKE AREA)			Depr.Cost = 1.250 => TCV of Bldg: 1 =		89,914 112,393				
	Chimney: Brick																		

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



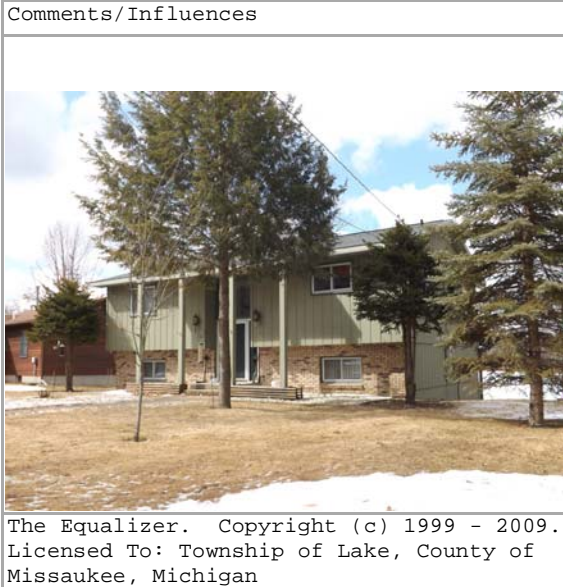
Sketch by Apex IV™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		132,000	08/01/1998	WD	Download	321:712		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1960 S SCHNEIDER PARK RD						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2016 Est TCV 187,589 TCV/TFA: 100.21					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE						
		Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
. SEC 10 T22N R8W COMM AT SW COR GOV'T LOT 1 TH S 88 DEG 39' 40" E ALG S LINE SEC 415.3 FT TH N 04 DEG 48' 00" W 33.01 FT TO CONCRETE MONUMENT TH N 04 DEG 48' 00" W 120.33 FT TO POB TH N 88 DEG 24' 00" W 302.10 FT TH N 29 DEG 19' 00" E 73.26 FT S 88 DEG 24' 00" E 260.74 FT S 04 DEG 48' 00" E 65.25 FT TO POB. APP .45 A.				* Factors *						
				GROUP H \$900	73.00	269.00	1.0000	1.0000	900	100
				73 Actual Front Feet, 0.45 Total Acres Total Est. Land Value = 65,700						
				Land Improvement Cost Estimates						
				Description	Rate	CountyMult.	Size	%Good	Cash Value	
				D/W/P: Asphalt Paving	1.61	1.00	1920	0	0	
				Shed: Wood Frame	12.07	1.00	80	50	483	
				Residential Local Cost Land Improvements						
				Description	Rate	CountyMult.	Size	%Good	Cash Value	
				LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375	
				Total Estimated Land Improvements True Cash Value = 2,858						



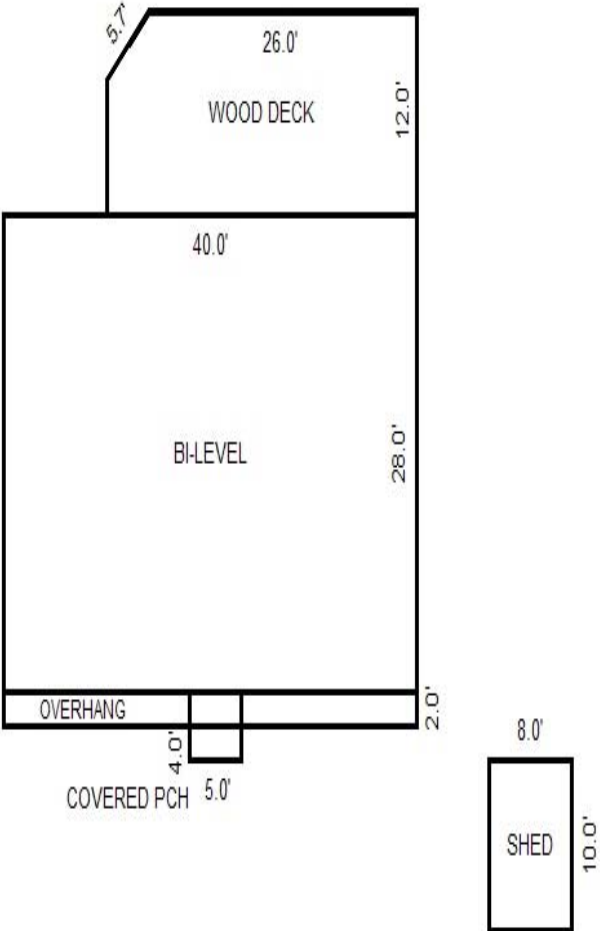
Comments/Influences	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	Level							
	X Rolling							
	Low							
	High							
	Landscaped							
	Swamp							
	Wooded							
	Pond							
	X Waterfront							
	Ravine							
	Wetland							
	Flood Plain							
	X PRIVATE RD	2016	32,900	60,900	93,800			80,135C
		2015	32,900	57,700	90,600			79,896C
		2014	36,500	51,100	87,600			78,638C
		2013	36,500	40,900	77,400			77,400S

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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 20 354	Type CCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: BI		Trim & Decoration														
Yr Built 1975	Remodeled 0	Ex	X	Ord		Min	Size of Closets									
Condition for Age: 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			Stories Exterior			Foundation Rate			Bsmnt-Adj Heat-Adj		Size Cost	
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Ex.	X	Ord.		Min	Bi-Level Siding	Bi-Lev. 60%	84.89	-3.65	0.00	1120	90,989	
Insulation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets			1 Story Siding			Overhang	38.24	0.00	0.00	80	3,059	
(2) Windows		(8) Basement		(13) Plumbing			Other Additions/Adjustments			Rate			Size Cost			
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			(1) Exterior Brick Veneer			8.25			128		1,056	
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) 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			(13) Plumbing Average Fixture(s) 3 Fixture Bath			760.00 2400.00			1 1		760 2,400	
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		(14) Water/Sewer			(14) Water/Sewer Public Sewer Well, 100 Feet			1162.00 2700.00			1 1		1,162 2,700	
X	Double Glass Patio Doors Storms & Screens	Recreation SF Living SF Walkout Doors No Floor SF		(15) Built-Ins & Fireplaces Appliance Allowance Fireplace: Interior 2 Story			(16) Porches CCP (1 Story), Standard			1915.00 3825.00			1 1		1,915 3,825	
(3) Roof		(10) Floor Support		(16) Decks/Balcony Treated Wood, Standard			Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, ECF (410- SAPPHERE LAKE AREA)			61.14 6.50			20 354		1,223 2,301	
X	Gable Hip Flat	Gambrel Mansard Shed		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			1.200 => TCV of Bldg: 1 =			99,193 119,031			
X	Asphalt Shingle	Chimney: Brick														

*** 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.
HOLLINGSWORTH RICHARD L E	VERPLANCK JACK A & MARY L	0	11/14/2007	WD	Not Qualified	2007/3969		100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
W JENNINGS RD						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 100% 05/01/2010					
	MAP #:					
	2016 Est TCV 63,469					

Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS					
Public Improvements			* Factors *					
			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
			SALES & 2013 EQ RATE			34.690 Acres	1,830 100	63,469
						34.69 Total Acres	Total Est. Land Value =	63,469

Tax Description
 . SEC 10 T22N R8W (3*1997) THAT PART OF GOV'T LOT 1 SEC 10 AFTER EXCLUDING THE LAND PLATTED AS SAPPHIRE LAKE ACRES AND EXC BEG AT SW COR OF SAID GOV'T LOT 1, GOING S 88 DEG 39' 40" E 453 FT ALONG S LINE OF SEC 10, TH N 33 FT; TO SW COR OF THE ST IN PLAT OF SAPPHIRE LAKE ACRES TH N 4 DEG 48' W, ALONG THE W LINE OF SAID ST 423.35 FT; TH N 78 DEG 18' W 413.60 FT; TO A PT ON E LINE OF LOT 1 IN SAID PLAT OF SAPPHIRE LAKE ACRES TH S 1 DEG 27' W 71.02 FT TO SE COR OF LOT 1 IN SAID PLAT. TH SE'LY ALG WATERS EDGE OF

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

- Topography of Site
- X Level
 - Rolling
 - Low
 - X High
 - Landscaped
 - Swamp
 - X Wooded
 - Pond
 - 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
			2016	31,700	0	31,700			25,986C
			2015	31,700	0	31,700			25,909C
			2014	31,700	0	31,700			25,501C
			2013	25,100	0	25,100			25,100S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HOLLINGSWORTH RICHARD L E	VERPLANCK JACK A & MARY L	0	11/14/2007	WD	Not Qualified	2007/3969		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
S SCHNEIDER PARK RD			Pole Barn	07/14/2008	20080310	Complete

Owner's Name/Address	MAP #:	2016 Est TCV 29,129 TCV/TFA: 0.00
VER PLANCK JACK A & MARY L TRUST P O BOX 615 LAKE CITY MI 49651		

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
SEC 10 T22N R8W (0*2001) BEG 84.06 FT E, 394.86 FT S & S 01 DEG 21'46"W 30 FT FROM NW COR GOV'T LOT 1, TH S 01 DEG 21'46"W 200.10 FT, S 88 DEG 38'14"E 150 FT, N 01 DEG 21'46"E 200.10 FT, N 88 DEG 38'14"W 150 FT TO POB. .6890A.	X		* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			\$65 /FF	150.00	200.00	1.0000	65	100	9,750
			150 Actual Front Feet, 0.69 Total Acres Total Est. Land Value =						9,750
			Land Improvement Cost Estimates						
			Description	Rate	CountyMult.	Size	%Good	Cash Value	
			Residential Local Cost Land Improvements						
			Description	Rate	CountyMult.	Size	%Good	Cash Value	
			LAND IMPROVE 1000	1000.00	1.00	1.0	97	970	
			Total Estimated Land Improvements True Cash Value =						970

Comments/Influences	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
		Curb
		Street Lights
		Standard Utilities
		Underground Utils.



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

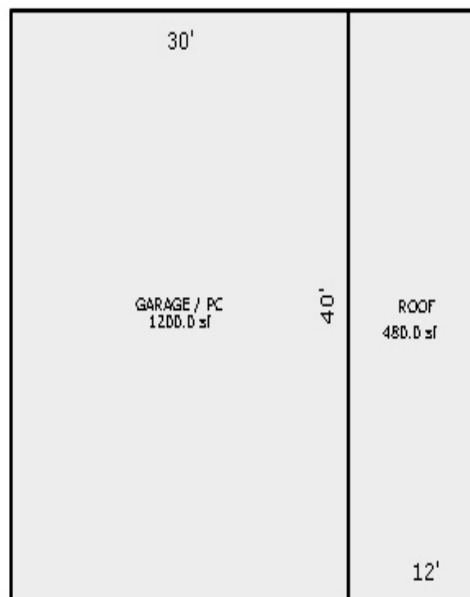
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2016	4,900	9,700	14,600			10,960C
2015	4,900	8,500	13,400			10,928C
2014	4,900	8,100	13,000			10,756C
2013	4,900	7,500	12,400			10,587C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area	Type	Year Built: 2008 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
	Wood Frame		(4) Interior				Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump X No Heating/Cooling								
	Building Style: GRG		Drywall Paneled												
	Yr Built 0		Plaster Wood T&G												
	Remodeled 0		Trim & Decoration												
	Condition for Age: Average		Ex												
	Room List		Ord												
	Basement 1st Floor 2nd Floor Bedrooms		Min												
	(1) Exterior		Size of Closets												
	Wood/Shingle Aluminum/Vinyl Brick		Lg												
	Insulation		Doors												
	(2) Windows		Ord												
	Many Avg. Few		Small												
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		H.C.												
	(3) Roof		(5) Floors												
	Gable Hip Flat		Kitchen: Other: Other:												
	Asphalt Shingle		(6) Ceilings												
	Chimney:		No./Qual. of Fixtures												
			Ex.												
			Ord.												
			Min												
			No. of Elec. Outlets												
			Many												
			Ave.												
			Few												
			(7) Excavation												
			Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0												
			(8) Basement												
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												
			(9) Basement Finish												
			Recreation SF Living SF Walkout Doors No Floor SF												
			(10) Floor Support												
			Joists: Unsupported Len: Cntr.Sup:												
			(11) Heating/Cooling												
			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
			(12) Electric												
			0 Amps Service												
			(13) Plumbing												
			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
			(14) Water/Sewer												
			Lump Sum Items:												
			(15) Heating/Cooling												
			Central Air Wood Furnace												
			(16) Porches/Decks												
			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Other Additions/Adjustments Rate (17) Garages Class:C Exterior: Pole Foundation: 42 Inch (Unfinished) Base Cost 10.91 1200 13,092 Automatic Doors 375.00 1 375 Phy/Ab.Phy/Func/Econ/Comb.%Good= 97/100/100/100/97.0, Depr.Cost = 17,896 Separately Depreciated Items: Unit-in-Place Cost Items: ROOF STRUCT. (SQ FT) 3.97 480 1,906 County Multiplier = 1.37 => Cost New = 2,611 Phy/Ab.Phy/Func/Econ/Comb.%Good= 98/100/100/100/98.0, Depr.Cost = 2,558 Total Depreciated Cost = 20,455 ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 18,409												

*** 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.
STACHEL FAMILY TRUST	LYNCH LISA	95,000	03/19/2015	TD	RELATED PARTY	2015-01044	PTA	0.0
STACHEL MARY M	STACHEL FAMILY TRUST	0	04/23/2014	DC	CERTIFICATE OF DEATH	OBITUARY		100.0
STACHEL MARY M	STACHEL FAMILY TRUST	0	03/10/2011	QC	QUIT CLAIM	2011-00738		0.0
STACHEL CHARLES A (DECEAS	STACHEL MARY M (WIFE)	0	08/29/2004	OTH	Not Qualified	2007/1521		0.0

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

Owner's Name/Address	MAP #:
LYNCH LISA 1181 BROWN HOLLOW DR SAINT JOHNS MI 48879	2016 Est TCV 19,785 TCV/TFA: 0.00

X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
		* Factors *
		Description Frontage Depth Front Depth Rate %Adj. Reason Value

Tax Description	X	Value
SEC 10 T22N R8W (3*1997) BEG S 72 DEG 20'E 41.72 FT FROM NORTHERNMOST POINT OF SAPPHIRE LAKE ACRES SUB THS 72 DEG 20'E 110 FT, N 34 DEG 10'12"E 248.06 FT, N 88 DEG 13'58"W 124.92 FT, S34 DEG 10'12"W 212.38 FT TO POB. .62A.	X	7,500

Comments/Influences	X	Value
	X	7,500



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

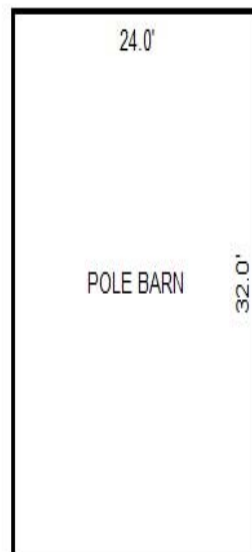
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2016	3,800	6,100	9,900			9,829C
2015	3,800	6,000	9,800			9,800S
2014	3,800	5,100	8,900			6,836C
2013	3,800	4,300	8,100			6,729C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood Oil Coal Elec. Steam Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump X No Heating/Cooling			Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area	Type	Year Built: 2000 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
Wood Frame		Drywall Paneled	Plaster Wood T&G												
Building Style: GRG		Trim & Decoration													
Yr Built Remodeled 0 0		Ex	Ord	Min	Size of Closets										
Condition for Age: Average		Lg	Ord	Small	Doors			Solid		H.C.					
Room List		(5) Floors			Central Air Wood Furnace										
Basement 1st Floor 2nd Floor Bedrooms		Kitchen: Other: Other:			(12) Electric			0 Amps Service							
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures			Ex. Ord. Min							
Wood/Shingle Aluminum/Vinyl Brick					No. of Elec. Outlets			Many Ave. Few							
Insulation		(7) Excavation			(13) Plumbing			1							
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
Many Avg. Few Large Avg. Small		(8) Basement			(14) Water/Sewer										
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic										
(3) Roof		(9) Basement Finish			Lump Sum Items:										
Gable Hip Flat Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors No Floor SF													
Asphalt Shingle		(10) Floor Support													
Chimney:		Joists: Unsupported Len: Cntr.Sup:													

*** 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.				
Property Address		Class: 402 RESIDENTIAL-V		Zoning:	Building Permit(s)	Date	Number	Status				
S SCHNEIDER PARK RD		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 0%										
ELLIS ROBERT T 381 DUNEDIN RD COLUMBUS OH 43214		MAP #:										
		2016 Est TCV 7,000										
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
SEC 10 T22N R8W PCL 1 OF THE SURVEY RECORDED IN LIBER S-3 PG 307. .367A. Comments/Influences		Public Improvements		* Factors * IRREGULAR SHAPE								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		<Site Value B> 0 - .50 Ac. M/L		7000		100				7,000
		Paved Road		40 Actual Front Feet, 0.37 Total Acres		Total Est. Land Value =						7,000
		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										
		X Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		PRIVATE RD		2016	3,500	0	3,500			1,378C		
		TPC 03/30/2015 INSPECTED		2015	3,500	0	3,500			1,374C		
		TPC 04/27/2014 INSPECTED		2014	3,500	0	3,500			1,353C		
				2013	3,300	0	3,300			1,332C		



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GRAY RICHARD D	GRAY NORMA L	0	07/27/2005	DC	CERTIFICATE OF DEATH	2011-01777		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1970 S SCHNEIDER PARK RD						
	School: LAKE CITY - 57020					
	P.R.E. 100% 07/20/1994					
Owner's Name/Address	MAP #:					
GRAY NORMA L 1970 SCHNEIDER PARK DR LAKE CITY MI 49651	2016 Est TCV 205,647 TCV/TFA: 182.96					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE					
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason
. SEC 10 T22N R8W BEG AT PT S 88 DEG 40' E 415.3 FT & N 4 DEG 48' W 93.2 FT TO POB N 88 DEG 30' W 273.7 FT N 38 DEG 10' E 75.7 FT S 88 DEG 24' E 222.1 FT S 4 DEG 48' E 60 FT TO POB PT GOVT LOT 1. .3861 A.	X		* Factors *					
	X		GROUP H \$900	75.00	200.11	1.0000	1.0000	900 100
			75 Actual Front Feet, 0.34 Total Acres Total Est. Land Value = 67,500					
Comments/Influences			Land Improvement Cost Estimates					
	X		Description	Rate	CountyMult.	Size	%Good	Cash Value
	X		Residential Local Cost Land Improvements					
	X		Description	Rate	CountyMult.	Size	%Good	Cash Value
	X		LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
	X		Total Estimated Land Improvements True Cash Value =					950



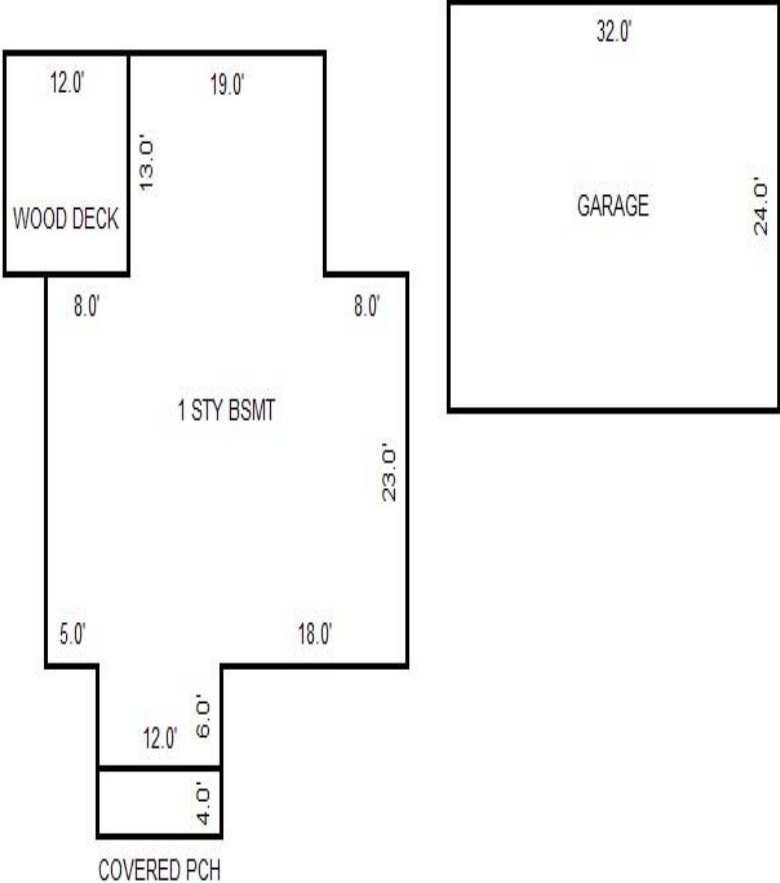
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level							
X Rolling	2016	33,800	69,000	102,800			66,641C
Low							
X High	2015	33,800	65,300	99,100			66,442C
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront	2014	37,500	55,300	92,800			65,396C
Ravine							
Wetland							
Flood Plain							
X PRIVATE RD	2013	37,500	46,700	84,200			64,367C
Who	When	What					
	TPC 03/30/2015	INSPECTED					
	TPC 05/04/2012	INSPECTED					

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 48 156	Type CCP (1 Story) WSEP (1 Story)	Year Built: 1990 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame		Drywall Paneled			Plaster Wood T&G								
Building Style: 1S		Trim & Decoration												
Yr Built 1990	Remodeled 0	Ex	X	Ord		Min	Size of Closets							
Condition for Age: 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			Stories		Exterior		Foundation		Rate	
X	Wood/Shingle Aluminum/Vinyl Brick			Ex. X Ord. Min			1		Story Siding		Basement		65.81 0.00 0.00	
(2) Windows		(7) Excavation		No. of Elec. Outlets			Other Additions/Adjustments				Rate		Size Cost	
	Insulation	Basement: 1124 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few			(13) Plumbing							
X	Many Avg. Few	X	Large Avg. Small	(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	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		Recreation SF Living SF Walkout Doors No Floor SF												
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: Metal														

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

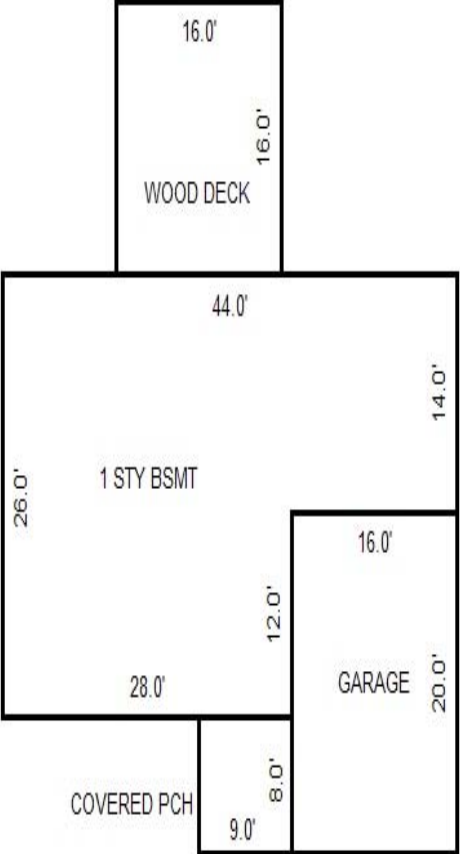


Sketch by Apex IV™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: 401 RESIDENTIAL-I		Zoning:	Building Permit(s)	Date	Number	Status		
1988 S SCHNEIDER PARK RD		School: LAKE CITY - 57020								
Owner's Name/Address		P.R.E. 100% 07/20/1994								
SCHNEIDER LUCILLE M LE 1988 SCHNEIDER PARK ROAD LAKE CITY MI 49651		MAP #:								
		2016 Est TCV 197,104 TCV/TFA: 207.04								
		X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE						
		Public Improvements		* Factors *						
				Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
				GROUP E 800/FF	93.00	388.00	1.0000 1.0000	800 100	74,400	
				93 Actual Front Feet, 0.83 Total Acres					Total Est. Land Value =	74,400
				Land Improvement Cost Estimates						
				Description	Rate	CountyMult.	Size	%Good	Cash Value	
				Residential Local Cost Land Improvements						
				Description	Rate	CountyMult.	Size	%Good	Cash Value	
				LAND IMPROVE 5000	5000.00	1.00	1.0	95	4,750	
				Total Estimated Land Improvements True Cash Value =					4,750	
Tax Description										
. SEC 10 T22N R8W (0*1998) BEG AT SW COR GOV'T LOT 1 TH S 88 DEG 24' E 414.70 FT,N 4 DEG 48' W 33.18 FT,N 04 DEG 48' W 60.31 FT,TH N 88 DEG 30' W 371.99 FT,TH S 20 DEG 54' 30" W 97.82 FTTO POB EXC BEG AT SW COR GOV'T LOT 1 TH N 89 DEG 25'W 39.31 FT, N 66 DEG 10'26" E 29 FT, SE'LY TO POB. .827A.										
Comments/Influences										
		Dirt Road								
		Gravel Road								
		Paved Road								
		Storm Sewer								
		Sidewalk								
		Water								
		Sewer								
		Electric								
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
		Topography of Site								
		Level								
		X Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		X Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
		X PRIVATE RD		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Who	When	What	2016	37,200	61,400	98,600		76,363C
		TPC 03/30/2015 INSPECTED		2015	37,200	58,200	95,400			76,135C
		TPC 05/04/2012 INSPECTED		2014	37,200	49,500	86,700			74,937C
				2013	37,200	42,100	79,300			73,757C

*** 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.
DENSER JOHN W ET AL	ELLIS JO ANNE DENSER	0	12/03/2010	OTH	COURT ORDER	2010-5372 OTHE		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1736 S SCHNEIDER PARK RD						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2016 Est TCV 144,164 TCV/TFA: 177.54					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE									
		Public Improvements		* Factors *									
Comments/Influences	X			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
						Non Sub Lk Frnt	100.00	264.00	1.0000	1.0000	900	100	
				100 Actual Front Feet, 0.61 Total Acres						Total Est. Land Value =			90,000
				Land Improvement Cost Estimates									
				Description	Rate	CountyMult.	Size	%Good	Cash Value				
				Shed: Wood Frame	7.44	1.00	240	94	1,678				
				Total Estimated Land Improvements True Cash Value =								1,678	

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

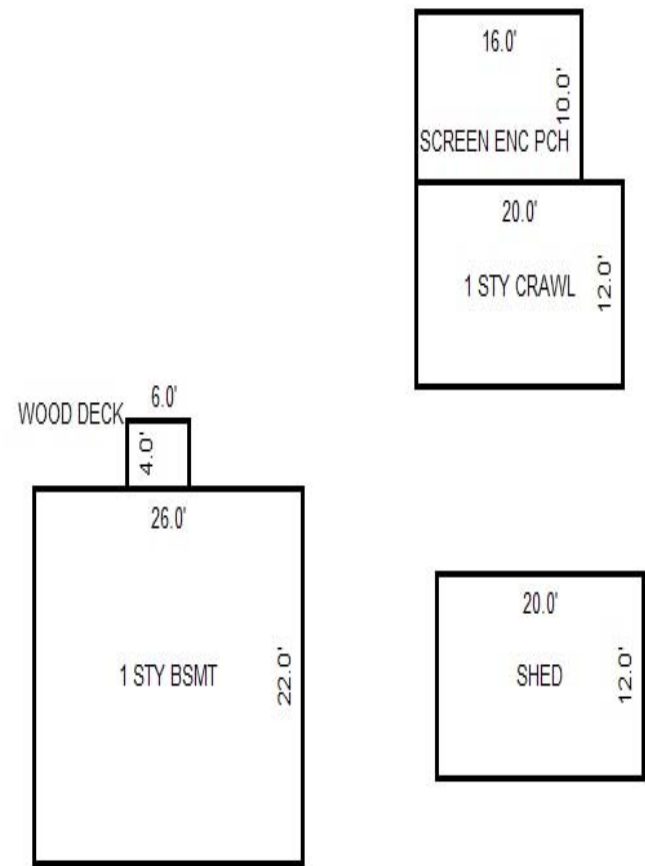
- Topography of Site
- Level
- X Rolling
- Low
- X High
- Landscaped
- Swamp
- Wooded
- Pond
- X Waterfront
- Ravine
- Wetland
- Flood Plain
- X PRIVATE RD



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2016	45,000	27,100	72,100			62,327C
		TPC 03/30/2015 INSPECTED	2015	45,000	26,700	71,700			62,141C
		TPC 04/27/2014 INSPECTED	2014	45,000	19,700	64,700			61,163C
			2013	45,000	15,200	60,200			60,200S

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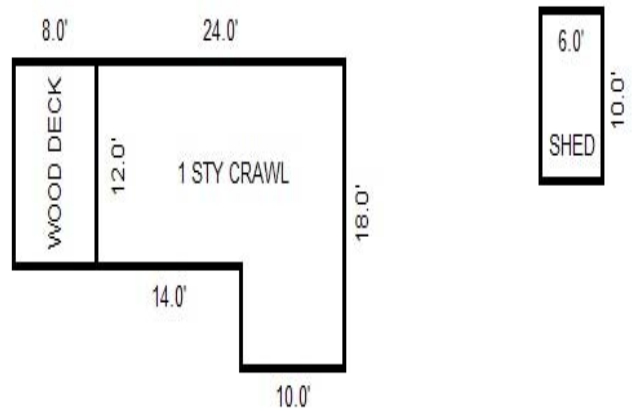
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: 401 RESIDENTIAL-I		Zoning:	Building Permit(s)	Date	Number	Status				
1738 S SCHNEIDER PARK RD		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 0%		MAP #:								
ELLIS ROBERT T 1519 DENBIGH DRIVE COLUMBUS OH 43220-2632		2016 Est TCV 24,148 TCV/TFA: 69.39										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS								
. SEC 10 T22N R8W BEG 100 FT S & 62.4 FT W OF NW COR GOV'T LOT 1 N 89 DEG W 90 FT S 31 DEG W 40 FT S 89 DEG E 90 FT N 31 DEG E 40 FT TO POB. .0826 A.		Public Improvements		* Factors *								
Comments/Influences		X	Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Gravel Road	<Site Value A> GROUP A	\$5000	5000	100					5,000
		X	Paved Road	40 Actual Front Feet, 0.08 Total Acres Total Est. Land Value = 5,000								
		X	Storm Sewer	Land Improvement Cost Estimates								
		X	Sidewalk	Description	Rate	CountyMult.	Size	%Good	Cash Value			
		X	Water	Shed: Metal Prefab	8.05	1.00	60	45	217			
		X	Sewer	Total Estimated Land Improvements True Cash Value = 217								
		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									
		X	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
			PRIVATE RD	2016	2,500	9,600	12,100			11,024C		
			TPC 03/30/2015 INSPECTED	2015	3,500	9,400	12,900			10,992C		
			TPC 04/27/2014 INSPECTED	2014	3,500	8,500	12,000			10,819C		
				2013	3,500	8,200	11,700			10,649C		



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ALDRICH STEVEN & ANNE	ALDRICH STEVEN & ANN LIFE	0	12/17/2012	WD	WARRANTY DEED	2012-04165		0.0
NYSON LAVERN R & VIOLET R	ALDRICH STEVEN & ANNE	205,000	05/24/2005	WD	Multiple Improved	05-0/2068		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1750 S SCHNEIDER PARK RD						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2016 Est TCV 119,952 TCV/TFA: 100.46					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE					
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason
. SEC 10 T22N R8W BEG 100 FT S & 62.4 FT W OF NW COR GOV'T LOT 1 N 89 DEG W 90 FT S 31 DEG W 50 FT TO POB N 89 DEG W 110 FT S 31 DEG W 50 FT S 89 DEG E 110 FT N 31 DEG E 50 FT TO BEG. .1263 A.	X		* Factors *					
			GROUP H \$900	50.00	110.00	1.0000	1.0000	900 100

Tax Description	X Improved	Vacant	Land Improvement Cost Estimates					
			Description	Rate	CountyMult.	Size	%Good	Cash Value
. SEC 10 T22N R8W BEG 100 FT S & 62.4 FT W OF NW COR GOV'T LOT 1 N 89 DEG W 90 FT S 31 DEG W 50 FT TO POB N 89 DEG W 110 FT S 31 DEG W 50 FT S 89 DEG E 110 FT N 31 DEG E 50 FT TO BEG. .1263 A.	X		Total Est. Land Value = 45,000					
			Shed: Metal Prefab	9.16	1.00	32	45	132

Comments/Influences	X	Electric	Residential Local Cost Land Improvements					
			Description	Rate	CountyMult.	Size	%Good	Cash Value
Comments/Influences	X		Total Estimated Land Improvements True Cash Value = 607					
			LAND IMPROVE 1000	1000.00	1.00	0.5	95	475

Comments/Influences	X	Gas	Topography of Site					
			Description	Rate	CountyMult.	Size	%Good	Cash Value
Comments/Influences	X		Total Estimated Land Improvements True Cash Value = 607					
			Street Lights					

Comments/Influences	X	Level	Topography of Site					
			Description	Rate	CountyMult.	Size	%Good	Cash Value
Comments/Influences	X		Total Estimated Land Improvements True Cash Value = 607					
			Rolling					

Comments/Influences	X	High	Topography of Site					
			Description	Rate	CountyMult.	Size	%Good	Cash Value
Comments/Influences	X		Total Estimated Land Improvements True Cash Value = 607					
			Landscaped					

Comments/Influences	X	Waterfront	Topography of Site					
			Description	Rate	CountyMult.	Size	%Good	Cash Value
Comments/Influences	X		Total Estimated Land Improvements True Cash Value = 607					
			Ravine					

Comments/Influences	X	PRIVATE RD	Topography of Site					
			Description	Rate	CountyMult.	Size	%Good	Cash Value
Comments/Influences	X		Total Estimated Land Improvements True Cash Value = 607					
			Flood Plain					

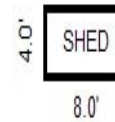
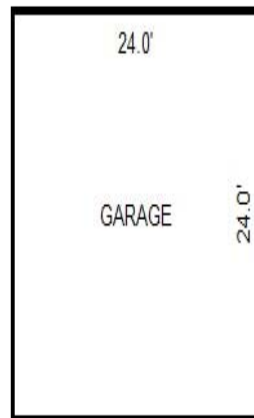
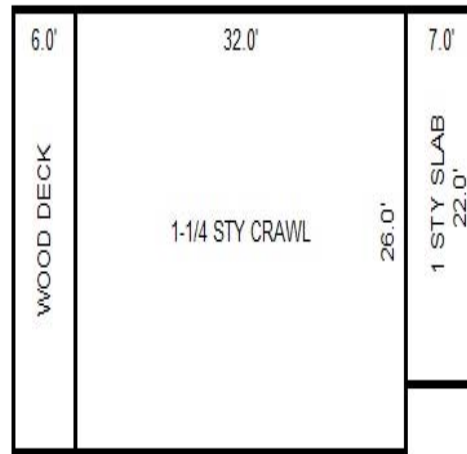


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 156	Type Treated Wood	Year Built: 2000 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame		Drywall Paneled		Plaster Wood T&G														
Building Style: 1.25S		Trim & Decoration																	
Yr Built 1962	Remodeled 0	Ex	X	Ord		Min	Size of Closets												
Condition for Age: Average		Lg	X	Ord		Small	Doors												
Room List		(5) Floors		Central Air Wood Furnace															
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(12) Electric 100 Amps Service															
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories Exterior			Foundation			Rate Bsmnt-Adj		Heat-Adj		Size Cost		
X	Wood/Shingle Aluminum/Vinyl Brick				Ex.	X	Ord.		Min	1.25 Story Siding			Crawl Space			69.02 -8.79		0.00 832 50,111	
	Insulation			No. of Elec. Outlets			1 Story Siding			Slab			59.51 -10.50		0.00		154 7,548		
(2) Windows		(7) Excavation		(13) Plumbing			Other Additions/Adjustments			Rate					Size Cost				
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 832 S.F. Slab: 154 S.F. Height to Joists: 0.0			Many X Ave.			Few			(14) Water/Sewer						
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(15) Built-Ins & Fireplaces			Appliance Allowance			1415.00		1 1,415				
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish			(16) Deck/Balcony			Treated Wood,Standard			7.14		156 1,114				
(3) Roof		(10) Floor Support		Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer			Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)									
	Gable Hip Flat	X	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			(17) Garages			Base Cost 18.45			576 10,627			
X	Asphalt Shingle			Lump Sum Items:			Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,			Depr.Cost = 61,954			1.200 => TCV of Bldg: 1 =		74,345				
Chimney: Block							ECF (410- SAPPHERE LAKE AREA)												

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ALDRICH STEVEN & ANNE	ALDRICH STEVEN & ANN LIFE	0	12/17/2012	WD	WARRANTY DEED	2012-04165		0.0
NYSON LAVERN R & VIOLET R	ALDRICH STEVEN & ANNE	205,000	05/24/2005	WD	Multiple Reference	05-0/2068		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1760 S SCHNEIDER PARK RD						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2016 Est TCV 45,050 TCV/TFA: 72.20					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
. SEC 10 T22N R8W BEG 100 FT S 62.4 FT W & S 31 DEG W 50 FT OF NW COR GOV'T LOT 1 TH N 89 DEG W 90 FT S 31 DEG W 100 FT S 89 DEG E 90 FTN 31 DEG E 100 FT TO POB. .2066 A.	X	Dirt Road		GROUP I 100/FF	90.00	100.00	1.0000	1.0000	100 100	9,000
		Gravel Road		90 Actual Front Feet, 0.21 Total Acres Total Est. Land Value =						9,000
		Paved Road								
		Storm Sewer								
		Sidewalk								
		Water								
	X	Sewer								
	X	Electric								
	X	Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								

Comments/Influences



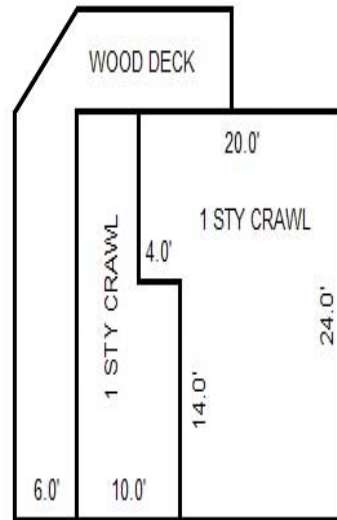
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level							
X Rolling							
Low							
X High							
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
X PRIVATE RD	2016	4,500	18,000	22,500			19,612C
	2015	4,500	17,800	22,300			19,554C
	2014	4,500	16,100	20,600			19,247C
	2013	4,500	14,500	19,000			18,944C

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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	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			Ex	X	Ord		Min								
Yr Built 1942	Remodeled 1994	Size of Closets			Lg	X	Ord		Small								
Condition for Age: Average			Doors		Solid	X	H.C.										
Room List		(5) Floors			Central Air Wood Furnace												
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:			(12) Electric												
					200	Amps Service											
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures												
	Wood/Shingle Aluminum/Vinyl Brick				Ex.	X	Ord.		Min								
X	Insulation	No. of Elec. Outlets			Many	X	Ave.		Few								
(2) Windows		(7) Excavation			(13) Plumbing												
	Many Avg. Few		Basement: 0 S.F. Crawl: 624 S.F. Slab: 0 S.F. Height to Joists: 0.0		1	Average Fixture(s)											
X	Avg. Few				1	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
(3) Roof		(8) Basement			(14) Water/Sewer												
	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												
X	Gable Hip Flat		(9) Basement Finish		Lump Sum Items:												
X	Asphalt Shingle		Recreation SF Living SF Walkout Doors No Floor SF														
Chimney: Metal		(10) Floor Support															
			Joists: Unsupported Len: Cntr.Sup:														

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



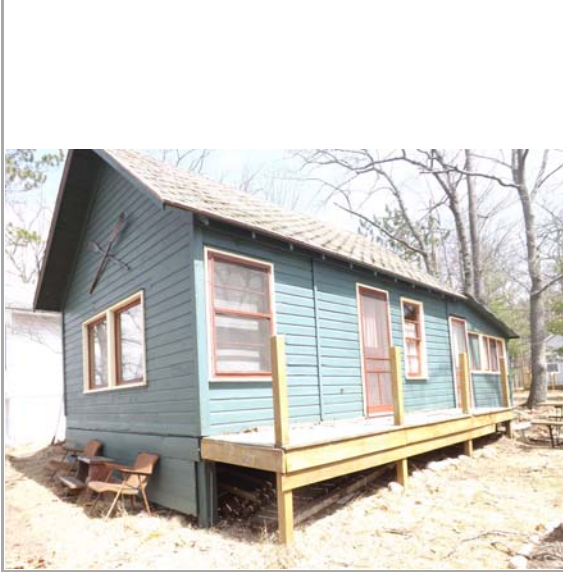
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BECK FRANKLIN H JR	BECK NANCY	0	01/31/2015	DC	CERTIFICATE OF DEATH	2015-01613		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1740 S SCHNEIDER PARK RD						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
BECK NANCY 381 E DUNEDIN RD COLUMBUS OH 43214	MAP #:					
	2016 Est TCV 73,029 TCV/TFA: 228.22					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE					
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason
. SEC 10 T22N R8W BEG 100 FT S & 152.4 FT W OF NW COR GOV'T LOT 1 N 89 DEG W 110 FT TO LAKE SAPPHIRE S 31 DEG W 50 FT S 89 DEG E 200FT N 31 DEG E 10 FT N 89 DEG W 90 FT N 31 DEG E 40 FT TO POB. .1470 A.	X		* Factors *					
			GROUP H \$900	50.00	130.00	1.0000	1.0000	900 100
			50 Actual Front Feet, 0.15 Total Acres Total Est. Land Value = 45,000					
			Land Improvement Cost Estimates					
			Description	Rate	CountyMult.	Size	%Good	Cash Value
	X		Shed: Wood Frame	9.59	1.00	80	94	721
	X		Shed: Wood Frame	9.59	1.00	80	94	721
	X		Total Estimated Land Improvements True Cash Value = 1,443					
	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.					



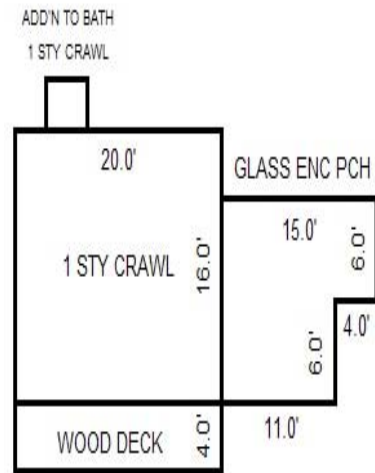
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2016	22,500	14,000	36,500			26,840C
Rolling	2015	22,500	13,800	36,300			26,760C
Low	2014	25,000	10,500	35,500			26,339C
X High	2013	25,000	8,100	33,100			25,925C
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							
X PRIVATE RD							
Who When What							
TPC 03/30/2015 INSPECTED							
TPC 04/27/2014 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 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 156 80	Type WGEP (1 Story) Pine	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame		Drywall Paneled		Plaster Wood T&G			X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							
Building Style: 1S		Trim & Decoration														
Yr Built 1946	Remodeled 0	Ex	Ord	X	Min	Size of Closets										
Condition for Age: Average		Lg	Ord	X	Small	Doors										
Room List		(5) Floors														
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:					(12) Electric 100 Amps Service									
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories Exterior			Foundation Rate Bsmnt-Adj Heat-Adj			Size Cost			
X	Wood/Shingle Aluminum/Vinyl Brick					Ex.	X	Ord.	Min	1 Story Siding			Crawl Space 63.46 -10.81 -1.89		320 16,243	
Insulation				No. of Elec. Outlets						Other Additions/Adjustments			Rate		Size Cost	
(2) Windows		(7) Excavation								(13) Plumbing						
	Many Avg. X Few X Large Avg. Small	Basement: 0 S.F. Crawl: 320 S.F. Slab: 0 S.F. Height to Joists: 0.0								Average Fixture(s) 525.00			1 525			
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan						(14) Water/Sewer						
X	Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor								Public Sewer Well, 100 Feet 912.00 2425.00			1 912 1 2,425			
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish								(15) Built-Ins & Fireplaces						
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF								Appliance Allowance 1235.00			1 1,235			
X	Gable Hip Flat	Gambrel Mansard Shed								(16) Porches						
X	Asphalt Shingle	(10) Floor Support								WGEP (1 Story), Standard 32.69			156 5,100			
Chimney:		Joists: Unsupported Len: Ctr.Sup:								(16) Deck/Balcony						
		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic								Pine, Standard 6.41			80 513			
		Lump Sum Items:								Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, ECF (410- SAPPHIRE LAKE AREA)			1.200 => TCV of Bldg: 1 =		22,155 26,586	

*** 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.				
STACHEL FAMILY TRUST	LYNCH LISA	95,000	03/19/2015	TD	RELATED PARTY	2015-01044	PTA	0.0				
STACHEL MARY M	STACHEL FAMILY TRUST	0	04/23/2014	DC	CERTIFICATE OF DEATH	OBITUARY		100.0				
STACHEL CHARLES A (DECEAS	STACHEL MARY M (WIFE)	0	08/29/2004	OTH	Not Qualified	2007/1521		0.0				
STACHEL CHARLES & MARY M	STACHEL FAMILY TRUST	0	09/26/2000	QC	QUIT CLAIM	2014-04108	PTA	0.0				
Property Address		Class: 401 RESIDENTIAL-I		Zoning:	Building Permit(s)	Date	Number	Status				
1764 S SCHNEIDER PARK RD		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 0%										
LYNCH LISA 1181 BROWN HOLLOW DR SAINT JOHNS MI 48879		MAP #:		2016 Est TCV 115,164 TCV/TFA: 119.96								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE								
. SEC 10 T22N R8W COMM 100 FT S & 62.4 FT W OF NW COR GOV'T LOT 1 N 89 DEG W 90 FT S 31 DEG W 100 FT TO POB TH N 89 DEG W 110 FT S 31 DEG W 50 FT S 89 DEG E 110 FT N 31 DEG E 50 FT TO BEG. .1263 A.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		GROUP H	\$900	50.00	110.00	1.0000	1.0000	900	100	45,000
		Paved Road		50 Actual Front Feet, 0.13 Total Acres Total Est. Land Value = 45,000								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		Water		D/W/P: 3.5 Concrete	3.20	1.00	120	71	273			
		Sewer		Residential Local Cost Land Improvements								
		Electric		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		Gas		LAND IMPROVE 1000	1000.00	1.00	1.0	95	950			
		Curb		Total Estimated Land Improvements True Cash Value = 1,223								
		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	2016	22,500	35,100	57,600			57,271C	
		TPC 03/30/2015 INSPECTED			2015	22,500	34,600	57,100			57,100S	
		TPC 04/08/2013 INSPECTED			2014	25,000	29,300	54,300			39,916C	
					2013	25,000	24,400	49,400			39,288C	

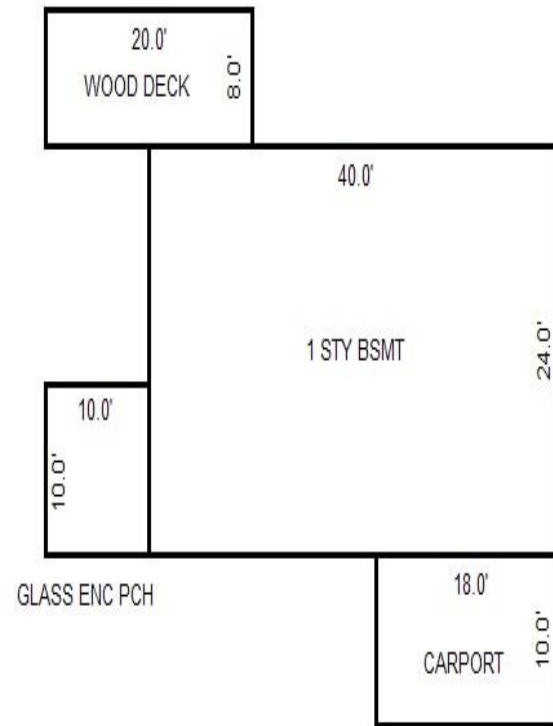


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*** Information herein deemed reliable but not guaranteed***

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 100 160	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		Drywall Paneled		Plaster Wood T&G																
Building Style: 1S		Trim & Decoration																			
Yr Built 1972	Remodeled 0	Ex	X	Ord		Min	Size of Closets														
Condition for Age: 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			100 Amps Service														
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories Exterior			Foundation			Rate Bsmnt-Adj		Heat-Adj		Size Cost				
X	Wood/Shingle Aluminum/Vinyl Brick						Ex.	X	Ord.		Min	1 Story Siding			Basement			59.86 0.00 0.00		960 57,466	
Insulation		(7) Excavation		No. of Elec. Outlets			Other Additions/Adjustments			Rate							Size Cost				
(2) Windows		Basement: 960 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many			X			Ave.			Few			(13) Plumbing					
X	Many Avg. Few	X	Large Avg. Small	1			Average Fixture(s)			630.00							1 630				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement		1			3 Fixture Bath			1025.00							1 1,025				
X	Double Hung Horiz. Slide Casement	8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		1			2 Fixture Bath			2550.00							1 2,550				
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		1			Softener, Auto			1415.00							1 1,415				
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		1			Softener, Manual			42.75							100 4,275				
X	Gable Hip Flat	X		1			Solar Water Heat			7.10							160 1,136				
X	Asphalt Shingle	Gambrel Mansard Shed		1			No Plumbing			7.75							180 1,395				
Chimney: Brick		(10) Floor Support		1			Extra Toilet			Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,							Depr.Cost = 57,451				
		Joists: Unsupported Len: Cntr.Sup:		1			Extra Sink			ECF (410- SAPPHERE LAKE AREA)							1.200 => TCV of Bldg: 1 = 68,941				
		Recreation SF Living SF Walkout Doors No Floor SF		1			Separate Shower														
		(14) Water/Sewer		1			Ceramic Tile Floor														
		Public Water		1			Ceramic Tile Wains														
		Public Sewer		1			Ceramic Tub Alcove														
		Water Well		1			Vent Fan														
		1000 Gal Septic		1			(14) Water/Sewer														
		2000 Gal Septic		1			Public Water														
		Lump Sum Items:		1			Public Sewer														

*** 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.
INDIAN LAKES L C	DEBOER DONALD & JULIE	6,500	01/20/2015	WD	Split Vacant	2015-00603		0.0
INDIAN LAKES L C	CLOVER JAMES P & LORI A	4,000	10/24/2014	WD	WARRANTY DEED	2014-04155	PTA	0.0
INDIAN LAKES L C	SLACHTER MICHAEL & KIMBER	10,000	08/18/2014	WD	WARRANTY DEED	2014-03496		0.0
INDIAN LAKES L C	CLOVER JP & LORI	6,000	02/14/2014	WD	Split Vacant	2014-00536	PTA	0.0

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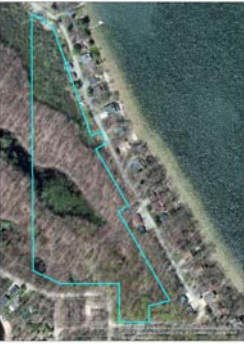
S BIRCH HAVEN BEACH DR	School: LAKE CITY - 57020					
	P.R.E. 0%					

Owner's Name/Address	MAP #:
INDIAN LAKES L C MODERN BOOKKEEPING, INC. PO BOX 408 DURAND MI 48429	2016 Est TCV 31,380

Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value

X			Residentia 3 - 7 @\$3300	10.46 Acres	3000	100		31,380
			10.46 Total Acres Total Est. Land Value =					31,380

Tax Description	X	Topography of Site
SEC 10 T22N R8W (4*2001) GOV'T LOT 3 LYING W'LY OF BIRCHAVEN BEACH UNIT NO 1 & N OF SAPPHIRE LAKE PLAT EXC BEG A STRIP OF LAND 50 FT WIDE LYING W'LY & ADJ TO BIRCHAVEN BEACH DRIVE & EXC BEG S 61 DEG 03'W 89.37 FT FROM SW COR LOT 4 BIRCHAVENBEACH, TH S 28 DEG 57'E 30.55 , N 89 DEG W 83.53 FT, N 01 DEG E 44.83 FT, N 28 DEG 57'W 50 FT, N61 DEG 03'E 50 FT, S 28 DEG 57'E 100 FT TO POB. ALSO BEG S 66 DEG 48'19"W 40.31 FT & S 18 DEG 13'32"E 150.8 FT FROM NW COR LOT 23, TH S 18 DEG 13'32"E 50 FT. S 64 DEG 54'37"W 50 FT, N 66 DEG	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.



- .057 A TO
- .1148A TO
- .1 A TO
N ON FILE***
/2014 COMPLETED
LINE TRANSFER -
LACHTER .1148 A
T .0574AC

Level	X	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Rolling	X	2016	15,700	0	15,700			9,891C
Low		2015	15,700	0	15,700			9,972C
High		2014	16,000	0	16,000			10,064C
Landscaped		2013	17,000	0	17,000			9,960C
Swamp								
Wooded								
Pond								
Waterfront								
Ravine								
Wetland								
Flood Plain								
X PRIVATE RD								

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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.
INDIAN LAKES L C	DEBOER DONALD & JULIE	6,500	01/20/2015	WD	Split Vacant	2015-00603		100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
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BIRCHAVEN BEACH DR	School: LAKE CITY - 57020					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:
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DEBOER DONALD & JULIE 2383 S MCGEE LAKE CITY MI 49651	2016 Est TCV 7,000
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Improved	X	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS
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Public Improvements	* Factors *
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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<Site Value B> GRP B BACK LOTS					7000	100		7,000
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100 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =			7,000
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Tax Description	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
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2015-00603 & 2015-01475 SCRIVENERS A PARCEL OF LAND IN THE NORTHEAST GOVERNMENT LOT 2, SEC 10T22N R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN DESCRIBED AS COMMENCING AT A CONCRETE MONUMENT AT THE NORTHEASTERLY CORNER OF LOT 49 IN THE RECORDED PLAT OF BIRCHHAVEN BEACH UNIT OF MISSAUKEE LAKES LAND COMPANY PLAT #1, THENCE S28°57'00"E 47.88 FEET ALONG THE WEST LINE OF BIRCHHAVEN BEACH DRIVE, THENCE S61°03'00"W 50.00 FEET TO THE POINT OF BEGINNING, THENCE S61°03'00"W 50.00 FEET, THENCE	X							X							2016	3,500	0	3,500			3,500S
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THENCE																						
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THENCE S28	X																					
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12 ACRES MORE OR																						
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TS, RESERVATIONS,																						
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RD.																						
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NE TRANSFER FROM																						
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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.
INDIAN LAKES L C	CLOVER JAMES P & LORI A	4,000	10/24/2014	WD	Split Vacant	2014-04155	PTA	100.0

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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CLOVER JAMES P & LORI A 2412 STAGE RD IONIA MI 48846	2016 Est TCV 5,000
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	Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS			
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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 I 100/FF	50.00	50.00	1.0000	1.0000	100	100		5,000
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		50 Actual Front Feet, 0.06 Total Acres						Total Est. Land Value =	5,000
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Tax Description	Dirt Road	Gravel Road	Paved Road	Storm Sewer	Sidewalk	Water	Sewer	Electric	Gas	Curb	Street Lights	Standard Utilities	Underground Utils.
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2014-04155 SPLIT FROM 010-018-00 IN THE NORTHEAST 1/4 OF SECTION 10, R22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN DESCRIBED AS COMMENCING AT A FOUND CONCRETE MONUMENT AT THE SOUTHEASTERLY CORNER OF LOT 60 IN THE RECORDED PLAT OF BIRCHAVEN BEACH UNIT OF MISSAUKEE LAKES LAND COMPANY PLAT #1, THENCE N28°57'W 109.36 FEET ALONG THE WESTERLY RIGHT OF WAY LINE OF BIRCHAVEN BEACH DRIVE OF SAID PLAT, THENCE S61°03'W 50.00 FEET TO THE POINT OF BEGINNING, THENCE S61°03'W 50.00 FEET, THENCE N28°57'W 50.00 FEET, THENCE N61°03'E 50.00 FEET, THENCE S28°57'E 50.00 FEET TO THE POINT OF BEGINNING. .057 A M/L													
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Comments/Influences	Topography of Site	Level
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2014-04155 SPLIT ON 12/31/2014 COMPLETED 12/31/2014 TIM LOT LINE TRANSFER - EXEMPT; PARENT PARCEL(S): 009-010-018-00; CHILD PARCEL(S): 009-010-017-61;		Rolling
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		Low
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		High
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		Landscaped
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		Swamp
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		Wooded
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		Pond
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		Waterfront
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		Ravine
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		Wetland
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		Flood Plain
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2016	2,500	0	2,500			2,500S
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2015	2,500	0	2,500			2,500S
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2014	0	0	0			0
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2013	0	0	0			0
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Who	When	What
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*** Information herein deemed reliable but not guaranteed***

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
INDIAN LAKES L C	SLACHTER MICHAEL & KIMBER	10,000	08/18/2014	WD	Split Vacant	2014-03496		100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
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S BIRCHHAVEN BEACH DR	School: LAKE CITY - 57020					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:
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SLACHTER MICHAEL & KIMBERLY 3533 92ND ST CALEDONIA MI 49316	2016 Est TCV 7,000
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Improved	X	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS
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Public Improvements	* Factors *
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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<Site Value B> GRP B BACK LOTS					7000	100		7,000
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75 Actual Front Feet, 0.09 Total Acres								Total Est. Land Value =	7,000
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Tax Description	X	Level	Rolling	X	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain
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2014-03496 TOWNSHIP OF LAKE, COUNTY OF MISSAUKEE , AND STATE OF MICHIGAN COMMENCING AT A FOUND CONCRETE MONUMENT AT THE SOUTHEASTERLY CORNER OF LOT 60 IN THE RECORDED PLAT OF BIRCHAVEN BEACH UNIT OF MISSAUKEE LAKES LAND COMPANY PLAT #1; THENCE N28°57'00"W 159.36 FEET ALONG THE WESTERLY RIGHT-OF-WAY OF BIRCHAVEN BEACH DRIVE OF SAID PLAT TO THE POINT OF BEGINNING ; THENCE S61°03'00"W 50.00 FEET ; THENCE N28°57'00"W 100.00 FEET PARALLEL TO SAID RIGHT- OF- WAY ; THENCE N61°03'00"E 50.00 FEET TO A POINT ON SAID	X	Dirt Road		X	Level									
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	X	Gravel Road			Rolling									
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	X	Paved Road			Low									
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	X	Storm Sewer			High									
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	X	Sidewalk			Landscaped									
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	X	Water			Swamp									
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	X	Sewer			Wooded									
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	X	Electric			Pond									
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	X	Gas			Waterfront									
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	X	Curb			Ravine									
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	X	Street Lights			Wetland									
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	X	Standard Utilities			Flood Plain									
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	X	Underground Utils.												
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
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2016	3,500	0	3,500			3,500S
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2015	3,500	0	3,500			3,500S
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2014	0	0	0			0
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2013	0	0	0			0
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Who	When	What	2016	3,500	0	3,500			3,500S
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TPC 03/30/2015 INSPECTED			2015	3,500	0	3,500			3,500S
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The Equalizer. Copyright (c) 1999 - 2009.			2014	0	0	0			0
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Licensed To: Township of Lake, County of Missaukee, Michigan			2013	0	0	0			0
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*** Information herein deemed reliable but not guaranteed***



Lake Township Parcel Map

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
INDIAN LAKES L C	CLOVER JAMES P & LORI A	6,000	02/14/2014	PTA	Split Vacant	2014-00536	PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
S BIRCH HAVEN BEACH	School: LAKE CITY - 57020		Garage	04/25/2014	2014-0082	100%
Owner's Name/Address	P.R.E. 0%					
CLOVER JAMES P & LORI A 2412 STAGE RD IONIA MI 48846	MAP #:					
	2016 Est TCV 31,762 TCV/TFA: 0.00					

X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
	Public Improvements		* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			GROUP I 100/FF	50.00	87.12	1.0000	1.0000	100	100	5,000
			50 Actual Front Feet, 0.10 Total Acres						Total Est. Land Value =	5,000

Tax Description	X	Description	Rate	CountyMult.	Size	%Good	Cash Value
2014 SPLIT FROM 009-010-017-00 BEG S61'03'00"W 83.53 FT FROM SW COR LOT 4 BIRCHAVEN BEACH THEN S 28'57'00"E30.55FT N89'00'00"W 83.3 FT, N 01'00'00" E 44.83FT, N61'03'00" E 0 FT, S 28'57'00" E 50 FT TO POB.		Dirt Road					
		Gravel Road					
		Paved Road					
		Storm Sewer					
		Sidewalk					
		Water					
		Sewer					
		Electric					
		Gas					
		Curb					
		Street Lights					
		Standard Utilities					
		Underground Utils.					

Comments/Influences	Description	Rate	CountyMult.	Size	%Good	Cash Value
	LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
	Total Estimated Land Improvements True Cash Value = 950					



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

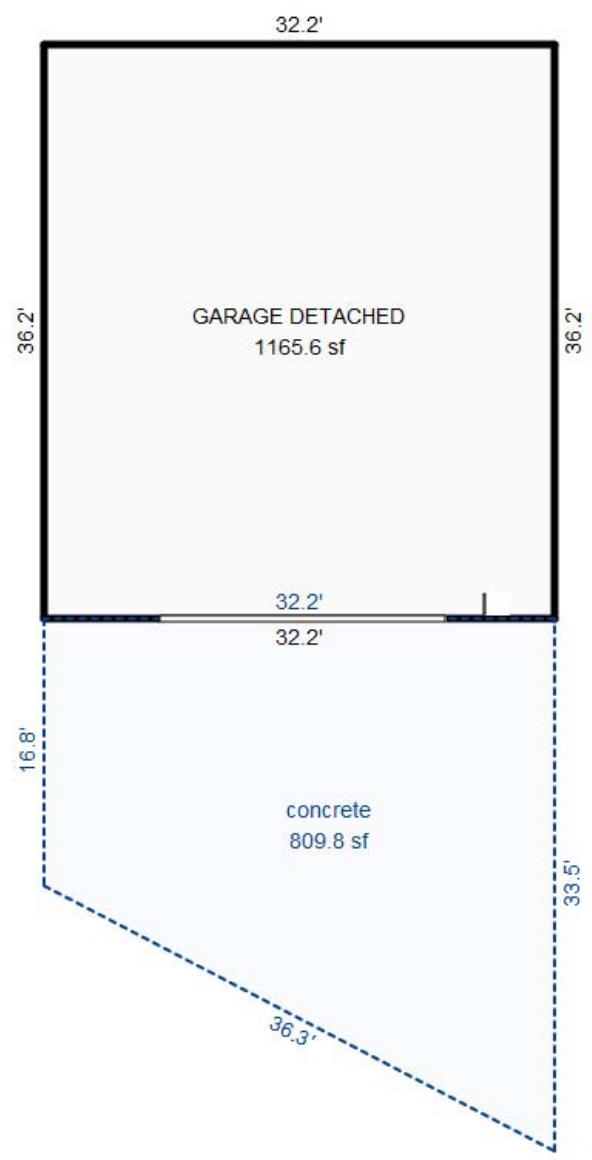
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2016	2,500	13,400	15,900			15,747C
2015	2,500	13,200	15,700			15,700S
2014	0	0	0			0
2013	0	0	0			0

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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: 2014 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: 1165 % Good: 0 Storage Area: 0 No Conc. Floor: 0	0	Front Overhang	0	Other Overhang	
	Mobile Home														0
	Town Home														
	Duplex														
	A-Frame														
Wood Frame		(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 1 Floor Area: 0 Total Base Cost: 17,301 Total Base New : 23,702 Total Depr Cost: 23,465 Estimated T.C.V: 25,812		CntyMult X 1.370 E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:				
Building Style: GRG		Trim & Decoration		(12) Electric			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj		Rate		Size Cost				
Yr Built 2014		Ex		0			Other Additions/Adjustments				Size Cost				
Remodeled 0		Ord		0			(17) Garages				Size Cost				
Condition for Age: Average		Min		0			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)				Size Cost				
Room List		Size of Closets		0			Base Cost				Size Cost				
Basement		Lg		0			Mechanical Doors				Size Cost				
1st Floor		Ord		0			Notes: 12/19/2014 NO PLUMBING - POSTED 1 TO REMOVED NEGATIVE ADJUSTMENT - TIM				Size Cost				
2nd Floor		Small		0			Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0, Depr.Cost =				Size Cost				
Bedrooms		Doors		0			ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.100 => TCV of Bldg: 1 =				Size Cost				
(1) Exterior		Solid		0							Size Cost				
Wood/Shingle		H.C.		0							Size Cost				
Aluminum/Vinyl				0							Size Cost				
Brick				0							Size Cost				
Insulation				0							Size Cost				
(2) Windows				0							Size Cost				
Many				0							Size Cost				
Avg.				0							Size Cost				
Few				0							Size Cost				
Large				0							Size Cost				
Avg.				0							Size Cost				
Small				0							Size Cost				
Wood Sash				0							Size Cost				
Metal Sash				0							Size Cost				
Vinyl Sash				0							Size Cost				
Double Hung				0							Size Cost				
Horiz. Slide				0							Size Cost				
Casement				0							Size Cost				
Double Glass				0							Size Cost				
Patio Doors				0							Size Cost				
Storms & Screens				0							Size Cost				
(3) Roof				0							Size Cost				
Gable				0							Size Cost				
Hip				0							Size Cost				
Flat				0							Size Cost				
Asphalt Shingle				0							Size Cost				
Chimney:				0							Size Cost				
				0							Size Cost				

*** 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.
INDIAN LAKES L C	FINK ARNOLD & CAROLE H&W	3,000	07/17/2013	WD	SCRIVENERS AFFIDAVIT	2013-04024&201		100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
S BIRCHAVEN BEACH DR						
Owner's Name/Address	School: LAKE CITY - 57020					
FINK ARNOLD & CAROLE 33992 OLD TIMBER FARMINGTON MI 48331	P.R.E. 0%					
	MAP #:					
	2016 Est TCV 7,321					

Improved	X	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS									
			* Factors *									
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
			<Site Value B> GRP B BACK LOTS					7000	100		7,000	
			50 Actual Front Feet, 0.06 Total Acres						Total Est. Land Value =			7,000

Tax Description	Public Improvements	Land Improvement Cost Estimates					
2013-04024 AFF&WD COMMENCING AT A FOUND IRON AT THE NORTHWESTERLY CORNER OF LOT 23 IN THE RECORDED PLAT OF BIRCHAVEN BEACH UNIT OF MISSAUKEE LAKES LAND COMPANY PLAT #I; THENCE S66DEG48'19"W 40.31 FEET ALONG THE WESTERLY EASEMENT LINE FOR BIRCHAVEN BEACH DRIVE; THENCE S18DEG13'32"E 100.80 FEET ALONG SAID EASEMENT LINE TO THE POINT OF BEGINNING; THENCE S18DEG13 '32"E 50 FEET ALONG SAID EASEMENT LINE, THENCE N66DEG48'19"W50 FEET; THENCE N18DEG 13 '32"W 50 FEET; THENCE N66DEG48'19"E 50 FEET TO THE POINT	X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Description	Rate	CountyMult.	Size	%Good	Cash Value
	X Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Shed: Wood Frame	10.02	1.00	64	50	321
		Total Estimated Land Improvements True Cash Value =					321



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2016	3,500	200	3,700			1,528C
Rolling	2015	3,500	0	3,500			1,524C
Low	2014	1,500	0	1,500			1,500S
High	2013	0	0	0			0
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

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Who	When	What	2016	2015	2014	2013
		TPC 03/30/2015 INSPECTED				

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
INDIAN LAKES L C	NORMAN RANDALL & CHRISTIE	14,000	10/22/2010	WD	Split Vacant	2010-4964SPLIT	PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
SIXTH ST	School: LAKE CITY - 57020		Garage	05/03/2011	2011-0149	100%
Owner's Name/Address	P.R.E. 0%					
NORMAN RANDALL & CHRISTIE 1562 S HILL ST LAKE CITY MI 49651	MAP #:					
	2016 Est TCV 52,056 TCV/TFA: 0.00					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE								
		Public Improvements		Description	Frontage	Depth	* Factors *	93 & 94	Rate	%Adj.	Reason	Value
SEC 10 T22N R8W (0*2010) BEG N 01 DEG E 30 FT & N 89 DEG W 40 FT FROM SE COR SAPPHIRE LAKE PLAT 2, TH N 89 DEG W 100 FT, N 1 DEG E 100 FT, S 89 DEG E 100 FT, S 1 DEG W 100 FT TO POB. .2296A. 2006 Parcel 009-010-017-00 Split on 02/15/2006 2011 Split of 009-010-017-00 on 01/03/2011 SEC 10 T22N R8W LOT 93 & 94 SAPPHIRE LAKE PLAT 2. A PARCEL OF LAND IN GOVERNMENT LOT 3, SECTION 10, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, DESCRIBED AS	X	Dirt Road		<Site Value B> Back Lots 600					6000	100		6,000
		Gravel Road		<Site Value B> Back Lots 600					6000	100		6,000
		Paved Road		100 Actual Front Feet, 0.23 Total Acres					Total Est. Land Value =			12,000
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description				Rate	CountyMult.	Size	%Good	Cash Value
		Water		D/W/P: 4in Ren. Conc.				4.21	1.00	913	95	3,652
		Sewer		D/W/P: Crushed Rock				1.24	1.00	230	95	271
		Electric		Total Estimated Land Improvements True Cash Value =								3,922
		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										
	X	PRIVATE RD		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2016	6,000	20,000	26,000		19,980C		
		TPC 06/17/2011 INSPECTED			2015	6,000	19,800	25,800		19,921C		
					2014	6,000	16,200	22,200		19,608C		
					2013	6,000	13,300	19,300		19,300S		

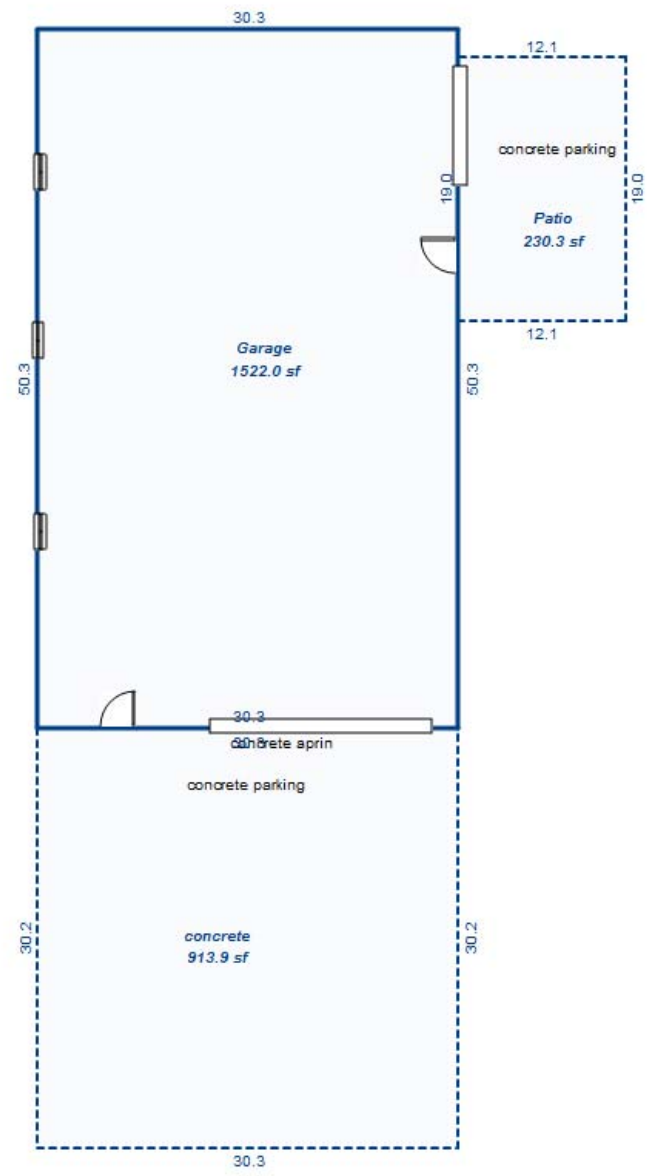


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*** Information herein deemed reliable but not guaranteed***

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: 2011 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 1522 % Good: 0 Storage Area: 0 No Conc. Floor: 0	0	Front Overhang	0	Other Overhang	
	Mobile Home														0
	Town Home														
	Duplex														
	A-Frame														
Wood Frame		(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			Class: C Effec. Age: 4 Floor Area: 0 Total Base Cost: 22,895 Total Base New : 31,366 Total Depr Cost: 30,112 Estimated T.C.V: 36,134		CntyMult X 1.370 E.C.F. X 1.200		Bsmnt Garage: Carport Area: Roof:				
Building Style: GRG		Trim & Decoration		(12) Electric			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj		Rate		Size Cost				
Yr Built 2011		Ex Ord Min		0 Amps Service			Other Additions/Adjustments				Size Cost				
Remodeled 0		Size of Closets		X No Heating/Cooling			(17) Garages		Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)		1522 22,145				
Condition for Age: Average		Lg Ord Small		Central Air Wood Furnace			Base Cost		14.55		2 750				
Room List		Doors Solid H.C.		(6) Ceilings			Automatic Doors		375.00		Phy/Ab.Phy/Func/Econ/Comb.%Good= 96/100/100/100/96.0, Depr.Cost = 30,112				
Basement		Kitchen:		No./Qual. of Fixtures			CEC (410- SAPPHERE LAKE AREA)		1.200 => TCV of Bldg: 1 =		36,134				
1st Floor		Other:		Ex. Ord. Min											
2nd Floor		Other:		No. of Elec. Outlets											
Bedrooms				Many Ave. Few											
(1) Exterior		(7) Excavation		(13) Plumbing											
Wood/Shingle		Basement: 0 S.F.		Average Fixture(s)											
Aluminum/Vinyl		Crawl: 0 S.F.		1											
Brick		Slab: 0 S.F.		3 Fixture Bath											
Insulation		Height to Joists: 0.0		2 Fixture Bath											
(2) Windows		(8) Basement		Softener, Auto											
Many Avg. Few		Conc. Block		Softener, Manual											
Large Avg. Small		Poured Conc.		Solar Water Heat											
Wood Sash		Stone		No Plumbing											
Metal Sash		Treated Wood		Extra Toilet											
Vinyl Sash		Concrete Floor		Extra Sink											
Double Hung		(9) Basement Finish		Separate Shower											
Horiz. Slide		Recreation SF		Ceramic Tile Floor											
Casement		Living SF		Ceramic Tile Wains											
Double Glass		Walkout Doors		Ceramic Tub Alcove											
Patio Doors		No Floor SF		Vent Fan											
Storms & Screens		(14) Water/Sewer		(10) Floor Support											
(3) Roof		Public Water		Joists:											
Gable		Public Sewer		Unsupported Len:											
Hip		Water Well		Cntr.Sup:											
Flat		1000 Gal Septic		2000 Gal Septic											
Asphalt Shingle		Lump Sum Items:													
Chimney:															

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



Sketch by Apex Sketch

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FISH THOMAS & SALLIE H&W	FISH SALLIE TRUST	0	07/25/2013	QC	QUIT CLAIM	2013-02543 QC		0.0
FISH THOMAS & SALLIE H&W	FISH SALLIE TRUST	0	07/25/2013	QC	QUIT CLAIM	2013-02543 QC		0.0
FISH THOMAS E LIVING TRUS	FISH THOMAS & SALLIE H&W	0	07/24/2013	QC	QUIT CLAIM	2013-02542 QD		0.0
FISH THOMAS E (SM)	FISH THOMAS E LIVING TRUS	0	08/28/2009	QC	Not Qualified	2009/2987		0.0

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

School: LAKE CITY - 57020	P.R.E. 0%
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Owner's Name/Address	MAP #:
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FISH SALLIE TRUST 984 POPLAR DR SAGINAW MI 48609	2016 Est TCV 1,500
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Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS					
Public Improvements			* Factors *		PART OF LOT			
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I 100/FF	15.00	50.00	1.0000	1.0000	100	100		1,500
15 Actual Front Feet, 0.02 Total Acres						Total Est. Land Value =		1,500

Tax Description
 2006P284 BEG N 28DEG 58' 47" W 265.18 FT FROM NE COR LOT 49 BIRCHAVEN BEACH THENCE S 64 DEG 54' 54" W 50.14 FT, N26 DEG 38' 26" W 14.98 FT, N64 DEG 54' 37" E 49.53 FT, S 28 DEG 58'47" E 15.01 FT TO POB. .0172 AC. SEC 10 T22N, R8W,

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
- Waterfront
- Ravine
- Wetland
- Flood Plain
- X PRIVATE RD



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2016	800	0	800			422C
2015	900	0	900			421C
2014	700	0	700			415C
2013	800	0	800			409C

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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.
THOMPSON EILEEN	CHECINSKI ANDRZEJ	240,000	08/28/2015	LC	LAND CONTRACT	2015-02920	PTA	100.0
THOMPSON GREGORY R & CARO	THOMPSON EILEEN	1	08/25/2015	QC	FAMILY SALE	2015-02919		0.0
INDIAN LAKES LLC	THOMPSON EILEEN & THOMPSON	3,500	11/20/2005	WD	Split Vacant	06-0/0032		100.0

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

Owner's Name/Address	MAP #:
CHECINSKI ANDRZEJ 2414 HAWTHORNE DR UTICA MI 48316	2016 Est TCV 7,493

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

Tax Description	X	Dirt Road	<Site Value B> GRP B BACK LOTS	7000	100			7,000
BEG S 28D 57M E 247.88 FT FROM NE COR LOT 49 BIRCHAVEN BEACH; TH S 28D 57M E 50 FT; S 61D 03M N 50 FT; N 28D 57M W 50 FT; N 61D 08M E 50 FT TO POB. --.057 AC-- SEC 10 T22N R8W	X	Gravel Road	50 Actual Front Feet, 0.06 Total Acres	Total Est. Land Value =				7,000

Tax Description	X	Public Improvements	Description	Rate	CountyMult.	Size	%Good	Cash Value
	X	Paved Road	Shed: Wood Frame	10.27	1.00	96	50	493
	X	Storm Sewer	Total Estimated Land Improvements True Cash Value =					493

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

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	Rolling	2016	3,500	200	3,700			3,700S
		Low	2015	3,500	200	3,700			3,038C
		High	2014	3,500	0	3,500			2,991C
		Landscaped	2013	3,500	0	3,500			2,944C
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
	X	Flood Plain							
		PRIVATE RD							



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	TPC 10/20/2014 INSPECTED	2014	3,500	0	3,500				2,991C
		2013	3,500	0	3,500				2,944C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ZYSK DONALD H & CAROLYN D	ZYSK CAROLYN D	0	03/28/2013	DC	CERTIFICATE OF DEATH	2013-01949 DC		0.0
INDIAN LAKES LLC	ZYSK DONALD & CAROLYN (H/	7,000	09/08/2005	WD	Split Vacant	05-0/3460		100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
S BIRCHAVEN BEACH DR						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2016 Est TCV 7,000					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS				
				Description	Frontage	Depth	Front Depth	Rate %Adj. Reason
BEG S 28D 57M E 147.88 FT FROM NE COR LOT 49 BIRCHAVEN BEACH TH S 28E 57M E 100 FT; S 61D 03M W 50 FT; N 28D 57M W 100 FT; W 61D 03M E 50 FT TO POB. --11.48 AC-- SEC 10 722 R8W	X			<Site Value B> GRP B BACK LOTS	100	7000	100	7,000
				100 Actual Front Feet, 0.12 Total Acres			Total Est. Land Value =	7,000

Comments/Influences
05 Split .11 Ac from 010-017-00 for 06

- 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.




- X 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
2016	3,500	0	3,500			3,047C
2015	3,500	0	3,500			3,038C
2014	3,500	0	3,500			2,991C
2013	3,500	0	3,500			2,944C

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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.				
INDIAN LAKES LLC	MOORE SHERMAN & JUDITH (H	3,900	09/05/2005	WD	Split Vacant	05-0/3577		100.0				
Property Address		Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)		Date	Number	Status				
S BIRCHHAVEN BEACH DR		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 0%										
MOORE SHERMAN & JUDITH P O BOX 382 Lake City MI 49651		MAP #:		2016 Est TCV 7,000								
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS							
BEG N28D57M W 259.36 FT SE COR LOT 60 BIRCHHAVEN BEACH TH S61D03M W 50 FT N28D57M W 50 FT; N 61D03M E 50 FT; S28D57M E 50 FT TO POB --.0574 AC-- SEC 10 T22N R8W		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
05 Split .057 Ac from 010-017 for 06		Gravel Road		<Site Value B>	GRP B	BACK	LOTS		7000	100		7,000
		Paved Road		50 Actual Front Feet, 0.06 Total Acres Total Est. Land Value = 7,000								
		Storm Sewer										
		Sidewalk										
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Rolling		2016	3,500	0	3,500			3,047C		
		Low		2015	3,500	0	3,500			3,038C		
		High		2014	3,500	0	3,500			2,991C		
		Landscaped		2013	3,500	0	3,500			2,944C		
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		X PRIVATE RD										
		Who		When		What						
		TPC		03/30/2015		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 THOMAS & SALLIE H&W	FISH SALLIE TRUST	0	07/25/2013	QC	QUIT CLAIM	2013-02543 QC		0.0				
FISH THOMAS E LIVING TRUS	FISH THOMAS & SALLIE H&W	0	07/24/2013	QC	QUIT CLAIM	2013-02543		0.0				
FISH THOMAS E (SM)	FISH THOMAS E LIVING TRUS	0	08/28/2009	QC	Not Qualified	2009/2987		0.0				
INDIAN LAKES LLC	FISH THOMAS (NO MARITAL S	5,200	04/25/2005	WD	Split Vacant	05-0/1436		100.0				
Property Address		Class: 402 RESIDENTIAL-V		Zoning:		Building Permit(s)		Date	Number	Status		
S BIRCHAVEN BEACH DR		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 0%										
FISH SALLIE TRUST 984 POPLAR DR Saginaw MI 48603		MAP #:		2016 Est TCV 7,683								
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS							
SEC 10 T22N R8W (0*2005) BEG N 28 DEG 58'47"W 177.12 FT FROM NE COR LOT 49 BIRCHAVEN BEACH UNIT NO 1 TH S 61 DEG 03'W 50 FT, N 28 DEG 58'47"W 92.14 FT, N 64 DEG 54'54"W 50.14 FT, S 28 DEG 58'47"E 88.76 TO POB. .1040A		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		<Site Value B> GRP B BACK LOTS 7000 100 7,000								
		Paved Road		50 Actual Front Feet, 0.10 Total Acres Total Est. Land Value = 7,000								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		Water		Shed: Wood Frame 11.23 1.00 64 95 683								
		Sewer		Total Estimated Land Improvements True Cash Value = 683								
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
Comments/Influences		Topography of Site										
05 Split .10 from 017-00 for 06		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Rolling		2016	3,500	300	3,800			3,097C		
		Low		2015	3,500	300	3,800			3,088C		
		High		2014	3,500	300	3,800			3,040C		
		Landscaped		2013	3,500	300	3,800			2,993C		
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		X PRIVATE RD										
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		TPC 03/30/2015 INSPECTED										
		TPC 11/09/2010 INSPECTED										



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
INDIAN LAKES LLC	SMITH ROBERT I & IRENE M	7,000	02/11/2005	WD	Split Vacant	05-0/526		100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
S BIRCHAVEN BEACH RD						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2016 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
50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =			7,000

Tax Description
 SEC 10 T22N R8W (0*2005) BEG S 66 D 56' 31" W 40.67 FT FROM SW COR OF LOT 30 BIRCHAVEN BEACH, S 18 D 11' 45" E 102.75 FT, S 71D 54' 46" W 50 FT, N 18 D 05' 05" W 98.3 FT, N 66 D 48' 19" E 50 FT TO POB. .1154 A M/L

Comments/Influences
 05 Split from 017-00 for 06

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

Topography of Site

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2016	3,500	0	3,500			3,047C
2015	3,500	0	3,500			3,038C
2014	3,500	0	3,500			2,991C
2013	3,500	0	3,500			2,944C

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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.
LINDEMAN CHERYL PENCE AKA	LINDEMAN CHERYL P TRUST	1	09/22/2011	WD	WARRANTY DEED	2011-03143 WD	PTA	0.0
COEBLY JUDITH L	COEBLY JUDITH L TRUST	1	09/13/2011	WD	WARRANTY DEED	2011-02907	PTA	0.0
INDIAN LAKES LLC	COEBLY JUDITH L & LINDEMA	3,700	10/18/2004	WD	Not Qualified	04-0/4940		100.0

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

Owner's Name/Address	MAP #:
COEBLY JUDITH L TRUST & LINDEMAN CHERYL P TRUST 5364 KIERSTAN BRIGHTON MI 48114	2016 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

Tax Description	X	Dirt Road	<Site Value B> GRP B BACK LOTS	7000	100		7,000
SEC 10 T22N R8W BEG S 64D 54' 40" W 40.93 FT FROM SW COR LOT 30 BIRCHAVEN BEACH UNIT, TH S 18D 13' 32" E 48.93 FT, S 66D 48' 19" W 50 FT, N 18D 01' 13" W 47.29 FT, N 64D 54' 40" E 50 FT TO POB. .05 A M/L	X	Gravel Road	50 Actual Front Feet, 0.05 Total Acres	Total Est. Land Value =			7,000
	X	Paved Road					
	X	Storm Sewer					
	X	Sidewalk					
	X	Water					
	X	Sewer					
	X	Electric					
	X	Gas					
		Curb					
		Street Lights					
		Standard Utilities					
		Underground Utils.					

Comments/Influences	Topography of Site
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	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Rolling							
		Low							
		High							
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
	X	Flood Plain	2016	3,500	0	3,500			626C
		PRIVATE RD	2015	3,500	0	3,500			625C

Who	When	What	2014	4,000	0	4,000			616C
			2013	4,000	0	4,000			607C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
INDIAN LAKES LLC	COUGHLIN JOHN T & BERNITA	3,600	09/20/2004	WD	Not Qualified	04-0/4364		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
S BIRCHAVEN BEACH DR				09/02/2010	2010-90001	100%
Owner's Name/Address	P.R.E. 0%					
COUGHLIN JOHN T & BERNITA M 309 W OLIVER ST CORUNNA MI 48817	MAP #: 2016 Est TCV 29,746 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS					
			Description	Frontage	Depth	Rate	%Adj.	Reason
SEC 10 T22N R8W (0*2004) BEG S 67 DEG 01' 47" W 40.25 FT FROM NW COR LOT 25 BIRCHAVEN BEACH TH S 66 DEG 48' 19" W 50 FT, N 18 DEG 25' 16" W 53.34 FT, N 71 DEG 49' 39" E 49.92 FT, S 18 DEG 18' 32" E 48.96 FT TO POB. -- .0587 A M/L--	X		* Factors * <Site Value B> GRP B BACK LOTS 7000 100 7,000 50 Actual Front Feet, 0.06 Total Acres Total Est. Land Value = 7,000					
	X		Land Improvement Cost Estimates					
	X		Description	Rate	CountyMult.	Size	%Good	Cash Value
	X		D/W/P: 4in Ren. Conc.	3.78	1.00	151	95	542
	X		Total Estimated Land Improvements True Cash Value = 542					

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates							
			Description	Rate	CountyMult.	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.								



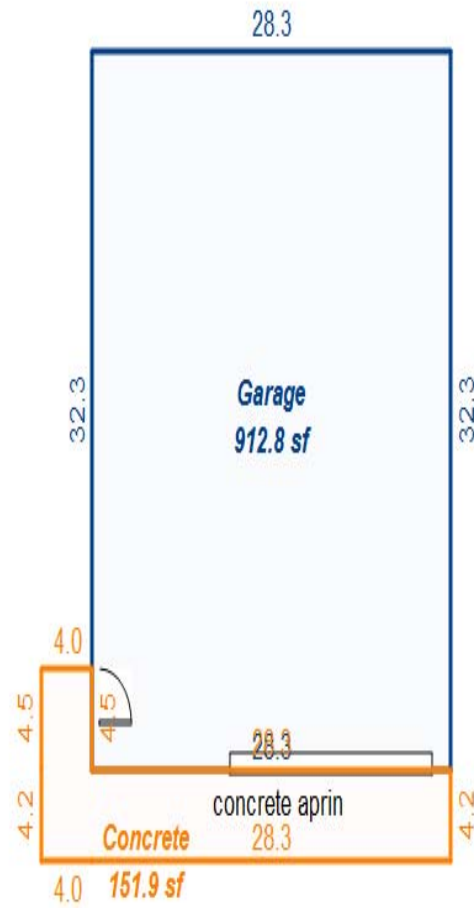
Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
										Rolling
	X	Level	2016	3,500	11,400	14,900			10,100C	
	X	PRIVATE RD	2015	3,500	11,300	14,800			10,070C	
	X	PRIVATE RD	2014	3,500	11,300	14,800			9,912C	
	X	PRIVATE RD	2013	3,500	9,300	12,800			9,756C	

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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: 2010 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: 912 % Good: 0 Storage Area: 228 No Conc. Floor: 0			
X	Wood Frame		Drywall Paneled		Plaster Wood T&G			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							
Building Style: 1S		Trim & Decoration													
Yr Built 2010	Remodeled 0	Ex	X	Ord		Min	Size of Closets								
Condition for Age: 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			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj			Rate		Size Cost		Size Cost	
X	Wood/Shingle Aluminum/Vinyl Brick	Ex.	X	Ord.		Min	Other Additions/Adjustments								
Insulation		No. of Elec. Outlets					(17) Garages								
(2) Windows		Many	X	Avg.		Few	Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Avg.	X	Avg.		Small	Base Cost			15.43		912		14,072	
(3) Roof		(7) Excavation					Automatic Doors			375.00		1		375	
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0					Storage area over garage			3.95		228		901	
X	Gable Hip Flat	(8) Basement					Notes: GARAGE								
X	Asphalt Shingle	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor					Phy/Ab.Phy/Func/Econ/Comb.%Good= 96/100/100/100/96.0, Depr.Cost = 20,185								
Chimney:		(9) Basement Finish					ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.100 => TCV of Bldg: 1 = 22,204								
		Recreation SF Living SF Walkout Doors No Floor SF													
		(10) Floor Support													
		Joists: Unsupported Len: Cntr.Sup:													
		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic													
		Lump Sum Items:													

*** 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.
INDIAN LAKES LLC	DEBOER DON	3,600	09/20/2004	WD	Not Qualified	04-0/4219		100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
S BIRCHHAVEN BEACH DR	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
DEBOER DON 2383 MC GEE RD LAKE CITY MI 49651	MAP #:					
	2016 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
50 Actual Front Feet, 0.06 Total Acres					Total Est. Land Value =			7,000

Tax Description
 SEC 10 T22N R8W (0*2004) .0574 A M/L
 BEG N 28 DEG 58' 47" W 2.12 FT FROM NE COR LOT 49 BIRCHAVEN BEACH PLAT, TH S 61 DEG 03' W 50 FT, N 28 DEG 58' 47" W 50 FT N 61 DEG 03' E 50 FT, S 28 DEG 58' 47" E 50 F TO POB.
 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
- Waterfront
- Ravine
- Wetland
- Flood Plain
- X PRIVATE RD

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2016	3,500	0	3,500			626C
2015	3,500	0	3,500			625C
2014	3,500	0	3,500			616C
2013	3,500	0	3,500			607C



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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.
INDIAN LAKES LLC	MAXWELL TODD	3,500	06/25/2004	WD	Not Qualified	04-0/3932		100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
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S BIRCHAVEN BEACH DR	School: LAKE CITY - 57020					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:
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MAXWELL TODD 36851 LANSBURY LANE FARMINGTON MI 48335	2016 Est TCV 8,528
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Improved	X	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS
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Public Improvements	* Factors *
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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<Site Value B> GRP B BACK LOTS					7000	100		7,000
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50 Actual Front Feet, 0.06 Total Acres							Total Est. Land Value =	7,000
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Land Improvement Cost Estimates								
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Description	Rate	CountyMult.	Size	%Good	Cash Value
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Shed: Wood Frame	8.93	1.00	180	95	1,528
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Total Estimated Land Improvements True Cash Value =					1,528
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Tax Description	X	Comments/Influences
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SEC 10 T22N R8W (0*2004) .0579 A M/L	X	Dirt Road
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BEG S 66 DEG 48' 19" W 40.31 FT FROM SW COR LOT 24 BIRCHAVEN BEACH UNIT TH S 66D	X	Gravel Road
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48' 19" W 50 FT, N 18 DEG 13' 32" W 50.4 FT, N 66 DEG 48' 19" E 50 FT, S 18DEG 13' 32" E 50.4 FT TO POB.	X	Paved Road
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	X	Storm Sewer
--	---	-------------

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

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

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

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

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

		Curb
--	--	------

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

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

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

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

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

Low	
-----	--

High	
------	--

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

Swamp	
-------	--

Wooded	
--------	--

Pond	
------	--

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

Ravine	
--------	--

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

Flood Plain	
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2016	3,500	800	4,300			1,026C
2015	3,500	0	3,500			625C
2014	3,500	0	3,500			616C
2013	3,500	0	3,500			607C

Who When What 2016 3,500 800 4,300 1,026C
 TPC 10/27/2015 INSPECTED 2015 3,500 0 3,500 625C
 2014 3,500 0 3,500 616C
 2013 3,500 0 3,500 607C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
INDIAN LAKES LLC	GRIER R. DIXON & PATRICIA	3,700	06/25/2004	WD	Not Qualified	04-0/3609		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
S BIRCHAVEN BEACH DR			Garage	10/19/2006	20060372	Complete
			Garage	09/23/2005	20050328	Complete

Owner's Name/Address	MAP #:	2016 Est TCV 73,999 TCV/TFA: 144.53
GRIER R DIXON & PATRICIA A TRUST 7 OVERHILL RD ORINDA CA 94563		

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS																																																									
SEC 10 T22N R8W (0*2004) .0574 A M/L BEG N 28D 57' W 109.36 FT FROM SE COR LOT 60 BIRCHAVEN BEACH UNIT; S 61D 03' W 50 FT; N 28D 57' W 50 FT; N 61D 03' E 50 FT; S 28D 57' E 50 FT TO POB.	X		<p>* Factors *</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td><Site Value B> GRP B BACK LOTS</td> <td></td> <td></td> <td></td> <td></td> <td>7000</td> <td>100</td> <td></td> <td>7,000</td> </tr> <tr> <td colspan="8">50 Actual Front Feet, 0.06 Total Acres</td> <td>Total Est. Land Value = 7,000</td> </tr> </tbody> </table> <p>Land Improvement Cost Estimates</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>CountyMult.</th> <th>Size</th> <th>%Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>D/W/P: 4in Ren. Conc.</td> <td>4.21</td> <td>1.00</td> <td>320</td> <td>0</td> <td>0</td> </tr> </tbody> </table> <p>Residential Local Cost Land Improvements</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>CountyMult.</th> <th>Size</th> <th>%Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>LAND IMPROVE 1000</td> <td>1000.00</td> <td>1.00</td> <td>1.0</td> <td>95</td> <td>950</td> </tr> <tr> <td colspan="5">Total Estimated Land Improvements True Cash Value =</td> <td>950</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	<Site Value B> GRP B BACK LOTS					7000	100		7,000	50 Actual Front Feet, 0.06 Total Acres								Total Est. Land Value = 7,000	Description	Rate	CountyMult.	Size	%Good	Cash Value	D/W/P: 4in Ren. Conc.	4.21	1.00	320	0	0	Description	Rate	CountyMult.	Size	%Good	Cash Value	LAND IMPROVE 1000	1000.00	1.00	1.0	95	950	Total Estimated Land Improvements True Cash Value =					950
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																																																				
<Site Value B> GRP B BACK LOTS					7000	100		7,000																																																				
50 Actual Front Feet, 0.06 Total Acres								Total Est. Land Value = 7,000																																																				
Description	Rate	CountyMult.	Size	%Good	Cash Value																																																							
D/W/P: 4in Ren. Conc.	4.21	1.00	320	0	0																																																							
Description	Rate	CountyMult.	Size	%Good	Cash Value																																																							
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950																																																							
Total Estimated Land Improvements True Cash Value =					950																																																							

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



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

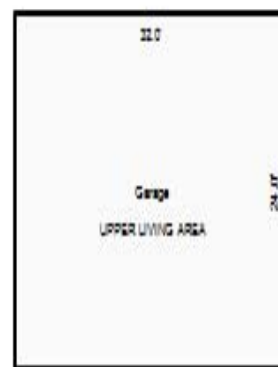
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2016	3,500	33,500	37,000			27,109C
2015	3,500	31,900	35,400			27,028C
2014	3,500	29,400	32,900			26,603C
2013	3,500	24,000	27,500			26,185C

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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: 2006 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 768 % 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: 9 Floor Area: 512 Total Base Cost: 48,163 Total Base New : 65,983 Total Depr Cost: 60,045 Estimated T.C.V: 66,049				Bsmnt Garage: Carport Area: Roof:					
Building Style: GRG		Trim & Decoration		Central Air Wood Furnace			(12) Electric			CnlyMult X 1.370 E.C.F. X 1.100								
Yr Built 2006	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost	
Condition for Age: Average		Lg	X	Ord		Small	Ex.	X	Ord.		Min	Other Additions/Adjustments			Rate	Size	Cost	
Room List		(5) Floors		Kitchen: Other: Other:			No. of Elec. Outlets			(1) Exterior	Stone Veneer					512	25,257	
	Basement 1st Floor 2nd Floor Bedrooms	(6) Ceilings		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many	X	Ave.		Few	(13) Plumbing						
(1) Exterior		X	Drywall	(8) Basement			(13) Plumbing			(1) Exterior	Stone Veneer					50	513	
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(13) Plumbing			(13) Plumbing	Average Fixture(s)					1	760	
	Insulation	(8) Basement		Recreation SF Living SF Walkout Doors No Floor SF			(13) Plumbing			(14) Water/Sewer	1 Average Fixture(s)							
(2) Windows		Many	X	Avg.		Large	(14) Water/Sewer			(14) Water/Sewer	3 Fixture Bath							
X	Avg. Few	X	Avg. Small	(9) Basement Finish			(14) Water/Sewer			(14) Water/Sewer	2 Fixture Bath							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(9) Basement Finish		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			(14) Water/Sewer			(14) Water/Sewer	Softener, Auto 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		Lump Sum Items:			(14) Water/Sewer			(14) Water/Sewer	Well, 100 Feet							
(3) Roof		(9) Basement Finish		(14) Water/Sewer			(14) Water/Sewer			(14) Water/Sewer	(15) Built-Ins & Fireplaces	Appliance Allowance						
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		(14) Water/Sewer			(14) Water/Sewer			(14) Water/Sewer	Appliance Allowance						
X	Asphalt Shingle	(10) Floor Support		(14) Water/Sewer			(14) Water/Sewer			(14) Water/Sewer	Well, 100 Feet							
Chimney:		(10) Floor Support		(14) Water/Sewer			(14) Water/Sewer			(14) Water/Sewer	Public Sewer							

*** 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.
INDIAN LAKES, LLC	PAPENFUSS MARJORIE	5,000	06/01/2004	WD	Not Qualified	04-0/2628		100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
S BIRCHAVEN BEACH DR						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2016 Est TCV 7,000					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS							
				Description	Frontage	Depth	Rate	%Adj.	Reason	Value	
SEC 10 T22N R8W (0*2004) .0861 A M/L	X			<Site Value B> GRP B BACK LOTS	75	0.09	7000	100	.		7,000
BEG N 28D 58' 47" W 102.12 FT FROM NE COR LOT 49; TH S 61D 03' W 50 FT; N 28D 58' 47" W 75 FT; N 61D 03' W 50 FT; S 28D 58' 47" E 75 FT TO POB.	X			75 Actual Front Feet, 0.09 Total Acres			Total Est. Land Value =				7,000

Comments/Influences

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

Topography of Site

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2016	3,500	0	3,500			626C
2015	3,500	0	3,500			625C
2014	3,500	0	3,500			616C
2013	3,500	0	3,500			607C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		3,500	09/01/2002	WD	Download	02-0:5181		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
S BIRCHAVEN BEACH DR	School: LAKE CITY - 57020		Garage	11/12/2010	20100703	100%

Owner's Name/Address	P.R.E. 0%	MAP #:
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FLEISCHMAN JOSEPH & SUSAN 2531 ORE VALLEY DRIVE HARTLAND MI 48353	2016 Est TCV 26,151 TCV/TFA: 0.00
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	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS					
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Public Improvements		* Factors *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GRP B BACK LOTS					7000	100		7,000
50 Actual Front Feet, 0.06 Total Acres					Total Est. Land Value =			7,000

Tax Description	X	Dirt Road	Land Improvement Cost Estimates					
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Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.61	1.00	360	0	0

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					475

Comments/Influences	X	Electric						
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SPLIT FROM INDIAN LAKES	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	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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		Rolling	2016	3,500	9,600	13,100			10,429C
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		Low	2015	3,500	9,500	13,000			10,398C
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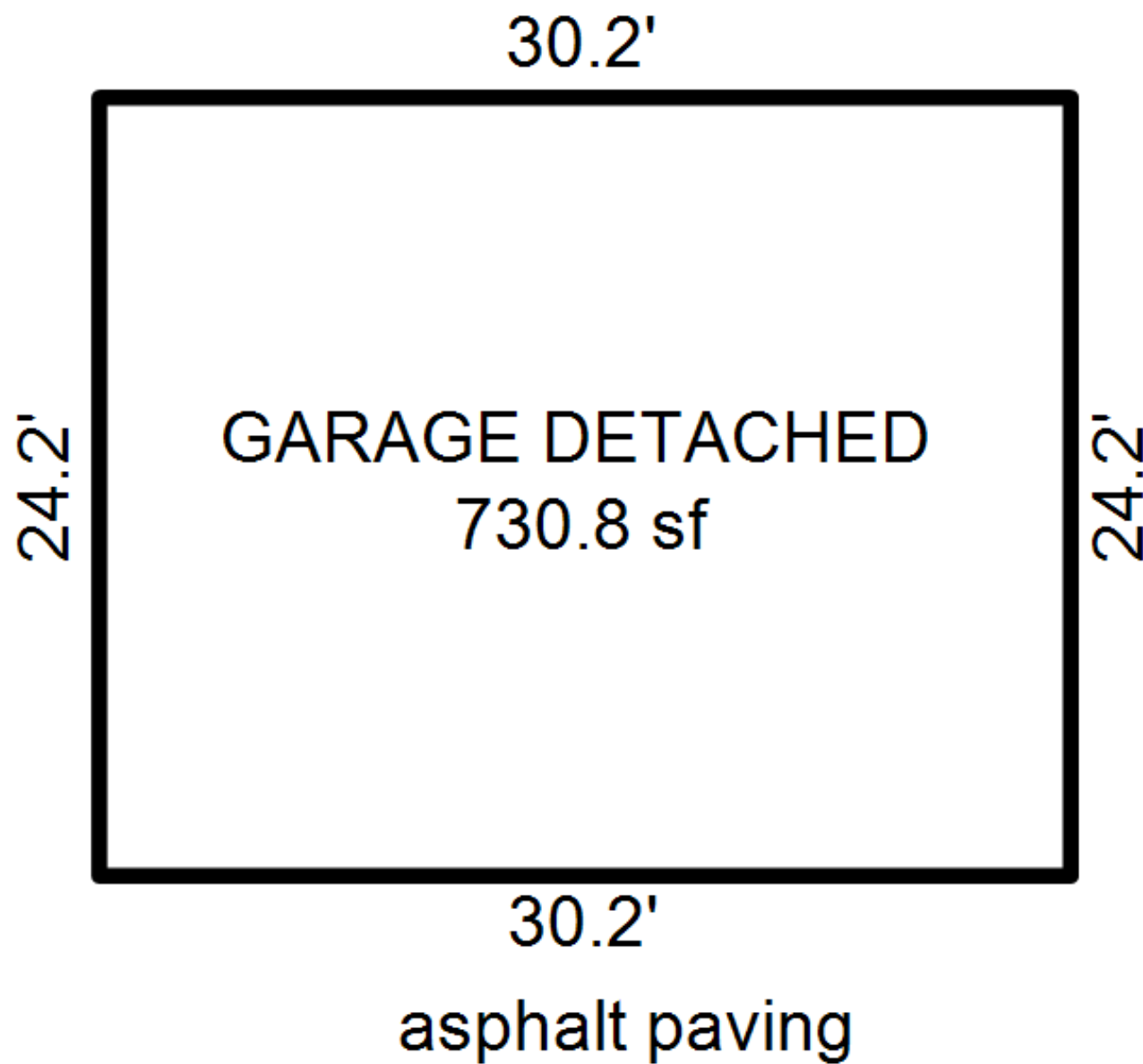
		High	2014	3,500	8,800	12,300			10,235C
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		Landscaped	2013	3,500	7,800	11,300			10,074C
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ALDERDEN WILLIAM & SUSAN	HEEREN KURT M & SVENJE	224,900	10/07/2004	WD	Multiple Reference	04-0/4205		100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
S BIRCHAVEN BEACH DR						
Owner's Name/Address	School: LAKE CITY - 57020					
HEEREN KURT M & SVENJE 4851 POC AVE WOODLAND HILLS CA 91364	P.R.E. 0%					
	MAP #:					
	2016 Est TCV 7,449					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS							
SEC 10 T22N R8W BEG S 67 DEG 01'47"W 40.25 FT FROM NW COR LOT 25 BIRCHAVEN BEACH TH S 18 DEG 13'32"E 50.4 FT, S 66 DEG 48'19"W 50 FT, N 18 DEG 13'32"W 50.4 FT, N 66 DEG 48' 19"E 50 FT TO POB. .0579A.		X		* Factors *							
	Public Improvements			Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value
	Dirt Road			<Site Value B> GRP B BACK LOTS				7000	100		7,000
	Gravel Road			50 Actual Front Feet, 0.06 Total Acres Total Est. Land Value = 7,000							
	Paved Road			Land Improvement Cost Estimates							
	Storm Sewer			Description	Rate	CountyMult.	Size	%Good	Cash Value		
	Sidewalk			Shed: Wood Frame	11.95	1.00	40	94	449		
	Water			Total Estimated Land Improvements True Cash Value = 449							
	X Sewer										
	X Electric										
	X Gas										
	Curb										
	Street Lights										
	Standard Utilities										
	Underground Utils.										

Comments/Influences



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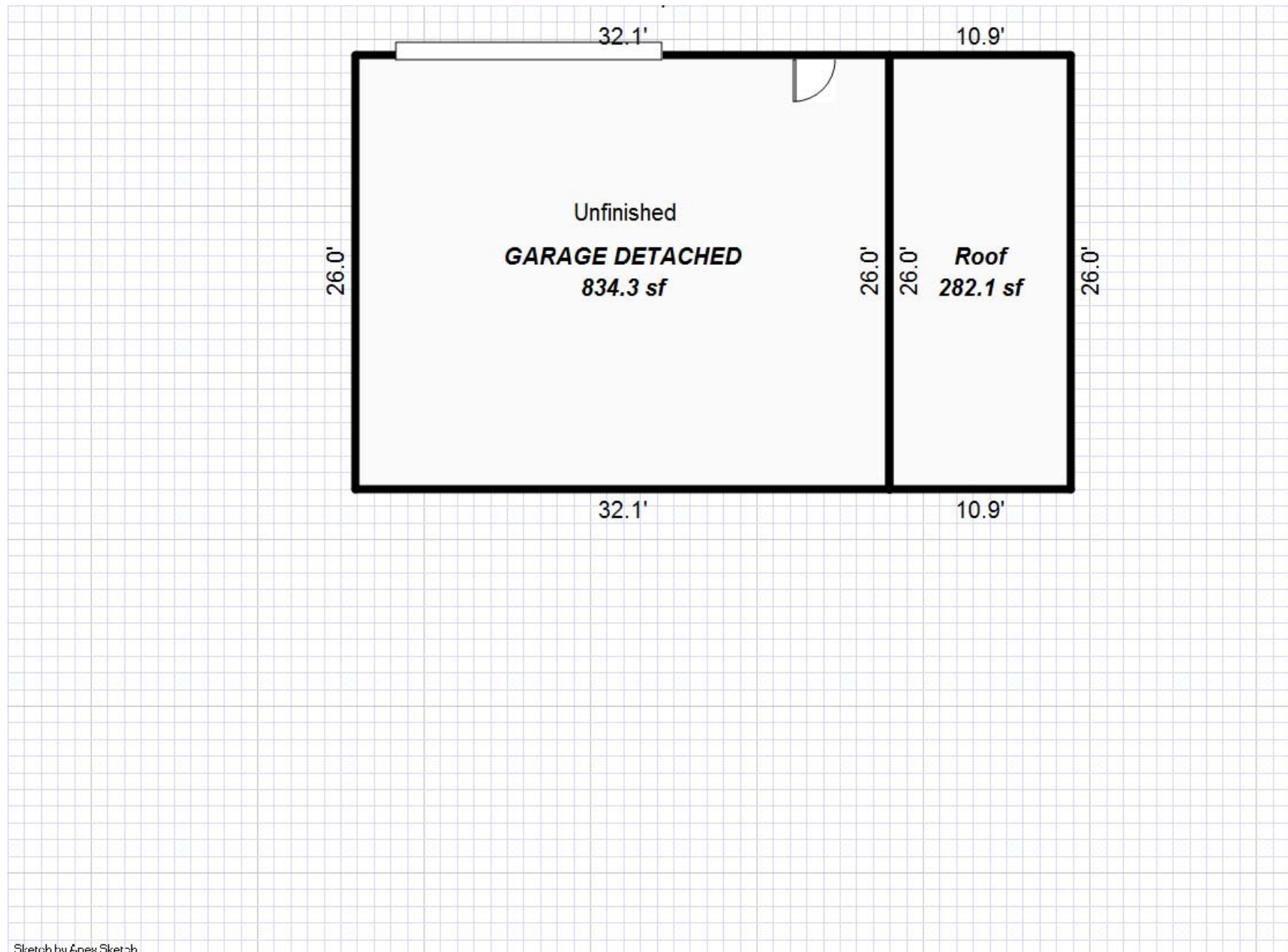
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2016	3,500	200	3,700			626C
Rolling	2015	3,500	200	3,700			625C
Low	2014	3,500	200	3,700			616C
High	2013	3,500	200	3,700			607C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
X PRIVATE RD							
Who	When	What					
TPC 10/27/2015	INSPECTED						
TPC 11/08/2010	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				
S BIRCHAVEN BEACH DR		School: LAKE CITY - 57020		Garage		07/05/2012	2012-0301	100%				
Owner's Name/Address		P.R.E. 0%	MAP #:		2016 Est TCV 32,628 TCV/TFA: 0.00							
FINK ARNOLD 33992 OLD TIMBER FARMINGTON MI 48331		X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS								
Tax Description		Public Improvements		* Factors *								
SEC 10 T22N R8W (0*2002) BEG S 66 DEG 48'19"W 40.31 FT FROM NW COR LOT 23 BIRCHAVEN BEACH, TH S 18 DEG 13'32"E 100.8 FT, N 66 DEG 48'19"W 50 FT N 18 DEG 13'32"W 100.8 FT, N 66 DEG 48' 19"E 50 FT TO POB. .1157A.		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		X	Sewer	<Site Value B> GRP B BACK LOTS		7000	100					7,000
		X	Electric	50 Actual Front Feet, 0.12 Total Acres		Total Est. Land Value =						7,000
		X	Gas	Land Improvement Cost Estimates								
		X	Curb	Description	Rate	CountyMult.	Size	%Good	Cash Value			
		X	Street Lights	Residential Local Cost Land Improvements								
		X	Standard Utilities	Description	Rate	CountyMult.	Size	%Good	Cash Value			
		X	Underground Utils.	LAND IMPROVE 1000	1000.00	1.00	1.0	95	950			
		X	Topography of Site	Total Estimated Land Improvements True Cash Value = 950								
		X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X	Rolling	2016	3,500	12,800	16,300			12,446C		
		X	Low	2015	3,500	12,600	16,100			12,409C		
		X	High	2014	3,500	11,700	15,200			12,214C		
		X	Landscaped	2013	3,500	0	3,500			506C		
		X	Swamp									
		X	Wooded									
		X	Pond									
		X	Waterfront									
		X	Ravine									
		X	Wetland									
		X	Flood Plain									
		X	PRIVATE RD									
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		TPC 03/30/2015 INSPECTED										
		TPC 12/28/2012 INSPECTED										
		TPC 11/08/2010 INSPECTED										



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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.
HUMMEL GREGORY & COURTNEY	FORCHE LIVING TRUST KURT	183,500	05/16/2014	WD	Arms Length	2014-01799	PTA	100.0
CLIFF THOMAS E & WEIGAND	HUMMEL GREGORY & COURTNEY	165,000	05/26/2011	WD	WARRANTY DEED	2011-01763	PTA	100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
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S BIRCHAVEN BEACH DR	School: LAKE CITY - 57020					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:					
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FORCHE LIVING TRUST KURT & JEANETTE 3676 SOUTH MINGES RD BATTLE CREEK MI 49015	2016 Est TCV 7,000					
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	Improved	X	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS		
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	Public Improvements	* Factors *				
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		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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		<Site Value B> GRP B BACK LOTS					7000	100		7,000
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		50 Actual Front Feet, 0.06 Total Acres					Total Est. Land Value =			7,000
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Tax Description	X	Dirt Road								
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SEC 10 T22N R8W BEG N 28 DEG 58'47"W	X	Gravel Road								
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52.12 FT FROM NE COR LOT 49 BIRCHAVEN		Paved Road								
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BEACH UNIT NO 1, THS 61 DEG 03'W 50 FT, N		Storm Sewer								
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28 DEG 58'47"W 50 FT, N 61 DEG 03'E 50 FT		Sidewalk								
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S 28 DEG 58'47"E 50 FT TO POB. .0574A.	X	Water								
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Comments/Influences	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								
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		Low								
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		High								
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		Landscaped								
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		Swamp								
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		Wooded								
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		Pond								
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		Waterfront								
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		Ravine								
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		Wetland								
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	X	Flood Plain								
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		PRIVATE RD	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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Who	When	What	2016	3,500	0	3,500			3,500S
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TPC 03/30/2015 INSPECTED			2015	3,500	0	3,500			3,500S
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			2014	3,500	0	3,500			3,500S
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			2013	3,500	0	3,500			3,500S
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)		Date	Number	Status		
S BIRCHAVEN BEACH DR		School: LAKE CITY - 57020								
Owner's Name/Address		P.R.E. 0%								
DEBOER DON 2383 S MCGEE ROAD LAKE CITY MI 49651		MAP #:		2016 Est TCV 7,430						
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS					
SEC 10 T22N R8W (0*2002) PCL 14A AS RECORDED IN BOOK OF SURVEYS S-4 P 166. .0574A.		Public Improvements		* Factors *						
Comments/Influences		Dirt Road		Description	Frontage	Depth	Rate	%Adj. Reason	Value	
		Gravel Road		<Site Value B> GRP B BACK LOTS	7000	100			7,000	
		Paved Road		50 Actual Front Feet, 0.06 Total Acres				Total Est. Land Value =	7,000	
		Storm Sewer		Land Improvement Cost Estimates						
		Sidewalk		Description	Rate	CountyMult.	Size	%Good	Cash Value	
		Water		Shed: Wood Frame	10.75	1.00	80	50	430	
		X Sewer		Total Estimated Land Improvements True Cash Value =				430		
		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		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		X PRIVATE RD		2016	3,500	200	3,700			249C
		TPC 03/30/2015 INSPECTED		2015	3,500	200	3,700			249C
				2014	3,500	0	3,500			246C
				2013	3,500	0	3,500			243C



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Missaukee, Michigan

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WARD DAVID & MARILYN FAMI	RYAN DAVID & PAMELA M	1	10/21/2014	QC	QUIT CLAIM	2014-03644		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1374 S BIRCHAVEN BEACH DR						
	School: LAKE CITY - 57020					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
RYAN DAVID & PAMELA M 11311 BRIMLEY RD WEBBERVILLE MI 48892	2016 Est TCV 83,442 TCV/TFA: 103.78					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS								
		Public Improvements		* Factors *								
SEC 10 T22N R8W (0*2001) BEG N 28 DEG 57'W 281 FT, N 18 DEG 16'W 350.02 FT FROM NE COR LOT 49 BIRCHAVEN BEACH UNIT NO 1 TH N 18 DEG 16'W 50 FT, S 71 DEG 44'W 50 FT, S 18 DEG 16'E 50 FTN 71 DEG 44'E 50 FT TO POB. .05A.	X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		<Site Value B> GRP B BACK LOTS					7000	100		7,000
		Paved Road		50 Actual Front Feet, 0.06 Total Acres					Total Est. Land Value =			7,000

Comments/Influences	X	Land Improvement Cost Estimates										
		Description	Rate	CountyMult.	Size	%Good	Cash Value					
	X	Water										
	X	Sewer										
	X	Electric										
	X	Gas	LAND IMPROVE 1000	1000.00	1.00	1.0	94					940
		Curb	Total Estimated Land Improvements True Cash Value =									940

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level							
X Rolling	2016	3,500	38,200	41,700			41,700S
Low							
High	2015	3,500	39,400	42,900			42,900S
Landscaped							
Swamp	2014	3,500	36,700	40,200			32,240C
Wooded							
Pond	2013	3,500	30,000	33,500			31,733C
Waterfront							
Ravine							
Wetland							
Flood Plain							
X PRIVATE RD							

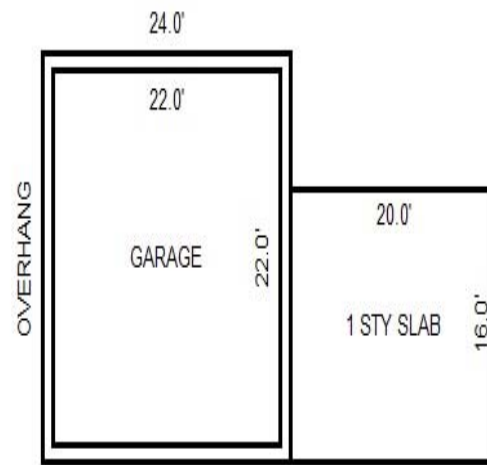


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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	Type	Year Built: 2002 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame		Drywall Paneled		Plaster Wood T&G											
Building Style: GRG		Trim & Decoration			Ex	Ord	X	Min								
Yr Built	Remodeled	Size of Closets			Lg	Ord	X	Small								
2002	0	Doors			Solid	X	H.C.									
Condition for Age: Average		(5) Floors			Central Air Wood Furnace											
Room List		Kitchen: Other: Other:			(12) Electric											
	Basement 1st Floor 2nd Floor Bedrooms				100 Amps Service											
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures											
	Wood/Shingle Aluminum/Vinyl Brick				Ex.	X	Ord.	Min								
X	Insulation				No. of Elec. Outlets											
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 320 S.F. Height to Joists: 0.0			Many	X	Ave.	Few								
X	Many Avg. Few	X	Large Avg. Small	(8) Basement		(13) Plumbing										
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1	Average Fixture(s)										
X		(9) Basement Finish			1	3 Fixture Bath										
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF			2 Fixture Bath Softener, Auto 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	(10) Floor Support			(14) Water/Sewer										
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:			1	Public Water										
	Chimney: Brick	1			1	Public Sewer										
		1000 Gal Septic				Water Well										
		2000 Gal Septic			Lump Sum Items:											
					Class:CD Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 21.75 576 12,528 Common Wall: 1 Wall -1225.00 1 -1,225 Automatic Doors 375.00 2 750 Phy/Ab.Phy/Func/Econ/Comb.%Good= 86/100/100/100/86.0, Depr.Cost = 68,639 ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.100 => TCV of Bldg: 1 = 75,502											

*** 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.
ZYSK DONALD H & CAROLYN D	ZYSK CAROLYN D	0	03/28/2013	DC	CERTIFICATE OF DEATH	2013-01949 DC		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
S BIRCHAVEN BEACH DR						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
ZYSK CAROLYN D 1524 S BIRCHAVEN BEACH DR LAKE CITY MI 49651	MAP #:					
	2016 Est TCV 32,680 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS								
SEC 10 T22N R8W (0*2001) BEG S 28 DEG 57'E 97.88 FT FROM NE COR LOT 49 BIRCHAVEN BEACH UNIT NO 1 AS RECORDED TH S 28 DEG 57'E 50 FT, S 61 DEG 03'W 50 FT, N 28 DEG 57'W 50 FT, N 61 DEG 03'E 50 FT TO POB. .05A.	X		* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			<Site Value B> GRP B BACK LOTS 7000 100 7,000								
			50 Actual Front Feet, 0.06 Total Acres Total Est. Land Value = 7,000								

Public Improvements	Land Improvement Cost Estimates										
Dirt Road	Description										
Gravel Road	Rate CountyMult. Size %Good Cash Value										
Paved Road	D/W/P: Asphalt Paving 1.61 1.00 640 0 0										
Storm Sewer	Residential Local Cost Land Improvements										
Sidewalk	Description Rate CountyMult. Size %Good Cash Value										
Water	LAND IMPROVE 1000 1000.00 1.00 1.0 94 940										
Sewer	Total Estimated Land Improvements True Cash Value = 940										

Comments/Influences	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



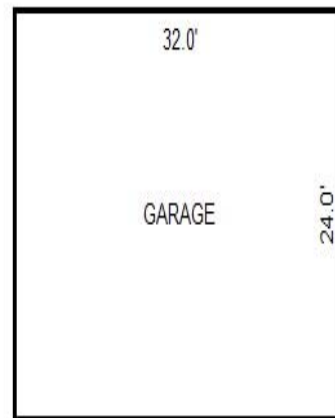
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2016	3,500	12,800	16,300			12,498C
2015	3,500	12,700	16,200			12,461C
2014	3,500	11,800	15,300			12,265C
2013	3,500	9,700	13,200			12,072C

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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		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2002 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 768 % Good: 0 Storage Area: 500 No Conc. Floor: 0
	Wood Frame		Drywall Paneled		Plaster Wood T&G											
	Building Style: GRG		Trim & Decoration													
	Yr Built 2002		Ex		Ord		Min									
	Remodeled 0		Size of Closets													
	Condition for Age: Average		Lg		Ord		Small									
	Room List		Doors		Solid		H.C.									
	Basement 1st Floor 2nd Floor Bedrooms		(5) Floors													
	(1) Exterior		Kitchen: Other: Other:													
	Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings													
	Insulation		No./Qual. of Fixtures													
	(2) Windows		Ex.		Ord.		Min									
	Many Avg. Few		No. of Elec. Outlets													
	Large Avg. Small		Many		Ave.		Few									
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(7) Excavation													
	(3) Roof		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0													
	Gable Hip Flat		(8) Basement													
	Gambrel Mansard Shed		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor													
	Asphalt Shingle		(9) Basement Finish													
	Chimney:		Recreation SF Living SF Walkout Doors No Floor SF													
			(10) Floor Support													
			Joists: Unsupported Len: Cntr.Sup:													
			(11) Heating/Cooling													
			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic													
			(12) Electric													
			0 Amps Service													
			(13) Plumbing													
			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan													
			(14) Water/Sewer													
			Lump Sum Items:													
			(15) Fireplaces													
			Class: C Effec. Age: 10 Floor Area: 0 Total Base Cost: 18,241 Total Base New : 24,990 Total Depr Cost: 22,491 Estimated T.C.V: 24,740													
			(16) Porches/Decks													
			CntyMult X 1.370 E.C.F. X 1.100													
			(17) Garage													
			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Other Additions/Adjustments Rate Size Cost (13) Plumbing Average Fixture(s) 760.00 1 760 (15) Built-Ins & Fireplaces Appliance Allowance 1915.00 1 1,915 (17) Garages Class:C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 16.72 768 12,841 Automatic Doors 375.00 2 750 Storage area over garage 3.95 500 1,975 Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 22,491 ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.100 => TCV of Bldg: 1 = 24,740													

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SAVAGE JOSEPH EDWARD		0	12/07/2010	DC		2011-00365DC	PTA	0.0
SAVAGE JOSEPH E & STEPAHN	SAVAGE WILLIAM ETAL	0	09/09/2004	QC		2011-364QC	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1514 S BIRCHAVEN BEACH DR						
	School: LAKE CITY - 57020					
	P.R.E. 100% 04/17/2003					
Owner's Name/Address	MAP #:					
SAVAGE WILLIAM ETAL 7278 TEN MILE RD CENTER LINE MI 48015	2016 Est TCV 69,126 TCV/TFA: 125.68					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS									
				* Factors *									
SEC 10 T22N R8W (0*2001) BEG S 28 DEG 57'E 47.88 FROM NE COR LOT 49 BIRCHAVEN BEACH AS RECORDED TH S 28 DEG 57'E 50 FT, S 61 DEG 03'W 40 FT, N 28 DEG 57'W 50 FT, N 61 DEG 30'E 40 FT TO POB. .0459A.	X			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
				<Site Value B> GRP B BACK LOTS					7000	100		7,000	
				50 Actual Front Feet, 0.05 Total Acres						Total Est. Land Value =			7,000

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

Tax Description	X	Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X		Rolling	2016	3,500	31,100	34,600			25,694C
	X		Low	2015	3,500	30,100	33,600			25,618C
	X		High	2014	3,500	26,500	30,000			25,215C
	X		Landscaped	2013	3,500	22,200	25,700			24,818C
	X		Swamp							
	X		Wooded							
	X		Pond							
	X		Waterfront							
	X		Ravine							
	X		Wetland							
	X		Flood Plain							
	X		PRIVATE RD							

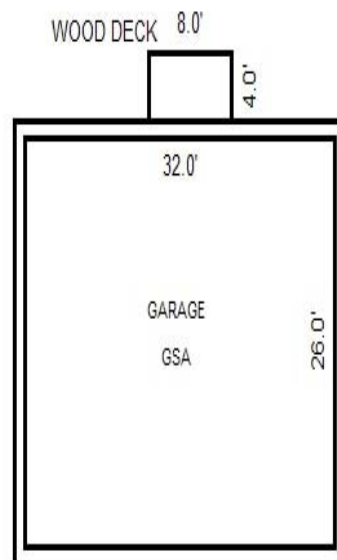


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2002 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 832 % Good: 0 Storage Area: 0 No Conc. Floor: 0	Bsmnt Garage:	Roof:			
	Mobile Home													0 Front Overhang	0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling
	Town Home	0														
	Duplex	0														
	A-Frame															
	Wood Frame	(4) Interior														
		Drywall Paneled														
		Plaster Wood T&G														
	Building Style: GRG	Trim & Decoration														
		Ex	Ord	Min												
	Yr Built 2002	Remodeled 0														
	Condition for Age: Average	Lg	Ord	Small												
	Room List	Doors	Solid	H.C.												
		(5) Floors														
	Basement	Kitchen:														
	1st Floor	Other:														
	2nd Floor	Other:														
	Bedrooms															
	(1) Exterior	(6) Ceilings														
		No./Qual. of Fixtures														
		Ex.	Ord.	Min												
	Wood/Shingle	No. of Elec. Outlets														
	Aluminum/Vinyl	Many	Ave.	Few												
	Brick	(7) Excavation														
	Insulation	Basement: 0 S.F.														
	(2) Windows	Crawl: 0 S.F.														
		Slab: 0 S.F.														
		Height to Joists: 0.0														
	Many	(8) Basement														
	Avg.															
	Few	Conc. Block														
	Large	Poured Conc.														
	Avg.	Stone														
	Small	Treated Wood														
	(3) Roof	Concrete Floor														
		(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***



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
INDIAN LAKES L C	FINK ARNOLD & CAROLE H&W	3,000	08/02/2013	WD	WARRANTY DEED	2013-02654		0.0
INDIAN LAKES L C	CARROLL THOMAS G & KAY H	5,000	08/28/2012	WD	WARRANTY DEED	2012-03281 WD		100.0

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 #:					
	2016 Est TCV 289,450					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
	Public Improvements			* Factors *							
				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
	X			GROUP I 100/FF	53.00	150.00	1.0000	0.0000	100	100*	0
	X			Residentia 10K/A	28.95 Acres		10000	100		289,450	
				* denotes lines that do not contribute to the total acreage calculation.							
				53 Actual Front Feet, 28.95 Total Acres Total Est. Land Value = 289,450							

2012-03281 WD GOV'T LOT 4 N & E OF SAPPHIRE LAKE PLAT 2 & GOV'T LOT 5 W & S OF BIRCH HAVEN BEACH UNIT 1 EXC INDIAN LAKES WEST AND EXC BEG S 64 DEG 54'40"W 40.93 FT FROM SW COR LOT 31 BIRCHAVEN BEACH TH S 64 DEG 54'40"W 50 FT, N 48 DEG 06'25"W 56.10 FT, N 62 DEG 26'40"W 44.59 FT, N 62 DEG 33' 01"W 40.38 FT; N 63 DEG 08' 54"W 33.30 FT; N 62°33'01"W 40.38 FT, N 63°08'54"W 33.3 FT, N 62°11'52"W 25.86 FT, N 29°49'55"W 74.24 FT, N 29°49'45"W 74.61 FT, N 29°49'10"W 49.12 FT, N 29°53'00"W 100 FT. N 86°46'32"W 37.62 FT.

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

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



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2016	144,700	0	144,700			119,586C
		TPC 04/27/2015 INSPECTED	2015	144,700	0	144,700			119,229C
		TPC 06/01/2012 INSPECTED	2014	144,700	0	144,700			117,352C
			2013	144,700	0	144,700			115,504C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
INDIAN LAKES L C	CARROLL THOMAS G & KAY H	5,000	08/28/2012	WD	WARRANTY DEED	2012-03281 WD		100.0

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 #:					
		2016 Est TCV 4,277				

Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
Public Improvements			* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			GROUP H \$75/FF	50.00	100.19	1.0000	1.0000	75	100	3,750
			50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =							3,750

Tax Description	X	Land Improvement Cost Estimates							
2012-03281 LOT 191 ON SAPPHIRE LAKE PLAT NO. 2 IN LIBER 2 OF PLATS, PAGES 59 THROUGH 61 INCLUSIVE, MISSAUKEE COUNTY RECORDS, MORE FULLY DESCRIBED AS COMMENCING AT A CONCRETE MONUMENT LOCATED AT THE EASTERLY CORNER OF LOT 119, SAPPHIRE LAKE PLAT NO. 2 OF SAID POINT BEING A PROPERTY CONTROLLING CORNER ON THE WESTERN RIGHT OF WAY LINE OF OAK DR; THENCE N36°44'00"W 84.87 FEET ALONG SAID RIGHT OF WAY TO A POINT ON THE NORERN RIGHT OF WAY OF SAPPHIRE AVE; ,THENCE N84°41'09" W 168.01 FEET ALONG SAID RIGHT			Description	Rate	CountyMult.	Size	%Good	Cash Value	
			Shed: Wood Frame	8.79	1.00	120	50	527	
			Total Estimated Land Improvements True Cash Value =						527

X	Electric	Gas	Curb	Street Lights	Standard Utilities	Underground Utils.

Topography of Site	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
			2016	1,900	200	2,100			1,935C
		TPC 11/26/2012 INSPECTED	2015	1,900	200	2,100			1,930C
			2014	1,600	300	1,900			1,900S
			2013	3,000	500	3,500			3,500S

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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.
INDIAN LAKES L C	DODD GEORGE G & VIRGINIA	10,000	11/17/2008	WD	Not Qualified	2008/4213		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%		MAP #:																																										
DODD GEORGE G & VIRGINIA E 63 GROSSE PINES DR Rochester MI 48309		2016 Est TCV 6,000																																												
		Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE																																									
		Public Improvements			* Factors *																																									
					Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value																																		
					<Site Value B> Back Lots		600	100				6,000																																		
					100 Actual Front Feet, 0.23 Total Acres		Total Est. Land Value =					6,000																																		
Tax Description		Dirt Road			<table border="1"> <thead> <tr> <th>Year</th> <th>Land Value</th> <th>Building Value</th> <th>Assessed Value</th> <th>Board of Review</th> <th>Tribunal/Other</th> <th>Taxable Value</th> </tr> </thead> <tbody> <tr> <td>2016</td> <td>3,000</td> <td>0</td> <td>3,000</td> <td></td> <td></td> <td>3,000S</td> </tr> <tr> <td>2015</td> <td>3,000</td> <td>0</td> <td>3,000</td> <td></td> <td></td> <td>3,000S</td> </tr> <tr> <td>2014</td> <td>3,000</td> <td>0</td> <td>3,000</td> <td></td> <td></td> <td>2,991C</td> </tr> <tr> <td>2013</td> <td>3,000</td> <td>0</td> <td>3,000</td> <td></td> <td></td> <td>2,944C</td> </tr> </tbody> </table>							Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	2016	3,000	0	3,000			3,000S	2015	3,000	0	3,000			3,000S	2014	3,000	0	3,000			2,991C	2013	3,000	0	3,000			2,944C
Year	Land Value	Building Value	Assessed Value	Board of Review								Tribunal/Other	Taxable Value																																	
2016	3,000	0	3,000										3,000S																																	
2015	3,000	0	3,000										3,000S																																	
2014	3,000	0	3,000										2,991C																																	
2013	3,000	0	3,000										2,944C																																	
SEC 10 T22N, R8W BEG N36°44'00"W 84.87 FT & N 84°41'09"W 68.01 FT FROM NE COR OF LOT 119 SAPPHIRE LAKE PLAT #2; TH N84°41'09"W 100 FT, N03°23'55"E 100.06 FT S84°41'00"E 81.16 FT, S36°44'00"E 29.27 FT, S03°25'31"W 78.31 FT TO POB .2296 Ac. M/L		X Gravel Road																																												
Split on 12/08/2008 from 009-010-018-00;		X Paved Road																																												
		X Storm Sewer																																												
		X Sidewalk																																												
		X Water																																												
		X Sewer																																												
		X Electric																																												
		X Gas																																												
Comments/Influences		Curb																																												
Split/Comb. on 12/08/2008 completed 12/08/2008 RAY ;		Street Lights																																												
		Standard Utilities																																												
		Underground Utils.																																												
		Topography of Site																																												
		X Level																																												
		Rolling																																												
		X Low																																												
		High																																												
		Landscaped																																												
		Swamp																																												
		Wooded																																												
		Pond																																												
		Waterfront																																												
		Ravine																																												
		Wetland																																												
		Flood Plain																																												
		X PRIVATE ROAD																																												



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KAMM JAMES & SHERRY LE	DONNER DAVID S & CYNTHIA	0	07/15/2011	WD	WARRANTY DEED	2011-02231		100.0
KAMM JAMES & SHERRY	KAMM JAMES & SHERRY TTEE*	0	02/06/2009	OTH	Not Qualified	2009/535		0.0
INDIAN LAKES LLC	KAMM JAMES & SHERRY (HW)	7,500	11/21/2007	WD	Split Vacant	2007/4026		100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
S BIRCHAVEN BEACH DR						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2016 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
50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =			7,000

Tax Description
 SEC 10 T22N, R8W, BEG S46°01'51" W 41.26 FT FROM COR OF LOTS 35 & 36 OF BIRCHAVEN BEACH, TH S 60°11'27"E 28.90 FT, TH S 53°26'34"W 50 FT, TH N 62°11'52"W 25.86 FT, TH N 29°49;55"W 74.24 FT, TH N 47°36'22"E 50.02 FT, TH S 29°53'00"E 76.18 FT TO POB. .11Ac. M/L
 Split on 11/28/2007 from 009-010-018-00;

Comments/Influences
 Split/Comb. on 11/28/2007 completed 11/28/2007 RAY ;
 Parent Parcel(s): 009-010-018-00;
 009-010-018-90;



- X Topography of Site
- X Level
- X 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
2016	3,500	0	3,500			3,500S
2015	3,500	0	3,500			3,500S
2014	3,500	0	3,500			3,500S
2013	3,500	0	3,500			3,500S

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GLASS CASEY R & JENNIFER	GLASS CASEY R & JENNIFER	0	08/28/2014	WD	WARRANTY DEED	2014-02978	PTA	0.0
INDIAN LAKES LLC	JONES DEAN & PAM ETAL	4,500	09/23/2005	WD	Split Vacant	05-0/3851		100.0

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

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

Owner's Name/Address: JONES WILLIAM B TRUST & GLASS CASEY & JENNIFER TRUST
 10336 E BEARD ROAD
 BYRON MI 48418

2016 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
 50 Actual Front Feet, 0.06 Total Acres Total Est. Land Value = 7,000

Tax Description: SEC 10 T22N R8W BEG S 46D 48' 30" W 41.12 FT FROM NW COR LOT 40 BIRCHAVEN BEACH; TH S 46D 48' 30" W 50 FT, N 29D 53' 00" W 50 FT, N 46D 48' 30" E 50 FT, S 29D 53' 00" E 50 FT TO POB. --.05739 AC--

Comments/Influences: 05 SPLIT FROM 010-018-00 FOR 06



- 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
- Waterfront
- Ravine
- Wetland
- Flood Plain
- X PRIVATE RD

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2016	3,500	0	3,500			3,047C
2015	3,500	0	3,500			3,038C
2014	3,500	0	3,500			2,991C
2013	3,500	0	3,500			2,944C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
INDIAN LAKES LLC	HAMILTON JOSEPH & AMY	3,700	12/03/2004	WD	Not Qualified	04-0/5311		100.0

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

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

Owner's Name/Address: HAMILTON JOSEPH & AMY
 4205 MICHIGAN NE
 GRAND RAPIDS MI 49525
 2016 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
 50 Actual Front Feet, 0.06 Total Acres Total Est. Land Value = 7,000

Tax Description: SEC 10 T22N R8W (0*2004) --.0567 A--
 BEG S 46D 48' 30" W 41.12 FT FROM NW COR
 LOT 39 BIRCHAVEN BEACH, TH S 29D 53' 00"E
 49.59 FT, S 47D 21' 45"W 50 FT; N 29D 49'
 10"W 49.12 FT, N 45D 48' 30"E 50 FT TO
 POB.
 X Dirt Road
 X Gravel Road
 X Paved Road
 X Storm Sewer
 X Sidewalk
 X Water
 X Sewer
 X Electric
 X Gas
 Curb
 Street Lights
 Standard Utilities
 Underground Utils.

Comments/Influences: 04 SPLIT FROM 018-00 FOR 05

04 SPLIT FROM 018-00 FOR 05



Topography of Site
 Level
 X 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
2016	3,500	0	3,500			750C
2015	3,500	0	3,500			748C
2014	3,500	0	3,500			737C
2013	3,500	0	3,500			726C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
INDIAN LAKES LLC	FROEHLICH GAIL & DONNA	3,700	10/18/2004	WD	Not Qualified	04-0/4568		100.0

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

S BIRCHAVEN BEACH School: LAKE CITY - 57020

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

FROEHLICH GAIL & DONNA 2016 Est TCV 7,000

19912 ROSEDALE Improved X Vacant Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS

Saint Clair Shores MI 48080 Public Improvements * Factors *

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

SEC 10 T22N R8W <Site Value B> GRP B BACK LOTS 7000 100 7,000

BEG S 57D 57' 11"W 45.81 FT FROM SW COR 50 Actual Front Feet, 0.04 Total Acres Total Est. Land Value = 7,000

LOT 34 BIRCHAVEN BEACH UNIT, TH S 57D 57' 11"W 50 FT, N 63D 08' 54"W 33.30 FT, N 53D 26' 34"E 50 FT; S 60D 11' 27"E 36.80 FT TO POB. --.04A--

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

Topography of Site Level X 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

Who When What 2016 3,500 0 3,500 626C

TPC 10/27/2015 INSPECTED 2015 3,500 0 3,500 625C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GLASS CASEY R & JENNIFER	GLASS CASEY R & JENNIFER	0	08/28/2014	QC	QUIT CLAIM	2014-02978	PTA	0.0
INDIAN LAKES LLC	JONES DEAN, PAM & GLASS,	6,000	09/20/2004	WD	Not Qualified	04-0/4427		100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
S BIRCHAVEN BEACH						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2016 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

Tax Description	X	Dirt Road	<Site Value B> GRP B BACK LOTS 7000 100 7,000								
SEC 10 T22N R8 W (0*2004)		Gravel Road	70 Actual Front Feet, 0.08 Total Acres Total Est. Land Value = 7,000								
BEG S 14 DEG 36' 46" E 40 FT FROM SW COR LOT 45 BIRCHAVEN BEACH UNIT, TH N 75 DEG 23' 14" E 69.45 FT, S 29 DEG 53' 00" E 38.99 FT, S 46 DEG 48' 30" W 50 FT, N 86 DEG 46' 32" W 37.62 FT, N 14 DEG 36' 46" W 50 FT TO POB. --.08 A M/L--	X	Paved Road									
Comments/Influences	X	Storm Sewer									
	X	Sidewalk									
	X	Water									
	X	Sewer									
	X	Electric									
	X	Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									



Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X Rolling	2016	3,500	0	3,500			626C
	Low	2015	3,500	0	3,500			625C
	High	2014	3,500	0	3,500			616C
	Landscaped	2013	3,500	0	3,500			607C
	Swamp							
	Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							
	X PRIVATE RD							

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COWDREY PHILLIP & LINDA	SCHLICK DAVID R & MARIANN	305,000	06/10/2005	WD	Multiple Reference	05-0/2291		100.0
INDIAN LAKES LLC	COWDREY PHILLIP & LINDA	3,700	09/20/2004	WD	Not Qualified	04-0/4308		100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
S BIRCHAVEN BEACH DR						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2016 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
50 Actual Front Feet, 0.05 Total Acres					Total Est. Land Value =			7,000

Tax Description
 SEC 10 T22N R8W
 BEG S 57 DEG 57' 11" W 45.81 FT FROM NW
 COR LOT 33 BIRCHAVEN BEACH, TH S 60 DEG
 11' 27" E 43.22 FT; S 61 DEG 45' 27" W 50
 FT, N 62 DEG 33' 01" W 40.38 FT, N 57 DEG
 57' 11" E 50 FT TO POB. -- .048 A M/L--

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
 - 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
2016	3,500	0	3,500			3,047C
2015	3,500	0	3,500			3,038C
2014	3,500	0	3,500			2,991C
2013	3,500	0	3,500			2,944C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FERGUSON DAVID C & ROSEMA	FERGUSON DAVID C & ROSE M	0	05/23/2007	QC	Not Qualified	2007/2088		0.0
INDIAN LAKES LLC	FERGUSON DAVID C & ROSEMA	0	06/25/2004	WD	Not Qualified	04-0/3094		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
S BIRCHAVEN BEACH DR						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2016 Est TCV 21,933 TCV/TFA: 91.01					

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 10 T22N R8 W (0*2004) .0527 A M/L BEG S 61D 45' 27" W 47.39 FT FROM NW COR LOT 32 BIRCHAVEN BEACH, TH S 60D 11' 27" W 47.18 FT, S 65D 22' 57" W 50 FT; TH N 62D 26' 40" W 44.39 FT; TH N 61D 45' 27" E 50 FT TO POB.	X		* Factors *									
			<Site Value B> GRP B BACK LOTS					7000	100		7,000	
			47 Actual Front Feet, 0.05 Total Acres Total Est. Land Value =									7,000

Comments/Influences



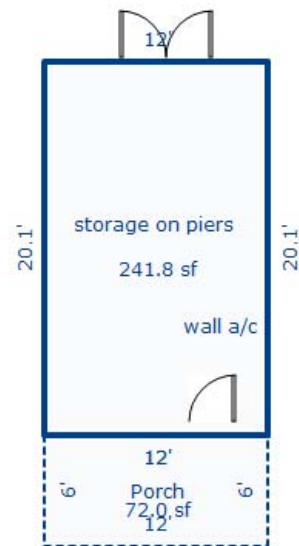
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level							
X Rolling							
Low							
High							
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
X Flood Plain							
X PRIVATE RD							
Who When What	2016	3,500	7,500	11,000			5,425C
TPC 10/27/2015 INSPECTED	2015	3,500	6,900	10,400			5,409C
TPC 04/30/2013 INSPECTED	2014	3,500	5,900	9,400			5,324C
	2013	3,500	4,200	7,700			5,241C

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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: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:									
X	Wood Frame		Drywall Paneled	X		Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				72	WCP (1 Story)										
Building Style: 1S		Trim & Decoration																				
Yr Built 2004	Remodeled 0	Ex	X	Ord		Min																
Condition for Age: Average		Lg	X	Ord		Small																
Room List		(5) Floors																				
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:					(12) Electric															
							0 Amps Service															
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories Exterior			Foundation			Rate Bsmnt-Adj			Heat-Adj		Size Cost				
X	Wood/Shingle Aluminum/Vinyl Brick				Ex.	X	Ord.		Min	1 Story Siding			Piers			63.46 -15.67			0.48		241 11,633	
Insulation				No. of Elec. Outlets			Other Additions/Adjustments						Rate						Size Cost			
(2) Windows		(7) Excavation		Many			X	Ave.		Few	(16) Porches			WCP (1 Story), Shallow			23.28			72 1,676		
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Notes: SHED/SLEEPING Phy/Ab.Phy/Func/Econ/Comb.%Good= 91/100/100/100/91.0, Depr.Cost = 16,593 ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 14,933												
X	Wood Sash Metal Sash Vinyl Sash	Conc. Block Poured Conc. Stone		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 Hung Horiz. Slide Casement	Treated Wood Concrete Floor		(8) Basement																		
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer															
(3) Roof		(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																		
X	Gable Hip Flat	Gambrel Mansard Shed		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:															
X	Asphalt Shingle																					
Chimney:																						

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



Sketch by Apex Sketch

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COWLBECK DAVID R & CONSTA	CHECINSKI ANDRZEJ & MARLO	223,500	04/27/2011	WD	WARRANTY DEED	2011-01425	PTA	100.0
NOLES ROBERT & ANITA	COWLBECK DAVID R & CONSTA	0	01/22/2008	WD	Arms Length	2008/227		100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
S BIRCHAVEN BEACH DR						
Owner's Name/Address	School: LAKE CITY - 57020					
CHECINSKI ANDRZEJ & MARLOGORZATA 2414 HAWTHORN DR S UTICA MI 48316	P.R.E. 0%					
	MAP #:					
	2016 Est TCV 7,000					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS						
SEC 10 T22N R8W BEG S 47 DEG 21'45"W 41.03 FT FROM NW COR LOT 38 BIRCHAVEN BEACH, TH S 29 DEG 53'00"E 74.82 FT, S 47 DEG 36'22"W 50.02 FT, N 29 DEG 49'45"W 74.61 FT, N 47 DEG 21'45"E 50 FT TO POB. .09A.		X		* Factors * .09 AC						
	Public Improvements			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
	Dirt Road			<Site Value B> GRP B BACK LOTS					7000 100	7,000
	Gravel Road			75 Actual Front Feet, 0.09 Total Acres Total Est. Land Value =						7,000
	Paved Road									
	Storm Sewer									
	Sidewalk									
	Water									
	X Sewer									
	X Electric									
	X Gas									
	Curb									
	Street Lights									
	Standard Utilities									
	Underground Utils.									

Comments/Influences



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

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2016	3,500	0	3,500			3,500S
		TPC 10/27/2015 INSPECTED	2015	3,500	0	3,500			3,500S
		TPC 10/20/2014 INSPECTED	2014	3,500	0	3,500			3,500S
			2013	3,500	0	3,500			3,500S

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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.
FERGUSON DAVID C & ROSE M	FERGUSON DAVID C & ROSE M	0	05/23/2007	QC	Not Qualified	2007/2086		0.0
		2,500	02/01/2003	WD	Download	03-0:0757		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
S BIRCHAVEN BEACH DR						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2016 Est TCV 7,739					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS								
SEC 10 T22N R8W BEG S 64 DEG 54'40"W 40.93 FT FROM SW COR LOT 31 BIRCHAVEN BEACH NO 1, TH S 64 DEG 54'40"W 50 FT, N 48 DEG 06'25"W 56.10 FT, N 65 DEG 22'57"E 50 FT, S 60 DEG 11'27"E 41.72 FT, S 18 DEG 13'34"E 17.21 FT TO POB. .06A.		X		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				<Site Value B> GRP B BACK LOTS					7000	100		7,000
				50 Actual Front Feet, 0.06 Total Acres Total Est. Land Value = 7,000								
				Land Improvement Cost Estimates								
				Description	Rate	CountyMult.	Size	%Good	Cash Value			
				Shed: Wood Frame	9.24	1.00	160	50	739			
				Total Estimated Land Improvements True Cash Value = 739								

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	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2016	3,500	400	3,900			951C
Rolling	2015	3,500	400	3,900			949C
Low	2014	3,500	0	3,500			246C
High	2013	3,500	0	3,500			243C
Landscaped							
Swamp							
X Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
X PRIVATE RD							

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

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

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

S BIRCHAVEN BEACH DR School: LAKE CITY - 57020

P.R.E. 0%

Owner's Name/Address MAP #:

RIETSEMA KLASS & KATHY 2016 Est TCV 7,000

10101 10 MILE ROAD NE Improved X Vacant Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS

ROCKFORD MI 49341 Public Improvements * Factors *

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

SEC 10 T22N R8W BEG S 46 DEG 48'30"W <Site Value B> GRP B BACK LOTS 7000 100 7,000

41.12 FT FROM SW COR LOT 40 BIRCHAVEN BEACH TH S 46 DEG 48'30"W 50 FT, N 29 DEG 53'00"W 50 FT, N 46 DEG 48'30"E 50 FT, S 29 DEG 53'00" E 50 FT TO POB. .0574A. 50 Actual Front Feet, 0.06 Total Acres Total Est. Land Value = 7,000

Comments/Influences 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 PRIVATE RD

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

Who When What 2016 3,500 0 3,500 249C

TPC 10/27/2015 INSPECTED 2015 3,500 0 3,500 249C

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2013 3,500 0 3,500 243C



*** 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					
SAPPHIRE LAKE DR		School: LAKE CITY - 57020											
Owner's Name/Address		P.R.E. 0%											
INDIAN LAKES L C MODERN BOOKKEEPING, INC. PO BOX 408 DURAND MI 48429		MAP #:		2016 Est TCV 15,563									
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS								
SEC 10 T22N R8W GOV'T LOT 6 NORTH OF SAPPHIRE LAKE PLAT #2 EXC THAT PART LYING S'LY OF S LINE VACATED CHIPPEWA AVENUE 7.411 A		Public Improvements		* Factors *									
Comments/Influences		X		Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
05 Split .07 Ac. to 019-96 for 06		X		Dirt Road		Residentia 8 - 17 @	\$2100	7.41	Acres	2100	100		15,563
05 Split .20 Ac. to 019-97 for 06		X		Gravel Road		7.41 Total Acres		Total Est. Land Value =					15,563
05 Split .06 Ac. to 019-95 for 06		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.									
		X		Topography of Site									
		X		Level									
		X		Rolling									
		X		Low									
		X		High									
		X		Landscaped									
		X		Swamp									
		X		Wooded									
		X		Pond									
		X		Waterfront									
		X		Ravine									
		X		Wetland									
		X		Flood Plain									
		X		PRIVATE ROAD		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Who	When	What	2016	7,800	0	7,800			3,424C		
		TPC 04/27/2015 INSPECTED			2015	7,800	0	7,800			3,414C		
					2014	7,800	0	7,800			3,361C		
					2013	7,800	0	7,800			3,309C		



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
INDIAN LAKES LLC	WHITTAKER JACQUELINE	900	05/31/2005	WD	Split Vacant	05-0/2143		100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
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X 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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WHITTAKER JACQUELINE 16610 B DRIVE SOUTH Marshall MI 49068	2016 Est TCV 4,000
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Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE
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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>	Bk Lot 580,590				4000	100		4,000
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							50 Actual Front Feet, 0.06 Total Acres	Total Est. Land Value =	4,000
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Tax Description	X	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain	PRIVATE ROAD	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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SEC 10 T22N R8W (0*2005)	X	Dirt Road													2016	2,000	0	2,000			2,000S
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BEG S 82 DEG 41'45"W 112.03 FT S 82 DEG		Gravel Road													2015	3,700	0	3,700			3,088C
---	--	-------------	--	--	--	--	--	--	--	--	--	--	--	--	------	-------	---	-------	--	--	--------

50'22"W 101.53 FT FROM NE COR LOT 173		Paved Road													2014	3,700	0	3,700			3,040C
---------------------------------------	--	------------	--	--	--	--	--	--	--	--	--	--	--	--	------	-------	---	-------	--	--	--------

SAPPHIRE LAKE PLAT 2, TN S 82 DEG 21'04"W		Storm Sewer													2013	3,500	0	3,500			2,993C
---	--	-------------	--	--	--	--	--	--	--	--	--	--	--	--	------	-------	---	-------	--	--	--------

50.35 FT, N 01 DEG 58'46"E 53.79 FT, S 88	X	Sidewalk																			
---	---	----------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

DEG 05'54"E 50.96 FT, S 01 DEG 54'36"W	X	Water																			
--	---	-------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

45.39 FT TO POB. .058 A	X	Sewer																			
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Comments/Influences	X	Electric																			
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05 Split .06 Ac from 010-019-00 for 06	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	PRIVATE ROAD
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	X													
--	---	--	--	--	--	--	--	--	--	--	--	--	--	--

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

		Who	When	What	2016	2,000	0	2,000			2,000S
--	--	-----	------	------	------	-------	---	-------	--	--	--------

					2015	3,700	0	3,700			3,088C
--	--	--	--	--	------	-------	---	-------	--	--	--------

					2014	3,700	0	3,700			3,040C
--	--	--	--	--	------	-------	---	-------	--	--	--------

					2013	3,500	0	3,500			2,993C
--	--	--	--	--	------	-------	---	-------	--	--	--------

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Licensed To: Township of Lake, County of Missaukee, Michigan											
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*** Information herein deemed reliable but not guaranteed***											
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BAKER RONALD & NORMA	BAKER RONALD & NORMA	0	08/19/2015	WD	RELATED PARTY	2015-02859	PTA	0.0
INDIAN LAKES LLC	BAKER RONALD & NORMA (H/W	900	03/30/2005	WD	Split Vacant	05-0/1086		100.0

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

Owner's Name/Address	MAP #:					
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BAKER RONALD & NORMA 1945 NOBLE RD WILLIAMSTON MI 48895	2016 Est TCV 4,000					
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Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE			
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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> Bk Lot 580,590					4000	100		4,000
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50 Actual Front Feet, 0.70 Total Acres							Total Est. Land Value =	4,000
--	--	--	--	--	--	--	-------------------------	-------

Tax Description	X	Dirt Road						
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SEC 10 T22N R8W (0*2005) BEG AT NE	X	Gravel Road						
------------------------------------	---	-------------	--	--	--	--	--	--

COR OF LOT 168 SAPPHIRE LAKE PLAT #2, TH		Paved Road						
--	--	------------	--	--	--	--	--	--

S 82 D 21' 04" W 26.79 FT, S 76 D 27' 35"		Storm Sewer						
---	--	-------------	--	--	--	--	--	--

W 24.22 FT, N 01 D 51' 18" E 64.67 FT, S		Sidewalk						
--	--	----------	--	--	--	--	--	--

88 D 05' 54" E 49,86 FT, S 01 D 58' 46" W	X	Water						
---	---	-------	--	--	--	--	--	--

53.79 FT TO POB.	X	Sewer						
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.07 A M/L	X	Electric						
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Comments/Influences	X	Gas						
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05 Split from 010-019-00 for 06		Curb						
---------------------------------	--	------	--	--	--	--	--	--

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

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

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

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

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

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

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

		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 ROAD	2016	2,000	0	2,000			1,215C
--	--	--------------	------	-------	---	-------	--	--	--------

		TPC 03/30/2015 INSPECTED	2015	1,600	0	1,600			1,212C
--	--	--------------------------	------	-------	---	-------	--	--	--------

			2014	1,600	0	1,600			1,193C
--	--	--	------	-------	---	-------	--	--	--------

			2013	1,600	0	1,600			1,175C
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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.
INDIAN LAKES LLC	BOOMS LAWRENCE & JUDY (H/	1,700	02/24/2005	WD	Split Vacant	05-0/665		100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
X W SAPPHIRE AVE						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 100% 12/12/2007					
	MAP #:					
	2016 Est TCV 4,591					

Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE									
Public Improvements			* Factors *									
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
			<Site Value A> Bk Lot 580,590					4000	100		4,000	
			89 Actual Front Feet, 0.20 Total Acres						Total Est. Land Value =			4,000

Tax Description	X	Description	Rate	CountyMult.	Size	%Good	Cash Value	
SEC 10 T22N R8W (0*2005) BEG S 76 D 47' 35" W 77.54 FT FROM NE COR LOT 167 SAPPHIRE LAKE PLAT #2, TH S 76 D 27' 35" W 92.54 FT, N 01 D 51' 18" E 109.41 FT, S 88 D 16' 52" E 89.14 FT, S 01 D 50' 25" W 85.13 FT TO POB.		Dirt Road						
		Gravel Road						
		Paved Road						
		Storm Sewer						
		Sidewalk						
		Water						
	X	Sewer						
	X	Electric						
	X	Gas						
		Curb						
		Street Lights						
		Standard Utilities						
		Underground Utils.						
		Land Improvement Cost Estimates						
		Shed: Wood Frame						
			9.85	1.00	120	50	591	
		Total Estimated Land Improvements True Cash Value =						591

Comments/Influences
05 Split from 010-019-00 for 06



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2016	2,000	300	2,300			1,215C
2015	2,200	0	2,200			1,212C
2014	2,200	0	2,200			1,193C
2013	2,200	0	2,200			1,175C

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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.
INDIAN LAKES LLC	KENT KEVIN & KRISTEN	1,500	12/03/2004	WD	Not Qualified	05-0/349		100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
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X W SAPPHIRE AVE	School: LAKE CITY - 57020					
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Owner's Name/Address	P.R.E. 0%					
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KENT KEVIN & KRISTEN 8758 W SAPPHIRE AVE LAKE CITY MI 49651	MAP #:					
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	2016 Est TCV 4,000					
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Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE			
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Public Improvements	* Factors *					
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Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
<Site Value A> Bk Lot 580,590					4000 100		4,000
74 Actual Front Feet, 0.13 Total Acres						Total Est. Land Value =	4,000

Tax Description
 SEC 10 T22N R8W. BEG AT NE COR LOT 167 SAPPHIRE LAKE PLAT 2, TH S 76D 27' 35" W 77.54 FT, N 01D 50' 25" E 85.13 FT, S 88D 16' 52" E 50.45 FT, S 88 D 05' 54" E 23.95 FT, S 01D 51' 18" W 64.67 FT TO POB. .128 A M/L

Comments/Influences
 04 SPLIT FROM 019-00 FOR 05 EXEMPT..ADJ OWNER

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

Topography of Site

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



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2016	2,000	0	2,000			750C
			2015	1,900	0	1,900			748C
			2014	1,900	0	1,900			737C
			2013	1,900	0	1,900			726C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BOUGHNER DALE & JUDY	SELVES & SZAFRANSKI TRACY	0	09/08/2005	QC	Not Qualified	05-0/3447		50.0
INDIAN LAKES LLC	BOUGHNER DALE & JUDY	800	12/03/2004	WD	Not Qualified	05-0/327		100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
X W SAPPHIRE AVE						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 100% 04/12/2011					
	MAP #:					
	2016 Est TCV 4,000					

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

Tax Description	X	Dirt Road									
SEC 10 T22N R8W. BEG AT NE COR LOT 173 SAPPHIRE LAKE PLAT 2, TH SW'LY TO NW COR LOT 170, N 0D 54' 30" E 45.39 FT, S 87D 56' 24" E 185.5 FT, S 63D 35' 49" E 26.33 FT TO POB. .133 A M/L	X	Gravel Road									
Comments/Influences	X	Paved Road									
04 SPLIT FROM 019-00 FOR 05	X	Storm Sewer									
	X	Sidewalk									
	X	Water									
	X	Sewer									
	X	Electric									
	X	Gas									
	X	Curb									
	X	Street Lights									
	X	Standard Utilities									
	X	Underground Utils.									

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2016	2,000	0	2,000			1,195C
Rolling	2015	1,600	0	1,600			1,192C
Low	2014	1,600	0	1,600			1,174C
High	2013	1,600	0	1,600			1,156C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
X PRIVATE ROAD							



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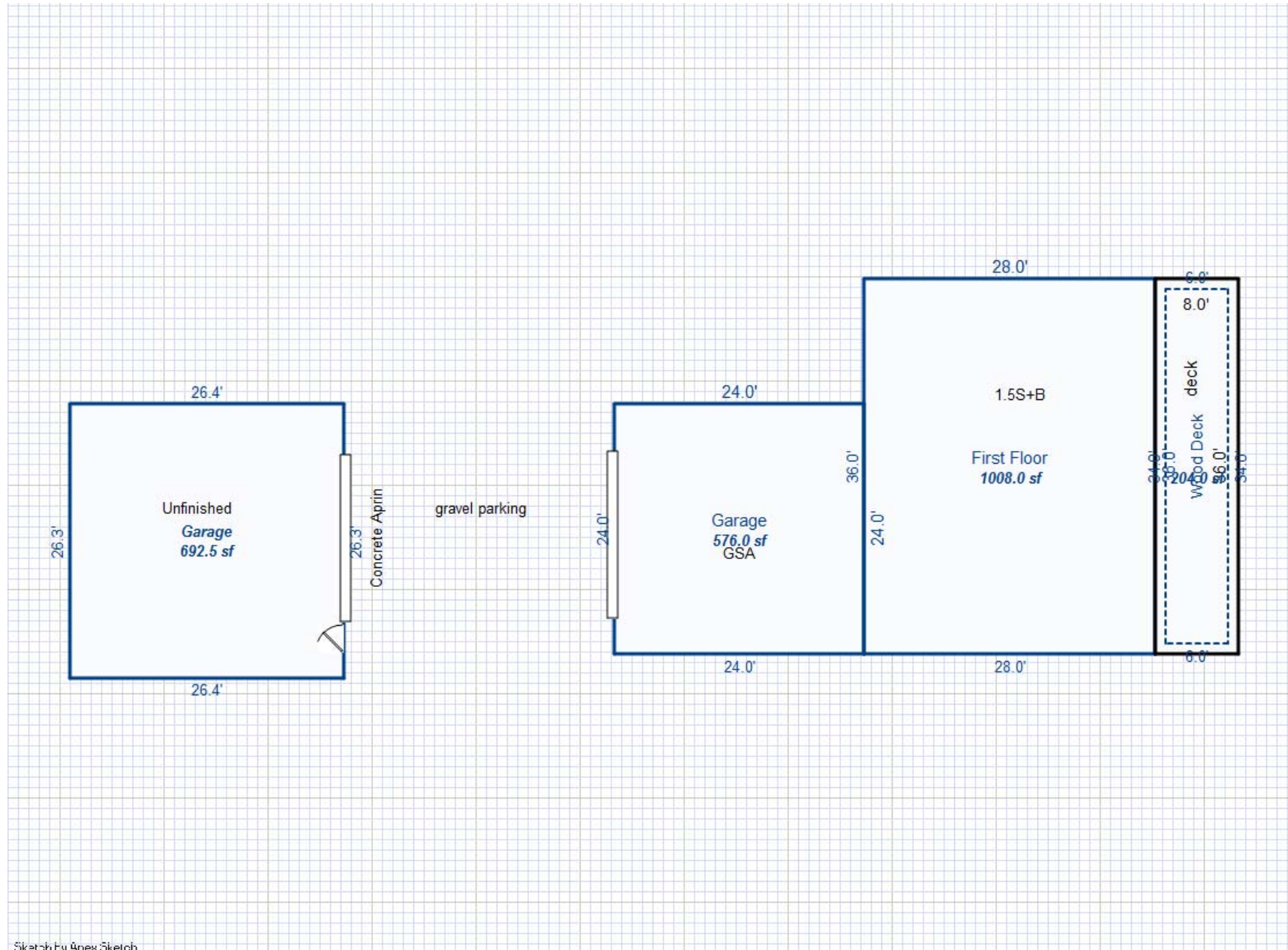
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
SAPPHIRE BIRCHAVEN ASSOCI	BAYER BILL & SUE TRUST &	150	09/30/2013	OTH	EASEMENT	2013-03515 EAS		0.0		
BAYER WILLIAM & SUE	BAYER REVOCABLE TRUST	100	05/10/2012	WD	WARRANTY DEED	2012-02721	PTA	0.0		
BARRETT ROBERT L & KATHLE	BAYER WILLIAM & SUE	260,000	11/09/2011	WD	WARRANTY DEED	2011-03457 WD	PTA	100.0		
BARRETT ROBERT L		0	04/27/2010	OTH	Not Used In Study		PTA	0.0		
Property Address		Class: 401 RESIDENTIAL-I		Zoning:		Building Permit(s)		Date	Number	Status
8850 W SAPPHIRE AVE		School: LAKE CITY - 57020		Addition		05/01/2015		2015-0123	100%	
Owner's Name/Address		P.R.E. 0%		Garage		04/17/2012		2012-0113	100%	
BAYER REVOCABLE TRUST 1510 W PRATT RD DEWITT MI 48820		MAP #:		2016 Est TCV 304,103 TCV/TFA: 161.24						
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE					
2013-03515 EASEMENT FROM SAPPHIRE AVE SEC 10 T22N R8W PCLS B & C OF THE SURVEY RECORDED IN LIBER S-3 PP 211-213 INCL. 7.98 A M/L INCLUDES 1998 PIN 010-020-50 IN 1998		X	Public Improvements		* Factors *					
Comments/Influences		X	Electric		Description Frontage Depth Front Depth Rate %Adj. Reason Value					
		X	Gas		GROUP J 380 224.001551.83 0.6377 1.0000 380 100 54,281					
		X	Curb		224 Actual Front Feet, 7.98 Total Acres Total Est. Land Value = 54,281					
		X	Street Lights		Land Improvement Cost Estimates					
		X	Standard Utilities		Description Rate CountyMult. Size %Good Cash Value					
		X	Underground Utils.		D/W/P: 3.5 Concrete 3.44 1.00 240 85 702					
		X	Topography of Site		Residential Local Cost Land Improvements					
		X	Level		Description Rate CountyMult. Size %Good Cash Value					
		X	Rolling		LAND IMPROVE 2500 2500.00 1.00 1.0 97 2,425					
		X	Low		Total Estimated Land Improvements True Cash Value = 3,127					
		X	High		Year Land Value Building Value Assessed Value Board of Review Tribunal/Other Taxable Value					
		X	Landscaped		2016 27,100 125,000 152,100					
		X	Swamp		2015 50,400 93,700 144,100					
		X	Wooded		2014 52,500 79,300 131,800					
		X	Pond		2013 61,300 68,100 129,400					
		X	Waterfront		Who When What					
		X	Ravine		TPC 10/27/2015 INSPECTED					
		X	Wetland		TPC 08/20/2012 INSPECTED					
		X	Flood Plain		TPC 02/23/2012 INSPECTED					
		X	PRIVATE ROAD							



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*** 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.
WOLFINGER THERESA ET AL	ZMYSLO DENNIS & LAURA	217,500	06/07/2012	WD	WARRANTY DEED	2012-02076 WD	PTA	100.0
COX JOAN S	WOLFINGER THERESA AT EL.	0	05/01/2010	PTA	Reference		PTA	100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
S BAYBERRY LN						
Owner's Name/Address	School: LAKE CITY - 57020					
ZMYSLO DENNIS & LAURA 2755 SOUTHFORK DR STEVENSVILLE MI 49127	P.R.E. 0%					
	MAP #:					
	2016 Est TCV 31,296					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE							
				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
SEC 10 T22N R8W PCL A OF SURVEY RECORDED IN LIBER S-3 PP 211-213 INCL. .35A.	X			GROUP J 380	102.00	150.00	0.8074	1.0000	380	100	31,296
Comments/Influences				102 Actual Front Feet, 0.35 Total Acres Total Est. Land Value = 31,296							



Public Improvements	Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water X Sewer X Electric X Gas Curb Street Lights Standard Utilities Underground Utils.	X Rolling X Low X High Landscaped Swamp Wooded Pond X Waterfront Ravine Wetland Flood Plain X PRIVATE ROAD		2016	15,600	0	15,600			15,600S
			2015	23,000	0	23,000			23,000S
			2014	23,000	0	23,000			23,000S
			2013	23,000	0	23,000			23,000S

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

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
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SAPPHIRE LAKE 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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INDIAN LAKES L C MODERN BOOKKEEPING, INC. PO BOX 408 DURAND MI 48429	2016 Est TCV 36,780					
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Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS			
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Public Improvements	* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value

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

Tax Description		Residentialia LTDACCESS@		1000	36.78 Acres	1000	100		36,780
. SEC 10 T22N R8W GOV'T LOT 8 EXC THAT PART LYING SW'LY OFF PRIVATE ROAD. 36.78A.		36.78 Total Acres		Total Est. Land Value =					36,780

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

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2016	18,400	0	18,400			17,013C
		TPC 10/20/2015 INSPECTED	2015	18,400	0	18,400			16,963C
			2014	18,400	0	18,400			16,696C
			2013	18,400	0	18,400			16,434C

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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.				
CHEMICAL BANK	LEAVER RICHARD	163,500	01/19/2012	WD	BANK SALE	2012-00152	PTA	100.0				
THOLA DWAIN A & CAROL E		1	08/15/2011	AA	AFFIDAVITABANDONMENT	2011-02569	PTA	0.0				
THOLA CAROL E	CHEMICAL BANK	78,712	03/04/2011	SD	SHERIFF'S DEED	2011-00682	PTA	0.0				
SHERIFF	CHEMICAL BANK	76,377	03/04/2011	SD	SHERIFF'S DEED	2011-00681	PTA	0.0				
Property Address		Class: 401 RESIDENTIAL-I		Zoning:		Building Permit(s)		Date	Number	Status		
1212 S BAYBERRY LN		School: LAKE CITY - 57020		REPAIR		12/31/2013		2013-4293	100%			
Owner's Name/Address		P.R.E. 0%		MAP #:		2016 Est TCV 225,749 TCV/TFA: 127.11						
LEAVER RICHARD 13720 SUMNER GRAND LEDGE MI 48837		X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE								
Tax Description		Public Improvements		* Factors *								
2012-00152 WD PARCEL 1: BEGINNING AT A POINT N 20 DEGREES 12' (RECORDED 2') 24" W 40.68 FEET AND N 46 DEGREES 40'05" W 124.32 FEET FROM NW CORNER OF LOT 1, PLAT OF WILDWOOD ESTATES THENCE N 46 DEGREES 40'05" W 85 FEET; THENCE NE'LY TO A POINT THAT LIES N 30 DEGREES 15'20" W 464.82 FEET FROM NE CORNER OF SAID LOT 1; THENCE S 30 DEGREES 15'20" E 232.41 FEET; THENCE SW'LY TO THE POINT OF BEGINNING. PART OF GOVERNMENT LOT 8, SECTION 10, T22N, R8W. PARCEL 2: BEGINNING AT A POINT N 20 DEGREES 12'24" W 40.68 FEET AND N 46		X	Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Gravel Road	<Site Value F> GROUP F15K/SITE				15000	100		15,000	
		X	Paved Road	<Site Value A> Bk Lot 580,590				4000	100		4,000	
		X	Storm Sewer	<Site Value A> Bk Lot 580,590				4000	100		4,000	
		X	Sidewalk	287 Actual Front Feet, 1.86 Total Acres		Total Est. Land Value =					23,000	
		X	Water	Land Improvement Cost Estimates								
		X	Sewer	Description	Rate	CountyMult.	Size	%Good	Cash Value			
		X	Electric	D/W/P: 4in Ren. Conc.	4.21	1.00	720	0	0			
		X	Gas	D/W/P: 4in Ren. Conc.	4.21	1.00	144	0	0			
		X	Curb	Residential Local Cost Land Improvements								
		X	Street Lights	Description	Rate	CountyMult.	Size	%Good	Cash Value			
		X	Standard Utilities	LAND IMPROVE 1000	1000.00	1.00	1.5	97	1,455			
		X	Underground Utils.	Total Estimated Land Improvements True Cash Value =						1,455		
		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X	Level	2016	11,500	101,400	112,900			96,401C		
		X	Rolling	2015	13,500	95,900	109,400			96,113C		
		X	Low	2014	13,500	81,100	94,600			94,600S		
		X	High	2013	12,500	73,800	86,300			86,300S		
		X	Landscaped	Who		When	What					
		X	Swamp	TPC 07/01/2011 INSPECTED								
		X	Wooded	RJG 08/05/2008 INSPECTED								
		X	Pond									
		X	Waterfront									
		X	Ravine									
		X	Wetland									
		X	Flood Plain									
		X	PRIVATE ROAD									

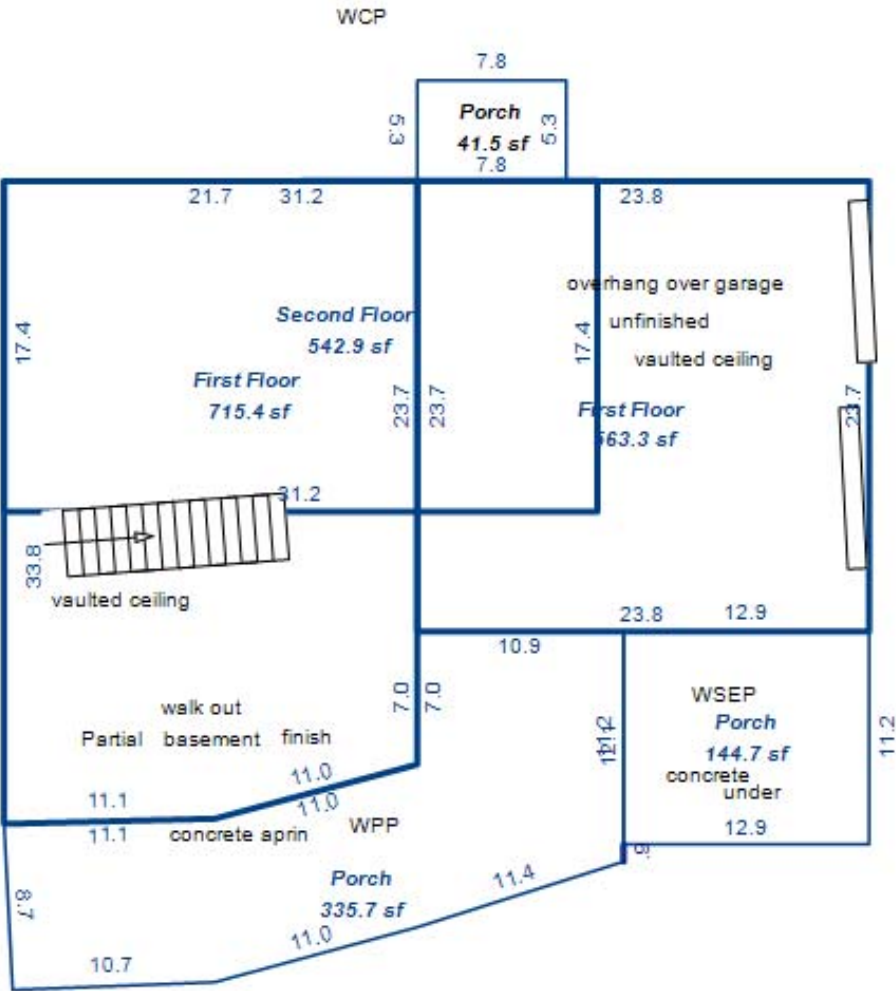


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*** Information herein deemed reliable but not guaranteed***

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 144 335 40	Type WSEP (1 Story) WPP WCP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	X	Drywall Paneled	Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 20 Floor Area: 1776 Total Base Cost: 146,930 Total Base New : 201,294 Total Depr Cost: 161,035 Estimated T.C.V: 201,294			CntyMult X 1.370 E.C.F. X 1.250	Bsmnt Garage: 2 Car Carport Area: Roof:			
Building Style: 1.25S		Trim & Decoration														
Yr Built 1995	Remodeled 2011	X	Ex	Ord	Min											
Condition for Age: Average		X	Lg	Ord	Small											
Room List		(5) Floors														
	Basement 1st Floor 2nd Floor 4 Bedrooms	Kitchen: Other: Other:					(12) Electric 200 Amps Service									
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories Exterior			Foundation Rate Bsmnt-Adj Heat-Adj			Size Cost			
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall				Ex.	X	Ord.	Min						
Insulation		(7) Excavation		Basement: 1278 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			No. of Elec. Outlets									
(2) Windows		(8) Basement					Many	X	Ave.	Few						
X	Many Avg. Few	X	Large Avg. Small				(13) Plumbing									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor				1	Average Fixture(s)								
X	Double Glass Patio Doors Storms & Screens	350	Recreation SF Living SF 2 Walkout Doors No Floor SF				3	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan								
(3) Roof		(9) Basement Finish					(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:																
										Rate		Rate		Size Cost		
										81.43		0.00		563 45,631		
										90.18		0.00		715 64,164		
										11.45				350 4,008		
										775.00				2 1,550		
										760.00				1 760		
										2400.00				2 4,800		
										1162.00				1 1,162		
										2700.00				1 2,700		
										1915.00				1 1,915		
										29.17				144 4,200		
										8.97				335 3,005		
										43.22				40 1,729		
										25.41				320 8,131		
										375.00				1 375		
										2100.00				1 2,100		
										350.00				2 700		
										1.250 => TCV of Bldg:		1 =		161,035 201,294		

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



concrete parking
720 sq.ft.



water access here

water access is swamp

*** 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

SAPPHIRE LAKE DR School: LAKE CITY - 57020

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

INDIAN LAKES L C 2016 Est TCV 68,400

MODERN BOOKKEEPING, INC. Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

PO BOX 408 Improved X Vacant * Factors *

DURAND MI 48429 Public Improvements Description Frontage Depth Front Depth Rate %Adj. Reason Value

Tax Description X Dirt Road Residentia PARTOF>80@\$1800 38.00 Acres 1800 100 68,400

SEC 10 T22N R8W (7*1999) NE 1/4 OF NW 1/4 Gravel Road 38.00 Total Acres Total Est. Land Value = 68,400

EXC INDIAN LAKES WEST Paved Road

APPROX 38A Storm Sewer

Comments/Influences Sidewalk

Water

Sewer

X Electric

Gas

Curb

Street Lights

Standard Utilities

Underground Utils.

Topography of Site

Level

X Rolling

Low

High

Landscaped

Swamp

X Wooded

X Pond

Waterfront

Ravine

X Wetland

Flood Plain

X PRIVATE ROAD

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

TPC 04/27/2015 INSPECTED 2016 34,200 0 34,200 12,777C

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Licensed To: Township of Lake, County of 2014 19,000 0 19,000 12,539C

Missaukee, Michigan 2013 19,000 0 19,000 12,342C



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
INDIAN LAKES L C	HUTCHINSON EDWARD & DEBRA	5,700	12/02/2014	WD	Split Vacant	2014-04054		0.0
INDIAN LAKES L C	LEHMAN JAMES E & DIANE K	8,500	09/05/2010	WD		2010-4351wd	PTA	0.0

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

Owner's Name/Address	MAP #:
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INDIAN LAKES L C MODERN BOOKKEEPING, INC. PO BOX 408 DURAND MI 48429	2016 Est TCV 107,609
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Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
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Public Improvements	* Factors *
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
-------------	----------	-------	-------	-------	------	-------	--------	-------

40/FF	800.00	0.00	1.0000	1.0000	40	100		32,000
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Residentia LAKEACCESS@3000	25.20 Acres				3000	100		75,609
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800 Actual Front Feet, 25.20 Total Acres								Total Est. Land Value = 107,609
--	--	--	--	--	--	--	--	---------------------------------

Tax Description	X	Topography of Site
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SEC 10 T22N R8W W 795 FT OF GOV'T LOT 9 S & W OF DUCK PT PLAT, EXC BEG 90 FT; S OF NE COR, OF W 795 FT; TH W 300 FT; S 10 FT E 300 FT, N 10 FT TO BEG & EXC	X	Dirt Road
---	---	-----------

2014-04054WD BEG AT THE SE COR LOT 47, DUCK POINT PLAT, TH S31DEG29'3"W75'; TH N58DEG30'25"W117.5'; TH N31DEG29'35"E75FT TO THE SW CNR OF SAID LOT 47 & ALSO THE SOUTHERLY LIN OF DUCK POINT PLAT, TH S58DEG3'25"E 117.5' ALONG SAID SOUTHERLY PLAT LINE TO POB & EXC 2014-4351WD BEG AT SE COR LOT 46, DUCK POINT PLAT, S 51 DEG 35'W 106.58 FT. N 58 DEG 40'W 108.28 FT.	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.
--	---	--------------------

	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
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2016	53,800	0	53,800			23,873C
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2015	53,800	0	53,800			23,802C
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2014	54,100	0	54,100			23,617C
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2013	54,100	0	54,100			23,246C
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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.
INDIAN LAKES L C	HUTCHINSON EDWARD & DEBRA	5,700	12/02/2014	WD	Split Vacant	2014-04054		100.0

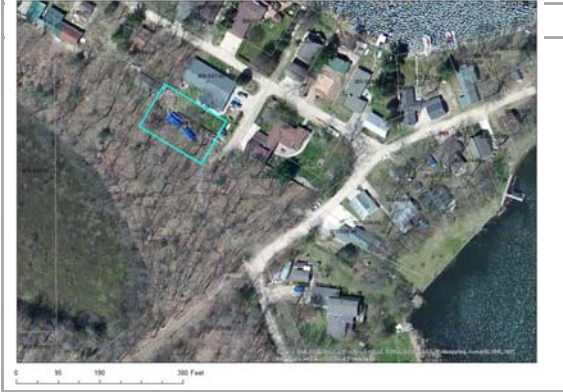
Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
S DUCK POINT RD						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2016 Est TCV 5,625					

Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H	\$75/FF	75.00	117.50	1.0000	1.0000	75	100	5,625
75 Actual Front Feet, 0.20 Total Acres							Total Est. Land Value =	5,625

Tax Description
 2014-04054 PART OF GOVERNMENT LOT 9, SECTION 10, T22N, R8W., LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS: BEGINNING AT THE SOUTHEASTERLY CORNER OF LOT 47, DUCK POINT PLAT, THENCE S31DEG.29'35"W 75 FEET; THENCE NS8DEG.30'25"W 117.50 FEET; THENCE N31DEG.29'35"E 75 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 47 AND ALSO THE SOUTHERLY LINE OF DUCK POINT PLAT, THENCE S58DEG.30'25"E 117.50 FEET ALONG SAID SOUTHERLY PLAT LINE TO THE POINT OF BEGINNING. SUBJECT TO EASEMENTS.

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2016	2,800	0	2,800			2,800S
2015	2,800	0	2,800			2,800S
2014	0	0	0			0
2013	0	0	0			0



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

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2016	2,800	0	2,800			2,800S
			2015	2,800	0	2,800			2,800S
			2014	0	0	0			0
			2013	0	0	0			0

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
INDIAN LAKES L C	LEHMAN JAMES E & DIANE K	8,500	09/05/2010	WD		2010-4351WD	PTA	100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
S DUCK POINT RD	School: LAKE CITY - 57020		Garage	08/23/2012	2012-0413	100%
	P.R.E. 100% 12/05/2011					
Owner's Name/Address	MAP #:					
LEHMAN JAMES E & DIANE K 1685 S DUCK POINT RD LAKE CITY MI 49651	2016 Est TCV 32,004 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE					
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason
SEC 10 T22N R8W BEG AT SE COR LOT 46, DUCK POINT PLAT, S 51 DEG 35'W 106.58 FT, N 58 DEG 40'W 108.28 FT, N 31 DEG 20'E 100 FT, S 58 DEG 40'E TO POB. .30A. 2010 SPLIT OF 009-010-023-00 ON 10/04/2010 BEGINNING AT THE SOUTHEAST CORNER OF LOT 46, DUCK LAKE PLAT; THENCE S51*35'00"W, 106.58' ALONG THE RIGHT OF WAY OF DUCK POINT RD; THENCE N58*40'00"W, 108.28'; THENCE N31*20'00"E, 100; TO A POINT ON THE SOUTHERLY BOUNDARY OF DUCK POINT PLAT; THENCE S58*40'00" TO THE POB 2010 SPLIT OFF 30 ACRES 2010 - SEE	X		* Factors *					
			GROUP F 85/FF 100.00 130.68 1.0000 1.0000 85 100 8,500					

Tax Description	X Improved	Vacant	Land Improvement Cost Estimates					
			Description	Rate	CountyMult.	Size	%Good	Cash Value
SEC 10 T22N R8W BEG AT SE COR LOT 46, DUCK POINT PLAT, S 51 DEG 35'W 106.58 FT, N 58 DEG 40'W 108.28 FT, N 31 DEG 20'E 100 FT, S 58 DEG 40'E TO POB. .30A. 2010 SPLIT OF 009-010-023-00 ON 10/04/2010 BEGINNING AT THE SOUTHEAST CORNER OF LOT 46, DUCK LAKE PLAT; THENCE S51*35'00"W, 106.58' ALONG THE RIGHT OF WAY OF DUCK POINT RD; THENCE N58*40'00"W, 108.28'; THENCE N31*20'00"E, 100; TO A POINT ON THE SOUTHERLY BOUNDARY OF DUCK POINT PLAT; THENCE S58*40'00" TO THE POB 2010 SPLIT OFF 30 ACRES 2010 - SEE	X		100 Actual Front Feet, 0.30 Total Acres Total Est. Land Value = 8,500					
			D/W/P: 4in Ren. Conc. 4.21 1.00 832 0 0					

Tax Description	X Improved	Vacant	Residential Local Cost Land Improvements					
			Description	Rate	CountyMult.	Size	%Good	Cash Value
SEC 10 T22N R8W BEG AT SE COR LOT 46, DUCK POINT PLAT, S 51 DEG 35'W 106.58 FT, N 58 DEG 40'W 108.28 FT, N 31 DEG 20'E 100 FT, S 58 DEG 40'E TO POB. .30A. 2010 SPLIT OF 009-010-023-00 ON 10/04/2010 BEGINNING AT THE SOUTHEAST CORNER OF LOT 46, DUCK LAKE PLAT; THENCE S51*35'00"W, 106.58' ALONG THE RIGHT OF WAY OF DUCK POINT RD; THENCE N58*40'00"W, 108.28'; THENCE N31*20'00"E, 100; TO A POINT ON THE SOUTHERLY BOUNDARY OF DUCK POINT PLAT; THENCE S58*40'00" TO THE POB 2010 SPLIT OFF 30 ACRES 2010 - SEE	X		LAND IMPROVE 2500 2500.00 1.00 1.0 95 2,375					
			Total Estimated Land Improvements True Cash Value = 2,375					

Tax Description	X Improved	Vacant	Topography of Site					
			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other
SEC 10 T22N R8W BEG AT SE COR LOT 46, DUCK POINT PLAT, S 51 DEG 35'W 106.58 FT, N 58 DEG 40'W 108.28 FT, N 31 DEG 20'E 100 FT, S 58 DEG 40'E TO POB. .30A. 2010 SPLIT OF 009-010-023-00 ON 10/04/2010 BEGINNING AT THE SOUTHEAST CORNER OF LOT 46, DUCK LAKE PLAT; THENCE S51*35'00"W, 106.58' ALONG THE RIGHT OF WAY OF DUCK POINT RD; THENCE N58*40'00"W, 108.28'; THENCE N31*20'00"E, 100; TO A POINT ON THE SOUTHERLY BOUNDARY OF DUCK POINT PLAT; THENCE S58*40'00" TO THE POB 2010 SPLIT OFF 30 ACRES 2010 - SEE	X		Level Rolling Low High Landscaped					
			Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain					

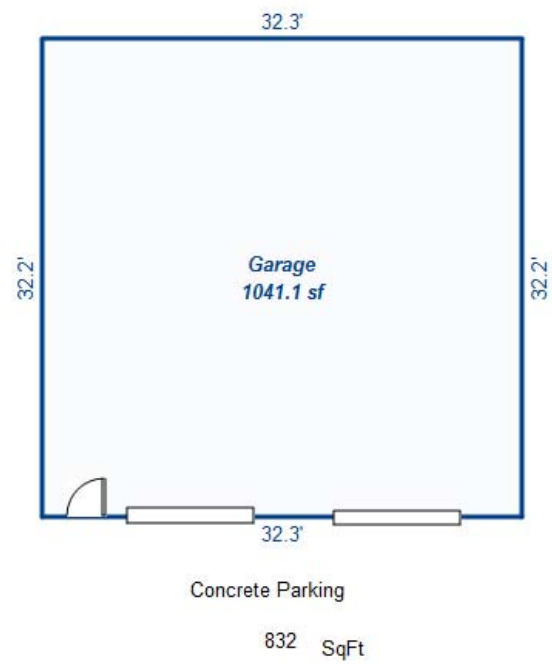
Tax Description	X Improved	Vacant	PRIVATE RD					
			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other
SEC 10 T22N R8W BEG AT SE COR LOT 46, DUCK POINT PLAT, S 51 DEG 35'W 106.58 FT, N 58 DEG 40'W 108.28 FT, N 31 DEG 20'E 100 FT, S 58 DEG 40'E TO POB. .30A. 2010 SPLIT OF 009-010-023-00 ON 10/04/2010 BEGINNING AT THE SOUTHEAST CORNER OF LOT 46, DUCK LAKE PLAT; THENCE S51*35'00"W, 106.58' ALONG THE RIGHT OF WAY OF DUCK POINT RD; THENCE N58*40'00"W, 108.28'; THENCE N31*20'00"E, 100; TO A POINT ON THE SOUTHERLY BOUNDARY OF DUCK POINT PLAT; THENCE S58*40'00" TO THE POB 2010 SPLIT OFF 30 ACRES 2010 - SEE	X		Year 2016 Land Value 4,300 Building Value 11,700 Assessed Value 16,000 Board of Review Tribunal/Other Taxable Value 15,011C					
			Year 2015 Land Value 4,300 Building Value 11,500 Assessed Value 15,800 Board of Review Tribunal/Other Taxable Value 14,967C					

Tax Description	X Improved	Vacant	TPC 11/19/2012 INSPECTED					
			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other
SEC 10 T22N R8W BEG AT SE COR LOT 46, DUCK POINT PLAT, S 51 DEG 35'W 106.58 FT, N 58 DEG 40'W 108.28 FT, N 31 DEG 20'E 100 FT, S 58 DEG 40'E TO POB. .30A. 2010 SPLIT OF 009-010-023-00 ON 10/04/2010 BEGINNING AT THE SOUTHEAST CORNER OF LOT 46, DUCK LAKE PLAT; THENCE S51*35'00"W, 106.58' ALONG THE RIGHT OF WAY OF DUCK POINT RD; THENCE N58*40'00"W, 108.28'; THENCE N31*20'00"E, 100; TO A POINT ON THE SOUTHERLY BOUNDARY OF DUCK POINT PLAT; THENCE S58*40'00" TO THE POB 2010 SPLIT OFF 30 ACRES 2010 - SEE	X		Year 2014 Land Value 4,300 Building Value 10,600 Assessed Value 14,900 Board of Review Tribunal/Other Taxable Value 14,732C					
			Year 2013 Land Value 4,300 Building Value 10,200 Assessed Value 14,500 Board of Review Tribunal/Other Taxable Value 14,500S					



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*** 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.
INDIAN LAKES L C	DEBOER DONALD	10,000	02/10/2014	PTA	Split Vacant	PTA	PTA	0.0
INDIAN LAKES L C	WRBELIS CHRISTOPHER & CHR	0	01/20/2014	WD	Split Vacant	2014-01821		0.0
INDIAN LAKES L C	GAESCHKE GERALD G & SHEIL	0	05/09/2012	WD	Split Vacant	2012-01730		0.0

Property Address: S CHIPPEWA 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: INDIAN LAKES L C
 PO BOX 408
 DURAND MI 48429
 2016 Est TCV 71,700

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
 * Factors *
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 GROUP H \$75/FF 956.00 457.73 1.0000 1.0000 75 100 71,700
 956 Actual Front Feet, 10.05 Total Acres Total Est. Land Value = 71,700

Tax Description: SEC 10 T22N R8W E 2.90 FT OF TH W 1/2. OF G OV'T LOT 2 EXC W 100FT OF N 150 FT & EXC BEG 450 FT S OF NW COR, T H S 89 DEG 00'00"E 100 FT, S 00 DEG 31'26"W 75 FT, N 89 DEG 00'00"W 100FT, N 00 DEG 31'2.6"E 75FT T O POB & T H SE 1/4 OF G OV'T LOT 2 EXC BEG N 0 DEG 50'E 1980.5 FT & N 88 DEG 19'20"W 33F T FROM SE COR SEC 10, TH N 88 DEG 13'16"W 289.51 FT, N 37 DEG 55'48"E 40.69 FT, S 88 DEG 22'59"E 239.5 FT, 5 36 DEG 01'12"E 42.44 FT TO POB. 18.39A. SPLIT ON 06/24/2014 INTO 009-010-024-85 SPLIT ON 02/05/2014 INTO 009-010-024-90;



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

Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2016	35,900	0	35,900			10,324C
2015	35,900	0	35,900			10,294C
2014	19,300	0	19,300			10,325C
2013	17,400	0	17,400			10,266C

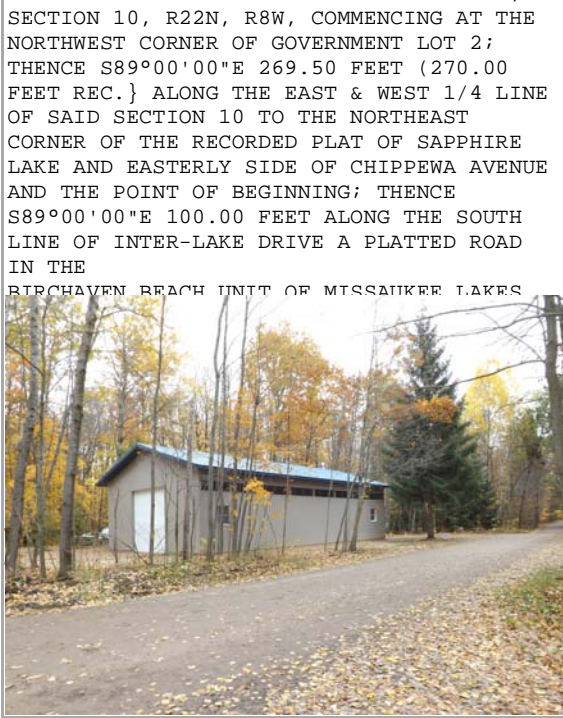
Legend
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
INDIAN LAKES L C	WRBELIS CHRISTOPHER & CHR	20,000	01/20/2014	WD	Split Vacant	2014-01821		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
S CHIPPEWA AVE	School: LAKE CITY - 57020		Garage	09/02/2014	2014-0357	100%
Owner's Name/Address	P.R.E. 0%					
WRBELIS CHRISTOPHER & CHRISTINE 7753 SPRING POINT ST NE ROCKFORD MI 49341	MAP #:					
	2016 Est TCV 36,018 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
	Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
2014-01821 WD PART OF GOVERNMENT LOT 2, SECTION 10, R22N, R8W, COMMENCING AT THE NORTHWEST CORNER OF GOVERNMENT LOT 2; THENCE S89°00'00"E 269.50 FEET (270.00 FEET REC.) ALONG THE EAST & WEST 1/4 LINE OF SAID SECTION 10 TO THE NORTHEAST CORNER OF THE RECORDED PLAT OF SAPPHIRE LAKE AND EASTERLY SIDE OF CHIPPEWA AVENUE AND THE POINT OF BEGINNING; THENCE S89°00'00"E 100.00 FEET ALONG THE SOUTH LINE OF INTER-LAKE DRIVE A PLATED ROAD IN THE BIRCHAVEN BEACH UNIT OF MISSAUKEE LAKES			GROUP I 100/FF	100.00	150.00	1.0000	1.0000	100	100	10,000
			100 Actual Front Feet, 0.34 Total Acres					Total Est. Land Value =		10,000



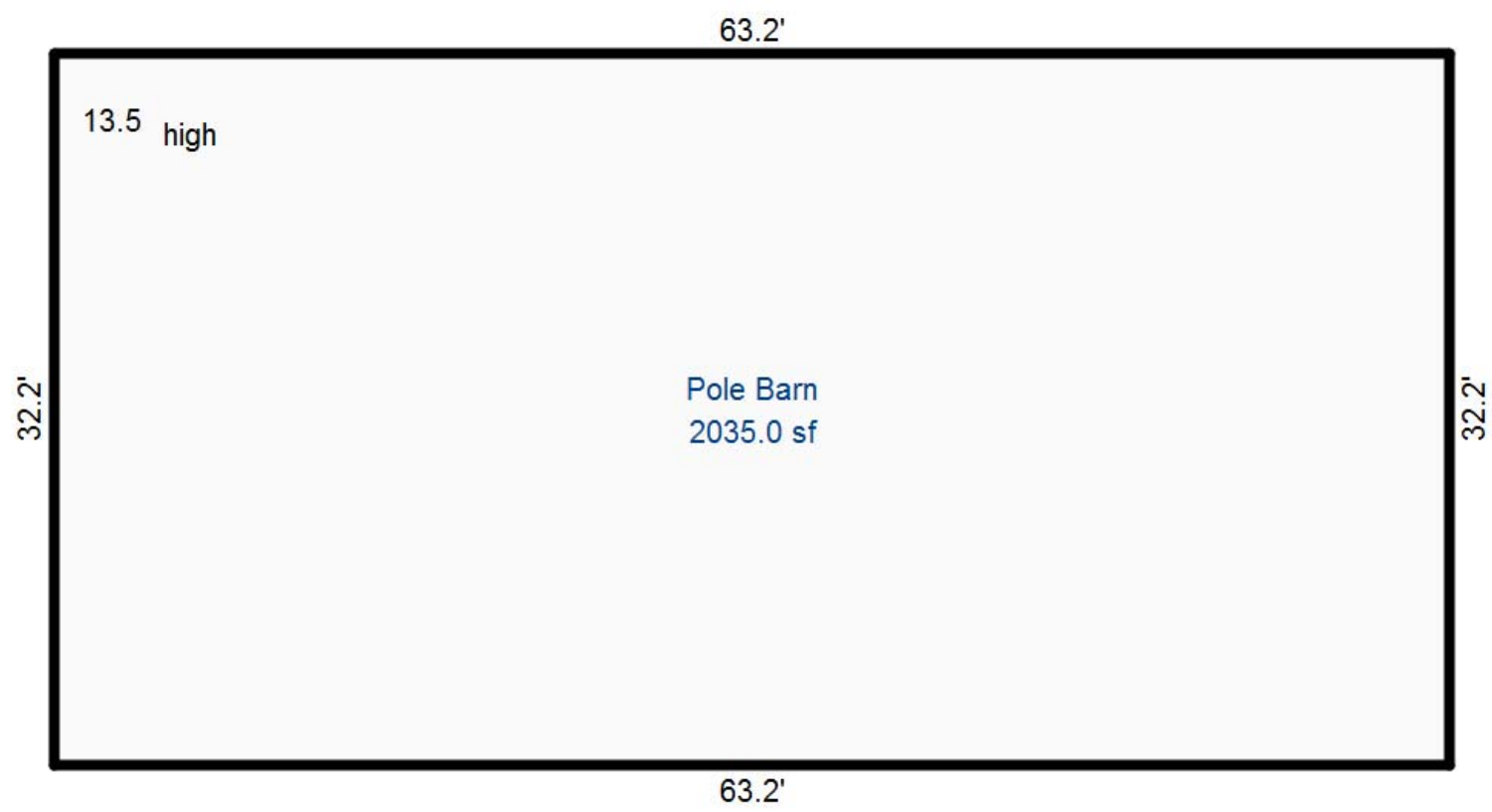
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2016	5,000	13,000	18,000			16,449C
	2015	5,000	11,400	16,400		16,400S			
	2014	0	0	0		0			
	2013	0	0	0		0			

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	(4) Interior	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2014 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 2035 % 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: C Effec. Age: 1 Floor Area: 0 Total Base Cost: 21,315 Total Base New : 29,201 Total Depr Cost: 28,909 Estimated T.C.V: 26,018										
Building Style: GRG		Trim & Decoration		Central Air Wood Furnace			X No Heating/Cooling		CnlyMult X 1.370 E.C.F. X 0.900		Bsmnt Garage:						
Yr Built 2014	Remodeled 0	Ex	Ord	Min	(12) Electric			Rate		Bsmnt-Adj		Heat-Adj		Size	Cost		
Condition for Age: Average		Lg	Ord	Small	0 Amps Service			Other Additions/Adjustments		Rate				Size	Cost		
Room List		(5) Floors		No./Qual. of Fixtures			Stories Exterior		Foundation		Rate		Bsmnt-Adj		Heat-Adj	Size	Cost
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		Ex. Ord. Min			(17) Garages		Class:C Exterior: Pole		Foundation: 18 Inch (Unfinished)						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Base Cost		10.13		2035		20,615				
	Wood/Shingle Aluminum/Vinyl Brick			Many Ave. Few			Mechanical Doors		350.00		2		700				
	Insulation	(7) Excavation		(13) Plumbing			Notes: 12/19/14 NO PLUMBING - BATH ENTRY TO REMOVE NEGATIVE ADJ. -TIM		Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0,		Depr.Cost =		28,909				
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		ECF (RESIDENTIAL RURAL/ NON SUB)		0.900 => TCV of Bldg: 1 =		26,018				
	Many Avg. Few	Large Avg. Small		(8) Basement			(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:						
	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		(10) Floor Support													
	Gable Hip Flat	Gambrel Mansard Shed		Joists: Unsupported Len: Cntr.Sup:													
	Asphalt Shingle																
Chimney:																	

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Sketch by Apex Sketch

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
INDIAN LAKES L C	DEBOER DONALD	10,000	02/10/2014	WD	Split Vacant	2014-00534	PTA	100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
S CHIPPEWA	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
DEBOER DONALD 2383 S MCGEE RD LAKE CITY MI 49651	MAP #:					
	2016 Est TCV 10,000					

Improved	X	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS								
Public Improvements			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
Dirt Road			<Site Value F>	SITE	\$10000	10000	100	100		10,000	
Gravel Road			75 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	10,000
Paved Road											
Storm Sewer											
Sidewalk											
Water											
Sewer											
Electric											
Gas											
Curb											
Street Lights											
Standard Utilities											
Underground Utils.											

Tax Description
 SEC 10 T22N R8W BEGS 89 DEG 00'00"E 269.5 FT & S 00 DEG 31'26"W 450FT FROM NW CO R G OVT LOT 2, TH S 89 DEG 00'00"E 100FT, S 00 DEG 31'26"W 75FT, N 89 DEG 00'00"W 100FT, N 00 DEG 31'26"E 75FT TO P OB .17 A.
 SPLIT ON 02/05/2014 FROM 009-010-024-00;

Comments/Influences
 SEC 10 T22N R8W BEGS 89 DEG 00'00"E 269.5 FT & S 00 DEG 31'26"W 450FT FROM NW CO R G OVT LOT 2, TH S 89 DEG 00'00"E 100FT, S 00 DEG 31'26"W 75FT, N 89 DEG 00'00"W

- 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

- 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
2016	5,000	0	5,000			4,513C
2015	4,500	0	4,500			4,500S
2014	1,500	0	1,500			106C
2013	0	0	0			0

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
INDIAN LAKES L C	GAESCHKE GERALD G & SHEIL	0	05/09/2012	WD	Split Vacant	2012-01730		100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
S CHIPPEWA AVE						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2016 Est TCV 2,880					

Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SALES & 2013 EQ RATE			0.240	Acres	12,000	100		2,880
			0.24	Total Acres	Total Est. Land Value =			2,880

Tax Description
 WD2012-1730 SEC 10 T22N R8W OF GOV'T LOT 2. COMMENCING AT THE SOUTHEAST CORNER OF SECTION 10, T22N, R8W; THENCE N00°50'00" E 1980.50 FEET ALONG THE EAST LINE OF SAID SECTION 10 TO A POINT ON THE BOUNDARY OF OAKRIDGE VIEW PLAT; THENCE N88°19'20" W 33.00 FEET ALONG SAID PLAT BOUNDARY TO THE POINT OF BEGINNING; THENCE N88°13'16"W 289.51 FEET; THENCE N37°55'48" E 40.69 FEET TO A POINT ON SAID PLAT BOUNDARY; THENCE S88°22'59" E 239.50 FEET ALONG SAID PLAT BOUNDARY; THENCE S36°01'12" E 42.44 FEET ALONG SAID

- 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 ROAD




NT OF BEGINNING; BUILDING AND USE
 M 009-010-024-00 OF TH W 1/2 OF OF GOV'T LOT 2.
 TO ADJ LOT IN A LAKES LC

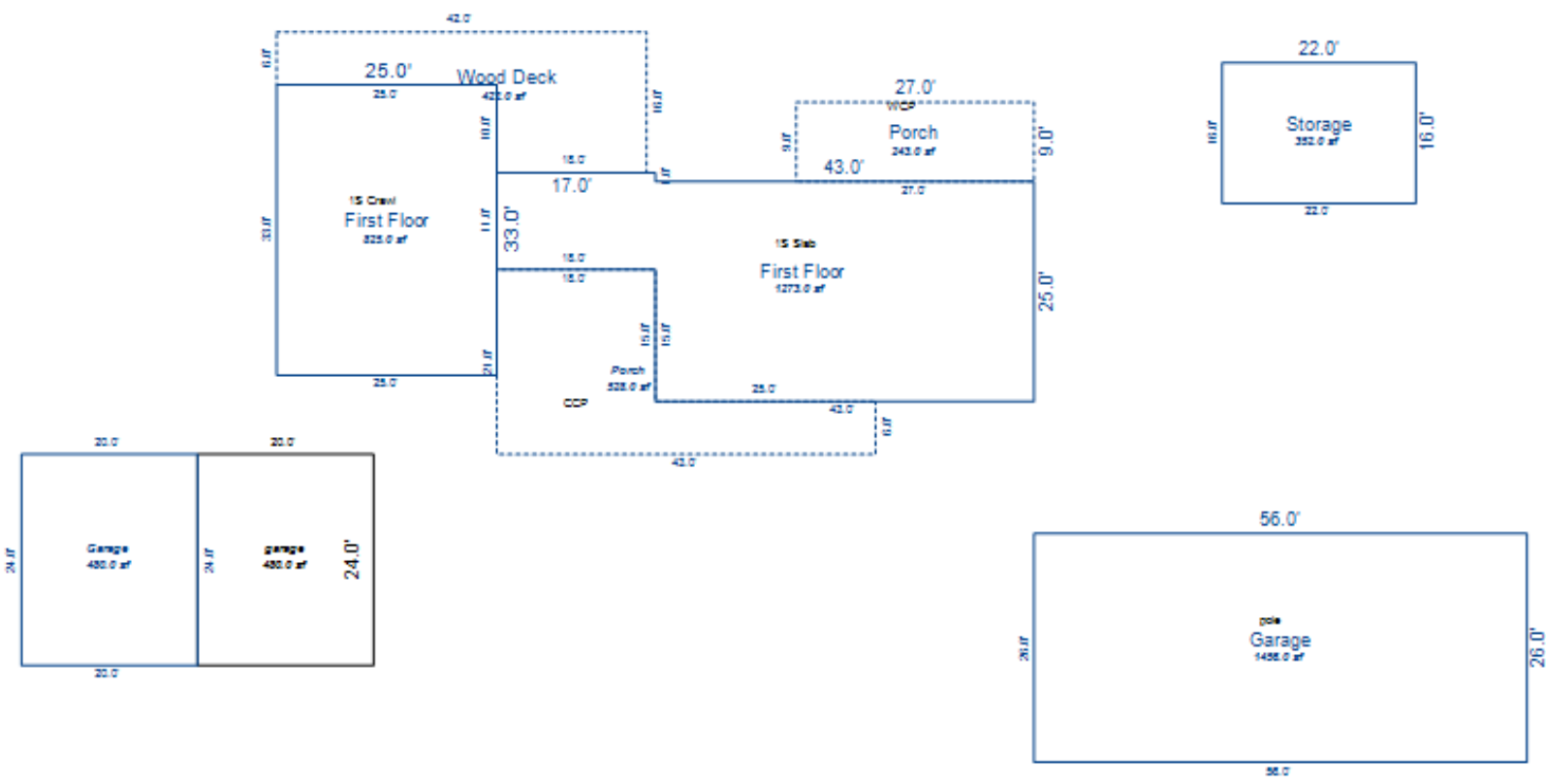
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2016	1,400	0	1,400			1,400S
2015	1,400	0	1,400			1,400S
2014	1,400	0	1,400			1,400S
2013	1,400	0	1,400			1,400S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: 401 RESIDENTIAL-I		Zoning:	Building Permit(s)	Date	Number	Status		
8638 W JENNINGS RD		School: LAKE CITY - 57020								
Owner's Name/Address		P.R.E. 0%								
DOWN PAUL A & DAO NOI 8815 S BLUFFVIEW DRIVE BERRIEN SPRINGS MI 49103		MAP #:		2016 Est TCV 301,313 TCV/TFA: 143.21						
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE						
SEC 10 T22N R8W (TRACT*1997) E 525 FT OF GOV'T LOT 9 & THAT PART OF GOV'T LOT 10 W OF N-S 1/4 LINE EXC THE E'LY 200 FT THOF & EXC THAT PART THOF N OF A LINE BEG ON SHORE OF SAPPHIRE LAKE ON E SIDE OF A PENNINSULA EXT NE'LY INTO THE LAKE TH W TO A PT WHICH LIES 1050 FTW OF N-S LINE, S 50 DEG 30'34"W 152.43 N 89 DEG 13'W 216.29 FT, N 81 DEG 52'35"W 35 FT, S 8 DEG 07'25"W 320 FT, N 81 DEG 52'35"W TO W LINE OF E 525 FT OF GOV'T LOT 9. APP 17.5A.		Public Improvements		* Factors *						
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason
				GROUP I \$500 250.003049.20 0.6687 1.0000 500 100					83,593	
				250 Actual Front Feet, 17.50 Total Acres					Total Est. Land Value =	83,593
				Land Improvement Cost Estimates						
				Description	Rate	CountyMult.	Size	%Good	Cash Value	
				D/W/P: Asphalt Paving	1.61	1.00	2466	0	0	
				Shed: Wood Frame	8.48	1.00	352	94	2,806	
				Residential Local Cost Land Improvements						
				Description	Rate	CountyMult.	Size	%Good	Cash Value	
				LAND IMPROVE 10000	10000.00	1.00	1.0	95	9,500	
				Total Estimated Land Improvements True Cash Value =					12,306	
Comments/Influences		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Level		2016	41,800	108,900	150,700			135,216C
		X Rolling		2015	76,400	103,300	179,700			134,812C
		X Low		2014	61,100	88,200	149,300			132,689C
		X High		2013	60,600	70,000	130,600			130,600S
		X Landscaped								
		X Swamp								
		Wooded								
		Pond								
		X Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
		X PRIVATE ROAD								
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		TPC 04/08/2013 INSPECTED								
		TPC 06/01/2012 INSPECTED								

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: 402 RESIDENTIAL-V		Zoning:	Building Permit(s)	Date	Number	Status				
W JENNINGS RD		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 0%										
DOWN PAUL A & DAO NOI 8815 S BLUFFVIEW DRIVE BERRIEN SPRINGS MI 49103		MAP #:										
		2016 Est TCV 42,045										
		Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE							
		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				GROUP I	\$500	100.00	334.00	0.8409	1.0000	500	100	42,045
				100 Actual Front Feet, 0.77 Total Acres Total Est. Land Value = 42,045								
Tax Description		Dirt Road										
SEC 10 T22N R8W (0*1997) THE E'LY 200 FT OF GOV'T LOT 10 LYING W'LY OF N-S 1/4 LINE EXC E 100 FT THOF. .67A.		Gravel Road										
Comments/Influences		Paved Road										
		Storm Sewer										
		Sidewalk										
		Water										
		X Sewer										
		X Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		X Rolling										
		X Low										
		High										
		Landscaped										
		X Swamp										
		X Wooded										
		Pond										
		X Waterfront										
		Ravine										
		X Wetland										
		Flood Plain										
		X PRIVATE ROAD										
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
					2016	21,000	0	21,000			21,000S	
					2015	25,000	0	25,000			25,000S	
					2014	30,000	0	30,000			29,314C	
					2013	35,000	0	35,000			28,853C	

2012 Lake Township Parcel Map



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		62,900	07/01/1997	WD	Download	321:118		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8508 W JENNINGS RD	School: LAKE CITY - 57020					
	P.R.E. 100% 06/14/2000					

Owner's Name/Address	MAP #:
DICKERSON ERIC A & MARIANNE 8508 W JENNINGS ROAD LAKE CITY MI 49651	2016 Est TCV 327,005 TCV/TFA: 127.74

X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE
Public Improvements		* Factors *
		Description Frontage Depth Front Depth Rate %Adj. Reason Value
		GROUP I \$500 100.00 330.00 0.8409 1.0000 500 100 42,045
		100 Actual Front Feet, 0.76 Total Acres Total Est. Land Value = 42,045

Taxpayer's Name/Address	X Dirt Road Gravel Road X Paved Road Storm Sewer Sidewalk Water X Sewer X Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Land Improvement Cost Estimates
NORTHWESTERN MORTGAGE COMPANY P O BOX 809 TRAVERSE CITY MI 49685-0809		Description Rate CountyMult. Size %Good Cash Value D/W/P: Asphalt Paving 1.51 1.00 2600 45 1,767 Shed: Wood Frame 7.55 1.00 352 74 1,967 Total Estimated Land Improvements True Cash Value = 3,734

Tax Description	
SEC 10 T22N R8W (0*1997) THE E'LY 100 FT OF GOV'T LOT 10 LYING W'LY OF N-S 1/4 LINE. .75A.	
Comments/Influences	

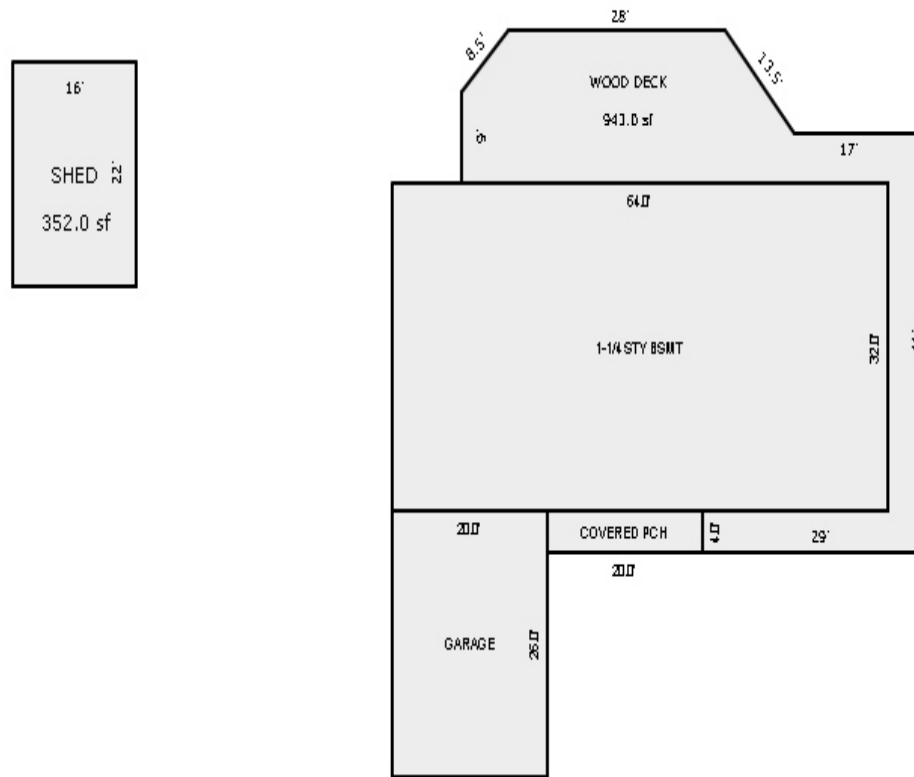


Topography of Site	
X Level	
X Rolling	
X Low	
High	
Landscaped	
Swamp	
Wooded	
Pond	
X Waterfront	
Ravine	
Wetland	
Flood Plain	
X PRIVATE ROAD	

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2016	21,000	142,500	163,500			136,354C
2015	25,000	134,900	159,900			135,947C
2014	30,000	114,200	144,200			133,807C
2013	35,000	96,700	131,700			131,700S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GARRISON FRANKLIN D & DOR	SMITH DENNIS & DEBORAH	205,000	10/25/2013	WD	WARRANTY DEED	2013-03678	PTA	100.0
		200,000	03/01/2001	WD	Download	01-0:0965		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8770 W PETERSON POINT RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
SMITH DENNIS & DEBORAH 60677 S LYON TRAIL SOUTH LYON MI 48178	MAP #:					
	2016 Est TCV 215,000 TCV/TFA: 161.17					

X	Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE									
			* Factors *									
	Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
X	Dirt Road		GROUP E 800/FF	119.00	190.35	1.0000	1.0000	800	100		95,200	
	Gravel Road		119 Actual Front Feet, 0.52 Total Acres								Total Est. Land Value =	95,200

Tax Description
 . SEC 10 T22N R8W COMM AT S 1/4 POST SEC 10 W 1155 FT N 898.26 FT TO SH SAPPHIRE LAKE TH NE'LY ALG SH 155 FT S 30 DEG 34' 25" W 316.36 FT TO POB S 19 DEG 04' 10" E 132.08 FT N 89 DEG 13' 00" W 216.29 FT N 81 DEG 52' 35" W 50 FT N 8 DEG 07' 25" E 154 FT TO SH OF LAKE SE'LY ALG SH TO POB PT GOV'T LOTS 9 & 10. EXC COMM 1/4 POST COMMON TO SEC 10 & 15 TH W ALONG SEC LINE 1155 FT, N 898.26 FT TO SHORE OF SAPPHIRE LAKE, TH NE'LY ALONG SHORE 155 FT, S 30 DEG 34' 25" W 316.36 FT TO POB TH S 19 DEG 04' 10" E 132.08 FT N 89 DEG 13' W

X	Land Improvement Cost Estimates	Description	Rate	CountyMult.	Size	%Good	Cash Value	
X	Dock: Light posts		21.31	1.00	72	0	0	
X	Residential Local Cost Land Improvements							
X	Electric	Description	Rate	CountyMult.	Size	%Good	Cash Value	
X	Gas	LAND IMPROVE 2500	2500.00	1.00	1.0	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 Rolling	2016	47,600	59,900	107,500			97,623C
X	Low High	2015	47,600	56,700	104,300			97,332C
X	Landscaped	2014	47,600	48,200	95,800			95,800S
X	Swamp	2013	47,600	34,700	82,300			82,300S
X	Wooded							
X	Pond							
X	Waterfront							
X	Ravine							
X	Wetland							
X	Flood Plain							
X	PRIVATE ROAD							

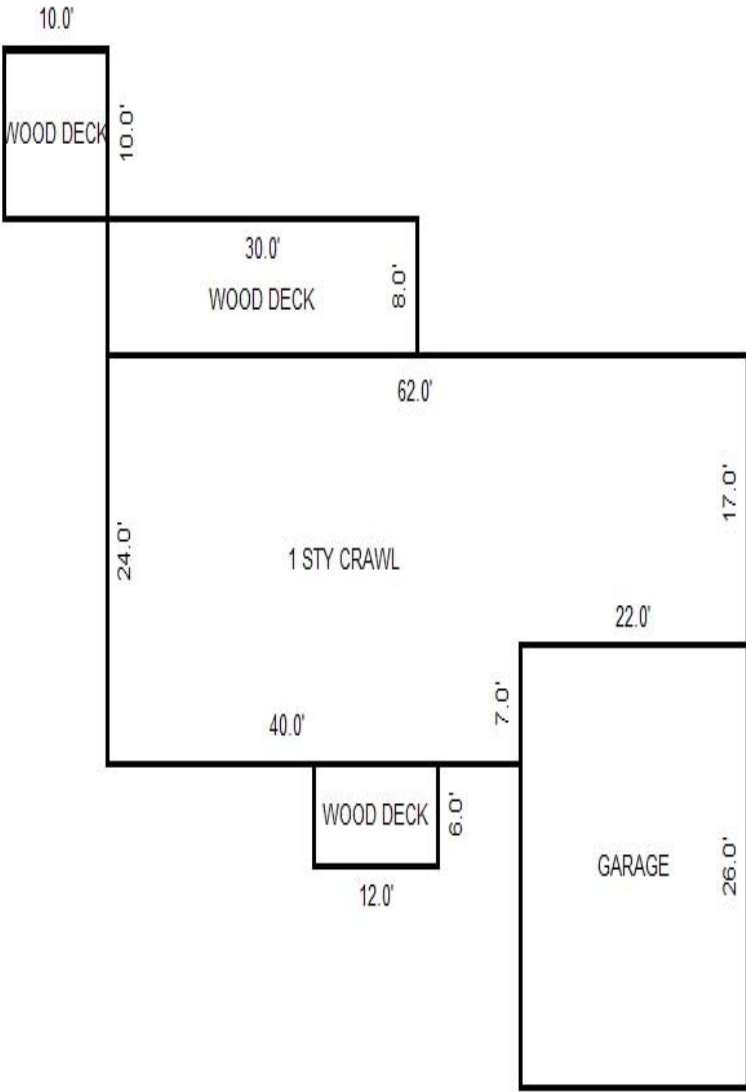
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2016	47,600	59,900	107,500			97,623C
		TPC 11/19/2012 INSPECTED	2015	47,600	56,700	104,300			97,332C
			2014	47,600	48,200	95,800			95,800S
			2013	47,600	34,700	82,300			82,300S

*** 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 1 Direct-Vented Ga	Area 72 240 100	Type Treated Wood Treated Wood Treated Wood	Year Built: 1972 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1.5 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 572 % 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: 1334 Total Base Cost: 103,891 Total Base New : 143,831 Total Depr Cost: 93,940 Estimated T.C.V: 117,425		CntyMult X 1.370 E.C.F. X 1.250		Bsmnt Garage: Carport Area: Roof:								
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Foundation Crawl Space		Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
Yr Built	Remodeled	Ex	Ord	X	Min	200 Amps Service			Rate		Rate		Rate		Rate		Rate		Rate		
1972	1984					No. of Elec. Outlets			63.94		-9.06		0.00		0.00		1334		73,210		
Condition for Age: Average		Lg	Ord	X	Small	No. of Elec. Outlets			Other Additions/Adjustments		Rate		Rate		Rate		Rate		Rate		
Room List		Size of Closets		No. /Qual. of Fixtures			Stories			Rate		Rate		Rate		Rate		Rate		Rate	
Basement 1st Floor 2nd Floor 2 Bedrooms		Kitchen: Other: Hardwood Other: Ceramic Tile		Ex. X Ord. Min			1 Exterior			63.94		-9.06		0.00		0.00		1334		73,210	
(1) Exterior		Drywall		Many X Ave. Few			Brick Veneer			8.25								496		4,092	
Wood/Shingle Aluminum/Vinyl Brick		(7) Excavation		(13) Plumbing			(13) Plumbing			760.00								1		760	
Insulation		Basement: 0 S.F. Crawl: 1334 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath			Average Fixture(s) 2 Fixture Bath Separate Shower			1600.00								1		1,600	
(2) Windows		(8) Basement		1 Softener, Auto 1 Softener, Manual			(14) Water/Sewer			775.00								1		775	
Many Avg. Few	X Avg. Large Small	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 Separate Shower			Public Sewer Well, 100 Feet			1162.00								1		1,162	
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement		(9) Basement Finish		Solar Water Heat No Plumbing Extra Toilet Extra Sink 1 Separate Shower			(15) Built-Ins & Fireplaces			2700.00								1		2,700	
Double Glass Patio Doors Storms & Screens		Recreation SF Living SF Walkout Doors No Floor SF		Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Appliance Allowance Fireplace: Exterior 1 Story Fireplace: Direct-Vented Gas			1915.00								1		1,915	
(3) Roof		(10) Floor Support		(14) Water/Sewer			(16) Deck/Balcony			3875.00								1		3,875	
X	Gable Hip Flat	Gambrel Mansard Shed		Public Water Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Treated Wood,Standard Treated Wood,Standard Treated Wood,Standard			1200.00								1		1,200	
X	Asphalt Shingle	Chimney: Brick		Lump Sum Items:			(17) Garages			9.11								72		656	
							Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			6.85								240		1,644	
							Base Cost			8.30								100		830	
							Common Wall: 1.5 Wall			19.27								572		11,022	
							Automatic Doors			-1925.00								1		-1,925	
							Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,			375.00								1		375	
							Separately Depreciated Items:			Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,										Depr.Cost = 92,515	
							Local Cost Items:			1500.00								1		1,500	
							GENERATOR			1500.00										Depr.Cost = 1,425	
							Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,			1500.00										Depr.Cost = 1,425	
							<<<<< 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.
ELDRED LYLE	KOZICKI RONALD S & PAMELA	180,000	03/10/2005	WD	Arms Length	05-0/893		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8720 W PETERSON POINT RD						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2016 Est TCV 188,703 TCV/TFA: 161.28					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE						
				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
. SEC 10 T22N R8W COMM 1/4 POST COMMON TO SEC 10 & 15 TH W ALONG SEC LINE 1155 FT, N 898.26 FT TO SHORE OF SAPPHIRE LAKE, TH NE'LY ALONG SHORE 155 FT, S 30 DEG 34' 25", W 316.36FT TO POB TH S 19 DEG 04' 10", E 132.08 FT, N 89 DEG 13',W 140 FT, TH N'LY TO A PT ON THE SHORE OF SAPPHIRE LAKE WHICH LIES 85 FT W'LY FROM POB TH E'LY TO POB .35A				Non Sub Lk Frnt	85.00	179.37	1.0000	1.0000	900 100	76,500
				85 Actual Front Feet, 0.350 Acres					0 100	0
				Total Est. Land Value = 76,500						

Tax Description
 . SEC 10 T22N R8W COMM 1/4 POST COMMON TO SEC 10 & 15 TH W ALONG SEC LINE 1155 FT, N 898.26 FT TO SHORE OF SAPPHIRE LAKE, TH NE'LY ALONG SHORE 155 FT, S 30 DEG 34' 25", W 316.36FT TO POB TH S 19 DEG 04' 10", E 132.08 FT, N 89 DEG 13',W 140 FT, TH N'LY TO A PT ON THE SHORE OF SAPPHIRE LAKE WHICH LIES 85 FT W'LY FROM POB TH E'LY TO POB .35A

Comments/Influences



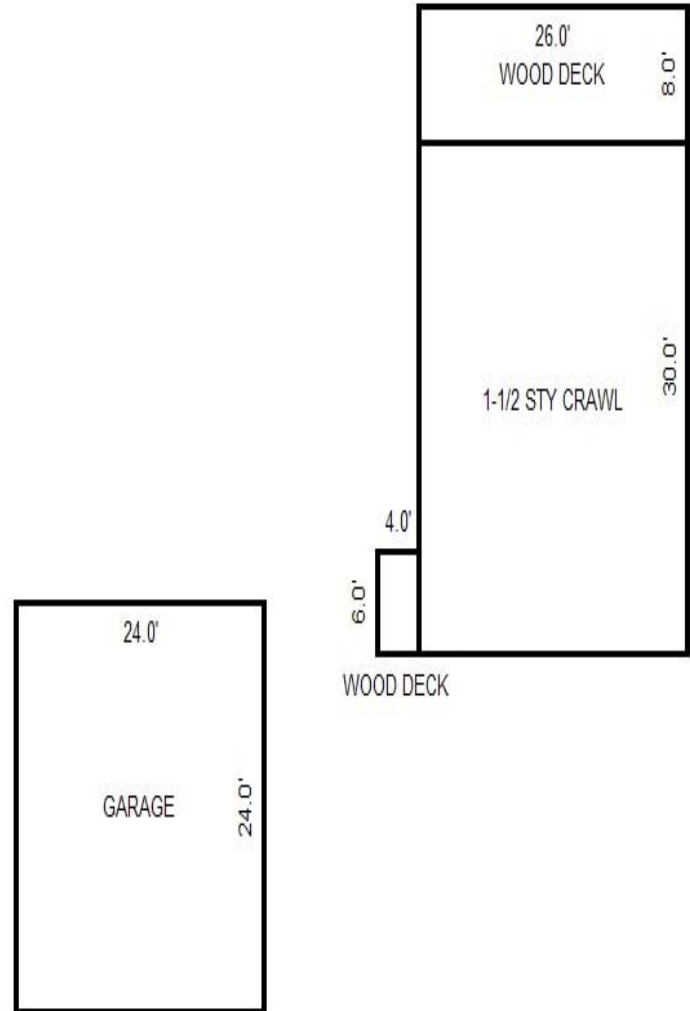
Public Improvements	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Dirt Road	X Level	2016	38,300	56,100	94,400			70,077C
X Gravel Road	X Rolling	2015	38,300	53,000	91,300			69,868C
X Paved Road	X Low	2014	38,300	44,800	83,100			68,768C
X Storm Sewer	X High	2013	34,000	37,800	71,800			67,686C
X Sidewalk	X Landscaped							
X Water	X Swamp							
X Sewer	X Wooded							
X Electric	X Pond							
X Gas	X Waterfront							
X Curb	X Ravine							
X Street Lights	X Wetland							
X Standard Utilities	X Flood Plain							
X Underground Utils.	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 208	Type Treated Wood 24 Treated Wood	Year Built: 1992 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	X	Drywall Paneled		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: 20 Floor Area: 1170 Total Base Cost: 81,900 Total Base New : 112,203 Total Depr Cost: 89,763 Estimated T.C.V: 112,203				Bsmnt Garage: Carport Area: Roof:				
Building Style: 1.5S		Trim & Decoration		Central Air Wood Furnace			(12) Electric			CnlyMult X 1.370 E.C.F. X 1.250							
Yr Built 1991	Remodeled 0	Ex	Ord	X	Min	200 Amps Service			Rate		Bsmnt-Adj		Heat-Adj		Size Cost		
Condition for Age: Average		Lg	Ord	X	Small	No./Qual. of Fixtures			Rate		Rate		Rate		Rate		
Room List		(5) Floors		Kitchen: Other: Other:			Ex. X Ord. Min			Rate		Rate		Rate		Rate	
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Other:		(12) Electric			No. of Elec. Outlets			Rate		Rate		Rate		Rate	
		(6) Ceilings		200			Many X Ave. Few			Rate		Rate		Rate		Rate	
(1) Exterior		X	Drywall	Basement: 0 S.F. Crawl: 780 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Rate		Rate		Rate		Rate	
X	Wood/Shingle Aluminum/Vinyl Brick			(8) Basement			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Rate		Rate		Rate		Rate	
Insulation				(9) Basement Finish			(14) Water/Sewer			Rate		Rate		Rate		Rate	
(2) Windows				Recreation SF Living SF Walkout Doors No Floor SF			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Rate		Rate		Rate		Rate	
X	Many Avg. Few	X	Large Avg. Small	Lump Sum Items:						Rate		Rate		Rate		Rate	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens									Rate		Rate		Rate		Rate	
(3) Roof										Rate		Rate		Rate		Rate	
X	Gable Hip Flat	Gambrel Mansard Shed								Rate		Rate		Rate		Rate	
X	Asphalt Shingle									Rate		Rate		Rate		Rate	
Chimney: Block										Rate		Rate		Rate		Rate	

*** 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.				
SCHNEIDER CRYSTAL (DECEAS	SCHNEIDER MICHAEL (WIDOW)	0	06/08/2007	OTH	Not Qualified	2009/3297		0.0				
SCHNEIDER DAVID & PATRICI	SCHNEIDER MICHAEL & CRYST	0	01/07/2005	OTH	Not Qualified			0.0				
SCHNEIDER DAVID J ETAL	SCHNEIDER DAVID & PATRICI	0	01/01/2004	QC	Not Qualified	04-0/141		0.0				
		121,000	08/01/2001	WD	Download	01-0:3077		0.0				
Property Address		Class: 402 RESIDENTIAL-V		Zoning:	Building Permit(s)	Date	Number	Status				
W PETERSON POINT RD		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 0%										
SCHNEIDER MICHAEL ETAL 611 WALNUT ST CENTERVILLE MN 49601		MAP #:										
		2016 Est TCV 57,580										
		Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE							
		Public Improvements		* Factors *								
		X		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X		Non Sub Lk Frnt	50.00	182.60	1.0000	1.0000	900	100		45,000
		X		GROUP F 85/FF	148.00	182.60	1.0000	1.0000	85	100		12,580
		X		198 Actual Front Feet, 0.83 Total Acres					Total Est. Land Value =			57,580
Tax Description		X		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.								
. SEC 10 T22N R8W BEG 727 FT N & 982.3 FT E OF SW COR OF GOV'T LOT 9 TH S 7 DEG 31' W 154 FT N 81 DEG 52' 35" W 234 FT N TO N LINE OFGOV'T LOT 9 E TO SHORE OF SAPPHIRE LAKE SE'LY ALONG LAKE SHORE TO POB. APP .83 A.		X										
Comments/Influences		X										
		Topography of Site										
		X		Level								
		X		Rolling								
		X		Low								
		X		High								
		X		Landscaped								
		X		Swamp								
		X		Wooded								
		X		Pond								
		X		Waterfront								
		X		Ravine								
		X		Wetland								
		X		Flood Plain								
		X		PRIVATE ROAD	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who		When	What	2016	28,800	0	28,800		28,800S	
		TPC 11/19/2012 INSPECTED				2015	28,800	0	28,800		28,800S	
						2014	28,800	0	28,800		28,800S	
						2013	39,200	0	39,200		29,798C	

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHNEIDER CRYSTAL (DECEAS	SCHNEIDER MICHAEL (WIDOW)	0	06/08/2007	OTH	Not Qualified	2009/3297		0.0
SCHNEIDER DAVID & PATRICI	SCHNEIDER MICHAEL & CRYST	0	01/07/2005	OTH	Not Qualified	-/		0.0
SCHNEIDER DAVID J ETAL	SCHNEIDER DAVID & PATRICI	0	01/01/2004	QC	Not Qualified	04-0/141		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8808 W PETERSON POINT RD			Reroof	05/21/2015	2015-0176	100%

Owner's Name/Address	MAP #:
SCHNEIDER MICHAEL ETAL 611 WALNUT STREET CENTERVILLE MN 49601	2016 Est TCV 108,376 TCV/TFA: 135.47

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE																											
. SEC 10 T22N R8W BEG 727 FT N & 989.3 FT E OF SW COR OF GOV'T LOT 9 TH S 82 DEG 29' E, 50 FT; TH S 7 DEG 31' W, 153.72 FT; TH N 82 DEG 29' W 50 FT, TH N 7 DEG 31' E 153.72 FT TO BEG. .1764 A.	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>GROUP H \$900</td> <td>50.00</td> <td>153.00</td> <td>1.0000</td> <td>1.0000</td> <td>900</td> <td>100</td> <td></td> <td>45,000</td> </tr> <tr> <td colspan="8">50 Actual Front Feet, 0.18 Total Acres</td> <td>Total Est. Land Value = 45,000</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	GROUP H \$900	50.00	153.00	1.0000	1.0000	900	100		45,000	50 Actual Front Feet, 0.18 Total Acres								Total Est. Land Value = 45,000
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																						
GROUP H \$900	50.00	153.00	1.0000	1.0000	900	100		45,000																						
50 Actual Front Feet, 0.18 Total Acres								Total Est. Land Value = 45,000																						

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



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

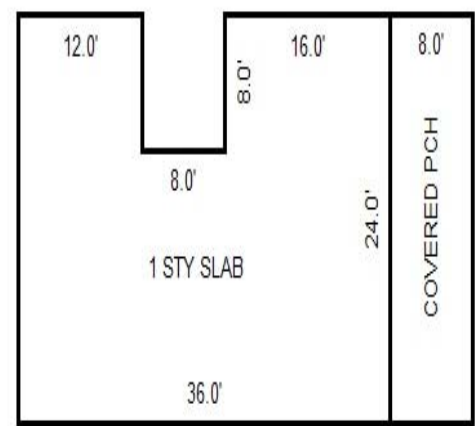
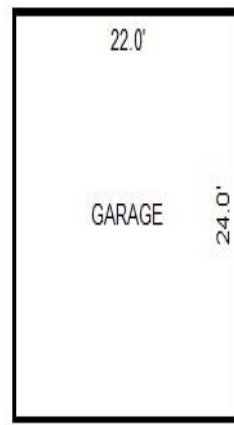
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2016	22,500	31,700	54,200			44,415C
TPC 12/31/2015 INSPECTED			2015	22,500	31,200	53,700			44,283C
TPC 11/19/2012 INSPECTED			2014	25,000	26,400	51,400			43,586C
			2013	22,500	20,400	42,900			42,900S

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 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: 1965 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 528 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame		(4) Interior	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				192	CCP (1 Story)				
Building Style: 1S		Trim & Decoration															
Yr Built 1965	Remodeled 0	Ex	Ord	X	Min	Size of Closets											
Condition for Age: 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			Stories Exterior Foundation			Rate Bsmnt-Adj Heat-Adj			Size Cost				
X	Wood/Shingle Aluminum/Vinyl Brick			Ex. X Ord. Min			1 Story Siding Slab			62.30 -11.05 0.00			800 41,000				
Insulation				No. of Elec. Outlets			Other Additions/Adjustments			Rate			Size Cost				
(2) Windows		(7) Excavation		Many X Ave. Few			(13) Plumbing										
X	Many Avg. X Few	Basement: 0 S.F. Crawl: 0 S.F. Slab: 800 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			(14) Water/Sewer			Average Fixture(s) 630.00			1 630				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(15) Built-Ins & Fireplaces			Public Sewer Well, 100 Feet			1 1,025 1 2,550				
(3) Roof		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			(16) Porches			Appliance Allowance Fireplace: Exterior 1 Story			1 1,415 1 3,450				
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors No Floor SF		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			(17) Garages			CCP (1 Story), Standard			21.85 192 4,195				
X	Asphalt Shingle	(9) Basement Finish		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			Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)			Base Cost Mechanical Doors			17.50 528 9,240 350.00 1 350				
Chimney:		Recreation SF Living SF Walkout Doors No Floor SF		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			Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/60.0, Depr.Cost = 52,489 ECF (410- SAPPHERE LAKE AREA) 1.200 => TCV of Bldg: 1 = 62,987										
		(10) Floor Support		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			(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic							
		Joists: Unsupported Len: Cntr.Sup:		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			Lump Sum Items:										

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



Sketch by Apex IV™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)		Date	Number	Status				
8798 W PETERSON POINT RD		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 0%										
BRITTON GERALD & RUTH 8173 19 MILE ROAD MARION MI 49665		MAP #:		2016 Est TCV 90,307 TCV/TFA: 156.78								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE								
. SEC 10 T22N R8W BEG AT PT ON SHORE LAKE SAPPHIRE 720.5 FT N & 1038.9 FT E OF SW COR LOT 9 E'LY ALG SHORE S 82 DEG 29' E 50 FT S 7 DEG 31' W 153.72 FT N 82 DEG 29' W 50 FT N 7 DEG 31' E 153.72 FT TO BEG PART OF GOV'T LOT 9. .1764 A.		Public Improvements		* Factors *								
		X		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X		GROUP H \$900	50.00	154.00	1.0000	1.0000	900	100		45,000
		X		50 Actual Front Feet, 0.18 Total Acres					Total Est. Land Value =	45,000		
				Land Improvement Cost Estimates								
		X		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		X		D/W/P: 3.5 Concrete	3.20	1.00	323	0	0			
		X		Residential Local Cost Land Improvements								
		X		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		X		LAND IMPROVE 1000	1000.00	1.00	0.5	95	475			
		X		Total Estimated Land Improvements True Cash Value = 475								
Comments/Influences		Topography of Site										
		Level										
		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		
		X	PRIVATE ROAD	2016	22,500	22,700	45,200			32,933C		
		TPC 11/19/2012 INSPECTED		2015	22,500	22,300	44,800			32,835C		
				2014	25,000	18,900	43,900			32,318C		
				2013	22,500	14,600	37,100			31,810C		

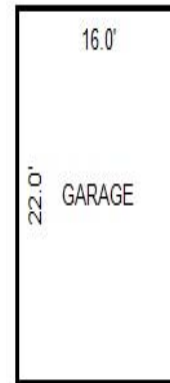
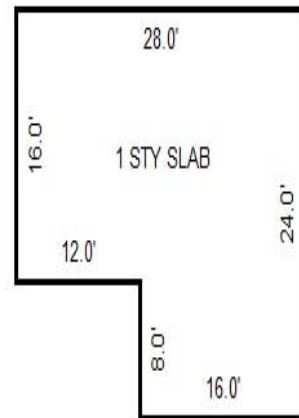


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Missaukee, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1940 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 352 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame		Drywall X Paneled		Plaster Wood T&G													
Building Style: 1S		Trim & Decoration																
Yr Built 1940	Remodeled 0	Ex	Ord	X	Min	Size of Closets												
Condition for Age: Average		Lg	X	Ord		Small												
Room List		(5) Floors		Central Air Wood Furnace														
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric														
		Doors		Solid	X	H.C.	100 Amps Service											
		(6) Ceilings		No./Qual. of Fixtures														
(1) Exterior				Ex.	X	Ord.		Min										
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets														
		Insulation		Many	X	Ave.		Few										
(2) Windows		(7) Excavation		(13) Plumbing														
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 576 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											
		(8) Basement																
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish														
X	Double Glass Patio Doors Storms & Screens	Recreation SF Living SF Walkout Doors No Floor SF																
(3) Roof		(10) Floor Support																
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			Lump Sum Items:														
Chimney: Block																		
										Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost	
										1	Story Siding	Slab	67.77	-11.97	0.00	576	32,141	
										Other Additions/Adjustments			Rate		Size	Cost		
										(13) Plumbing			Average Fixture(s)		630.00	1	630	
										(14) Water/Sewer			Public Sewer		1025.00	1	1,025	
													Well, 100 Feet		2550.00	1	2,550	
										(15) Built-Ins & Fireplaces			Appliance Allowance		1415.00	1	1,415	
										(17) Garages			Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
													Base Cost		20.85	352	7,339	
													Mechanical Doors		350.00	1	350	
													Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,		Depr.Cost =		37,360	
													ECF (410- SAPPHERE LAKE AREA)		1.200 => TCV of Bldg: 1 =		44,832	

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



Sketch by Apex IV™

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HARRIS VERNON & LAURA	HAWLEY GALE E & DENISE L	96,000	11/16/2015	WD	Arms Length	2015-03804	PTA	100.0
OSAK DONALD M & NANCY	HARRIS VERNON & LAURA	32,000	11/16/1994	WD	LAND CONTRACT	2015-03803		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8788 W PETERSON POINT RD						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2016 Est TCV 100,207 TCV/TFA: 126.52					

Tax Description	X	Improved		Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE								
		Public	Improvements		* Factors *								
. SEC 10 T22N R8W BEG AT A POINT ON THE SHORE OF LAKE SAPPHIRE THAT LIES 713.9 FT N & 1088.5 FT E OF SW COR SEC 10; THENCE S 82 DEG 29' E 50 FT S 7 DEG 31' W 153.72 FT N 82 DEG 29' W 50 FT N 7DEG 31' E 153.72 FT TO POB.1764 A. ALSO AN EASEMENT RECORDED IN LIBER 176 PAGE 858.					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					GROUP H \$900	50.00	153.00	1.0000	1.0000	900	100		45,000
					50 Actual Front Feet, 0.18 Total Acres Total Est. Land Value =							45,000	
					Land Improvement Cost Estimates								
					Description	Rate	CountyMult.	Size	%Good	Cash Value			
					Shed: Metal Prefab	8.83	1.00	60	50	265			
					Total Estimated Land Improvements True Cash Value =								265

Comments/Influences



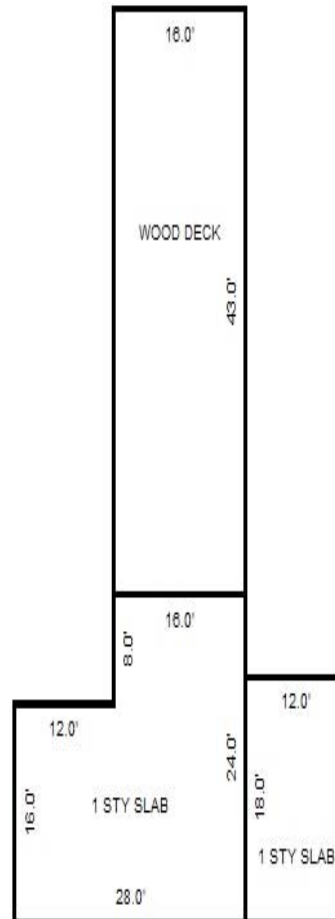
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Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
X	Level							
	Rolling	2015	22,500	28,800	51,300			39,175C
	Low	2014	25,000	24,300	49,300			38,559C
	High	2013	22,500	20,600	43,100			37,952C
	Landscaped	TPC 11/19/2012 INSPECTED						
	Swamp							
	Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							
X	PRIVATE ROAD							
	Who	When	What					

*** 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 688	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:					
X	Wood Frame		Drywall Paneled	X	Plaster Wood T&G													
Building Style: 1S		Trim & Decoration																
Yr Built 1962	Remodeled 0	Ex	Ord	X	Min	Size of Closets												
Condition for Age: 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			Stories Exterior			Foundation			Rate Bsmnt-Adj		Heat-Adj		Size Cost	
X	Wood/Shingle Aluminum/Vinyl Brick				Ex.	X	Ord.		Min	1	Story Siding	Slab	62.45	-11.08	0.00	576	29,589	
	Insulation			No. of Elec. Outlets			1			1	Story Siding	Slab	62.45	-11.08	0.00	216	11,096	
(2) Windows		(7) Excavation		(13) Plumbing			Other Additions/Adjustments			Rate			Size Cost					
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 792 S.F. Height to Joists: 0.0			Many			X	Ave.		Few	(14) Water/Sewer				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1			Public Sewer			1025.00		1		1,025	
(3) Roof		(9) Basement Finish		1			2550.00			Well, 100 Feet			2550.00		1		2,550	
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer			Treated Wood, Standard			5.86			688		4,032		
X	Asphalt Shingle	(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,			Depr.Cost =			41,377					
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Separately Depreciated Items: Square footage # 2 is depreciated at 89 %Good...			Base Cost Was =			11,096					
							County Multiplier = 1.37 =>			Cost New =			15,201					
							Phy/Ab.+hy/Func/Econ/Comb.%Good= 29/100/100/100/29.0,			Depr.Cost =			4,408					
							ECF (410- SAPPHERE LAKE AREA)			1.200 => TCV of Bldg: 1 =			54,942					

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



Sketch by Apex IV™

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GARRISON FRANKLIN D & DOR	KITTEL RANDALL M	40,000	10/01/2014	LC	LAND CONTRACT	2014-03409	PTA	100.0
		57,500	03/01/2001	WD	Download	01-0:0966		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8789 W PETERSON POINT RD						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2016 Est TCV 42,383 TCV/TFA: 43.25					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
. SEC 10 T22N R8W COMM AT S 1/4 POST TH W 1050.1 FT N 711.6 FT S 50 DEG 30' 34" W 152.43 FT N 89 DEG 13' W 216.29 FT N 81 DEG 52' 35" W 35 FT TO POB TH S 8 DEG 7' W 320 FT N 81 DEG 52' 35" W 165 FT N 8 DEG 7' E 320 FT S 81 DEG 52' 35" E 165 FT TO POB. 1.2121 A.	X	Dirt Road		50/FF	165.00	319.90	1.0000	1.0000	50	100	8,250
		Gravel Road		165 Actual Front Feet, 1.21 Total Acres						Total Est. Land Value =	8,250
		Paved Road		Land Improvement Cost Estimates							
		Storm Sewer		Description	Rate	CountyMult.	Size	%Good	Cash Value		
		Sidewalk		Shed: Wood Frame	9.12	1.00	168	0	0		
		Water		Residential Local Cost Land Improvements							
	X	Sewer		Description	Rate	CountyMult.	Size	%Good	Cash Value		
	X	Electric		LAND IMPROVE 1000	1000.00	1.00	0.5	95	475		
	X	Gas		Total Estimated Land Improvements True Cash Value = 475							

Comments/Influences

Topography of Site



Who When What

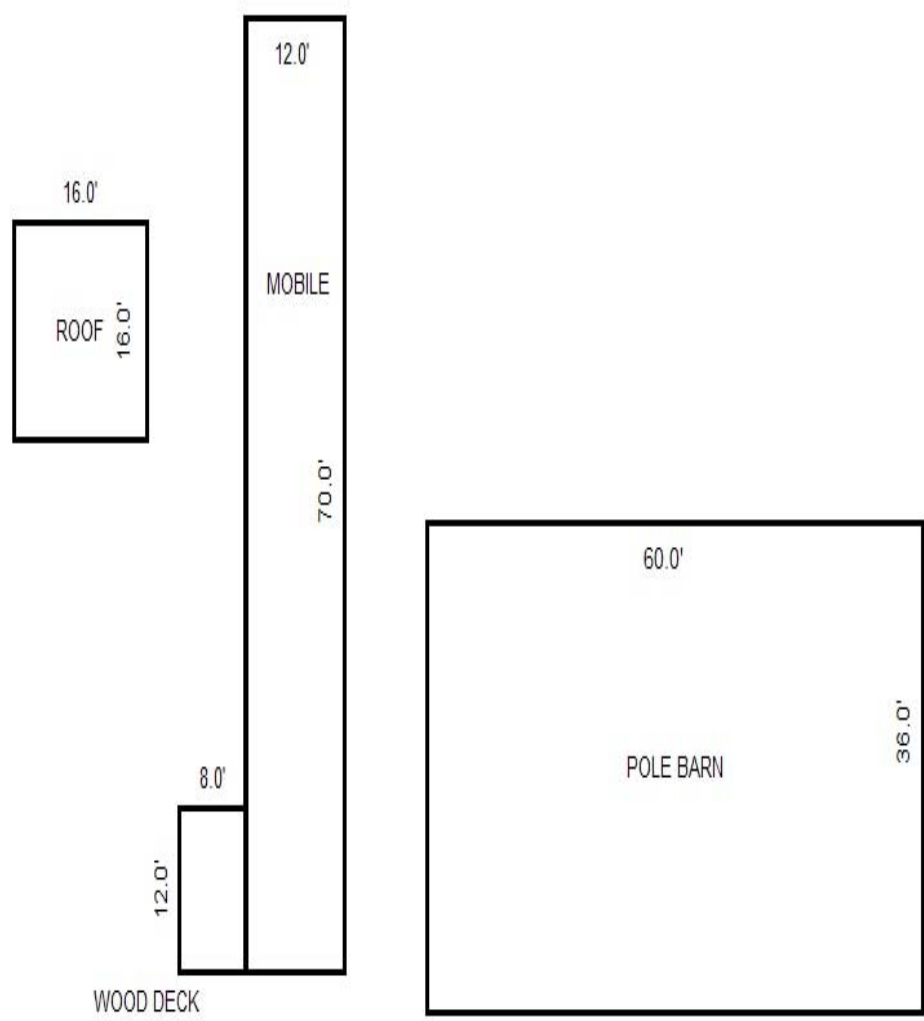
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2016	4,100	17,100	21,200			19,658C
2015	4,100	15,500	19,600			19,600S
2014	4,100	15,300	19,400			15,341C
2013	3,000	12,100	15,100			15,100S

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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	X	Gas	Oil	Elec.	1	Appliance Allow.	Interior 1 Story Interior 2 Story 2nd/Same Stack			Area	Type	Year Built: Car Capacity: Class: Exterior: Exterior 1 Story Exterior 2 Story				
	Wood				Coal	Steam											Two Sided		
	Mobile Home	0	Front Overhang	X	Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump			Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga			Total Base Cost: 42,220 Total Base New : 57,841 Total Depr Cost: 27,185 Estimated T.C.V: 14,952		CnlyMult X 1.370 E.C.F. X 0.550		Bsmnt Garage: Carport Area: Roof:	
	Town Home	0	Other Overhang																
	Duplex	(4) Interior																	
	A-Frame																		
X	Wood Frame	Drywall	Plaster																
		Paneled	Wood T&G																
Building Style:		Trim & Decoration																	
MANU-NATIONAL		Ex	X	Ord	Min														
Yr Built	Remodeled	Size of Closets																	
1992	0	Lg	X	Ord	Small														
Condition for Age:		Doors	Solid	X	H.C.														
Average																			
Room List		(5) Floors			Central Air														
	Basement	Kitchen:			Wood Furnace														
	1st Floor	Other:			(12) Electric														
	2nd Floor	Other:			200 Amps Service														
	Bedrooms																		
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures														
		Ex.	X	Ord.	Min														
X	Wood/Shingle	No. of Elec. Outlets																	
	Aluminum/Vinyl	Many	X	Ave.	Few														
	Brick	(7) Excavation			(13) Plumbing														
	Insulation	Basement: 0 S.F.			1 Average Fixture(s)														
(2) Windows		Crawl: 0 S.F.			1 3 Fixture Bath														
		Slab: 0 S.F.			2 Fixture Bath														
		Height to Joists: 0.0			Softener, Auto														
X	Many	X	Large	(8) Basement															
	Avg.		Avg.	Conc. Block															
	Few		Small	Poured Conc.															
		Stone			No Plumbing														
		Treated Wood			Extra Toilet														
		Concrete Floor			Extra Sink														
					Separate Shower														
(3) Roof		(9) Basement Finish			(14) Water/Sewer														
		Recreation	SF	Public Water															
		Living	SF	Public Sewer															
		Walkout Doors		Water Well															
		No Floor	SF	1000 Gal Septic															
				2000 Gal Septic															
					Lump Sum Items:														
X	Gable	(10) Floor Support																	
	Hip	Joists:																	
	Flat	Unsupported Len:																	
		Cntr.Sup:																	
X	Asphalt Shingle																		
Chimney: Metal																			

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




Sketch by Apex IV™

*** 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: 1984 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 2160 % 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 X No Heating/Cooling			Class: CD Effec. Age: 30 Floor Area: 0 Total Base Cost: 21,674 Total Base New : 29,693 Total Depr Cost: 20,785 Estimated T.C.V: 18,706																																							
	Building Style: GRG	Trim & Decoration		Central Air Wood Furnace			(12) Electric		Bsmnt-Adj Rate		Heat-Adj Rate		Size Cost																																	
	Yr Built 1984	Remodeled 0	Ex	Ord	Min	0 Amps Service			CntyMult X 1.370		E.C.F. X 0.900		Bsmnt Garage:																																	
	Condition for Age: Average	Lg	Ord	Small	X			Total Depr Cost: 20,785		Estimated T.C.V: 18,706		Carport Area:		Roof:																																
	Room List	(5) Floors		No./Qual. of Fixtures			Stories Exterior		Foundation		Rate		Bsmnt-Adj		Heat-Adj		Size		Cost																											
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric			Other Additions/Adjustments		(17) Garages		Class:CD Exterior: Pole		Foundation: 18 Inch (Unfinished)		Base Cost		9.71		2160		20,974																									
	(1) Exterior	(6) Ceilings		Ex.			Ord.		Min		Many		Ave.		Few		(13) Plumbing		Average Fixture(s)		3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan	
	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			Average Fixture(s)		3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan										
	Insulation	(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		Lump Sum Items:																																		
	(2) Windows	Many Avg. Few		Large Avg. Small		(9) Basement Finish			Recreation SF Living SF Walkout Doors No Floor SF																																					
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:																																										
	(3) Roof	Gable Hip Flat		Gambrel Mansard Shed		Asphalt Shingle			Chimney:																																					

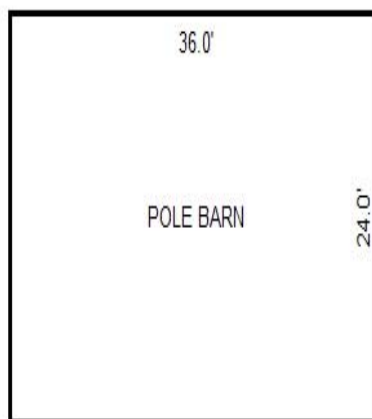
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
ANSORGE GARY R & ROXANNE	THOMPSON DARRELL & THERES	26,800	07/29/2005	LC	Not Used In Study	05-0/2994		100.0			
Property Address		Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)		Date	Number	Status			
W PETERSON POINT RD		School: LAKE CITY - 57020									
Owner's Name/Address		P.R.E. 0%									
THOMPSON DARRELL & THERESA 9062 W OAK LANE Lake City MI 49651		MAP #:									
		2016 Est TCV 17,197 TCV/TFA: 0.00									
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
		Public Improvements		* Factors *							
				Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value		
				50/FF	186.00	398.13	1.0000 1.0000	50 100	9,300		
				186 Actual Front Feet, 1.70 Total Acres Total Est. Land Value =					9,300		
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									
		Level Rolling X Low High X Landscaped X Swamp X Wooded X Pond X Waterfront X Ravine X Wetland X Flood Plain X PRIVATE ROAD		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2016	4,700	3,900	8,600			6,521C
		TPC 11/19/2012 INSPECTED			2015	4,700	3,400	8,100			6,502C
					2014	4,700	3,200	7,900			6,400C
					2013	3,700	2,600	6,300			6,300S

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


Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1978 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 864 % 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 X No Heating/Cooling											
	Building Style: GRG	Trim & Decoration		Central Air Wood Furnace											
	Yr Built 1978	Remodeled 0	Ex	Ord	Min	(12) Electric									
	Condition for Age: Average	Lg	Ord	Small	0	Amps Service									
	Room List	(5) Floors		No./Qual. of Fixtures											
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		Ex. Ord. Min											
	(1) Exterior	No. of Elec. Outlets		(13) Plumbing											
	Wood/Shingle Aluminum/Vinyl Brick	Many Ave. Few		Many Ave. Few											
	Insulation	(7) Excavation		(14) Water/Sewer											
	(2) Windows	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
	Many Avg. Few	Large Avg. Small		Lump Sum Items:											
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		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	Recreation SF Living SF Walkout Doors No Floor SF		(17) Garages											
	Gable Hip Flat	Gambrel Mansard Shed		Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Other Additions/Adjustments Rate (17) Garages Class:C Exterior: Pole Foundation: 18 Inch (Unfinished) Base Cost 11.00 864 9,504 Mechanical Doors 350.00 1 350 Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 8,775 ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 7,897											
	Asphalt Shingle	(10) Floor Support		Rate Bsmnt-Adj Heat-Adj Size Cost											
	Chimney:	Joists: Unsupported Len: Cntr.Sup:		Rate Bsmnt-Adj Heat-Adj Size Cost											

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



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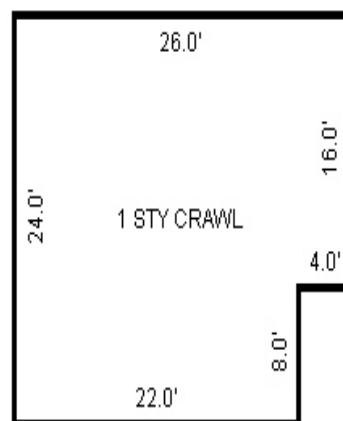
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
MCCLURE JON & JAMIE	HEREAU JOSEPH TRUST	130,000	07/27/2015	WD	Arms Length	2015-02517	PTA	100.0					
NORTHWEST RENTAL PROPERTI	MC CLURE JON & JAMIE (H/W	115,000	08/14/2009	WD	Arms Length	2009/2992		100.0					
HALFMANN DANIEL & SUSAN (NORTHWEST RENTAL PROPERTI	0	05/04/2006	QC	Not Qualified	06-0/1687		0.0					
NORTHWEST RENTAL PROPERTI	HALFMANN DANIEL (MM)	0	11/02/2005	QC	Not Qualified	05-0/4346		0.0					
Property Address		Class: 401 RESIDENTIAL-I		Zoning:		Building Permit(s)		Date	Number	Status			
8780 W PETERSON POINT RD		School: LAKE CITY - 57020		Addition		07/26/2004		20040272	Complete				
Owner's Name/Address		P.R.E. 0%		MAP #:		2016 Est TCV 112,456 TCV/TFA: 189.96							
HEREAU JOSEPH TRUST PO BOX 775246 STEAMBOAT SPRINGS CO 80487		X	Improved		Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE							
Tax Description		Public Improvements		* Factors *									
. SEC 10 T22N R8W BEG 707.82 FT N & 1138.11 FT E OF SW COR OF GOV'T LOT 9: TH S 82 DEG 29' E 50 FT; TH S 7 DEG 31' W 154FT; TH N 82 DEG 29' W 50 FT; TH N 7 DEG 31' E 154 FT TO POB. FORMERLY RECORDED AS . SEC 10 T22N R8W BEG 707.82 FT N & 1138.11 FT E OF SW COR OF GOV'T LOT 9: TH S 82 DEG 29' E 60 FT; TH S 7 DEG 31' W 154FT; TH N 82 DEG 29' W 50 FT; TH N 7 DEG 31' E 154 FT TO POB. .1944 A.		X	Dirt Road	Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			Gravel Road	GROUP H \$900		50.00	154.00	1.0000	1.0000	900	100		45,000
			Paved Road	50 Actual Front Feet, 0.18 Total Acres						Total Est. Land Value =		45,000	
			Storm Sewer	Land Improvement Cost Estimates									
			Sidewalk	Description		Rate	CountyMult.	Size	%Good	Cash Value			
			Water	D/W/P: 3.5 Concrete		3.44	1.00	128	0	0			
		X	Sewer	Dock: Light posts		21.31	1.00	80	0	0			
		X	Electric	Residential Local Cost Land Improvements									
		X	Gas	Description		Rate	CountyMult.	Size	%Good	Cash Value			
		X	Curb	LAND IMPROVE 1000		1000.00	1.00	2.0	95	1,900			
			Street Lights	Total Estimated Land Improvements True Cash Value =						1,900			
			Standard Utilities										
			Underground Utils.										
Comments/Influences		Topography of Site											
			Level										
			Rolling										
			Low										
		X	High										
			Landscaped										
	Swamp												
	Wooded												
	Pond												
X	Waterfront												
	Ravine												
	Wetland												
	Flood Plain												
X	PRIVATE ROAD	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value					
Who	When	What	2016	22,500	33,700	56,200		56,200S					
			2015	22,500	31,200	53,700		46,038C					
			2014	30,000	26,500	56,500		45,313C					
			2013	27,000	17,600	44,600		44,600S					

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Ga	Area	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			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 2004	Ex	X	Ord		Min										
Condition for Age: Average		Lg	X	Ord		Small										
Room List		(5) Floors														
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:					(12) Electric 0 Amps Service									
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories Exterior			Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost	
X	Wood/Shingle Aluminum/Vinyl Brick			X	Ex.	Ord.	Min	1 Story Siding			Crawl Space	79.56	-11.80	0.00	592	40,114
	Insulation			No. of Elec. Outlets			Other Additions/Adjustments			Rate				Size	Cost	
(2) Windows		(7) Excavation		Many			X	Ave.	Few						Size	Cost
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 592 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing								Size	Cost
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer								Size	Cost
X	Double Hung Horiz. Slide Casement	(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			(15) Built-Ins & Fireplaces								Size	Cost
X	Double Glass Patio Doors	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			Appliance Allowance Fireplace: Direct-Vented Gas								Size	Cost
X	Storms & Screens	(10) Floor Support		Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 52,445			ECF (410- SAPPHIRE LAKE AREA) 1.250 => TCV of Bldg: 1 = 65,556								Size	Cost
(3) Roof		(11) Heating/Cooling		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			(14) Water/Sewer								Size	Cost
X	Gable Hip Flat	Gambrel Mansard Shed		Lump Sum Items:											Size	Cost
X	Asphalt Shingle														Size	Cost
Chimney: Block															Size	Cost

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



Sketch by Apex IV™

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		237,000	08/01/2002	WD	Download	02-0:3818		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8590 W PETERSON POINT RD						
	School: LAKE CITY - 57020					
	P.R.E. 100% 06/29/2015					
Owner's Name/Address	MAP #:					
KARASH CHESTER & RUTH 8590 W PETERSON POINT RD LAKE CITY MI 49651	2016 Est TCV 98,276 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE							
			* Factors *							
SEC 10 T22N R8W PCL 2B OF THE SURVEY RECORDED IN LIBER S-3 PP 230-232 MISSAUKEE COUNTY RECORDS .40A.	X		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			GROUP H \$900	92.00	189.39	1.0000	1.0000	900	100	
Comments/Influences			92 Actual Front Feet, 0.40 Total Acres Total Est. Land Value = 82,800							

Tax Description	X	Public Improvements	Land Improvement Cost Estimates					
			Description	Rate	CountyMult.	Size	%Good	Cash Value
SEC 10 T22N R8W PCL 2B OF THE SURVEY RECORDED IN LIBER S-3 PP 230-232 MISSAUKEE COUNTY RECORDS .40A.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water	D/W/P: 3.5 Concrete	2.98	1.00	130	71	275
			Total Estimated Land Improvements True Cash Value = 275					

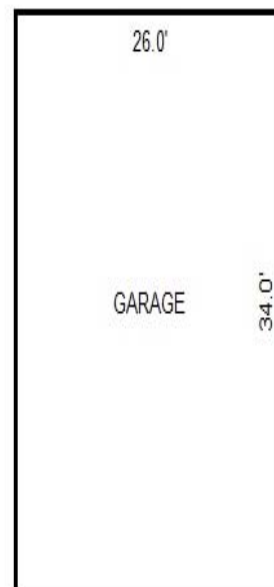
Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	Low							
	X	High							
		Landscaped							
		Swamp							
		Wooded							
		Pond							
	X	Waterfront							
		Ravine							
		Wetland							
	X	Flood Plain							
		PRIVATE ROAD							



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2016	41,400	7,700	49,100			49,100S
			2015	41,400	7,600	49,000	49,000D		49,000S
			2014	46,000	6,500	52,500			52,324C
			2013	46,000	5,500	51,500			51,500S

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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				
` 8590 W PETERSON POINT RD		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 100% 06/29/2015										
KARASH CHESTER & RUTH 8590 W PETERSON POINT RD LAKE CITY MI 49651		MAP #:		2016 Est TCV 158,226 TCV/TFA: 141.27								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE								
SEC 10 T22N R8W PCL 2C & W'LY 10 FT OF PCL 2D OF THE SURVEY RECORDED IN LIBER S-3 P 230-232 BEING PART OF GOVT LOT 10. APP .35A.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		GROUP E 800/FF	80.00	190.57	1.0000	1.0000	800	100		64,000
		Paved Road		80 Actual Front Feet, 0.35 Total Acres Total Est. Land Value = 64,000								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		Water		Residential Local Cost Land Improvements								
		Sewer		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		Electric		LAND IMPROVE 1000	1000.00	1.00	1.0	95	950			
		Gas		Total Estimated Land Improvements True Cash Value = 950								
		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 ROAD		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2016	32,000	47,100	79,100			62,761C	
		TPC 11/19/2012 INSPECTED			2015	32,000	44,600	76,600	76,600D		62,574C	
					2014	32,000	37,700	69,700			61,589C	
					2013	32,000	31,900	63,900			60,620C	

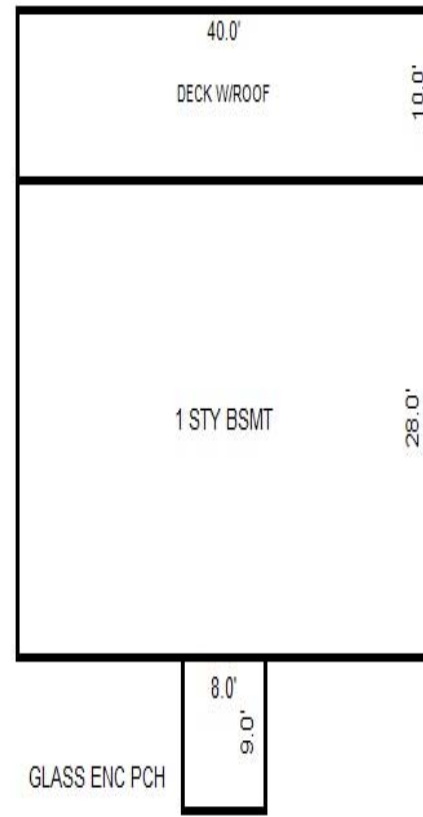


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*** Information herein deemed reliable but not guaranteed***

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 72 400	Type CGEP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:							
X	Wood Frame		Drywall Paneled	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 1975	Remodeled 0	Ex	X	Ord		Min	Size of Closets														
Condition for Age: 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			0 Amps Service														
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories Exterior			Foundation		Rate		Bsmnt-Adj							
X	Wood/Shingle Aluminum/Vinyl Brick			X	Ex.	Ord.	Min	1 Story Siding			Basement		58.08		0.00						
Insulation				No. of Elec. Outlets			Other Additions/Adjustments			Rate				Size		Cost					
(2) Windows		Basement: 1120 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many			X	Ave.	Few	Walk out Basement Door(s)			700.00		1		700				
X	Many Avg. Few	X	Large Avg. Small	(7) Excavation			(13) Plumbing			(13) Plumbing			Average Fixture(s)		630.00		1		630		
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1			Average Fixture(s)			Public Sewer			1025.00		1		1,025				
Double Glass Patio Doors Storms & Screens		(8) Basement		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			Well, 100 Feet			2550.00		1		2,550				
(3) Roof		Recreation SF Living SF 1 Walkout Doors No Floor SF		(9) Basement Finish			(14) Water/Sewer			(15) Built-Ins & Fireplaces			Appliance Allowance		1415.00		1		1,415		
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Public Water			(16) Porches			CGEP (1 Story), Standard			48.71		72		3,507			
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1			Public Sewer			(16) Deck/Balcony			Treated Wood w/Roof,Standard			15.05		400		6,020	
Chimney:				1			Water Well			Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,			Depr.Cost =				74,621				
				Lump Sum Items:			1000 Gal Septic 2000 Gal Septic			ECF (410- SAPPHERE LAKE AREA)			1.250 => TCV of Bldg: 1 =				93,276				

*** 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.
		62,000	02/01/2001	WD	Download	01-0:0725		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8566 W PETERSON POINT RD			New House	04/07/2004	20040053	Complete

Owner's Name/Address	MAP #:
KRAFVE LOIS A LIVING TRUST 8566 W PETERSON POINT RD LAKE CITY MI 49651	2016 Est TCV 362,205 TCV/TFA: 207.21

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE
SEC 10 T22N R8W THAT PARCEL SURVEYED & RECORDED IN LIBERS-1 P 60. ALSO PCL 2D OF THE SURVEY RECORDED IN LIBER S-3 PP 230-232 EXC W'LY 10 FT THOF. .58A.			

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X Dirt Road	GROUP E 800/FF	171.00	162.00	1.0000	1.0000	800	100		136,800
X Gravel Road	171 Actual Front Feet, 0.64 Total Acres								136,800
X Paved Road	Total Est. Land Value =								136,800

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

Land Improvement Cost Estimates	Description	Rate	CountyMult.	Size	%Good	Cash Value
	LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
	Total Estimated Land Improvements True Cash Value =					2,375

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2016	68,400	112,700	181,100			138,990C
2015	68,400	106,700	175,100			138,575C
2014	68,400	84,600	153,000			136,393C
2013	68,400	73,600	142,000			134,246C

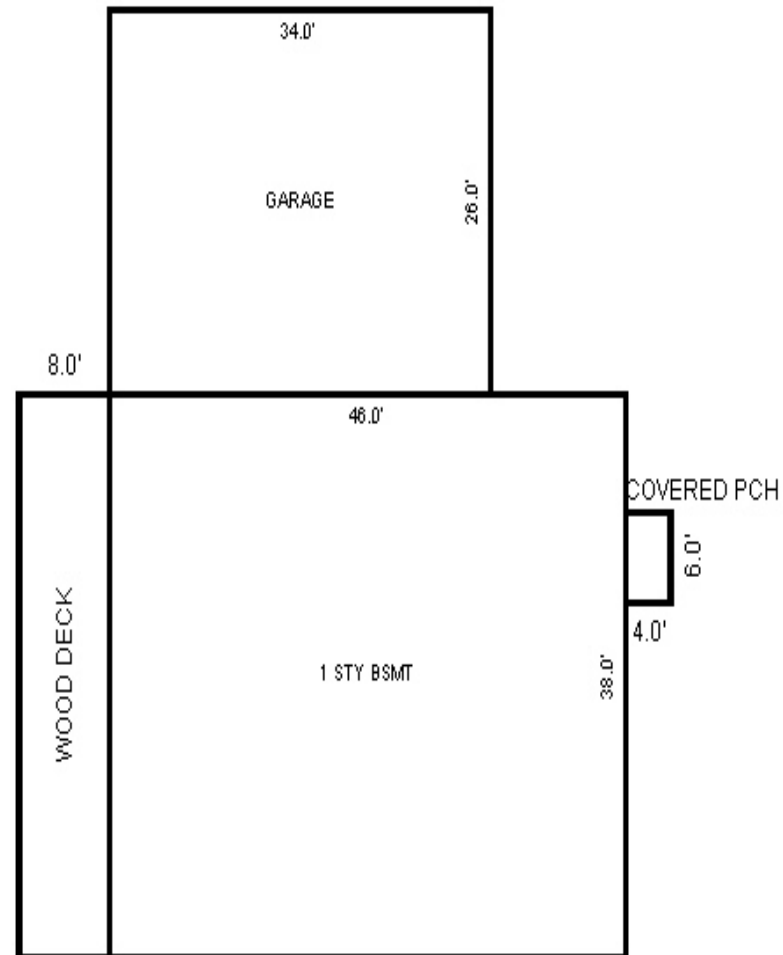
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Who	When	What
TPC	11/20/2012	INSPECTED

*** 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 24 304	Type WCP (1 Story) Treated Wood	Year Built: 2004 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 3 Mech. Doors: 0 Area: 884 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G													
Building Style: 1S		Trim & Decoration																
Yr Built 2004	Remodeled 0	Ex	X	Ord		Min	Size of Closets											
Condition for Age: Average		Lg	X	Ord		Small	Doors											
Room List		(5) Floors																
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Other:					(12) Electric											
		0		Amps Service														
		(6) Ceilings		No./Qual. of Fixtures			Stories Exterior			Foundation			Rate Bsmnt-Adj		Heat-Adj		Size Cost	
(1) Exterior	X	Drywall		Ex.	X	Ord.		Min	1	Story Siding	Basement	64.52	0.00	2.01	1748	116,294		
Wood/Shingle Aluminum/Vinyl Brick				No. of Elec. Outlets						Other Additions/Adjustments			Rate		Size Cost			
X	Pine/Cedar Insulation			Many	X	Ave.		Few	Walk out Basement Door(s)			775.00		1		775		
(2) Windows		(7) Excavation		(13) Plumbing						(14) Water/Sewer								
	Many Avg. Few	X	Large Avg. Small	Basement: 1748 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Public Sewer Well, 100 Feet			1162.00 2700.00		1 1		1,162 2,700	
		(8) Basement								(15) Built-Ins & Fireplaces								
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor								Appliance Allowance			1915.00		1		1,915	
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish								(16) Porches								
	1	Recreation SF Living SF Walkout Doors No Floor SF							WCP (1 Story), Standard			54.24		24		1,302		
(3) Roof		(10) Floor Support								(17) Garages								
X	Gable Hip Flat	Gambrel Mansard Shed							Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)									
X	Asphalt Shingle			Joists: Unsupported Len: Cntr.Sup:			1 1			Base Cost Common Wall: 1 Wall Automatic Doors			15.66 -1300.00 375.00		884 1 3		13,843 -1,300 1,125	
Chimney:										Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,			Depr.Cost =		175,797			
										Separately Depreciated Items:								
										(16) Deck/Balcony								
										Treated Wood,Standard			6.64		304		2,019	
										County Multiplier = 1.37 =>							Cost New = 2,765	
										Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,			Depr.Cost =		2,627		Total Depreciated Cost = 178,424	
										ECF (410- SAPPHERE LAKE AREA)			1.250 => TCV of Bldg: 1 =		223,030			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DEVOS JAMES J	DEVOS PATRICIA EL AL J/T	0	07/30/2013	QC	RELATED PARTY	2013-02598 QD	PTA	0.0
DEVOS JAMES J	DEVOS PATRICIA J	0	04/21/2011	DC	CERTIFICATE OF DEATH	2011-01452		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8538 W PETERSON POINT RD						

Owner's Name/Address	MAP #:
DEVOS PATRICIA EL AL J/T 8538 PETERSON POINT RD LAKE CITY MI 49651	2016 Est TCV 239,979 TCV/TFA: 222.20

Tax Description	X	Improved		Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE								
		Public Improvements	* Factors *										
. SEC 10 T22N R8W THAT PART OF A PENINSULA EXTENDING INTO SAPPHIRE LAKE LYING NE'LY OF THAT PARCEL SURVEYED & RECORDED IN LIBER S-1 AT P 60. APP 1 A.		Dirt Road			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road			GROUP G \$1000	125.00	348.48	1.0000	1.0000	1000	100		125,000

Comments/Influences	X	Land Improvement Cost Estimates	
		Description	Rate
X SEC 10 T22N R8W THAT PART OF A PENINSULA EXTENDING INTO SAPPHIRE LAKE LYING NE'LY OF THAT PARCEL SURVEYED & RECORDED IN LIBER S-1 AT P 60. APP 1 A.		Dirt Road	
		Gravel Road	

Comments/Influences	X	Description	Rate	CountyMult.	Size	%Good	Cash Value

Comments/Influences	X	Description	Rate	CountyMult.	Size	%Good	Cash Value

Comments/Influences	X	Total Estimated Land Improvements True Cash Value =						
		2,375						

Comments/Influences	X	Topography of Site	
		Level	
X SEC 10 T22N R8W THAT PART OF A PENINSULA EXTENDING INTO SAPPHIRE LAKE LYING NE'LY OF THAT PARCEL SURVEYED & RECORDED IN LIBER S-1 AT P 60. APP 1 A.		Rolling	
		Low	

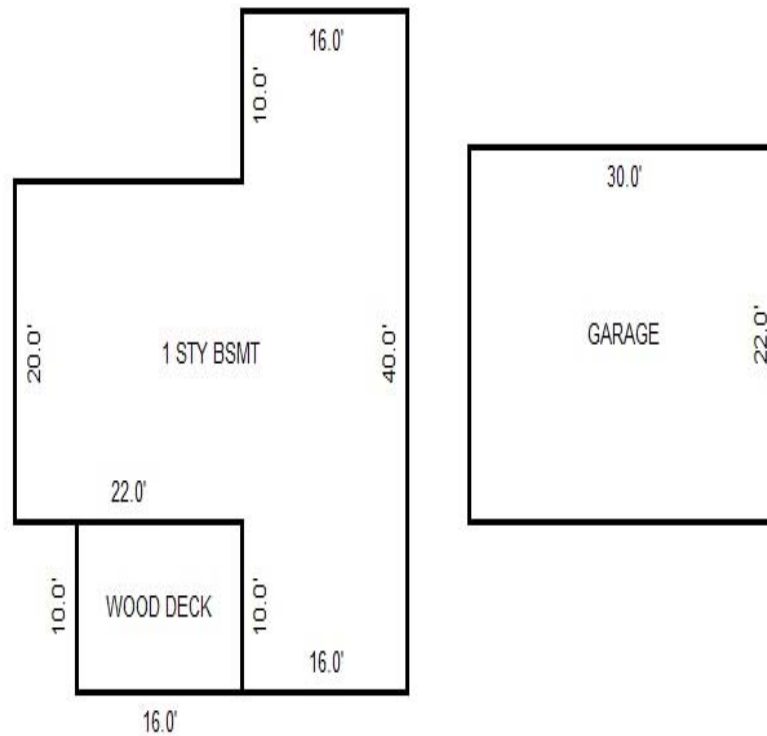
Comments/Influences	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value

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

*** 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: 1975 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 660 % Good: 0 Storage Area: 440 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G							160	Treated Wood		
Building Style: 1S		Trim & Decoration													
Yr Built 1975	Remodeled 0	Ex	X	Ord		Min									
Condition for Age: Average		Lg	X	Ord		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 Double Glass Patio Doors Storms & Screens	8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor												
		(9) Basement Finish													
		320	Recreation SF Living SF 1 Walkout Doors No Floor SF												
(3) Roof		(10) Floor Support													
X	Gable Hip Flat	X	Gambrel Mansard Shed												
X	Asphalt Shingle														
Chimney: Metal															
				(12) Electric											
				200 Amps Service											
				Central Air Wood Furnace											
				No./Qual. of Fixtures											
				Ex.	X	Ord.		Min							
				No. of Elec. Outlets											
				Many	X	Ave.		Few							
				(7) Excavation											
				Basement: 1080 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0											
				(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											
				Public Water Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic											
				Lump Sum Items:											
							Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost								
							1 Story Siding Basement 66.29 0.00 0.00 1080 71,593								
							Other Additions/Adjustments Rate Size Cost								
							Walk out Basement Door(s) 775.00 1 775								
							(13) Plumbing Average Fixture(s) 760.00 1 760								
							2 Fixture Bath 1600.00 1 1,600								
							(14) Water/Sewer Public Sewer 1162.00 1 1,162								
							Well, 100 Feet 2700.00 1 2,700								
							(15) Built-Ins & Fireplaces Appliance Allowance 1915.00 1 1,915								
							Fireplace: Interior 1 Story 3250.00 1 3,250								
							(16) Deck/Balcony Treated Wood,Standard 7.39 160 1,182								
							(17) Garages Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)								
							Base Cost 16.54 660 10,916								
							Automatic Doors 375.00 2 750								
							Storage area over garage 3.95 440 1,738								
							Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 87,574								
							Separately Depreciated Items:								
							(9) Basement Finish								
							Basement Recreation Finish 11.45 320 3,664								
							County Multiplier = 1.37 => Cost New = 5,020								
							Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0, Depr.Cost = 2,510								
							Total Depreciated Cost = 90,083								
							ECF (410- SAPPHERE LAKE AREA) 1.250 => TCV of Bldg: 1 = 112,604								

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



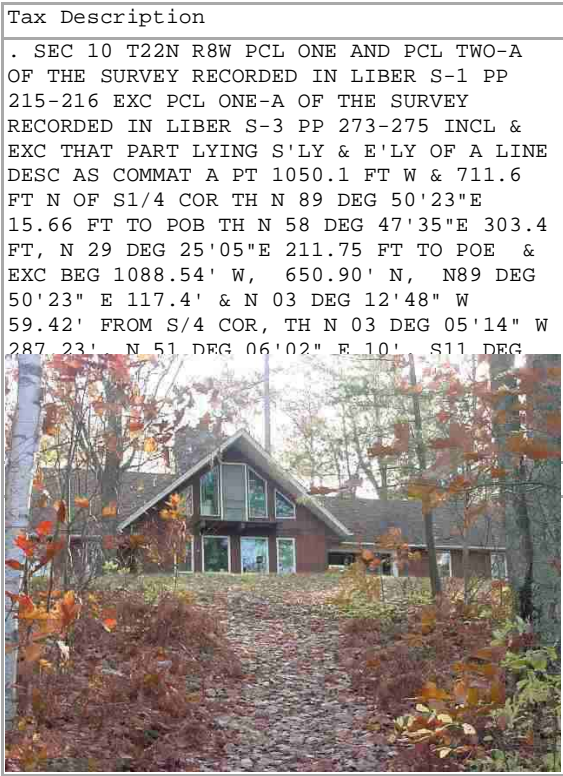
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		231,500	10/01/2002	WD	Download	02-0:4559		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8630 W PETERSON POINT RD						
	School: LAKE CITY - 57020					
	P.R.E. 100% 12/03/2002					
Owner's Name/Address	MAP #:					
RANDAZZO MICHAEL & WIZNER PAMELA 8630 W PETERSON POINT LAKE CITY MI 49651	2016 Est TCV 274,521 TCV/TFA: 193.32					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE						
		Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
. SEC 10 T22N R8W PCL ONE AND PCL TWO-A OF THE SURVEY RECORDED IN LIBER S-1 PP 215-216 EXC PCL ONE-A OF THE SURVEY RECORDED IN LIBER S-3 PP 273-275 INCL & EXC THAT PART LYING S'LY & E'LY OF A LINE DESC AS COMMAT A PT 1050.1 FT W & 711.6 FT N OF S1/4 COR TH N 89 DEG 50'23"E 15.66 FT TO POB TH N 58 DEG 47'35"E 303.4 FT, N 29 DEG 25'05"E 211.75 FT TO POE & EXC BEG 1088.54' W, 650.90' N, N89 DEG 50'23" E 117.4' & N 03 DEG 12'48" W 59.42' FROM S/4 COR, TH N 03 DEG 05'14" W 287.23' N 51 DEG 06'02" E 10' S11 DEG				* Factors *						



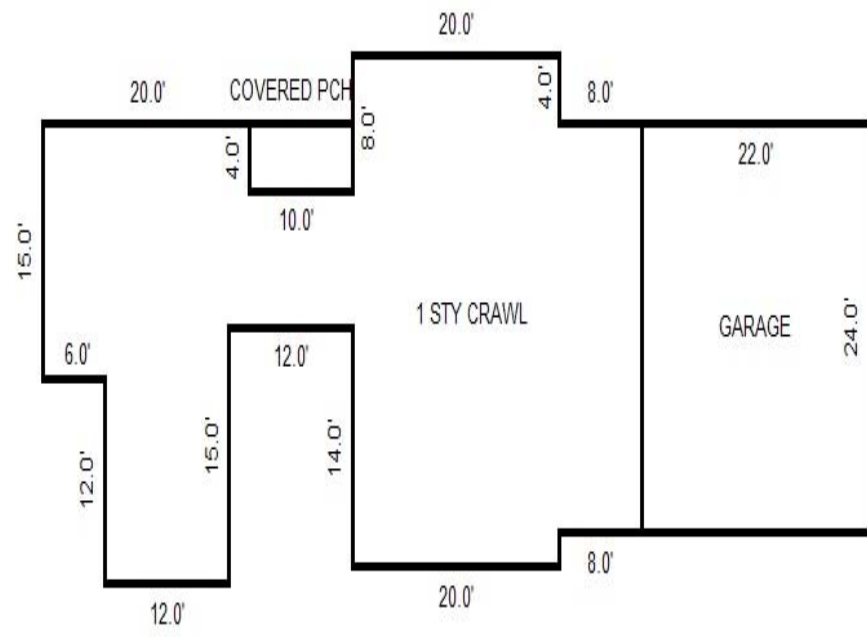
Land Improvement Cost Estimates		Description	Rate	CountyMult.	Size	%Good	Cash Value
X	Dirt Road						
	Gravel Road						
	Paved Road						
	Storm Sewer						
	Sidewalk						
	Water						
X	Sewer						
X	Electric						
X	Gas						
	Curb						
	Street Lights						
	Standard Utilities						
	Underground Utils.						
	Topography of Site						
	Level						
X	Rolling						
	Low						
X	High						
	Landscaped						
	Swamp						
	Wooded						
	Pond						
X	Waterfront						
	Ravine						
	Wetland						
	Flood Plain						
X	PRIVATE ROAD						
Who	When	What	2016	72,000	65,300	137,300	118,649C
TPC 11/20/2012 INSPECTED			2015	72,000	61,800	133,800	118,295C
			2014	72,000	52,200	124,200	116,433C
			2013	72,000	42,600	114,600	114,600S

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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 1 Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1973 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 528 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +5 Effec. Age: 35 Floor Area: 1420 Total Base Cost: 116,403 Total Base New : 159,472 Total Depr Cost: 103,657 Estimated T.C.V: 129,571		40	CCP (1 Story)	Bsmnt Garage: Carport Area: Roof:			
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Foundation Rate		Bsmnt-Adj	Heat-Adj	Size	Cost	
Yr Built 1973	Remodeled 0	Ex	X	Ord		Min	100 Amps Service			1+	Story Siding	-9.55	0.00	1310	80,198	
Condition for Age: Average		Lg	X	Ord		Small	No./Qual. of Fixtures			1	Story Siding	37.25	0.00	110	4,098	
Room List		(5) Floors		Kitchen: Other: Other:			Ex. X Ord. Min			Other Additions/Adjustments		Rate		Size	Cost	
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Other:		(6) Ceilings			No. of Elec. Outlets			Rate				Size	Cost	
(1) Exterior		X	Drywall	No./Qual. of Fixtures			Many X Ave. Few			Rate				Size	Cost	
X	Wood/Shingle Aluminum/Vinyl Brick	Basement: 0 S.F. Crawl: 1310 S.F. Slab: 0 S.F. Height to Joists: 0.0		(7) Excavation			(13) Plumbing			Rate				Size	Cost	
(2) Windows		Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1310 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer			Rate				Size	Cost
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(8) Basement			(15) Built-Ins & Fireplaces			Rate				Size	Cost	
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		(9) Basement Finish			(16) Porches			Rate				Size	Cost	
X	Gable Hip Flat	Gambrel Mansard Shed	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			(17) Garages			Rate				Size	Cost		
X	Asphalt Shingle	Lump Sum Items:			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Common Wall: 1 Wall Mechanical Doors			Rate				Size	Cost			
Chimney: Stone		Notes: LOFT Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 103,657 ECF (410- SAPPHIRE LAKE AREA) 1.250 => TCV of Bldg: 1 = 129,571														

*** 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.
VANHOUTEN EDWARD	KOLTAK DANIEL & SHARON	259,900	01/31/2011	WD		2011-366WD	PTA	100.0
		115,900	05/01/1998	WD	Download	319:477		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8660 W PETERSON POINT RD			New House	10/18/2002	20031111	Complete

Owner's Name/Address	MAP #:	2016 Est TCV 335,411 TCV/TFA: 236.37
KOLTAK DANIEL & SHARON 1927 8TH STREET NW GRAND RAPIDS MI 49504		

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

Tax Description	Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SEC 10 T22N R8W PCL ONE-A OF THE SURVEY RECORDED IN LIBER S-3 PP 273-275 INCL. .77A &.BEG 1088.54' W, 650.90' N, N89 DEG 50'23" E 117.4' & N 03 DEG 12'48" W 59.42' FROM S/4 COR, TH N 03 DEG 05'14" W 287.23', N 51 DEG 06'02" E 10', S11 DEG 05'02" E 262.61', S 58 DEG 47'35" W 51.98' TO POB .1956 AC. COMBINATION OF 2 PARCELS ON 5/18/2007 .9656A	X	Dirt Road	125.00	268.33	1.0000	1.0000	800	100		100,000

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

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

Comments/Influences	Topography of Site
05-16-07 Combined 010-037-59 with this pcl for 2008.	



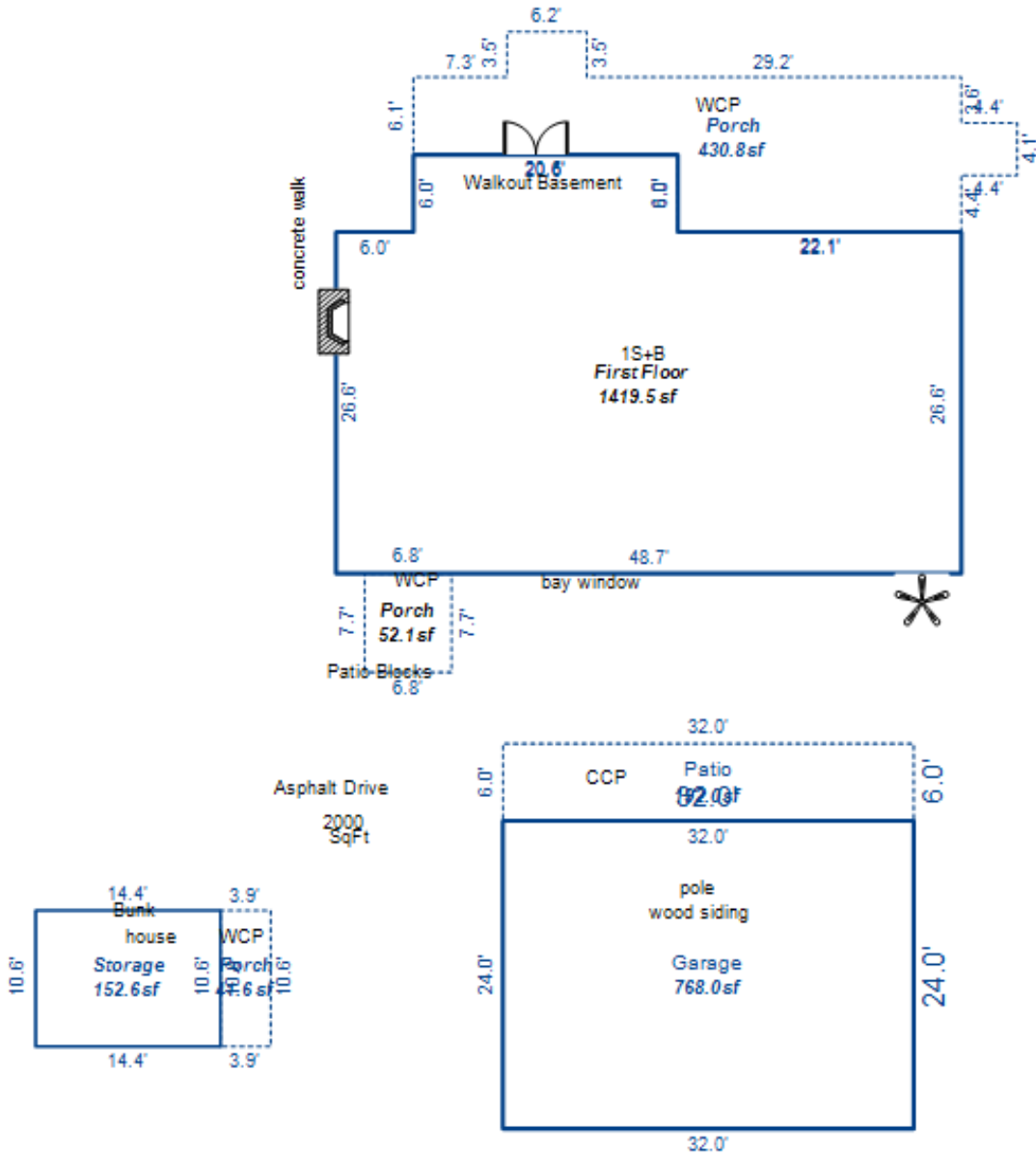
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X	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	X	Waterfront	Ravine	Wetland	X	Flood Plain	PRIVATE ROAD	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
																2016	50,000	117,700	167,700			128,706C
																2015	50,000	116,000	166,000			128,322C
																2014	50,000	93,200	143,200			126,302C
																2013	50,000	78,700	128,700			124,313C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage															
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 52 430 192 41	Type WCP (1 Story) WCP (1 Story) CCP (1 Story) WCP (1 Story)	Year Built: 1998 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0 Bsmnt Garage: Carport Area: Roof:														
X	Wood Frame		Drywall Paneled		Plaster Wood T&G	Trim & Decoration Ex X Ord Min			Size of Closets X Lg Ord Small Doors Solid X H.C.			X Central Air Wood Furnace			(12) Electric 0 Amps Service			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost 1+ Story Cedar Logs Basement 83.00 0.00 2.11 1419 120,771			Other Additions/Adjustments Rate Size Cost										
Building Style: LOG							No./Qual. of Fixtures X Ex. Ord. Min			No. of Elec. Outlets Many X Ave. Few			(7) Excavation Basement: 1419 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			(17) Garages Class:C Exterior: Pole Foundation: 42 Inch (Unfinished) Base Cost 12.54 768 9,631 Mechanical Doors 350.00 1 350 Phy/Ab.Phy/Func/Econ/Comb.%Good= 89/100/100/100/89.0, Depr.Cost = 192,945 ECF (410- SAPPHERE LAKE AREA) 1.200 => TCV of Bldg: 1 = 231,534									
Yr Built	Remodeled	Condition for Age: Average		Room List Basement 1st Floor 2nd Floor 2 Bedrooms			(6) Ceilings			(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF			(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			(16) Porches/Decks Total Base Cost: 158,243 Total Base New : 216,792 Total Depr Cost: 192,945 Estimated T.C.V: 231,534			CntryMult X 1.370 E.C.F. X 1.200		Bsmnt Garage: Carport Area: Roof:				
Yr Built 2004		Remodeled 0		Condition for Age: Average			Room List Basement 1st Floor 2nd Floor 2 Bedrooms			(6) Ceilings			(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF			(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			(16) Porches/Decks Total Base Cost: 158,243 Total Base New : 216,792 Total Depr Cost: 192,945 Estimated T.C.V: 231,534			CntryMult X 1.370 E.C.F. X 1.200		Bsmnt Garage: Carport Area: Roof:	
Yr Built 2004		Remodeled 0		Condition for Age: Average			Room List Basement 1st Floor 2nd Floor 2 Bedrooms			(6) Ceilings			(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF			(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			(16) Porches/Decks Total Base Cost: 158,243 Total Base New : 216,792 Total Depr Cost: 192,945 Estimated T.C.V: 231,534			CntryMult X 1.370 E.C.F. X 1.200		Bsmnt Garage: Carport Area: Roof:	
Yr Built 2004		Remodeled 0		Condition for Age: Average			Room List Basement 1st Floor 2nd Floor 2 Bedrooms			(6) Ceilings			(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF			(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			(16) Porches/Decks Total Base Cost: 158,243 Total Base New : 216,792 Total Depr Cost: 192,945 Estimated T.C.V: 231,534			CntryMult X 1.370 E.C.F. X 1.200		Bsmnt Garage: Carport Area: Roof:	

*** 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.
DERUITER DONALD R & KAREN	DERUITER DONALD & KAREN	1	09/07/2012	QC	QUIT CLAIM	2012-02968 QD		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
W PETERSON POINT RD						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2016 Est TCV 10,550					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
				Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value		
. SEC 10 T22N R8W THAT PART OF PCLS ONE & TWO-A RECORDED IN LIBER S-1 PP 215 & 216 LYING S'LY OF A LINE DESC AS COMM AT A PT 1050.1 FT W & 711.6 FT N OF S 1/4 COR TH N 89 DEG 50'23"E 15.66 FT TO POB. TH N 58 DEG 47'35"E 303.4 FT, N 29 DEG 25'05"E 211.75 FT TO POE EXC W'LY 115 FT THOF. .2A.		X		50/FF	211.00	45.00	1.0000	1.0000	50	100	10,550
					211 Actual Front Feet, 0.22 Total Acres			Total Est. Land Value =			10,550

Public Improvements

X Dirt Road

X Gravel Road

X Paved Road

X Storm Sewer

X Sidewalk

X Water

X Sewer

X Electric

X Gas

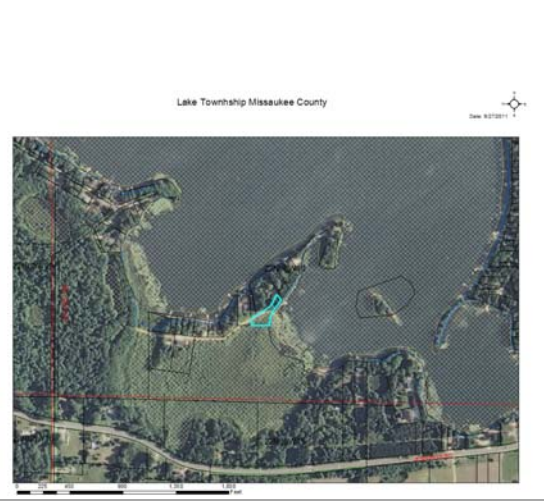
X Curb

X Street Lights

X Standard Utilities

X Underground Utils.

Comments/Influences



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Who	When	What
		Topography of Site
		Level
		Rolling
X		Low
		High
		Landscaped
X		Swamp
X		Wooded
		Pond
X		Waterfront
		Ravine
X		Wetland
X		Flood Plain
X		PRIVATE ROAD

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2016	5,300	0	5,300			2,231C
2015	5,300	0	5,300			2,225C
2014	5,300	0	5,300			2,190C
2013	5,300	0	5,300			2,156C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MCCREERY ROBERT L & BEVER	MCCREERY ROBERT L TRUST	0	06/12/2015	QC	RELATED PARTY	2015-02559	PTA	0.0
BORTON TERRY W & BONNIE J	MCCREERY ROBERT L & BEVER	280,000	08/25/2006	WD	Arms Length	06-0/3086		100.0
SNYDER JACK R	BORTON, TERRY W &	249,900	06/01/2004	WD	Arms Length	04-0/2599		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8670 W PETERSON POINT RD	School: LAKE CITY - 57020		Pole Barn	11/29/2006	20060488	Complete
	P.R.E. 0%		Reroof	09/19/2005	20050319	Complete
Owner's Name/Address	MAP #:					
MCCREERY ROBERT L TRUST 2831 ARCH RD Eaton Rapids MI 48827	2016 Est TCV 278,422 TCV/TFA: 183.41					

Tax Description	X	Improved		Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE									
		Public Improvements	* Factors *											
. SEC 10 T22N R8W BEG 1050.1 FT W & 1012.4 FT N OF S 1/4 POST TH S 1' 25" W 300.27 FT S 50 DEG 30' 34" W 152.43 FT N 19 DEG 4' 10" W 132.08 FT NE'LY ALONG SHORE OF SAPPHIRE LAKE TO POB. APP .75 A.	X	Dirt Road	Gravel Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
		Paved Road			GROUP E 800/FF	152.00	214.93	1.0000	1.0000	800	100		121,600	
		Storm Sewer			152 Actual Front Feet, 0.75 Total Acres Total Est. Land Value =								121,600	
		Sidewalk			Land Improvement Cost Estimates									
		Water			Description	Rate	CountyMult.	Size	%Good	Cash Value				
		Sewer			D/W/P: 3.5 Concrete	3.44	1.00	242	0	0				
		Electric			Residential Local Cost Land Improvements									
		Gas			Description	Rate	CountyMult.	Size	%Good	Cash Value				
		Curb			LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375				
		Street Lights			Total Estimated Land Improvements True Cash Value =									2,375
		Standard Utilities												
		Underground Utils.												

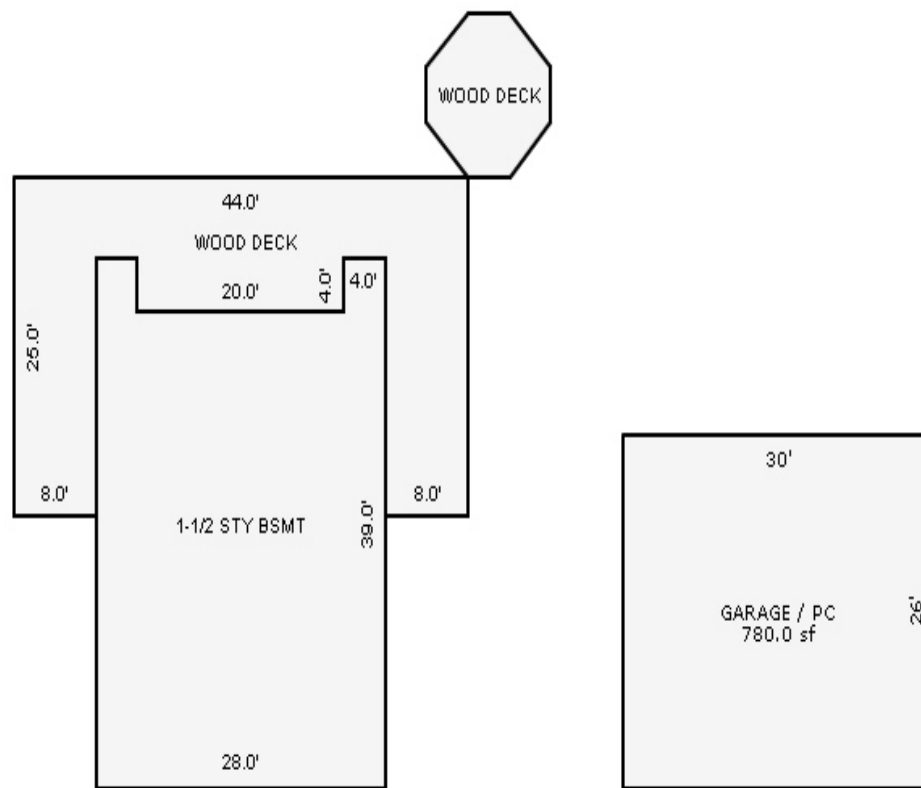
Comments/Influences



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level							
X Rolling							
Low							
X High							
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							
X PRIVATE ROAD	2016	60,800	78,400	139,200			114,076C
Who When What	2015	60,800	74,200	135,000			113,735C
TPC 11/19/2012 INSPECTED	2014	60,800	62,900	123,700			111,944C
	2013	60,800	53,200	114,000			110,182C

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*** 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.			
Property Address		Class: 402 RESIDENTIAL-V		Zoning:	Building Permit(s)	Date	Number	Status			
X W JENNINGS RD		School: LAKE CITY - 57020									
Owner's Name/Address		P.R.E. 0%									
ADAMS ALAN 4372 WALSH ROAD WHITMORE LAKE MI 48189		MAP #:		2016 Est TCV 40,420							
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE						
. SEC 10 T22N R8W THAT PART OF GOV'T LOT 10 LINE E OF N-S 1/4 LINE & W OF A LINE BEG AT 1/4 COR COMM TO SEC 10 & 15 TH S 0 DEG 11'36" W ALG THE N-S 1/4 LINE 454.02 FT TO N R/W LINE OF JENNINGS RD TH N 84 DEG 23'55" E 422.15 FT TO POB TH N 0 DEG 08'23" W 263.2 FT S 83 DEG 35'47" W 148.91 FT N 13 DEG 32'15" W 447.36 FT N 26 DEG 10' 46" W 120.22 FT TO POE. APP.1.5A.		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		GROUP J 380	147.00	444.49	0.7236	1.0000	380	100	40,420
		Paved Road		147 Actual Front Feet, 1.50 Total Acres				Total Est. Land Value =		40,420	
		Storm Sewer									
		Sidewalk									
		Water									
		X Sewer									
		X Electric									
		X Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
Comments/Influences		Topography of Site									
		Level									
		X Rolling									
		Low									
		High									
		Landscaped									
		X Swamp									
		Wooded									
		Pond									
		X Waterfront									
		Ravine									
		X Wetland									
		Flood Plain									
		X PRIVATE ROAD		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2016	20,200	0	20,200		16,385C	
					2015	33,100	0	33,100		16,336C	
					2014	33,100	0	33,100		16,079C	
					2013	33,100	0	33,100		15,826C	



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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.
		410,000	07/01/1998	WD	Download	320:1003		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8452 W JENNINGS RD						
	School: LAKE CITY - 57020					
	P.R.E. 100% 07/20/1994					
Owner's Name/Address	MAP #:					
FLINT CHARLES & TERI A 8452 W JENNINGS ROAD LAKE CITY MI 49651	2016 Est TCV 341,122 TCV/TFA: 181.06					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE								
				* Factors *								
		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 10 & 15 T22N R8W PART OF GOV'T LOT 10 SEC 10 IN NW 1/4 OFNE 1/4 SEC 15 COMM AT 1/4 COR COMM TO SEC 10 & 15 TH S 0 DEG 11'36" W 454.02 FT TO N R/W LINE OF JENNINGS RD TH N 84 DEG 23'55" E 422.15 FT TO POB TH N 0 DEG 08'23" W 263.2 FT S 83 DEG 35'47" W 148.91 FT N 13 DEG 32'15" W 447.36 FT N 26 DEG 10'46" W 120.22 FT N 60 DEG 20'24" E 161.89 FT N 83 DEG 07'10" E 94.55 FT S 48 DEG 45' E 164.43 FT S 14 DEG 01'48" E 87.5 FT S 10 DEG 03'49" E 171.51 FT S 10 DEG 44'20" W 121.33 FT S 17 DEG 42'28" E 74 35 FT S 36 DEG 49' 23"				Non Sub Lk Frnt	100.00	757.20	1.0000	1.0000	900	100		90,000
				GROUP J 380	156.00	757.20	0.6127	1.0000	380	100		36,318
				256 Actual Front Feet, 4.45 Total Acres					Total Est. Land Value =			126,318
				Land Improvement Cost Estimates								
				Description	Rate	CountyMult.	Size	%Good	Cash Value			
				D/W/P: 3.5 Concrete	3.44	1.00	5300	0	0			
				D/W/P: Asphalt Paving	1.61	1.00	2630	0	0			
				Residential Local Cost Land Improvements								
				Description	Rate	CountyMult.	Size	%Good	Cash Value			
				LAND IMPROVE 10000	10000.00	1.00	1.0	95	9,500			
			Total Estimated Land Improvements True Cash Value =									9,500

. SEC 10 & 15 T22N R8W PART OF GOV'T LOT 10 SEC 10 IN NW 1/4 OFNE 1/4 SEC 15 COMM AT 1/4 COR COMM TO SEC 10 & 15 TH S 0 DEG 11'36" W 454.02 FT TO N R/W LINE OF JENNINGS RD TH N 84 DEG 23'55" E 422.15 FT TO POB TH N 0 DEG 08'23" W 263.2 FT S 83 DEG 35'47" W 148.91 FT N 13 DEG 32'15" W 447.36 FT N 26 DEG 10'46" W 120.22 FT N 60 DEG 20'24" E 161.89 FT N 83 DEG 07'10" E 94.55 FT S 48 DEG 45' E 164.43 FT S 14 DEG 01'48" E 87.5 FT S 10 DEG 03'49" E 171.51 FT S 10 DEG 44'20" W 121.33 FT S 17 DEG 42'28" E 74 35 FT S 36 DEG 49' 23"



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

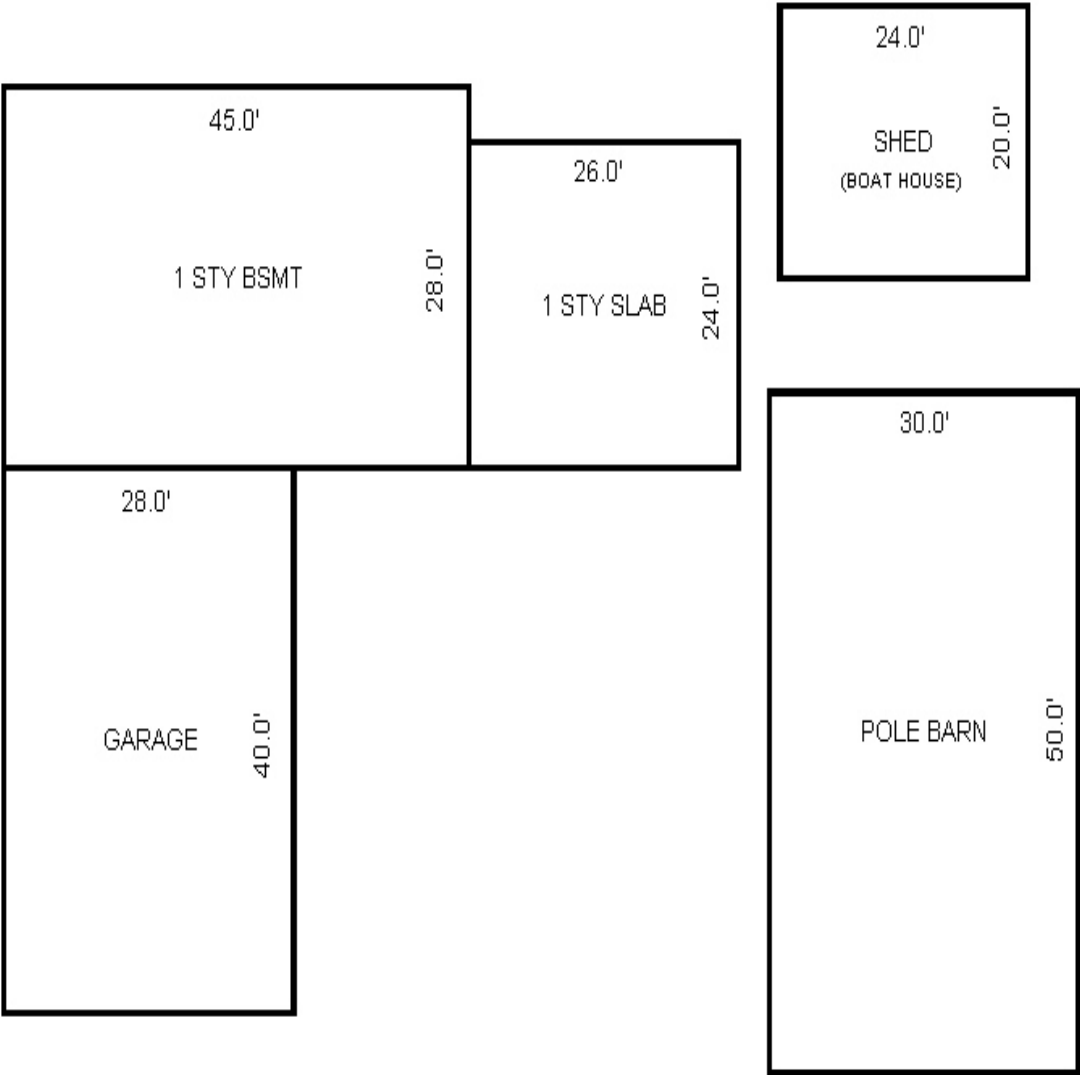
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2016	63,200	107,400	170,600			157,226C
2015	80,100	101,900	182,000			156,756C
2014	80,100	86,800	166,900			154,288C
2013	80,100	72,500	152,600			151,859C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1962 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: 3 Area: 1120 % 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 +10 Effec. Age: 35 Floor Area: 1884 Total Base Cost: 184,274 Total Base New : 252,455 Total Depr Cost: 164,244 Estimated T.C.V: 205,304							
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost 1 Story Siding Basement 66.87 0.00 0.00 1260 84,256 1 Story Siding Slab 66.87 -11.32 0.00 624 34,663			CntyMult X 1.370 E.C.F. X 1.250		Bsmnt Garage:		Carport Area:		
Yr Built	Remodeled	Ex	X	Ord		Min	No./Qual. of Fixtures Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few			Rate 66.87 -11.32 Rate		Size 1260 624		Cost 84,256 34,663		
1962	1990						(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments (9) Basement Finish Basement Recreation Finish 11.45 (13) Plumbing Average Fixture(s) 760.00 3 Fixture Bath 2400.00 (14) Water/Sewer Public Sewer 1162.00 Well, 100 Feet 2700.00 (15) Built-Ins & Fireplaces Appliance Allowance 1915.00 Fireplace: Interior 1 Story 3250.00 (17) Garages Class:C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 14.55 Common Wall: 1 Wall -1300.00 Mechanical Doors 350.00		Size 1118 1 1 1		Cost 12,801 760 2,400 1,162 2,700		
Condition for Age: Average		Lg	X	Ord		Small	(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			Foundation: 42 Inch (Unfinished) Base Cost 10.91 Mechanical Doors 350.00 Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 162,493 Separately Depreciated Items: Unit-in-Place Cost Items: BOAT HOUSE (BY SQ FT 3.75 480 1,800 County Multiplier = 1.37 => Cost New = 2,466 Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 1,751 Total Depreciated Cost = 164,244 ECF (410- SAPPHIRE LAKE AREA) 1.250 => TCV of Bldg: 1 = 205,304		% Good: 0 Storage Area: 0 No Conc. Floor: 0		Roof:		
Room List		(5) Floors		Kitchen: Other: Other:			(6) Ceilings X Drywall			Rate 11.45 760.00 2400.00 1162.00 2700.00 1915.00 3250.00		Size 1118 1 1 1		Cost 12,801 760 2,400 1,162 2,700		
	Basement 1st Floor 2nd Floor Bedrooms	(7) Excavation Basement: 1260 S.F. Crawl: 0 S.F. Slab: 624 S.F. Height to Joists: 0.0		(8) Basement 8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			(9) Basement Finish 1118 Recreation SF Living SF Walkout Doors No Floor SF			Foundation: 42 Inch (Unfinished) Base Cost 10.91 Mechanical Doors 350.00 Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 162,493 Separately Depreciated Items: Unit-in-Place Cost Items: BOAT HOUSE (BY SQ FT 3.75 480 1,800 County Multiplier = 1.37 => Cost New = 2,466 Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 1,751 Total Depreciated Cost = 164,244 ECF (410- SAPPHIRE LAKE AREA) 1.250 => TCV of Bldg: 1 = 205,304		Size 1118 1 1 1		Cost 12,801 760 2,400 1,162 2,700		
(1) Exterior		(8) Basement 8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		(9) Basement Finish 1118 Recreation SF Living SF Walkout Doors No Floor SF			(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			Foundation: 42 Inch (Unfinished) Base Cost 10.91 Mechanical Doors 350.00 Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 162,493 Separately Depreciated Items: Unit-in-Place Cost Items: BOAT HOUSE (BY SQ FT 3.75 480 1,800 County Multiplier = 1.37 => Cost New = 2,466 Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 1,751 Total Depreciated Cost = 164,244 ECF (410- SAPPHIRE LAKE AREA) 1.250 => TCV of Bldg: 1 = 205,304		Size 1118 1 1 1		Cost 12,801 760 2,400 1,162 2,700		
	Wood/Shingle Aluminum/Vinyl Brick X Brick/Siding Insulation	(9) Basement Finish 1118 Recreation SF Living SF Walkout Doors No Floor SF		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			(11) Heating/Cooling X Gas Wood Oil Coal Elec. Steam 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			Foundation: 42 Inch (Unfinished) Base Cost 10.91 Mechanical Doors 350.00 Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 162,493 Separately Depreciated Items: Unit-in-Place Cost Items: BOAT HOUSE (BY SQ FT 3.75 480 1,800 County Multiplier = 1.37 => Cost New = 2,466 Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 1,751 Total Depreciated Cost = 164,244 ECF (410- SAPPHIRE LAKE AREA) 1.250 => TCV of Bldg: 1 = 205,304		Size 1118 1 1 1		Cost 12,801 760 2,400 1,162 2,700		
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X	Many Avg. Few									Foundation: 42 Inch (Unfinished) Base Cost 10.91 Mechanical Doors 350.00 Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 162,493 Separately Depreciated Items: Unit-in-Place Cost Items: BOAT HOUSE (BY SQ FT 3.75 480 1,800 County Multiplier = 1.37 => Cost New = 2,466 Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 1,751 Total Depreciated Cost = 164,244 ECF (410- SAPPHIRE LAKE AREA) 1.250 => TCV of Bldg: 1 = 205,304			Size 1118 1 1 1		Cost 12,801 760 2,400 1,162 2,700	
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement X Double Glass Patio Doors Storms & Screens	(9) Basement Finish 1118 Recreation SF Living SF Walkout Doors No Floor SF		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			(11) Heating/Cooling X Gas Wood Oil Coal Elec. Steam 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			Foundation: 42 Inch (Unfinished) Base Cost 10.91 Mechanical Doors 350.00 Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 162,493 Separately Depreciated Items: Unit-in-Place Cost Items: BOAT HOUSE (BY SQ FT 3.75 480 1,800 County Multiplier = 1.37 => Cost New = 2,466 Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 1,751 Total Depreciated Cost = 164,244 ECF (410- SAPPHIRE LAKE AREA) 1.250 => TCV of Bldg: 1 = 205,304		Size 1118 1 1 1		Cost 12,801 760 2,400 1,162 2,700		
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X	Gable Hip Flat		Gambrel Mansard Shed	(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			(11) Heating/Cooling X Gas Wood Oil Coal Elec. Steam 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			Foundation: 42 Inch (Unfinished) Base Cost 10.91 Mechanical Doors 350.00 Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 162,493 Separately Depreciated Items: Unit-in-Place Cost Items: BOAT HOUSE (BY SQ FT 3.75 480 1,800 County Multiplier = 1.37 => Cost New = 2,466 Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 1,751 Total Depreciated Cost = 164,244 ECF (410- SAPPHIRE LAKE AREA) 1.250 => TCV of Bldg: 1 = 205,304		Size 1118 1 1 1		Cost 12,801 760 2,400 1,162 2,700		
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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.				
Property Address		Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)		Date	Number	Status				
X W JENNINGS RD ISLE		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 0%										
ROSS VICTOR D 1084 JENNA DRIVE DAVISON MI 48423		MAP #:		2016 Est TCV 88,226 TCV/TFA: 143.22								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE								
. SEC 10 T22N R8W LOT 12. .56 A.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		GROUP I	\$500	100.00	1200.08	0.8409	1.0000	500	100	42,045
		Paved Road		100 Actual Front Feet, 2.75 Total Acres					Total Est. Land Value =	42,045		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		Water		Residential Local Cost Land Improvements								
		X Sewer		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		X Electric		LAND IMPROVE	5000	5000.00	1.00	1.0	95	4,750		
		Gas		Total Estimated Land Improvements True Cash Value =					4,750			
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		Rolling										
		Low										
		X High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		X ISLAND		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2016	21,000	23,100	44,100			32,546C	
		TPC 04/08/2013 INSPECTED			2015	25,000	21,100	46,100			32,449C	
		TPC 11/20/2012 INSPECTED			2014	30,000	19,600	49,600			31,938C	
					2013	35,000	16,100	51,100			31,436C	

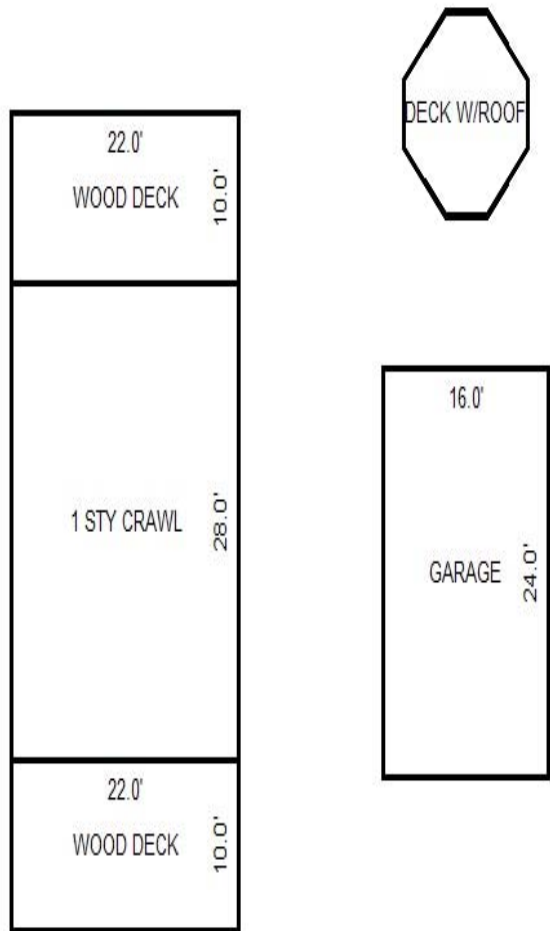


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																																																																																															
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 220 220 34	Type Treated Wood Treated Wood Pine	Year Built: 1992 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: 384 % Good: 0 Storage Area: 0 No Conc. Floor: 384																																																																																																																																																																
X	Wood Frame		Drywall Paneled		Plaster Wood T&G																																																																																																																																																																								
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ECF (410- SAPPHIRE LAKE AREA) 1.200 => TCV of Bldg: 1 =							41,431																																																																																																																																																																						

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Sketch by Apex IV™

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

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

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

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

Owner's Name/Address: ROLKA HARRY & IRENE TRUST
 63 MAIN ST
 LUDLOW VT 05149

2016 Est TCV 73,352

Improved X Vacant Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

Tax Description	Public Improvements	* Factors *						Value	
		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason		
. SEC 11 T22N R8W W 890 FT OF SW 1/4 OF SW 1/4 EXC E 152 FT OF S 183 FT THEREOF & EXC PLAT OF BURGETT SUB ALSO W 890 FT OF GOV'T LOT 4 EXC SD PLAT & EXC BEG 1782 FT N & S 86 DEG 09' 20" E 515.2 FT FR SW COR SEC 11 S 56 DEG 39' 20" E 200 FT N 55 DEG 08' 45" E 134.63 FT N 56 DEG 39' 20" W 250 FT S 33 DEG 20' 40" W 125 FT TO BEG & EXC BEG 810.13 FT N 0 DEG 50' E OF SW COR OF GOV'T LOT 4 TH N 0 DEG 50' E 278.17 FT S 46 DEG 26' E 237.31 FT, S 36 DEG 27' 20" W TO A PT WHICH LIES S 53 DEG 40' 40" E OF POB. TH N 53 DEG 40' 40" W TO POB & EXC COM	Dirt Road	GROUP I 100/FF	80.00	0.00	1.0000	1.0000	100	100	8,000
	X Paved Road	Residentia 8 - 17 @\$2100	31.12	Acres	2100	100			65,352
	X Storm Sewer	80 Actual Front Feet, 31.12 Total Acres Total Est. Land Value =						73,352	
	X Sidewalk								
	X Water								
	X Sewer								
	X Electric								
	X Gas								
	X Curb								
	Street Lights								
	Standard Utilities								
	Underground Utils.								

Topography of Site



Who When What
 TPC 03/30/2015 INSPECTED
 TPC 06/01/2012 INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2016	36,700	0	36,700			26,013C
2015	36,700	0	36,700			25,936C
2014	36,700	0	36,700			25,528C
2013	36,700	0	36,700			25,126C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HABERMANN DAVID A & MARLY	KING DAVID & FRANCES	335,000	07/23/2010	WD	Arms Length	2010-3056WD	PTA	100.0
		320,000	08/01/2000	WD	Download	338:1403		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1685 S DICKERSON RD	School: LAKE CITY - 57020		Addition	07/11/2013	2013-0294	100%
	P.R.E. 100% 07/16/2012		Addition	07/11/2013	2013-0295	100%
Owner's Name/Address	MAP #:		Garage	09/20/2012	2012-0495	100%
KING DAVID W & FRANCES E 168 S DICKERSON RD LAKE CITY MI 49651	2016 Est TCV 456,713 TCV/TFA: 161.67					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS									
			* Factors *									
	Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
. SEC 11 T22N R8W BEG N 0 DEG 50'E 1541 FT & S 88 DEG 14' 25" E 33 FT FROM SW COR	X		Dirt Road	100.00	544.50	0.8706	1.0000	1300	100		113,172	
SEC 11 TH N 0 DEG 50' E 33 FT, S 88 DEG 14' 25" E 351.77 FT, N 12 DEG 17' 49" E 228.98 FT, N 29 DEG 28' 04" E 192.19 FT, S 50 DEG 11'30"E 18.61 FT S 53 DEG 44'20"E 81.61 FT, S33 DEG 20'40"W 175.08 FT, S 0 DEG 41'42"E 221.62 FT, N 88 DEG 14'25" W 482.17 FT TO POB. 1.25A.	X		Gravel Road	100 Actual Front Feet, 1.25 Total Acres							Total Est. Land Value =	113,172
	X		Paved Road	Land Improvement Cost Estimates								
	X		Storm Sewer	Description	Rate	CountyMult.	Size	%Good	Cash Value			
	X		Sidewalk	D/W/P: 4in Ren. Conc.	4.21	1.00	2200	0	0			
	X		Water	D/W/P: 4in Ren. Conc.	4.21	1.00	160	0	0			
	X		Sewer	Residential Local Cost Land Improvements								
	X		Electric	Description	Rate	CountyMult.	Size	%Good	Cash Value			
	X		Gas	LAND IMPROVE 5000	5000.00	1.00	1.0	95	4,750			
			Curb	Total Estimated Land Improvements True Cash Value =							4,750	
			Street Lights									
			Standard Utilities									
			Underground Utilis.									



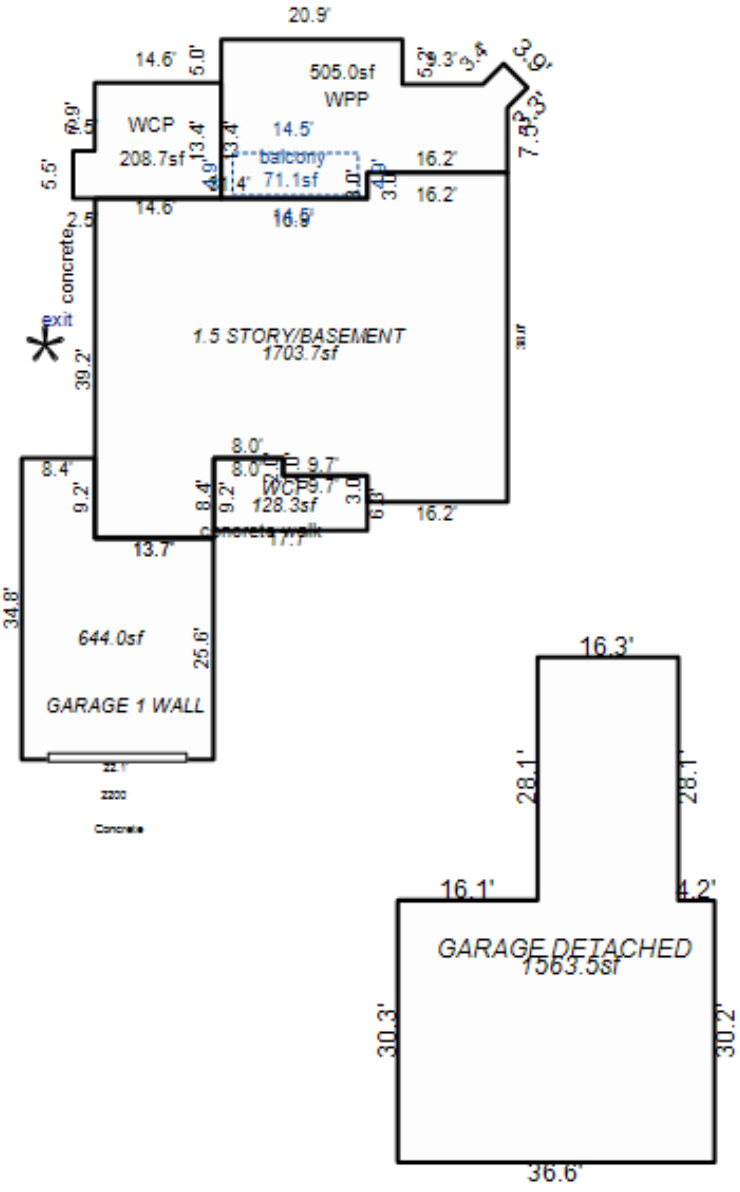
Comments/Influences	Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X Rolling		2016	56,600	171,800	228,400			228,400S
	X Low		2015	60,000	169,300	229,300			229,300S
	X High		2014	75,000	113,900	188,900			188,900S
	Landscaped		2013	75,000	94,900	169,900			169,900S
	Swamp								
	X Wooded								
	Pond								
	X Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
	Who	When	What						
	TPC 11/03/2015	INSPECTED							
	TPC 12/28/2012	INSPECTED							
	TPC 10/22/2012	INSPECTED							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 505 208 128 100 71	Type WPP WCP (1 Story) WCP (1 Story) CPP Wood Balcony	Year Built: 2013 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 644 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: 1.75S		Trim & Decoration		X			Central Air Wood Furnace			Class: C +10 Effec. Age: 15 Floor Area: 2825 Total Base Cost: 223,794 Total Base New : 306,598 Total Depr Cost: 260,608 Estimated T.C.V: 338,791			CntyMult X 1.370 E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:	
Yr Built 1996	Remodeled 2014	Ex	X	Ord		Min	No. Heating/Cooling			Effec. Age: 15						
Condition for Age: Average		Lg	X	Ord		Small	Heat Pump			Floor Area: 2825						
Room List		(5) Floors		Kitchen: Other: Other:			No Heating/Cooling			Total Base Cost: 223,794			CntyMult X 1.370			
	Basement 1st Floor 2nd Floor 4 Bedrooms						(12) Electric			Total Base New : 306,598			E.C.F. X 1.300			
							200 Amps Service			Total Depr Cost: 260,608						
							Central Air Wood Furnace			Estimated T.C.V: 338,791						
(1) Exterior		X	Drywall	X	Ex.	Ord.	Min	2	2 Story Siding	Basement	107.23	0.00	4.21	928	103,416	
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets			1.25 Story Siding			Basement	77.98	0.00	2.67	775	62,504	
Insulation		X	Many	Ave.	Few	Other Additions/Adjustments			Rate			Size		Cost		
(2) Windows		(7) Excavation		(13) Plumbing			Average Fixture(s)			760.00			1		760	
X	Many Avg. Few	X	Large Avg. Small	Basement: 1703 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s)			2400.00			1		2,400	
X	Wood Sash Metal Sash Vinyl Sash	8	Conc. Block Poured Conc. Stone	Basement			2 3 Fixture Bath			1600.00			1		1,600	
X	Double Hung Horiz. Slide Casement	X	Treated Wood Concrete Floor				1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1162.00			1		1,162	
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish					(14) Water/Sewer			2700.00			1		2,700	
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF					(15) Built-Ins & Fireplaces			1915.00			1		1,915	
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support					(16) Porches			7.72			505		3,899
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:					WCP (1 Story), Standard			21.31			208		4,432	
Chimney: Metal							WCP (1 Story), Standard			25.55			128		3,270	
							CPP, Standard			15.50			100		1,550	
							(16) Deck/Balcony			17.50			71		1,243	
							(17) Garages			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)						
							Public Water			Base Cost			644		11,701	
							Public Sewer			Common Wall: 2 Wall			1		-2,575	
							Water Well			Automatic Doors			1		375	
							1000 Gal Septic			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)						
							2000 Gal Septic			Base Cost			1563		22,742	
							Lump Sum Items:			Mechanical Doors			2		700	
										Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,					260,608	
										ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV of Bldg: 1 =					338,791	

*** 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.
ARDELEAN GEORGE W & BETTY	ARDELEAN GEORGE W & BETTY	0	05/26/2015	WD	RELATED PARTY	2015-02363 & 0	PTA	0.0
ARDELEAN GEORGE W & BETTY	ARDELEAN GEROG E W & BETTY	0	05/26/2015	WD	RELATED PARTY	2015-02571	PTA	0.0
		98,000	06/01/1995	WD	Download	303:110		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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1679 S DICKERSON RD	School: LAKE CITY - 57020					
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Owner's Name/Address	P.R.E. 0%					
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ARDELEAN GEROG E W & BETTY JANE	MAP #:					
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1900 N HICKORY ROAD	2016 Est TCV 351,494 TCV/TFA: 165.02					
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OWOSSO MI 48867	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 E 1300/FF 100.00	450.00	0.8706	1.0000	1300	100			113,172
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100 Actual Front Feet,	1.03 Total Acres	Total Est. Land Value =		113,172				
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	Land Improvement Cost Estimates							
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Description	Rate	CountyMult.	Size	%Good	Cash Value
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D/W/P: 4in Ren. Conc.	4.21	1.00	784	0	0
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D/W/P: 4in Concrete	3.61	1.00	1000	0	0
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Residential Local Cost Land Improvements					
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Description	Rate	CountyMult.	Size	%Good	Cash Value
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LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
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Total Estimated Land Improvements True Cash Value =					2,375
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Comments/Influences	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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X 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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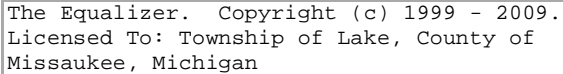
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2016	56,600	119,100	175,700			171,385C
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2015	60,000	115,600	175,600			170,873C
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2014	75,000	100,100	175,100			168,183C
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2013	75,000	101,100	176,100			165,535C
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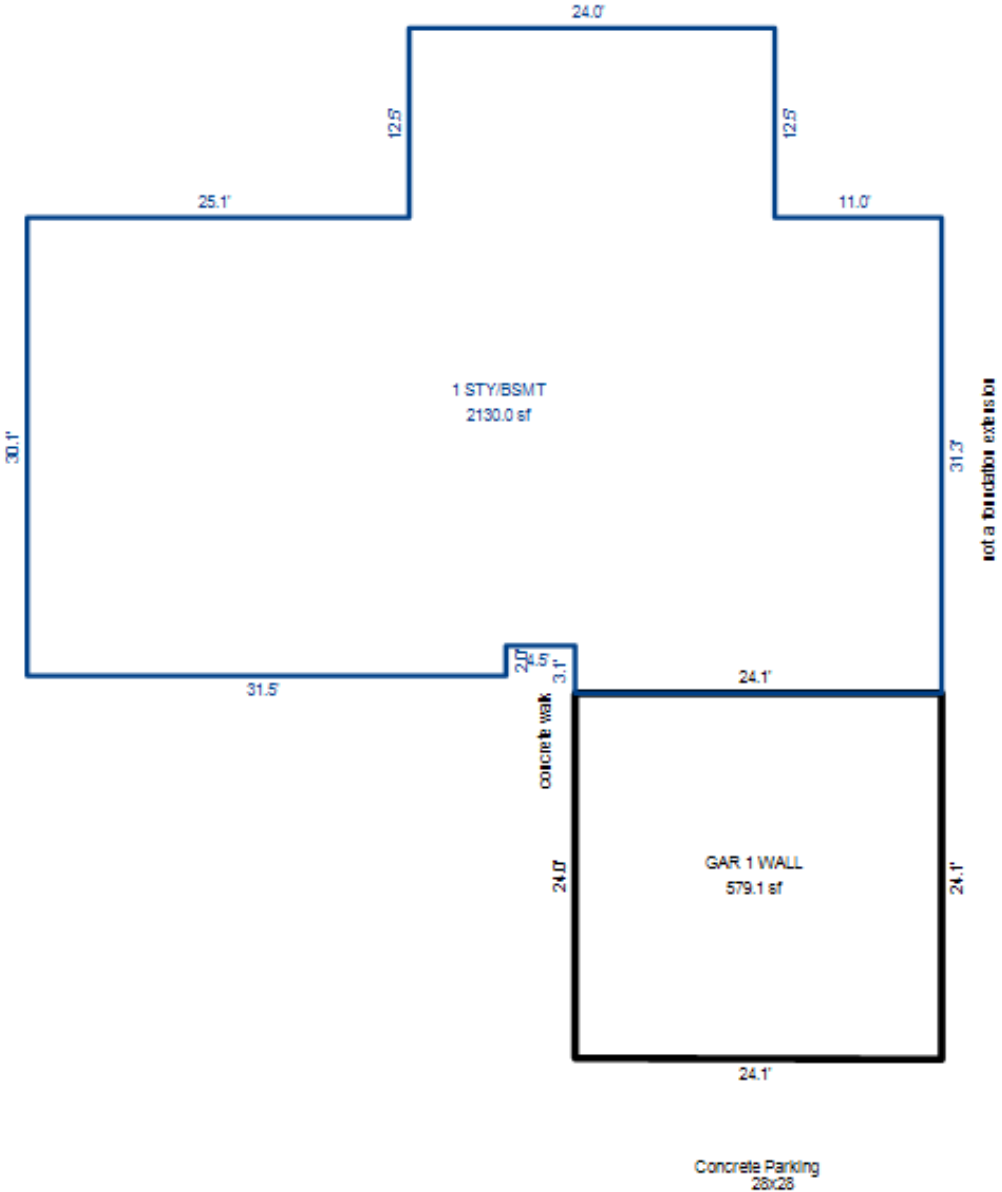


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*** Information herein deemed reliable but not guaranteed***

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	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 330	Type Treated Wood	Year Built: 1995 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G												
Building Style: 1S		Trim & Decoration															
Yr Built 1995	Remodeled 0	X	Ex		Ord		Min										
Condition for Age: Average		X	Lg		Ord		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	(9) Basement Finish															
		1	Recreation SF Living SF Walkout Doors No Floor SF														
(3) Roof		(10) Floor Support															
X	Gable Hip Flat		Gambrel Mansard Shed														
X	Asphalt Shingle																
Chimney: Metal																	
				(12) Electric													
				200 Amps Service													
				Central Air Wood Furnace													
				No./Qual. of Fixtures													
				Ex.	X	Ord.		Min									
				No. of Elec. Outlets													
				Many	X	Ave.		Few									
				(13) Plumbing													
				1	Average Fixture(s)												
				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 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
				Lump Sum Items:													
										Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
										1	Story Siding	Basement	56.88	0.00	0.00	2130	121,154
										Other Additions/Adjustments		Rate		Size		Cost	
										(1) Exterior		8.25		448		3,696	
										Brick Veneer		775.00		1		775	
										Walk out Basement Door(s)		760.00		1		760	
										(13) Plumbing		2400.00		1		2,400	
										Average Fixture(s)		1162.00		1		1,162	
										3 Fixture Bath		2700.00		1		2,700	
										(14) Water/Sewer		1915.00		1		1,915	
										Public Sewer		3250.00		1		3,250	
										Well, 100 Feet		6.56		330		2,165	
										(15) Built-Ins & Fireplaces		1915.00		1		1,915	
										Appliance Allowance		3250.00		1		3,250	
										Fireplace: Interior 1 Story							
										(16) Deck/Balcony							
										Treated Wood,Standard							
										(17) Garages							
										Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)							
										Base Cost		19.20		576		11,059	
										Common Wall: 1 Wall		-1300.00		1		-1,300	
										Mechanical Doors		350.00		1		350	
										Notes: PARTIAL BICK SIDING							
										Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 174,776							
										ECF (403 - LAKE MISSAUKEE AREA RES) 1.350 => TCV of Bldg: 1 = 235,947							

*** 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.
AMICO (H/W) & GOTT (H/W)	LC COTTAGE PROPERTIES LLC	210,000	06/12/2006	LC	Multiple Reference	06-0/2164		100.0
AMICO ANTHONY & HENRIETTA	AMICO ANTHONY & HENRIETA	0	06/10/2004	QC	Not Qualified	04-0/3227		50.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
S DICKERSON RD						
Owner's Name/Address	School: LAKE CITY - 57020					
LC COTTAGE PROPERTIES LLC 1305 ONODAGA RD Holt MI 48842	P.R.E. 0%					
	MAP #:					
	2016 Est TCV 24,000					

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
			GROUP C 1200/FF	20.00	260.00	1.0000	1.0000	1200	100		24,000
			20 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	24,000

Tax Description
 SEC 11 T22N R8W BEG AT SW COR OF SEC 11 TH N 0 DEG 50'E 1541 FT, S 88 DEG 14'25"E 33 FT, N 0 DEG50'221.62 FT, S 88 DEG 14'25"E 65 FT, N 26 DEG 30'55"E 173.09 FT TO POB, TH N 26DEG 30'55"E 107.04 FT, N 28 DEG 22'34"E 160.65 FT, S 47 DEG 17'04"E 20 FT, S 28 DEG 22'34"W 252.27 FT S 85 DEG 09'06"W 19.01 FT TO POB. .11A.

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

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



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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
Who	When	What	2016	12,000	0	12,000			12,000S
			2015	12,000	0	12,000			12,000S
			2014	15,000	0	15,000			14,885C
			2013	17,000	0	17,000			14,651C

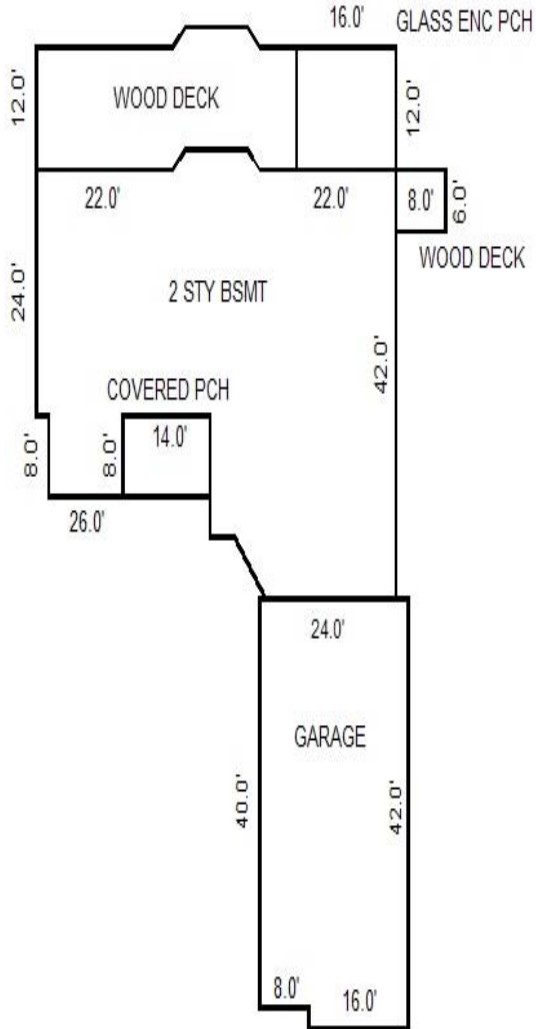
*** Information herein deemed reliable but not guaranteed***

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				
1669 S DICKERSON RD		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 0%										
DAVENPORT CHRISTINE M 1305 ONONDAGA ROAD HOLT MI 48842		MAP #:										
		2016 Est TCV 561,156 TCV/TFA: 155.57										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS								
		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		GROUP E 1300/FF 90.00 593.00 0.8891 1.0000 1300 100 104,023								
		Paved Road		90 Actual Front Feet, 1.23 Total Acres Total Est. Land Value = 104,023								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		Water		D/W/P: 3.5 Concrete 4.04 1.00 564 0 0								
		X Sewer		Residential Local Cost Land Improvements								
		X Electric		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		X Gas		LAND IMPROVE 5000 5000.00 1.00 1.0 95 4,750								
		X Curb		Total Estimated Land Improvements True Cash Value = 4,750								
		Street Lights										
		Standard Utilities										
		Underground Utils.										
Comments/Influences		Topography of Site										
		Level										
		X Rolling										
		X Low										
		X High										
		Landscaped										
		Swamp										
		X Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2016	52,000	228,600	280,600			250,277C	
		TPC 11/22/2011 INSPECTED			2015	54,000	225,300	279,300			249,529C	
					2014	67,500	178,100	245,600			245,600S	
					2013	67,500	185,100	252,600			252,600S	



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



Sketch by Apex IV™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: 402 RESIDENTIAL-V		Zoning:	Building Permit(s)	Date	Number	Status				
S DICKERSON RD		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 0%										
DAVENPORT CHRISTINE M 1305 ONONDAGA ROAD HOLT MI 48842		MAP #:										
		2016 Est TCV 104,023										
		Improved	X	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS							
		Public Improvements		* Factors *								
Tax Description		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
SEC 11 T22N R8W (0*1998) BEG AT SW COR		Gravel Road		GROUP E 1300/FF		90.00	595.32	0.8891	1.0000	1300	100	104,023
SEC 11 TH N 0 DEG 50'E 1541 FT, S 88 DEG		Paved Road		90 Actual Front Feet, 1.23 Total Acres		Total Est. Land Value =				104,023		
14'25"E 33 FT, N 0 DEG50'E 66 FT TO POB,		Storm Sewer										
TH N 0 DEG 50'E 77.81 FT, S 88 DEG		Sidewalk										
14'25"E 150.17 FT, N 26 DEG30'54"E 444.4		Water										
FT, S 47 DEG 17'04"E 44.24FT, S 50 DEG		Sewer										
11'30"E 45.98 FT, S 26 DEG 30'54"W 466.94		Electric										
FT, N 88 DEG 14'25"W 209.09 FT TO POB.		Gas										
1.23A.		Curb										
Comments/Influences		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		X Rolling										
		Low										
		X High										
		Landscaped										
		Swamp										
		X Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2016	52,000	0	52,000		52,000S		
		TPC 11/22/2011 INSPECTED			2015	54,000	0	54,000		54,000S		
		TPC 11/08/2010 INSPECTED			2014	67,500	0	67,500		67,500S		
					2013	67,500	0	67,500		67,500S		



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
FEDERAL HOME LOAN MORTGAG	JANET MARK & SHEREE	34,000	10/28/2010	CD	COVENANT DEED	2010-4949QC	PTA	100.0					
FEDERAL HOME LOAN MORTGAG		0	06/15/2010	SD	BANK - OTHER	2010-1731SD	PTA	0.0					
FEDERAL HOME LOAN MORTGAG		0	05/19/2010	OTH		2010-2151 AFF	PTA	0.0					
COLGAN JOHN W JR	FEDERAL HOME LOAN MORTGAG	58,000	04/30/2010	SD	Reference	2010_01731SD	PTA	100.0					
Property Address		Class: 401 RESIDENTIAL-I		Zoning:		Building Permit(s)		Date	Number	Status			
1717 S DICKERSON RD		School: LAKE CITY - 57020		Addition		06/24/2011		2011-0291	100%				
Owner's Name/Address		P.R.E. 0%		MAP #:		2016 Est TCV 114,006 TCV/TFA: 56.66							
JANET MARK & SHEREE 1717 S DICKERSON RD LAKE CITY MI 49651		X Improved		Vacant		Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
Tax Description		Public Improvements		* Factors *									
SEC 11 T22N R8W (0*1998) BEG S 88 DEG 14'25"E 33 FT & N 0 DEG 50'E 1762.62 FT FROM SW COR SEC 11, TH N 0 DEG 50'E 68.35 FT, N 40 DEG 44'27"E 165.02 FT, S 64 DEG 35'35"E 48.11 FT, S 26 DEG 30'55"W 195.27 FT, N 88 DEG 14' 25"W 65 FT TO POB. .34A.		X Dirt Road		Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X Gravel Road		<Site Value B> 0 - .50 Ac. M/L		7000		100					7,000
		X Paved Road		68 Actual Front Feet, 0.34 Total Acres		Total Est. Land Value =							7,000
		X Storm Sewer		Land Improvement Cost Estimates									
		X Sidewalk		Description		Rate	CountyMult.	Size	%Good	Cash Value			
		X Water		Shed: Wood Frame		10.75	1.00	138	94	1,395			
		X Sewer		Total Estimated Land Improvements True Cash Value =						1,395			
		X Electric											
		X Gas											
		X Curb											
		X Street Lights											
		X Standard Utilities											
		X Underground Utils.											
		Topography of Site											
		Level											
		X Rolling											
		X Low											
		X High											
		X Landscaped											
		X Swamp											
		X Wooded											
		X Pond											
		X Waterfront											
		X Ravine											
		X Wetland											
		X Flood Plain											
		Year		Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who	When	What	2016	3,500	53,500	57,000			49,366C		
		TPC 11/11/2013 INSPECTED		2015	3,500	50,300	53,800			49,219C			
		TPC 03/26/2012 INSPECTED		2014	3,500	45,500	49,000			48,444C			
		TPC 02/20/2012 INSPECTED		2013	3,300	24,500	27,800			27,800S			

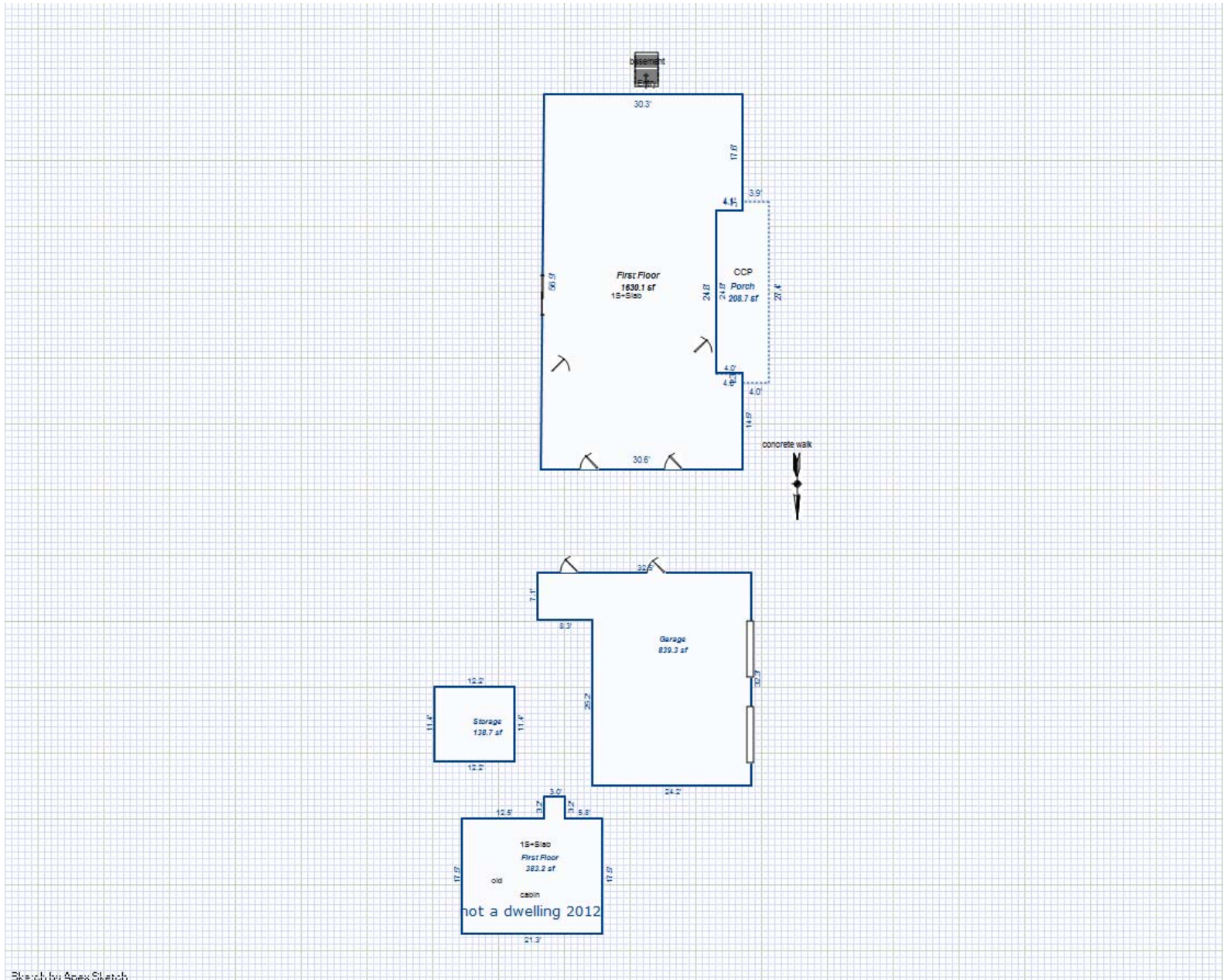


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 420	Type WPP	Year Built: 2002 Car Capacity: 2 Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 839 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame		Drywall X Paneled	X	Plaster Wood T&G												
Building Style: 1S		Trim & Decoration															
Yr Built 1970	Remodeled 2013	Ex	Ord	X	Min	Size of Closets											
Condition for Age: 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			150			Amps Service							
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories Exterior			Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost		
X	Wood/Shingle Aluminum/Vinyl Brick			Ex.	X	Ord.		Min	1	Story Block	Slab	63.20	-10.62	0.00	1095	57,575	
	Insulation			No. of Elec. Outlets			1			Story Siding	Crawl Space	62.01	-8.59	0.00	534	28,526	
(2) Windows		(7) Excavation		Many			X	Ave.		Other Additions/Adjustments			Rate		Size		Cost
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			1			(13) Plumbing	Average Fixture(s)		760.00		1		760
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 0 S.F. Crawl: 534 S.F. Slab: 1095 S.F. Height to Joists: 0.0		1			Average Fixture(s)			(14) Water/Sewer	Public Sewer		1162.00		1		1,162
(3) Roof		(9) Basement Finish		1			3 Fixture Bath			(15) Built-Ins & Fireplaces	Well, 100 Feet		2700.00		1		2,700
X	Gable Hip Flat	Gambrel Mansard Shed	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			(16) Porches			(17) Garages	WPP, Standard		8.42		420		3,536
X	Asphalt Shingle	Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer			Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)			Base Cost		11.14		839		9,346	
Chimney: Metal		(10) Floor Support		1			Public Water			Mechanical Doors		350.00		2		700	
		Joists: Unsupported Len: Cntr.Sup:		1			Public Sewer			Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0,		Depr.Cost =		111,532			
				Lump Sum Items:			Water Well			ECF (RESIDENTIAL RURAL/ NON SUB)		0.900 => TCV of Bldg: 1 =		100,379			
							1000 Gal Septic										
							2000 Gal Septic										

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Sketch by Apex 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	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: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	CnlyMult X 1.370 E.C.F.	Bsmnt Garage:	Roof:		
	Mobile Home													0 Front Overhang	0 Other Overhang
	Town Home														
	Duplex														
	A-Frame														
	Wood Frame	(4) Interior													
		Drywall Paneled													
		Plaster Wood T&G													
	Building Style: 1S	Trim & Decoration													
		Ex													
	Yr Built	Ord													
	Remodeled	Min													
	0 YR?	Size of Closets													
		Lg													
	Condition for Age: Fair	Ord													
		Small													
		Doors													
		Solid													
		H.C.													
	Room List	(5) Floors													
	Basement	Kitchen:													
	1st Floor	Other:													
	2nd Floor	Other:													
	Bedrooms	(6) Ceilings													
	(1) Exterior	No./Qual. of Fixtures													
		Ex.													
		Ord.													
		Min													
	Wood/Shingle	No. of Elec. Outlets													
	Aluminum/Vinyl	Many													
	Brick	Ave.													
		Few													
	Insulation	(7) Excavation													
		Basement: 0 S.F.													
		Crawl: 0 S.F.													
		Slab: 383 S.F.													
		Height to Joists: 0.0													
	(2) Windows	(8) Basement													
		Conc. Block													
		Poured Conc.													
		Stone													
		Treated Wood													
		Concrete Floor													
	Wood Sash	(9) Basement Finish													
	Metal Sash	Recreation SF													
	Vinyl Sash	Living SF													
	Double Hung	Walkout Doors													
	Horiz. Slide	No Floor SF													
	Casement	(10) Floor Support													
	Double Glass	Joists:													
	Patio Doors	Unsupported Len:													
	Storms & Screens	Cntr.Sup:													
	(3) Roof														
		Public Water													
	Gable	Public Sewer													
	Hip	Water Well													
	Flat	1000 Gal Septic													
		2000 Gal Septic													
	Asphalt Shingle	Lump Sum Items:													
	Chimney:														

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GAFFNEY SUZANNE		0	04/01/2010	OTH		2010-834OTHER	PTA	0.0
		55,000	12/01/1996	WD				0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1675 S DICKERSON RD			New House	12/11/2014	2014-0569	100%
		P.R.E. 100% 05/06/1997	Reroof	12/01/2004	20040459	Complete

Owner's Name/Address	MAP #:	2016 Est TCV 170,054 TCV/TFA: 72.70
GAFFNEY SUZANNE P O BOX 987 1675 S DICKERSON LAKE CITY MI 49651		

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS																											
SEC 11 T22N R8W (1*1998) BEG S 88 DEG 14'25"E 33 FT & N 0 DEG 50'E 1830.97 FT FROM SW COR OF SEC 11 TH N 0 DEG 50'E 150.07 FT, N 48 DEG 19'17"E 89.68 FT, S 48 DEG 58'52"E 44.22 FT, S 63 DEG 23'25"E 29.85 FT, S 26 DEG 59'17"W 47.43 FT, S 40 DEG 44'27"W 165.02 FT TO POB. .31A.	X		<p>* Factors *</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td><Site Value B> 0 - .50 Ac. M/L</td> <td></td> <td></td> <td></td> <td></td> <td>7000</td> <td>100</td> <td></td> <td>7,000</td> </tr> <tr> <td colspan="8">70 Actual Front Feet, 0.31 Total Acres</td> <td>Total Est. Land Value = 7,000</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	<Site Value B> 0 - .50 Ac. M/L					7000	100		7,000	70 Actual Front Feet, 0.31 Total Acres								Total Est. Land Value = 7,000
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																						
<Site Value B> 0 - .50 Ac. M/L					7000	100		7,000																						
70 Actual Front Feet, 0.31 Total Acres								Total Est. Land Value = 7,000																						

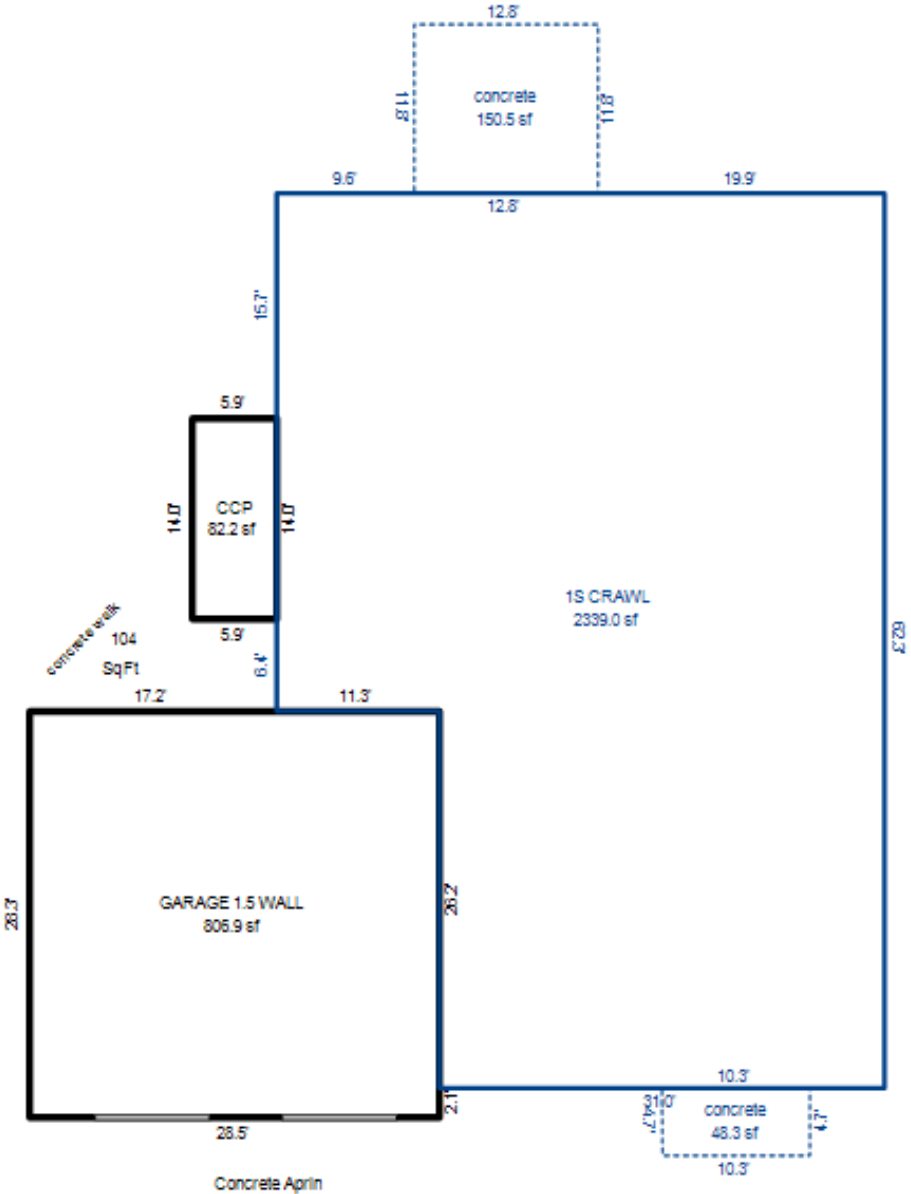
Comments/Influences	Public Improvements	Land Improvement Cost Estimates																								
	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	<table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>CountyMult.</th> <th>Size</th> <th>%Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>D/W/P: 4in Concrete</td> <td>3.35</td> <td>1.00</td> <td>302</td> <td>0</td> <td>0</td> </tr> </tbody> </table> <p>Residential Local Cost Land Improvements</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>CountyMult.</th> <th>Size</th> <th>%Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>LAND IMPROVE 2500</td> <td>2500.00</td> <td>1.00</td> <td>1.0</td> <td>95</td> <td>2,375</td> </tr> </tbody> </table> <p>Total Estimated Land Improvements True Cash Value = 2,375</p>	Description	Rate	CountyMult.	Size	%Good	Cash Value	D/W/P: 4in Concrete	3.35	1.00	302	0	0	Description	Rate	CountyMult.	Size	%Good	Cash Value	LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
Description	Rate	CountyMult.	Size	%Good	Cash Value																					
D/W/P: 4in Concrete	3.35	1.00	302	0	0																					
Description	Rate	CountyMult.	Size	%Good	Cash Value																					
LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375																					



Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X Rolling	2016	3,500	81,500	85,000			85,000S
	X Low	2015	3,500	7,100	10,600			8,333C
	X High	2014	3,500	24,200	27,700			27,228C
	Landscaped	2013	3,300	23,500	26,800			26,800S
	Swamp							
	X Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		190,000	11/01/2002	WD	Download	02-0:4986		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
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S DICKERSON RD	School: LAKE CITY - 57020					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:					
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DAVENPORT CHRISTINE M 1305 ONANDAGA ROAD HOLT MI 48842	2016 Est TCV 104,124					
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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 *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value

	GROUP E 1300/FF	85.00	207.00	0.8993	1.0000	1300 100 EASEMENT	99,374
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	85 Actual Front Feet, 0.40 Total Acres						Total Est. Land Value =	99,374
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Land Improvement Cost Estimates							
Description	Rate	CountyMult.	Size	%Good	Cash Value		

	Residential Local Cost Land Improvements						
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Description	Rate	CountyMult.	Size	%Good	Cash Value		
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	LAND IMPROVE 5000	5000.00	1.00	1.0	95	4,750	
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	Total Estimated Land Improvements True Cash Value =						4,750
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Comments/Influences	Dirt Road						
	Gravel Road						
	Paved Road	X					
	Storm Sewer						
	Sidewalk						
	Water						
	Sewer	X					
	Electric	X					
	Gas	X					
	Curb						
	Street Lights						
	Standard Utilities						
	Underground Utils.						

Topography of Site	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain
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		X										
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							X					
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												X
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: 401 RESIDENTIAL-I		Zoning:		Building Permit(s)		Date	Number	Status		
S DICKERSON RD		School: LAKE CITY - 57020		Demolition/Removal		11/06/2007		20070852	Complete			
Owner's Name/Address		P.R.E. 0%		MAP #:								
DAVENPORT CHRISTINE M 1305 ONANDAGA ROAD HOLT MI 48842		2016 Est TCV 5,000										
		Improved	X	Vacant		Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
		Public Improvements		* Factors *								
Tax Description		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SEC 11 T22N R8W (0*1998) BEG 88 DEG 14'25" E 33 FT & N 0 DEG 50'E1981.04 FT FROM SW COR SEC 11, TH N 89 DEG 10'W 23 FT, N 0 DEG 50'E 99.95 FT, N 60 DEG 15'18"E 26.95 FT, S 53 DEG 40'40"E 24.36 FT, S 48 DEG 58'52"E 60.31 FT, S48 DEG 19'17"W 89.68 FT TO POB. .14A.		X Gravel Road		50/FF		100.00	55.00	1.0000	1.0000	50	100	5,000
Comments/Influences		X Paved Road		100 Actual Front Feet, 0.13 Total Acres		Total Est. Land Value =				5,000		
		X Storm Sewer										
		X Sidewalk										
		X 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		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2016	2,500	0	2,500		2,500S		
		TPC 11/03/2011 INSPECTED			2015	2,500	0	2,500		2,500S		
					2014	2,500	0	2,500		2,500S		
					2013	2,500	0	2,500		2,500S		



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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.
AMICO ANTHONY & GOTT ROBE	LC COTTAGE PROPERTIES LLC	210,000	06/12/2006	LC	Multiple Improved	06-0/2164		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1667 S DICKERSON RD A & B						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2016 Est TCV 126,369 TCV/TFA: 106.73					

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 BEG N 00 DEG 50'00"E 1541 FT, S 88 DEG 14'25"E 33 FT, N 00 DEG 50'00"E 221.62 FT, S 88 DEG 14'25"E 65 FT N 26 DEG 30' 55"E 195.27 FT FROM SW COR SEC 11. TH N 64 DEG 35'35"W 48.11 FT, N 26 DEG 59'17"E 47.43 FT, N 63 DEG 22'59"W 29.85 FT, N23 DEG 44'12"E 52.07 FT, N 34 DEG 18'27" E 163.93 FT, S 53 DEG 06'15"E 15 FT, S 48 DEG 35'43"E 50 FT, S 28 DEG 22'34"W 160.65 FT, S 26 DEG 30'55"W 84.86 FT TO POB. .4A.	X		Dirt Road								
	X		Gravel Road								
	X		Paved Road								
	X		Storm Sewer								
	X		Sidewalk								
	X		Water								
	X		Sewer								
	X		Electric								
	X		Gas								
			Curb								
			Street Lights								
			Standard Utilities								
			Underground Utils.								



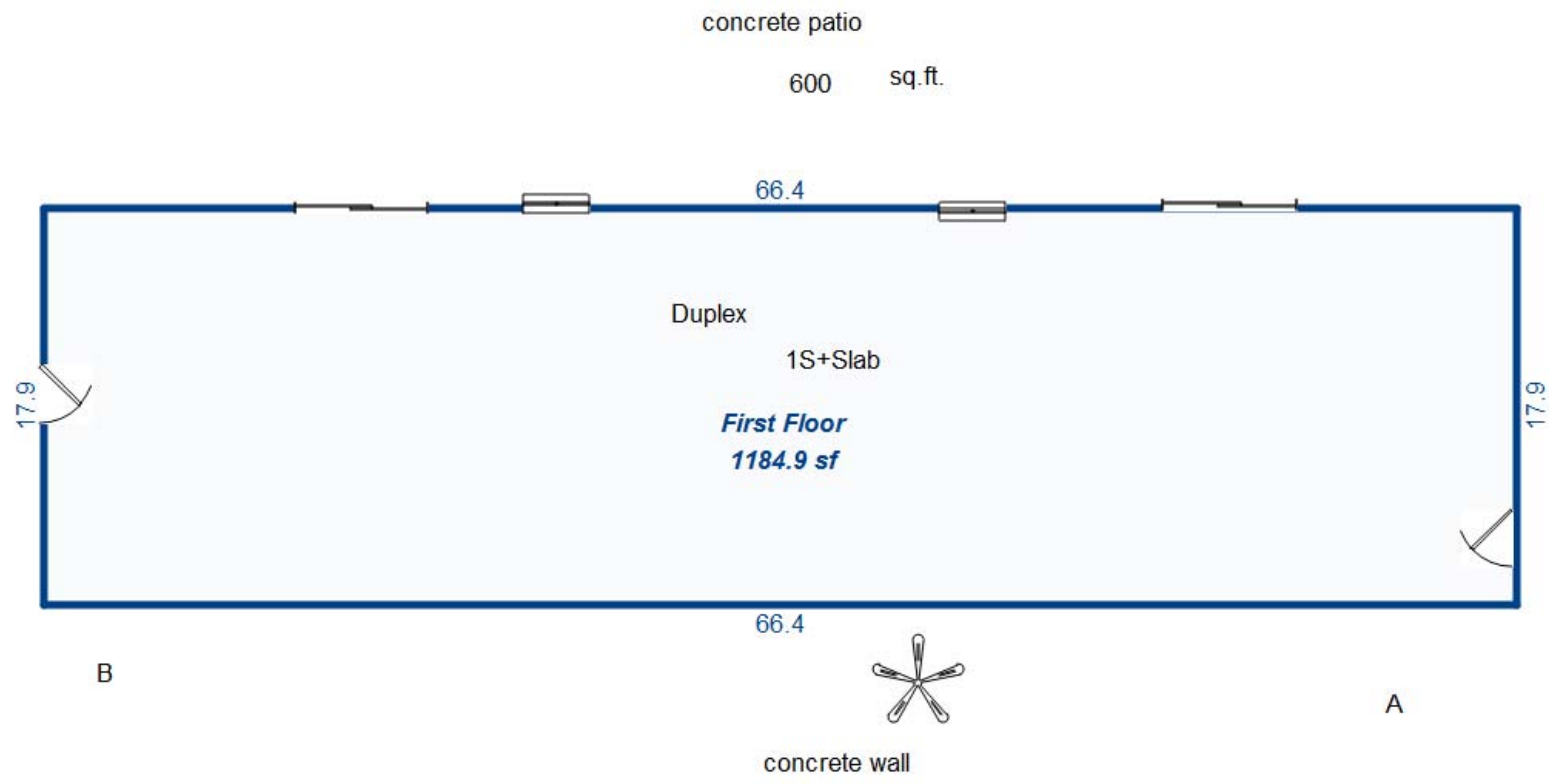
Comments/Influences	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X Level							
	Rolling							
	Low							
	X High							
	Landscaped							
	Swamp							
	X Wooded							
	Pond							
	X Waterfront							
	Ravine							
	Wetland							
	Flood Plain							
	Who	When	What	2016	40,100	23,100	63,200	59,793C
	TPC 03/30/2015	INSPECTED		2015	39,000	22,800	61,800	59,615C
	TPC 11/22/2011	INSPECTED		2014	48,800	20,800	69,600	58,677C
				2013	55,300	19,200	74,500	57,753C

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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	X	Gas	Oil	Elec.	2	Appliance Allow.	Interior 1 Story	Interior 2 Story	Area	Type	Year Built:
	Mobile Home				Wood	Coal	Steam							
	Town Home	0	Front Overhang											Class:
	Duplex	0	Other Overhang		Forced Air w/o Ducts									Exterior:
	A-Frame	(4) Interior			Forced Air w/ Ducts									Brick Ven.:
X	Wood Frame	Drywall	Plaster		Forced Hot Water									Stone Ven.:
		Paneled	Wood T&G		Electric Baseboard									Common Wall:
Building Style:		Trim & Decoration			Elec. Ceil. Radiant									Foundation:
1S		Ex	X	Ord										Finished ?:
Yr Built	Remodeled													Auto. Doors:
0 ?YR	0	Size of Closets			Electric Wall Heat									Mech. Doors:
Condition for Age:		Lg	X	Ord										Area:
Average		Doors		Solid	X	H.C.								% Good:
Room List		(5) Floors			Central Air									Storage Area:
	Basement	Kitchen:			Wood Furnace									No Conc. Floor:
	1st Floor	Other:			(12) Electric									Bsmnt Garage:
	2nd Floor	Other:			100 Amps Service									Carport Area:
	Bedrooms	(6) Ceilings			No./Qual. of Fixtures									Roof:
(1) Exterior					Ex.	X	Ord.							
X	Wood/Shingle	No. of Elec. Outlets			Many			X	Ave.					
	Aluminum/Vinyl													
	Brick	(7) Excavation			(13) Plumbing									
	Insulation	Basement: 0 S.F.			2			Average Fixture(s)						
(2) Windows		Crawl: 0 S.F.			2			3 Fixture Bath						
		Slab: 592 S.F.						2 Fixture Bath						
		Height to Joists: 0.0						Softener, Auto						
X	Many		Large					Softener, Manual						
	Avg.	X	Avg.					Solar Water Heat						
	Few		Small					No Plumbing						
X	Wood Sash	(8) Basement						Extra Toilet						
	Metal Sash	Conc. Block						Extra Sink						
	Vinyl Sash	Poured Conc.						Separate Shower						
X	Double Hung	Stone						Ceramic Tile Floor						
	Horiz. Slide	Treated Wood						Ceramic Tile Wains						
	Casement	Concrete Floor						Ceramic Tub Alcove						
	Double Glass	(9) Basement Finish						Vent Fan						
	Patio Doors	Recreation SF						(14) Water/Sewer						
	Storms & Screens	Living SF						Public Water						
(3) Roof		Walkout Doors						Public Sewer						
		No Floor SF						Water Well						
X	Gable	(10) Floor Support						1000 Gal Septic						
	Hip	Joists:						2000 Gal Septic						
	Flat	Unsupported Len:						Lump Sum Items:						
X	Asphalt Shingle	Cntr.Sup:												
Chimney: Metal														

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



Sketch by Apex Sketch

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

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

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

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

Owner's Name/Address: COLLINS EDWARD R & CAROLEE B
 6515 WOODMERE STREET
 JACKSON MI 49201

2016 Est TCV 5,000

Improved X Vacant Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

Public Improvements * Factors * IRR SHAPE/ACCESS POINT

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A	\$5000	5000	100					5,000
0.00 Total Acres Total Est. Land Value =								5,000

Tax Description: . SEC 11 T22N R8W PCL OF LAND RECORDED IN BOOK OF SURVEYS S-2 PG 438. .02A

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.

2012 LakeTownship Missaukee Tax Map



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Missaukee, Michigan

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC 11/09/2010 INSPECTED	2016		2016	2,500	0	2,500			325C
	2015		2015	3,500	0	3,500			325C
	2014		2014	2,000	0	2,000			320C
	2013		2013	2,000	0	2,000			315C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
DJZ PROPERTIES LLC	ANDREWS DAVID L TRUSTEE O	1	12/29/2011	WD	WARRANTY DEED	2012-00148	PTA	1.0							
ANDREWS DAVID L	DJZ PROPERTIES LLC	1	06/13/2011	WD	WARRANTY DEED	2011-02192	PTA	0.0							
DJZ PROPERTIES LLC	ANDREWS DAVID	0	06/10/2010	WD		2010-2105WD	PTA	100.0							
KNIGHT GWENDOLIN V TRUSTE	DJZ PROPERTIES LLC	319,000	01/28/2005	WD	Arms Length	05-0/370		100.0							
Property Address		Class: 401 RESIDENTIAL-I		Zoning:		Building Permit(s)		Date	Number	Status					
1661 S DICKERSON RD		School: LAKE CITY - 57020		Garage		09/08/2005		20050302	Complete						
Owner's Name/Address		P.R.E. 100% 01/07/2012		Deck/Porch		05/20/2005		20050129	Complete						
ANDREWS DAVID L REV TRUST ANDREWS DAVID L TRUSTEE 1661 S DICKERSON RD LAKE CITY MI 49651		MAP #:		2016 Est TCV 234,188 TCV/TFA: 216.84											
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS									
. SEC 11 T22N R8W BEG 810.13 FT N 50' E OF SW COR OF GOV'T LOT 4 TH N 50' E 278.17 FT S 46 DEG 26' E 113.66 FT S 15 DEG 40' 45" W 226.72 FT N 53 DEG 40' 40" W 31.19 FT TO POB. APP .42 A.		X		Public Improvements		* Factors *									
Comments/Influences		X		Dirt Road		Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X		Gravel Road		GROUP C 1200/FF		85.67	252.00	0.8979	1.0000	1200	100		92,305
		X		Paved Road		113 Actual Front Feet, 0.42 Total Acres		Total Est. Land Value =		92,305					
		X		Storm Sewer		Land Improvement Cost Estimates									
		X		Sidewalk		Description		Rate	CountyMult.	Size	%Good	Cash Value			
		X		Water		D/W/P: 4in Ren. Conc.		4.21	1.00	1400	0	0			
		X		Sewer		Shed: Wood Frame		12.07	1.00	80	71	686			
		X		Electric		Dock: Light posts		21.31	1.00	338	0	0			
		X		Gas		Residential Local Cost Land Improvements									
		X		Curb		Description		Rate	CountyMult.	Size	%Good	Cash Value			
		X		Street Lights		LAND IMPROVE 2500		2500.00	1.00	1.5	95	3,563			
		X		Standard Utilities		Total Estimated Land Improvements True Cash Value =					4,249				
		X		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		2016	46,200	70,900	117,100			113,371C	
		TPC 02/22/2012 INSPECTED		2015		55,900		69,900	125,800				113,032C		
				2014		60,200		61,600	121,800				111,252C		
				2013		47,300		62,200	109,500				109,500S		

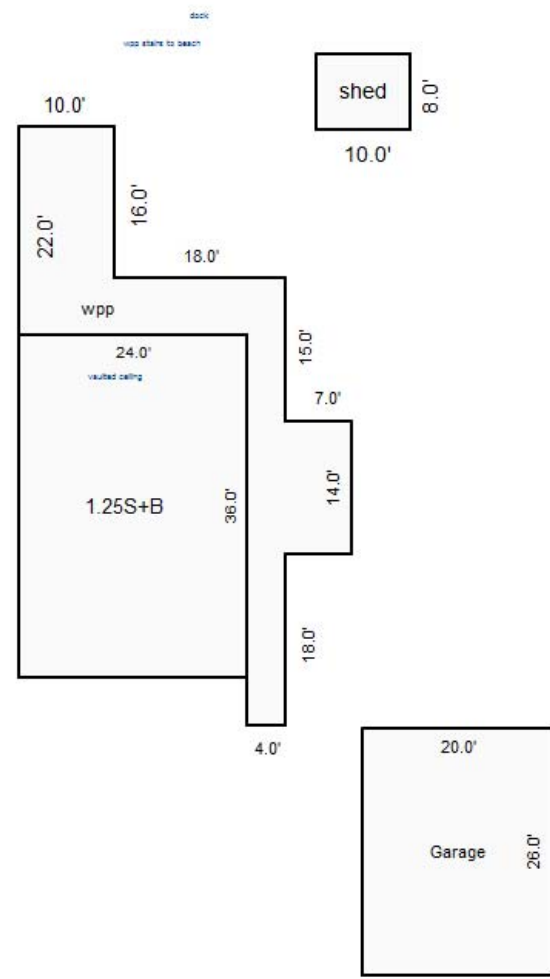


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Missaukee, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage							
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 590 150	Type WPP WPP	Year Built: 2005 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: 520 % Good: 0 Storage Area: 350 No Conc. Floor: 0					
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G																	
Building Style: 1.25S		Trim & Decoration																				
Yr Built 1977	Remodeled 0	Ex	X	Ord		Min	Size of Closets															
Condition for Age: Average		Lg	X	Ord		Small	Doors															
Room List		(5) Floors																				
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:					(12) Electric 100 Amps Service															
		(6) Ceilings																				
(1) Exterior	X	Drywall					Ex.	X	Ord.		Min	Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost										
X	Wood/Shingle Aluminum/Vinyl Brick Insulation						No. of Elec. Outlets						Rate		Rate		Size Cost					
(2) Windows		Many Avg. Few	X	Avg. Small				Many X Ave. Few														
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor				(13) Plumbing															
(3) Roof		(9) Basement Finish	434 Recreation SF Living SF 1 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						Lump Sum Items:															
Chimney:																						
															Class: C +5 Effec. Age: 30 Floor Area: 1080 Total Base Cost: 110,399 Total Base New : 151,246 Total Depr Cost: 105,872 Estimated T.C.V: 137,634		CntyMult X 1.370 E.C.F. X 1.300		Bsmnt-Adj 0.00 Heat-Adj 0.00 Rate 83.57 Bsmnt-Adj 0.00 Heat-Adj 0.00 Rate 11.45 775.00 760.00 1600.00 1162.00 2700.00 1915.00 4650.00 1350.00 7.25 12.00 20.15 375.00 3.95 Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 1.300 => TCV of Bldg: 1 =		520 1 350 105,872 137,634	

*** 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.
STEBNER MARK & RONALD	STEBNER MARK & BEVERLY	0	11/02/2010	QC		2010-4959QC	PTA	50.0
STEBNER MABEL ESTATE	STEBNER MARK & RONALD (T/	0	12/26/2007	QC	Not Qualified	2007/4519		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1665 S DICKERSON RD						
Owner's Name/Address	School: LAKE CITY - 57020		P.R.E. 100% 09/01/2008			
STEBNER MARK & BEVERLY 1665 S DICKERSON RD LAKE CITY MI 49651	MAP #:		2016 Est TCV 255,481 TCV/TFA: 194.73			

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS																																						
. SEC 11 T22N R8W BEG 810.13 FT N 50' E & 31.18 FT S 53 DEG 40' 40" E OF SW COR OF GOV'T LOT 4 TH N 15 DEG 40' 45" E 226.72 FT S 46 DEG 26' E 123.65 FT S 36 DEG 27' 20" W TO A PT WHICH LIES S 53 DEG 40' 40" E OF POB N 53 DEG 40' 40" W TO POB. .64 A.	X		<table border="1"> <thead> <tr> <th colspan="7">* Factors *</th> <th>Value</th> </tr> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> </tr> </thead> <tbody> <tr> <td>GROUP C 1200/FF</td> <td>96.43</td> <td>213.12</td> <td>0.8769</td> <td>1.0000</td> <td>1200</td> <td>100</td> <td></td> </tr> <tr> <td colspan="7">124 Actual Front Feet, 0.41 Total Acres</td> <td>Total Est. Land Value =</td> <td>101,475</td> </tr> </tbody> </table>						* Factors *							Value	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	GROUP C 1200/FF	96.43	213.12	0.8769	1.0000	1200	100		124 Actual Front Feet, 0.41 Total Acres							Total Est. Land Value =	101,475
* Factors *							Value																																		
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason																																		
GROUP C 1200/FF	96.43	213.12	0.8769	1.0000	1200	100																																			
124 Actual Front Feet, 0.41 Total Acres							Total Est. Land Value =	101,475																																	

Tax Description	X	Public Improvements	Land Improvement Cost Estimates																							
. SEC 11 T22N R8W BEG 810.13 FT N 50' E & 31.18 FT S 53 DEG 40' 40" E OF SW COR OF GOV'T LOT 4 TH N 15 DEG 40' 45" E 226.72 FT S 46 DEG 26' E 123.65 FT S 36 DEG 27' 20" W TO A PT WHICH LIES S 53 DEG 40' 40" E OF POB N 53 DEG 40' 40" W TO POB. .64 A.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water	<table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>CountyMult.</th> <th>Size</th> <th>%Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>D/W/P: 3.5 Concrete</td> <td>3.44</td> <td>1.00</td> <td>880</td> <td>71</td> <td>2,149</td> </tr> <tr> <td colspan="5">Total Estimated Land Improvements True Cash Value =</td> <td>2,149</td> </tr> </tbody> </table>						Description	Rate	CountyMult.	Size	%Good	Cash Value	D/W/P: 3.5 Concrete	3.44	1.00	880	71	2,149	Total Estimated Land Improvements True Cash Value =					2,149
Description	Rate	CountyMult.	Size	%Good	Cash Value																					
D/W/P: 3.5 Concrete	3.44	1.00	880	71	2,149																					
Total Estimated Land Improvements True Cash Value =					2,149																					

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



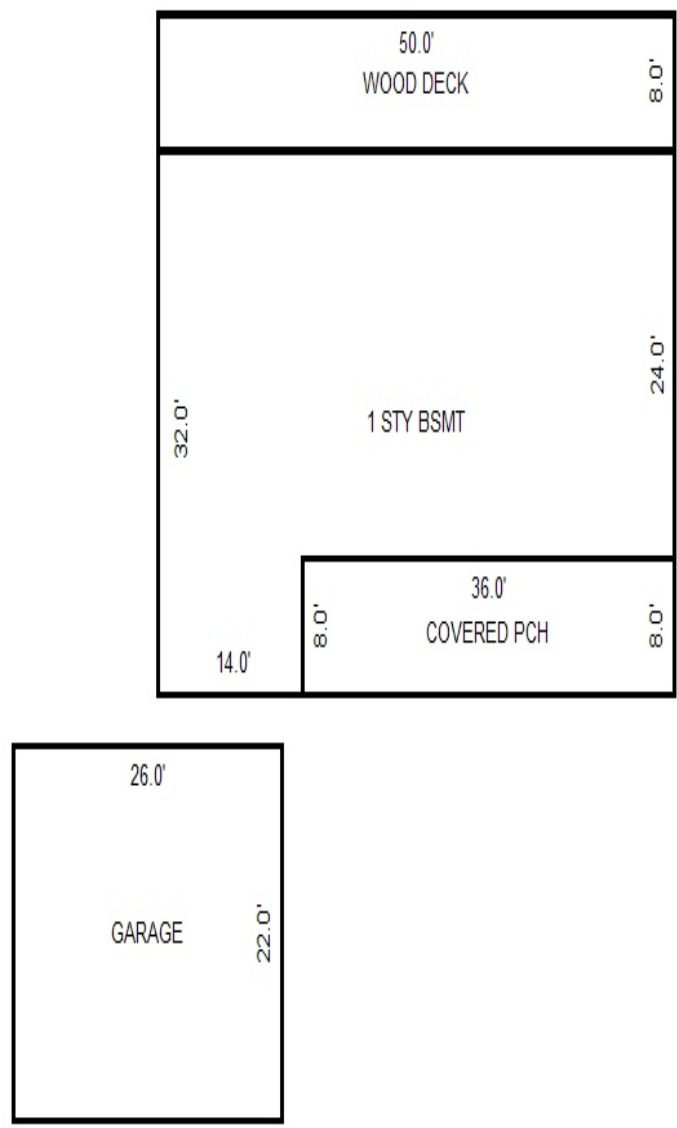
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Topography of Site	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	X Waterfront	Ravine	Wetland	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X								X				2016	50,700	77,000	127,700			127,700S
Who When What													2015	65,000	73,100	138,100			128,928C
TPC 11/22/2011 INSPECTED													2014	70,000	64,300	134,300			126,898C
													2013	60,000	64,900	124,900			124,900S

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	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 288 400	Type CCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C -5 Effec. Age: 30 Floor Area: 1312 Total Base Cost: 119,259 Total Base New : 163,384 Total Depr Cost: 112,487 Estimated T.C.V: 151,857			CntyMult X 1.370 E.C.F. X 1.350		Bsmnt Garage: 1 Car Carport Area: Roof:			
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj			Size Cost				
Yr Built 1973	Remodeled 1977	Ex	X	Ord		Min	200 Amps Service			Other Additions/Adjustments Walk out Basement Door(s)			Rate 775.00		Size Cost 1 775		
Condition for Age: Average		Lg	X	Ord		Small	No./Qual. of Fixtures			(13) Plumbing			Rate			Size Cost	
Room List		(5) Floors		Kitchen: Other: Other:			Ex. X Ord. Min			Average Fixture(s)			Rate			Size Cost	
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(6) Ceilings			No. of Elec. Outlets			Average Fixture(s)			Rate			Size Cost	
(1) Exterior		X	Drywall	Basement: 1312 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many X Ave. Few			Average Fixture(s)			Rate			Size Cost	
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		(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			Rate			Size Cost	
(2) Windows		Basement		1 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			14) Water/Sewer			Rate			Size Cost				
X	Many Avg. Few	X	Large Avg. Small	(9) Basement Finish			14) Water/Sewer			Rate			Size Cost				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	600		Recreation SF Living SF 1 Walkout Doors No Floor SF			14) Water/Sewer			Rate			Size Cost				
(3) Roof		10) Floor Support		14) Water/Sewer			Rate			Size Cost							
X	Gable Hip Flat	Gambrel Mansard Shed		14) Water/Sewer			Rate			Size Cost							
X	Asphalt Shingle	Chimney: Block		14) Water/Sewer			Rate			Size Cost							

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



Sketch by Apex IV™

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

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7880 W JENNINGS RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
VANHAITSMA DANIEL J & LINDA S 344 CLEMMER CT BOYD TX 76023	MAP #:					
	2016 Est TCV 62,384 TCV/TFA: 69.01					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
. SEC 11 T22N R8W BEG AT A PT 890 FT; E OF SW COR OF SEC 11 TH N 183 FT; W 152 FT; TH S 183 FT, E 152 FT TO BEG. .6386 A.	X		<Site Value C>	.50	-1.0	Ac	M/L	7500	100	7,500
			152 Actual Front Feet, 0.64 Total Acres					Total Est. Land Value =		7,500

Comments/Influences	X Sewer	Land Improvement Cost Estimates					
		Description	Rate	CountyMult.	Size	%Good	Cash Value
	X	Dirt Road					
	X	Gravel Road					
	X	Paved Road					
	X	Storm Sewer					
	X	Sidewalk					
	X	Water					
	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	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
			2016	3,800	27,400	31,200			23,812C
			2015	3,800	23,400	27,200			23,741C
			2014	3,800	19,700	23,500			23,368C
			2013	3,800	19,200	23,000			23,000S

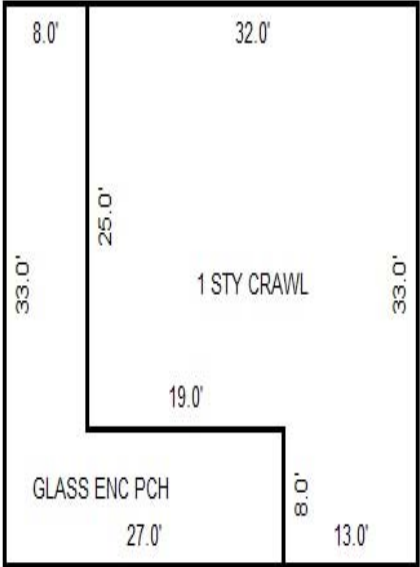
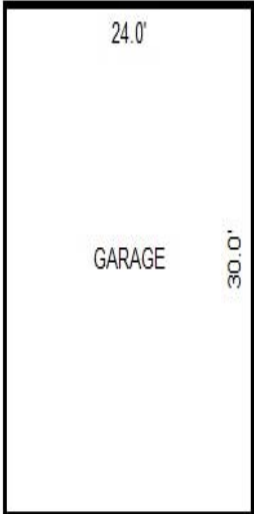
TPC 06/14/2015 INSPECTED

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 416 480	Type CGEP (1 Story) Treated Wood	Year Built: 1996 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: 86 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G													
Building Style: 1S		Trim & Decoration																
Yr Built 1948	Remodeled 1996	Ex	Ord	X	Min	Size of Closets												
Condition for Age: 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			Stories Exterior			Foundation Rate			Bsmnt-Adj		Heat-Adj		Size Cost	
	Wood/Shingle Aluminum/Vinyl Brick			Ex.	X	Ord.	Min	1	Story Siding	Crawl Space	49.58	-8.66	0.66	904	37,588			
X	Insulation			No. of Elec. Outlets			(13) Plumbing			Rate			Rate		Size Cost			
				Many	X	Ave.	Few	Average Fixture(s)			525.00			1 525				
(2) Windows		Basement: 0 S.F. Crawl: 904 S.F. Slab: 0 S.F. Height to Joists: 0.0		(14) Water/Sewer			Well, 100 Feet			2425.00			1 2,425					
	Many Avg. X Few	Large Avg. X Small		Average Fixture(s)			1000 Gal Septic			2720.00			1 2,720					
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) 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			(15) Built-Ins & Fireplaces			Appliance Allowance			1235.00		1 1,235			
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		(16) Porches			CGEP (1 Story), Standard			23.85			416 9,922					
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		(17) Decks/Balcony			Treated Wood, Standard			5.79			480 2,779					
X	Gable Hip Flat	Gambrel Mansard Shed		(14) Water/Sewer			Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,			Depr.Cost =			47,014					
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic			(17) Garages			Class:D Exterior: Siding Foundation: 18 Inch (Unfinished)			720 10,512					
Chimney: Block				Lump Sum Items:			Base Cost			14.60								
							County Multiplier = 1.37 =>			Cost New =			14,401					
							Phy/Ab.Phy/Func/Econ/Comb.%Good= 86/100/100/100/86.0,			Depr.Cost =			12,385					
							Total Depreciated Cost =			59,399								
							ECF (RESIDENTIAL RURAL/ NON SUB)			0.900 => TCV of Bldg: 1 =			53,459					

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



Sketch by Apex IV™

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

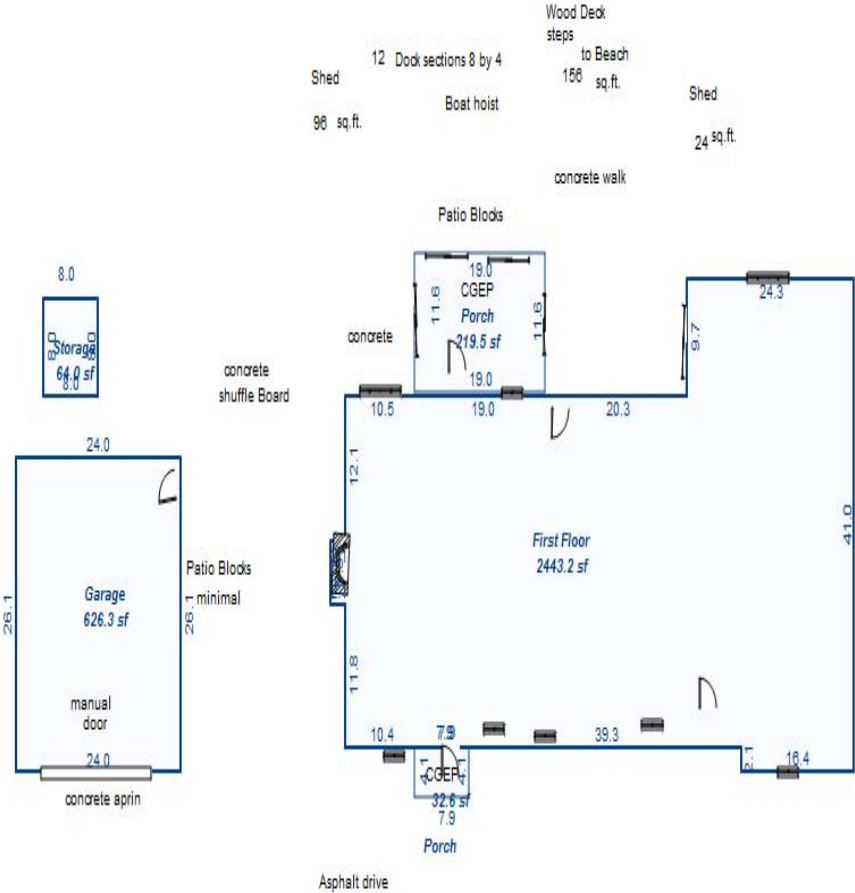
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: 401 RESIDENTIAL-I		Zoning:		Building Permit(s)		Date	Number	Status	
1723 S DICKERSON RD		School: LAKE CITY - 57020		Addition		09/09/2010		20100516	100%		
Owner's Name/Address		P.R.E. 100% 04/16/2012		Remodel		08/28/2008		20080498	Complete		
ZWOLAK EUGENE J & KATHRYN P 1723 S DICKERSON RD LAKE CITY MI 49651		MAP #:		2016 Est TCV 411,981 TCV/TFA: 168.64							
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS						
. SEC 11 T22N R8W PT OF W 890 FT GOV'T LOT 4 & W 890 FT OF SW 1/4 OF SW 1/4 COMM AT SW COR OF SEC N 00 DEG 50' E 1782 FT S 86 DEG 09' 20" E 515.2 FT TO POB TH S 56 DEG 39' 20" E 150 FT N 33 DEG 20' 40" E 125 FT N56 DEG 39' 20" W 150 FT S 33 DEG 20' 40" W 125 FT TO POB. .4304 A.		X	Public Improvements		* Factors *						
Comments/Influences		X	Dirt Road		Description	Frontage	Depth	Rate	%Adj.	Reason	Value
		X	Gravel Road		<Site Value I> GROUP I 110K			110000	100		110,000
		X	Paved Road		150 Actual Front Feet, 0.43 Total Acres Total Est. Land Value = 110,000						
		X	Storm Sewer		Land Improvement Cost Estimates						
		X	Sidewalk		Description	Rate	CountyMult.	Size	%Good	Cash Value	
		X	Water		D/W/P: 3.5 Concrete	3.44	1.00	755	0	0	
		X	Sewer		Shed: Wood Frame	12.61	1.00	64	94	759	
		X	Electric		Shed: Wood Frame	11.53	1.00	96	94	1,041	
		X	Gas		Dock: Light posts	21.31	1.00	384	0	0	
		X	Curb		Residential Local Cost Land Improvements						
		X	Street Lights		Description	Rate	CountyMult.	Size	%Good	Cash Value	
		X	Standard Utilities		LAND IMPROVE 1000	1000.00	1.00	5.0	97	4,850	
		X	Underground Utils.		Total Estimated Land Improvements True Cash Value = 6,650						
Topography of Site		X	Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		X	Rolling		2016	55,000	151,000	206,000			152,394C
		X	Low		2015	60,000	144,500	204,500			151,939C
		X	High		2014	75,000	128,800	203,800			149,547C
		X	Landscaped		2013	63,100	129,100	192,200			147,192C
		X	Swamp								
		X	Wooded								
		X	Pond								
		X	Waterfront								
		X	Ravine								
		X	Wetland								
		X	Flood Plain								
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Who	When	What	2016	55,000	151,000	206,000			152,394C
		TPC 11/22/2011	INSPECTED		2015	60,000	144,500	204,500			151,939C
		TPC 11/09/2010	INSPECTED		2014	75,000	128,800	203,800			149,547C
					2013	63,100	129,100	192,200			147,192C



*** 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 4032 219 64	Type CGEP (1 Story) CGEP (1 Story) Treated Wood	Year Built: 1961 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 626 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame Block	X	Drywall Paneled		Plaster Wood T&G												
Building Style: 1S		Trim & Decoration			Ex	X	Ord		Min								
Yr Built 1961	Remodeled ADD 2012	Size of Closets			Lg	X	Ord		Small								
Condition for Age: Average		Doors		Solid	X	H.C.											
Room List		(5) Floors		Kitchen: Other: Other:			(12) Electric										
	Basement 1st Floor 2nd Floor 3 Bedrooms			Central Air Wood Furnace			200 Amps Service										
(1) Exterior		X	Drywall														
X	Wood/Shingle Aluminum/Vinyl Brick				Ex	X	Ord		Min								
	Insulation	(7) Excavation		No. of Elec. Outlets													
(2) Windows			Basement: 0 S.F. Crawl: 943 S.F. Slab: 1500 S.F. Height to Joists: 0.0		Many	X	Ave.		Few								
X	Many Avg. Few	X	Large Small	(8) Basement			(13) Plumbing										
	Wood Sash Metal Sash Vinyl Sash		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1	Average Fixture(s)											
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors				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	Storms & Screens			(9) Basement Finish			(14) Water/Sewer										
(3) Roof			Recreation SF Living SF Walkout Doors No Floor SF	(10) Floor Support													
X	Gable Hip Flat				1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
X	Asphalt Shingle			Lump Sum Items:													
Chimney: Block																	

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



Sketch by Apex Medina™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: 401 RESIDENTIAL-I		Zoning:	Building Permit(s)	Date	Number	Status			
1729 S DICKERSON RD		School: LAKE CITY - 57020									
Owner's Name/Address		P.R.E. 0%									
ROLKA HARRY TRUST 63 MAIN ST LUDLOW VT 05149		MAP #:		2016 Est TCV 210,672 TCV/TFA: 258.18							
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS						
. SEC 11 T22N R8W PT OF W 890 FT GOV'T LOT 4 & W 890 FT OF SW 1/4 OF SW 1/4 COMM AT SW COR SEC N 00 DEG 50' E 1782 FT S 86 DEG 09' 20" E 515.2 FT S 56 DEG 39' 20" E 150 FT TO POB TH S 56 DEG 39' 20" E 50 FT N 55 DEG 08' 45" E 134.63 FT N 56 DEG 39' 20" W 100 FT S 33 DEG 20' 40" W 125 FT TO POB. .2167 A.		X	Public Improvements		* Factors *						
		X	Dirt Road		Description	Frontage	Depth	Rate	%Adj.	Reason	Value
			Gravel Road		<Site Value I> GROUP I 110K			110000	100		110,000
			Paved Road		100 Actual Front Feet, 0.29 Total Acres			Total Est. Land Value =			110,000
			Storm Sewer		Land Improvement Cost Estimates						
			Sidewalk		Description	Rate	CountyMult.	Size	%Good	Cash Value	
			Water		Residential Local Cost Land Improvements						
		X	Sewer		Description	Rate	CountyMult.	Size	%Good	Cash Value	
		X	Electric		LAND IMPROVE 1000	1000.00	1.00	0.5	95	475	
		X	Gas		Total Estimated Land Improvements True Cash Value =						475
			Curb								
			Street Lights								
			Standard Utilities								
			Underground Utils.								
			Topography of Site								
			Level								
			Rolling								
			Low								
		X	High								
			Landsaped								
			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	2016	55,000	50,300	105,300			80,130C
		TPC 11/08/2010 INSPECTED			2015	65,000	47,800	112,800			79,891C
					2014	70,000	41,900	111,900			78,633C
					2013	60,000	42,300	102,300			77,395C

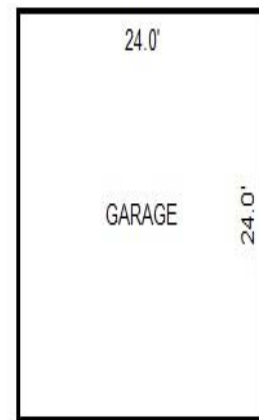
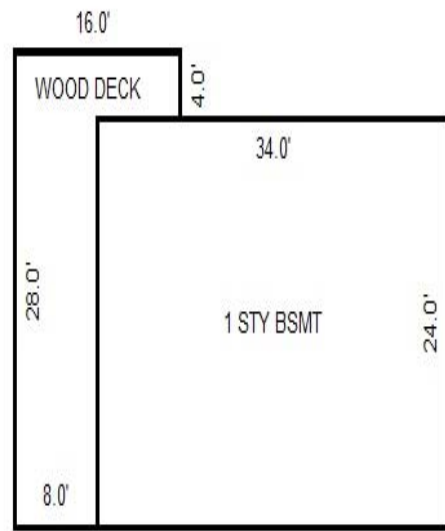


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Missaukee, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage															
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 256	Type WPP	Year Built: 1979 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0															
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G																								
Building Style: 1S		Trim & Decoration																											
Yr Built 1971	Remodeled 0	Ex	X	Ord		Min	Size of Closets																						
Condition for Age: 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			150 Amps Service							Bsmnt Garage: Carport Area: Roof:															
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories Exterior			Foundation		Rate		Bsmnt-Adj		Heat-Adj		Size		Cost									
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Ex.	X	Ord.		Min	1	Story Siding	Basement	66.60	0.00	0.00	816	54,346													
Insulation		Basement: 816 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets			Other Additions/Adjustments			Rate																			
(2) Windows		(7) Excavation		Many			X			Ave.			Few			(13) Plumbing			Walk out Basement Door(s)			775.00		1		775			
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			Average Fixture(s)			760.00			1			760			Average Fixture(s)			760.00		1		1,600			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor	1			Average Fixture(s)			1600.00			1			1,600			2 Fixture Bath			2700.00		1		2,700			
(3) Roof		(9) Basement Finish		1			Average Fixture(s)			2700.00			1			2,700			2 Fixture Bath			2700.00		1		2,700			
X	Gable Hip Flat		Gambrel Mansard Shed	400			Recreation SF Living SF Walkout Doors No Floor SF			1915.00			1			1,915			Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			3875.00		1			3,875		
X	Asphalt Shingle	(10) Floor Support		1			Public Water			1162.00			1			1,162			Well, 100 Feet			2700.00		1		2,700			
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		1			Water Well			2700.00			1			2,700			(15) Built-Ins & Fireplaces			1915.00		1			1,915		
		Lump Sum Items:		1			1000 Gal Septic 2000 Gal Septic			3875.00			1			3,875			Fireplace: Exterior 1 Story			3875.00		1			3,875		
				1			Public Water			9.78			256			2,504			(16) Porches			9.78		256			2,504		
				1			Water Well			11.45			400			4,580			(17) Garages			11.45		400			4,580		
				1			1000 Gal Septic 2000 Gal Septic			19.20			576			11,059			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			19.20		576			11,059		
				1			1000 Gal Septic 2000 Gal Septic			375.00			1			375			Base Cost			375.00		1			375		
				1			1000 Gal Septic 2000 Gal Septic			Phy/Ab.Phy/Func/Econ/Comb.%Good= 64/100/100/100/64.0,			Depr.Cost =			71,083			Automatic Doors			71,083		71,083					
				1			1000 Gal Septic 2000 Gal Septic			(9) Basement Finish			11.45			400			Basement Recreation Finish			11.45		400			4,580		
				1			1000 Gal Septic 2000 Gal Septic			County Multiplier = 1.37 =>			Cost New =			6,275			Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,			6,275		6,275					
				1			1000 Gal Septic 2000 Gal Septic			Total Depreciated Cost =			74,220			74,220			ECF (403 - LAKE MISSAUKEE AREA RES)			74,220		74,220					
				1			1000 Gal Septic 2000 Gal Septic			1.350 => TCV of Bldg: 1 =			100,197			100,197						100,197		100,197					

*** 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.
BATHERSON CHARLES R & BAR	GRANADOS JESUS PONCE	225,000	08/31/2005	WD	Arms Length	05-0/3389		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7640 W JENNINGS RD						
	School: LAKE CITY - 57020					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
GRANADOS JESUS PONCE 7640 W JENNINGS ROAD LAKE CITY MI 49651	2016 Est TCV 173,050 TCV/TFA: 97.33					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
. SEC 11 T22N R8W BEG AT A PT 165 FT W & 76 FT N OF S 1/4 STAKE, TH S 80 DEG 30' W 720 FT; TO SEC, LINE, TH W ALONG SEC LINE 866 FT; TH N 1,805 FT; TH S 74 DEG 00' E 418 FT; TH S 66 DEG 00' E 1,417 FT; TH S 1057 FT TO POB, EXC FOLLOWING DESC OF SILVER BIRCH BLUFF, BEG AT A PT 598 FT N& 165 FT W OF SE COR OF LOT 3, TH NW'LY N 72 DEG 41'W 820 FT, TH N 58 DEG 0'W 313 FT, N 66 DEG 41'W 570 FT, TH N 01 DEG 40'E 540 FT TO S BANK OF LAKE MISS. TH IN SE'LY DIR, S 70 DEG E 566 FT, S 58DEG E 473 FT, S 72 DEG 40' E 779 FT, S 1 DEG			* Factors *						

. SEC 11 T22N R8W BEG AT A PT 165 FT W & 76 FT N OF S 1/4 STAKE, TH S 80 DEG 30' W 720 FT; TO SEC, LINE, TH W ALONG SEC LINE 866 FT; TH N 1,805 FT; TH S 74 DEG 00' E 418 FT; TH S 66 DEG 00' E 1,417 FT; TH S 1057 FT TO POB, EXC FOLLOWING DESC OF SILVER BIRCH BLUFF, BEG AT A PT 598 FT N& 165 FT W OF SE COR OF LOT 3, TH NW'LY N 72 DEG 41'W 820 FT, TH N 58 DEG 0'W 313 FT, N 66 DEG 41'W 570 FT, TH N 01 DEG 40'E 540 FT TO S BANK OF LAKE MISS. TH IN SE'LY DIR, S 70 DEG E 566 FT, S 58DEG E 473 FT, S 72 DEG 40' E 779 FT, S 1 DEG



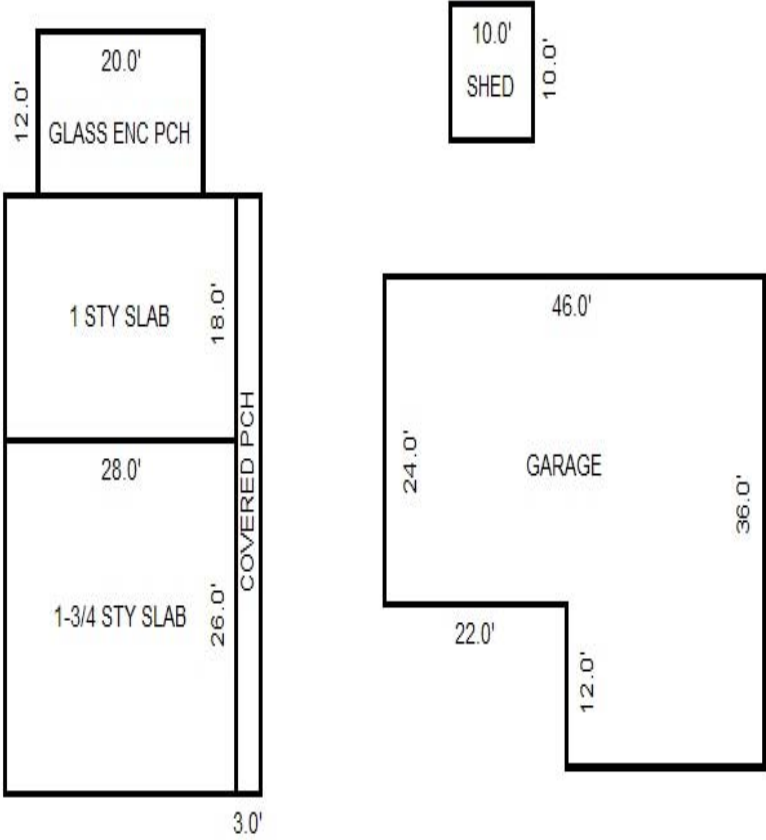
X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
X		Dirt Road						
		Gravel Road						
X		Paved Road						
		Storm Sewer						
		Sidewalk						
		Water						
		Sewer						
X		Electric						
X		Gas						
		Curb						
		Street Lights						
		Standard Utilities						
		Underground Utils.						

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

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2016	29,500	57,000	86,500			72,163C
			2015	29,500	53,200	82,700			71,948C
			2014	29,500	47,400	76,900			70,815C
			2013	23,600	46,100	69,700			69,700S

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



Sketch by Apex IV™

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

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

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

W JENNINGS RD	School: LAKE CITY - 57020					
---------------	---------------------------	--	--	--	--	--

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

VANHAITSMA DANIEL J & LINDA S	MAP #:					
-------------------------------	--------	--	--	--	--	--

344 CLEMMER CT	2016 Est TCV 1,500					
----------------	--------------------	--	--	--	--	--

BOYD TX 76023	Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS		
---------------	----------	---	--------	--	--	--

Tax Description	Public Improvements	* Factors *				
-----------------	---------------------	-------------	--	--	--	--

. SEC 11 T22N R8W BEG S 88 DEG 14'24" E	X	Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
---	---	-----------	-------------	----------	-------	-------	-------	------	-------	--------	-------

890.12 FT FROM SW COR SEC 11 TH N 0 DEG		Gravel Road	50/FF	30.00	183.00	1.0000	1.0000	50	100		1,500
---	--	-------------	-------	-------	--------	--------	--------	----	-----	--	-------

50'0" E 183 FT, S 88 DEG 14'24" E 30.55		Paved Road	30 Actual Front Feet, 0.13 Total Acres		Total Est. Land Value =						1,500
---	--	------------	--	--	-------------------------	--	--	--	--	--	-------

FT, S 0 DEG 40'0" W 183.01 FT, N 88 DEG		Storm Sewer									
---	--	-------------	--	--	--	--	--	--	--	--	--

14'24" W 31.07 FT TO POB. .1294A.		Sidewalk									
-----------------------------------	--	----------	--	--	--	--	--	--	--	--	--

Comments/Influences	X	Water									
---------------------	---	-------	--	--	--	--	--	--	--	--	--

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

		Electric									
--	--	----------	--	--	--	--	--	--	--	--	--

		Gas									
--	--	-----	--	--	--	--	--	--	--	--	--

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

	Who	When	What	2016	800	0	800		408C
--	-----	------	------	------	-----	---	-----	--	------

				2015	800	0	800		407C
--	--	--	--	------	-----	---	-----	--	------

				2014	800	0	800		401C
--	--	--	--	------	-----	---	-----	--	------

				2013	800	0	800		395C
--	--	--	--	------	-----	---	-----	--	------

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 Missaukee, Michigan

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RENDON BRUCE R LIVING TRU	DICK JAY M & JULIE K JT L	35,000	08/11/2011	WD	WARRANTY DEED	2011-02509	PTA	100.0
RENDON BRUCE R & DAIRE L	RENDON BRUCE R TRUST & *	0	05/30/2007	WD	Not Qualified	2007/2388		0.0

Property Address	Class: 201 COMMERCIAL-IM	Zoning:	Building Permit(s)	Date	Number	Status
7346 W JENNINGS RD	School: LAKE CITY - 57020		Pole Barn	05/15/2008	20080155	Complete

Owner's Name/Address	MAP #:
DICK JAY M & JULIE K JT LIV TRUST 9601 W MCINTYRE AVE MC BAIN MI 49657	2016 Est TCV 44,821 TCV/TFA: 36.95

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
PA 116 1980 SEC 11 T22N R8W W 496.14 FT OF GOV'T LOT 2 LYING S OF N LINE OF FORMER RR R/W EXC W 200 FT THEREOF. .79 A M/L	X		* Factors *						
			Description	Frontage	Depth	Rate	%Adj.	Reason	Value
			<Site Value C>	.50	-1.0	Ac M/L	7500	100	7,500
			296 Actual Front Feet, 0.79 Total Acres Total Est. Land Value =						7,500

Comments/Influences	X	Public Improvements	D/W/P:	Crushed Rock	1.24	1.37	400	0	0
04 SPLIT TO 011-008-25, 008-50, 008-75 FOR 05	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer							

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



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2016	3,800	18,600	22,400			18,739C
TPC	09/13/2015	INSPECTED	2015	3,800	15,200	19,000			18,683C
TPC	11/15/2011	INSPECTED	2014	3,800	15,200	19,000			18,389C
RJG	12/02/2008	INSPECTED	2013	3,800	14,300	18,100			18,100S

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

Desc. of Bldg/Section:
 Calculator Occupancy: Shed, Equipment, 4 Wall

Class: D
 Floor Area: 1,213
 Gross Bldg Area: 1,213
 Stories Above Grd: 1
 Average Sty Hght : 10
 Bsmnt Wall Hght

Depr. Table : 4%
 Effective Age : 5
 Physical %Good: 82
 Func. %Good : 100
 Economic %Good: 100

2008 Year Built Remodeled

Overall Bldg Height

Comments:
 2011 UNFINISHED OFFICE AREA

Construction Cost

High	Above Ave.	Ave.	X	Low
------	------------	------	---	-----

** ** Calculator Cost Data ** **
 Quality: Good Adj: %+0 \$/SqFt:0.00
 Heat#1: Space Heaters, Gas with Fan 0%
 Heat#2: Space Heaters, Gas with Fan 0%
 Ave. SqFt/Story: 1213
 Ave. Perimeter: 140
 Has Elevators:

*** Basement Info ***
 Area:
 Perimeter:
 Type:
 Heat: Hot Water, Radiant Floor

* Mezzanine Info *
 Area #1:
 Type #1:
 Area #2:
 Type #2:

* Sprinkler Info *
 Area:
 Type: Good

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

Class: D Quality: Good Percent Adj: +0

Base Rate for Upper Floors = 23.70

Adjusted Square Foot Cost for Upper Floors = 23.70

1 Stories Number of Stories Multiplier: 1.000
 Average Height per Story: 10 Height per Story Multiplier: 1.000
 Ave. Floor Area: 1,213 Perimeter: 140 Perim. Multiplier: 1.080
 Refined Square Foot Cost for Upper Floors: 25.60

County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 35.067

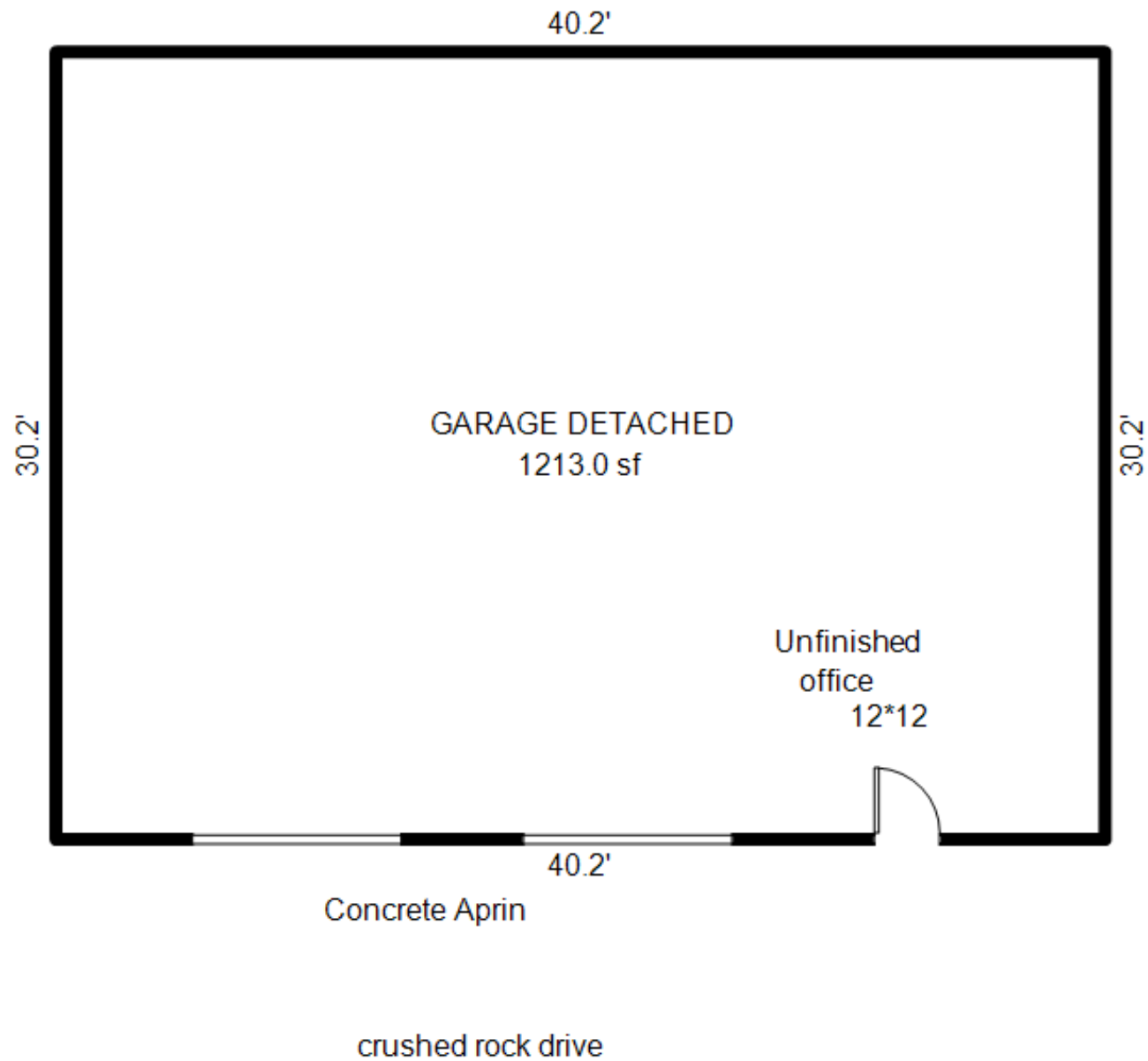
Total Floor Area: 1,213 Base Cost New of Upper Floors = 42,536

Reproduction/Replacement Cost = 42,536
 Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0
 Total Depreciated Cost = 34,879

ECF (201A GENERAL COMMERCIAL) 1.070 => TCV of Bldg: 1 = 37,321
 Replacement Cost/Floor Area= 35.07 Est. TCV/Floor Area= 30.77

(1) Excavation/Site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:
(2) Foundation:	(8) Plumbing:	Outlets:	(40) Exterior Wall:
X Poured Conc	Many Above Ave.	Few Average Many Unfinished Typical	
Brick/Stone	Average Typical	Few Average Many Unfinished Typical	Bsmnt Insul.
Block	Few None	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	
(3) Frame:	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets	Incandescent Fluorescent Mercury Sodium Vapor Transformer	
(4) Floor Structure:	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners	(13) Roof Structure: Slope=0	
(5) Floor Cover:	(9) Sprinklers:	(14) Roof Cover:	
(6) Ceiling:	(10) Heating and Cooling:		
	Gas Oil Coal Stoker Hand Fired Boiler		

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



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


Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PORTER RANDY	PEJAKOVICH JOSEPH W & LIN	25,000	08/25/2014	WD	WARRANTY DEED	2014-02912	PTA	100.0
RENDON BRUCE R LIVING TRU	PORTER RANDY	7,500	07/28/2010	WD		2010-3103WD	PTA	100.0
RENDON BRUCE & DAIRE L (H	RENDON BRUCE R TRUST & *	0	05/30/2007	WD	Not Qualified	2007/2388		0.0

Property Address	Class: 201 COMMERCIAL-IM	Zoning:	Building Permit(s)	Date	Number	Status
W JENNINGS RD	School: LAKE CITY - 57020		Pole Barn	09/30/2010	20100571	100%

Owner's Name/Address	MAP #:
PEJAKOVICH JOSEPH W & LINDA D & PALLAY DAVID & SHARON 11351 STONEWOOD LANE BRIGHTON MI 48114	2016 Est TCV 22,772 TCV/TFA: 27.91

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
THAT PART OF THE SOUTHEAST 1/4 OF SECTION 11, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, DESCRIBED AS COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 11; THENCE SOUTH 89'05'37" EAST 497.46 FEET ALONG THE SOUTH LINE OF SAID SECTION 11 TO THE POINT OF BEGINNING; THENCE NORTH 00'32'53" EAST 133.41 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE FOR RAILROAD STREET FROM THE RECORDED PLAT OF MISSAUKEE PARK; THENCE NORTH 84'27'29" EAST 117.58 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE SOUTH 00'32'53" INT ON SAID SOUTH TH 89'05'37" WEST OUTH SECTION LINE G. CONTAINING , AND SUBJECT TO CTIONS OF N ON FILE***	X		* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value <Site Value B> 0 - .50 Ac. M/L 7000 100 7,000 117 Actual Front Feet, 0.38 Total Acres Total Est. Land Value = 7,000

Parcel Map



Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
THAT PART OF THE SOUTHEAST 1/4 OF SECTION 11, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, DESCRIBED AS COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 11; THENCE SOUTH 89'05'37" EAST 497.46 FEET ALONG THE SOUTH LINE OF SAID SECTION 11 TO THE POINT OF BEGINNING; THENCE NORTH 00'32'53" EAST 133.41 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE FOR RAILROAD STREET FROM THE RECORDED PLAT OF MISSAUKEE PARK; THENCE NORTH 84'27'29" EAST 117.58 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE SOUTH 00'32'53" INT ON SAID SOUTH TH 89'05'37" WEST OUTH SECTION LINE G. CONTAINING , AND SUBJECT TO CTIONS OF N ON FILE***	X		* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value <Site Value B> 0 - .50 Ac. M/L 7000 100 7,000 117 Actual Front Feet, 0.38 Total Acres Total Est. Land Value = 7,000

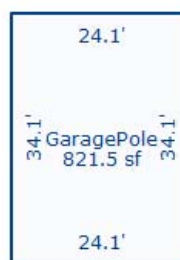
6 completed ;
1-008-25;
-008-02;

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
THAT PART OF THE SOUTHEAST 1/4 OF SECTION 11, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, DESCRIBED AS COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 11; THENCE SOUTH 89'05'37" EAST 497.46 FEET ALONG THE SOUTH LINE OF SAID SECTION 11 TO THE POINT OF BEGINNING; THENCE NORTH 00'32'53" EAST 133.41 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE FOR RAILROAD STREET FROM THE RECORDED PLAT OF MISSAUKEE PARK; THENCE NORTH 84'27'29" EAST 117.58 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE SOUTH 00'32'53" INT ON SAID SOUTH TH 89'05'37" WEST OUTH SECTION LINE G. CONTAINING , AND SUBJECT TO CTIONS OF N ON FILE***	X		* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value <Site Value B> 0 - .50 Ac. M/L 7000 100 7,000 117 Actual Front Feet, 0.38 Total Acres Total Est. Land Value = 7,000

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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2016	3,500	7,900	11,400			9,790C
2015	3,800	7,500	11,300			11,300S
2014	3,800	7,600	11,400			9,753C
2013	3,800	7,100	10,900			9,600C

*** 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: 402 RESIDENTIAL-V		Zoning:	Building Permit(s)	Date	Number	Status		
W JENNINGS RD		School: LAKE CITY - 57020								
Owner's Name/Address		P.R.E. 0%								
PEJAKOVICH JOSEPH W & LINDA D & PALLAY DAVID & SHARON 11351 STONEWOOD LANE BRIGHTON MI 48114		MAP #:								
		2016 Est TCV 7,000								
		Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS					
Tax Description		Public Improvements		* Factors *						
THAT PART OF THE SOUTHEAST 1/4 OF SECTION 11, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, DESCRIBED AS COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 11; THENCE SOUTH 89'05'37" EAST 614.38 FEET ALONG THE SOUTH LINE OF SAID SECTION 11 TO THE POINT OF BEGINNING; THENCE NORTH 00'32'53" EAST 146.62 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE FOR RAILROAD STREET FROM THE RECORDED PLAT OF MISSAUKEE PARK; THENCE NORTH 84'27'29" EAST 117.58 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE SOUTH 00'32'53" INT ON SAID SOUTH TH 89'05'37" WEST OUTH SECTION LINE G. CONTAINING , AND SUBJECT TO CTIONS OF		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
Parcel Map 		Topography of Site		<Site Value B> 0 - .50 Ac. M/L	7000	100		7,000		
2015 FROM N ON FILE***		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		117 Actual Front Feet, 0.41 Total Acres	Total Est. Land Value =			7,000		
6 completed ;				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
1-008-25; -008-02; -----		Who When What		2016	3,500	0	3,500			1,543C
		TPC 01/08/2016 INSPECTED		2015	0	0	0			0
				2014	0	0	0			0
				2013	0	0	0			0

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RENDON BRUCE R LIVING TRU	ANDERSEN CHRISTIAN J	7,500	11/29/2010	WD	PTA	2010-5234WD	PTA	100.0
RENDON BRUCE & DAIRE L (H	RENDON BRUCE R TRUST & *	0	05/30/2007	WD	Not Qualified	2007/2388		0.0

Property Address	Class: 201 COMMERCIAL-IM	Zoning:	Building Permit(s)	Date	Number	Status
7330 W JENNINGS RD	School: LAKE CITY - 57020		Garage	08/12/2011	2011-0427	80%

Owner's Name/Address	MAP #:
ANDERSEN CHRISTIAN J 3521 E KELLY RD FALMOUTH MI 49632	2016 Est TCV 96,853 TCV/TFA: 28.58

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS										
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
SEC 11 T22N R8W (0*2004) W 931.14 FT OF GOV'T LOT 2 LYING S OF N LINE OF FORMER RR R/W EXC W 729.97 FT THEREOF. .79 A M/L	X		Dirt Road										
	X		Gravel Road										
	X		Paved Road										
	X		Storm Sewer										
	X		Sidewalk										
	X		Water										
	X		Sewer										
	X		Electric										
	X		Gas										
			Curb										
			Street Lights										
			Standard Utilities										
			Underground Utils.										
			Topography of Site										
	X		Level										
			Rolling										
			Low										
			High										
			Landscaped										
			Swamp										
			Wooded										
			Pond										
			Waterfront										
			Ravine										
			Wetland										
			Flood Plain										



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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2016	3,800	44,600	48,400			31,577C
2015	3,800	36,400	40,200			31,483C
2014	3,800	28,800	32,600			30,988C
2013	3,800	26,700	30,500			30,500S

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

Desc. of Bldg/Section: OFFICE AREA NEXT DATA ENTRY
 Calculator Occupancy: Shed, Utility, 4 Wall

Class: D,Pole
 Floor Area: 2,903
 Gross Bldg Area: 3,389
 Stories Above Grd: 1
 Average Sty Hght : 15
 Bsmnt Wall Hght

Depr. Table : 2%
 Effective Age : 5
 Physical %Good: 90
 Func. %Good : 100
 Economic %Good: 100

Construction Cost					
High	Above Ave.	Ave.	X	Low	

** ** Calculator Cost Data ** **
 Quality: Average Adj: %+0 \$/SqFt:0.00
 Heat#1: Package Heating & Cooling 100
 Heat#2: No Heating or Cooling 0%
 Ave. SqFt/Story: 2903
 Ave. Perimeter: 224
 Has Elevators:

*** Basement Info ***
 Area:
 Perimeter:
 Type:
 Heat: Hot Water, Radiant Floor

* Mezzanine Info *
 Area #1:
 Type #1:
 Area #2:
 Type #2:

* Sprinkler Info *
 Area:
 Type: Average

2011 Year Built Remodeled
 15 Overall Bldg Height
 Comments:

<<<<< Calculator Cost Computations >>>>>
 Class: D,Pole Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 11.65

(10) Heating system: Package Heating & Cooling Cost/SqFt: 6.30 100%
 Adjusted Square Foot Cost for Upper Floors = 17.95

1 Stories Number of Stories Multiplier: 1.000
 Average Height per Story: 15 Height per Story Multiplier: 1.100
 Ave. Floor Area: 2,903 Perimeter: 224 Perim. Multiplier: 0.980
 Refined Square Foot Cost for Upper Floors: 19.35

County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 26.510

Total Floor Area: 2,903 Base Cost New of Upper Floors = 76,957
 Reproduction/Replacement Cost = 76,957
 Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 90 /100/100/100/90.0
 Total Depreciated Cost = 69,262

<<<<< Segregated Cost Computations >>>>>
 Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses

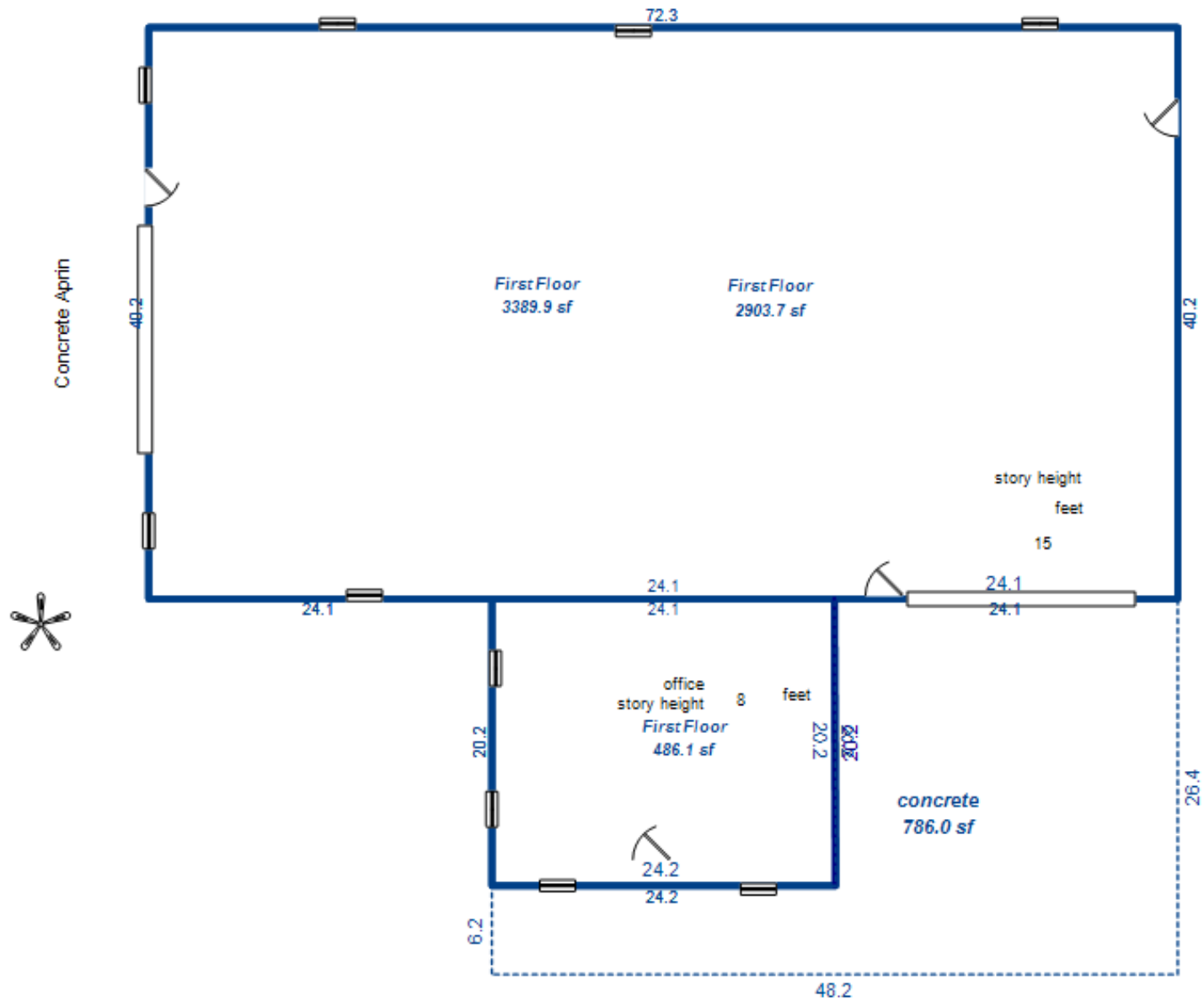
Item Description	Cost Col.	Rate	# or Height	Storys	Base
			SqFt	Adj.	Adj.
					Cost

Total Base Cost New = 0

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

(1) Excavation/Site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:
(2) Foundation:	(8) Plumbing:	Outlets:	(40) Exterior Wall:
X Poured Conc	Many Above Ave.	Few Average Many Unfinished Typical	
	Average Typical	Few Average Many Unfinished Typical	Bsmnt Insul.
(3) Frame:	Few None	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	
	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets	Incandescent Fluorescent Mercury Sodium Vapor Transformer	
(4) Floor Structure:	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners	(13) Roof Structure: Slope=0	
(5) Floor Cover:	(9) Sprinklers:	(14) Roof Cover:	
(6) Ceiling:	(10) Heating and Cooling:		
	Gas Oil Coal Stoker Hand Fired Boiler		

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



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

Desc. of Bldg/Section: OFFICE AREA Calculator Occupancy: Shed, Equipment, 4 Wall				<<<<< Calculator Cost Computations >>>>> Class: D,Pole Quality: Average Percent Adj: +0																			
Class: D,Pole Floor Area: 486 Gross Bldg Area: 3,389 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght		Construction Cost <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">High</td> <td style="width:10%;">Above Ave.</td> <td style="width:10%;">Ave.</td> <td style="width:10%;">X</td> <td style="width:10%;">Low</td> </tr> </table>		High	Above Ave.	Ave.	X	Low	Base Rate for Upper Floors = 14.75 Adjusted Square Foot Cost for Upper Floors = 14.75														
High	Above Ave.	Ave.	X	Low																			
Depr. Table : 2% Effective Age : 5 Physical %Good: 90 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** ** Quality: Average Adj: +%0 \$/SqFt:0.00 Heat#1: No Heating or Cooling 0% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 486 Ave. Perimeter: 88 Has Elevators:		1 Stories Number of Stories Multiplier: 1.000 Average Height per Story: 8 Height per Story Multiplier: 0.960 Ave. Floor Area: 486 Perimeter: 88 Perim. Multiplier: 1.253 Refined Square Foot Cost for Upper Floors: 17.74 County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 24.307																			
2011 Year Built Remodeled		Area: Perimeter: Type:		Total Floor Area: 486 Base Cost New of Upper Floors = 11,813 Reproduction/Replacement Cost = 11,813 Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 90 /100/100/100/90.0 Total Depreciated Cost = 10,632																			
8 Overall Bldg Height		Heat: Hot Water, Radiant Floor * Mezzanine Info * Area #1: Type #1: Area #2: Type #2:		<<<<< Segregated Cost Computations >>>>> Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:40%;">Item Description</th> <th style="width:10%;">Cost Col.</th> <th style="width:10%;"># or Height</th> <th style="width:10%;">SqFt</th> <th style="width:10%;">Adj.</th> <th style="width:10%;">Base Cost</th> </tr> </thead> <tbody> <tr> <td colspan="5" style="text-align: right;">Total Base Cost New = 0</td> </tr> </tbody> </table>		Item Description	Cost Col.	# or Height	SqFt	Adj.	Base Cost	Total Base Cost New = 0											
Item Description	Cost Col.	# or Height	SqFt	Adj.	Base Cost																		
Total Base Cost New = 0																							
Comments:		* Sprinkler Info * Area: Type: Average		County Multiplier: 1.37 Architectural Multiplier: 0.00 Combined: 0.000 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																			
(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:																			
(2) Foundation:		(8) Plumbing:		(13) Roof Structure: Slope=0																			
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">X</td> <td style="width:10%;">Poured Conc</td> <td style="width:10%;">Brick/Stone</td> <td style="width:10%;">Block</td> </tr> </table>		X	Poured Conc	Brick/Stone	Block	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">Footings</td> <td style="width:10%;">Many Above Ave.</td> <td style="width:10%;">Average Typical</td> <td style="width:10%;">Few None</td> </tr> </table>		Footings	Many Above Ave.	Average Typical	Few None	Outlets: Fixtures: <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">Few</td> <td style="width:10%;">Average</td> <td style="width:10%;">Many</td> <td style="width:10%;">Unfinished</td> <td style="width:10%;">Typical</td> <td style="width:10%;">Few</td> <td style="width:10%;">Average</td> <td style="width:10%;">Many</td> <td style="width:10%;">Unfinished</td> <td style="width:10%;">Typical</td> </tr> </table>		Few	Average	Many	Unfinished	Typical	Few	Average	Many	Unfinished	Typical
X	Poured Conc	Brick/Stone	Block																				
Footings	Many Above Ave.	Average Typical	Few None																				
Few	Average	Many	Unfinished	Typical	Few	Average	Many	Unfinished	Typical														
(3) Frame:		<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">Total Fixtures</td> <td style="width:10%;">Urinals</td> </tr> <tr> <td>3-Piece Baths</td> <td>Wash Bowls</td> </tr> <tr> <td>2-Piece Baths</td> <td>Water Heaters</td> </tr> <tr> <td>Shower Stalls</td> <td>Wash Fountains</td> </tr> <tr> <td>Toilets</td> <td>Water Softeners</td> </tr> </table>		Total Fixtures	Urinals	3-Piece Baths	Wash Bowls	2-Piece Baths	Water Heaters	Shower Stalls	Wash Fountains	Toilets	Water Softeners	Flex Conduit Incandescent Rigid Conduit Fluorescent Armored Cable Mercury Non-Metalic Sodium Vapor Bus Duct Transformer									
Total Fixtures	Urinals																						
3-Piece Baths	Wash Bowls																						
2-Piece Baths	Water Heaters																						
Shower Stalls	Wash Fountains																						
Toilets	Water Softeners																						
(4) Floor Structure:		(9) Sprinklers:		(14) Roof Cover:																			
(5) Floor Cover:		(10) Heating and Cooling:		(40) Exterior Wall:																			
(6) Ceiling:		<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">Gas</td> <td style="width:10%;">Coal</td> <td style="width:10%;">Hand Fired</td> </tr> <tr> <td>Oil</td> <td>Stoker</td> <td>Boiler</td> </tr> </table>		Gas	Coal	Hand Fired	Oil	Stoker	Boiler	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">Thickness</td> <td style="width:10%;">Bsmnt Insul.</td> </tr> </table>		Thickness	Bsmnt Insul.										
Gas	Coal	Hand Fired																					
Oil	Stoker	Boiler																					
Thickness	Bsmnt Insul.																						

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RENDON BRUCE R LIVING TRU	JOHNSON LARRY & SUSAN L	7,000	07/06/2010	WD	Arms Length	2010/2521	PTA	100.0
RENDON BRUCE & DAIRE (H/W	RENDON BRUCE R TRUST & *	0	05/30/2007	WD	Not Qualified	2007/2388		0.0

Property Address	Class: 202 COMMERCIAL-VA	Zoning:	Building Permit(s)	Date	Number	Status
W JENNINGS RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
JOHNSON LARRY & SUSAN L 7250 W JENNINGS RD LAKE CITY MI 49651	MAP #:					

2016 Est TCV 7,500	Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
	Public Improvements			* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value

				<Site Value C>	.50	-1.0	Ac M/L		7500	100	7,500
				197 Actual Front Feet,	0.79	Total Acres			Total Est. Land Value =		7,500

Tax Description	X	Public Improvements
SEC 11 T22N R8W (0*2004)		Dirt Road
W 1127.81 FT OF GOV'T LOT 2 LYING S OF N	X	Gravel Road
LINE OF FORMER RR R/W		Paved Road
EXC W 931.14 FT THEREOF & EXC E 200 FT	X	Storm Sewer
LYING S OF S LINE OF FORMER RR R/W & EXC	X	Sidewalk
E 247 FT OF FORMER RR R/W. .79 A M/L	X	Water
Comments/Influences	X	Sewer
	X	Electric
	X	Gas

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
2016	3,800	0	3,800			3,047C
2015	3,800	0	3,800			3,038C
2014	3,800	0	3,800			2,991C
2013	3,800	0	3,800			2,944C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JOHNSON LARRY	JOHNSON LARRY & SUSAN L	0	01/29/1982	WD	Reference		PTA	0.0
JOHNSON LARRY & SUSAN L	JOHNSON LARRY & SUSAN L	0	01/29/1982	WD		2010_2417	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7250 W JENNINGS RD	School: LAKE CITY - 57020					
	P.R.E. 100% 08/01/1994					
Owner's Name/Address	MAP #:					
JOHNSON LARRY & SUSAN L 7250 W JENNINGS RD LAKE CITY MI 49651	2016 Est TCV 69,844 TCV/TFA: 58.99					

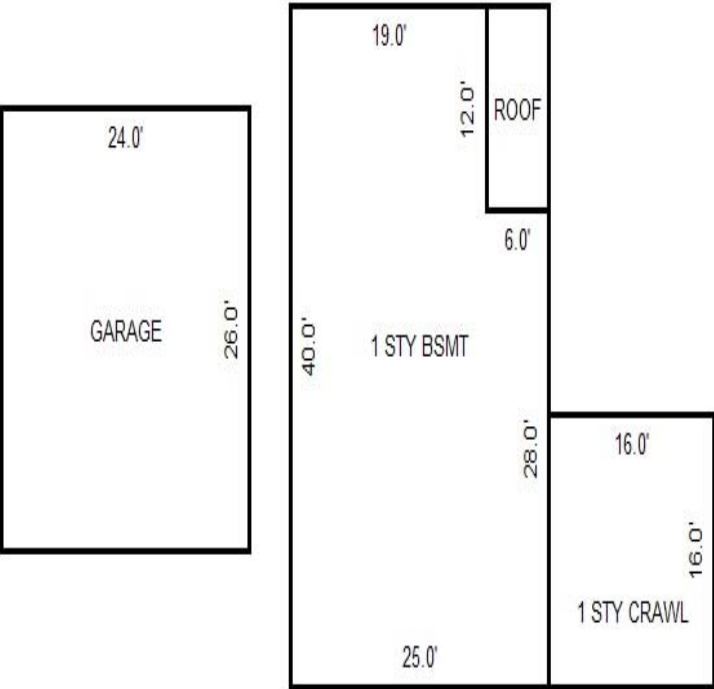
Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason
. SEC 11 T22N R8W E 200 FT OF GOV'T LOT 2 LYING S OF RR R/W ALSO S 25 FT OF E 100 FT OF FORMER RR R/W ACROSS GOV'T LOT 2. APP.45 A.	X		* Factors *						
			50/FF	200.00	98.01	1.0000	1.0000	50	100
			200 Actual Front Feet, 0.45 Total Acres Total Est. Land Value = 10,000						

Comments/Influences	X	Public Improvements	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	2016	5,000	29,900	34,900			28,513C
	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.	2015	5,000	27,800	32,800			28,428C
	X	Topography of Site	2014	5,000	24,900	29,900			27,981C
	X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	2013	5,000	24,200	29,200			27,541C

*** 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: 1960 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: 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 1930	Remodeled 1960	Ex	Ord	X	Min	Size of Closets													
Condition for Age: 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			Stories Exterior			Foundation			Rate Bsmnt-Adj		Heat-Adj		Size Cost		
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall		Ex.	X	Ord.		Min	1	Story Siding	Basement	46.80	0.00	0.66	928	44,043		
	Insulation	Basement: 928 S.F. Crawl: 256 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets			1			1	Story Siding	Crawl Space	46.80	-8.05	0.66	256	10,089		
(2) Windows		(7) Excavation		Many			X	Ave.		Few	Other Additions/Adjustments			Rate		Size Cost			
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			(13) Plumbing			Average Fixture(s)			525.00		1 525				
X	Wood Sash Metal Sash Vinyl Sash	8	Conc. Block Poured Conc. Stone Treated Wood	1			Average Fixture(s)			Well, 50 Feet			1575.00		1 1,575				
X	Double Hung Horiz. Slide Casement	X	Concrete Floor	1			3 Fixture Bath			1000 Gal Septic			2720.00		1 2,720				
X	Double Glass Patio Doors Storms & Screens	(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			(14) Water/Sewer			(15) Built-Ins & Fireplaces			Appliance Allowance		1235.00		1 1,235		
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		(10) Floor Support			(14) Water/Sewer			(17) Garages			Class:D Exterior: Siding Foundation: 18 Inch (Unfinished)						
X	Gable Hip Flat		Gambrel Mansard Shed	Public Water Public Sewer Water Well			1			Average Fixture(s)			Base Cost			15.45		624 9,641	
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1			1000 Gal Septic			Phy/Ab.Phy/Func/Econ/Comb.%Good= 66/100/100/100/66.0,			Depr.Cost =			63,138			
Chimney: Block		Lump Sum Items:		1			2000 Gal Septic			Separately Depreciated Items: Square footage # 2 is depreciated at 89 %Good...			Base Cost Was =			10,089			
				1			2000 Gal Septic			County Multiplier = 1.37 =>			Cost New =			13,822			
										Phy/Ab.+hy/Func/Econ/Comb.%Good= 23/100/100/100/23.0,			Depr.Cost =			3,179			
										Unit-in-Place Cost Items: ROOF STRUCT. (SQ FT)			3.97			72 286			
										County Multiplier = 1.37 =>			Cost New =			392			
										Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/100/45.0,			Depr.Cost =			176			
										Total Depreciated Cost =			66,493						
										ECF (RESIDENTIAL RURAL/ NON SUB)			0.900 => TCV of Bldg: 1 =			59,844			

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



Sketch by Apex IV™

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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7100 W JENNINGS RD	School: LAKE CITY - 57020					
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Owner's Name/Address	P.R.E. 0%					
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M HOEWE ENTERPRISES LLC	MAP #:					
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12801 SCOTT RD	2016 Est TCV 88,800 TCV/TFA: 52.86					
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FREELAND MI 48623	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS			
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Public Improvements	* Factors *						
	Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value

X	Dirt Road					5000 100	5,000
---	-----------	--	--	--	--	----------	-------

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

X	Paved Road					125 Actual Front Feet, 0.54 Total Acres	Total Est. Land Value = 5,000
---	------------	--	--	--	--	---	-------------------------------

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

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

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

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

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

2016	2,500	41,900	44,400			40,481C
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2015	3,500	39,100	42,600			40,360C
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2014	4,100	36,000	40,100			39,725C
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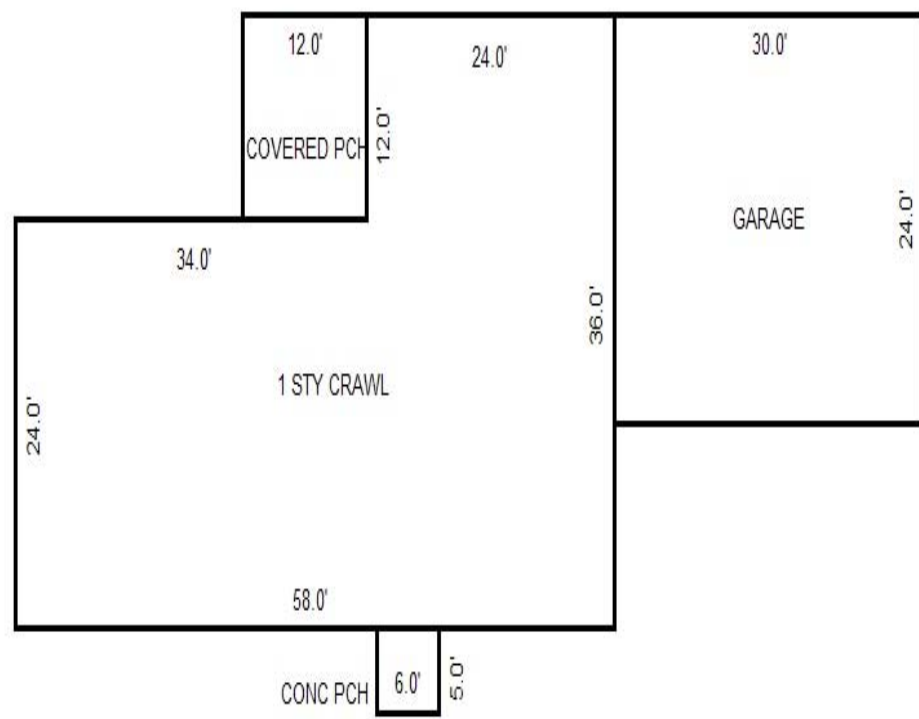
2013	4,100	35,000	39,100			39,100S
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks			(17) Garage										
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 144 30	Type CCP (1 Story) CPP	Year Built: 1973 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: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 0											
X	Wood Frame	X	Drywall Plaster X Paneled Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																			
Building Style: 1S		Trim & Decoration																						
Yr Built 1973	Remodeled 0	Ex	X	Ord		Min	Size of Closets																	
Condition for Age: 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					Bsmnt Garage: Carport Area: Roof:										
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories		Exterior		Foundation		Rate		Bsmnt-Adj		Heat-Adj		Size		Cost			
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Ex.	X	Ord.		1	1	Story Siding	Crawl Space	54.28	-7.64	0.00	1680	78,355								
(2) Windows		(7) Excavation		No. of Elec. Outlets			Other Additions/Adjustments																	
X	Insulation	Basement: 0 S.F. Crawl: 1680 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many	X	Ave.		Few	(13) Plumbing															
X	Many Avg. Few	X	Large Avg. Small	(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	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish			1		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic															
(3) Roof		(10) Floor Support		Recreation SF Living SF Walkout Doors No Floor SF			Lump Sum Items:																	
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:																					
X	Asphalt Shingle																							
Chimney: Metal																								
Class: CD Effec. Age: 35 Floor Area: 1680 Total Base Cost: 102,480 Total Base New : 140,397 Total Depr Cost: 91,258 Estimated T.C.V: 82,133 CntyMult X 1.370 E.C.F. X 0.900 Rate Bsmnt-Adj Heat-Adj 54.28 -7.64 0.00 Rate (14) Plumbing Average Fixture(s) 630.00 1 630 2 Fixture Bath 1325.00 1 1,325 (14) Water/Sewer Well, 100 Feet 2550.00 1 2,550 1000 Gal Septic 2895.00 1 2,895 (15) Built-Ins & Fireplaces Appliance Allowance 1415.00 1 1,415 (16) Porches CCP (1 Story), Standard 24.25 144 3,492 CPP, Standard 25.17 30 755 (17) Garages Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 16.58 720 11,938 Common Wall: 1 Wall -1225.00 1 -1,225 Mechanical Doors 350.00 1 350 Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 91,258 ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 82,133																								

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



Sketch by Apex IV™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: 402 RESIDENTIAL-V		Zoning:	Building Permit(s)	Date	Number	Status				
W JENNINGS RD		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 100% 05/01/1997										
TACOMA RANDY 7112 RAILROAD ST LAKE CITY MI 49651		MAP #:										
		2016 Est TCV 7,500										
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
. SEC 11 T22N R8W W 125 FT OF 800 FT OF GOV'T LOT 1 LYING S OF RR R/W. .5398A. Comments/Influences		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		<Site Value C>	.50	-1.0	Ac	M/L	7500	100		7,500
		Paved Road		125 Actual Front Feet, 0.60 Total Acres Total Est. Land Value = 7,500								
		Storm Sewer										
		Sidewalk										
		Water										
		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		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2016	3,800	0	3,800		1,793C		
					2015	3,500	0	3,500		1,788C		
					2014	4,100	0	4,100		1,760C		
					2013	4,100	0	4,100		1,733C		



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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.
		65,000	10/01/1996	WD	Download	339:881		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7194 W JENNINGS RD						
	School: LAKE CITY - 57020					
	P.R.E. 100% 07/20/1994					
Owner's Name/Address	MAP #:					
COOPER MARK P 7194 W JENNINGS ROAD LAKE CITY MI 49651	2016 Est TCV 104,627 TCV/TFA: 86.04					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason
. SEC 11 T22N R8W W 270 FT OF GOV'T LOT 1 LYING S OF N LINE OF FORMER RR/RW EXC THAT PART OF GOV'T LOT 1 COMM AT SE COR OF SEC 11 TH N 89 DEG 05' 37" W 1329.13 FT TH N 0 DEG 18' 56" E ALONG W LINE OF GOV'T LOT 1 201.03 FT TO POB TH N 84 DEG 18' 04" E 93.37 FT TH N 0 DEG 35' 52" E 26.12 FTTH S 84 DEG 25' 02" W 93.48 FT S 0 DEG 18' 56" W 26.29 FT TO POB. APP 1.47 A.			* Factors *						
			Land Improvement Cost Estimates						
			Description	Rate	CountyMult.	Size	%Good	Cash Value	
			D/W/P: Asphalt Paving	1.51	1.00	2000	0	0	
			Residential Local Cost Land Improvements						
			Description	Rate	CountyMult.	Size	%Good	Cash Value	
			LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375	
			Total Estimated Land Improvements True Cash Value = 2,375						



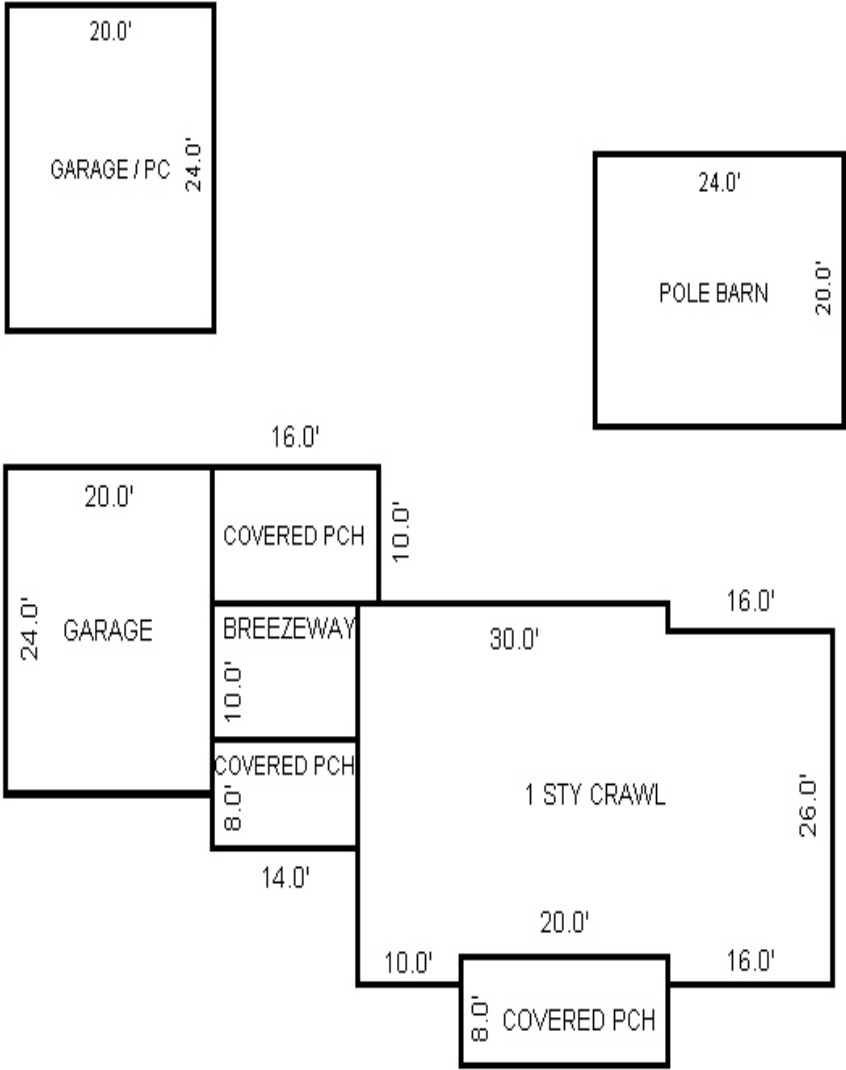
Comments/Influences	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X Level	2016	8,800	43,500	52,300			46,060C
	X Rolling	2015	8,800	40,600	49,400			45,923C
	X Low	2014	8,800	36,400	45,200			45,200S
	X High	2013	8,800	35,700	44,500			44,500S
	X Landscaped							
	X Swamp							
	X Wooded							
	X Pond							
	X Waterfront							
	X Ravine							
	X Wetland							
	X Flood Plain							
	Who When What							
	TPC 04/15/2013 INSPECTED							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage						
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 112 160 160 140	Type CCP (1 Story) WCP (1 Story) WCP (1 Story) Brzwy, FW	Year Built: 1965 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 35 Floor Area: 1216 Total Base Cost: 105,686 Total Base New : 144,790 Total Depr Cost: 94,113 Estimated T.C.V: 84,702			CntyMult X 1.370 E.C.F. X 0.900			Bsmnt Garage:							
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Foundation Crawl Space			Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
Yr Built 1965	Remodeled 1979	Ex	X	Ord		Min	100 Amps Service			Rate			-8.32		0.00		1216		59,426			
Condition for Age: Average		Lg	X	Ord		Small	No./Qual. of Fixtures			Rate			Rate		Rate		Rate		Rate			
Room List		(5) Floors		Kitchen: Other: Other:			Ex. X Ord. Min			Rate			Rate		Rate		Rate		Rate			
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(6) Ceilings			No. of Elec. Outlets			Rate			Rate		Rate		Rate		Rate			
(1) Exterior		X	Drywall	Basement: 0 S.F. Crawl: 1216 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many X Ave. Few			Rate			Rate		Rate		Rate		Rate			
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		(8) Basement			(13) Plumbing			Rate			Rate		Rate		Rate		Rate			
(2) Windows		Basement: 0 S.F. Crawl: 1216 S.F. Slab: 0 S.F. Height to Joists: 0.0		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Rate			Rate		Rate		Rate		Rate			
X	Many Avg. Few	X	Large Avg. Small	(9) Basement Finish			(14) Water/Sewer			Rate			Rate		Rate		Rate		Rate			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Recreation SF Living SF Walkout Doors No Floor SF		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, ECF (RESIDENTIAL RURAL/ NON SUB)			Rate			Rate		Rate		Rate		Rate			
(3) Roof		Lump Sum Items:		Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, ECF (RESIDENTIAL RURAL/ NON SUB)			Rate			Rate		Rate		Rate		Rate		Rate				
X	Gable Hip Flat	Gambrel Mansard Shed		Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, ECF (RESIDENTIAL RURAL/ NON SUB)			Rate			Rate		Rate		Rate		Rate		Rate				
X	Asphalt Shingle	Chimney: Block		Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, ECF (RESIDENTIAL RURAL/ NON SUB)			Rate			Rate		Rate		Rate		Rate		Rate				

*** 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.
		65,000	04/01/2001	WD	Download	01-0:1516		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7150 W JENNINGS RD						
	School: LAKE CITY - 57020					
	P.R.E. 100% 07/20/1994					
Owner's Name/Address	MAP #:					
SHAFER MONIE J & LINDA M 7150 W JENNINGS RD LAKE CITY MI 49651	2016 Est TCV 79,584 TCV/TFA: 76.52					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS									
			Description	Frontage	Depth	Rate	%Adj.	Reason	Value			
. SEC 11 T22N R8W W 125 FT OF E 925 FT OF GOV'T LOT 1 LYING S'LY OF FORMER RR R/W. .6629A.	X		<Site Value C>	.50	-1.0	Ac M/L	7500	100			7,500	
			125 Actual Front Feet,	0.68	Total Acres		Total Est. Land Value =				7,500	
Comments/Influences			Land Improvement Cost Estimates									
			Description	Rate	CountyMult.	Size	%Good	Cash Value				
	X		Shed: Wood Frame	9.97	1.00	112	61	681				
			Total Estimated Land Improvements True Cash Value =									681



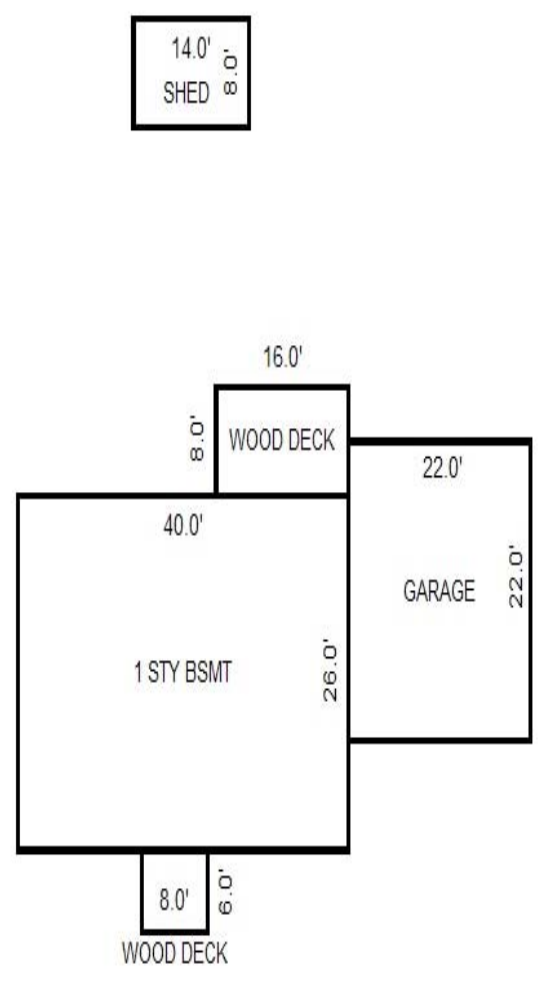
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
						2016	3,800	36,000	39,800
		TPC 04/15/2013 INSPECTED	2015	3,500	33,600	37,100			32,824C
			2014	3,800	30,000	33,800			32,308C
			2013	3,800	28,000	31,800			31,800S

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 128 48	Type Treated Wood Treated Wood	Year Built: 1976 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 484 % 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 1976	Remodeled 0	Ex	X	Ord		Min	Size of Closets									
Condition for Age: Average		Lg	X	Ord		Small	Doors									
Room List		(5) Floors		Kitchen: Other: Other:			(12) Electric									
	Basement 1st Floor 2nd Floor 3 Bedrooms						150 Amps Service									
(1) Exterior		X Drywall		No./Qual. of Fixtures			Ex. X Ord. Min			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj			Size Cost			
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets			Many X Ave. Few			1 Story Siding Basement 58.89 0.00 0.00			1040 61,246			
(2) Windows		X Many Avg. X Large Avg. Few Small		(7) Excavation			(13) Plumbing			(9) Basement Finish						
X	Insulation			Basement: 1040 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			Basement Recreation Finish 11.25			500 5,625			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor	(8) Basement			(14) Water/Sewer			(15) Built-Ins & Fireplaces						
X	Asphalt Shingle			(9) Basement Finish			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Appliance Allowance 1415.00			1 1,415			
(3) Roof		500 Recreation SF Living SF Walkout Doors No Floor SF					Lump Sum Items:			(16) Deck/Balcony						
X	Gable Hip Flat	Gambrel Mansard Shed								Treated Wood,Standard 7.46 128 955 Treated Wood,Standard 10.15 48 487						
Chimney: Metal										(17) Garages						
										Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 19.98 484 9,670 Common Wall: 1 Wall -1225.00 1 -1,225 Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 79,336 ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 71,403						

*** 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.
VANBAR PROPERTY MANAGEMEN	PIANA MARC	74,500	10/09/2015	WD	Arms Length	2015-03376	PTA	100.0
HUD	VANBAR PROPERTY MANAGEMEN	37,000	08/20/2007	WD	Not Qualified	2007/3056		100.0
HUD	HUD	0	04/28/2007	OTH	Not Qualified			100.0
MORTGAGE ELECTRONIC REGIS	HUD	0	05/05/2006	WD	Not Qualified	06-0/4712		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7178 W JENNINGS RD		School: LAKE CITY - 57020	Remodel	04/06/2006	2006-9999	Complete
		P.R.E. 100% 10/30/2015				

Owner's Name/Address	MAP #:
PIANA MARC 7178 W JENNINGS RD Lake City MI 49651	2016 Est TCV 67,990 TCV/TFA: 60.71

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS																											
. SEC 11 T22N R8W GOV'T LOT 1 LYING S OF RR R/W EXC E 925 FT THOF & EXC W 270 FT THOF. .6671A.	X		<p style="text-align: center;">* Factors *</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td><Site Value C></td> <td>.50</td> <td>-1.0</td> <td>Ac</td> <td>M/L</td> <td>7500</td> <td>100</td> <td></td> <td>7,500</td> </tr> <tr> <td colspan="8">150 Actual Front Feet, 0.69 Total Acres</td> <td>Total Est. Land Value = 7,500</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	<Site Value C>	.50	-1.0	Ac	M/L	7500	100		7,500	150 Actual Front Feet, 0.69 Total Acres								Total Est. Land Value = 7,500
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																						
<Site Value C>	.50	-1.0	Ac	M/L	7500	100		7,500																						
150 Actual Front Feet, 0.69 Total Acres								Total Est. Land Value = 7,500																						

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates												
	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	<table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>CountyMult.</th> <th>Size</th> <th>%Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>D/W/P: Crushed Rock</td> <td>1.20</td> <td>1.00</td> <td>1400</td> <td>0</td> <td>0</td> </tr> </tbody> </table>	Description	Rate	CountyMult.	Size	%Good	Cash Value	D/W/P: Crushed Rock	1.20	1.00	1400	0	0
Description	Rate	CountyMult.	Size	%Good	Cash Value										
D/W/P: Crushed Rock	1.20	1.00	1400	0	0										

Comments/Influences	X	Electric	Description	Rate	CountyMult.	Size	%Good	Cash Value
	X	Gas	LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
		Curb	Total Estimated Land Improvements True Cash Value =					475

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

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



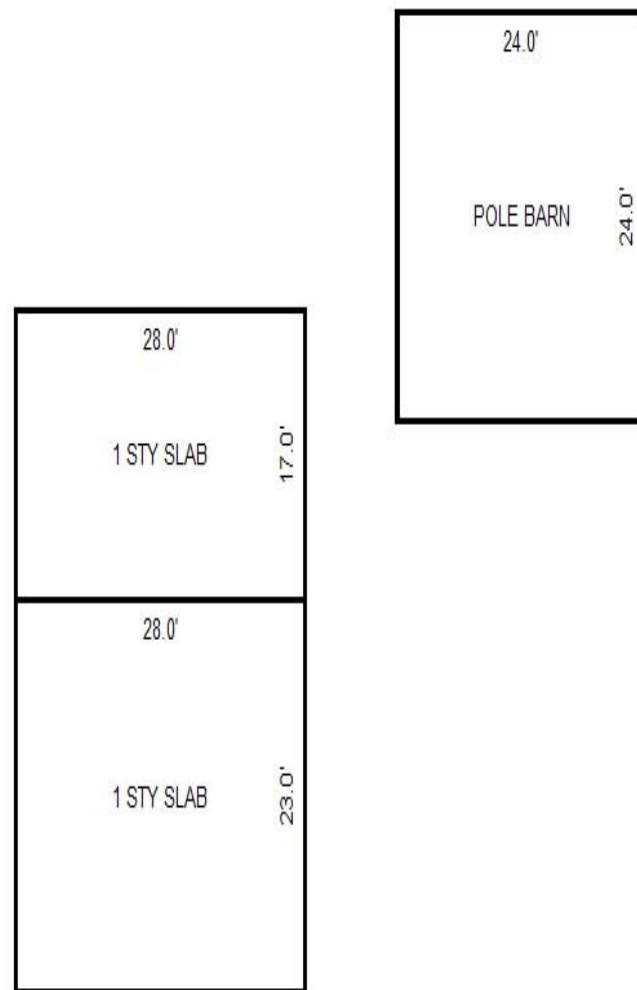
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2016	3,800	30,200	34,000			34,000S
		TPC 04/15/2013 INSPECTED	2015	3,500	27,600	31,100		31,100W	28,923C
			2014	4,900	24,700	29,600			28,468C
			2013	4,900	24,000	28,900			28,020C

*** 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 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 20 20	Type Treated Wood Treated Wood	Year Built: 1987 Car Capacity: 2 Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame		Drywall Paneled		Plaster Wood T&G											
Building Style: 1S		Trim & Decoration														
Yr Built 1987	Remodeled 2000	Ex	X	Ord		Min	Size of Closets									
Condition for Age: Average		Lg	X	Ord		Small	Doors									
Room List		(5) Floors		Central Air Wood Furnace												
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Other:		(12) Electric			200			Amps Service						
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Ex. X Ord. Min			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj			Size Cost			
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets			Many X Ave. Few			1 Story Siding Slab 52.09 -10.11 -0.86			476 19,573			
	Insulation	(7) Excavation		(13) Plumbing			Average Fixture(s)			1235.00			1 525			
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1120 S.F. Height to Joists: 0.0		1 Average Fixture(s)			Well, 100 Feet			2425.00			1 2,425			
X	Many Avg. X Few	Large Avg. X Small		1 3 Fixture Bath			1000 Gal Septic			2720.00			1 2,720			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(15) Built-Ins & Fireplaces			Appliance Allowance			1235.00		1 1,235	
X	Double Glass Patio Doors Storms & Screens	(8) Basement		(14) Water/Sewer			Treated Wood,Standard			15.57			20 311			
(3) Roof		(9) Basement Finish		Public Water Public Sewer			Treated Wood,Standard			15.57			20 311			
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors No Floor SF		1 Water Well			Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)			Base Cost			12.04		576 6,935	
X	Asphalt Shingle	(10) Floor Support		1 1000 Gal Septic			Mechanical Doors			325.00			1 325			
	Chimney: Metal	Joists: Unsupported Len: Cntr.Sup:		1 2000 Gal Septic			Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 66,683			ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 60,015						
				Lump Sum Items:												

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



Sketch by Apex IV™

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		55,000	01/01/1995	WD	Download	02-0:3746		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7020 W JENNINGS RD	School: LAKE CITY - 57020					
	P.R.E. 100% 05/01/1995					
Owner's Name/Address	MAP #:					
BURLEIGH JULIE A 7020 W JENNINGS RD LAKE CITY MI 49651	2016 Est TCV 71,319 TCV/TFA: 61.91					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason
. SEC 11 T22N R8W E 200 FT OF GOV'T LOT 1 LYING S OF PENN RR R/W. APP 2.04 A.	X		* Factors *						
			40/FF	200.00	444.31	1.0000	1.0000	40	100
			200 Actual Front Feet, 2.04 Total Acres Total Est. Land Value = 8,000						
Comments/Influences	X		Land Improvement Cost Estimates						
			Description	Rate	CountyMult.	Size	%Good	Cash Value	
			Residential Local Cost Land Improvements						
			Description	Rate	CountyMult.	Size	%Good	Cash Value	
			LAND IMPROVE 1000	1000.00	1.00	0.5	95	475	
			Total Estimated Land Improvements True Cash Value = 475						



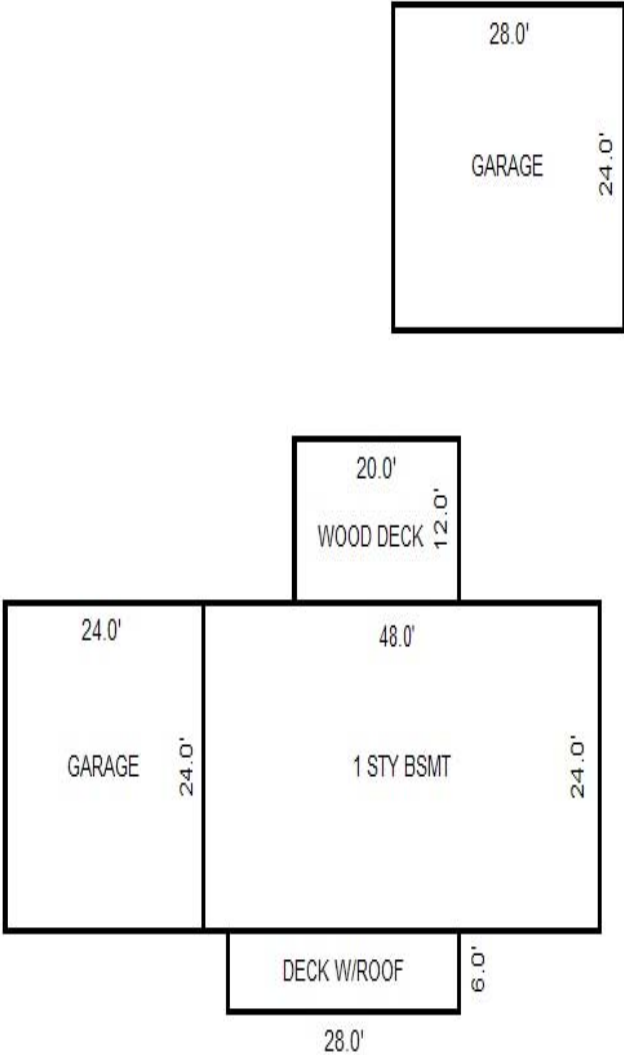
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
						2016	4,000	31,700	35,700
		TPC 08/05/2015 INSPECTED	2015	4,000	27,800	31,800			30,480C
		TPC 04/15/2013 INSPECTED	2014	6,500	23,500	30,000			30,000S
			2013	6,500	23,400	29,900			29,900S

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven 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 240 168	Type Treated Wood Pine	Year Built: 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	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: D Effec. Age: 40 Floor Area: 1152 Total Base Cost: 84,948 Total Base New : 116,379 Total Depr Cost: 69,827 Estimated T.C.V: 62,844								
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Foundation Rate Bsmnt-Adj Heat-Adj Size Cost			CntyMult X 1.370 E.C.F. X 0.900		Bsmnt Garage:		
Yr Built 1939	Remodeled 1980	Ex	X	Ord		Min	100 Amps Service			Rate 47.07 0.00 0.66			Size 1152 54,985		Carport Area: Roof:		
Condition for Age: Average		Lg		Ord	X	Small	No./Qual. of Fixtures			Rate 525.00 1575.00 2720.00 1235.00 6.30 15.80			Size 1 1 1 1 240 168		Cost 525 1,575 2,720 1,235 1,512 2,654		
Room List		(5) Floors		Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few			(13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			(17) Garages Class:D Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 17.65 576 10,166 Common Wall: 1 Wall -1175.00 1 -1,175 Mechanical Doors 325.00 1 325 Class:D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 15.03 672 10,100 Mechanical Doors 325.00 1 325			Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 69,827 ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 62,844	
Basement 1st Floor 2nd Floor 2 Bedrooms		Kitchen: Other: Other:		(6) Ceilings			(14) Plumbing Average Fixture(s) Well, 50 Feet 1000 Gal Septic			(15) Built-Ins & Fireplaces Appliance Allowance 1235.00 1 1,235 (16) Deck/Balcony Treated Wood,Standard 6.30 240 1,512 Pine w/Roof,Standard 15.80 168 2,654							
(1) Exterior		X	Drywall	(7) Excavation			(14) Water/Sewer Well, 50 Feet 1000 Gal Septic			(15) Built-Ins & Fireplaces Appliance Allowance 1235.00 1 1,235 (16) Deck/Balcony Treated Wood,Standard 6.30 240 1,512 Pine w/Roof,Standard 15.80 168 2,654							
X	Wood/Shingle Aluminum/Vinyl Brick			Basement: 1152 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			(15) Built-Ins & Fireplaces Appliance Allowance 1235.00 1 1,235 (16) Deck/Balcony Treated Wood,Standard 6.30 240 1,512 Pine w/Roof,Standard 15.80 168 2,654							
Insulation		(8) Basement		(9) Basement Finish			(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			(15) Built-Ins & Fireplaces Appliance Allowance 1235.00 1 1,235 (16) Deck/Balcony Treated Wood,Standard 6.30 240 1,512 Pine w/Roof,Standard 15.80 168 2,654							
(2) Windows		Many Avg. Few	X	Large Avg. Small	Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			(15) Built-Ins & Fireplaces Appliance Allowance 1235.00 1 1,235 (16) Deck/Balcony Treated Wood,Standard 6.30 240 1,512 Pine w/Roof,Standard 15.80 168 2,654						
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	(10) Floor Support			(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			(15) Built-Ins & Fireplaces Appliance Allowance 1235.00 1 1,235 (16) Deck/Balcony Treated Wood,Standard 6.30 240 1,512 Pine w/Roof,Standard 15.80 168 2,654							
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			(15) Built-Ins & Fireplaces Appliance Allowance 1235.00 1 1,235 (16) Deck/Balcony Treated Wood,Standard 6.30 240 1,512 Pine w/Roof,Standard 15.80 168 2,654							

*** 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.
GEMINDER ELSIE A ESTATE	KLINE GARY & BOBBIE	81,000	09/22/2004	WD	Arms Length	04-0/3971		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7042 W JENNINGS RD						
	School: LAKE CITY - 57020					
	P.R.E. 100% 09/22/2004					
Owner's Name/Address	MAP #:					
KLINE GARY & BOBBIE 7042 W JENNINGS RD LAKE CITY MI 49651	2016 Est TCV 79,581 TCV/TFA: 76.52					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
			* Factors *							
Comments/Influences	X	Public Improvements	Description	Frontage	Depth	Rate	%Adj.	Reason	Value	
			. SEC 11 T22N R8W BEG 200 FT W OF SE COR GOV'T LOT 1 TH W 100 FT N TO PENN RR R/W E TO PT DUE N OF POB TH S TO POB. APP .94 A.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	<Site Value C>	.50	-1.0	Ac M/L	7500
100 Actual Front Feet, 0.94 Total Acres						Total Est. Land Value =	7,500			
			Land Improvement Cost Estimates							
			Description	Rate	CountyMult.	Size	%Good	Cash Value		
			D/W/P: Asphalt Paving	1.61	1.00	400	71	457		
			Total Estimated Land Improvements True Cash Value =						457	



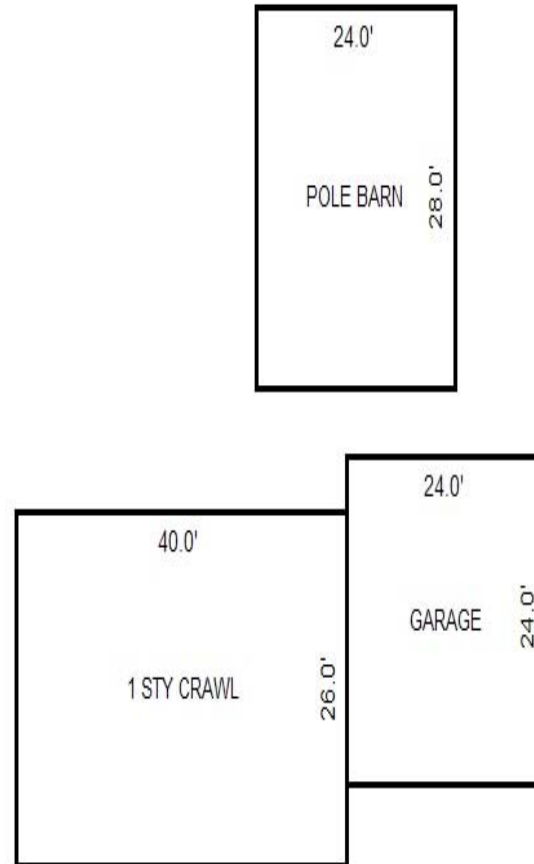
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2016	3,800	36,000	39,800			34,166C
			2015	3,500	33,600	37,100			34,064C
			2014	3,800	30,000	33,800			33,528C
			2013	3,800	29,200	33,000			33,000S

*** 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: 1967 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0						
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G														
Building Style: 1S		Trim & Decoration																	
Yr Built	Remodeled	Ex	X	Ord		Min													
1967	0																		
Condition for Age: Average		Lg		Ord	X	Small													
Room List		(5) Floors		Central Air Wood Furnace						Class: C -5 Effec. Age: 30 Floor Area: 1040 Total Base Cost: 82,866 Total Base New : 113,527 Total Depr Cost: 79,582 Estimated T.C.V: 71,624									
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(12) Electric			100			Amps Service									
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories			Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost			
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall		Ex.	X	Ord.		Min	1	Story Siding	Crawl Space	63.40	-9.20	0.00	1040	56,368		
(2) Windows		(7) Excavation		No. of Elec. Outlets			Other Additions/Adjustments			Rate		Rate		Size		Cost			
X	Insulation	Basement: 0 S.F. Crawl: 1040 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many			X	Ave.		Few	(13) Plumbing	Average Fixture(s)		760.00		1 760			
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			(14) Water/Sewer			Well, 100 Feet		2700.00		1 2,700		1 3,085			
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)			1000 Gal Septic		3085.00		1 3,085		1 1,915			
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		1			3 Fixture Bath			(15) Built-Ins & Fireplaces		1915.00		1 1,915					
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		2			Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(17) Garages		Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost		19.20 576 11,059			
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support			1			Common Wall: 1 Wall		-1300.00		1 -1,300		Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 71,529			
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1			1000 Gal Septic			Separately Depreciated Items:		(17) Garages		Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)		Base Cost		12.32 672 8,279	
Chimney: Brick		No Floor SF		(14) Water/Sewer			1			County Multiplier = 1.37 =>		Cost New =		11,342		Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 8,053			
				Lump Sum Items:						Total Depreciated Cost =						79,582		ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 71,624	

*** 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.
MEYERING BERARD & SANDRA	SPRAGUE TARA KEI	52,000	04/30/2014	LC	RELATED PARTY	2014-01579	PTA	0.0
FIFTH THIRD BANK	MEYERING BERARD & SANDRA	43,000	04/14/2014	CD	BANK SALE	2014-01547	PTA	100.0
PALUCK DAWN	FIFTH THIRD BANK	60,000	06/14/2013	SD	SHERIFF'S DEED	2013-02146 SD		100.0
FEDERAL HOME LOAN MORTGAG	PALUCK DAWN (M/W)	72,000	12/20/2007	OTH	BANK SALE	2008/0022		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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7062 W JENNINGS RD	School: LAKE CITY - 57020					
	P.R.E. 100% 05/13/2014					

Owner's Name/Address	MAP #:
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SPRAGUE TARA KEI 7062 W JENNINGS RD LAKE CITY MI 49651	2016 Est TCV 63,333 TCV/TFA: 60.90
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X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
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Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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X		Dirt Road								
		Gravel Road								
X		Paved Road								
		Storm Sewer								
		Sidewalk								
		Water								
		Sewer								
		Electric								
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								

Tax Description	Land Improvement Cost Estimates
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SEC 11 T22N R8W W 125 FT OF E 425 FT OF GOV'T LOT 1 LYING S OF RR R/W. APP 1.09 A.	
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Comments/Influences	Description	Rate	CountyMult.	Size	%Good	Cash Value
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	Residential Local Cost Land Improvements					
	Description	Rate	CountyMult.	Size	%Good	Cash Value
	LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
	Total Estimated Land Improvements True Cash Value =					475

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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X Level	2016	3,800	27,900	31,700			28,084C
Rolling	2015	3,500	24,500	28,000			28,000S
Low	2014	3,300	29,900	33,200			32,918C
High	2013	3,300	29,100	32,400			32,400S
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

Who	When	What
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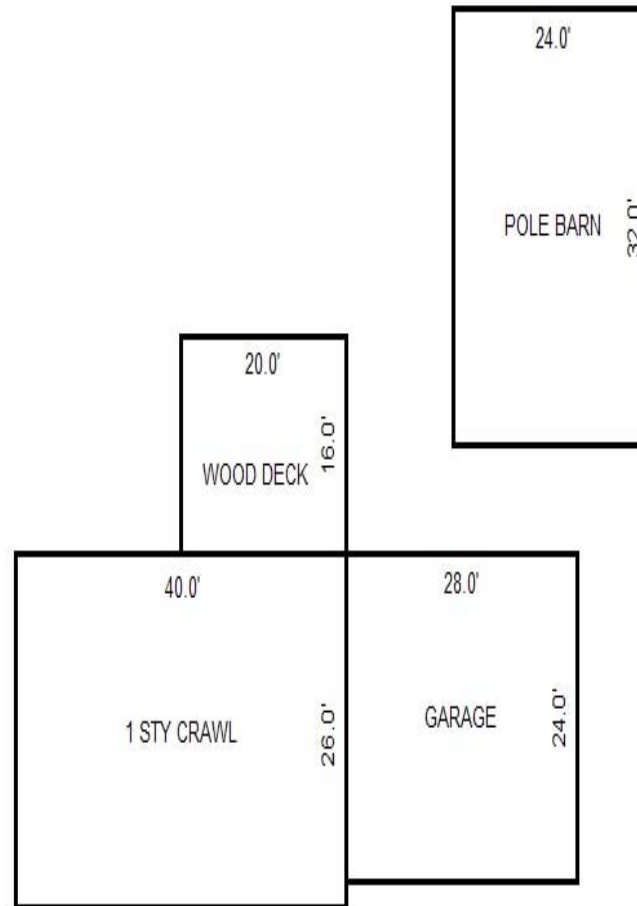


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 320	Type Treated Wood	Year Built: 1966 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: 2 Area: 672 % 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: 45 Floor Area: 1040 Total Base Cost: 81,630 Total Base New : 111,833 Total Depr Cost: 61,508 Estimated T.C.V: 55,358				Bsmnt Garage: Carport Area: Roof:		
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			(12) Electric			CnlyMult X 1.370 E.C.F. X 0.900					
Yr Built 1966	Remodeled 1990	Ex	X	Ord		Min	100 Amps Service								
Condition for Age: Average		Lg	X	Ord		Small	No Heating/Cooling								
Room List		(5) Floors		Kitchen: Other: Other:			No./Qual. of Fixtures			Rate Bsmnt-Adj Heat-Adj		Size Cost			
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(6) Ceilings			Ex. X Ord. Min			58.89 -8.67 0.00		1040 52,229			
(1) Exterior		X	Drywall	No. of Elec. Outlets			Many X Ave. Few			Rate		Size Cost			
X	Wood/Shingle Aluminum/Vinyl Brick	Basement: 0 S.F. Crawl: 1040 S.F. Slab: 0 S.F. Height to Joists: 0.0		(7) Excavation			(13) Plumbing			630.00		1 630			
(2) Windows		Basement: 0 S.F. Crawl: 1040 S.F. Slab: 0 S.F. Height to Joists: 0.0		Basement: 0 S.F. Crawl: 1040 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			2550.00 2895.00		1 2,550 1 2,895			
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			(14) Water/Sewer			1415.00		1 1,415			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			6.29		320 2,013			
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		(10) Floor Support			Lump Sum Items:			Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 17.14 Common Wall: 1 Wall -1225.00 Mechanical Doors 350.00		768 8,556 1 350			
X	Gable Hip Flat	Gambrel Mansard Shed		Joists: Unsupported Len: Cntr.Sup:			Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 61,508 ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 55,358								
Chimney: Metal															

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



Sketch by Apex IV™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HEEREN BEVERLY J	HEEREN ERIC	0	02/16/2007	QC	Not Qualified	2007/553		0.0
ROBISON NANCY J	HEEREN BEVERLY J	113,000	12/07/2004	WD	Multiple Reference	04-0/4953		100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
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W JENNINGS RD	School: LAKE CITY - 57020					
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	P.R.E. 100% 05/22/2007					
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Owner's Name/Address	MAP #:
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HEEREN ERIC 1935 S MAYFLOWER LAKE CITY MI 49651	2016 Est TCV 7,500
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Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
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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>	.50	-1.0	Ac	M/L	7500	100		7,500
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125 Actual Front Feet, 0.98 Total Acres	Total Est. Land Value =			7,500
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Tax Description	X	Value
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. SEC 11 T22N R8W W 125 FT OF E 550 FT OF GOV'T LOT 1 LYING S OF RR R/W. APP 1 A.	X	
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Comments/Influences		
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	X	Dirt Road	
		Gravel Road	
	X	Paved Road	
		Storm Sewer	
		Sidewalk	
		Water	
		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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2016	3,800	0	3,800			3,264C
2015	3,500	0	3,500			3,255C
2014	4,100	0	4,100			3,204C
2013	4,100	0	4,100			3,154C

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

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7112 RAILROAD ST						
Owner's Name/Address	School: LAKE CITY - 57020					
TACOMA RANDY L 7112 RAILROAD ST LAKE CITY MI 49651	P.R.E. 100% 05/01/1997					
	MAP #:					
	2016 Est TCV 24,061 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS					
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason
. SEC 11 T22N R8W THAT PART OF FORMER RR R/W LYING W OF W LINE LOT 65 EXT MISSAUKEE PARK 2ND ADD & E OF E LINE LOT 78 EXT.	X		* Factors *					
			<Site Value A> GROUP A	\$5000	100			
			125 Actual Front Feet, 0.29 Total Acres Total Est. Land Value = 5,000					

Comments/Influences



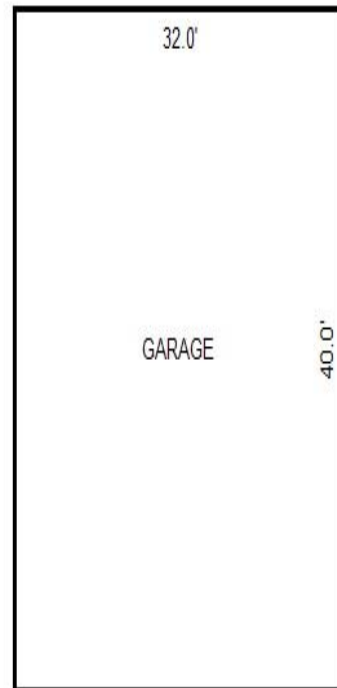
X	Public Improvements	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X		Rolling	2015	3,500	8,300	11,800			9,677C
		Low	2014	3,900	6,800	10,700			9,525C
		High	2013	3,600	6,300	9,900			9,375C
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	(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: 1989 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: 1280 % 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 X No Heating/Cooling			Class: CD Effec. Age: 20 Floor Area: 0 Total Base Cost: 19,324 Total Base New : 26,474 Total Depr Cost: 21,179 Estimated T.C.V: 19,061		CntyMult X 1.370 E.C.F. X 0.900		Bsmnt Garage: Carport Area: Roof:							
Building Style: GRG		Trim & Decoration		(12) Electric			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj		Rate		Size Cost		Size Cost					
Yr Built	Remodeled	Ex	Ord	Min	0 Amps Service			(17) Garages		Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost		Mechanical Doors		Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost =		
1989 GAR	0	Size of Closets		No./Qual. of Fixtures			Other Additions/Adjustments		Rate		Rate		Size Cost		Size Cost		ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 19,061	
Condition for Age: Average		Lg	Ord	Small	Ex. Ord. Min			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost		Mechanical Doors		Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost =		ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 19,061		
Room List		(5) Floors		No. of Elec. Outlets			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost		Mechanical Doors		Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost =		ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 19,061			
Basement	1st Floor	Kitchen:		Many Ave. Few			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost		Mechanical Doors		Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost =		ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 19,061			
2nd Floor	Bedrooms	Other:		(7) Excavation			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost		Mechanical Doors		Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost =		ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 19,061			
(1) Exterior		Other:		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost		Mechanical Doors		Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost =		ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 19,061			
Wood/Shingle	Aluminum/Vinyl	(6) Ceilings		(8) Basement			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost		Mechanical Doors		Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost =		ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 19,061			
Brick	Insulation	No./Qual. of Fixtures		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost		Mechanical Doors		Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost =		ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 19,061			
(2) Windows		Ex. Ord. Min		(9) Basement Finish			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost		Mechanical Doors		Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost =		ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 19,061			
Many	Large	No. of Elec. Outlets		Recreation SF Living SF Walkout Doors No Floor SF			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost		Mechanical Doors		Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost =		ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 19,061			
Avg.	Avg.	Many Ave. Few		(10) Floor Support			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost		Mechanical Doors		Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost =		ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 19,061			
Few	Small	1		Joists: Unsupported Len: Cntr.Sup:			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost		Mechanical Doors		Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost =		ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 19,061			
Wood Sash	Metal Sash	Average Fixture(s)		(11) Heating/Cooling			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost		Mechanical Doors		Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost =		ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 19,061			
Vinyl Sash	Double Hung	3 Fixture Bath		Central Air Wood Furnace			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost		Mechanical Doors		Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost =		ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 19,061			
Horiz. Slide	Casement	2 Fixture Bath		(12) Electric			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost		Mechanical Doors		Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost =		ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 19,061			
Double Glass	Patio Doors	Softener, Auto		0 Amps Service			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost		Mechanical Doors		Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost =		ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 19,061			
Storms & Screens	Storms & Screens	Softener, Manual		No Heating/Cooling			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost		Mechanical Doors		Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost =		ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 19,061			
(3) Roof		Solar Water Heat		Central Air Wood Furnace			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost		Mechanical Doors		Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost =		ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 19,061			
Gable	Gambrel	No Plumbing		Central Air Wood Furnace			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost		Mechanical Doors		Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost =		ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 19,061			
Hip	Mansard	Extra Toilet		Central Air Wood Furnace			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost		Mechanical Doors		Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost =		ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 19,061			
Flat	Shed	Extra Sink		Central Air Wood Furnace			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost		Mechanical Doors		Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost =		ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 19,061			
Asphalt Shingle		Separate Shower		Central Air Wood Furnace			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost		Mechanical Doors		Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost =		ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 19,061			
Chimney:		Ceramic Tile Floor		Central Air Wood Furnace			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost		Mechanical Doors		Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost =		ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 19,061			
		Ceramic Tile Wains		Central Air Wood Furnace			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost		Mechanical Doors		Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost =		ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 19,061			
		Ceramic Tub Alcove		Central Air Wood Furnace			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost		Mechanical Doors		Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost =		ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 19,061			
		Vent Fan		Central Air Wood Furnace			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost		Mechanical Doors		Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost =		ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 19,061			
		(14) Water/Sewer		Central Air Wood Furnace			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost		Mechanical Doors		Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost =		ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 19,061			
		Public Water		Central Air Wood Furnace			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost		Mechanical Doors		Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost =		ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 19,061			
		Public Sewer		Central Air Wood Furnace			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost		Mechanical Doors		Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost =		ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 19,061			
		Water Well		Central Air Wood Furnace			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost		Mechanical Doors		Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost =		ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 19,061			
		1000 Gal Septic		Central Air Wood Furnace			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost		Mechanical Doors		Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost =		ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 19,061			
		2000 Gal Septic		Central Air Wood Furnace			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost		Mechanical Doors		Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost =		ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 19,061			
		Lump Sum Items:		Central Air Wood Furnace			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost		Mechanical Doors		Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost =		ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 19,061			

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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.
TANIS GLEN & ELIZABETH H&	TANIS GLEN & ELIZABETH &	1	11/03/2014	QC	QUIT CLAIM	2014-03716		50.0
FEDERAL NATIONAL MORTGAGE	TANIS GLEN & ELIZABETH H&	28,100	08/23/2013	CD	BANK SALE	2013-02971 WD	PTA	100.0
BANK OF AMERICA	FEDERAL NATIONAL MORTGAGE	1	01/05/2012	QC	BANK - OTHER	2012-00170		100.0
MICHALAK CAROLYN M	BANK OF AMERICA	33,571	12/02/2011	SD	SHERIFF'S DEED	2011-03693 SD	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
S GOLDENROD AVE						
		School: LAKE CITY - 57020				
		P.R.E. 100% 09/02/2015				

Owner's Name/Address	MAP #:
TANIS GLEN & ELIZABETH & WOODWORTH 1956 S GOLDENROD AVE LAKE CITY MI 49651	2016 Est TCV 11,810 TCV/TFA: 0.00

X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
Public Improvements		* Factors *
		Description Frontage Depth Front Depth Rate %Adj. Reason Value
		<Site Value A> GROUP A \$5000 5000 100
		100 Actual Front Feet, 0.23 Total Acres Total Est. Land Value = 5,000

Tax Description
 . SEC 11 T22N R8W E 100 FT OF FORMER RR R/W ACROSS GOV'T LOT 2 EXC S 25 FT THOF, ALSO PART OF GOV'F LOT 1, COMM AT SE COR SEC 11 TH N 89 DEG 05'37" W 1329.13 FT TO SW COR GOV'T LOT 1 N 0 DEG 18'56" E ALONG W LINE GOV'T LOT 1 201.03 FT TO POB, TH N 84 DEG 18'04" E 93.37 FT, TH N 0 DEG 35'52" E 26.12 FT TH S 84 DEG 25'02" W 93.48 FT TH S 0 DEG 18'56" W 26.29 FT TO POB. .2284A.

Comments/Influences



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

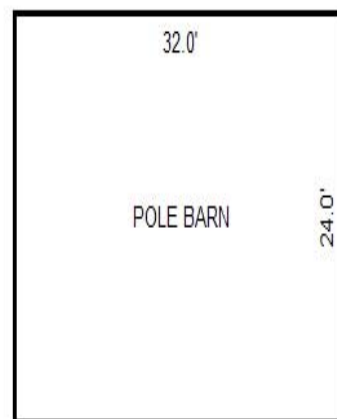
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2016	2,500	3,400	5,900			5,900S
2015	3,500	3,000	6,500		6,500W	6,500S
2014	3,900	2,900	6,800			6,800S
2013	3,600	2,700	6,300			3,807C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																															
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga			Area	Type	Year Built: 1980 Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																
	Wood Frame		(4) Interior				Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump X No Heating/Cooling																																																																						
	Building Style: GRG		Trim & Decoration				Central Air Wood Furnace																																																																						
	Yr Built 1980 GAR		Ex Ord Min				(12) Electric																																																																						
	Remodeled 0		Size of Closets				0 Amps Service																																																																						
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	Doors		Doors Solid H.C.																																																																										
	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. Ord. Min																																																																						
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	(2) Windows		(7) Excavation				Many Ave. Few																																																																						
	Many Avg. Few		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0				(13) Plumbing																																																																						
	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																																																																						
	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				(14) Water/Sewer																																																																						
	(3) Roof		(9) Basement Finish				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																																																						
	Gable Hip Flat		Recreation SF Living SF Walkout Doors No Floor SF				Lump Sum Items:																																																																						
	Gambrel Mansard Shed		(10) Floor Support																																																																										
	Asphalt Shingle		Joists: Unsupported Len: Cntr.Sup:																																																																										
	Chimney:																																																																												
<table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Rate</th> <th>Bsmnt-Adj</th> <th>Heat-Adj</th> <th>Size</th> <th>Cost</th> </tr> </thead> <tbody> <tr> <td colspan="7">Other Additions/Adjustments</td> <td></td> </tr> <tr> <td colspan="7">(17) Garages</td> <td></td> </tr> <tr> <td>Class:D</td> <td>Exterior: Pole</td> <td>Foundation: 18 Inch</td> <td colspan="4">(Unfinished)</td> <td></td> </tr> <tr> <td>Base Cost</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>768</td> <td>8,172</td> </tr> <tr> <td>Mechanical Doors</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>1</td> <td>325</td> </tr> <tr> <td>Phy/Ab.Phy/Func/Econ/Comb.%Good=</td> <td>65/100/100/100/65.0,</td> <td>Depr.Cost =</td> <td colspan="4"></td> <td>7,566</td> </tr> <tr> <td>ECF (RESIDENTIAL RURAL/ NON SUB)</td> <td>0.900 =></td> <td>TCV of Bldg:</td> <td>1</td> <td colspan="3"></td> <td>6,810</td> </tr> </tbody> </table>														Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost	Other Additions/Adjustments								(17) Garages								Class:D	Exterior: Pole	Foundation: 18 Inch	(Unfinished)					Base Cost						768	8,172	Mechanical Doors						1	325	Phy/Ab.Phy/Func/Econ/Comb.%Good=	65/100/100/100/65.0,	Depr.Cost =					7,566	ECF (RESIDENTIAL RURAL/ NON SUB)	0.900 =>	TCV of Bldg:	1				6,810
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KOLLAR SHIRLEY	SHIPPY RICHARD R	1	09/15/2011	QC	QUIT CLAIM	2011-03047 QC		100.0
KOLLAR KENNETH		0	05/28/2010	DC		2010-2730DC		0.0

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

School: LAKE CITY - 57020
 P.R.E. 0%
 Owner's Name/Address: SHIPPY RICHARD R
 5081 MOBILE DR
 FLINT MI 48507
 MAP #: 2016 Est TCV 5,000

MAP #: 2016 Est TCV 5,000

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

Improved X Vacant * Factors *
 Description Frontage Depth Front Depth Rate %Adj. Reason Value

<Site Value A> GROUP A \$5000 5000 100 5,000
 147 Actual Front Feet, 0.34 Total Acres Total Est. Land Value = 5,000

Tax Description: 2011-03047 QC: All of the farmer right-of-way of the CADILLAC AND LAKE CITY Railway Company Described as 76.78 feet in width lying immediately South of Railroad Street as said street is shown on the Plat of Missaukee Park and lying on and across the West 147 feet of the East 247 feet of Government Lot No. 2, Section 11, T22N, R8W. Commonly known as: vacant FORMERLY AS . SEC 11 T22N R8W W 147 FT OF E 247 FT OF FORMER RR R/W ACROSS GOV'T LOT 2. .3375A.

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 2016 2,500 0 2,500 2,500S

2015 3,500 0 3,500 3,500S

2014 3,900 0 3,900 3,657C

2013 3,600 0 3,600 3,600S



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
OWSTON JOAN (LE)	OWSTON JOAN	0	06/25/2009	QC	Not Qualified	2009/2876		0.0				
OWSTON JOAN (F)	OWSTON JOAN (LE) & CRISTO	0	07/11/2007	QC	Not Qualified	2007/2744		0.0				
OWSTON JOAN	OWSTON JOAN & VAN ALST BE	0	05/25/2005	QC	Not Qualified	05-0/2094		0.0				
DIRICKSON JOSEPHINE &	OWSTON JOAN & TIBBITS JOS	0	06/14/2004	QC	Not Qualified	04-0/3952		0.0				
Property Address		Class: 402 RESIDENTIAL-V		Zoning:	Building Permit(s)	Date	Number	Status				
W JENNINGS RD		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 100% 06/15/2004										
OWSTON JOAN 1985 PAVILION DRIVE LAKE CITY MI 49651		MAP #:										
		2016 Est TCV 7,000										
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
. SEC 11 T22N R8W W 200 FT OF FORMER RR R/W LYING ACROSS GOV'T LOT 2. .4591A.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		<Site Value B> 0 - .50 Ac. M/L 7000 100 7,000								
		Paved Road		200 Actual Front Feet, 0.46 Total Acres Total Est. Land Value = 7,000								
		Storm Sewer										
		Sidewalk										
		Water										
		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										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
Who		When	What	2016	3,500	0	3,500		0			
				2015	3,500	0	3,500	3,500M	0			
				2014	3,500	0	3,500	3,500M	0			
				2013	3,300	0	3,300	3,300M	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: 700 EXEMPT	Zoning:	Building Permit(s)		Date	Number	Status	
		School: LAKE CITY - 57020							
Owner's Name/Address		P.R.E. 0%							
MISSAUKEE COUNTY ROAD COMMISSION		MAP #:							
		2016 Est TCV 0							
		Improved	X	Vacant	Land Value Estimates for Land Table R-Ref.R - REFERENCE (099)				
Tax Description		Public Improvements		* Factors *					
SEC 11 T22N R8W S 33 FT OF E 830 FT OF SW 1/4. .6288A.		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
Comments/Influences		Gravel Road				0.629 Acres		0 100	0
		Paved Road				0.63 Total Acres		Total Est. Land Value =	0
		Storm Sewer							
		Sidewalk							
		Water							
		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							
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2016	EXEMPT	EXEMPT	EXEMPT	EXEMPT
				2015	EXEMPT	EXEMPT	EXEMPT	EXEMPT	
				2014	0	0	0	0	
				2013	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: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)		Date	Number	Status				
RAILROAD ST		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 0%										
ROY MARK D & SHEILA M 11377 ARMSTRONG DR S SAGINAW MI 48609-9556		MAP #:		2016 Est TCV 7,000								
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
SEC 11 T22N R8W THAT PART OF FORMER RR R/W LYING S'LY OFMISSAUKEE PARK 2ND ADD LYING W OF CENTERLINE OF ALLEY BETWEEN LOTS 49 & 51 EXT AND EAST OF CENTER LINE OF VIOLET STREET.3512A.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		<Site Value B> 0 - .50 Ac. M/L		7000		100				7,000
		Paved Road		150 Actual Front Feet, 0.35 Total Acres		Total Est. Land Value =						7,000
		Storm Sewer										
		Sidewalk										
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Rolling		2016	3,500	0	3,500			1,653C		
		Low		2015	3,500	0	3,500			1,649C		
		High		2014	3,900	0	3,900			1,624C		
		Landscaped		2013	3,600	0	3,600			1,599C		
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What								
		TPC 04/20/2015 INSPECTED										



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FIFTH THIRD MORTGAGE CO	ANDERSEN CHRISTIAN J	0	02/24/2010	WD	BANK - OTHER	2010-564	PTA	0.0
CRONKHITE KEVIN S (sm)	FIFTH THIRD MORTGAGE CO	0	09/13/2009	SD	Not Qualified	2009/1021		100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
MISSAUKEE BLVD						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2016 Est TCV 7,000					

Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X Dirt Road								
X Gravel Road								
X Paved Road								
X Storm Sewer								
X Sidewalk								
X Water								
X Sewer								
X Electric								
X Gas								
X Curb								
X Street Lights								
X Standard Utilities								
X Underground Utils.								

Tax Description
 SEC 11 T22N R8W THAT PART OF FORMER RR R/W LYING S'LY OF MISSAUKEE PARK 2ND ADD LYING W OF E LINE LOT 49 EXT & E OF CENTER LINE OF ALLEY BETWEEN LOTS 49 & 51. .3145A.

Comments/Influences



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
2016	3,500	0	3,500			3,047C
2015	3,500	0	3,500			3,038C
2014	3,500	0	3,500			2,991C
2013	3,300	0	3,300			2,944C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WOLF MARTHA E	HUXTABLE THOMAS E & DENIS	0	06/12/2009	QC	Not Qualified	2009/2353		100.0
ALLEN JAMES JEROME	WOLF MARTHA E	0	03/31/2009	QC	Not Qualified	2009/1234		0.0
SHOEMAKER JOANN	ALLEN JAMES JEROME (SM)	0	11/14/2008	OTH	Not Qualified	2008/4136		0.0

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

Owner's Name/Address	MAP #:
HUXTABLE THOMAS E & DENISE M 1800-200 S SWEETBRIAR AVE Lake City MI 49651	2016 Est TCV 5,000

Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS					
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							
	Curb							
	Street Lights							
	Standard Utilities							
	Underground Utils.							

Tax Description								
. SEC 11 T22N R8W THAT PART OF FORMER RR R/W LYING E OF W LINE LOT 64 EXT & W OF CL VIOLET ST EXT. .3294A.								
Comments/Influences								

Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2016	2,500	0	2,500			2,500S
	Rolling		2015	3,500	0	3,500			3,255C
	Low		2014	3,900	0	3,900			3,204C
	High		2013	3,600	0	3,600			3,154C
	Landscaped								
	Swamp								
	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HEEREN BEVERLY J	HEEREN ERIC	0	02/16/2007	QC	Not Qualified	2007/553		0.0
ROBISON NANCY J	HEEREN BEVERLY J	113,000	12/07/2004	WD	Multiple Reference	04-0/4953		100.0

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

S MAYFLOWER AVE School: LAKE CITY - 57020 P.R.E. 100% 05/22/2007

Owner's Name/Address: HEEREN ERIC MAP #: 2016 Est TCV 14,017 TCV/TFA: 0.00

Tax Description	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS					
. SEC 11 T22N R8W THAT PART OF FORMER RR R/W LYING S OF MISSAUKEE PARK 2ND ADD LYING W OF W LINE LOT 64 EXT & E OF W LINE LOT 65 EXT. .3529A.	X		* Factors *					
			Description	Frontage	Depth	Rate	%Adj.	Reason

Public Improvements: Dirt Road, Gravel Road, Paved Road, Storm Sewer, Sidewalk, Water, Sewer

Electric, Gas, Curb, Street Lights, Standard Utilities, Underground Utils.

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

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

Who When What 2016 2,500 4,500 7,000 6,965C

TPC 10/27/2015 INSPECTED 2015 3,500 3,900 7,400 6,945C

2014 3,900 3,600 7,500 6,836C

2013 3,600 3,500 7,100 6,729C

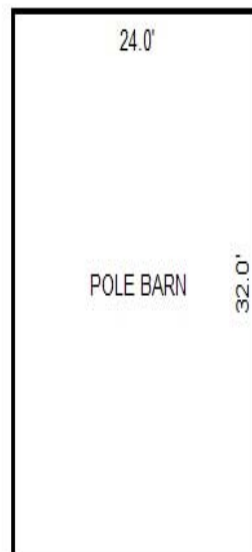


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood	Oil Coal	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: 1987 Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump											
	Building Style: GRG	Drywall Paneled	Plaster Wood T&G	Trim & Decoration											
	Yr Built 1987	Ex	Ord	Min	Size of Closets										
	Condition for Age: Average	Lg	Ord	Small	Doors			X	No Heating/Cooling						
	Room List	(5) Floors		Central Air Wood Furnace											
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric											
				0 Amps Service											
	(1) Exterior	(6) Ceilings		No./Qual. of Fixtures											
	Wood/Shingle Aluminum/Vinyl Brick			Ex.	Ord.	Min									
	Insulation			No. of Elec. Outlets											
	(2) Windows	(7) Excavation		Many	Ave.	Few									
	Many Avg. Few	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing											
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(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											
	(3) Roof	(9) Basement Finish		(14) Water/Sewer											
	Gable Hip Flat	Recreation SF Living SF Walkout Doors No Floor SF		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
	Asphalt Shingle	(10) Floor Support		Lump Sum Items:											
	Chimney:	Joists: Unsupported Len: Cntr.Sup:													

*** 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.
BORSUM ERVIN & BETTY J TR		0	06/04/2010	OTH		2010-1963	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1931 S ROSE ST						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 100% 07/20/1994					
	MAP #:					
	2016 Est TCV 22,741 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
. SEC 11 T22N R8W THAT PART OF FORMER RR R/W LYING S OF MISSAUKEE PARK 2ND ADD LYING W OF E LINE LOT 78 EXT & E OF W LINE GOV'T LOT 1 EXC W 270 FT THOF. .4545A.	X		Dirt Road							
			Gravel Road							
Comments/Influences	X		Paved Road							
			Storm Sewer							
			Sidewalk							
			Water							
			Sewer							
			Electric							
			Gas							
			Curb							
			Street Lights							
			Standard Utilities							
			Underground Utils.							

Tax Description
 . SEC 11 T22N R8W THAT PART OF FORMER RR R/W LYING S OF MISSAUKEE PARK 2ND ADD LYING W OF E LINE LOT 78 EXT & E OF W LINE GOV'T LOT 1 EXC W 270 FT THOF. .4545A.

Comments/Influences



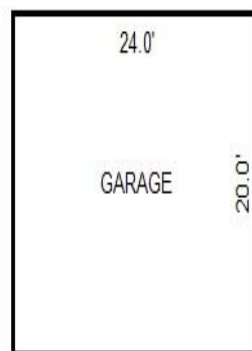
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2016	6,300	5,100	11,400			6,413C
Rolling	2015	6,300	4,400	10,700			6,394C
Low	2014	6,300	5,000	11,300			6,294C
High	2013	3,600	3,500	7,100			6,195C
Landscaped	Who When What						
Swamp	TPC 04/15/2013 INSPECTED						
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area	Type	Year Built: 1992 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 480 % 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 X No Heating/Cooling			Class: C Effec. Age: 20 Floor Area: 0 Total Base Cost: 10,382 Total Base New : 14,223 Total Depr Cost: 11,379 Estimated T.C.V: 10,241			CntyMult X 1.370 E.C.F. X 0.900		Bsmnt Garage:				
Building Style: GRG		Trim & Decoration		(12) Electric			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj			Rate		Size	Cost			
Yr Built 1992 GAR	Remodeled 0	Ex	Ord	Min	0 Amps Service			Other Additions/Adjustments (17) Garages Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			Base Cost		480	10,032		
Condition for Age: Average		Lg	Ord	Small	(13) Plumbing			Mechanical Doors			350.00		1	350		
Room List		(5) Floors		Central Air Wood Furnace			Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0,			Depr.Cost =		11,379				
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(14) Water/Sewer			ECF (RESIDENTIAL RURAL/ NON SUB)			0.900 => TCV of Bldg:		1 = 10,241				
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Rate			Bsmnt-Adj		Heat-Adj		Size	Cost	
Wood/Shingle Aluminum/Vinyl Brick				Ex. Ord. Min			Rate			Rate		Size		Cost		
Insulation		(7) Excavation		No. of Elec. Outlets			Base Cost			20.90		480		10,032		
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many Ave. Few			Mechanical Doors			350.00		1		350		
Many Avg. Few	Large Avg. Small	(8) Basement		(13) Plumbing			Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0,			Depr.Cost =		11,379				
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		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			ECF (RESIDENTIAL RURAL/ NON SUB)			0.900 => TCV of Bldg:		1 = 10,241					
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Rate			Bsmnt-Adj		Heat-Adj		Size	Cost	
Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer			Rate			Rate		Size		Cost		
Asphalt Shingle		(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Rate			Rate		Size		Cost		
Chimney:		Joists: Unsupported Len: Ctr.Sup:		Lump Sum Items:			Rate			Rate		Size		Cost		

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



Sketch by Apex IV™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: 700 EXEMPT	Zoning:	Building Permit(s)		Date	Number	Status			
S GREEN RD		School: LAKE CITY - 57020									
Owner's Name/Address		P.R.E. 0%									
MISSAUKEE COUNTY ROAD COMMISSION LAKE CITY MI 49651		MAP #:		2016 Est TCV 0							
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS						
THAT PART OF GOVT LOT 1, SEC 11, T22N, R8W, DESCRIBED AS COMM AT THE SE COR OF SAID SEC 11; TH N 1098.77 FT ALONG THE E LINE OF SAID SEC 11; TH W 33 FT, TO THE INTERSECTION OF THE W RIGHT-OF-WAY OF GREEN RD & THE N LINE OF A 30 FT WALKAS SHOWN ON THE RECORDED PLAT OF THE 2NDADD TO MISSAUKEE PARK, ALSO BEING THE POB; TH N 22 DEG 11'21" W, 90.59 FT; TH N 01 DEG 32'22" E, 67.10 FT; TH N 52 DEG19'37" E, 6.45 FT; TH N 01 DEG 32'22" E,49.78 FT, TO A POINT ON THE SHORE OF LAKE MISSAUKEE; TH N 55 DEG 07'03" E, 31.65 FT		Public Improvements		* Factors *							
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				GROUP F & SURPL		30.00	140.00	1.0000	1.0000	800 100	24,000
				30 Actual Front Feet, 0.10 Total Acres		Total Est. Land Value =				24,000	
		Topography of Site									
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
Who		When	What	2016	EXEMPT	EXEMPT	EXEMPT			EXEMPT	
TPC 09/13/2015 INSPECTED				2015	EXEMPT	EXEMPT	EXEMPT			EXEMPT	
				2014	0	0	0			0	
				2013	0	0	0			0	

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DONNELLY WILLIAM J JR & F	DUTCHMAN PROPERTIES LLC	0	01/30/2012	WD	LAND CONTRACT	2012-00354	PTA	0.0
DONNELLY WILLIAM J JR & F	DUTCHMAN PROPERTIES LLC	0	06/11/2008	PLC	Not Qualified	2008/2197		0.0
VANDERWEIDE STEPHEN J & D	DUTCHMAN PROPERTIES LLC	0	01/01/2004	QC	Not Qualified	2004/1128		0.0
		35,000	01/01/2001	WD	Download	01-0:0331		0.0

Property Address	Class: 102 AGRICULTURAL-	Zoning:	Building Permit(s)	Date	Number	Status
W JENNINGS RD						

Owner's Name/Address	MAP #:
DUTCHMAN PROPERTIES LLC 9689 W WALKER ROAD MANTON MI 49663	2016 Est TCV 123,913

Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture						
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						
			Curb						
			Street Lights						
			Standard Utilities						
			Underground Utils.						
			AG SALES 2 30 - 65 Acres		33.49 Acres	3700	100		123,913
			33.49 Total Acres					Total Est. Land Value =	123,913

Tax Description
 SEC 12 T22N R8W (3*1998) THAT PART OF SE 1/4 OF SW 1/4 S OF RR R/W EXC W 470 FT THOF & EXC S 500 FT OF E 681.85 FT THOF ALSO PCLS 1, 2, 3,4 ,5,& 6.OF THE SURVEY RECORDED AT LIBER S-4 P 205 33.49 AC. M/L.

Comments/Influences
 01/98 Split 5 Ac. to 012-001-20 for 1999.
 05-15-07 Combine 012-004-00, 012-004-35, 012-004,70, 012-005-90 with this pcl for 2008.

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

Topography of Site

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

Who When What
 TPC 06/16/2015 INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2016	62,000	0	62,000			36,444C
2015	50,200	0	50,200			36,335C
2014	40,200	0	40,200			35,763C
2013	35,200	0	35,200			35,200S



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: 700 EXEMPT	Zoning:	Building Permit(s)		Date	Number	Status			
W JENNINGS RD		School: LAKE CITY - 57020									
Owner's Name/Address		P.R.E. 0%									
LAKE CITY SOUTHERN BAPTIST CHURCH P O BOX 966 LAKE CITY MI 49651		MAP #:		2016 Est TCV 0 TCV/TFA: 0.00							
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
SEC 12 T22N R8W E 681.85 FT OF S 500 FT OF SE 1/4 OF SW 1/4 EXC E 246 FT THOF. 5.0029A.		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		40/FF	435.90	500.00	1.0000	1.0000	40	100	17,436
		Paved Road		436 Actual Front Feet, 5.00 Total Acres				Total Est. Land Value =		17,436	
		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									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
Who		When	What	2016	EXEMPT	EXEMPT	EXEMPT	EXEMPT			
TPC 11/08/2010 INSPECTED				2015	EXEMPT	EXEMPT	EXEMPT	EXEMPT			
				2014	0	0	0	0			
				2013	0	0	0	0			



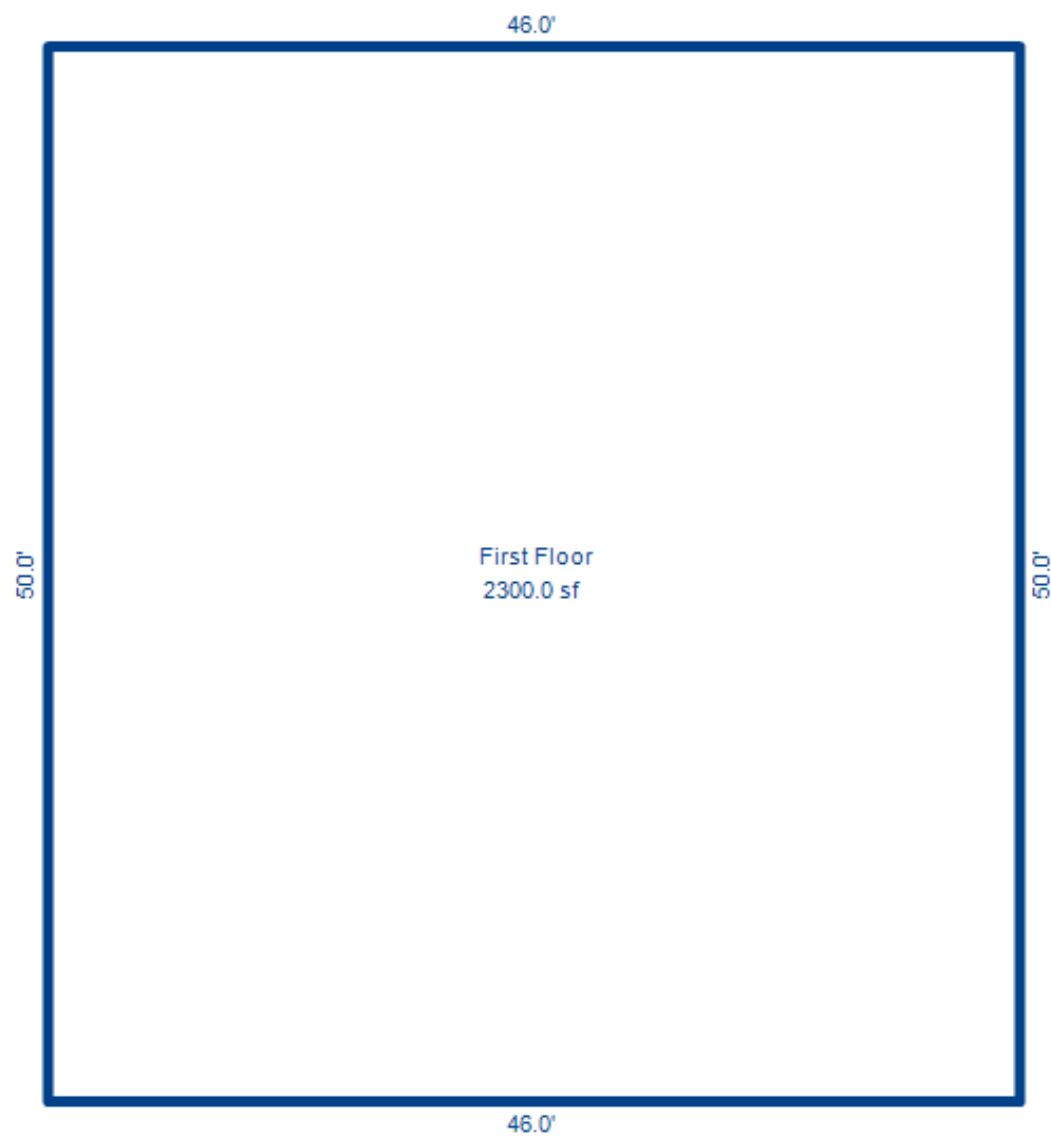
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Desc. of Bldg/Section: Calculator Occupancy: Auditorium		<<<<< Calculator Cost Computations >>>>> Class: D Quality: Average Percent Adj: +0		
Class: D Floor Area: 2,300 Gross Bldg Area: 2,300 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght : 9	Construction Cost			Base Rate for Upper Floors = 99.60 (10) Heating system: Forced Air Furnace Cost/SqFt: -4.30 100% Adjusted Square Foot Cost for Upper Floors = 95.30
	High	Above Ave.	Ave. X Low	
Depr. Table : 2.5% Effective Age : 20 Physical %Good: 60 Func. %Good : 100 Economic %Good: 100	** ** Calculator Cost Data ** ** Quality: Average Adj: %+0 \$/SqFt:0.00 Heat#1: Forced Air Furnace 100 Heat#2: No Heating or Cooling 0%			1 Stories Number of Stories Multiplier: 1.000 Average Height per Story: 8 Height per Story Multiplier: 0.650 Ave. Floor Area: 2,300 Perimeter: 192 Perim. Multiplier: 1.180 Refined Square Foot Cost for Upper Floors: 73.10
	Ave. SqFt/Story: 2300 Ave. Perimeter: 192 Has Elevators:			
Year Built Remodeled	*** Basement Info *** Area: Perimeter: Type:			Total Floor Area: 2,300 Base Cost New of Upper Floors = 230,323 Reproduction/Replacement Cost = 230,323 Eff. Age:20 Phy. %Good/Abnr. Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0 Total Depreciated Cost = 138,194
Overall Bldg Height	Heat: Hot Water, Radiant Floor * Mezzanine Info * Area #1: Type #1: Area #2: Type #2:			
Comments:	* Sprinkler Info * Area: Type: Average			County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 100.140 ECF (090 - TAX EXEMPT) 0.550 => TCV of Bldg: 1 = 76,006 Replacement Cost/Floor Area= 100.14 Est. TCV/Floor Area= 33.05

(1) Excavation/Site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:
(2) Foundation:	(8) Plumbing:	Outlets:	
X Poured Conc	Many Above Ave.	Few Average Many Unfinished Typical	
	Average Typical	Few Average Many Unfinished Typical	
(3) Frame:	Total Fixtures	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	Incandescent Fluorescent Mercury Sodium Vapor Transformer
	3-Piece Baths		(40) Exterior Wall:
(4) Floor Structure:	2-Piece Baths		Thickness Bsmnt Insul.
	Shower Stalls	(13) Roof Structure: Slope=0	
(5) Floor Cover:	Toilets	(14) Roof Cover:	
	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		
(6) Ceiling:	(9) Sprinklers:		
	(10) Heating and Cooling:		
	Gas Oil Coal Stoker Hand Fired Boiler		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WIEBER JORDAN & MANISHA	RAMACKER HEATHER L	127,000	04/15/2015	WD	WARRANTY DEED	2015-01410	PTA	100.0
DEBOER THOMAS N	WIEBER JORDAN & MANISHA	117,900	09/07/2010	WD		2010-4146WD	PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6550 W JENNINGS RD						
School: LAKE CITY - 57020						
P.R.E. 100% 05/08/2015						
Owner's Name/Address	MAP #:					
RAMACKER HEATHER L 6550 W JENNINGS RD LAKE CITY MI 49651	2016 Est TCV 121,799 TCV/TFA: 69.96					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS									
				* Factors *									
Comments/Influences	X	Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
		. SEC 12 T22N R8W S 500 FT OF E 246 FT OF SE 1/4 OF SW 1/4. 2.8237 A.		Dirt Road		Residentia 1 - 2.99 @\$5500	2.82 Acres				5500	100	
		Gravel Road		2.82 Total Acres Total Est. Land Value =									15,510
		Paved Road		Land Improvement Cost Estimates									
		Storm Sewer		Description	Rate	CountyMult.	Size	%Good	Cash Value				
		Sidewalk		D/W/P: 4in Concrete	3.35	1.00	870	0	0				
		Water		D/W/P: Crushed Rock	1.22	1.00	4125	0	0				
		Sewer		Pool: Plastic	28.65	1.00	500	0	0				
	X	Electric		Residential Local Cost Land Improvements									
	X	Gas		Description	Rate	CountyMult.	Size	%Good	Cash Value				
		Curb		LAND IMPROVE 10000	10000.00	1.00	1.0	95	9,500				
		Street Lights		Total Estimated Land Improvements True Cash Value = 9,500									
		Standard Utilities											
		Underground Utils.											



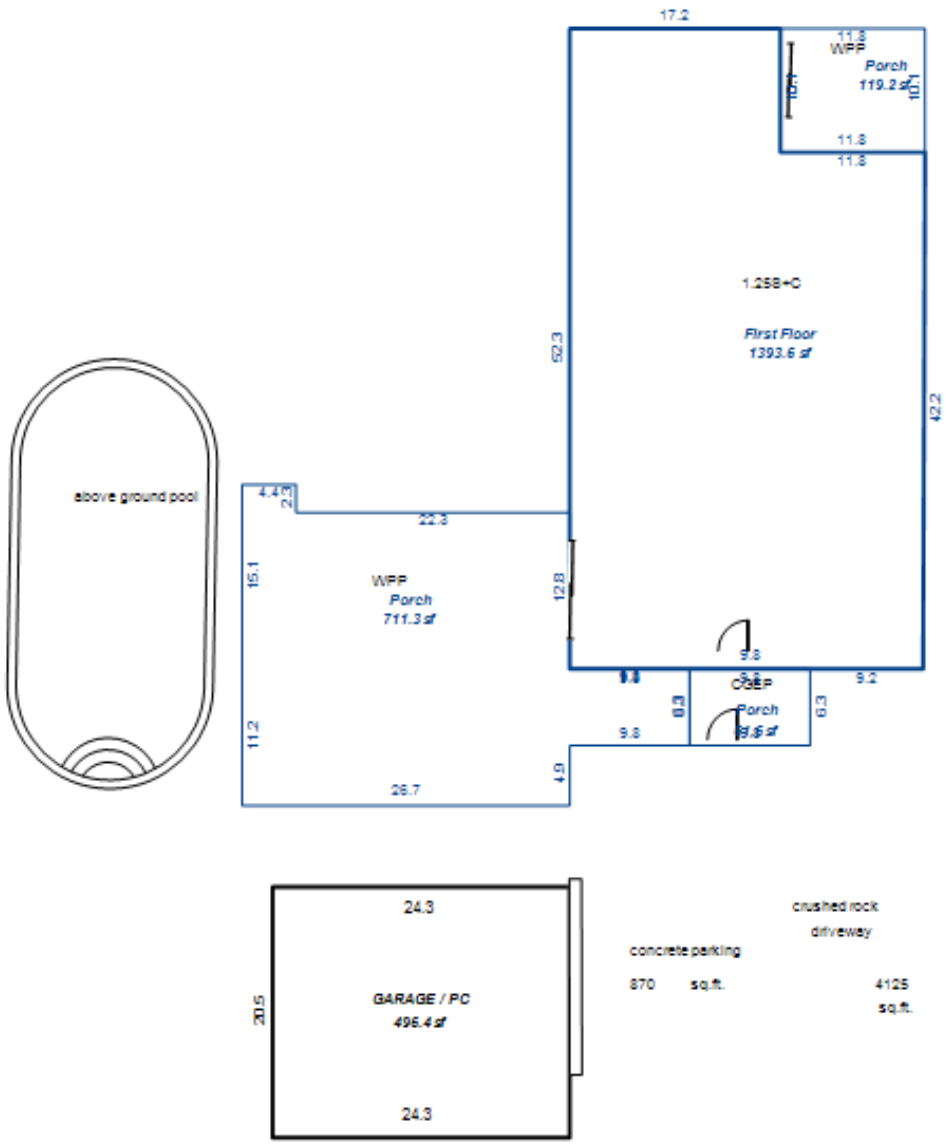
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Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2016	7,800	53,100	60,900			60,900S
	Rolling		2015	7,800	49,600	57,400			53,441C
	Low		2014	7,800	44,800	52,600			52,600S
	High		2013	7,800	44,600	52,400			52,400S
	Landscaped		TPC 11/08/2010 INSPECTED						
	Swamp								
	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Ga	Area 60 119 711	Type CGEP (1 Story) WPP WPP	Year Built: 1981 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 496 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
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: CD Effec. Age: 29 Floor Area: 1741 Total Base Cost: 105,777 Total Base New : 144,915 Total Depr Cost: 102,890 Estimated T.C.V: 92,601		CntyMult X 1.370 E.C.F. X 0.900		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1.25S		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Rate Bsmnt-Adj Heat-Adj		Size Cost				
Yr Built	Remodeled	Ex	X	Ord		Min	150 Amps Service			64.79	-8.03	0.00	1393	79,067		
1912	200	2012					No./Qual. of Fixtures			Rate		Rate		Size Cost		
Condition for Age: Average		Lg	X	Ord		Small	Ex. X Ord. Min			Rate		Rate		Size Cost		
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets			Rate		Rate		Size Cost		
Basement 1st Floor 2nd Floor 3 Bedrooms		Kitchen: Other: Other:		(6) Ceilings			Many X Ave. Few			Rate		Rate		Size Cost		
(1) Exterior		X	Drywall	(7) Excavation			1 Average Fixture(s) 2 3 Fixture Bath			Rate		Rate		Size Cost		
X	Wood/Shingle Aluminum/Vinyl Brick	Basement: 0 S.F. Crawl: 1393 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement			2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Rate		Rate		Size Cost		
X	Insulation	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish			(13) Plumbing			Rate		Rate		Size Cost		
(2) Windows		Many	X	Avg.	X	Avg.	(14) Water/Sewer			Rate		Rate		Size Cost		
X	Few	Large		Small	Recreation SF Living SF Walkout Doors No Floor SF			1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Rate		Rate		Size Cost	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Recreation SF Living SF Walkout Doors No Floor SF		(10) Floor Support			Lump Sum Items:			Rate		Rate		Size Cost		
X	Double Glass Patio Doors Storms & Screens	Recreation SF Living SF Walkout Doors No Floor SF		Joists: Unsupported Len: Cntr.Sup:						Rate		Rate		Size Cost		
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		Joists: Unsupported Len: Cntr.Sup:						Rate		Rate		Size Cost		
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors No Floor SF		Joists: Unsupported Len: Cntr.Sup:						Rate		Rate		Size Cost		
X	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors No Floor SF		Joists: Unsupported Len: Cntr.Sup:						Rate		Rate		Size Cost		
X	Asphalt Shingle	Recreation SF Living SF Walkout Doors No Floor SF		Joists: Unsupported Len: Cntr.Sup:						Rate		Rate		Size Cost		
Chimney: Brick		Recreation SF Living SF Walkout Doors No Floor SF		Joists: Unsupported Len: Cntr.Sup:						Rate		Rate		Size Cost		

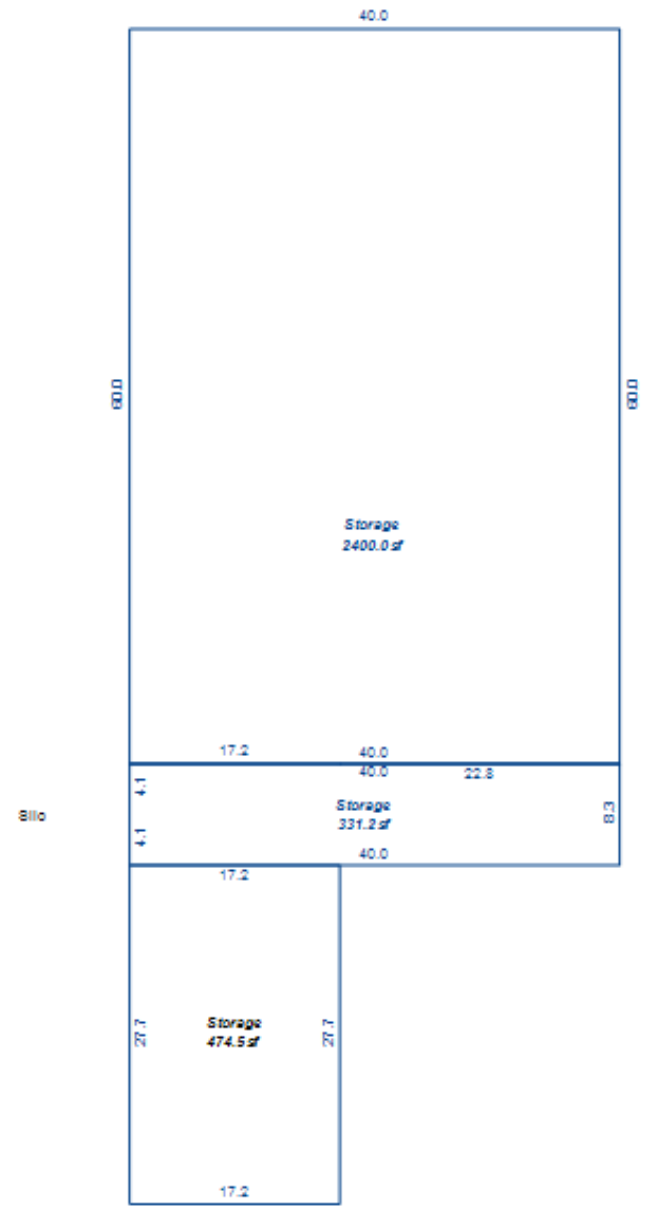
*** Information herein deemed reliable but not guaranteed***



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Building Type	Barn, General Purpose			
Year Built	1900			
Class/Construction	D,Pole			
Quality/Exterior	Average			
Base Rate/SF	14.15			
# of Walls, Perimeter	4 Wall, 200			
Perimeter Mult.	X 0.996 = 14.09			
Height	0			
Story Height Mult.	X 0.946 = 13.33			
Heating System	No Heating/Cooling			
Heat Adj./SF				
Misc. Adjustment				
Misc. Adj./SF				
County Multiplier	X 1.36 = 18.13			
Final Rate/SF	\$18.13			
Length/Width/Area	60 x 40 = 2400			
Cost New	\$ 43,517			
Phy./Func./Econ. %Good	35/25/100 8.8			
Depreciated Cost	\$ 3,808			
+ Unit-In-Place Items	\$ 0			
Description, Size X Rate X %Good = Cost Itemized -> Unit-In-Place -> Items ->				
E.C.F.	X 1.10			
% Good	35			
Est. True Cash Value	\$ 4,188			
Comments:				
Total Estimated True Cash Value of Agricultural Improvements / This Card: 4188 / All Cards: 4188				

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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				
6780 W JENNINGS RD		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 100% 05/07/1996										
DEBOER ROBERT 6780 W JENNINGS RD LAKE CITY MI 49651		MAP #:										
		2016 Est TCV 124,409 TCV/TFA: 61.71										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS								
SEC 12 T22N R8W (2*1998) PCL B OF THE SURVEY RECORDED IN LIBER S-3 P 475. 8.1A.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		Residentia 8 - 17	@\$2100	8.10	Acres	2100	100			17,010
		Paved Road		8.10 Total Acres Total Est. Land Value = 17,010								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		Water		D/W/P: Asphalt Paving	1.61	1.00	1200	71	1,372			
		Sewer		Total Estimated Land Improvements True Cash Value = 1,372								
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		X Rolling										
		Low										
		High										
		Landscaped										
		X 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	2016	8,500	53,700	62,200			51,870C
		TPC 04/15/2013 INSPECTED		2015	8,500	47,100	55,600				51,715C	
				2014	8,500	44,800	53,300				50,901C	
				2013	8,500	41,600	50,100				50,100S	

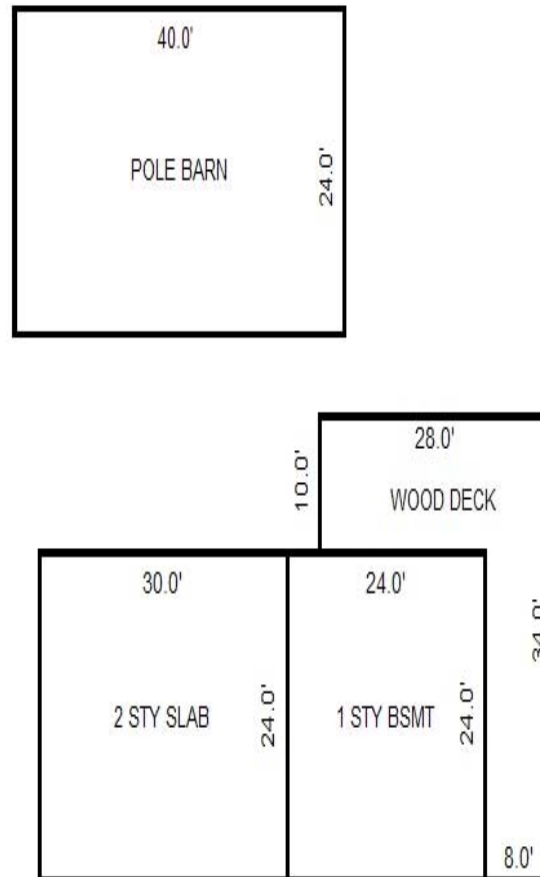


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:					
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G							472	Treated Wood						
Building Style: BI		Trim & Decoration																	
Yr Built 1977	Remodeled 0	Ex	Ord	X	Min	Size of Closets													
Condition for Age: 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			Stories Exterior			Foundation			Rate Bsmnt-Adj		Heat-Adj		Size Cost		
X	Wood/Shingle Aluminum/Vinyl Brick Brick/Siding Insulation	X	Drywall	Ex.	X	Ord.	Min	No. of Elec. Outlets			Rate			Bsmnt-Adj		Heat-Adj		Size Cost	
(2) Windows		(7) Excavation		Many			X	Ave.	Few	Other Additions/Adjustments			Rate				Size Cost		
X	Many Avg. X Few	X	Large Avg. Small	Basement: 576 S.F. Crawl: 0 S.F. Slab: 720 S.F. Height to Joists: 0.0			(13) Plumbing			Rate							Size Cost		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor	1	Average Fixture(s)	(14) Water/Sewer			Rate							Size Cost			
X	(3) Roof	(8) Basement		1	3 Fixture Bath	(15) Built-Ins & Fireplaces			Rate							Size Cost			
X	Gable Hip Flat	X	Gambrel Mansard Shed	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	(16) Deck/Balcony			Rate							Size Cost			
X	Asphalt Shingle	(9) Basement Finish		1	1000 Gal Septic	(17) Garages			Rate							Size Cost			
Chimney: Brick		Recreation SF Living SF Walkout Doors No Floor SF		1	2000 Gal Septic	(17) Basement Garages			Rate							Size Cost			
		(10) Floor Support		Lump Sum Items:			Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)			Rate							Size Cost		
		Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Treated Wood,Standard			Rate							Size Cost		
							Appliance Allowance			Rate							Size Cost		
							Treated Wood,Standard			Rate							Size Cost		
							Base Cost			Rate							Size Cost		
							Mechanical Doors			Rate							Size Cost		
							Basement Garage: 2 Car			Rate							Size Cost		
							Mechanical Doors			Rate							Size Cost		
							Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,			Rate							Size Cost		
							ECF (RESIDENTIAL RURAL/ NON SUB)			Rate							Size Cost		
							0.900 => TCV of Bldg: 1 =			Rate							Size Cost		

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



Sketch by Apex IV™

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


Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)		Date	Number	Status				
6700 W JENNINGS RD		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 100% 07/24/1998										
DEBOER RONALD D 6700 W JENNINGS ROAD LAKE CITY MI 49651		MAP #:		2016 Est TCV 113,236 TCV/TFA: 108.88								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS								
SEC 12 T22N R8W (0*1998) PCL A OF THE SURVEY RECORDED IN LIBER S-3 P 475. 2A. Comments/Influences		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		Residentia 1 - 2.99 @\$5500 2.00 Acres 5500 100 11,000								
		Paved Road		2.00 Total Acres Total Est. Land Value = 11,000								
		Storm Sewer										
		Sidewalk										
		Water										
		Sewer										
		X Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		X 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		
 <p>The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan</p>		Who When What		2016	5,500	51,100	56,600			45,347C		
		TPC 04/15/2013 INSPECTED		2015	5,500	47,600	53,100			45,212C		
				2014	5,500	42,500	48,000			44,500C		
				2013	5,500	38,300	43,800			43,800S		

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



Sketch by Apex IV™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: 402 RESIDENTIAL-V		Zoning:	Building Permit(s)	Date	Number	Status					
W JENNINGS RD		School: LAKE CITY - 57020											
Owner's Name/Address		P.R.E. 0%											
GUNNERSON MATTHEW 6400 W JENNINGS ROAD LAKE CITY MI 49651		MAP #:		2016 Est TCV 7,000									
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS								
SEC 12 T22N R8W (0*1999) BEG AT NW COR LOT 25 VI-MY-KA SUB, TH N 75 FT, E 193 FT S 75 FT, W 193 FT TO POB. .3323A.		Public Improvements		* Factors *									
Comments/Influences		X Dirt Road		Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X Gravel Road		<Site Value B> 0 - .50 Ac. M/L		7000	100					7,000	
		X Paved Road		195 Actual Front Feet, 0.34 Total Acres		Total Est. Land Value =						7,000	
		X Storm Sewer											
		X Sidewalk											
		X Water											
		X Sewer											
		X Electric											
		X Gas											
		Curb											
		Street Lights											
		Standard Utilities											
		Underground Utils.											
		Topography of Site											
		X Level											
		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	2016	3,500	0	3,500	1,378C					
TPC 06/16/2015 INSPECTED		2015	3,500	0	3,500			1,374C					
		2014	3,500	0	3,500			1,353C					
		2013	3,300	0	3,300			1,332C					

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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.
BAT HOLDINGS TWO LLC	ACM VISION V LLC	0	11/25/2013	WD	WARRANTY DEED	2014-01646	PTA	100.0
DEUTSCHE BANK NATIONAL TR	BAT HOLDINGS TWO LLC	11,800	10/24/2012	QC	QUIT CLAIM	2012-04001		100.0
HALL EARL V	DEUTSCHE BANK NATIONAL TR	0	02/03/2012	SD	SHERIFF'S DEED	2012-00484	PTA	0.0
GMAC MORTGAGE CORP	HALL EARL V	0	03/09/2005	OTH	Not Qualified	05-0/1005		0.0

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

School: LAKE CITY - 57020
 P.R.E. 0%
 Owner's Name/Address: ACM VISION V LLC
 PO BOX 488
 COLUMBIA SC 29201
 MAP #: 2016 Est TCV 7,000

Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X								
Dirt Road								
Gravel Road								
Paved Road								
Storm Sewer								
Sidewalk								
Water								
Sewer								
Electric								
Gas								
Curb								
Street Lights								
Standard Utilities								
Underground Utils.								
Topography of Site								
X Level								
Rolling								
Low								
High								
Landscaped								
Swamp								
Wooded								
Pond								
Waterfront								
Ravine								
Wetland								
Flood Plain								

Tax Description
 SEC 12 T22N R8W (0*1999) BEG AT NE COR
 LOT 23 VI-MY-KA SUB, TH E 45 FT, N 01 DEG
 48'27"W 50 FT, W 185.03 FT, S 01 DEG
 48'27"E 50 FT, E 140 FT TO POB. .2124A.

Comments/Influences



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2016	3,500	0	3,500			3,500S
		TPC 06/16/2015 INSPECTED	2015	3,500	0	3,500			3,500S
		TPC 03/20/2012 INSPECTED	2014	3,500	0	3,500		3,500A	3,500C
			2013	3,300	0	3,300			3,300S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		125,000	09/01/2000	WD	Download	340:328		0.0

Property Address	Class: 201 COMMERCIAL-IM	Zoning:	Building Permit(s)	Date	Number	Status
6330 W JENNINGS RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
KUTCHER RAYMOND J & JOHANNA P O BOX 252 PETOSKEY MI 49770	MAP #:					
	2016 Est TCV 76,427 TCV/TFA: 26.25					

	X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES					
	Public Improvements		* Factors *					
			Description	Frontage	Depth	Rate %Adj. Reason	Value	
			GROUP H 75/FF	185.00	170.00	1.0000 1.0000	75 100	13,875
			185 Actual Front Feet, 0.72 Total Acres				Total Est. Land Value =	13,875

Tax Description
 SEC 12 T22N R8W (1*1999) BEG 75 FT W & 50 FT N OF NE COR LOT 22 VI-MY-KA TH N 170 FT, W 185 FT, S 170 FTE 185 FT TO POB. .7220A.

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

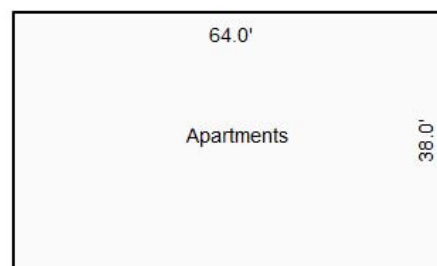
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2016	6,900	31,300	38,200			37,010C
2015	6,900	30,000	36,900			36,900S
2014	6,900	39,700	46,600			44,805C
2013	6,900	37,200	44,100			44,100S

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Desc. of Bldg/Section: CAL 2 Calculator Occupancy: Multiple Residence				<<<<< Calculator Cost Computations >>>>>				
Class: D,Siding				Class: D,Siding Quality: Average Percent Adj: +0				
Floor Area: 2,432 Gross Bldg Area: 2,912 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght				Base Rate for Upper Floors = 50.55				
Depr. Table : 2% Effective Age : 35 Physical %Good: 49 Func. %Good : 100 Economic %Good: 100				(10) Heating system: Wall or Floor Furnace Cost/SqFt: -1.80 100% Adjusted Square Foot Cost for Upper Floors = 48.75				
1970 Year Built Remodeled				1 Stories Number of Stories Multiplier: 1.000 Average Height per Story: 8 Height per Story Multiplier: 0.970 Total Floor Area: 2,432 # of Units: 4 Perim. Multiplier: 1.063 Refined Square Foot Cost for Upper Floors: 50.27				
8 Overall Bldg Height				County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 68.867				
Comments: PC CONSTRUCTION MTL/MTL				Total Floor Area: 2,432 Base Cost New of Upper Floors = 167,485 Reproduction/Replacement Cost = 167,485 Eff.Age:35 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 49 /100/100/100/49.0 Total Depreciated Cost = 82,067				
*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor				<<<<< Segregated Cost Computations >>>>> Costs taken from Segregated Cost Section 1: Apartments, Clubs, Hotels				
* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:				Item Description Cost # or Height Storys Base Col. Rate SqFt Adj. Adj. Cost				
* Sprinkler Info * Area: Type: Average				(39) Miscellaneous <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>				
(1) Excavation/Site Prep:		(7) Interior:			(11) Electric and Lighting:		(39) Miscellaneous:	
(2) Foundation:		(8) Plumbing:			Outlets:		4 Appliance Allowance, Owner Occu	
X Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	Few Average Many Unfinished Typical	Few Average Many Unfinished Typical	
(3) Frame:		Total Fixtures			Urinals			
		3-Piece Baths			Wash Bowls			
		2-Piece Baths			Water Heaters			
		Shower Stalls			Wash Fountains			
		Toilets			Water Softeners			
(4) Floor Structure:		(9) Sprinklers:			Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer	
(5) Floor Cover:		(10) Heating and Cooling:			(13) Roof Structure: Slope=0		(40) Exterior Wall:	
		Gas Oil	Coal Stoker	Hand Fired Boiler			Thickness Bsmnt Insul.	
(6) Ceiling:					(14) Roof Cover:			

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



Sketch by Apex Sketch

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

Desc. of Bldg/Section: CARPORT CAL 57
 Calculator Occupancy: Shed, Utility, 3 Wall

Class: D,Pole
 Floor Area: 480
 Gross Bldg Area: 2,912
 Stories Above Grd
 Average Sty Hght
 Bsmnt Wall Hght

Depr. Table : 4%
 Effective Age : 20
 Physical %Good: 44
 Func. %Good : 100
 Economic %Good: 100

1989 Year Built
 Remodeled

Overall Bldg Height

Comments:

Construction Cost

High	Above Ave.	Ave.	X	Low
------	------------	------	---	-----

** ** Calculator Cost Data ** **
 Quality: Low Cost Adj: %+0 \$/SqFt:0.00
 Heat#1: No Heating or Cooling 0%
 Heat#2: No Heating or Cooling 0%
 Ave. SqFt/Story
 Ave. Perimeter
 Has Elevators:

*** Basement Info ***
 Area:
 Perimeter:
 Type:
 Heat: Hot Water, Radiant Floor

* Mezzanine Info *
 Area #1:
 Type #1:
 Area #2:
 Type #2:

* Sprinkler Info *
 Area:
 Type:

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

Class: D,Pole Quality: Low Cost Percent Adj: +0

Base Rate for Upper Floors = 6.20

Adjusted Square Foot Cost for Upper Floors = 6.20

0 Stories Number of Stories Multiplier: 1.000
 Average Height per Story: 0 Height per Story Multiplier: 0.960
 Ave. Floor Area: 0 Perimeter: 0 Perim. Multiplier: 1.000
 Refined Square Foot Cost for Upper Floors: 5.95

County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 8.154

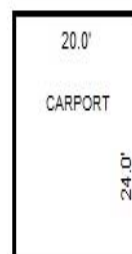
Total Floor Area: 480 Base Cost New of Upper Floors = 3,914

Reproduction/Replacement Cost = 3,914
 Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /100/100/100/44.0
 Total Depreciated Cost = 1,722

ECF (201C COMMERCIAL GROUP C) 0.720 => TCV of Bldg: 2 = 1,240
 Replacement Cost/Floor Area= 8.15 Est. TCV/Floor Area= 2.58

(1) Excavation/Site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:
(2) Foundation:	(8) Plumbing:	Outlets:	(40) Exterior Wall:
X Poured Conc	Many Above Ave.	Few Average Many Unfinished Typical	
Brick/Stone	Average Typical	Few Average Many Unfinished Typical	Bsmnt Insul.
Block	Few None	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	
(3) Frame:	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets	Incandescent Fluorescent Mercury Sodium Vapor Transformer	
(4) Floor Structure:	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners	(13) Roof Structure: Slope=0	
(5) Floor Cover:	(9) Sprinklers:	(14) Roof Cover:	
(6) Ceiling:	(10) Heating and Cooling:		
	Gas Oil Coal Stoker Hand Fired Boiler		

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



Sketch by Apex 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.
ANTCLIFF WILLIAM E	ANTCLIFF WILLIAM E TRUSTE	0	02/26/2010	WD		2010-697 TRUST	PTA	0.0
LOCKWOOD JOEL M & DIXIE L	ANTCLIFF WILLIAM E (?)	9,500	12/27/2006	WD	Arms Length	10-6/4618		100.0

Property Address	Class: 201 COMMERCIAL-IM	Zoning:	Building Permit(s)	Date	Number	Status
W JENNINGS RD			Pole Barn	05/04/2007	20070227	Complete
P.R.E. 0%						
MAP #:						
2016 Est TCV 49,238 TCV/TFA: 20.52						

Owner's Name/Address	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES
ANTCLIFF WILLIAM E TRUSTEE 7804 WOODBURY RD Laingsburg MI 48848	

Tax Description	X	Improved	Vacant	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
SEC 12 T22N R8W SOUTH 220 FT OF W 193 FT OF PARCEL AA OFSURVEY RECORDED IN BOOK OF SURVEYS S-1 PP 136-138 EXC S 75 FT THOF. .6424A.	X			GROUP H 75/FF	145.00	193.00	1.0000	1.0000	75	100		10,875	
				145 Actual Front Feet, 0.64 Total Acres								Total Est. Land Value =	10,875

Comments/Influences	X	Electric	X	Gas	Curb	Street Lights	Standard Utilities	Underground Utils.
	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
	X													2016	5,400	19,200	24,600			16,667C
														2015	5,400	18,400	23,800			16,618C
														2014	5,400	12,800	18,200			16,357C
														2013	5,400	10,700	16,100			16,100S

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Desc. of Bldg/Section:
 Calculator Occupancy: Shed, Utility, 4 Wall

Class: D,Pole
 Floor Area: 2,400
 Gross Bldg Area: 2,400
 Stories Above Grd: 1
 Average Sty Hght : 12
 Bsmnt Wall Hght

Depr. Table : 2%
 Effective Age : 5
 Physical %Good: 90
 Func. %Good : 100
 Economic %Good: 100

2007	Year Built Remodeled
12	Overall Bldg Height

Comments:

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

Class: D,Pole Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 11.65

Adjusted Square Foot Cost for Upper Floors = 11.65

1 Stories Number of Stories Multiplier: 1.000
 Average Height per Story: 12 Height per Story Multiplier: 1.040
 Ave. Floor Area: 2,400 Perimeter: 0 Perim. Multiplier: 1.000
 Refined Square Foot Cost for Upper Floors: 12.12

County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 16.599

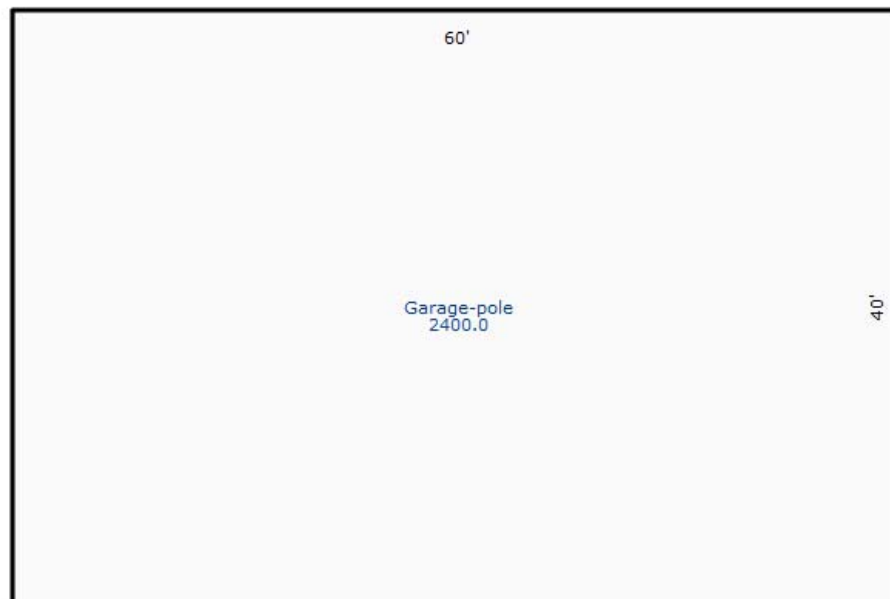
Total Floor Area: 2,400 Base Cost New of Upper Floors = 39,837

Reproduction/Replacement Cost = 39,837
 Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 90 /100/100/100/90.0
 Total Depreciated Cost = 35,854

ECF (201A GENERAL COMMERCIAL) 1.070 => TCV of Bldg: 1 = 38,363
 Replacement Cost/Floor Area= 16.60 Est. TCV/Floor Area= 15.98


(1) Excavation/Site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:
(2) Foundation:	(8) Plumbing:	Outlets:	(40) Exterior Wall:
X Poured Conc	Many Above Ave.	Few Average Many Unfinished Typical	
(3) Frame:	Total Fixtures	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	Thickness
(4) Floor Structure:	(9) Sprinklers:	Incandescent Fluorescent Mercury Sodium Vapor Transformer	Bsmnt Insul.
(5) Floor Cover:	(10) Heating and Cooling:	(13) Roof Structure: Slope=0	
(6) Ceiling:	Gas Oil	(14) Roof Cover:	

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



Sketch by Apex Sketch

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

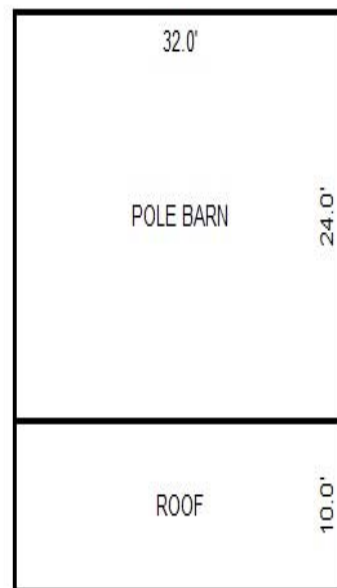
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
		14,000	12/01/1996	WD	Download	308:406		0.0				
Property Address		Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)		Date	Number	Status				
1796 BARBARA DR		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 100% 07/20/1994										
REDMAN ROBERT L & SHAWN 1796 BARBARA DR LAKE CITY MI 49651		MAP #:										
		2016 Est TCV 44,219 TCV/TFA: 0.00										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS								
SEC 12 T22N R8W PCL AB & N 150 FT OF PARCEL AA OF SURVEYRECORDED IN BOOK OF SURVEYS S-1 PGS 136-138 INCL. 12.0475A. 2011 ROLL - COMBINED 012-005-40 WITH 005-40		Public Improvements		* Factors *		2011 005-34 PARCEL ADDED						
SEC 12 T22N R8W (0*1999) BEG 64 FT E OF NE COR LOT 22 PLAT OF VI-MY-KA TH N 220 FT, W 138.18 FT, S 220 FT, E 139 FT TO POB. .6999A.		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water X Sewer X Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Topography of Site		SALES & 2013 EQ RATE		12.750 Acres		2,100		100		26,775
2011 ROLL - COMBINED 005-34 WITH 005-40		X Level		12.75 Total Acres		Total Est. Land Value =						26,775
		X Rolling		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X Low		2016	13,400	8,700	22,100			20,991C		
		X High		TPC 11/01/2011 INSPECTED	2015	13,400	7,600	21,000		20,929C		
		X Landscaped		2014	13,400	7,200	20,600			20,600S		
		X Swamp		2013	13,300	7,000	20,300			20,300S		
		X Wooded										
		X Pond										
		X Waterfront										
		X Ravine										
		X Wetland										
		X Flood Plain										

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family	Eavestrough		Gas	Oil	Elec.	Appliance Allow.			Interior 1 Story		Area	Type	Year Built: 1999				
	Mobile Home	Insulation		Wood	Coal	Steam	Cook Top	Interior 2 Story		2nd/Same Stack				Car Capacity:				
	Town Home	0	Front Overhang	Forced Air w/o Ducts			Dishwasher	Two Sided		Exterior 1 Story		Class: C		Exterior: Pole				
	Duplex	0	Other Overhang	Forced Air w/ Ducts			Garbage Disposal	Exterior 2 Story		Prefab 1 Story		Auto. Doors: 0		Stone Ven.: 0				
	A-Frame	(4) Interior		Forced Hot Water			Bath Heater	Prefab 2 Story		Heat Circulator		Mech. Doors: 1		Common Wall: Detache				
	Wood Frame	Drywall	Plaster	Electric Baseboard			Vent Fan	Heat Raised Hearth		Raised Hearth		Foundation: 18 Inch		Finished ?:				
		Paneled	Wood T&G	Elec. Ceil. Radiant			Hot Tub	Wood Stove		Wood Stove		No Conc. Floor: 0		Storage Area: 0				
Building Style: GRG		Trim & Decoration		Radiant (in-floor)			Unvented Hood	Direct-Vented Ga		Class: C		CntyMult		Bsmnt Garage:				
Yr Built	Remodeled	Ex	Ord	Min	Electric Wall Heat			Intercom	Effec. Age: 10		X 1.370		Carport Area:					
1999	0	Size of Closets		Space Heater			Jacuzzi Tub	Floor Area: 0		Total Base Cost: 15,649		E.C.F.		Roof:				
Condition for Age: Average		Lg	Ord	Small	Wall/Floor Furnace			Jacuzzi repl.Tub	Total Base New : 21,439		Total Depr Cost: 19,382		X 0.900		% Good: 0			
		Doors	Solid	H.C.	Forced Heat & Cool			Oven	Estimated T.C.V: 17,444									
Room List		(5) Floors		Heat Pump			Standard Range											
	Basement	Kitchen:		Central Air			Self Clean Range											
	1st Floor	Other:		Wood Furnace			Sauna											
	2nd Floor	Other:		(12) Electric			Trash Compactor											
	Bedrooms			0 Amps Service			Central Vacuum											
							Security System											
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost				
	Wood/Shingle			Ex.	Ord.	Min	Other Additions/Adjustments		Rate				Size	Cost				
	Aluminum/Vinyl			No. of Elec. Outlets			(17) Garages		Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)									
	Brick			Many	Ave.	Few	Base Cost		11.60				768	8,909				
	Insulation			(7) Excavation			Mechanical Doors		350.00				1	350				
(2) Windows		Basement: 0 S.F.		Basement			Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)		Base Cost				250	4,770				
	Many	Large	Crawl: 0 S.F.		1			Mechanical Doors		19.08				1	350			
	Avg.	Avg.	Slab: 0 S.F.		Average Fixture(s)			Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,		Depr.Cost =				17,729				
	Few	Small	Height to Joists: 0.0		3 Fixture Bath			Separately Depreciated Items:										
			(8) Basement		2 Fixture Bath			Unit-in-Place Cost Items:										
	Wood Sash	Conc. Block		Softener, Auto			ROOF STRUCT. (SQ FT)		3.97				320	1,270				
	Metal Sash	Poured Conc.		Softener, Manual			County Multiplier = 1.37 =>							1,740				
	Vinyl Sash	Stone		Solar Water Heat			Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,		Depr.Cost =						1,653			
	Double Hung	Treated Wood		No Plumbing			Total Depreciated Cost =		19,382									
	Horiz. Slide	Concrete Floor		Extra Toilet			ECF (RESIDENTIAL RURAL/ NON SUB)		0.900 => TCV of Bldg: 1 =						17,444			
	Casement			Extra Sink														
	Double Glass	(9) Basement Finish		Separate Shower														
	Patio Doors	Recreation	SF	Ceramic Tile Floor														
	Storms & Screens	Living	SF	Ceramic Tile Wains														
(3) Roof		Walkout Doors		Ceramic Tub Alcove														
		No Floor	SF	Vent Fan														
	Gable	Gambrel	(10) Floor Support		(14) Water/Sewer													
	Hip	Mansard	Joists:		Public Water													
	Flat	Shed	Unsupported Len:		Public Sewer													
	Asphalt Shingle	Cntr.Sup:		Water Well														
				1000 Gal Septic														
	Chimney:			2000 Gal Septic														
				Lump Sum Items:														

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



Sketch by Apex IV™

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

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

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

W RAILROAD ST School: LAKE CITY - 57020 P.R.E. 100% 07/20/1994

Owner's Name/Address MAP #:

HARTFORD MICHAEL R 2016 Est TCV 21,021

6405 RAILROAD STREET Improved X Vacant Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

LAKE CITY MI 49651 Public Improvements * Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value

Tax Description Dirt Road SALES & 2013 EQ RATE 10.010 Acres 2,100 100 21,021

. SEC 12 T22N R8W PCL BA AS SHOWN IN BOOK Gravel Road 10.01 Total Acres Total Est. Land Value = 21,021

OF SURVEYS S-1 PGS 136-138 INCL. 10.01 A. Paved Road Storm Sewer Sidewalk Water Sewer X Electric Gas Curb Street Lights Standard Utilities Underground Utils.

Comments/Influences 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

Who When What 2016 10,500 0 10,500 5,767C

2015 10,500 0 10,500 5,750C

2014 10,500 0 10,500 5,660C

2013 10,300 0 10,300 5,571C

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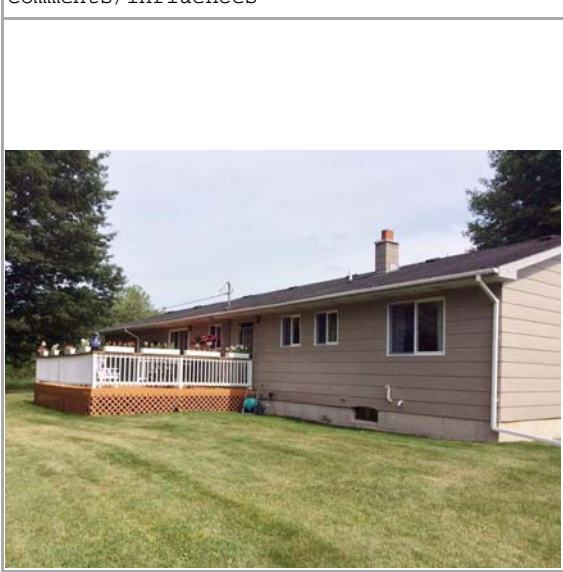
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
REAMER THOMAS E & SHARON	SHARP BRETT A & EMILY B	120,000	12/04/2015	PTA	Arms Length	2015-03951	PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6420 W JENNINGS RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 12/15/2015					
SHARP BRETT A & EMILY B 6420 W JENNINGS ROAD LAKE CITY MI 49651	MAP #: 2016 Est TCV 103,743 TCV/TFA: 74.10					

Tax Description	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
	Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
. SEC 12 T22N R8W BEG 184 FT N OF NE COR LOT 26 PLAT OF VI-MY-KA TH W 236.5 FT N 1 DEG 48' 54" W 184 FT E 236.5 FT,S 1 DEG 48' 27" E 184 FT TO POB & S 20.01 FT OF E 236.45 FT OF PCL 2 OF THE SURVEY RECORDED IN LIBERS-4 P 205. 1.109A.	X		Dirt Road	204.49	236.45	1.0000	1.0000	65 100	13,292
			Gravel Road	204 Actual Front Feet, 1.11 Total Acres					Total Est. Land Value =

Comments/Influences	X	Description	Rate	CountyMult.	Size	%Good	Cash Value
			Land Improvement Cost Estimates				
X Electric X Gas Curb Street Lights Standard Utilities Underground Utils.		D/W/P: Crushed Rock	1.22	1.00	288	0	0
		Shed: Wood Frame	9.85	1.00	120	50	591
		Total Estimated Land Improvements True Cash Value =					



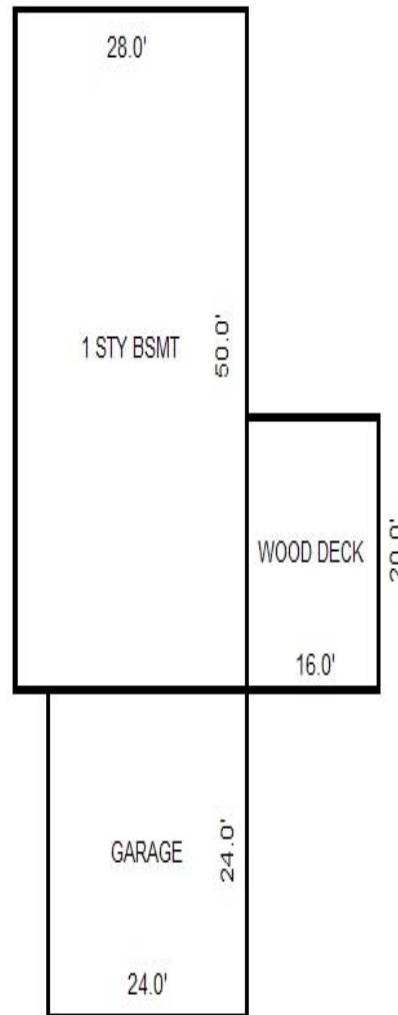
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			X		PRIVATE RD	2016	6,600	45,300	51,900
		TPC 12/07/2015 INSPECTED	2015	6,600	40,000	46,600			42,734C
			2014	6,600	35,800	42,400			42,062C
			2013	6,600	34,800	41,400			41,400S

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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	Interior 1 Story 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 320	Type WPP	Year Built: 1978 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0							
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G															
Building Style: 1S		Trim & Decoration																		
Yr Built 1978	Remodeled 0	Ex	X	Ord		Min	Size of Closets													
Condition for Age: Average		Lg	X	Ord		Small	Doors													
Room List		(5) Floors		Central Air Wood Furnace																
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(12) Electric			100 Amps Service													
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories Exterior			Foundation			Rate Bsmnt-Adj		Heat-Adj		Size Cost			
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall		Ex.	X	Ord.		Min	1 Story Siding			Basement			55.82 0.00		0.00 1400 78,148		
Insulation		(7) Excavation		No. of Elec. Outlets			Other Additions/Adjustments			Rate					Size Cost					
(2) Windows		Basement: 1400 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many			X	Ave.		Few	(9) Basement Finish			Basement Recreation Finish			11.25		180 2,025	
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			(13) Plumbing			Average Fixture(s)			630.00			1 630				
X	Wood Sash	8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor	1 Average Fixture(s)			3 Fixture Bath			1975.00			1 1,975							
X	Metal Sash			2 3 Fixture Bath			(14) Water/Sewer			Well, 100 Feet			2550.00			1 2,550				
X	Vinyl Sash			Softener, Auto			(15) Built-Ins & Fireplaces			1000 Gal Septic			2895.00			1 2,895				
X	Double Hung			Softener, Manual			Appliance Allowance			1415.00			1 1,415							
X	Horiz. Slide			Solar Water Heat			(16) Porches			WPP, Standard			8.74			320 2,797				
X	Casement			No Plumbing			(17) Garages			Class:CD Exterior: Siding			Foundation: 42 Inch (Finished)							
X	Double Glass			Extra Toilet			Base Cost			21.75			576 12,528							
X	Patio Doors			Extra Sink			Common Wall: 1 Wall			-1225.00			1 -1,225							
X	Storms & Screens			Separate Shower			Automatic Doors			375.00			1 375							
(3) Roof		(9) Basement Finish		Ceramic Tile Floor			Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,			Depr.Cost =			99,844							
		180 Recreation SF Living SF Walkout Doors No Floor SF		Ceramic Tile Wains			ECF (RESIDENTIAL RURAL/ NON SUB)			0.900 => TCV of Bldg: 1 =			89,860							
				Ceramic Tub Alcove																
				Vent Fan																
				(14) Water/Sewer																
X	Gable			Public Water																
X	Hip			Public Sewer																
X	Flat			1 Water Well																
X	Asphalt Shingle			1 1000 Gal Septic																
Chimney: Block				2000 Gal Septic																
				Lump Sum Items:																

*** 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.
		110,000	01/01/2003	WD	Download	03-0:0329		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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6480 W JENNINGS RD	School: LAKE CITY - 57020					
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	P.R.E. 100% 04/21/2003					
--	------------------------	--	--	--	--	--

Owner's Name/Address	MAP #:
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MURRAY RONALD JR & DONNA 6480 W JENNINGS ROAD LAKE CITY MI 49651	2016 Est TCV 118,551 TCV/TFA: 66.16
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X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS				
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Public Improvements	* Factors *				
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Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
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40/FF	233.00	300.99	1.0000	1.0000	40	100	9,320
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233 Actual Front Feet, 1.61 Total Acres						Total Est. Land Value =	9,320
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Land Improvement Cost Estimates							
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Description	Rate	CountyMult.	Size	%Good	Cash Value
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D/W/P: 3.5 Concrete	3.44	1.00	552	50	949
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Total Estimated Land Improvements True Cash Value =					949
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X Electric					
------------	--	--	--	--	--

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

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

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

Standard Utilities					
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Underground Utils.					
--------------------	--	--	--	--	--

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

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

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

Low	
-----	--

High	
------	--

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

Swamp	
-------	--

Wooded	
--------	--

Pond	
------	--

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

Ravine	
--------	--

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

Flood Plain	
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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Who	When	What	2016	4,700	54,600	59,300			54,355C
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			2015	4,700	50,800	55,500			54,193C
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			2014	8,200	45,500	53,700			53,340C
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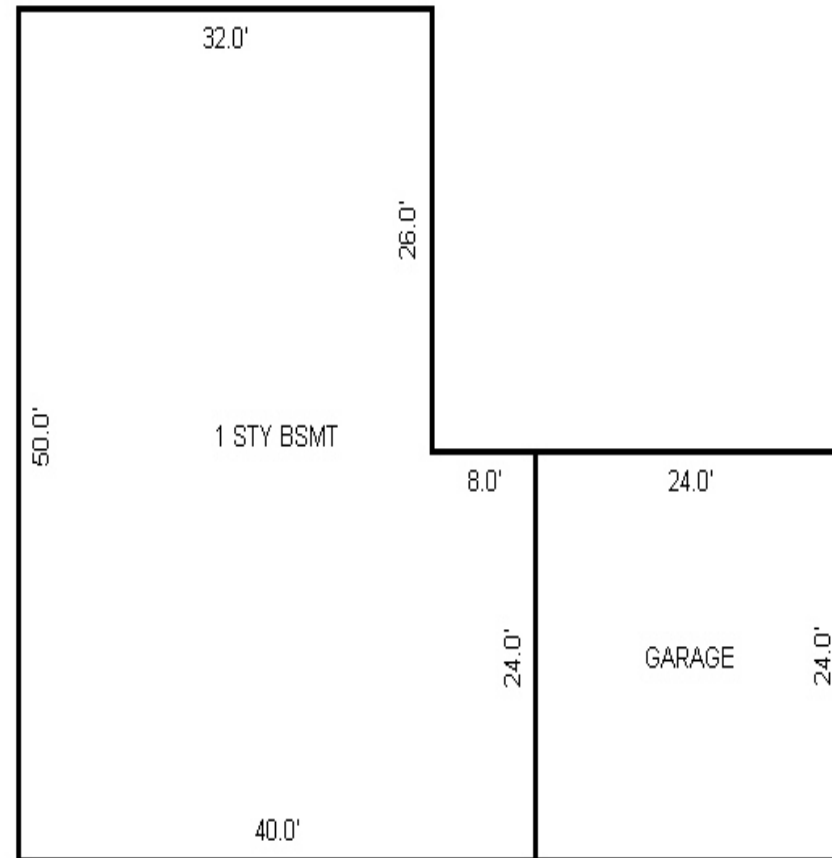
			2013	8,200	44,300	52,500			52,500S
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage							
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front 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 Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1974 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0						
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 32 Floor Area: 1792 Total Base Cost: 129,147 Total Base New : 176,931 Total Depr Cost: 120,313 Estimated T.C.V: 108,282			CntyMult X 1.370 E.C.F. X 0.900	Bsmnt Garage: Carport Area: Roof:						
Building Style: 1S		Trim & Decoration																				
Yr Built 1974	Remodeled 0	Ex	X	Ord		Min																
Condition for Age: Average		Lg		Ord	X	Small																
Room List		(5) Floors																				
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:					(12) Electric															
		200		Amps Service																		
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories Exterior			Foundation			Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall		Ex.	X	Ord.		Min	1	Story Siding	Basement	61.19	0.00	0.00	1792	109,652					
X	Insulation			No. of Elec. Outlets			Other Additions/Adjustments			Rate												
	(2) Windows	(7) Excavation		(13) Plumbing			(14) Water/Sewer															
X	Many Avg. Few	X	Large Avg. Small	Basement: 1792 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			Well, 50 Feet 1000 Gal Septic			1575.00 3085.00			1 1		1,575 3,085					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement		(14) Water/Sewer			(15) Built-Ins & Fireplaces															
X	Double Glass Patio Doors Storms & Screens	8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Appliance Allowance			1915.00			1		1,915							
X	(3) Roof	(9) Basement Finish		(14) Water/Sewer			(17) Garages			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Common Wall: 1 Wall Phy/Ab.Phy/Func/Econ/Comb.%Good= 68/100/100/100/68.0, Depr.Cost = ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 =			19.20 -1300.00 120,313 108,282			576 1		11,059 -1,300				
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors No Floor SF		Lump Sum Items:																		
X	Asphalt Shingle	(10) Floor Support																				
	Chimney: Brick	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.			
Property Address		Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)		Date	Number	Status			
W JENNINGS RD		School: LAKE CITY - 57020									
Owner's Name/Address		P.R.E. 0%									
MARTIN LOLA S 120 E REASONER LANSING MI 48906		MAP #:		2016 Est TCV 13,145 TCV/TFA: 12.02							
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
. SEC 12 T22N R8W BEG 209 FT E OF SW COR E 231 FT N 209 FT W 231 FT S 209 FT TO BEG. 1.1083 A.		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		40/FF	209.00	231.00	1.0000	1.0000	40	100	8,360
		Paved Road		209 Actual Front Feet, 1.11 Total Acres		Total Est. Land Value =				8,360	
		Storm Sewer									
		Sidewalk									
		Water									
		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		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2016	4,200	2,400	6,600		5,416C	
		TPC 12/08/2015 INSPECTED			2015	3,000	2,400	5,400		5,400S	
		TPC 09/29/2014 INSPECTED			2014	3,000	6,800	9,800		9,753C	
		TPC 03/19/2012 INSPECTED			2013	3,000	6,600	9,600		9,600S	

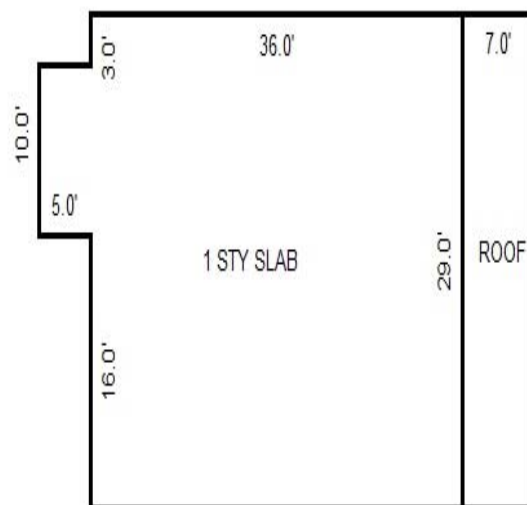


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven 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			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump X No Heating/Cooling							
Building Style: 1S		Trim & Decoration													
Yr Built	Remodeled	Ex	Ord	X	Min	Size of Closets									
1934 VAC	0	Lg	X	Ord	Small	Doors									
Condition for Age: Unsound			Solid	X	H.C.	Central Air Wood Furnace									
Room List		(5) Floors													
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:					(12) Electric								
							100 Amps Service								
		(6) Ceilings		No./Qual. of Fixtures			Stories Exterior			Foundation Rate		Bsmnt-Adj Heat-Adj		Size Cost	
(1) Exterior				Ex. X Ord. Min			1 Story Siding			Slab 42.82 -8.32 -2.25				1094 35,282	
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets			Other Additions/Adjustments			Rate				Size Cost	
	Insulation			Many X Ave. Few			Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0,			0.900 => TCV of Bldg: 1 =				26,585	
(2) Windows				(13) Plumbing			ECF (RESIDENTIAL RURAL/ NON SUB)			20 % Completed => Est. True Cash Value 2016 =				23,926	
X	Many Avg. X Few	Large Avg. X Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1094 S.F. Height to Joists: 0.0			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan							4,785	
X	Wood Sash Metal Sash Vinyl Sash			(8) Basement			1								
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			(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															

*** 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.					
ROOT STEPHANI M	SOLTOW JACK D TRUST	47,000	08/26/2011	WD	WARRANTY DEED	2011-02692 WD	PTA	100.0					
ALDERDEN (HW) & ROOT (SW)	ROOT STEPHANI M (SW)	0	11/06/2007	QC	Not Qualified	2007/3887		100.0					
ALDERDEN WILLIAM & SUSAN	ALDERDEN WILLIAM & SUSAN	0	12/22/2004	QC	Not Qualified	04-0/5190		0.0					
NEIL DORIS I TRUSTEE	ALDERDEN, WILLIAM & SUSAN	55,000	01/07/2004	WD	Arms Length	04-0/0126		100.0					
Property Address		Class: 401 RESIDENTIAL-I		Zoning:		Building Permit(s)		Date	Number	Status			
6990 W JENNINGS RD		School: LAKE CITY - 57020		Addition		08/08/2013		2013-0364	100%				
Owner's Name/Address		P.R.E. 0%		MAP #:		2016 Est TCV 105,302 TCV/TFA: 108.00							
SOLTOW JACK D TRUST PO BOX 27 MC BAIN MI 49657		X	Improved		Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
Tax Description		Public Improvements		* Factors *									
. SEC 12 T22N R8W BEG 185 FT N OF SW COR OF SEC 12, TH S 185 FT, E 209 FT, N 209 FT, W 9 FT, N 21 FT, SW'LY TO POB. .9563A.		X	Dirt Road	Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		X	Gravel Road	<Site Value C>		.50	-1.0	Ac	M/L	7500	100		7,500
		X	Paved Road	185 Actual Front Feet,		0.88	Total	Acres		Total	Est.	Land Value =	7,500
		X	Storm Sewer	Land Improvement Cost Estimates									
		X	Sidewalk	Description		Rate	CountyMult.	Size	%Good	Cash	Value		
		X	Water	D/W/P: 4in Ren. Conc.		4.21	1.00	470	0	0			
		X	Sewer	D/W/P: 4in Ren. Conc.		4.21	1.00	100	0	0			
		X	Electric	Shed: Wood Frame		11.53	1.00	96	50	554			
		X	Gas	Residential Local Cost Land Improvements									
		X	Curb	Description		Rate	CountyMult.	Size	%Good	Cash	Value		
			Street Lights	LAND IMPROVE 2500		2500.00	1.00	1.0	95	2,375			
			Standard Utilities	Total Estimated Land Improvements True Cash Value =									
			Underground Utils.	2,929									
		Topography of Site											
		X	Level										
		X	Rolling										
		X	Low										
		X	High										
			Landscaped										
			Swamp										
			Wooded										
			Pond										
			Waterfront										
			Ravine										
			Wetland										
			Flood Plain										
			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who	When	What	2016	3,800	48,900	52,700		46,111C			
		TPC 09/29/2014	INSPECTED		2015	3,800	45,600	49,400		45,974C			
		TPC 12/23/2013	INSPECTED		2014	3,800	22,200	26,000		24,680C			
					2013	3,800	21,400	25,200		22,323C			

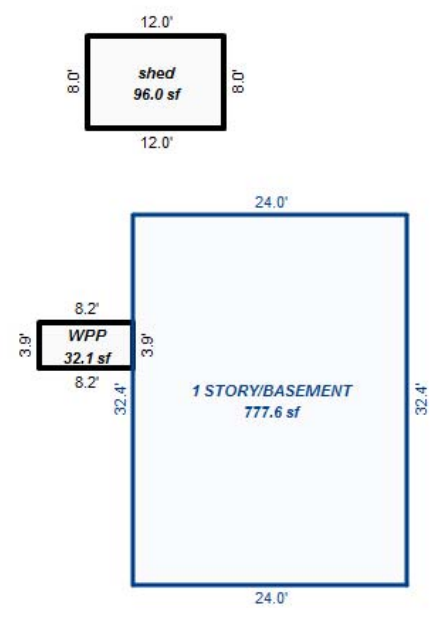


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		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 74 470 138	Type WCP (1 Story) WPP WPP	Year Built: 2014 Car Capacity: Class: C Exterior: Block Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 599 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame		Drywall Paneled		Plaster Wood T&G														
Building Style: 1S		Trim & Decoration																	
Yr Built 1950	Remodeled 2014	Ex	X	Ord		Min	Size of Closets												
Condition for Age: Average		Lg	X	Ord		Small	Doors												
Room List		(5) Floors		Central Air Wood Furnace															
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Other:		(12) Electric			200 Amps Service												
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories Exterior			Foundation			Rate Bsmnt-Adj Heat-Adj			Size Cost			
	Wood/Shingle Aluminum/Vinyl Brick						Ex.	X	Ord.		Min	1 Story Siding			Basement 70.94 0.00 0.00			975 69,167	
X	Insulation	(7) Excavation		No. of Elec. Outlets			Other Additions/Adjustments			Rate						Size Cost			
		Basement: 975 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many			X	Ave.		Few	(9) Basement Finish			Basement Recreation Finish			11.45 975 11,164		
(2) Windows		(8) Basement		(13) Plumbing			(13) Plumbing			Average Fixture(s)			760.00			1 760			
	Many Avg. X Few		X	Small	1 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			(14) Water/Sewer			Well, 50 Feet 1000 Gal Septic			1575.00 1 1,575 3085.00 1 3,085		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		(14) Water/Sewer			(15) Built-Ins & Fireplaces			Appliance Allowance			1915.00			1 1,915			
		975 Recreation SF Living SF 1 Walkout Doors No Floor SF		Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			(16) Porches			Fireplace: Wood Stove			1350.00			1 1,350			
(3) Roof		(10) Floor Support		(14) Water/Sewer			(17) Garages			WCP (1 Story), Standard			31.86			74 2,358			
X	Gable Hip Flat	Gambrel Mansard Shed		Lump Sum Items:			Class:C Exterior: Block Foundation: 42 Inch (Unfinished)			WPP, Standard			7.99			470 3,755			
X	Asphalt Shingle	Chimney:					Mechanical Doors			WPP, Standard			12.43			138 1,715			
Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 105,414															ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 94,873				

*** 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.
		66,900	07/01/1999	WD	Download	329:297		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1953 S GREEN RD						
	School: LAKE CITY - 57020					
	P.R.E. 100% 08/17/2000					
Owner's Name/Address	MAP #:					
PROVONCHE DUANE G & MARGUERITE 1953 S GREEN ROAD LAKE CITY MI 49651	2016 Est TCV 48,011 TCV/TFA: 41.82					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS					
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason
. SEC 12 T22N R8W THE W 26 2/3 RDS OF GOV'T LOT 4 EXC BEG185 FT N OF SW COR TH S 185 FT E TO SE COR THOF N 209 FT, W 240 FT, N 30 FT, SW'LY TO POB & EXC THAT PART LYING N OF S LINE FORMER RR R/W. 2.5046A.	X		* Factors *					
			Residentia 1 - 2.99 @\$5500	2.50 Acres	5500	100		13,750
			2.50 Total Acres Total Est. Land Value = 13,750					
			Land Improvement Cost Estimates					
			Description	Rate	CountyMult.	Size	%Good	Cash Value
			Shed: Wood Frame	8.78	1.00	190	50	834
			Total Estimated Land Improvements True Cash Value = 834					

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



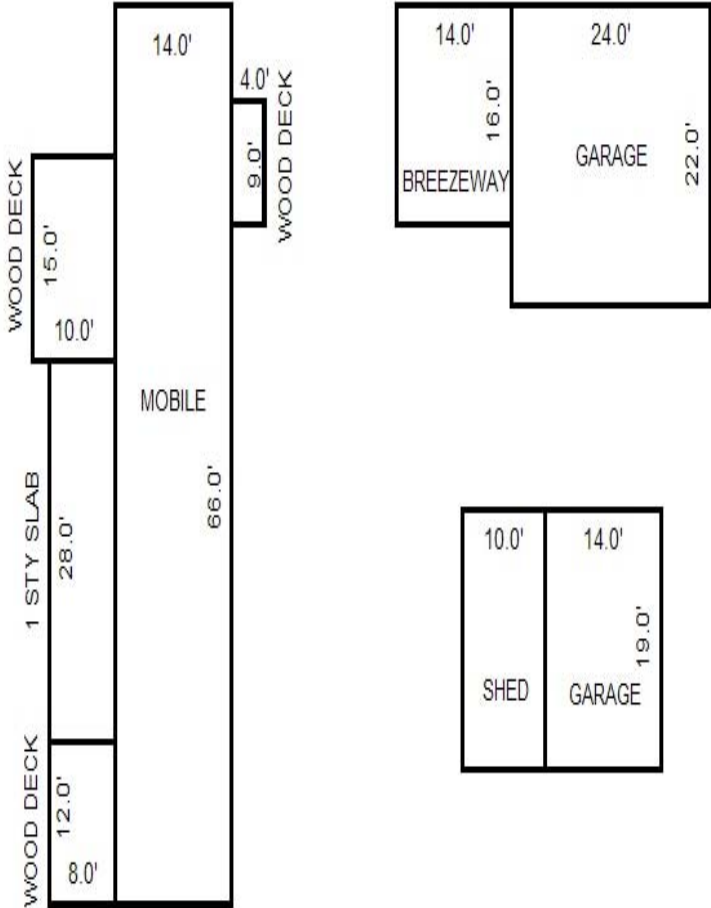
Topography of Site	X Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
													2016	6,900	17,100	24,000	0M		0
													2015	6,900	24,600	31,500	0M		0
													2014	6,900	22,500	29,400	29,400M		0
													2013	6,900	14,800	21,700	21,700D		0

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	0	Eavestrough Insulation Front Overhang Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story 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 96 150 36 224	Type Treated Wood Treated Wood Treated Wood Brzwy, FW	Year Built: 1960 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: 528 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame		Drywall Paneled			Plaster Wood T&G										
Building Style: MANU-NATIONAL		Trim & Decoration														
Yr Built 1985		Remodeled 0		Ex X Ord Min			Size of Closets									
Condition for Age: Average		Lg X Ord Small		Doors Solid X H.C.												
Room List		(5) Floors														
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:					(12) Electric 0 Amps Service									
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures X Ex. Ord. Min			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost									
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets Many X Ave. Few			1 Story Siding Piers 57.79 -12.26 0.00 924 42,070									
	Insulation			(7) Excavation			1 Story Siding Crawl Space 57.79 -8.45 0.00 224 11,052									
(2) Windows				(8) Basement			Other Additions/Adjustments (13) Plumbing Average Fixture(s) 630.00 1 630									
X	Many Avg. X Large Avg. Small						1 Average Fixture(s) 1575.00 1 1,575									
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 0 S.F. Crawl: 224 S.F. Slab: 0 S.F. Height to Joists: 0.0					1000 Gal Septic 2895.00 1 2,895									
(3) Roof							(15) Built-Ins & Fireplaces Appliance Allowance 1415.00 1 1,415									
	Gable Hip Flat	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor					(16) Deck/Balcony Treated Wood,Standard 8.05 96 773 Treated Wood,Standard 7.20 150 1,080 Treated Wood,Standard 11.92 36 429									
X	Asphalt Shingle	(9) Basement Finish					(16) Breezeways Frame Wall,Finished 27.25 224 6,104									
	Chimney: Metal	Recreation SF Living SF Walkout Doors No Floor SF					(17) Garages Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 17.50 528 9,240 Phy/Ab.Phy/Func/Econ/Comb.%Good= 66/100/100/100/66.0, Depr.Cost = 69,861 Separately Depreciated Items: (17) Garages Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 23.79 266 6,328 County Multiplier = 1.37 => Cost New = 8,670 Phy/Ab.Phy/Func/Econ/Comb.%Good= 51/100/100/100/51.0, Depr.Cost = 4,421 Total Depreciated Cost = 74,282 ECF (RESIDENTIAL RURAL/ NON SUB) 0.450 => TCV of Bldg: 1 = 33,427									
		(10) Floor Support					(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
		Joists: Unsupported Len: Cntr.Sup:					Lump Sum Items:									

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



Sketch by Apex IV™

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

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

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

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

Owner's Name/Address: MOODY DOUGLAS L & DIANA
 563 BROWNLEE RD
 SANFORD MI 48657
 2016 Est TCV 15,456 TCV/TFA: 0.00

Land Value Estimates for Land Table Res 8.RURAL SUBS

X	Improved	Vacant	Description	Frontage	Depth	* Factors *	Rate	%Adj.	Reason	Value	
			MEETS&BOUNDS PARCEL								
			<Site Value F> SITE				10000	100		10,000	
			103 Actual Front Feet, 1.03 Total Acres							Total Est. Land Value =	10,000

Tax Description: . SEC 12 T22N R8W THAT PART OF FORMER RR R/W LYING S OF & ADJACENT TO PLAT OF MYDWAY HEIGHTS. 1.0308 A.
 Comments/Influences:

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

Topography of Site

- X Level
- 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
			2016	5,000	2,700	7,700			5,254C
			2015	4,500	2,500	7,000			5,239C
			2014	5,000	2,100	7,100			5,157C
			2013	5,000	2,000	7,000			5,076C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: 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			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 0	Remodeled 0	Ex	X	Ord		Min	Size of Closets									
Condition for Age: 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			Stories Exterior Foundation Rate			Bsmnt-Adj Heat-Adj		Size Cost		Size Cost		
X	Wood/Shingle Aluminum/Vinyl Brick			Ex.	X	Ord.		Min	Other Additions/Adjustments			Rate				
	Insulation	(7) Excavation		No. of Elec. Outlets			(14) Water/Sewer									
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many			X	Ave.		Well, 50 Feet 1000 Gal Septic			1575.00 2895.00		1 1,575 1 2,895	
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			(13) Plumbing			Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0,		Depr.Cost =		6,063		
	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			0.900 => TCV of Bldg: 1 =		5,456				
(3) Roof		(9) Basement Finish					(14) Water/Sewer									
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors No Floor SF				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
X	Asphalt Shingle	Gambrel Mansard Shed		(10) Floor Support			Lump Sum Items:									
	Chimney: Brick	Joists: Unsupported Len: Cntr.Sup:		1 1												

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JOHNSON ALLEN L & TERRI L	ALL SEASONS CAR CARE LLC	0	04/04/2008	WD		2008/1072		0.0
MINTERFERING (H/W)	JOHNSON ALLEN L & TERRI L	0	03/20/2008	QC	Not Qualified	2008/964		0.0
MINTERFERING JOSEPH D & L	ALL SEASONS CAR CARE LLC	119,900	08/23/2006	LC	Arms Length	06-0/3064		100.0
JOHNSON ALLEN L & TERRI L	MINTERFERING JOSEPH D	285,000	10/26/2004	LC	Multiple Improved	04-0/4446		100.0

Property Address	Class: 201 COMMERCIAL-IM	Zoning:	Building Permit(s)	Date	Number	Status
1760 S MOREY RD						
School: LAKE CITY - 57020						
P.R.E. 0%						
Owner's Name/Address						
MAP #:						
2016 Est TCV 166,420 TCV/TFA: 60.52						

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES							
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
SEC 12 T22N R8W			M66 N OF JENNIN	100.00	225.00	1.0000	0.0000	350	100*	0
BEG 01 DEG 48' W 1311.27 FT FROM SE COR			GRAGE C 40/FF	20.00	225.00	1.0000	0.0000	40	100* SURPLUS	0
SEC 12, TH S 89 DEG 57'05" W 225 FT, S 01	X		COMMERCIAL \$1/SQFT		0.62 Acres			43560	100	27,007
DEG 48' E 120 FT, N 89 DEG 57'05" E 225			* denotes lines that do not contribute to the total acreage calculation.							
FT N 01 DEG 48' W 120 FT TO POB.			120 Actual Front Feet, 0.62 Total Acres Total Est. Land Value =							
--.6198A.--			27,007							

Comments/Influences	X Sewer	Land Improvement Cost Estimates					
		Description	Rate	CountyMult.	Size	%Good	Cash Value
2005 Combination w/009-012-013-00 for 06.	X	Electric					
	X	Gas					
		D/W/P: Asphalt Paving	1.51	1.40	6000	50	6,342
		Total Estimated Land Improvements True Cash Value =					6,342



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2016	13,500	69,700	83,200			83,200S
TPC 05/03/2013 INSPECTED	2015	17,900	70,200	88,100		83,096C			
	2014	22,900	68,400	91,300		81,788C			
	2013	25,400	55,100	80,500		80,500S			

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

Desc. of Bldg/Section: CAR WASH UIP 14
 Calculator Occupancy: Garage, Service Station, w/Bays

Class: B
 Floor Area: 2,750
 Gross Bldg Area: 2,750
 Stories Above Grd: 1
 Average Sty Hght : 14
 Bsmnt Wall Hght

Depr. Table : 2%
 Effective Age : 20
 Physical %Good: 67
 Func. %Good : 100
 Economic %Good: 100

1995 Year Built
 Remodeled

Overall Bldg Height

Comments:
 3 SELF SERVE WASH BAYS
 (1) 800,000 BTU BOILER
 (1) 400,000 BTU BOILER,
 (1) REVERSE OSMOSIS
 SPOT FREE UNIT (1)
 CLASSIC H

Construction Cost					
High	Above Ave.	Ave.	X	Low	
** ** Calculator Cost Data ** **					
Quality: Average Adj: %+0 \$/SqFt:0.00					
Heat#1: No Heating or Cooling 0%					
Heat#2: No Heating or Cooling 0%					
Ave. SqFt/Story: 2750					
Total # Units					
Has Elevators:					
*** Basement Info ***					
Area:					
Perimeter:					
Type:					
Heat: Hot Water, Radiant Floor					
* Mezzanine Info *					
Area #1:					
Type #1:					
Area #2:					
Type #2:					
* Sprinkler Info *					
Area:					
Type: Average					

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

Class: B Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 0.00

Adjusted Square Foot Cost for Upper Floors = 0.00

1 Stories Number of Stories Multiplier: 1.000
 Average Height per Story: 14 Height per Story Multiplier: 1.000
 Floor Area: 2,750 Multiplier: 0.797
 Refined Square Foot Cost for Upper Floors: 0.00

County Multiplier: 1.40, Final Square Foot Cost for Upper Floors = 0.000

Total Floor Area: 2,750 Base Cost New of Upper Floors = 0

Reproduction/Replacement Cost = 0

Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 67 /100/100/100/67.0
 Total Depreciated Cost = 0

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses

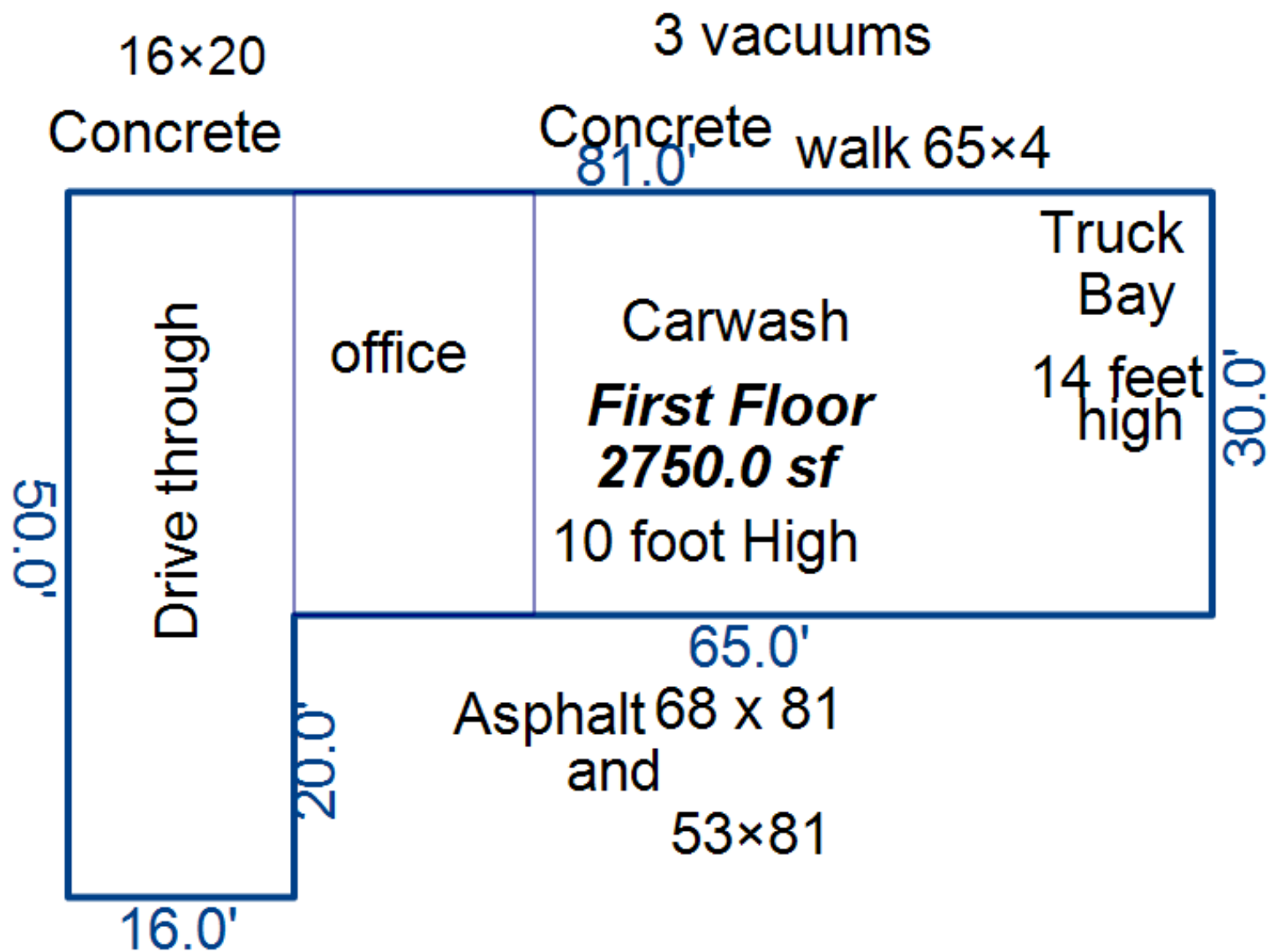
Item Description	Cost Col.	# or Rate	Height SqFt	Base Adj.	Cost Adj.
Total Base Cost New = 0					

County Multiplier: 1.40 Architectural Multiplier: 0.00 Combined: 0.000


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

(1) Excavation/Site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:
(2) Foundation:	(8) Plumbing:	Outlets:	(40) Exterior Wall:
X Poured Conc	Many Above Ave.	Few Average Many Unfinished Typical	
	Average Typical	Few Average Many Unfinished Typical	Bsmnt Insul.
(3) Frame:	Total Fixtures	Flex Conduit	(14) Roof Cover:
	3-Piece Baths	Rigid Conduit	
	2-Piece Baths	Armored Cable	
	Shower Stalls	Non-Metalic	
(4) Floor Structure:	Toilets	Bus Duct	
	Urinals	Incandescent	
	Wash Bowls	Fluorescent	
	Water Heaters	Mercury	
(5) Floor Cover:	Wash Fountains	Sodium Vapor	
	Water Softeners	Transformer	
(6) Ceiling:	(9) Sprinklers:	(13) Roof Structure: Slope=0	
	(10) Heating and Cooling:		
	Gas		
	Oil		
	Coal Stoker		
	Hand Fired Boiler		

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

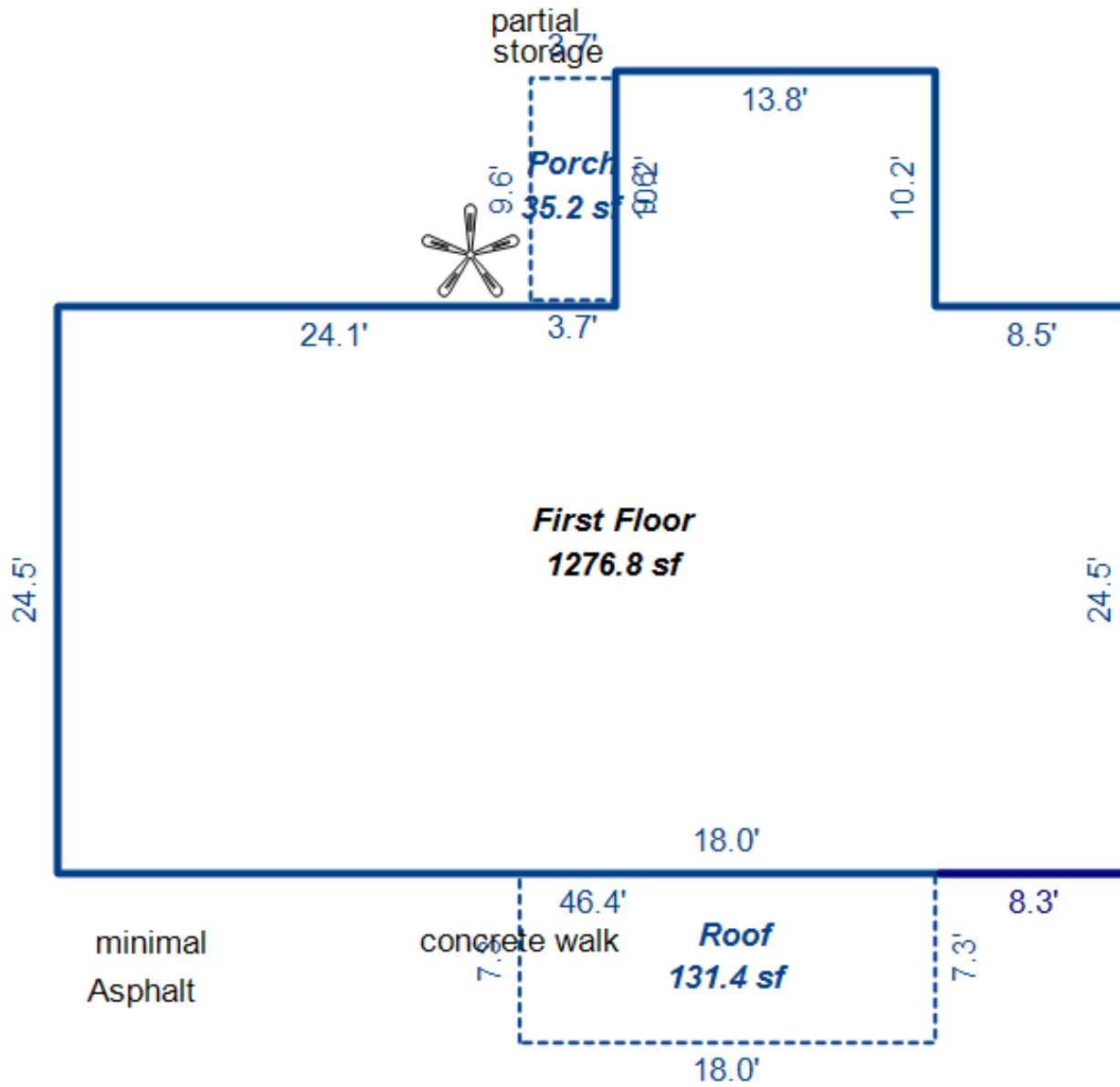


*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)		Date	Number	Status				
1776 S MOREY RD		School: LAKE CITY - 57020		Reroof		07/12/2006	20060199	Complete				
Owner's Name/Address		P.R.E. 0%	MAP #:		2016 Est TCV 77,043 TCV/TFA: 60.38							
PARSONS CHARLES R & SUSAN P O BOX 499 LAKE CITY MI 49651		X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES								
Tax Description		Public Improvements		* Factors *								
SEC 12 T22N R8W BEG 75 FT W & 135.5 FT S OF NE COR OF SE 1/4 OF SE 1/4, TH S 100 FT W 150 FT N 100 FT E 150 FT TO POB. .3444A.		X	Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		X	Gravel Road	M-55/66	\$300	100.00	150.00	1.0000	0.0000	300	100*	0
		X	Paved Road	COMMERCIAL	\$1/SQFT		0.34	Acres	43560	100		14,985
		X	Storm Sewer	* denotes lines that do not contribute to the total acreage calculation.								
		X	Sidewalk	100 Actual Front Feet, 0.34 Total Acres Total Est. Land Value = 14,985								
		X	Water	Land Improvement Cost Estimates								
		X	Sewer	Description	Rate	CountyMult.	Size	%Good	Cash Value			
		X	Electric	Shed: Wood Frame	13.42	1.00	24	66	213			
		X	Gas	Residential Local Cost Land Improvements								
			Curb	Description	Rate	CountyMult.	Size	%Good	Cash Value			
			Street Lights	LAND IMPROVE	1000	1000.00	1.00	1.0	97	970		
			Standard Utilities	Total Estimated Land Improvements True Cash Value = 1,183								
			Underground Utils.									
		Topography of Site										
		X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
			Rolling	2016	7,500	31,000	38,500			37,825C		
			Low	2015	15,000	25,000	40,000			37,712C		
			High	2014	22,500	17,800	40,300			37,119C		
			Landscaped	2013	25,000	16,800	41,800			36,535C		
			Swamp									
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Who	When	What								
		TPC	11/02/2015	INSPECTED								
		TPC	04/22/2013	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	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven 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 131	Type Roof Cover Onl	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	CntyMult X 1.370	Bsmnt Garage:		
	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 No Heating/Cooling
Town Home	0 Other Overhang	Central Air Wood Furnace	(Heating system cost adjusted in area(s): 1) Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost 1 Story Siding Basement 61.17 0.00 -3.75 1276 73,268 Other Additions/Adjustments Rate Size Cost (13) Plumbing Average Fixture(s) 760.00 1 760 (14) Water/Sewer Well, 50 Feet 1575.00 1 1,575 1000 Gal Septic 3085.00 1 3,085 (15) Built-Ins & Fireplaces Appliance Allowance 1915.00 1 1,915 (16) Deck/Balcony Roof Cover Only,Standard 12.85 131 1,683 Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 67,639 ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 60,875												
Duplex	(4) Interior			Drywall Paneled	Plaster Wood T&G	X	(12) Electric 0 Amps Service	No./Qual. of Fixtures Ex. Ord. Min	No. of Elec. Outlets Many Ave. Few	(13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic	Lump Sum Items:			
A-Frame		Wood Frame	Trim & Decoration Ex Ord Min Size of Closets Lg Ord Small Doors Solid H.C.										(5) Floors Kitchen: Other: Other:	(6) Ceilings	(7) Excavation Basement: 1276 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0
Building Style: 1S	Yr Built 1952	Remodeled 0	Condition for Age: Average	Room List Basement 1st Floor 2nd Floor Bedrooms											
*** 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.
PARSONS SUSAN E	ANDRASH STEPHEN & PATRICI	27,000	01/22/2007	WD	Arms Length	2007/192		100.0
		16,000	06/01/1998	WD	Download	320:228		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1800 S MOREY RD						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2016 Est TCV 15,286 TCV/TFA: 21.23					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES							
		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
. SEC 12 T22N R8W A PAR OF LAND BEG AT A PT 75 FT; W & 235.5 FT; S OF NE COR OF SE 1/4 OF SE 1/4 TH S 50 FT; TH W 150 FT; TH N 50 FT. TH E 150 FT TO POB. .1722 A.	X	Dirt Road		B GRADE 125/FF	50.00	150.00	1.0000	1.0000	125	100	6,250
		Gravel Road		50 Actual Front Feet, 0.17 Total Acres						Total Est. Land Value =	6,250
		Paved Road		Land Improvement Cost Estimates							
		Storm Sewer		Description		Rate	CountyMult.	Size	%Good	Cash Value	
		Sidewalk		Residential Local Cost Land Improvements							
		Water		Description		Rate	CountyMult.	Size	%Good	Cash Value	
	X	Sewer		LAND IMPROVE 1000		1000.00	1.00	0.5	95	475	
	X	Electric		Total Estimated Land Improvements True Cash Value =						475	
	X	Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									



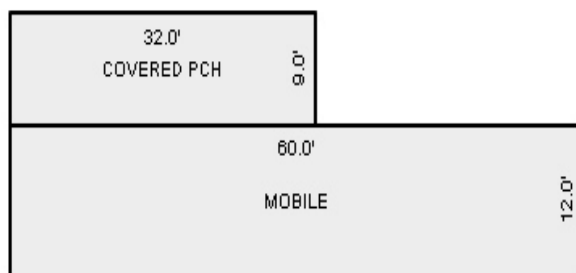
Comments/Influences	X	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	Level	2016	3,100	4,500	7,600			6,820C
		Rolling	2015	3,100	3,700	6,800			6,800S
		Low	2014	3,100	3,800	6,900			6,900S
		High	2013	3,100	3,800	6,900			6,900S
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
			Who	When	What				
			TPC 04/22/2013	INSPECTED					
			TIM 11/16/2010	MTT					

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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	X	Gas	Oil	Elec.	1	Appliance Allow.	Interior 1 Story	Area	Type	288	CCP (1 Story)	Year Built:	Car Capacity:	Class:		
	Mobile Home		Insulation		Wood													Coal	Steam
	Town Home	0	Front Overhang																
	Duplex	0	Other Overhang	X	Forced Warm Air														
	A-Frame				Wall Furnace														
X	Wood Frame		(4) Interior		Warm & Cool Air														
			Drywall		Heat Pump														
			Paneled																
			Plaster																
			Wood T&G																
	Building Style:		Trim & Decoration																
	MANU-NATIONAL		Ex	X	Ord														
	Yr Built	Remodeled	Size of Closets																
	1967	0	Lg	X	Ord														
	Condition for Age:		Doors		Solid	X	H.C.												
	Average		(5) Floors																
	Room List		Kitchen:		Central Air														
	Basement		Other:		Wood Furnace														
	1st Floor		Other:		(12) Electric														
	2nd Floor				0 Amps Service														
	Bedrooms		(6) Ceilings		No./Qual. of Fixtures														
	(1) Exterior				X	Ex.	Ord.	Min											
	Wood/Shingle				No. of Elec. Outlets														
	Aluminum/Vinyl				Many	X	Ave.	Few											
	Brick				(13) Plumbing														
	Insulation		Basement: 0 S.F.		1	Average Fixture(s)													
	(2) Windows		Crawl: 0 S.F.		3 Fixture Bath														
	Many	X	Slab: 0 S.F.		2 Fixture Bath														
	Avg.		Height to Joists: 0.0		Softener, Auto														
	Few	X	(8) Basement		Softener, Manual														
	Large				Solar Water Heat														
	Avg.				No Plumbing														
	Small				Extra Toilet														
	Wood Sash				Extra Sink														
	Metal Sash				Separate Shower														
	Vinyl Sash				Ceramic Tile Floor														
	Double Hung				Ceramic Tile Wains														
	Horiz. Slide				Ceramic Tub Alcove														
	Caseament				Vent Fan														
	Double Glass				(14) Water/Sewer														
	Patio Doors				Public Water														
	Storms & Screens				Public Sewer														
	(3) Roof				Water Well														
	Gable				1000 Gal Septic														
	Hip				2000 Gal Septic														
	Flat				Lump Sum Items:														
	Asphalt Shingle																		
	Chimney: Metal																		

*** 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.
MOSHER JEFFREY A	VENHUIZEN PHILLIP D & ANN	67,500	09/05/2014	WD	WARRANTY DEED	2014-0311 WD	PTA	100.0
MOSHER JEFFREY A	MOSHER JEFFREY A	99	05/18/2012	WD	WARRANTY DEED	2012-02009 WD	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6022 W JAMES DR						
School: LAKE CITY - 57020						
P.R.E. 100% 09/05/2014						
Owner's Name/Address	MAP #:					
VENHUIZEN PHILLIP D & ANNA C 6022 W JAMES DR LAKE CITY MI 49651	2016 Est TCV 63,143 TCV/TFA: 64.17					

X Improved		Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES								
Public Improvements			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X Dirt Road			B GRADE 125/FF	50.00	150.00	1.0000	1.0000	125	100		6,250
X Gravel Road			50 Actual Front Feet, 0.17 Total Acres						Total Est. Land Value =		6,250

Tax Description
 . SEC 12 T22N R8W BEG AT A PT 75 FT W & 285.5 FT S OF NE COR OF SE 1/4 OF SE 1/4 TH S 50 FT; W 150 FT; TH N 50 FT; TH E 150 FT; TO POB. .1722 A.

Comments/Influences



X Sewer		Residential Local Cost Land Improvements										
X Electric		Description						Rate	CountyMult.	Size	%Good	Cash Value
X Gas <td colspan="6">D/W/P: Asphalt Paving</td> <td>1.51</td> <td>1.00</td> <td>448</td> <td>0</td> <td>0</td>		D/W/P: Asphalt Paving						1.51	1.00	448	0	0
X Curb <td colspan="6">Shed: Wood Frame</td> <td>10.75</td> <td>1.00</td> <td>80</td> <td>50</td> <td>430</td>		Shed: Wood Frame						10.75	1.00	80	50	430
X Street Lights <td colspan="6">LAND IMPROVE 1000</td> <td>1000.00</td> <td>1.00</td> <td>0.5</td> <td>95</td> <td>475</td>		LAND IMPROVE 1000						1000.00	1.00	0.5	95	475
X Standard Utilities <td colspan="6">Total Estimated Land Improvements True Cash Value =</td> <td colspan="5">905</td>		Total Estimated Land Improvements True Cash Value =						905				
X Underground Utils. <td colspan="10"></td>												

Topography of Site

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

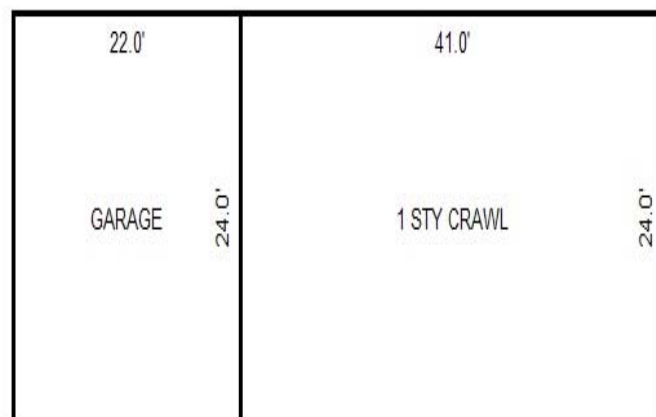
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2016	3,100	28,500	31,600			29,688C
2015	3,100	26,500	29,600			29,600S
2014	3,100	24,900	28,000			20,679C
2013	3,100	20,300	23,400			20,354C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1984 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 528 % 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: 32 Floor Area: 984 Total Base Cost: 66,776 Total Base New : 91,483 Total Depr Cost: 62,208 Estimated T.C.V: 55,988							
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			(12) Electric			CntyMult X 1.370 E.C.F. X 0.900		Bsmnt Garage:		Roof:		
Yr Built 1983	Remodeled 0	Ex	X	Ord		Min	200 Amps Service			Rate Bsmnt-Adj 59.53 -8.80 Heat-Adj 0.00		Size Cost 984 49,918				
Condition for Age: Average		Lg	X	Ord		Small	No./Qual. of Fixtures			Rate Bsmnt-Adj 59.53 -8.80 Heat-Adj 0.00		Size Cost 984 49,918				
Room List		(5) Floors		Kitchen: Other: Other:			Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few			Rate Bsmnt-Adj 59.53 -8.80 Heat-Adj 0.00		Size Cost 984 49,918				
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(6) Ceilings			No./Qual. of Fixtures Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few			Rate Bsmnt-Adj 59.53 -8.80 Heat-Adj 0.00		Size Cost 984 49,918				
(1) Exterior		X	Drywall	(7) Excavation			No./Qual. of Fixtures Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few			Rate Bsmnt-Adj 59.53 -8.80 Heat-Adj 0.00		Size Cost 984 49,918				
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	Basement: 0 S.F. Crawl: 984 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement			No./Qual. of Fixtures Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few			Rate Bsmnt-Adj 59.53 -8.80 Heat-Adj 0.00		Size Cost 984 49,918				
X	Many Avg. X Few	X	Large Avg. Small	(9) Basement Finish			No./Qual. of Fixtures Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few			Rate Bsmnt-Adj 59.53 -8.80 Heat-Adj 0.00		Size Cost 984 49,918				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(10) Floor Support			No./Qual. of Fixtures Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few			Rate Bsmnt-Adj 59.53 -8.80 Heat-Adj 0.00		Size Cost 984 49,918				
X	Double Glass Patio Doors Storms & Screens	Recreation SF Living SF Walkout Doors No Floor SF		(11) Heating/Cooling			No./Qual. of Fixtures Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few			Rate Bsmnt-Adj 59.53 -8.80 Heat-Adj 0.00		Size Cost 984 49,918				
(3) Roof		(10) Floor Support		(12) Electric			No./Qual. of Fixtures Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few			Rate Bsmnt-Adj 59.53 -8.80 Heat-Adj 0.00		Size Cost 984 49,918				
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:	(13) Plumbing			No./Qual. of Fixtures Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few			Rate Bsmnt-Adj 59.53 -8.80 Heat-Adj 0.00		Size Cost 984 49,918				
X	Asphalt Shingle	Lump Sum Items:		(14) Water/Sewer			No./Qual. of Fixtures Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few			Rate Bsmnt-Adj 59.53 -8.80 Heat-Adj 0.00		Size Cost 984 49,918				
Chimney: Metal		Lump Sum Items:		(15) Fireplaces			No./Qual. of Fixtures Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few			Rate Bsmnt-Adj 59.53 -8.80 Heat-Adj 0.00		Size Cost 984 49,918				

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



Sketch by Apex IV™

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

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

Property Address: W JAMES 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: KRAFVE LOIS A TRUSTEE
 8566 W PETERSON POINT RD
 LAKE CITY MI 49651
 2016 Est TCV 37,147 TCV/TFA: 0.00

Tax Description: . SEC 12 T22N R8W S 1/2 OF SE 1/4 OF SE 1/4 EXC PLAT OF VI-MY-KA & EXC BEG AT NW COR LOT 5, TH S 477 FT, W 309 FT, N 477 FT, E 309 FT TO POB. 12.9649 A.

Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
Public Improvements		Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value
X		Dirt Road							
		Gravel Road							
		Paved Road							
		Storm Sewer							
		Sidewalk							
		Water							
		Sewer							
X		Electric							
X		Gas							
		Curb							
		Street Lights							
		Standard Utilities							
		Underground Utils.							
Topography of Site		* Factors *							
X		Level							
		Rolling							
		Low							
		High							
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
D/W/P: 3.5 Concrete			2.98		1.00		104	0	0
		Total Est. Land Value = 27,216							

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2016	13,600	5,000	18,600			16,524C
2015	13,600	4,100	17,700			16,475C
2014	13,600	4,200	17,800			16,216C
2013	13,500	4,400	17,900			15,961C

Comments/Influences: TPC 06/15/2015 INSPECTED

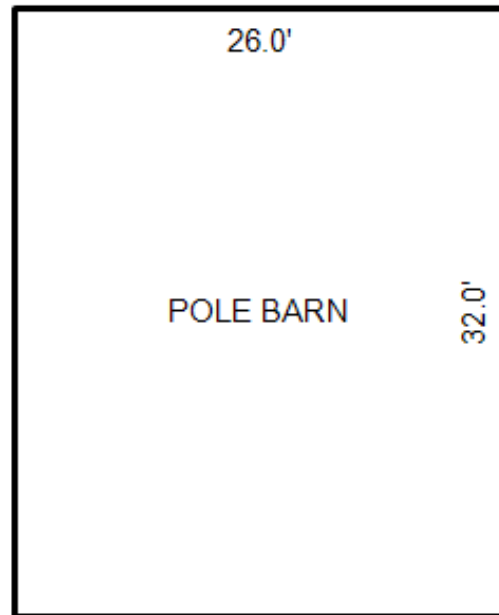
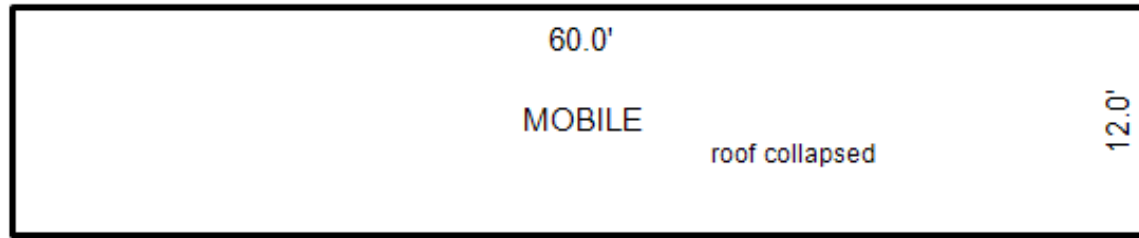


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1985 Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 832 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame		Drywall Paneled		Plaster Wood T&G			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump X No Heating/Cooling							
Building Style: GRG		Trim & Decoration													
Yr Built	Remodeled	Ex	X	Ord		Min	Size of Closets								
0 GARAGE	0	Lg	X	Ord		Small	Doors								
Condition for Age: Average				Solid	X	H.C.	Central Air Wood Furnace								
Room List		(5) Floors													
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:					(12) Electric								
		0 Amps Service													
		(6) Ceilings		No./Qual. of Fixtures			Stories Exterior Foundation Rate			Bsmnt-Adj Heat-Adj		Size Cost		Size Cost	
(1) Exterior				Ex. X Ord. Min			Other Additions/Adjustments			Rate					
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets			(13) Plumbing			1650.00		-1		-1,650	
Insulation		(7) Excavation		Many X Ave. Few			(14) Water/Sewer			1575.00		1		1,575	
		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0					(13) Plumbing			2720.00		1		2,720	
(2) Windows				Average Fixture(s)			(17) Garages								
X	Many Avg. X Few	Large Avg. X Small		3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Class:D Exterior: Pole Foundation: 18 Inch (Unfinished) Base Cost Mechanical Doors Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 =			10.26 325.00		832 1		8,536 325	
		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						11,035				9,931	
(3) Roof				(9) Basement Finish											
		Recreation SF Living SF Walkout Doors No Floor SF					(14) Water/Sewer								
		(10) Floor Support		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 Metal														
Chimney: Metal															

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
NORTHERN SUPERMARKETS INC	PAMIDA STORES OPERATING C	350,000	01/08/2008	OTH	Not Qualified	2008/575		100.0

Property Address	Class: 201 COMMERCIAL-IM	Zoning:	Building Permit(s)	Date	Number	Status
1960 S MOREY RD			SIGN	10/23/2012	2012-0584	100%
			Remodel	05/23/2008	20080191	100%
Owner's Name/Address	MAP #:					
PAMIDA STORES OPERATING CO LLC SHAPKO TAX DEPARTMENT PO BOX 19060 GREEN BAY WI 54307	2016 Est TCV 361,033 TCV/TFA: 20.87					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES									
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value			
. SEC 12 T22N R8W BEG S 01 DEG 48'00" E 158.27 FT FROM NW COR LOT 5 VI-MY-KA, TH S 01 DEG 48'00" E 210 FT, S 88 DEG 12'00" W 308.85 FT, N 01 DEG 48'00" E 210 FT, N 88 DEG 12'00" E 308.85 FT TO POB. 1.4889A.	X		Dirt Road									
			Gravel Road									
	X		Paved Road									
			Storm Sewer									
			Sidewalk									
			Water									
	X		Sewer									
	X		Electric									
	X		Gas									
	X		Curb									
			Street Lights									
			Standard Utilities									
			Underground Utils.									

Comments/Influences	Land Improvement Cost Estimates					
	Description	Rate	CountyMult.	Size	%Good	Cash Value
	Commercial/Industrial Local Cost Land Improvements					
	Description	Rate	CountyMult.	Size	%Good %Arch.Mult	Cash Value
	PAVING	1.00	1.00	35750.0	50 100	17,875
	Total Estimated Land Improvements True Cash Value =					17,875

Topography of Site	X Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
	X												2015	21,800	160,800	182,600			182,600S
													2014	47,300	146,100	193,400			193,344C
													2013	52,500	137,800	190,300			190,300S



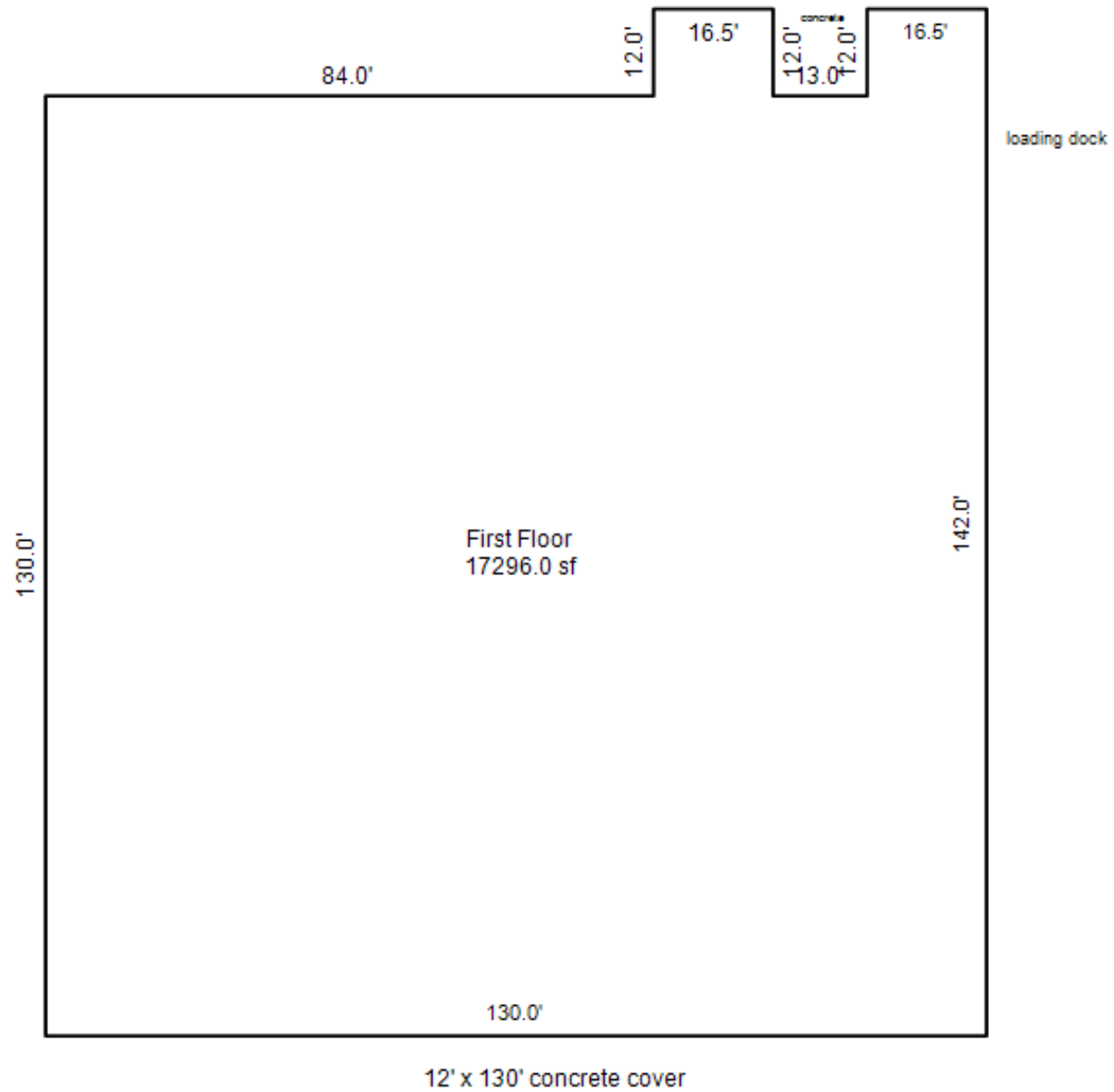
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*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: Calculator Occupancy: Store, Discount		<<<<< Calculator Cost Computations >>>>> Class: S Quality: Average Percent Adj: +0											
Class: S Floor Area: 17,296 Gross Bldg Area: 17,296 Stories Above Grd: 1 Average Sty Hght : 14 Bsmnt Wall Hght		Construction Cost <table border="1"> <tr> <td>High</td> <td>Above Ave.</td> <td>X</td> <td>Ave.</td> <td>Low</td> </tr> </table>		High	Above Ave.	X	Ave.	Low					
High	Above Ave.	X	Ave.	Low									
Depr. Table : 4% Effective Age : 20 Physical %Good: 44 Func. %Good : 100 Economic %Good: 100		Base Rate for Upper Floors = 44.15 (10) Heating system: Package Heating & Cooling Cost/SqFt: 0.00 100% Adjusted Square Foot Cost for Upper Floors = 44.15											
1980 Year Built Remodeled		1 Stories Number of Stories Multiplier: 1.000 Average Height per Story: 14 Height per Story Multiplier: 0.950 Ave. Floor Area: 17,296 Perimeter: 500 Perim. Multiplier: 0.877 Refined Square Foot Cost for Upper Floors: 36.78											
Overall Bldg Height Comments:		County Multiplier: 1.36, Final Square Foot Cost for Upper Floors = 50.026 Total Floor Area: 17,296 Base Cost New of Upper Floors = 865,244 Reproduction/Replacement Cost = 865,244 Eff. Age: 20 Phy. %Good/Abnr. Phy./Func./Econ./Overall %Good: 44 /100/100/100/44.0 Total Depreciated Cost = 380,707											
*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor		<<<<< Segregated Cost Computations >>>>> Costs taken from Segregated Cost Section 3: Stores & Commercial <table border="1"> <tr> <th>Item Description</th> <th>Cost</th> <th># or Height</th> <th>Storys</th> <th>Base</th> </tr> <tr> <td></td> <td>Col.</td> <td>Rate</td> <td>SqFt</td> <td>Adj. Adj. Cost</td> </tr> </table>		Item Description	Cost	# or Height	Storys	Base		Col.	Rate	SqFt	Adj. Adj. Cost
Item Description	Cost	# or Height	Storys	Base									
	Col.	Rate	SqFt	Adj. Adj. Cost									
* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:		(39) Miscellaneous <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>											
* Sprinkler Info * Area: Type: Average													

(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:		(39) Miscellaneous:	
(2) Foundation:		(8) Plumbing:		Outlets:		1170 Wood Frame	
X Poured Conc	Brick/Stone	Block	Footings	Many Above Ave.	Average Typical	Few None	
(3) Frame:		Total Fixtures		Urinals			
		3-Piece Baths		Wash Bowls			
		2-Piece Baths		Water Heaters			
		Shower Stalls		Wash Fountains			
		Toilets		Water Softeners			
(4) Floor Structure:		(9) Sprinklers:		Flex Conduit		Incandescent	
				Rigid Conduit		Fluorescent	
				Armored Cable		Mercury	
				Non-Metalic		Sodium Vapor	
				Bus Duct		Transformer	
(5) Floor Cover:		(10) Heating and Cooling:		(13) Roof Structure: Slope=0		(40) Exterior Wall:	
		Gas				Thickness	
		Oil		Coal Stoker		Bsmnt Insul.	
				Hand Fired Boiler			
(6) Ceiling:				(14) Roof Cover:			

*** 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: 202 COMMERCIAL-VA	Zoning:	Building Permit(s)		Date	Number	Status				
S MOREY RD		School: LAKE CITY - 57020		SEWER		12/12/1979	1979-5396	100%				
Owner's Name/Address		P.R.E. 0%										
PARTS PLUS REAL ESTATE LLC AUTOMOTIVE AFTERMARKET SERV P O BOX 150859 Grand Rapids MI 49515-0859		MAP #:		2016 Est TCV 38,812								
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES							
. SEC 12 T22N R8W BEG AT NW COR LOT 5 PLAT OF VI-MY-KA S 01 DEG 48'00" E 158.27 FT, S 88 DEG 12'00" W 308.85 FT, N 01 DEG 48'00" W 167.97 FT, E 309 FT TO POB. 1.1568A. 17/48 PARTS PLUS, 17/48 STEPHAN'S, 14/48CCG CORP (NORTHERN SUPERMARKETS)		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		M-55/66	\$300	168.00	308.00	1.0000	0.0000	300	100*	0
		Paved Road		COMMERCIAL	\$.75/SQFT		1.19	Acres	32670	100		38,812
		Storm Sewer		* denotes lines that do not contribute to the total acreage calculation.								
		Sidewalk		168 Actual Front Feet, 1.19 Total Acres Total Est. Land Value = 38,812								
		Water										
		X Sewer										
		X Electric										
		X Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Rolling		2016	19,400	0	19,400			9,161C		
		Low		2015	25,200	0	25,200			9,134C		
		High		2014	31,500	0	31,500			8,991C		
		Landscaped		2013	31,500	0	31,500			8,850C		
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What								
		TPC 06/14/2015	INSPECTED									
		TPC 05/07/2013	INSPECTED									



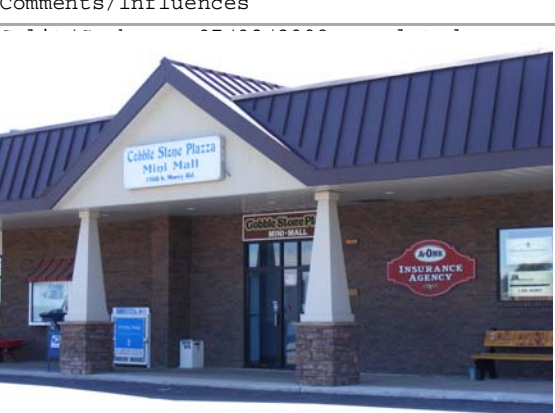
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*** Information herein deemed reliable but not guaranteed***

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

Property Address	Class: 201 COMMERCIAL-IM	Zoning:	Building Permit(s)	Date	Number	Status
1964 S MOREY RD						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2016 Est TCV 93,963 TCV/TFA: 24.44					

Owner's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES								
BRANDT GREGORY A & JEANENE S TTEE BRANDT GREGORY A & JEANENE S TRUST 521 S HOUGHTON STREET LAKE CITY MI 49651			* Factors *								
	Public Improvements		Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value	
	X		M66 N OF JENNIN	49.00	308.00	1.0000	0.0000	350	100*	0	
	X		COMMERCIAL	\$.75/SQFT	0.35 Acres	32670	100			11,304	
	X		* denotes lines that do not contribute to the total acreage calculation.								
	X		49 Actual Front Feet,	0.35 Total Acres	Total Est. Land Value =					11,304	
			Land Improvement Cost Estimates								
	X		Description	Rate	CountyMult.	Size	%Good	Cash Value			
	X		Commercial/Industrial Local Cost Land Improvements								
	X		Description	Rate	CountyMult.	Size	%Good	%Arch.Mult	Cash Value		
	X		PAVING	1.00	1.00	7100.0	88	100	6,248		
			Total Estimated Land Improvements True Cash Value =							6,248	



Comments/Influences

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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2016	5,700	41,300	47,000			47,000S
Rolling	2015	7,500	42,400	49,900			49,900S
Low	2014	11,000	74,700	85,700			73,111C
High	2013	12,300	70,100	82,400			71,960C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
Who	When	What					
TPC	07/01/2011	INSPECTED					
TPC	06/01/2010	INSPECTED					

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

Desc. of Bldg/Section: RETAIL STORE & OFFICES Calculator Occupancy: Store, Discount		<<<<< Calculator Cost Computations >>>>> Class: D Quality: Average Percent Adj: +0							
Class: D Floor Area: 3,845 Gross Bldg Area: 3,845 Stories Above Grd: 1 Average Sty Hght : 14 Bsmnt Wall Hght	Construction Cost <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">High</td> <td style="width:10%;">Above Ave.</td> <td style="width:10%;">Ave.</td> <td style="width:10%;">X</td> <td style="width:10%;">Low</td> </tr> </table>			High	Above Ave.	Ave.	X	Low	Base Rate for Upper Floors = 47.10 (10) Heating system: Package Heating & Cooling Cost/SqFt: 0.00 100% Adjusted Square Foot Cost for Upper Floors = 47.10
High	Above Ave.	Ave.	X	Low					
Depr. Table : 3% Effective Age : 25 Physical %Good: 47 Func. %Good : 100 Economic %Good: 100	** ** Calculator Cost Data ** ** Quality: Average Adj: %+0 \$/SqFt:0.00 Heat#1: Package Heating & Cooling 100 Heat#2: Package Heating & Cooling 0% Ave. SqFt/Story: 3845 Ave. Perimeter: 187 Has Elevators:			1 Stories Number of Stories Multiplier: 1.000 Average Height per Story: 14 Height per Story Multiplier: 0.950 Ave. Floor Area: 3,845 Perimeter: 187 Perim. Multiplier: 0.958 Refined Square Foot Cost for Upper Floors: 42.87 County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 58.726					
1980 Year Built Remodeled	*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor			Total Floor Area: 3,845 Base Cost New of Upper Floors = 225,802 Reproduction/Replacement Cost = 225,802 Eff. Age: 25 Phy. %Good/Abnr. Phy./Func./Econ./Overall %Good: 47 /100/100/100/47.0 Total Depreciated Cost = 106,127					
Overall Bldg Height Comments:	* Mezzanine Info * Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: Type: Average			ECF (201C COMMERCIAL GROUP C) 0.720 => TCV of Bldg: 1 = 76,411 Replacement Cost/Floor Area= 58.73 Est. TCV/Floor Area= 19.87					


(1) Excavation/Site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:
(2) Foundation:	(8) Plumbing:	Outlets:	900 Wood Frame
X Poured Conc	Many Above Ave.	Few Average Many Unfinished Typical	
Brick/Stone	Average Typical	Few Average Many Unfinished Typical	
Block	Few None	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	
(3) Frame:	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets	Incandescent Fluorescent Mercury Sodium Vapor Transformer	(40) Exterior Wall:
(4) Floor Structure:	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		Thickness Bsmnt Insul.
(5) Floor Cover:	(9) Sprinklers:	(13) Roof Structure: Slope=0	
(6) Ceiling:	(10) Heating and Cooling:	(14) Roof Cover:	
	Gas Oil Coal Stoker Hand Fired Boiler		

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



Sketch by Apex Medina™

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

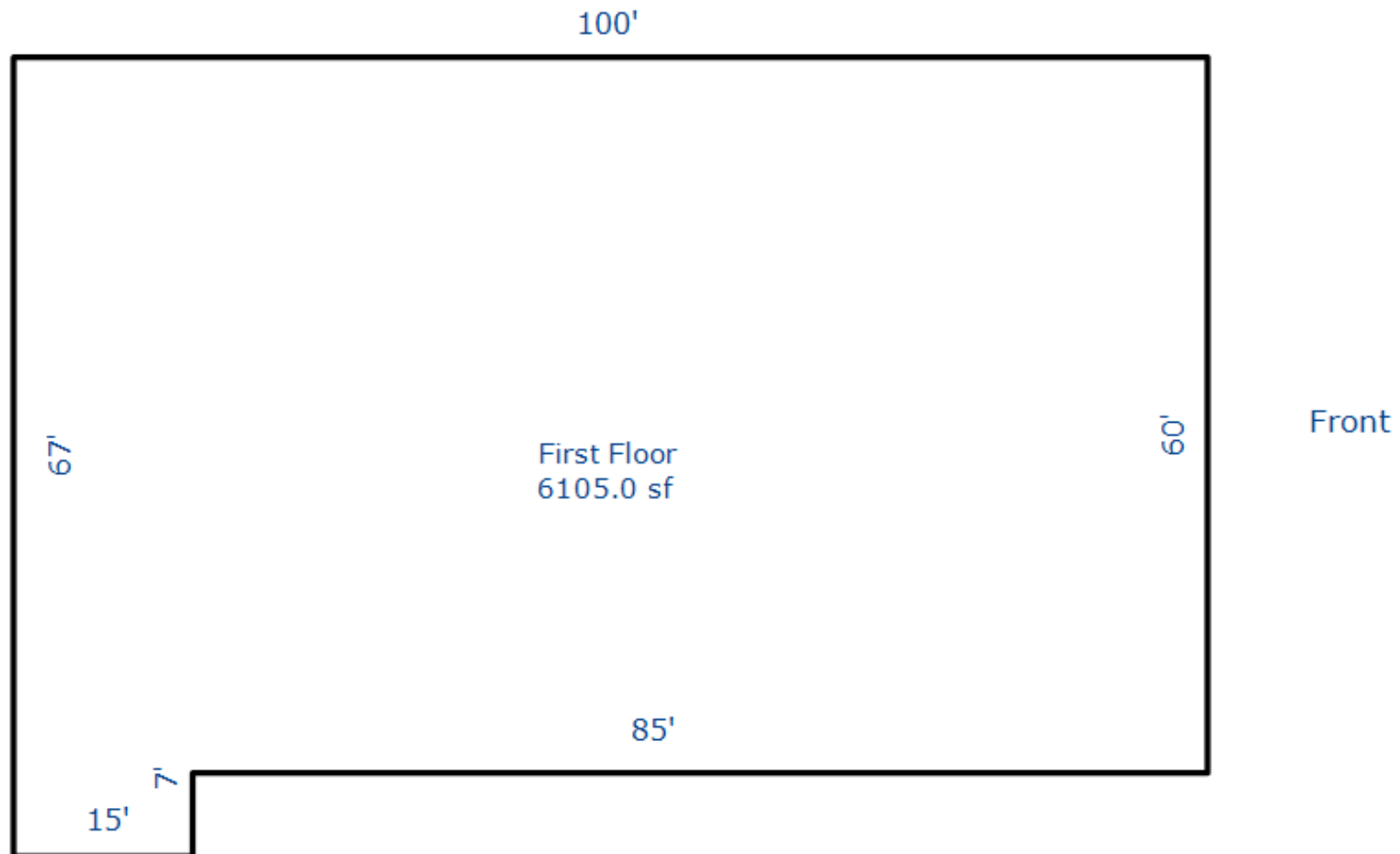
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
BRANDT JEANENE S & GREGOR	BRANDT GREGORY S & JEANEN	0	08/28/2009	QC	Not Qualified	2009/2962		0.0					
Property Address		Class: 201 COMMERCIAL-IM	Zoning:	Building Permit(s)		Date	Number	Status					
1964 S MOREY RD		School: LAKE CITY - 57020											
Owner's Name/Address		P.R.E. 0%											
BRANDT GREGORY A & JEANENE S TTEE BRANDT GREGORY A & JEANENE S P O BOX 651 LAKE CITY MI 49651		MAP #:											
		2016 Est TCV 144,253 TCV/TFA: 23.63											
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES									
SEC 12 T22N R8W PCL B, BEG N 01 DEG 48' 00" W 48.75 FT FROM NE COR LOT 10 VI-MY-KA SUB, TH S 88 DEG 12' 00" W 222.42 FT, S 01 DEG 48' 00" E 7.25 FT, S 88 DEG 12' 00" W 86.43 FT, N 01 DEG 48' 00" W 67.23 FT, N 88 DEG 12' 00" E 308.85 FT, S 01 DEG 48' 00" E 59.98 FT TO POB. .44 A M/L Split on 07/02/2008 from 009-012-018-75;		Public Improvements		* Factors *									
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
Split/Comb. on 07/02/2008 completed 07/02/2008 RAY ;		Gravel Road		M66 N OF JENNIN	60.00	309.00	1.0000	0.0000	350	100*		0	
		Paved Road		COMMERCIAL	\$.75/SQFT	0.43 Acres	32670	100				13,917	
		Storm Sewer		* denotes lines that do not contribute to the total acreage calculation.									
		Sidewalk		60 Actual Front Feet, 0.43 Total Acres Total Est. Land Value =									13,917
		Water		Land Improvement Cost Estimates									
		Sewer		Description	Rate	CountyMult.	Size	%Good	Cash Value				
		Electric		Commercial/Industrial Local Cost Land Improvements									
		Gas		Description	Rate	CountyMult.	Size	%Good	%Arch.Mult	Cash Value			
		Curb		PAVING	1.00	1.00	7200.0	88	100	6,336			
		Street Lights		Total Estimated Land Improvements True Cash Value =									6,336
		Standard Utilities											
		Underground Utils.											
		Topography of Site											
		Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Rolling		2016	7,000	65,100	72,100			72,100S			
		Low		2015	7,500	65,300	72,800			72,800S			
		High		2014	13,500	94,600	108,100			83,219C			
		Landscaped		2013	15,000	89,000	104,000			81,909C			
		Swamp											
		Wooded											
		Pond											
		Waterfront											
		Ravine											
		Wetland											
		Flood Plain											
		Who		When		What							
		TPC 06/14/2015 INSPECTED		2015		7,500							
		TPC 07/01/2011 INSPECTED		2014		13,500							

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

Desc. of Bldg/Section: PHARMACY Calculator Occupancy: Store, Discount		<<<<< Calculator Cost Computations >>>>> Class: C Quality: Average Percent Adj: +0							
Class: C Floor Area: 6,105 Gross Bldg Area: 6,105 Stories Above Grd: 1 Average Sty Hght : 14 Bsmnt Wall Hght	Construction Cost <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">High</td> <td style="width:10%;">Above Ave.</td> <td style="width:10%;">Ave.</td> <td style="width:10%;">X</td> <td style="width:10%;">Low</td> </tr> </table>			High	Above Ave.	Ave.	X	Low	Base Rate for Upper Floors = 49.00 (10) Heating system: Package Heating & Cooling Cost/SqFt: 0.00 100% Adjusted Square Foot Cost for Upper Floors = 49.00
High	Above Ave.	Ave.	X	Low					
Depr. Table : 3% Effective Age : 25 Physical %Good: 47 Func. %Good : 100 Economic %Good: 100	** ** Calculator Cost Data ** ** Quality: Average Adj: %+0 \$/SqFt:0.00 Heat#1: Package Heating & Cooling 100 Heat#2: Package Heating & Cooling 0% Ave. SqFt/Story: 6105 Ave. Perimeter: 242 Has Elevators:			1 Stories Number of Stories Multiplier: 1.000 Average Height per Story: 14 Height per Story Multiplier: 0.950 Ave. Floor Area: 6,105 Perimeter: 242 Perim. Multiplier: 0.921 Refined Square Foot Cost for Upper Floors: 42.87					
1980 Year Built Remodeled	*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor			County Multiplier: 1.40, Final Square Foot Cost for Upper Floors = 60.02 Total Floor Area: 6,105 Base Cost New of Upper Floors = 366,432 Reproduction/Replacement Cost = 366,432 Eff. Age:25 Phy. %Good/Abnr. Phy./Func./Econ./Overall %Good: 47 /100/100/100/47.0 Total Depreciated Cost = 172,223					
Overall Bldg Height Comments:	* Mezzanine Info * Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: Type: Average			ECF (201C COMMERCIAL GROUP C) 0.720 => TCV of Bldg: 1 = 124,000 Replacement Cost/Floor Area= 60.02 Est. TCV/Floor Area= 20.31					

(1) Excavation/Site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:
(2) Foundation:	(8) Plumbing:	Outlets:	900 Wood Frame
X Poured Conc	Many Above Ave.	Few Average Many Unfinished Typical	
Brick/Stone	Average Typical	Few Average Many Unfinished Typical	
Block	Few None	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	
(3) Frame:	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets	Incandescent Fluorescent Mercury Sodium Vapor Transformer	(40) Exterior Wall:
(4) Floor Structure:	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		Thickness Bsmnt Insul.
(5) Floor Cover:	(9) Sprinklers:	(13) Roof Structure: Slope=0	
(6) Ceiling:	(10) Heating and Cooling:	(14) Roof Cover:	
	Gas Oil Coal Stoker Hand Fired Boiler		

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
SMITH RICHARD L	SMITH RICHAD L TRUST	0	11/06/2014	WD	WARRANTY DEED	2015-00370	PTA	0.0				
Property Address		Class: 401 RESIDENTIAL-I		Zoning:		Building Permit(s)		Date	Number	Status		
6916 W JENNINGS RD		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 0%		MAP #:								
SMITH RICHAD L TRUST 3212 W NELSON ST MIDLAND MI 48640-3346		2016 Est TCV 354,636 TCV/TFA: 174.87										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS								
SEC 12 T22N R8W PCL A OF THE SURVEY RECORDED IN LIBER S-3 PG 200 EXC BEG S 89 DEG 56'38"E 440 FT & N 01 DEG 27'40"W 1378.65 FT FROM SW COR SEC 12 TH N 58 DEG 01'53"E 250 FTS 05 DEG 25'52"E 325.42 FT, S 76 DEG 49'38"W 255 FT, N 01 DEG 27'40"W 280 FT TO POB. 13.42A.		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		GROUP E 1300/FF	210.00	356.70	0.7505	1.0000	1300	100		204,886
		Paved Road		BACK LOT A 2000/A	10.70 Acres			2000	100			21,400
		Storm Sewer		BACK LOT A ROW	1.00 Acres			0	100			0
		Sidewalk		210 Actual Front Feet, 13.42 Total Acres			Total Est. Land Value =				226,286	
		Water		Land Improvement Cost Estimates								
		Sewer		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		Electric		Shed: Wood Frame	8.79	1.00	120	25	264			
		Gas		Total Estimated Land Improvements True Cash Value =					264			
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		X Rolling										
		Low										
		X High										
		Landscaped										
		Swamp										
		X Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2016	113,100	64,200	177,300		121,322C		
		TPC 11/02/2015 INSPECTED		2015	147,200	56,800	204,000			120,960C		
		TPC 11/01/2011 INSPECTED		2014	147,000	48,200	195,200			119,056C		
				2013	117,500	43,200	160,700			117,182C		

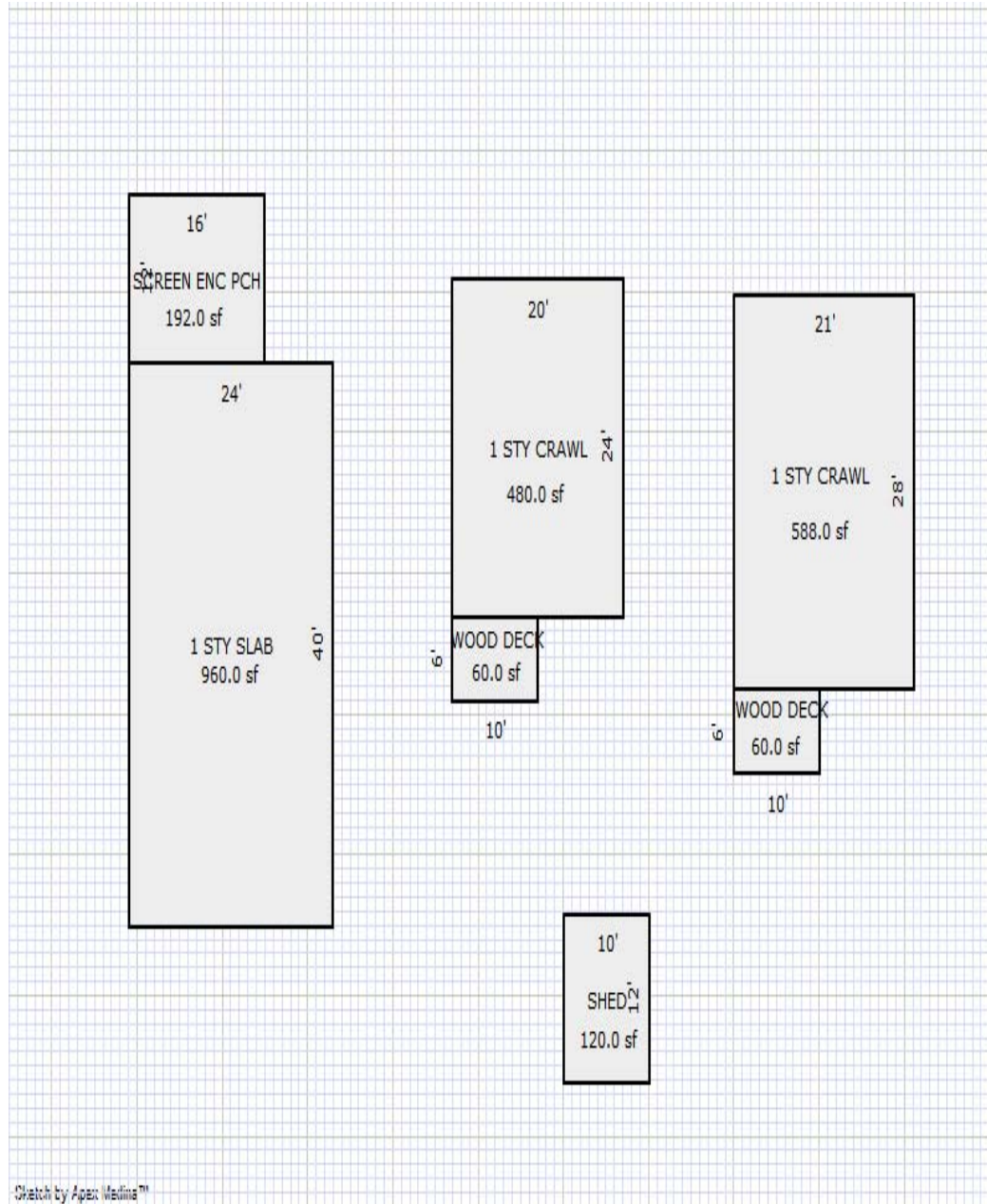


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:					
X	Wood Frame 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 0	Remodeled 0	Size of Closets			Lg	X	Ord											
Condition for Age: Average		Doors		Solid	X	H.C.												
Room List		(5) Floors			Kitchen: Other: Other:													
	Basement 1st Floor 2nd Floor Bedrooms	(6) Ceilings			(12) Electric													
					0 Amps Service													
(1) Exterior					No./Qual. of Fixtures													
					Ex.	X	Ord.		Min									
	Wood/Shingle Aluminum/Vinyl Brick				No. of Elec. Outlets													
X	Block Insulation				Many	X	Ave.		Few									
(2) Windows		(7) Excavation			(13) Plumbing													
			Basement: 0 S.F. Crawl: 0 S.F. Slab: 960 S.F. Height to Joists: 0.0		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan													
X	Many Avg. Few	X	Large Avg. Small		(8) Basement													
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 Double Glass Patio Doors Storms & Screens		Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer													
(3) Roof		(10) Floor Support			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic													
X	Gable Hip Flat		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:													
X	Asphalt Shingle																	
Chimney:																		

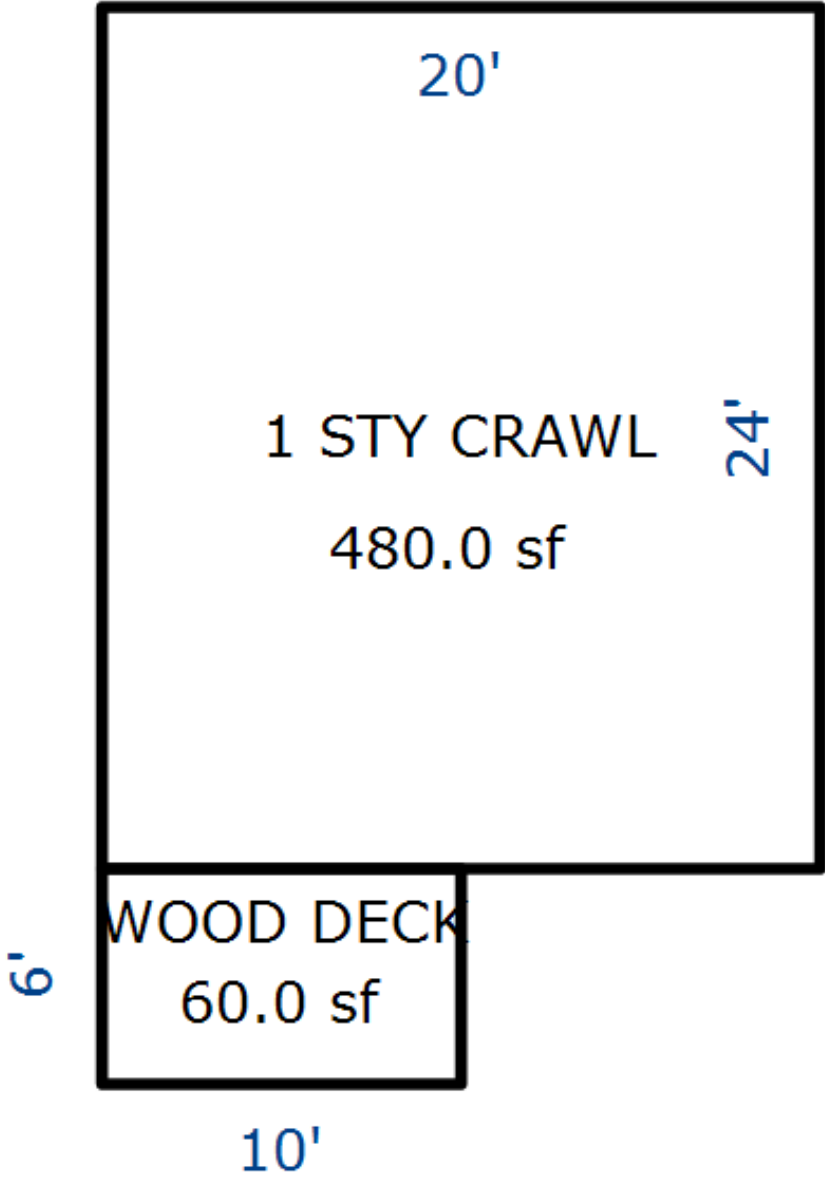
*** Information herein deemed reliable but not guaranteed***



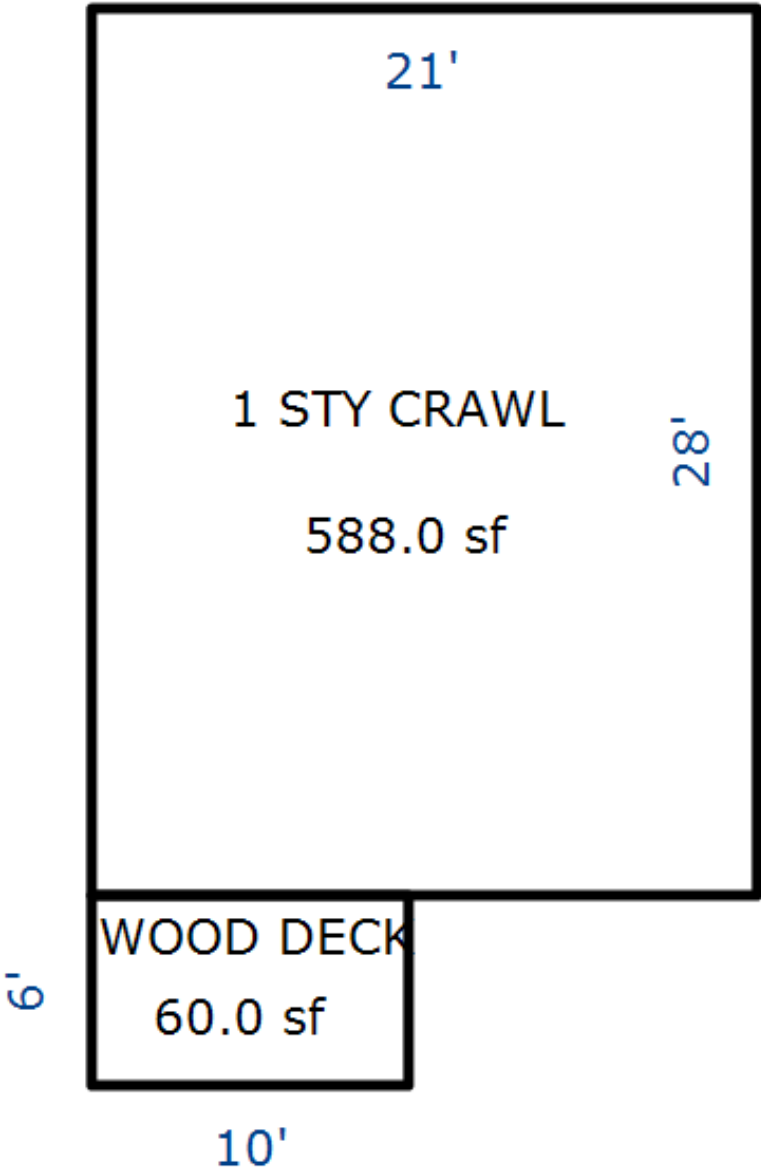
*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																																																																		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 60	Type 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: 1S		Trim & Decoration			Ex	X	Ord																																																																																																																																								
Yr Built 0	Remodeled 0	Size of Closets					Min																																																																																																																																								
Condition for Age: Average			Lg	X	Ord		Small																																																																																																																																								
Room List		(5) Floors			Doors		Solid	X	H.C.																																																																																																																																						
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:			(12) Electric				0	Amps Service																																																																																																																																					
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures																																																																																																																																										
X	Wood/Shingle Aluminum/Vinyl Brick				Ex.	X	Ord.		Min																																																																																																																																						
	Insulation	Basement: 0 S.F. Crawl: 480 S.F. Slab: 0 S.F. Height to Joists: 0.0			No. of Elec. Outlets				Many	X	Ave.		Few																																																																																																																																		
(2) Windows		(8) Basement			(13) Plumbing				1	Average Fixture(s)																																																																																																																																					
X	Many Avg. Few	X	Large Avg. Small		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor				1	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																																																																					
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																																																																																																																																						
X	Gable Hip Flat	Gambrel Mansard Shed			(10) Floor Support				1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																																																																																																																					
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:																																																																																																																																										
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<table border="0"> <tr> <td>Stories</td> <td>Exterior</td> <td>Foundation</td> <td>Rate</td> <td>Bsmnt-Adj</td> <td>Heat-Adj</td> <td>Size</td> <td>Cost</td> </tr> <tr> <td>1</td> <td>Story Siding</td> <td>Crawl Space</td> <td>59.39</td> <td>-10.29</td> <td>-1.89</td> <td>480</td> <td>22,661</td> </tr> <tr> <td colspan="7">Other Additions/Adjustments</td> <td>Rate</td> </tr> <tr> <td colspan="7">(13) Plumbing</td> <td></td> </tr> <tr> <td colspan="7">Average Fixture(s)</td> <td>525.00</td> </tr> <tr> <td colspan="7">(14) Water/Sewer</td> <td></td> </tr> <tr> <td colspan="7">Public Sewer</td> <td>912.00</td> </tr> <tr> <td colspan="7">Well, 200 Feet</td> <td>4400.00</td> </tr> <tr> <td colspan="7">(15) Built-Ins & Fireplaces</td> <td></td> </tr> <tr> <td colspan="7">Appliance Allowance</td> <td>1235.00</td> </tr> <tr> <td colspan="7">(16) Deck/Balcony</td> <td></td> </tr> <tr> <td colspan="7">Treated Wood,Standard</td> <td>8.92</td> </tr> <tr> <td colspan="7">Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,</td> <td>Depr.Cost =</td> </tr> <tr> <td colspan="7">ECF (403 - LAKE MISSAUKEE AREA RES)</td> <td>1.350 => TCV of Bldg: 2 =</td> </tr> <tr> <td colspan="6"></td> <td>60</td> <td>535</td> </tr> <tr> <td colspan="6"></td> <td>24,880</td> <td>33,588</td> </tr> </table>											Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost	1	Story Siding	Crawl Space	59.39	-10.29	-1.89	480	22,661	Other Additions/Adjustments							Rate	(13) Plumbing								Average Fixture(s)							525.00	(14) Water/Sewer								Public Sewer							912.00	Well, 200 Feet							4400.00	(15) Built-Ins & Fireplaces								Appliance Allowance							1235.00	(16) Deck/Balcony								Treated Wood,Standard							8.92	Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,							Depr.Cost =	ECF (403 - LAKE MISSAUKEE AREA RES)							1.350 => TCV of Bldg: 2 =							60	535							24,880	33,588					
Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost																																																																																																																																								
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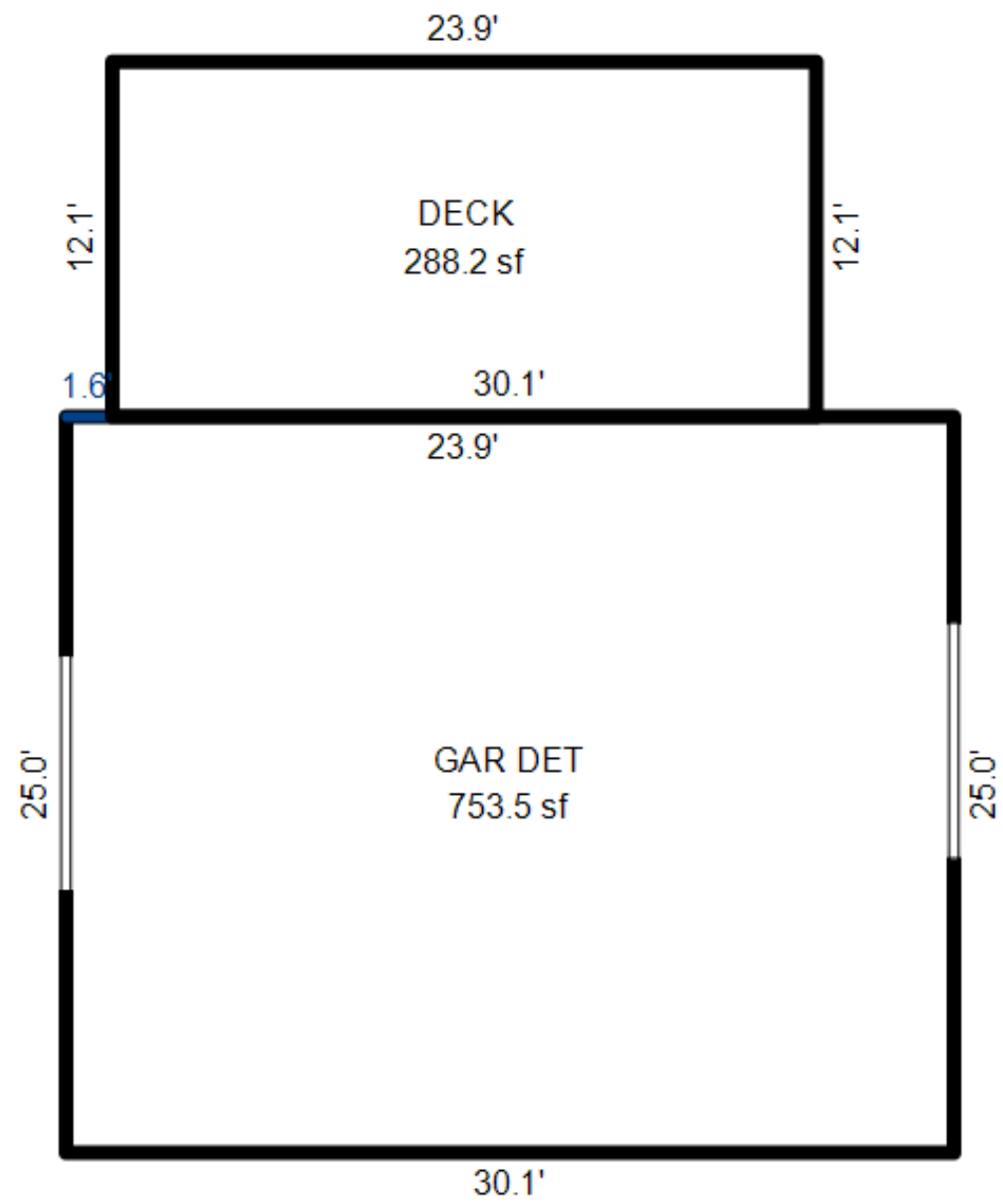
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	(4) Interior	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 288	Type Treated Wood	Year Built: Car Capacity: Class: D Exterior: Block Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 390 % 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 X No Heating/Cooling													
Building Style: GRG		Trim & Decoration		Central Air Wood Furnace													
Yr Built 0	Remodeled 0	Ex	Ord	Min	(12) Electric												
Condition for Age: Average		Lg	Ord	Small	0 Amps Service												
Room List		(5) Floors		No./Qual. of Fixtures			Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost			
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		Ex. Ord. Min			Other Additions/Adjustments		Rate		Rate		Size	Cost			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing										
	Wood/Shingle Aluminum/Vinyl Brick	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many Ave. Few			(16) Deck/Balcony										
(2) Windows		(8) Basement		(13) Plumbing			Treated Wood,Standard										
	Many Avg. Few Large Avg. Small	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(17) Garages	Class:D Exterior: Block	Foundation: 18 Inch (Unfinished)	Base Cost	19.88		390	7,753			
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Mechanical Doors							2	650		
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Recreation SF Living SF Walkout Doors No Floor SF		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,	Depr.Cost =									
	Gable Hip Flat	(10) Floor Support		Lump Sum Items:			ECF (403 - LAKE MISSAUKEE AREA RES)	1.300 =>	TCV of Bldg:	4	=						
	Asphalt Shingle	Joists: Unsupported Len: Ctr.Sup:															
Chimney:																	

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FRENCH R PATRICK & LUCY (FRENCH R PATRICK & LUCY T	0	06/23/2005	QC	Not Qualified	05-0/2874		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6916 W JENNINGS RD			Garage	07/07/2004	20040234	Complete

Owner's Name/Address	MAP #:	2016 Est TCV 358,061 TCV/TFA: 219.40
FRENCH R PATRICK & LUCY TRUST 628 NORTH HARVEY STREET PLYMOUTH MI 48170		

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
Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	GROUP B 1800 81 Actual Front Feet, 0.54 Total Acres		80.89	290.00	0.9083	1.0000	1800	100		132,246
		Total Est. Land Value = 132,246								

Tax Description	Description	Rate	CountyMult.	Size	%Good	Cash Value
SEC 12 T22N R8W BEG S 89 DEG 56'38"E 440 FT & N 01 DEG 27'40"W 1378.65 FT FROM SW COR OF SEC 12, TH N 58 DEG 01'53"E 75 FT, S 03 DEG 35' 42"E 302.53 FT, S 76 DEG 48'38"W 77.5 FT, N 01 DEG 27'40"W 280 FT TO POB. ALSO E 5.89 FT OF N 791.25 FT OF W 440 FT OF GOVT LOT 4. .577 A	D/W/P: 4in Ren. Conc.	4.21	1.00	340	0	0

X Sewer	Residential Local Cost Land Improvements	Description	Rate	CountyMult.	Size	%Good	Cash Value
		LAND IMPROVE 1000	1000.00	1.00	1.5	94	1,410

X Electric	X Gas	Total Estimated Land Improvements True Cash Value =				
		1,410				

Comments/Influences	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	2016	66,100	112,900	179,000			162,390C

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	02/20/2012	INSPECTED	2015	72,800	111,300	184,100			161,905C

X Flood Plain	X PRIVATE RD	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		2014	72,800	97,700	170,500			159,356C

X	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	2013	80,900	91,600	172,500			156,847C

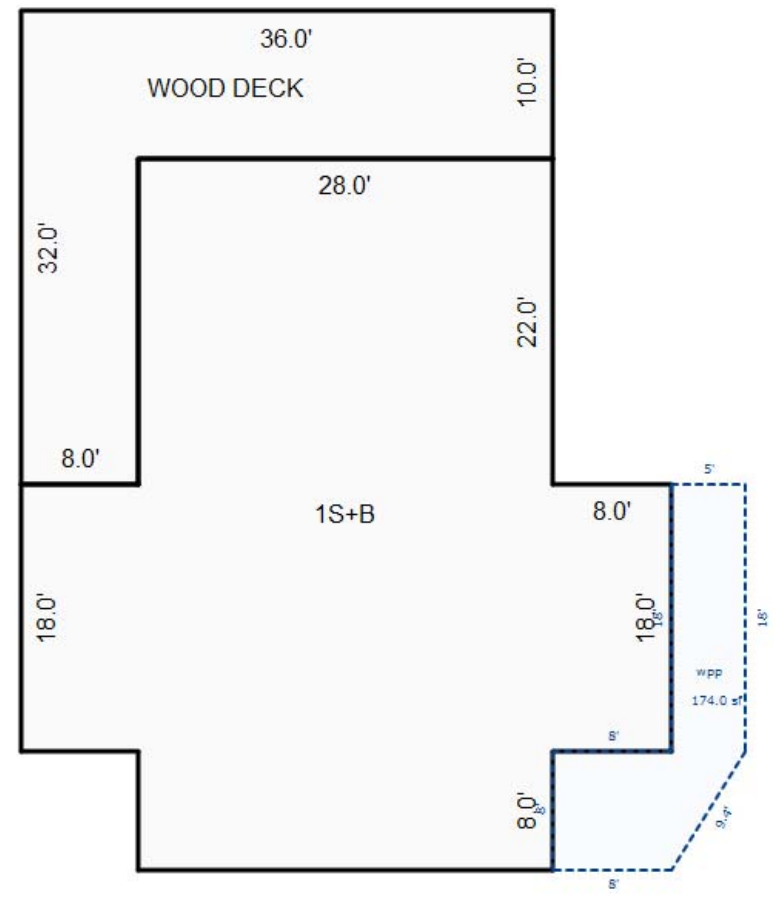
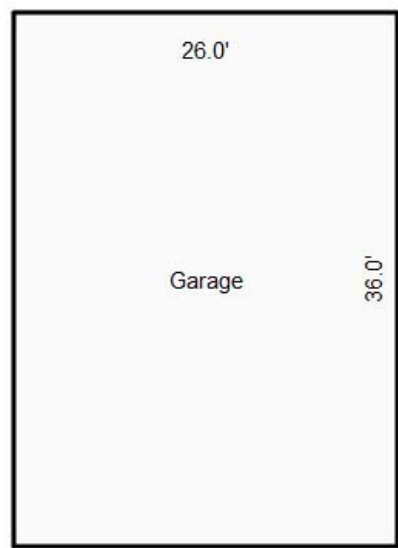


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*** Information herein deemed reliable but not guaranteed***


Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story 1 Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 536 174	Type WPP WPP	Year Built: 2004 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 936 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame		(4) Interior Drywall Paneled	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling														
Building Style: LOG		Trim & Decoration																	
Yr Built 1996		Remodeled 0		Ex X Ord Min			Size of Closets												
Condition for Age: Average		Lg X Ord Small		Doors Solid X H.C.			Central Air Wood Furnace												
Room List		(5) Floors					(12) Electric												
Basement 1st Floor 2nd Floor 2 Bedrooms		Kitchen: Other: Other:					200 Amps Service												
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories Exterior Foundation			Rate Bsmnt-Adj Heat-Adj		Size Cost							
Wood/Shingle Aluminum/Vinyl Brick				Ex. X Ord. Min			1 Story Pine Logs Basement			70.65 0.00 0.00		1632 115,301							
X Pine/Cedar Insulation				No. of Elec. Outlets			Other Additions/Adjustments			Rate		Size Cost							
(2) Windows		(7) Excavation		Many X Ave. Few			(13) Plumbing			Walk out Basement Door(s)		775.00		1 775					
X Many X Large Avg. Avg. Few Small		Basement: 1632 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			Average Fixture(s)			760.00		1 760							
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			(14) Water/Sewer			Public Sewer		1162.00		1 1,162					
X Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor								Well, 100 Feet		2700.00		1 2,700					
(3) Roof		(9) Basement Finish								(15) Built-Ins & Fireplaces		Appliance Allowance		1915.00		1 1,915			
X Gable Hip Flat		Recreation SF Living SF 1 Walkout Doors No Floor SF								Solar Water Heat		Fireplace: Prefab 1 Story		2200.00		1 2,200			
X Asphalt Shingle		(10) Floor Support								(16) Porches		WPP, Standard		7.53		536 4,036			
Chimney:		Joists: Unsupported Len: Cntr.Sup:								WPP, Standard		11.33		174 1,971					
		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic								(17) Garages		Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost		15.24		936 14,265	
		Lump Sum Items:										Automatic Doors		375.00		2 750			
												Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,		Depr.Cost =		172,620			
												ECF (403 - LAKE MISSAUKEE AREA RES)		1.300 => TCV of Bldg: 1 =		224,405			

GSA



Sketch by Apex Sketch

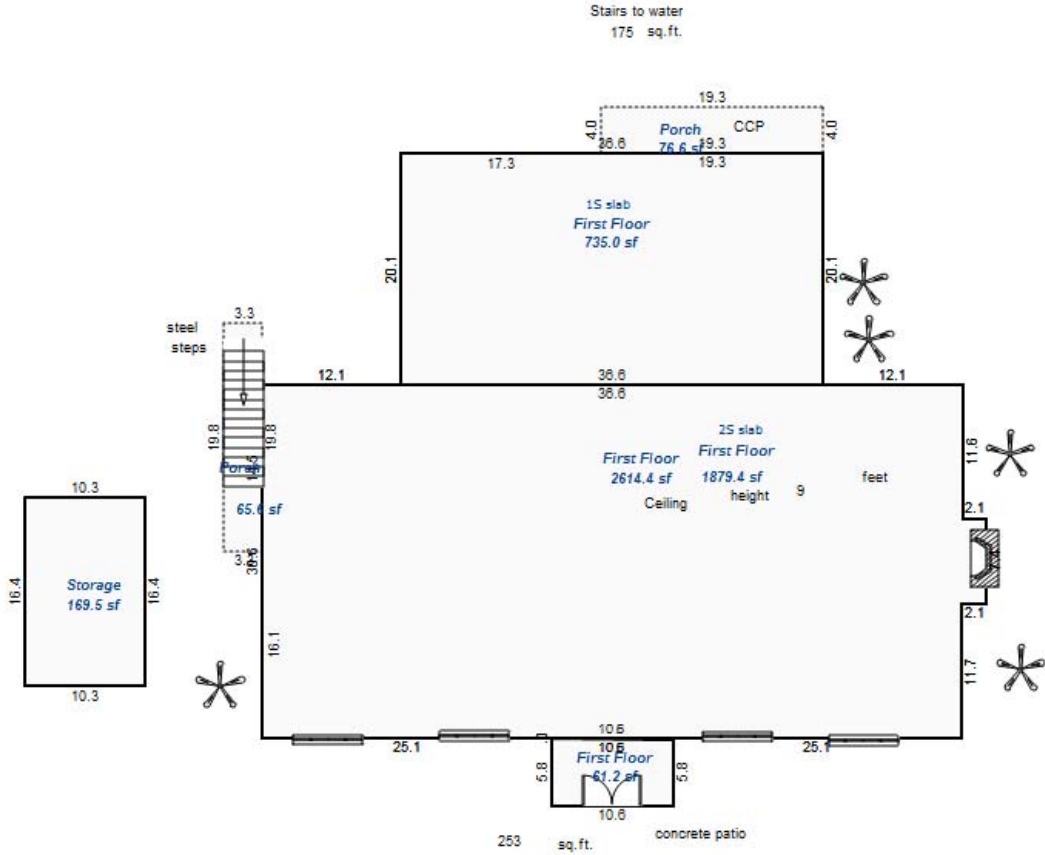
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
SOWLE VIRGINIA L TRUST	TALSMA TIMOTHY & JANICE	295,000	01/18/2011	WD	WARRANTY DEED	2011-179WD	PTA	100.0					
TALSMA TIMOTHY & JANICE	AVIATIEK LLC	0	01/18/2011	PTA		2011-180WD	PTA	100.0					
SOWLE THOMAS J & VIRGINIA	SOWLE VIRGINIA L	0	12/05/2004	OTH	Not Qualified	05-0/3338		0.0					
SOWLE VIRGINIA L		0	02/22/2001	TR		2011-178TRUST	PTA	0.0					
Property Address		Class: 401 RESIDENTIAL-I		Zoning:		Building Permit(s)		Date	Number	Status			
6834 W JENNINGS RD		School: LAKE CITY - 57020		Addition		03/01/2011		2011-0057	100%				
Owner's Name/Address		P.R.E. 0%		MAP #:		2016 Est TCV 491,590 TCV/TFA: 101.15							
AVIATIEK LLC 4851 QUINCY ST HUDSONVILLE MI 49426		X Improved		Vacant		Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS							
Tax Description		Public Improvements		* Factors *									
SEC 12 T22N R8W BEG S 89 DEG 56'38"E 440 FT & N 01 DEG 27'40"W 1378.65 FT & N 58 DEG 01'53"E 150 FT FROM SW COR OF SW 1/4 TO POB TH N 58 DEG 01'53"E 100 FT, S 06 DEG 58'35"E 356.73 FT, S 76 DEG 48'38"W 100 FT, N 05DEG 25'52"W 325.42 FT TO POB. .74A.		X Dirt Road		Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		X Gravel Road		GROUP B 1800		100.00	341.00	0.8706	1.0000	1800	100		156,699
		X Paved Road		100 Actual Front Feet, 0.78 Total Acres		Total Est. Land Value =		156,699					
		X Storm Sewer		Land Improvement Cost Estimates									
		X Sidewalk		Description		Rate	CountyMult.	Size	%Good	Cash Value			
		X Water		Shed: Wood Frame		10.22	1.00	169	95	1,641			
		X Sewer		Residential Local Cost Land Improvements									
		X Electric		Description		Rate	CountyMult.	Size	%Good	Cash Value			
		X Gas		LAND IMPROVE 2500		2500.00	1.00	1.0	97	2,425			
		X Curb		Total Estimated Land Improvements True Cash Value = 4,066									
		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			
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Who	When	What	2016	78,300	167,500	245,800			220,425C		
		TPC 11/01/2011 INSPECTED			2015	90,000	166,300	256,300			219,766C		
					2014	90,000	131,800	221,800			216,306C		
					2013	75,000	137,900	212,900			212,900S		

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G							76	CCP (1 Story)	Bsmnt Garage:			
	Building Style: 2S		Trim & Decoration									61	CGEP (1 Story)	Carport Area: Roof:			
	Yr Built 1968 199		Ex	X	Ord		Min					175	WPP	Roof:			
	Remodeled 2011		Size of Closets									64	CPP	Roof:			
	Condition for Age: Average		Lg	X	Ord		Small					CnntyMult X 1.400		Roof:			
	Room List		Doors		Solid	X	H.C.					E.C.F. X 1.300		Roof:			
	Basement 1st Floor 2nd Floor 7 Bedrooms		(5) Floors									Total Base Cost: 259,674 Total Base New : 363,544 Total Depr Cost: 254,481 Estimated T.C.V: 330,825		Roof:			
	(1) Exterior	X	Drywall									Class: C +10 Effec. Age: 30 Floor Area: 4860 Total Base Cost: 259,674 Total Base New : 363,544 Total Depr Cost: 254,481 Estimated T.C.V: 330,825		Roof:			
X	Wood/Shingle Aluminum/Vinyl Brick Block Insulation		(6) Ceilings									Rate Bsmnt-Adj Heat-Adj		Size Cost			
	(2) Windows		Ex.	X	Ord.		Min					102.94 -10.54 4.21		1879 181,530			
	Many Avg. Few		No. of Elec. Outlets									82.01 -10.54 3.16		735 54,853			
	Large Avg. Small		(7) Excavation									Rate		Size Cost			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Basement: 0 S.F. Crawl: 0 S.F. Slab: 2614 S.F. Height to Joists: 0.0									Average Fixture(s) 760.00		1 760			
	(3) Roof		(8) Basement									3 Fixture Bath 2400.00		1 2,400			
	Gable Hip Flat		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor									2 Fixture Bath 1600.00		1 1,600			
	Gambrel Mansard Shed		(9) Basement Finish									Public Sewer 1162.00		1 1,162			
X	Asphalt Shingle		Recreation SF Living SF Walkout Doors No Floor SF									Well, 100 Feet 2700.00		1 2,700			
	Chimney: Block		(10) Floor Support									(15) Built-Ins & Fireplaces Appliance Allowance 1915.00		1 1,915			
			Joists: Unsupported Len: Cntr.Sup:									Fireplace: Interior 2 Story 3825.00		1 3,825			
												(16) Porches CCP (1 Story), Standard 54.62		76 2,459			
												CGEP (1 Story), Standard 11.30		61 3,332			
												WPP, Standard 18.14		175 1,978			
												CPP, Standard 18.14		64 1,161			
												Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV of Bldg: 1 =		254,481 330,825			
												Lump Sum Items:					

*** 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				
6894 W JENNINGS RD		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 100% 05/07/1996										
MOLITOR RUSSELL D PO BOX 705 6894 JENNINGS RD LAKE CITY MI 49651		MAP #:		2016 Est TCV 493,326 TCV/TFA: 143.58								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS								
SEC 12 T22N R8W BEG S 89 DEG 56'38"E 440 FT & N 01 DEG 27'40"W 1378.65 FT & N 58 DEG 01'53"E 75 FT FROM SW COR OF SW 1/4 TH N 58 DEG 01'53"E 75 FT, S 05 DEG 25'52"E 325.42 FT, S 76 DEG 48'38"W 77.5 FT, N 03 DEG 35'42"W 302.53 FT TO POB. .52A.		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		GROUP B 1800	75.00	302.02	0.9221	1.0000	1800	100		124,485
		Paved Road		75 Actual Front Feet, 0.52 Total Acres Total Est. Land Value = 124,485								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		Water		Residential Local Cost Land Improvements								
		X Sewer		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		X Electric		LAND IMPROVE 1000	1000.00	1.00	2.0	97	1,940			
		X Gas		Total Estimated Land Improvements True Cash Value = 1,940								
Comments/Influences		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		X Rolling		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X High		2016	62,200	184,500	246,700			196,552C		
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront		2015	67,500	181,700	249,200			195,965C		
		Ravine										
		Wetland										
		Flood Plain										
		X PRIVATE RD		2014	67,500	149,900	217,400			192,879C		
		Who When What		2013	75,000	147,500	222,500			189,842C		
		TPC 11/01/2011 INSPECTED										

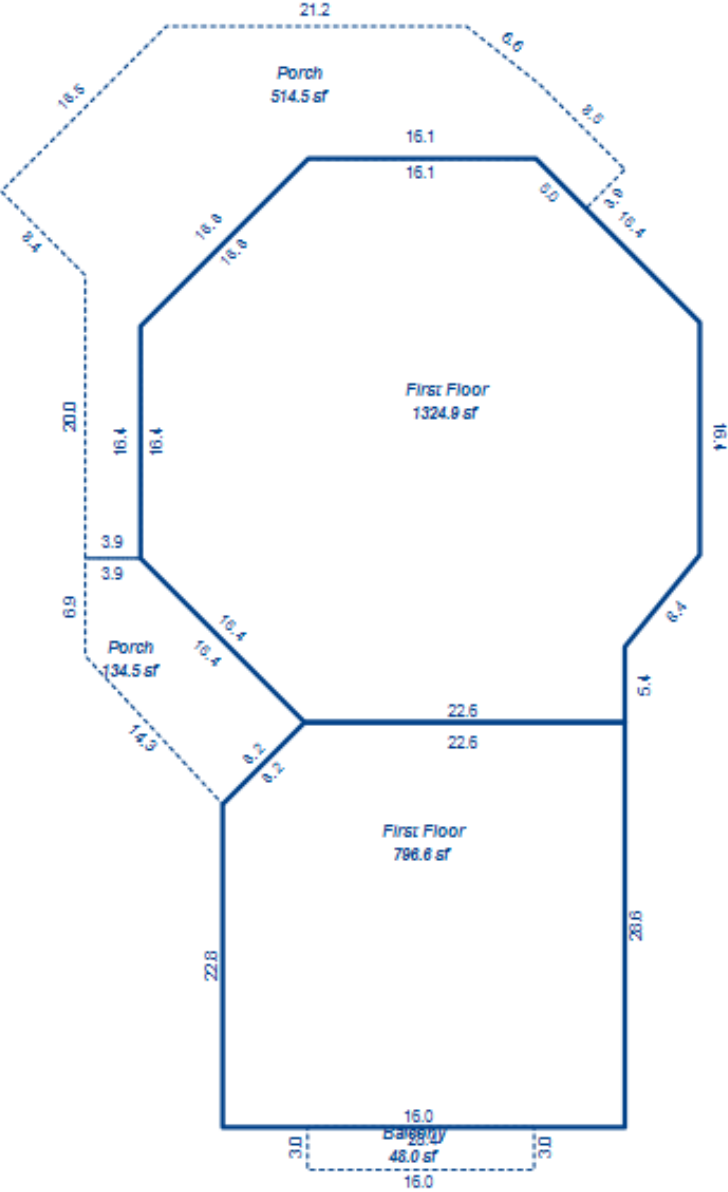


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 510 48	Type WPP Wood Balcony	Year Built: 1995 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 796 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame		Drywall Paneled		Plaster Wood T&G											
Building Style: 2S		Trim & Decoration														
Yr Built 1995	Remodeled 0	Ex	X	Ord		Min	Size of Closets									
Condition for Age: 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			Stories Exterior			Foundation Rate			Bsmnt-Adj Heat-Adj		Size Cost	
	Wood/Shingle Aluminum/Vinyl Brick						Ex.	X	Ord.		Min	2 Story Siding Basement 111.38 0.00 0.00			1320 147,022	
X	Insulation			No. of Elec. Outlets			1 Story Siding Overhang 37.21 0.00 0.00			Other Additions/Adjustments Walk out Basement Door(s) 775.00			Rate 775.00		Size Cost 1 775	
(2) Windows		(7) Excavation		(13) Plumbing			(13) Plumbing									
	Many Avg. Few	X	Large Avg. Small	Basement: 1320 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			14) Water/Sewer Public Sewer 1162.00 1 1,162 Well, 100 Feet 2700.00 1 2,700						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	8		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			(15) Built-Ins & Fireplaces Appliance Allowance 1915.00 1 1,915									
X	Double Glass Patio Doors Storms & Screens	1300		(9) Basement Finish			(16) Porches WPP, Standard 7.69 510 3,922									
(3) Roof		(10) Floor Support		(14) Water/Sewer			(16) Deck/Balcony Wood Balcony 17.50 48 840									
X	Gable Hip Flat	Gambrel Mansard Shed		1			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			(17) Garages Class:C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 19.35 796 15,403 Common Wall: 2 Wall -2575.00 1 -2,575 Automatic Doors 375.00 2 750						
X	Asphalt Shingle	1		Recreation SF Living SF Walkout Doors No Floor SF			(17) Garages Class:C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 14.55 1800 26,190 Automatic Doors 375.00 3 1,125 Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 272,036 Separately Depreciated Items: (9) Basement Finish Basement Recreation Finish 11.45 1300 14,885									
Chimney: Metal				Lump Sum Items:												

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



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

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

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

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

Owner's Name/Address: CRISSMAN JOHN
 1079 BALFOUR
 GROSSE POINTE MI 48230
 2016 Est TCV 50,770

Tax Description: SEC 12 T22N R8W PCL F OF SURVEY RECORDED IN BOOK OF SURVEYS S-3 PG 240. 14.71A.

Comments/Influences:

Improved Vacant Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

Public Improvements: * Factors *

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> 0 - .50 Ac. M/L					7000	100		7,000
Residentia 3 - 7 @\$3300	14.59 Acres				3000	100		43,770
20 Actual Front Feet, 14.71 Total Acres Total Est. Land Value =								50,770

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2016	25,400	0	25,400			7,927C
2015	25,400	0	25,400			7,904C
2014	25,400	0	25,400			7,780C
2013	34,700	0	34,700			7,658C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
MONTOYE ALLEN PAUL TRUST	DOPP STEVEN & MISTY	215,000	12/30/2014	WD	WARRANTY DEED	2014-04266	PTA	100.0				
MONTOYE ALLEN P & MARY J	MONTOYE ALLEN PAUL TRUST	0	09/14/2007	QC	Not Qualified	2007/3421		0.0				
MONTOYE ALLEN P & MARY J	MONTOYE MARY JANE TRUST	0	09/14/2007	QC	Not Qualified	2007/3422		0.0				
		170,500	07/01/1998	WD	Download	320:860		0.0				
Property Address		Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)		Date	Number	Status				
6874 W LAKEVIEW DR		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 0%										
DOPP STEVEN & MISTY 661 E BRADFORD RD MIDLAND MI 48640		MAP #:										
		2016 Est TCV 240,076 TCV/TFA: 227.34										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS								
SEC 12 T22N R8W PCL A AS SHOWN IN BOOK OF SURVEYS S-3 PAGE 240. .45A.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		GROUP B 1800	72.00	258.00	0.9297	1.0000	1800	100		120,485
		Paved Road		64 Actual Front Feet, 0.45 Total Acres				Total Est. Land Value =		120,485		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		Water		Shed: Wood Frame	9.56	1.00	216	50	1,032			
		Sewer		Shed: Wood Frame	11.06	1.00	120	50	663			
		Electric		Residential Local Cost Land Improvements								
		Gas		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		Curb		LAND IMPROVE 1000	1000.00	1.00	1.0	95	950			
		Street Lights		Total Estimated Land Improvements True Cash Value =				2,646				
		Standard Utilities										
		Underground Utils.										
		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		
		Who	When	What	2016	60,200	59,800	120,000		112,035C		
		TPC 11/02/2015	INSPECTED		2015	57,600	54,100	111,700		111,700S		
		TPC 12/19/2014	INSPECTED		2014	57,600	56,300	113,900		113,900S		
		TPC 05/01/2012	INSPECTED		2013	64,000	56,800	120,800		120,800S		

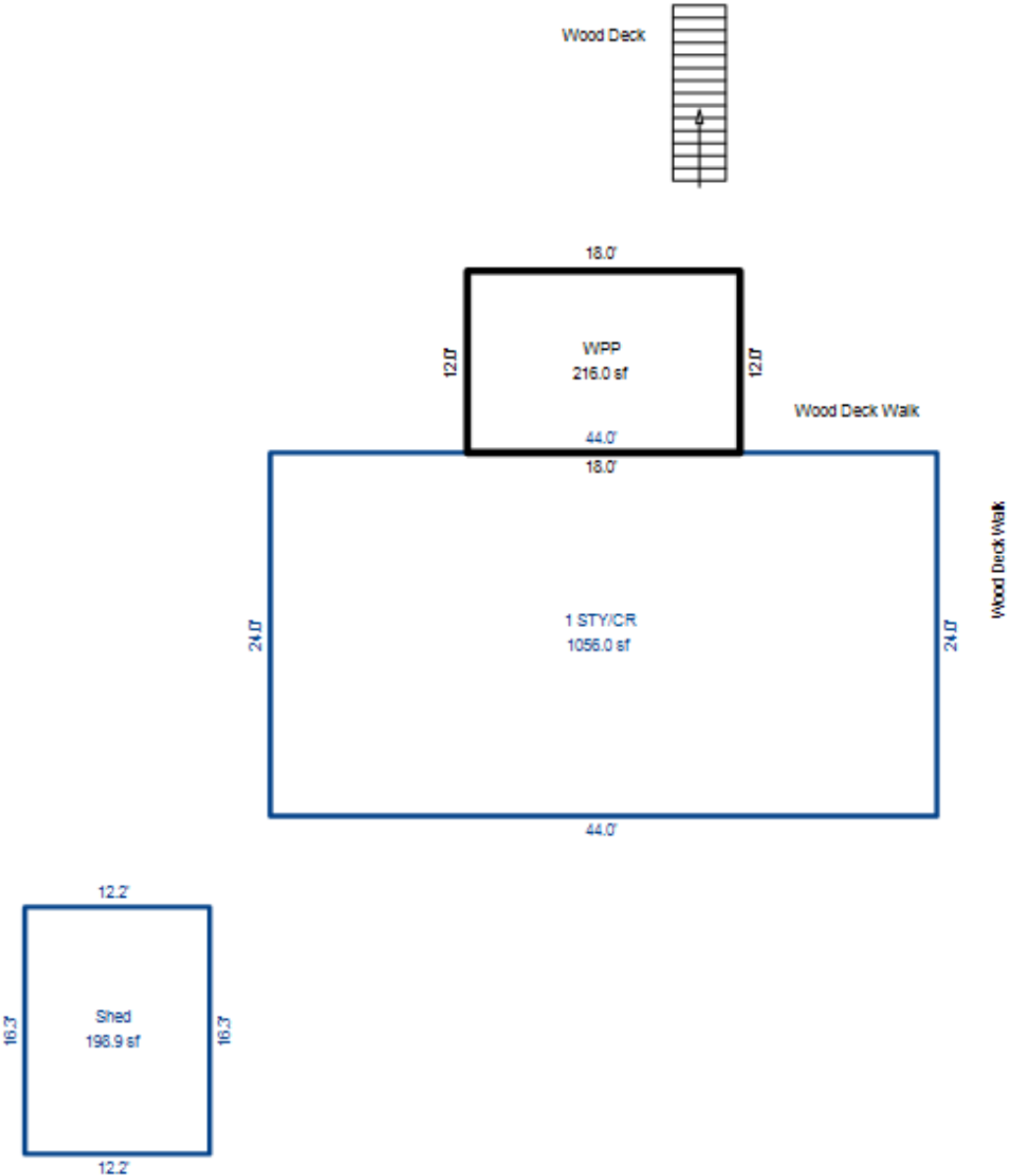


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story 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	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							216 216 233	WPP Treated Wood Treated Wood		
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace						Class: C Effec. Age: 15 Floor Area: 1056 Total Base Cost: 74,389 Total Base New : 101,913 Total Depr Cost: 86,626 Estimated T.C.V: 116,945							
Yr Built 1995	Remodeled 0	Ex	X	Ord		Min				CnlyMult X 1.370 E.C.F. X 1.350							
Condition for Age: Average		Lg	X	Ord		Small											
Room List		(5) Floors		(12) Electric													
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		150			Amps Service										
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories Exterior			Foundation Rate			Bsmnt-Adj	Heat-Adj	Size	Cost	
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall		Ex.	X	Ord.		Min	1	Story Siding	Crawl Space	66.55	-9.64	0.00	1056	60,097
X	Insulation	(7) Excavation		No. of Elec. Outlets			Other Additions/Adjustments			Rate					Size	Cost	
(2) Windows		Basement: 0 S.F. Crawl: 1056 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many			X	Ave.		Few	(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			(14) Water/Sewer							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1			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			(15) Built-Ins & Fireplaces							
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		2			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(16) Porches							
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		(10) Floor Support			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			(16) Decks/Balcony							
X	Gable Hip Flat	Gambrel Mansard Shed		1			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			WPP, Standard					216	2,244	
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Treated Wood,Standard					216	1,506	
Chimney:		Lump Sum Items:		1			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Treated Wood,Standard					233	1,605	
										Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, ECF (403 - LAKE MISSAUKEE AREA RES) 1.350 => TCV of Bldg: 1 =						86,626 116,945	

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



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

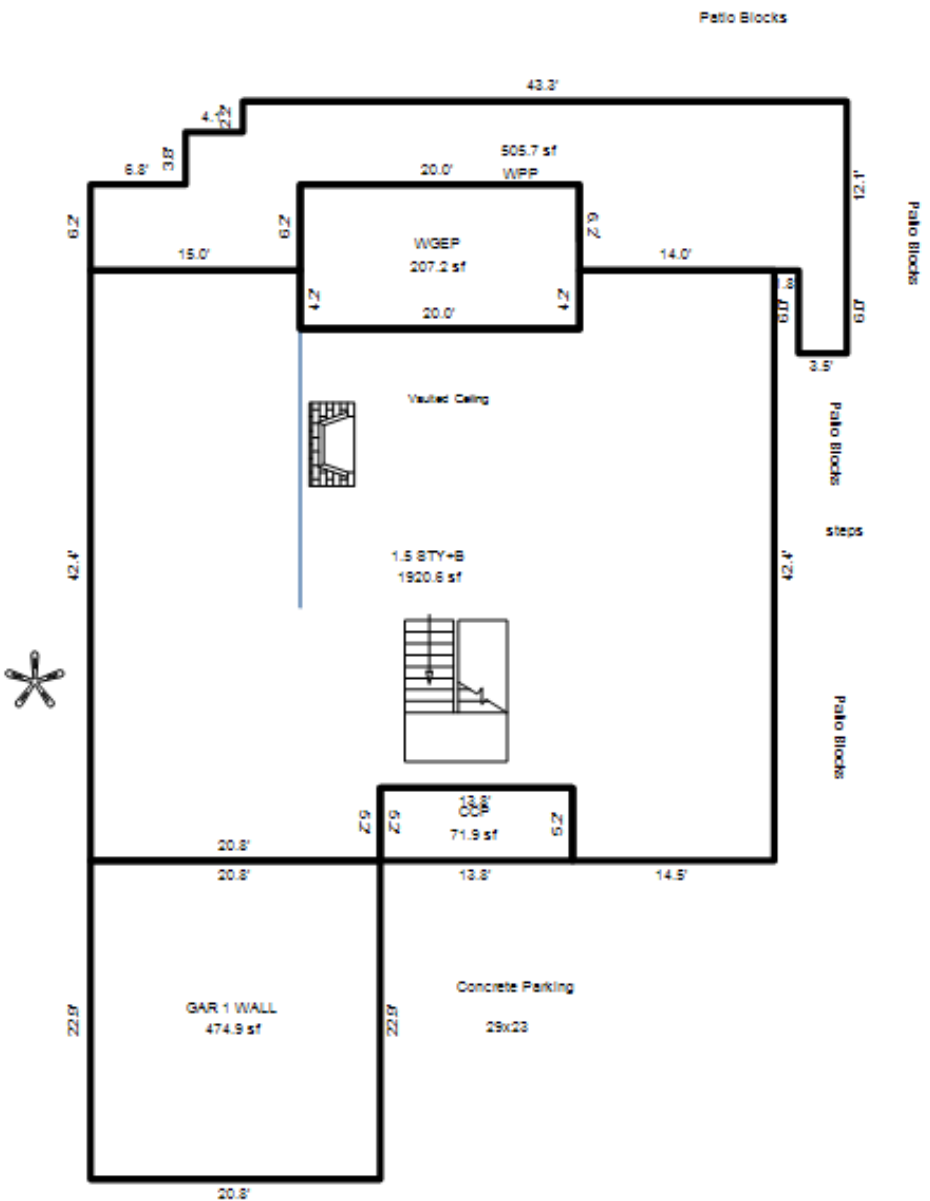
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: 402 RESIDENTIAL-V		Zoning:	Building Permit(s)	Date	Number	Status		
6862 W LAKEVIEW DR		School: LAKE CITY - 57020			New House	10/16/2014	2014-0465	100%		
Owner's Name/Address		P.R.E. 0%		MAP #:						
MCISAAC TIMOTHY P & PATRICIA L 2059 BELLE VERNON DRIVE ROCHESTER MI 48309		2016 Est TCV 529,264 TCV/TFA: 183.77								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS						
SEC 12 T22N R8W PCL B OF SURVEY RECORDED IN LIBER S-3 P240. .46A.		Public Improvements		* Factors *						
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
		X Gravel Road		GROUP B 1800	75.00	262.00	0.9221 1.0000	1800 100	124,485	
		X Paved Road		75 Actual Front Feet, 0.45 Total Acres					Total Est. Land Value =	124,485
		X Storm Sewer		Land Improvement Cost Estimates						
		X Sidewalk		Description	Rate	CountyMult.	Size	%Good	Cash Value	
		X Water		D/W/P: 4in Ren. Conc.	5.31	1.00	667	0	0	
		X Sewer		D/W/P: Patio Blocks	9.80	1.00	373	0	0	
		X Electric		Residential Local Cost Land Improvements						
		X Gas		Description	Rate	CountyMult.	Size	%Good	Cash Value	
		X Curb		LAND IMPROVE 2500	2500.00	1.00	1.5	95	3,563	
		X Street Lights		Total Estimated Land Improvements True Cash Value =					3,563	
		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		2016	62,200	202,400	264,600			264,600S
		X Rolling		2015	67,500	4,800	72,300			72,300S
		X Low		2014	67,500	0	67,500			67,500S
		X High		2013	75,000	0	75,000			75,000S
		X Landscaped								
		X Swamp								
		X Wooded								
		X Pond								
		X Waterfront								
		X Ravine								
		X Wetland								
		X Flood Plain								
		X PRIVATE RD								
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Who	When	What	2016	62,200	202,400	264,600		264,600S
		TPC 11/02/2015	INSPECTED		2015	67,500	4,800	72,300		72,300S
		TPC 12/19/2014	INSPECTED		2014	67,500	0	67,500		67,500S
		TPC 05/01/2012	INSPECTED		2013	75,000	0	75,000		75,000S



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 71 505 207	Type CCP (1 Story) WPP WSEP (1 Story)	Year Built: 2015 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: 474 % Good: 0 Storage Area: 0 No Conc. Floor: 237			
	Wood Frame		(4) Interior						1								
	Building Style: 1.5S		Drywall Paneled		Plaster Wood T&G												
	Yr Built 2015	Remodeled 0	Trim & Decoration	Ex	Ord	Min											
	Condition for Age: Average		Size of Closets	Lg	Ord	Small											
	Room List		Doors	Solid	H.C.												
	Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors														
	(1) Exterior		Kitchen: Other: Other:														
	Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings														
	Insulation		No./Qual. of Fixtures	Ex.	Ord.	Min											
	(2) Windows		No. of Elec. Outlets	Many	Ave.	Few											
	Many Avg. Few	Large Avg. Small	(7) Excavation														
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Basement: 1920 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0														
	(3) Roof		(8) Basement														
	Gable Hip Flat	Gambrel Mansard Shed	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor														
	Asphalt Shingle		(9) Basement Finish														
	Chimney:		Recreation SF Living SF Walkout Doors No Floor SF														
			(10) Floor Support														
			Joists: Unsupported Len: Cntr.Sup:														
			(11) Heating/Cooling														
			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic														
			(12) Electric														
			0 Amps Service														
			(13) Plumbing														
			1 Average Fixture(s) 3 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan														
			(14) Water/Sewer														
			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic														
			(15) Heating/Cooling														
			Lump Sum Items:														
			GENERATOR														
			Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,														
			Depr.Cost = 1,425														
			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>														

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: 401 RESIDENTIAL-I		Zoning:	Building Permit(s)	Date	Number	Status				
6862 W LAKEVIEW DR		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 100% 04/30/1999										
MCISAAC PAUL W 6862 W LAKEVIEW DR LAKE CITY MI 49651		MAP #:		2016 Est TCV 384,464 TCV/TFA: 187.91								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS								
SEC 12 T22N R8W PCL C OF SURVEY RECORDED IN LIBER S-3 P240. .46A.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Gravel Road	GROUP B 1800	75.00	262.00	0.9221	1.0000	1800	100		124,485
		X	Paved Road	75 Actual Front Feet, 0.45 Total Acres Total Est. Land Value = 124,485								
		X	Storm Sewer	Land Improvement Cost Estimates								
		X	Sidewalk	Description	Rate	CountyMult.	Size	%Good	Cash Value			
		X	Water	D/W/P: 4in Ren. Conc.	4.21	1.00	720	0	0			
		X	Sewer	D/W/P: 3.5 Concrete	3.44	1.00	500	0	0			
		X	Electric	Shed: Wood Frame	10.03	1.00	180	50	903			
		X	Gas	Residential Local Cost Land Improvements								
		X	Curb	Description	Rate	CountyMult.	Size	%Good	Cash Value			
		X	Street Lights	LAND IMPROVE 2500	2500.00	1.00	1.5	95	3,563			
		X	Standard Utilities	Total Estimated Land Improvements True Cash Value = 4,466								
		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		
		Who	When	What	2016	62,200	130,000	192,200			172,786C	
		TPC 11/02/2015	INSPECTED		2015	67,500	128,100	195,600			172,270C	
		TPC 04/27/2012	INSPECTED		2014	67,500	110,000	177,500			169,558C	
					2013	75,000	111,100	186,100			166,888C	

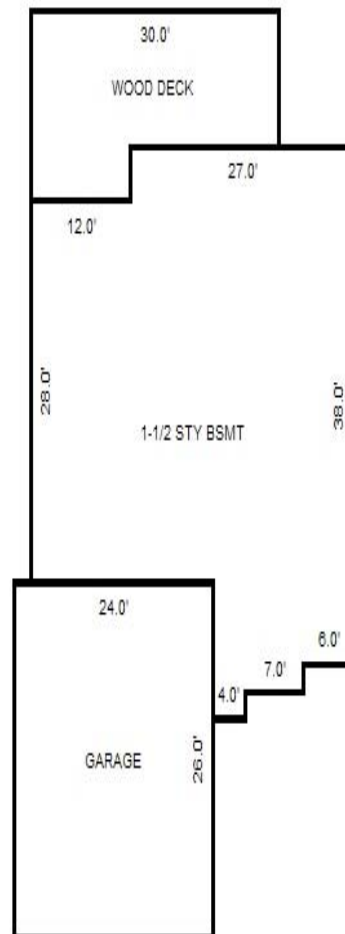


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*** Information herein deemed reliable but not guaranteed***

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 408 60	Type Treated Wood Treated Wood	Year Built: 1997 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1.5 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		Plaster Wood T&G										
Building Style: 1.5S		Trim & Decoration		X Ex			Ord	Min							
Yr Built 1997	Remodeled 0	Size of Closets		X Lg			Ord	Small							
Condition for Age: Average		Doors		X Solid			X	H.C.							
Room List		(5) Floors		Central Air Wood Furnace											
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric			200			Amps Service					
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories Exterior			Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Ex.	X	Ord.	Min	1.5	Story Siding	Basement	89.27	0.00	3.16	1364	126,075
X	Insulation	No. of Elec. Outlets		Many			X	Ave.	Few	Other Additions/Adjustments			Rate	Size	Cost
(2) Windows		(7) Excavation		(13) Plumbing			(1) Exterior								
X	Many Avg. Few	X	Large Avg. Small	Basement: 1364 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			(9) Basement Finish					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor	(8) Basement			(14) Water/Sewer			(13) Plumbing					
X	Double Glass Patio Doors Storms & Screens	1000	Recreation SF Living SF Walkout Doors No Floor SF	(9) Basement			(15) Built-Ins & Fireplaces			(14) Water/Sewer					
(3) Roof		(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			(16) Deck/Balcony			(15) Fireplaces					
X	Gable Hip Flat		Gambrel Mansard Shed	Lump Sum Items:			(17) Garages			(16) Porches/Decks					
X	Asphalt Shingle	Chimney:		Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 196,549 ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV of Bldg: 1 = 255,513			(17) Garages			(16) Porches/Decks					

*** 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.
		329,000	06/01/2001	WD	Download	01-0:2359		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6856 LAKEVIEW DR						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 100% 02/09/1998					
	MAP #:					
	2016 Est TCV 399,902 TCV/TFA: 175.40					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS							
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
SEC 12 T22N R8W PCL D OF SURVEY RECORDED INLIBER S-3 P240. .46A.	X		GROUP B 1800	75.00	262.00	0.9221	1.0000	1800	100	124,485
Comments/Influences			75 Actual Front Feet, 0.45 Total Acres Total Est. Land Value = 124,485							
			Land Improvement Cost Estimates							
			Description	Rate	CountyMult.	Size	%Good	Cash Value		
			D/W/P: 4in Ren. Conc.	4.21	1.00	1140	0	0		
	X		Shed: Wood Frame	10.37	1.00	160	50	830		
	X		Residential Local Cost Land Improvements							
	X		Description	Rate	CountyMult.	Size	%Good	Cash Value		
			LAND IMPROVE 2500	2500.00	1.00	1.5	95	3,563		
			Total Estimated Land Improvements True Cash Value =						4,393	

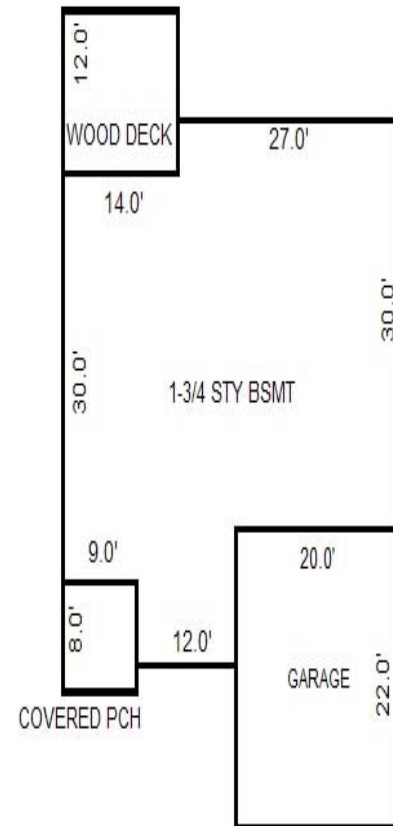


Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	Rolling	2016	62,200	137,800	200,000			187,402C
X	Low	High	2015	67,500	135,700	203,200			186,842C
X	Landscaped	Swamp	2014	67,500	116,400	183,900			183,900S
X	Wooded	Pond	2013	75,000	113,300	188,300			182,784C
X	Waterfront	Ravine							
X	Wetland	Flood Plain							
X	PRIVATE RD								
Who When What			2016	62,200	137,800	200,000			187,402C
TPC 04/27/2012 INSPECTED			2015	67,500	135,700	203,200			186,842C
			2014	67,500	116,400	183,900			183,900S
			2013	75,000	113,300	188,300			182,784C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 72 432 60	Type CCP (1 Story) WPP Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1.5 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 440 % Good: 0 Storage Area: 0 No Conc. Floor: 0						
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 15 Floor Area: 2280 Total Base Cost: 179,030 Total Base New : 245,271 Total Depr Cost: 208,480 Estimated T.C.V: 271,024			CntyMult X 1.370 E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:							
Building Style: 1.75S		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Foundation Rate			Bsmnt-Adj			Heat-Adj		Size		Cost	
Yr Built 1997	Remodeled 0	X	Ex		Ord		Min	200 Amps Service			102.44			0.00			3.70		1303 138,300		
Condition for Age: Average		X	Lg		Ord		Small	No./Qual. of Fixtures			Rate			Rate			Rate		Rate		
Room List		(5) Floors		Kitchen: Other: Other:			Ex. X Ord. Min			Bsmnt-Adj			Heat-Adj			Size		Cost			
Basement 1st Floor 2nd Floor 3 Bedrooms		Kitchen: Other: Other:		(6) Ceilings			No. of Elec. Outlets			Rate			Rate			Size		Cost			
(1) Exterior		X	Drywall	No. of Elec. Outlets			Rate			Rate			Rate			Size		Cost			
Wood/Shingle Aluminum/Vinyl Brick		Basement: 1303 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Rate			Rate			Rate			Size		Cost		
X	Brick/Siding Insulation	Basement: 1303 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Rate			Rate			Rate			Size		Cost		
(2) Windows		X	Many Avg. Few	X	Large Avg. Small	Average Fixture(s) 1 3 Fixture Bath 2 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Rate			Rate			Rate			Size		Cost	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Basement: 1303 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Rate			Rate			Rate			Size		Cost		
X	Double Glass Patio Doors Storms & Screens	Basement: 1303 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Rate			Rate			Rate			Size		Cost		
(3) Roof		Basement: 1303 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Rate			Rate			Rate			Size		Cost		
X	Gable Hip Flat	Basement: 1303 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Rate			Rate			Rate			Size		Cost		
X	Asphalt Shingle	Basement: 1303 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Rate			Rate			Rate			Size		Cost		
Chimney:		Basement: 1303 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Rate			Rate			Rate			Size		Cost		
		Basement: 1303 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Rate			Rate			Rate			Size		Cost		
		Basement: 1303 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Rate			Rate			Rate			Size		Cost		
		Basement: 1303 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Rate			Rate			Rate			Size		Cost		
		Basement: 1303 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Rate			Rate			Rate			Size		Cost		
		Basement: 1303 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Rate			Rate			Rate			Size		Cost		
		Basement: 1303 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Rate			Rate			Rate			Size		Cost		
		Basement: 1303 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Rate			Rate			Rate			Size		Cost		
		Basement: 1303 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Rate			Rate			Rate			Size		Cost		
		Basement: 1303 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Rate			Rate			Rate			Size		Cost		
		Basement: 1303 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Rate			Rate			Rate			Size		Cost		
		Basement: 1303 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Rate			Rate			Rate			Size		Cost		
		Basement: 1303 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Rate			Rate			Rate			Size		Cost		
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		Basement: 1303 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Rate			Rate			Rate			Size		Cost		
		Basement: 1303 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Rate			Rate			Rate			Size		Cost		
		Basement: 1303 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Rate			Rate			Rate			Size		Cost		
		Basement: 1303 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Rate			Rate			Rate			Size		Cost		
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		Basement: 1303 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Rate			Rate			Rate			Size		Cost		
		Basement: 1303 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Rate			Rate			Rate			Size		Cost		
		Basement: 1303 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Rate			Rate			Rate			Size		Cost		
		Basement: 1303 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Rate			Rate			Rate			Size		Cost		
		Basement: 1303 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Rate			Rate			Rate			Size		Cost		
		Basement: 1303 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Rate			Rate			Rate			Size		Cost		
		Basement: 1303 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Rate			Rate			Rate			Size		Cost		
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		Basement: 1303 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Rate			Rate			Rate			Size		Cost		
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		Basement: 1303 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Rate			Rate			Rate			Size		Cost		
		Basement: 1303 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Rate			Rate			Rate			Size		Cost		
		Basement: 1303 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Rate			Rate			Rate			Size		Cost		
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		Basement: 1303 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Rate			Rate			Rate			Size		Cost		
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		Basement: 1303 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Rate			Rate			Rate			Size		Cost		
		Basement: 1303 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Rate			Rate			Rate			Size		Cost		
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		Basement: 1303 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Rate			Rate			Rate			Size		Cost		
		Basement: 1303 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Rate			Rate			Rate			Size		Cost		
		Basement: 1303 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Rate			Rate			Rate			Size		Cost		
		Basement: 1303 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Rate			Rate			Rate			Size		Cost		
		Basement: 1303 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Rate			Rate			Rate			Size		Cost		
		Basement: 1303 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Rate			Rate			Rate			Size		Cost		
		Basement: 1303 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Rate			Rate			Rate			Size		Cost		
		Basement: 1303 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Rate			Rate			Rate			Size		Cost		
		Basement: 1303 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Rate			Rate			Rate			Size		Cost		
		Basement: 1303 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Rate			Rate			Rate			Size		Cost		
		Basement: 1303 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Rate			Rate			Rate			Size		Cost		
		Basement: 1303 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Rate			Rate			Rate			Size		Cost		
		Basement: 1303 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Rate			Rate			Rate			Size		Cost		
		Basement: 1303 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Rate			Rate			Rate			Size		Cost		
		Basement: 1303 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Rate			Rate			Rate			Size		Cost		
		Basement: 1303 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Rate			Rate			Rate			Size		Cost		
		Basement: 1303 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Rate			Rate			Rate			Size		Cost		
		Basement: 1303 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Rate			Rate			Rate			Size		Cost		
		Basement: 1303 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Rate			Rate			Rate			Size		Cost		
		Basement: 1303 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Rate			Rate			Rate			Size		Cost		
		Basement: 1303 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Rate			Rate			Rate			Size		Cost		
		Basement: 1303 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Rate			Rate			Rate			Size		Cost		
		Basement: 1303 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Rate			Rate			Rate			Size		Cost		
		Basement: 1303 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Rate			Rate			Rate			Size		Cost		
		Basement: 1303 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Rate			Rate			Rate			Size		Cost		
		Basement: 1303 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Rate			Rate										



Sketch by Apex IV™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)		Date	Number	Status				
W LAKEVIEW DR		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 0%										
CRISSMAN JOHN 1079 BALFOUR GROSSE POINTE MI 48230		MAP #:		2016 Est TCV 171,885 TCV/TFA: 0.00								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS								
SEC 12 T22N R8W PCL E OF SURVEY RECORDED IN LIBER S-3 P240. .84A.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Gravel Road	GROUP E 1300/FF	149.00	262.00	0.8038	1.0000	1300	100		155,699
			Paved Road	149 Actual Front Feet, 0.90 Total Acres Total Est. Land Value = 155,699								
			Storm Sewer	Land Improvement Cost Estimates								
			Sidewalk	Description	Rate	CountyMult.	Size	%Good	Cash Value			
			Water	Residential Local Cost Land Improvements								
		X	Sewer	Description	Rate	CountyMult.	Size	%Good	Cash Value			
		X	Electric	LAND IMPROVE 1000	1000.00	1.00	1.0	95	950			
		X	Gas	Total Estimated Land Improvements True Cash Value = 950								
			Curb									
			Street Lights									
			Standard Utilities									
			Underground Utils.									
		Topography of Site										
			Level									
		X	Rolling									
			Low									
		X	High									
			Landscaped									
			Swamp									
		X	Wooded									
			Pond									
		X	Waterfront									
			Ravine									
			Wetland									
			Flood Plain									
		X	PRIVATE RD	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2016	77,800	8,100	85,900			39,355C	
		TPC 11/02/2015	INSPECTED		2015	89,400	6,300	95,700			39,238C	
		TPC 04/27/2012	INSPECTED		2014	111,800	5,200	117,000			38,621C	
					2013	139,200	1,200	140,400			38,013C	

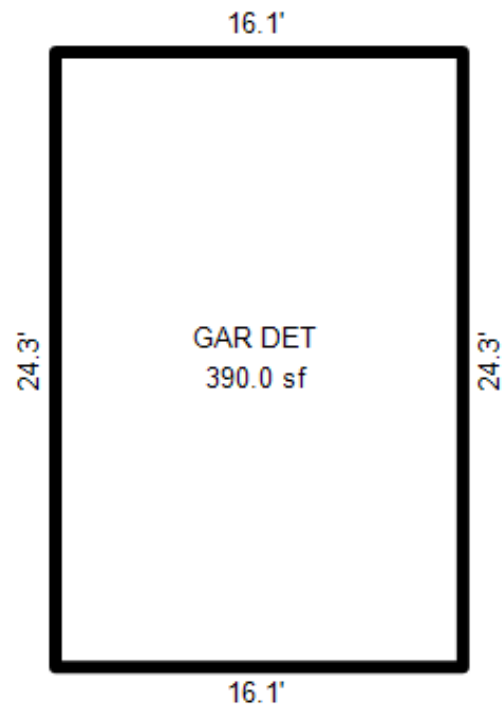


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal 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 80	Type 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: 390 % Good: 0 Storage Area: 0 No Conc. Floor: 0	Bsmnt Garage:	Roof:	CnlyMult X 1.370 E.C.F. X 1.300	Rate	Bsmnt-Adj Rate	Heat-Adj Rate	Size Size	Cost Cost	
	Mobile Home																		0 Front Overhang
	Town Home	0 Other Overhang																	
	Duplex																		
	A-Frame																		
	Wood Frame	Drywall Paneled	Plaster Wood T&G	X No Heating/Cooling			Central Air Wood Furnace												
Building Style: GRG		Trim & Decoration			(12) Electric			Stories Exterior Foundation		Rate Bsmnt-Adj Heat-Adj		Size Cost							
Yr Built	Remodeled	Ex	Ord	Min	0 Amps Service			Other Additions/Adjustments		Rate		Size Cost							
0	0				0			(16) Deck/Balcony		8.82		80		706					
Condition for Age: Average		Lg	Ord	Small	(13) Plumbing			(17) Garages		Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)									
Room List		(5) Floors			No./Qual. of Fixtures			Base Cost		23.10		390		9,009					
	Basement	Kitchen:			Ex. Ord. Min			Mechanical Doors		350.00		1		350					
	1st Floor	Other:			No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,		Depr.Cost =		11,720							
	2nd Floor	Other:			Many Ave. Few			ECF (403 - LAKE MISSAUKEE AREA RES)		1.300 => TCV of Bldg: 1 =		15,236							
	Bedrooms				(7) Excavation														
(1) Exterior		(6) Ceilings			(8) Basement			(14) Water/Sewer											
	Wood/Shingle	Basement: 0 S.F.			Conc. Block			Public Water											
	Aluminum/Vinyl	Crawl: 0 S.F.			Poured Conc.			Public Sewer											
	Brick	Slab: 0 S.F.			Stone			Water Well											
	Insulation	Height to Joists: 0.0			Treated Wood			1000 Gal Septic											
(2) Windows		(9) Basement Finish			Concrete Floor			2000 Gal Septic											
	Many Avg. Few	Recreation SF			No Plumbing			Lump Sum Items:											
	Large Avg. Small	Living SF			Extra Toilet														
	Wood Sash	Walkout Doors			Extra Sink														
	Metal Sash	No Floor SF			Separate Shower														
	Vinyl Sash				Ceramic Tile Floor														
	Double Hung				Ceramic Tile Wains														
	Horiz. Slide Casement				Ceramic Tub Alcove														
	Double Glass				Vent Fan														
	Patio Doors																		
	Storms & Screens																		
(3) Roof		(10) Floor Support																	
	Gable	Joists:																	
	Hip	Unsupported Len:																	
	Flat	Cntr.Sup:																	
	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: W LAKEVIEW 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: OHLE RICHARD L & NANCY L
 4609 CONGRESS
 MIDLAND MI 48642
 2016 Est TCV 28,800

2016 Est TCV 28,800

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

GROUP C 1200/FF 24.00 193.00 1.0000 1.0000 1200 100 28,800
 24 Actual Front Feet, 0.11 Total Acres Total Est. Land Value = 28,800

Tax Description: . SEC 12 T22N R8W BEG AT INTER OF N'LY LINE OF LAKEVIEW ST WITH W LINE MISS HTS

2 TH N 0 DEG 05' 30" W 199.98 FT TO NW COROUTLOT B TH S 69 DEG 33' W 69.57 FT TH S 20 DEG 27' E 187.49 FT TO POB WITH RIPARIAN RIGHTS, PT GOV'T LOT 4. .1584 A.

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

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

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

Who When What 2016 14,400 0 14,400 11,024C

TPC 11/02/2015 INSPECTED 2015 14,400 0 14,400 10,992C

2014 18,000 0 18,000 10,819C

2013 19,200 0 19,200 10,649C



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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				
RAILROAD ST		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 0%										
REID PATRICK J ETAL P O BOX 557 LAKE CITY MI 49651		MAP #:										
		2016 Est TCV 33,600										
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
. SEC 12 T22N R8W ALL LAND BEG AT A PT WHERE TH S BDRY LINE OF LOT 33 IN PLAT OF MISSAUKE HEIGHTS 2 INTERS WITH A LINE PROJECTED DUE S OF SE'LY COR OF LOT 9 OF SAID PLAT, TH DUE S TO THE N BDRY OF PENN RR R/W TH W ALONG SAID R/W TO A PT TH ON DUE S OF THE SW'LY COR, OF LOT 49 IN SAID PLAT, TH NE'LY ALONG S'LY BDRY LINE OF LOTS 49& 33 OF SAID PLAT TO THE PT OF BEG ALL IN GOV'T LOT 3. 11.2 A.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		Residentia 3 - 7	@\$3300	11.20	Acres	3000	100			33,600
		Paved Road		11.20 Total Acres Total Est. Land Value = 33,600								
		Storm Sewer										
		Sidewalk										
		Water										
		Sewer										
		X	Electric									
		X	Gas									
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utilis.										
		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X	Level	2016	16,800	0	16,800			16,800S		
			Rolling	2015	16,800	0	16,800			16,800S		
		X	Low	2014	20,600	0	20,600			18,471C		
		X	High	2013	20,600	0	20,600			18,181C		
			Landscaped									
		X	Swamp									
		X	Wooded									
			Pond									
			Waterfront									
			Ravine									
			Wetland									
			Flood Plain									
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Who	When	What	2016	16,800	0	16,800			16,800S	
					2015	16,800	0	16,800			16,800S	
					2014	20,600	0	20,600			18,471C	
					2013	20,600	0	20,600			18,181C	

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WOLFFIS TODD & JOANNE & BRANNAN ROBERT A & KAREN	BRANNAN ROBERT & KAREN RE	25,000	09/03/2010	WD	WARRANTY DEED	2010-4213QC	PTA	100.0
BRANNAN ROBERT A & KAREN		0	09/03/2010	WD		2010-4214WD	PTA	0.0
ARDIS CAROL A & CRISSMAN	WOLFFIS (H/W) & MALEWITZ	60,000	07/30/2007	WD	Multiple Vacant	2007/2731		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
RAILROAD ST						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2016 Est TCV 54,243 TCV/TFA: 26.26					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				* Factors * 2011 SPLIT PARLCEL 1								
				\$65 /FF	200.00	230.37	1.0000	1.0000	65	100		13,000
				200 Actual Front Feet, 1.06 Total Acres Total Est. Land Value = 13,000								

Tax Description	X	Public Improvements	Land Improvement Cost Estimates							
			Description	Rate	CountyMult.	Size	%Good	Cash Value		
			Dirt Road							
			Gravel Road							
			Paved Road							
			Storm Sewer							
			Sidewalk							
			Water							
			Sewer							
			Electric							
			Gas							
			Curb							
			Street Lights							
			Standard Utilities							
			Underground Utils.							
			Total Estimated Land Improvements True Cash Value = 1,425							



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Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2016	6,500	20,600	27,100			21,308C
	Rolling		2015	6,500	17,700	24,200			21,245C
	Low		2014	6,500	15,600	22,100			20,911C
	High		2013	6,500	15,100	21,600			20,582C
	Landscaped								
	Swamp								
X	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
ALLEN MICHAEL J & CYNTHIA	ALLEN MICHAEL J & CYNTHIA	0	12/10/2014	QC	QUIT CLAIM	2014-04076		0.0				
BRANNAN ROBERT A & KAREN	ALLEN MICHAEL J & CYNTHIA	14,000	02/11/2011	WD		2011-507WD	PTA	100.0				
WOLFFIS TODD & JOANNE &	BRANNAN ROBERT & KAREN RE	25,000	09/03/2010	QC	Reference	2010-4213QC	PTA	100.0				
Property Address		Class: 401 RESIDENTIAL-I		Zoning:		Building Permit(s)		Date	Number	Status		
RAILROAD ST		School: LAKE CITY - 57020		Garage		06/24/2011		2011-0286	100%			
Owner's Name/Address		P.R.E. 0%		MAP #:								
ALLEN MICHAEL J & CYNTHIA L TRUST P O BOX 934 LAKE CITY MI 49651		2016 Est TCV 13,000										
Tax Description		Improved X Vacant		Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS								
		Public Improvements		* Factors * 2011 SPLIT PARLCEL 1								
		X Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X Gravel Road		\$65 /FF	200.00	248.91	1.0000	1.0000	65	100		13,000
		X Paved Road		200 Actual Front Feet, 1.14 Total Acres Total Est. Land Value = 13,000								
		X Storm Sewer										
		X Sidewalk										
		X Water										
		X Sewer										
		X Electric										
		X Gas										
		X Curb										
		X Street Lights										
		X Standard Utilities										
		X Underground Utils.										
		Topography of Site										
		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		
		X PRIVATE RD		2016	6,500	0	6,500			6,500S		
		Who When What		2015	6,500	0	6,500			6,500S		
				2014	6,500	0	6,500			6,500S		
				2013	6,500	0	6,500			6,500S		



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SMITH RICHARD L	SMITH RICHAD L TRUST	0	11/06/2014	WD	WARRANTY DEED	2015-00370	PTA	0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
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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 RICHAD L TRUST 3212 W NELSON ST MIDLAND MI 48640-3346	2016 Est TCV 15,000					
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Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS			
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Public Improvements	* Factors *						
	Description	Frontage	Depth	Rate	%Adj.	Reason	Value

	<Site Value G> RURAL SITES			15000	100		15,000
	106 Actual Front Feet, 1.86 Total Acres			Total Est. Land Value =			15,000

Tax Description
 . SEC 12 T22N R8W W'LY 810.44 FT OF
 FORMER C & LC RR R/W LYING OVER & ACROSS
 SE 1/4 OF SW 1/4 & GOV'T LOT 3. 1.8605 A.
 Comments/Influences

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

Topography of Site

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

Who When What

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2016	7,500	0	7,500			4,322C
2015	7,500	0	7,500			4,310C
2014	8,400	0	8,400			4,243C
2013	8,400	0	8,400			4,177C



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ALLEN MICHAEL J & CYNTHIA	ALLEN MICHAEL J & CYNTHIA	0	12/10/2014	QC	QUIT CLAIM	2014-04076		0.0
KANE SAMUEL & JONES JANEE	ALLEN MICHAEL J & CYNTHIA	12,000	11/19/2004	WD	Arms Length	04-0/4879		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
RAILROAD ST			Pole Barn	08/24/2005	20050286	100%

Owner's Name/Address	MAP #:
ALLEN MICHAEL J & CYNTHIA L TRUST P O BOX 934 LAKE CITY MI 49651	2016 Est TCV 90,487 TCV/TFA: 125.68

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
. SEC 12 T22N R8W COMM AT S 1/4 COR, N 0 DEG 23' 24" E 1373.95 FT, TH N 0 DEG 27' 25" E 159.99 FT, TH S 70 DEG 01' 45" W 37.55 FT TO POB, TH N 01 DEG 00' E 139.05 FT, S 80 DEG 37' 40" W 248.07 FT, S 01 DEG 00' W 187.92 FT, N 70 DEG 01' 45" E 261.33 FT TO POB. .9308 A.			

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
Dirt Road	\$65 /FF	261.00	163.00	1.0000	1.0000	65	100		16,965	
Gravel Road	261 Actual Front Feet, 0.98 Total Acres								Total Est. Land Value =	16,965

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



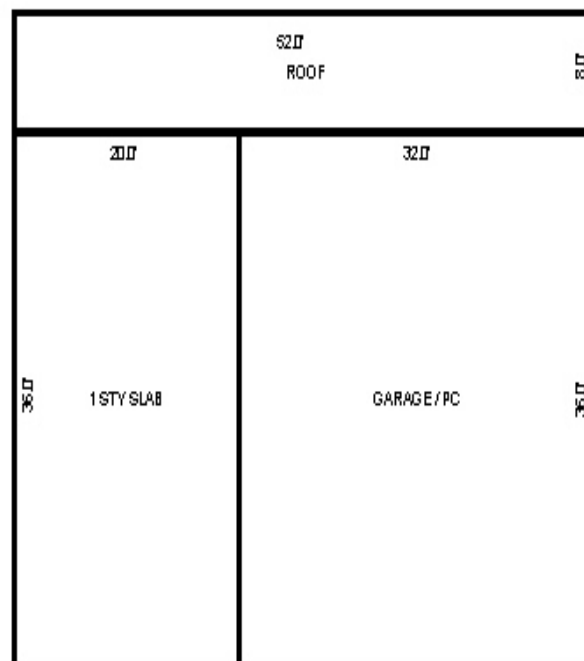
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2016	8,500	36,700	45,200			23,916C
Rolling	2015	8,500	34,200	42,700			23,845C
Low	2014	8,500	30,900	39,400			23,470C
High	2013	8,500	30,000	38,500			23,101C
Landscaped							
Swamp							
X Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
X 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		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 416	Type CCP (1 Story)	Year Built: 2005 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 1152 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																										
X	Wood Frame		Drywall Paneled		Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																																																
Building Style: 1S		Trim & Decoration																																																																					
Yr Built 2005	Remodeled 0	Ex	Ord	Min	Size of Closets																																																																		
Condition for Age: Average		Lg	Ord	Small	Doors																																																																		
Room List		(5) Floors																																																																					
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:					(12) Electric 0 Amps Service																																																																
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories Exterior Foundation			Rate Bsmnt-Adj Heat-Adj		Size Cost																																																											
	Wood/Shingle Aluminum/Vinyl Brick Metal Insulation				Ex.	X	Ord.	Min	1	Story Siding	Slab	63.90	-11.33	-0.21	720	37,699																																																							
X	(2) Windows	(7) Excavation		No. of Elec. Outlets			Other Additions/Adjustments			Rate		Size Cost																																																											
	Many Avg. X Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 720 S.F. Height to Joists: 0.0			Many Ave. X Few			(13) Plumbing																																																													
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		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			(14) Water/Sewer																																																													
X	(3) Roof	(9) Basement Finish		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			(15) Built-ins																																																													
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors No Floor SF		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			(16) Porches/Decks																																																													
X	Asphalt Shingle Metal	(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			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			(17) Garage																																																													
X	Chimney:	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, ECF (RESIDENTIAL RURAL/ NON SUB)			Class:CD Exterior: Pole Foundation: 42 Inch (Finished) Base Cost 13.16 Common Wall: 1 Wall -918.75 Automatic Doors 375.00			CnlyMult X 1.370 E.C.F. X 0.900		Storage Area: 0 Roof:																																																								
<table border="1"> <thead> <tr> <th>Rate</th> <th>Bsmnt-Adj</th> <th>Heat-Adj</th> <th>Size</th> <th>Cost</th> </tr> </thead> <tbody> <tr> <td>63.90</td> <td>-11.33</td> <td>-0.21</td> <td>720</td> <td>37,699</td> </tr> <tr> <td>630.00</td> <td></td> <td></td> <td>1</td> <td>630</td> </tr> <tr> <td>1025.00</td> <td></td> <td></td> <td>1</td> <td>1,025</td> </tr> <tr> <td>2550.00</td> <td></td> <td></td> <td>1</td> <td>2,550</td> </tr> <tr> <td>1415.00</td> <td></td> <td></td> <td>1</td> <td>1,415</td> </tr> <tr> <td>17.63</td> <td></td> <td></td> <td>416</td> <td>7,334</td> </tr> <tr> <td>13.16</td> <td></td> <td></td> <td>1152</td> <td>15,160</td> </tr> <tr> <td>-918.75</td> <td></td> <td></td> <td>1</td> <td>-919</td> </tr> <tr> <td>375.00</td> <td></td> <td></td> <td>2</td> <td>750</td> </tr> <tr> <td>0.900 =></td> <td>TCV of Bldg:</td> <td>1</td> <td>=</td> <td>72,846</td> </tr> </tbody> </table>																	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost	63.90	-11.33	-0.21	720	37,699	630.00			1	630	1025.00			1	1,025	2550.00			1	2,550	1415.00			1	1,415	17.63			416	7,334	13.16			1152	15,160	-918.75			1	-919	375.00			2	750	0.900 =>	TCV of Bldg:	1	=	72,846
Rate	Bsmnt-Adj	Heat-Adj	Size	Cost																																																																			
63.90	-11.33	-0.21	720	37,699																																																																			
630.00			1	630																																																																			
1025.00			1	1,025																																																																			
2550.00			1	2,550																																																																			
1415.00			1	1,415																																																																			
17.63			416	7,334																																																																			
13.16			1152	15,160																																																																			
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0.900 =>	TCV of Bldg:	1	=	72,846																																																																			

*** 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.
SMITH RICHARD L	SMITH RICHAD L TRUST	0	11/06/2014	WD	WARRANTY DEED	2015-00370	PTA	0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
	School: LAKE CITY - 57020					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
SMITH RICHAD L TRUST 3212 W NELSON ST MIDLAND MI 48640-3346	2016 Est TCV 7,500					

Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	.50	-1.0	Ac	M/L	7500	100		7,500
285 Actual Front Feet, 0.65 Total Acres								Total Est. Land Value = 7,500

Tax Description	Dirt Road	Gravel Road	Paved Road	Storm Sewer	Sidewalk	Water	Sewer
. SEC 12 T22N R8W E'LY 285 FT OF FORMER RR R/W LYING OVER AND ACROSS SE 1/4 OF SW 1/4 & GOV'T LOT 3. .6543 A.							

Comments/Influences	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
2016	3,800	0	3,800			2,346C
2015	3,800	0	3,800			2,339C
2014	3,800	0	3,800			2,303C
2013	3,800	0	3,800			2,267C

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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				
		School: LAKE CITY - 57020										
		P.R.E. 0%										
Owner's Name/Address		MAP #:										
ALDEN JOHN F 8188 WALLACE DRIVE LAKE MI 48632		2016 Est TCV 7,500										
		Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
		Public Improvements		* Factors *								
Tax Description		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 12 T22N R8W FORMER RR R/W LYING OVER & ACROSS SE 1/4OF SW 1/4 & GOV'T LOT 3 EXC W'LY 810.44 FT & EXC E'LY 285 FT THEREOF. .7273 A.		Gravel Road		<Site Value C>	.50	-1.0	Ac	M/L	7500	100		7,500
Comments/Influences		Paved Road		330 Actual Front Feet, 0.73 Total Acres				Total Est. Land Value =		7,500		
		Storm Sewer										
		Sidewalk										
		Water										
		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				
		Who	When	What	2016	3,800	0	3,800			2,346C	
					2015	3,800	0	3,800			2,339C	
					2014	3,400	0	3,400			2,303C	
					2013	3,400	0	3,400			2,267C	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JANKOSKI MARTIN J	JANKOSKI MARTIN J	1,172	07/21/2011	OTH	REDEMPTION CERTIFICA	2011-02527		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6681 LAKEVIEW DR						
	School: LAKE CITY - 57020					
	P.R.E. 100% 07/20/1994					
Owner's Name/Address	MAP #:					
JANKOSKI MARTIN J 6681 LAKEVIEW DR LAKE CITY MI 49651	2016 Est TCV 33,009 TCV/TFA: 22.33					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
			* Factors *							
Comments/Influences	X	Public Improvements	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			. SEC 12 T22N R8W W'LY 1/2 OF THAT PART OF GOV'T LOT 3 EXC PLAT OF MISSAUKEE HEIGHTS NO 2 LYING N OF RR R/W & E OF A LINE RUNNING DUE S OF SE'LY COR OF LOT 9 OF SAID PLAT. 2.8 A.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water	GROUP H \$75/FF	234.00	521.23	1.0000	1.0000
234 Actual Front Feet, 2.80 Total Acres							Total Est. Land Value =	17,550		
			Land Improvement Cost Estimates							
			Description	Rate	CountyMult.	Size	%Good	Cash Value		
			D/W/P: 3.5 Concrete	2.98	1.00	192	45	257		
			Total Estimated Land Improvements True Cash Value =							257



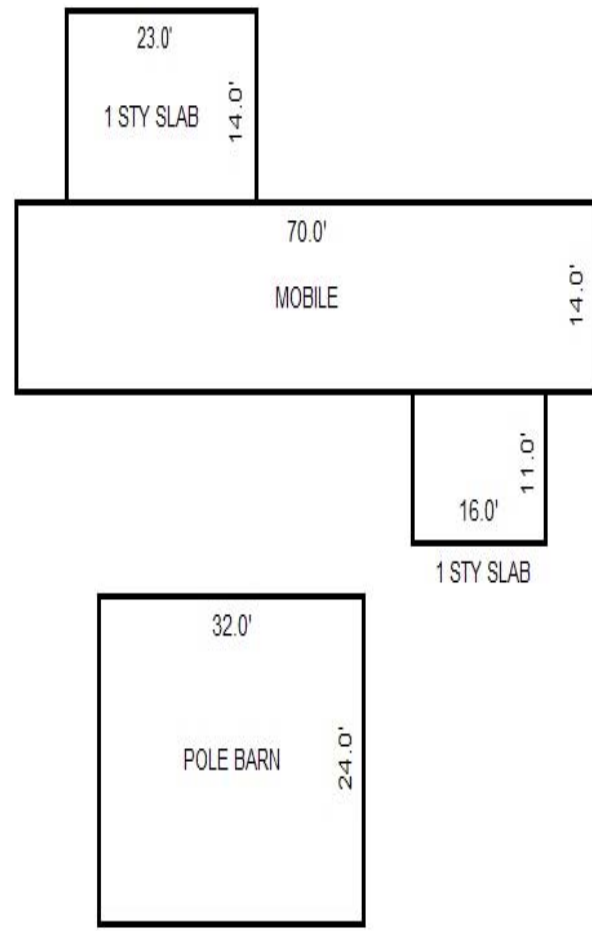
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
						2016	8,800	7,700	16,500
		TPC 11/07/2011 INSPECTED	2015	8,800	6,200	15,000			15,000S
			2014	8,800	6,400	15,200			15,085C
			2013	8,800	6,800	15,600			14,848C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1984 Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame		Drywall Paneled		Plaster Wood T&G	X Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump										
Building Style: MANU-NATIONAL		Trim & Decoration														
Yr Built 1972	Remodeled 0	Ex	X	Ord		Min	Size of Closets									
Condition for Age: Average		Lg	X	Ord		Small	Doors			Solid	X	H.C.				
Room List		(5) Floors		Central Air Wood Furnace												
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric			0 Amps Service									
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			< Cost Estimates for Res. Building: 1 Mobile Home Class: Low Quality >									
X	Wood/Shingle Aluminum/Vinyl Brick Insulation			X	Ex.		Ord.		Min							
(2) Windows		(7) Excavation		No. of Elec. Outlets			BaseUnit Ribbed Metal			Rate	Heat/Roof	Ext.(%)	Size	Cost		
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 498 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many	X	Ave.	Few	27.78	0.00	0	980	27,224	
(3) Roof		(8) Basement		(13) Plumbing			Other Additions/Adjustments			Rate			Size	Cost		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 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			Addition/Crawl			30.25	5.43		498	15,065		
(3) Roof		(9) Basement Finish		(14) Water/Sewer			(2) Skirting									
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors No Floor SF	1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			(9) Foundation				7.13		0	0		
X	Asphalt Shingle			Lump Sum Items:			(13) Plumbing				405.00		1	405		
Chimney:							(14) Water/Sewer				912.00		1	912		
							(15) Built-Ins & Fireplaces				2425.00		1	2,425		
							(17) Garages				1235.00		1	1,235		
							Class:D Exterior: Pole Foundation: 42 Inch (Unfinished)				11.48		768	8,817		
							Mechanical Doors				325.00		2	650		
							Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0,							27,641		
							ECF (RESIDENTIAL RURAL/ NON SUB)				0.550 => TCV of Bldg:	1	=	15,202		

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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.
DURAND WILLIAM S & JUDY (HALL ROBERT & ABBEY (H/W)	3,000	11/01/2006	WD	Arms Length	06-0/4044		100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
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	School: LAKE CITY - 57020					
	P.R.E. 100% 10/25/2006					

Owner's Name/Address	MAP #:
HALL ROBERT & ABBEY 1701 S OAKWOOD DR Lake City MI 49651	2016 Est TCV 7,000

	Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS		
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Public Improvements	* Factors *						
	Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value

	<Site Value B> 0 - .50 Ac. M/L					7000 100	7,000
	120 Actual Front Feet, 0.28 Total Acres					Total Est. Land Value =	7,000

Tax Description	. SEC 12 T22N R8W THAT PART OF FORMER RR R/W LYING S OF BUENA VISTA PARK SUB W'LY OF CL OAKWOOD AVE EXT. .2732A.
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	

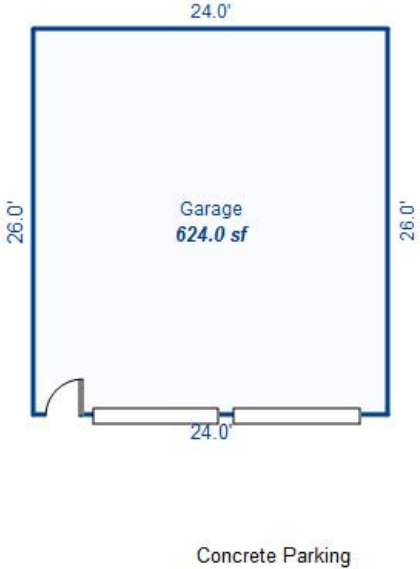
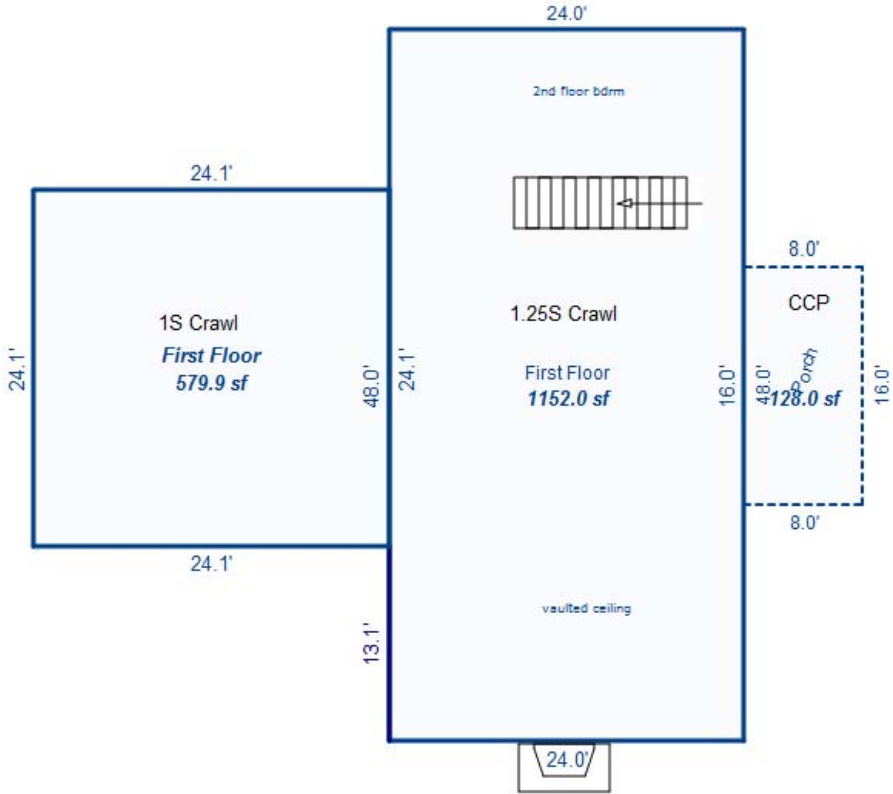
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2016	3,500	0	3,500			3,047C
2015	3,500	0	3,500			3,038C
2014	3,500	0	3,500			2,991C
2013	3,300	0	3,300			2,944C

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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: 2006 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 624 % Good: 0 Storage Area: 312 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G							128	CCP (1 Story)			
Building Style: 1S		Trim & Decoration														
Yr Built	Remodeled	Ex	X	Ord		Min										
2005	2012	Size of Closets														
Condition for Age: Average		Lg	X	Ord		Small										
Room List		(5) Floors														
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Other:														
		(6) Ceilings														
(1) Exterior	X	Drywall														
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	No. of Elec. Outlets														
		Many	X	Ave.		Few										
(2) Windows	Excavation															
X	Many Avg. Few	X	Large Avg. Small													
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 0 S.F. Crawl: 1731 S.F. Slab: 0 S.F. Height to Joists: 0.0														
		(8) Basement														
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor														
		(9) Basement Finish														
(3) Roof		Recreation	SF	Living	SF	Walkout Doors										
X	Gable Hip Flat	Gambrel Mansard Shed	No Floor		SF											
X	Asphalt Shingle	(10) Floor Support														
		Joists: Unsupported Len: Cntr.Sup:														
		Chimney:														
		Public Water														
		Public Sewer														
		Water Well														
		1000 Gal Septic														
		2000 Gal Septic														
		Lump Sum Items:														
		Stories Exterior														
		1.25 Story Siding														
		1 Story Siding														
		Other Additions/Adjustments														
		(13) Plumbing														
		Average Fixture(s)														
		3 Fixture Bath														
		2 Fixture Bath														
		(14) Water/Sewer														
		Public Sewer														
		Well, 100 Feet														
		(15) Built-Ins & Fireplaces														
		Appliance Allowance														
		Fireplace: Exterior 1 Story														
		(16) Porches														
		CCP (1 Story), Standard														
		(17) Garages														
		Class:C Exterior: Siding														
		Foundation: 42 Inch (Unfinished)														
		Base Cost														
		Automatic Doors														
		Storage area over garage														
		Phy/Ab.Phy/Func/Econ/Comb.%Good=														
		92/100/100/100/92.0,														
		Depr.Cost =														
		186,917														
		ECF (RESIDENTIAL RURAL/ NON SUB)														
		0.900 => TCV of Bldg: 1 =														
		168,226														

*** 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.
ROTH SR JERRY ALLEN	LUND JAMES A & HEATHER R	46,000	08/01/1996	WD	Download	306:316		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6433 RAILROAD ST						
	School: LAKE CITY - 57020					
	P.R.E. 100% 04/11/2011					
Owner's Name/Address	MAP #:					
LUND JAMES A & HEATHER R 6433 RAILROAD ST LAKE CITY MI 49651	2016 Est TCV 40,361 TCV/TFA: 42.04					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 12 T22N R8W THAT PART OF FORMER RR R/W LYING W OF W LINE OF LOT 99 EXT & E OF W LINE OF LOT 82 EXT. .5601A.	X	Dirt Road		<Site Value C>	.50	-1.0	Ac	M/L	7500	100		7,500
		Gravel Road						0.560	Acres	0	100	0
		Paved Road		264 Actual Front Feet, 0.56 Total Acres Total Est. Land Value =								7,500
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description				Rate	CountyMult.	Size	%Good	Cash Value
	X	Water		D/W/P: 4in Ren. Conc.				3.39	1.00	480	0	0
	X	Sewer		Residential Local Cost Land Improvements								
	X	Electric		Description				Rate	CountyMult.	Size	%Good	Cash Value
	X	Gas		LAND IMPROVE 1000				1000.00	1.00	0.5	95	475
		Curb		Total Estimated Land Improvements True Cash Value =								475
		Street Lights										
		Standard Utilities										
		Underground Utils.										



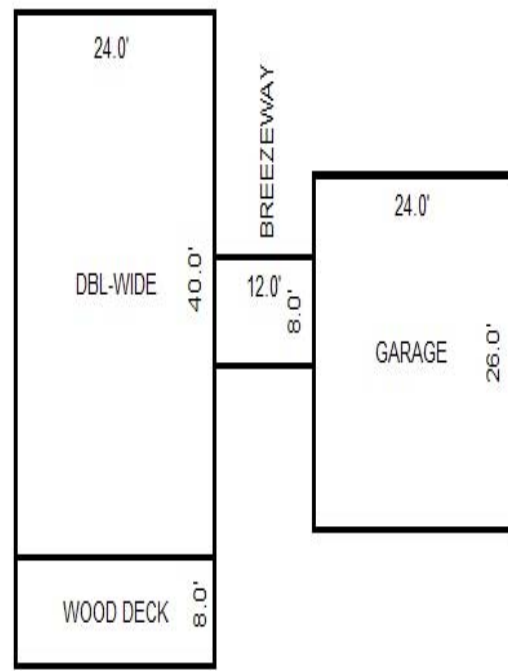
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2016	3,800	16,400	20,200			20,200S
	Rolling		2015	3,800	17,600	21,400			20,863C
	Low		2014	3,800	16,800	20,600			20,535C
	High		2013	3,800	17,600	21,400			20,212C
	Landscaped								
	Swamp								
	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
	Who	When	What						
				TPC 04/27/2014					

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage							
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga	Area 192 96	Type Treated Wood Brzwy, FW	Year Built: 1983 Car Capacity: Class: D 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		Drywall Paneled		Plaster Wood T&G																	
Building Style: MANU-BOCA/STATE		Trim & Decoration																				
Yr Built 1983	Remodeled 0	Ex	X	Ord		Min	Size of Closets															
Condition for Age: 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:		0 Amps Service																		
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories Exterior			Foundation Rate			Bsmnt-Adj		Heat-Adj		Size Cost					
X	Wood/Shingle Aluminum/Vinyl Brick						X	Ex.		Ord.		Min	1 Story Siding			Crawl Space			48.93 -8.52 0.66		960 39,427	
Insulation		(7) Excavation		No. of Elec. Outlets			Other Additions/Adjustments			Rate												
(2) Windows		Basement: 0 S.F. Crawl: 960 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few			(13) Plumbing			Average Fixture(s)			525.00		1		525					
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			(14) Water/Sewer			Well, 100 Feet 1000 Gal Septic			2425.00 2720.00		1 1		2,425 2,720					
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			(15) Built-Ins & Fireplaces			Appliance Allowance Fireplace: Wood Stove			1235.00 950.00		1 1		1,235 950					
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			(16) Deck/Balcony			Treated Wood, Standard			6.56		192		1,260					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Recreation SF Living SF Walkout Doors No Floor SF			(16) Breezeways			Frame Wall, Finished			26.75		96		2,568					
X	Gable Hip Flat	Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors No Floor SF			(17) Garages			Class:D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Mechanical Doors Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, ECF (RESIDENTIAL RURAL/ NON SUB)			15.45 325.00 0.550 => TCV of Bldg: 1 =		624 2		9,641 650		58,883 32,386			
X	Asphalt Shingle	Chimney: Metal		Lump Sum Items:																		

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



Sketch by Apex IV™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: 401 RESIDENTIAL-I		Zoning:		Building Permit(s)		Date	Number	Status		
6375 W RAILROAD ST		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 100% 07/20/1994										
VANDERSTOW KARL L 6375 W RAILROAD ST LAKE CITY MI 49651		MAP #:		2016 Est TCV 36,619 TCV/TFA: 24.28								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS								
. SEC 12 T22N R8W THAT PART OF FORMER RR R/W LYING S OF BUENA VISTA PARK LYING W OF W LINE LOT 113 EXT & E OF W LINE LOT 99 EXT EXC THEW'LY 111 FT THOF. .2847A.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		<Site Value B> 0 - .50 Ac. M/L 7000 100 7,000								
		Paved Road		125 Actual Front Feet, 0.29 Total Acres Total Est. Land Value = 7,000								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		Water		D/W/P: 3.5 Concrete	3.44	1.00	1104	0	0			
		Sewer		Shed: Wood Frame	12.07	1.00	80	50	483			
		Electric		Shed: Wood Frame	9.69	1.00	200	50	969			
		Gas		Residential Local Cost Land Improvements								
		Curb		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		Street Lights		LAND IMPROVE 1000	1000.00	1.00	0.5	95	475			
		Standard Utilities		Total Estimated Land Improvements True Cash Value = 1,927								
		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	2016	3,500	14,800	18,300			15,646C	
		TPC 09/29/2014 INSPECTED			2015	3,500	12,100	15,600			15,600S	
		TPC 10/12/2012 INSPECTED			2014	3,500	12,400	15,900			15,900S	
					2013	3,300	13,100	16,400			16,400S	

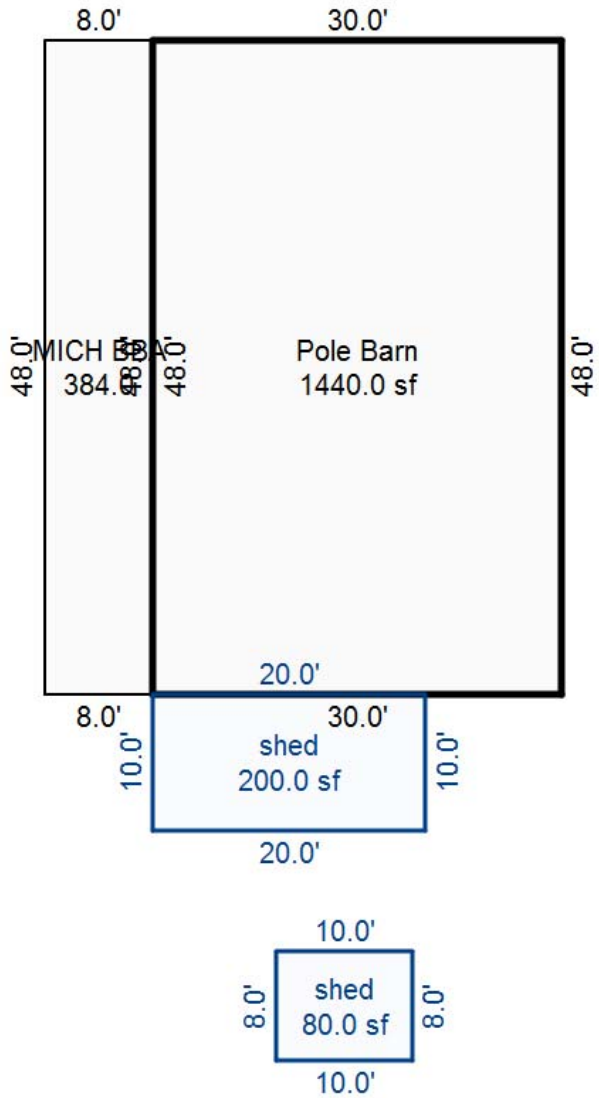
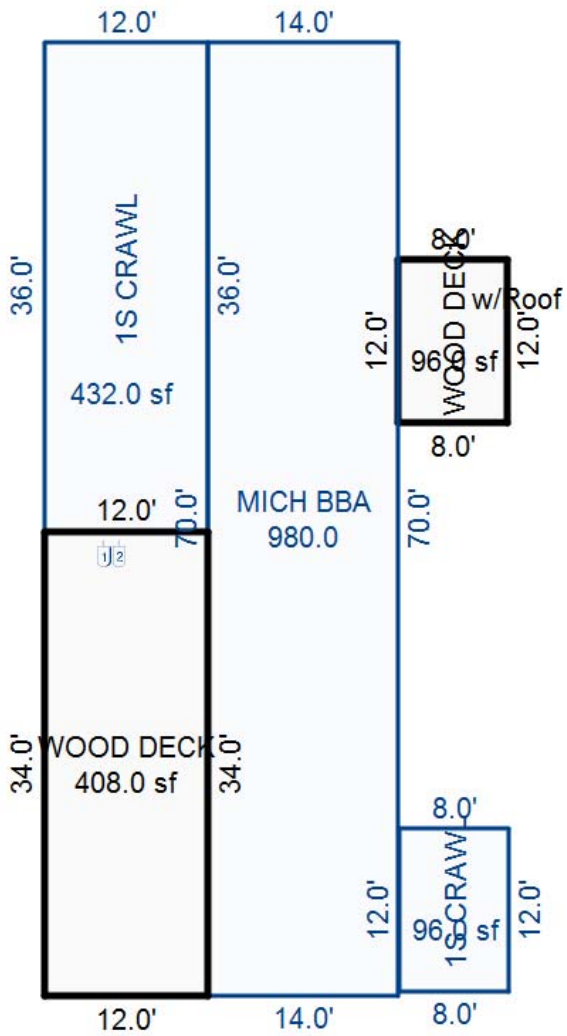


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																																																																																																																																																							
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X	Wood Frame		(4) Interior Drywall X Paneled Plaster Wood T&G	X	Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump																																																																																																																																																																																																																																
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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:																																																																																																																																																																																																																														
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<p>< Cost Estimates for Res. Building: 1 Mobile Home Class: Average Quality ></p> <p>(11) Heating System: Forced Warm Air</p> <table border="1"> <thead> <tr> <th>Unit</th> <th>Exterior</th> <th>Roof</th> <th>Rate</th> <th>Heat/Roof</th> <th>Ext.(%)</th> <th>Size</th> <th>Cost</th> </tr> </thead> <tbody> <tr> <td>BaseUnit Siding</td> <td></td> <td>Comp.Shingle</td> <td>34.46</td> <td>1.24</td> <td>0</td> <td>980</td> <td>34,986</td> </tr> <tr> <td colspan="7">Other Additions/Adjustments</td> <td>Size Cost</td> </tr> <tr> <td>Addition/Crawl</td> <td></td> <td></td> <td></td> <td>37.50</td> <td></td> <td>432</td> <td>16,200</td> </tr> <tr> <td>Addition/Crawl</td> <td></td> <td></td> <td></td> <td>37.50</td> <td></td> <td>96</td> <td>3,600</td> </tr> <tr> <td>Free Standing Roof</td> <td></td> <td></td> <td></td> <td>4.57</td> <td></td> <td>980</td> <td>4,479</td> </tr> <tr> <td colspan="7">(9) Foundation</td> <td></td> </tr> <tr> <td>Foundation Wall: Concrete</td> <td></td> <td></td> <td></td> <td>6.92</td> <td></td> <td>0</td> <td>0</td> </tr> <tr> <td colspan="7">(13) Plumbing</td> <td></td> </tr> <tr> <td>Average Fixture(s)</td> <td></td> <td></td> <td></td> <td>530.00</td> <td></td> <td>1</td> <td>530</td> </tr> <tr> <td colspan="7">(14) Water/Sewer</td> <td></td> </tr> <tr> <td>Public Sewer</td> <td></td> <td></td> <td></td> <td>912.00</td> <td></td> <td>1</td> <td>912</td> </tr> <tr> <td>Well, 100 Feet</td> <td></td> <td></td> <td></td> <td>2425.00</td> <td></td> <td>1</td> <td>2,425</td> </tr> <tr> <td colspan="7">(15) Built-Ins & Fireplaces</td> <td></td> </tr> <tr> <td>Appliance Allowance</td> <td></td> <td></td> <td></td> <td>1235.00</td> <td></td> <td>1</td> <td>1,235</td> </tr> <tr> <td colspan="7">(16) Porches</td> <td></td> </tr> <tr> <td>WCP (1 Story), Standard</td> <td></td> <td></td> <td></td> <td>26.99</td> <td></td> <td>96</td> <td>2,591</td> </tr> <tr> <td colspan="7">(16) Deck/Balcony</td> <td></td> </tr> <tr> <td>Treated Wood,Standard</td> <td></td> <td></td> <td></td> <td>6.53</td> <td></td> <td>196</td> <td>1,280</td> </tr> <tr> <td colspan="7">(17) Garages</td> <td></td> </tr> <tr> <td colspan="7">Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)</td> <td></td> </tr> <tr> <td>Base Cost</td> <td></td> <td></td> <td></td> <td>10.13</td> <td></td> <td>1440</td> <td>14,587</td> </tr> <tr> <td>Mechanical Doors</td> <td></td> <td></td> <td></td> <td>350.00</td> <td></td> <td>2</td> <td>700</td> </tr> <tr> <td colspan="7">Phy/Ab.Phy/Func/Econ/Comb.%Good= 44/100/100/100/44.0, Depr.Cost =</td> <td></td> </tr> <tr> <td colspan="7">ECF (RESIDENTIAL RURAL/ NON SUB) 0.550 => TCV of Bldg: 1 =</td> <td></td> </tr> <tr> <td colspan="7"></td> <td>50,349</td> </tr> <tr> <td colspan="7"></td> <td>27,692</td> </tr> </tbody> </table>														Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost	BaseUnit Siding		Comp.Shingle	34.46	1.24	0	980	34,986	Other Additions/Adjustments							Size Cost	Addition/Crawl				37.50		432	16,200	Addition/Crawl				37.50		96	3,600	Free Standing Roof				4.57		980	4,479	(9) Foundation								Foundation Wall: Concrete				6.92		0	0	(13) Plumbing								Average Fixture(s)				530.00		1	530	(14) Water/Sewer								Public Sewer				912.00		1	912	Well, 100 Feet				2425.00		1	2,425	(15) Built-Ins & Fireplaces								Appliance Allowance				1235.00		1	1,235	(16) Porches								WCP (1 Story), Standard				26.99		96	2,591	(16) Deck/Balcony								Treated Wood,Standard				6.53		196	1,280	(17) Garages								Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)								Base Cost				10.13		1440	14,587	Mechanical Doors				350.00		2	700	Phy/Ab.Phy/Func/Econ/Comb.%Good= 44/100/100/100/44.0, Depr.Cost =								ECF (RESIDENTIAL RURAL/ NON SUB) 0.550 => TCV of Bldg: 1 =															50,349								27,692
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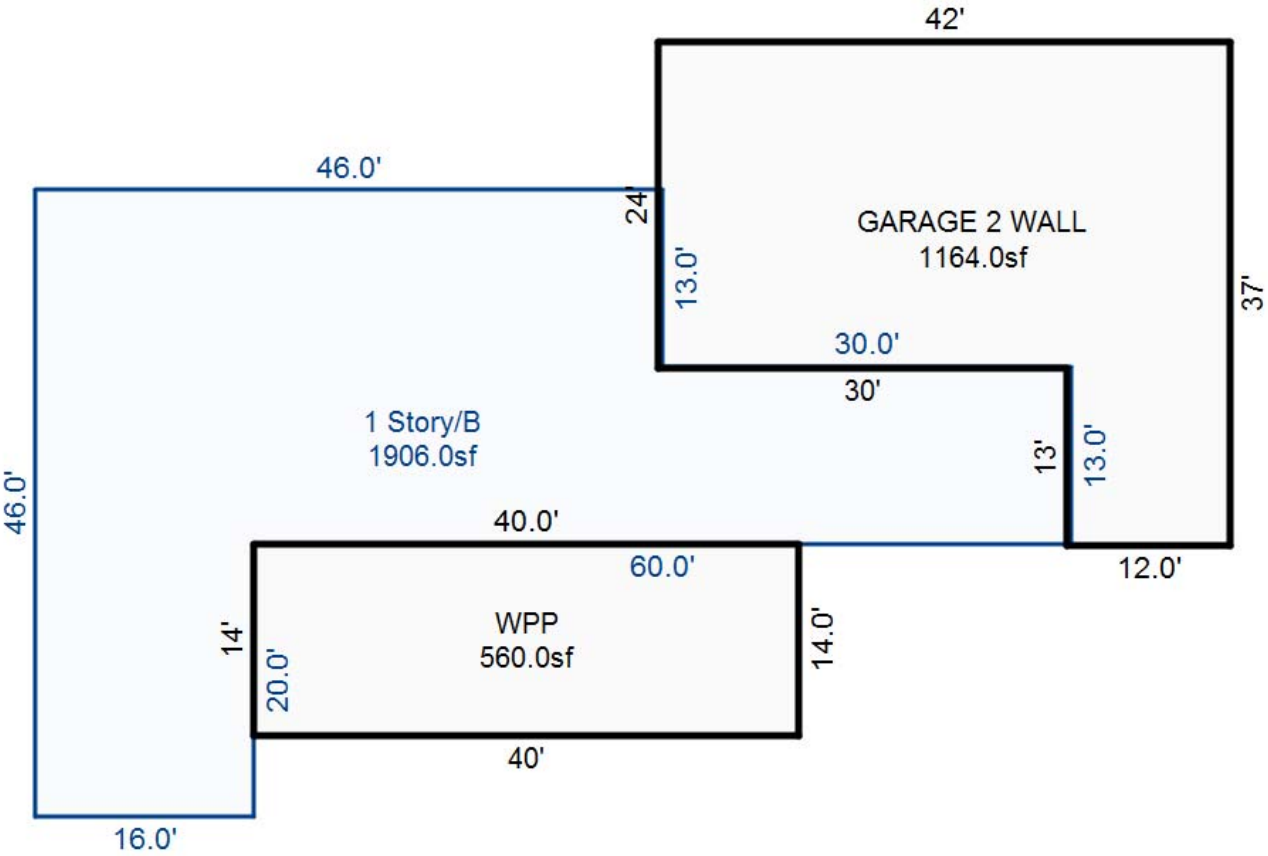


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Property Address		Class: 401 RESIDENTIAL-I		Zoning:	Building Permit(s)	Date	Number	Status					
6405 RAILROAD ST		School: LAKE CITY - 57020											
Owner's Name/Address		P.R.E. 100% 07/20/1994											
HARTFORD MICHAEL R & JANET E 6405 RAILROAD ST LAKE CITY MI 49651		MAP #:											
		2016 Est TCV 133,285 TCV/TFA: 69.93											
Taxpayer's Name/Address		X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS									
NORTHWESTERN MORTGAGE COMPANY P O BOX 809 625 S GARFIELD TRAVERSE CITY MI 49685-0809		X		* Factors *									
Tax Description		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
. SEC 12 T22N R8W W'LY 111 FT OF THAT PART OF FORMER RR R/W LYING W OF W LINE LOT 113 BUENA VISTA PARK EXT & E OF W LINE LOT 99 BUENA VISTA PARK EXT. .2548A. (6-8-09....Added the phrase "E of W Line"		X		<Site Value B> 0 - .50 Ac. M/L					7000	100		7,000	
		X		111 Actual Front Feet, 0.26 Total Acres					Total Est. Land Value =			7,000	
		X		Land Improvement Cost Estimates									
		X		Description	Rate	CountyMult.	Size	%Good	Cash Value				
		X		D/W/P: 4in Ren. Conc.	4.21	1.00	800	0	0				
		X		Residential Local Cost Land Improvements									
		X		Description	Rate	CountyMult.	Size	%Good	Cash Value				
		X		LAND IMPROVE 1000	1000.00	1.00	1.0	95	950				
		X		Total Estimated Land Improvements True Cash Value = 950									
		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		X	Level	2016	3,500	63,100	66,600				51,099C		
			Rolling	2015	3,500	58,800	62,300				50,947C		
			Low	2014	3,500	50,300	53,800				50,145C		
			High	2013	3,300	49,000	52,300				49,356C		
			Landsaped										
			Swamp										
			Wooded										
			Pond										
			Waterfront										
			Ravine										
			Wetland										
			Flood Plain										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Who When What											
		TPC 09/29/2014 INSPECTED											

*** 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.
ROWELL ROBIN G	ROWELL ROBIN GAYLE TRUST	1	04/09/2013	QC	QUIT CLAIM	2013-01845 QD		0.0

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

Owner's Name/Address	MAP #:
ROWELL ROBIN GAYLE TRUST 145 ALDON DRIVE PINCKNEY MI 48169	2016 Est TCV 7,500

	Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS			
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Public Improvements	* Factors *				Value
	Description	Frontage	Depth	Rate %Adj.	Reason

	<Site Value C>	.50	-1.0	Ac M/L	7500	100	7,500
				0.860 Acres	0	100	0
				210 Actual Front Feet, 0.86 Total Acres	Total Est. Land Value =		7,500

Tax Description	X	Dirt Road
. SEC 12 T22N R8W THAT PART OF FORMER RR R/W LYING S OF BUENA VISTA PARK SUB LYING W OF E LINE LOT 129 EXT & E OF W LINE LOT 113 EXT. .8609A.	X	Gravel Road
	X	Paved Road
	X	Storm Sewer
	X	Sidewalk
	X	Water
	X	Sewer
	X	Electric
	X	Gas
		Curb
		Street Lights
		Standard Utilities
		Underground Utils.

Comments/Influences	X	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
2016	3,800	0	3,800			2,003C
2015	3,800	0	3,800			1,998C
2014	3,800	0	3,800			1,967C
2013	3,800	0	3,800			1,937C

Who	When	What

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

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

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

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

Owner's Name/Address 2016 Est TCV 7,000

LUCAS DOROTHY L & JAMROZY Improved X Vacant Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

LINDA M Public Improvements * Factors *

5325 BOCA RATON AVENUE Description Frontage Depth Front Depth Rate %Adj. Reason Value

SARASOTA FL 34234-2912 <Site Value B> 0 - .50 Ac. M/L 7000 100 7,000

Tax Description 110 Actual Front Feet, 0.25 Total Acres Total Est. Land Value = 7,000

. SEC 12 T22N R8W THAT PART OF FORMER C & LC RR R/W LYING W OF W LINE OF LOT 146 E OF W LINE OF LOT 139. .2525A. X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer X Electric X Gas Curb Street Lights Standard Utilities Underground Utils.

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2016	3,500	0	3,500			1,653C
2015	3,500	0	3,500			1,649C
2014	3,500	0	3,500			1,624C
2013	3,300	0	3,300			1,599C

Who When What

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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.
WRIGHT WILLIAM G TRUST	LINE ROBERT S & BARBARA C	87,900	08/13/2004	WD	Multiple Reference	04-0/3522		100.0
GEDDES DAVID R & DONNA	WRIGHT WILLIAM G TRUST	0	01/07/2004	WD	Not Qualified	04-0/0370		100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
X 6195 RAILROAD			Garage	06/01/2012	2012-0218	100%
Owner's Name/Address	P.R.E. 0%					
LINE ROBERT S & BARBARA C 9971 FOREST RIDGE DR CLARKSTON MI 48348	MAP #: 2016 Est TCV 23,201 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS								
. SEC 12 T22N R8W THAT PART OF FORMER C & LC RR R/W LYING W OF W LINE OF LOT 147 & E OF W LINE OF LOT 146. .3225A.			* Factors *								
Comments/Influences			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			<Site Value B> 0 - .50 Ac. M/L 7000 100 7,000								
			140 Actual Front Feet, 0.32 Total Acres Total Est. Land Value = 7,000								

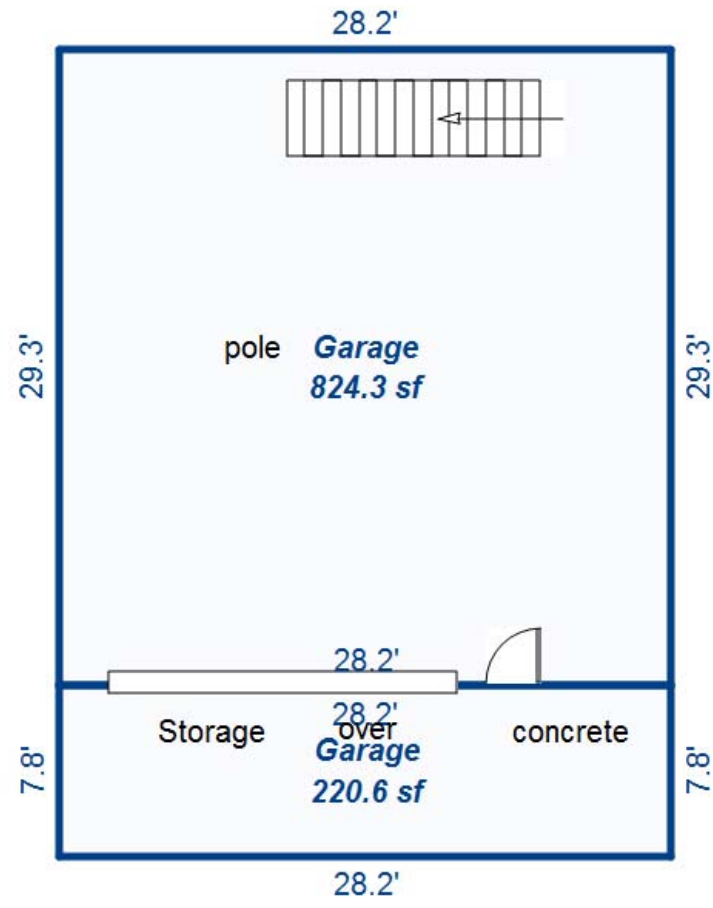
Land Improvement Cost Estimates			Description	Rate	CountyMult.	Size	%Good	Cash Value	
			D/W/P: 4in Concrete	3.61	1.00	220	0	0	
Residential Local Cost Land Improvements			Description	Rate	CountyMult.	Size	%Good	Cash Value	
			LAND IMPROVE 1000	1000.00	1.00	0.5	95	475	
			Total Estimated Land Improvements True Cash Value =					475	



Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2016	3,500	8,100	11,600			10,191C
	Rolling		2015	3,500	7,100	10,600			10,161C
	Low		2014	3,500	6,800	10,300			10,001C
	High		2013	3,300	0	3,300			2,944C
	Landscaped								
	Swamp								
	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								

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*** 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.
HD MOVERS LLC	CUPP ROBERT B JR & KATHLE	67,000	06/06/2007	WD	Partial Construction	2007/2097		100.0
LINE ROBERT S & BARBARA C	HD MOVERS LLC	10,000	10/07/2005	WD	Arms Length	05-0/3964		100.0
WRIGHT WILLIAM G TRUST	LINE ROBERT S & BARBARA C	87,900	08/13/2004	WD	Multiple Reference	04-0/3522		100.0
GEDDES DAVID R & DONNA	WRIGHT WILLIAM G TRUST	0	01/07/2004	WD	Not Qualified	04-0/0370		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1666 S ELMWOOD ST			New House	10/19/2005	20050371	Complete

Owner's Name/Address	MAP #:
CUPP ROBERT B JR & KATHLEEN 644 TENNYSON Rochester MI 48307	2016 Est TCV 75,776 TCV/TFA: 67.18

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
. SEC 12 T22N R8W THAT PART OF FORMER C & LC RR R/W LYING W OF W LINE OF LOT 139 & E OF W LINE OF LOT 138. .3329A.	X		

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
Dirt Road	<Site Value B>	0	.50	Ac.	M/L	7000	100		7,000	
Gravel Road	145 Actual Front Feet, 0.33 Total Acres								Total Est. Land Value =	7,000

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

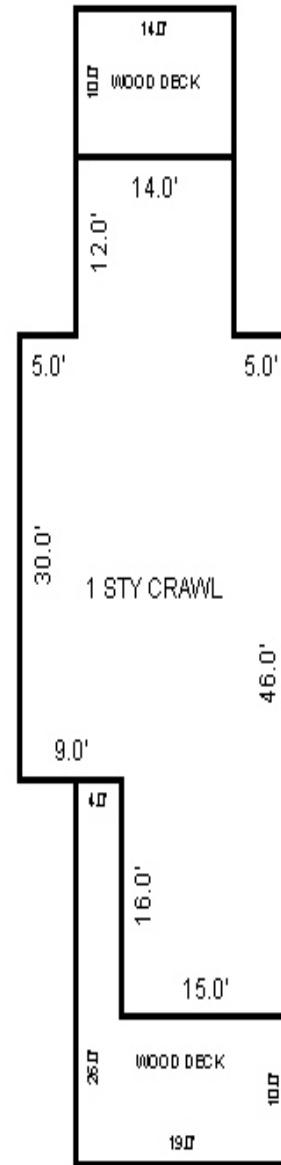
Topography of Site	X Level	Rolling	Low	High	Landscaped	Swamp	X Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain
	X						X					



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2016	3,500	34,400	37,900			32,198C
2015	3,500	32,000	35,500			32,102C
2014	3,500	28,600	32,100			31,597C
2013	3,300	27,800	31,100			31,100S

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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.
WRIGHT WILLIAM G TRUST	LINE ROBERT S & BARBARA C	87,900	08/13/2004	WD	Multiple Reference	04-0/3522		100.0
GEDDES DAVID R & DONNA	WRIGHT WILLIAM G TRUST	0	01/07/2004	WD	Not Qualified	04-0/0370		100.0

Property Address: RAILROAD 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: LINE ROBERT S & BARBARA C
 9971 FOREST RIDGE DR
 CLARKSTON MI 48348
 2016 Est TCV 3,575

Improved X Vacant
 Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
 * Factors *
 Description Frontage Depth Front Depth Rate %Adj. Reason Value

\$65 /FF 55.00 100.00 1.0000 1.0000 65 100 3,575
 55 Actual Front Feet, 0.13 Total Acres Total Est. Land Value = 3,575

Tax Description: . SEC 12 T22N R8W THAT PART OF FORMER RR R/W LYING S OF BUENA VISTA PARK SUB LYING E OF W LINE LOT 147 EXT & W OF E LINE LOT 147 EXT. .1263A.

Comments/Influences: X Dirt Road
 X Gravel Road
 Paved Road
 Storm Sewer
 Sidewalk
 Water
 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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2016	1,800	0	1,800			1,521C
2015	1,800	0	1,800			1,517C
2014	1,800	0	1,800			1,494C
2013	1,600	0	1,600			1,471C



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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.
KENNEDY JAMES D & GEORGIA	KENNEDY FAMILY LIVING TRU	0	10/27/2006	QC	Not Qualified	06-0/4142		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
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W LAKEVIEW DR	School: LAKE CITY - 57020					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:
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KENNEDY FAMILY LIVING TRUST JAMES D & GEORGIA J KENNEDY TTEE 13947 BYRON ROAD BYRON MI 48418	2016 Est TCV 5,500
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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 *					
--	---------------------	-------------	--	--	--	--	--

		Description	Frontage	Depth	Rate	%Adj.	Reason	Value
		<Site Value E> E BACK LOTS			5500	100		5,500
		55 Actual Front Feet, 0.13 Total Acres Total Est. Land Value =						5,500

Tax Description	X	Dirt Road
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. SEC 12 T22N R8W THAT PART OF FORMER RR R/W LYING W OF E LINE OF LOT 149 EXT & E OF W LINE OF LOT 149 EXT. .1263A.	X	Gravel Road
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Comments/Influences	X	Paved Road
---------------------	---	------------

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

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

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

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

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

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

		Curb
--	--	------

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

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

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

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

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

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

		Low
--	--	-----

		High
--	--	------

		Landsaped
--	--	-----------

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

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

		Pond
--	--	------

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

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

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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2016	2,800	0	2,800			686C
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2015	2,800	0	2,800			684C
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2014	2,800	0	2,800			674C
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2013	2,800	0	2,800			664C
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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.
TUBBS DONALD M ESTATE	FERRICK BRIAN & KARYN (H/	294,500	09/30/2005	WD	Multiple Reference	05-0/3946		100.0

Property Address: W LAKEVIEW 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: FERRICK BRIAN & KARYN
 5675 EAST GROVE
 KENTWOOD MI 49512

2016 Est TCV 5,500

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

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

<Site Value E> E BACK LOTS 5500 100 5,500

55 Actual Front Feet, 0.13 Total Acres Total Est. Land Value = 5,500

Tax Description: . SEC 12 T22N R8W THAT PART OF FORMER RR R/W LYING W OF E LINE LOT 148 EXT & E OF W LINE LOT 148 EXT. .1263A.

Comments/Influences



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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2016	2,800	0	2,800			1,521C
2015	2,800	0	2,800			1,517C
2014	2,800	0	2,800			1,494C
2013	2,800	0	2,800			1,471C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)		Date	Number	Status					
W LAKEVIEW DR		School: LAKE CITY - 57020											
Owner's Name/Address		P.R.E. 0%											
LOT1 JAMES R 12264 TOWNLINE RD GRAND BLANC MI 48439		MAP #:		2016 Est TCV 10,000									
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS								
. SEC 12 T22N R8W THAT PART OF FORMER RR R/W LYING E OF W LINE OF LOT 150 EXT & W OF E LINE OF LOT 153 EXT. .5739A.		Public Improvements		* Factors *									
Comments/Influences		X			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X			40/FF	250.00	100.00	1.0000	1.0000	40	100		10,000
		X			250 Actual Front Feet, 0.57 Total Acres				Total Est. Land Value =				10,000
		X			Topography of Site								
		X			X								
		X			Level								
		X			Rolling								
		X			Low								
		X			High								
		X			Landscaped								
		X			Swamp								
		X			Wooded								
		X			Pond								
		X			Waterfront								
		X			Ravine								
		X			Wetland								
		X			Flood Plain								
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
					2016	5,000	0	5,000			2,205C		
					2015	5,000	0	5,000			2,199C		
					2014	5,000	0	5,000			2,165C		
					2013	5,000	0	5,000			2,131C		



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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.
ALLEN MICHAEL J & CYNTHIA	GREMEL GARY & MONICA	5,800	06/05/2015	WD	Split Vacant	2015-01988	PTA	0.0
ALLEN MICHAEL J & CYNTHIA	ALLEN MICHAEL J & CYNTHIA	0	12/10/2014	QC	QUIT CLAIM	2014-04076		0.0
MANEE & ALLEN C L AS JT	ALLEN C L & ALLEN M J AS	1	08/10/2011	QC	QUIT CLAIM	2011-02493		0.0
ALLEN CYNTHIA		0	04/12/2010	DC		2010-1628DC	PTA	0.0

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

Owner's Name/Address	School: LAKE CITY - 57020	P.R.E. 0%	MAP #:
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ALLEN MICHAEL J & CYNTHIA L TRUST P O BOX 934 LAKE CITY MI 49651	2016 Est TCV 30,000
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Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS																																				
SEC 12 T22N R8W (4*2010) THAT PART OF FORMER RR R/W LYING E OF E LINE OF LOT 158 BUENA VISTA PARK EXT & W OF HWY M-55/66. .78 A 6/5/2015-01988 EXEMPT LOT LINE TRANSFER TO 009-012-037-85 (90) FORMERLY: THAT PART OF FORMER RR R/W LYING EAST OF E LINE LOT 155 EXT & W OF HWY M55 1.01 AC SEC 12 TWP 22N R8W BUENA VISTA PARK FORMERLY SEC 12 T22N R8W (4*2010) THAT PART OF FORMER RR R/W LYING E OF E LINE OF LOT 155 EXT & W OF HWY M-55/66. 1.01A.		X		<p>* Factors *</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td><Site Value G> RURAL SITES</td> <td></td> <td></td> <td>15000</td> <td>100</td> <td></td> <td></td> <td></td> <td>15,000</td> </tr> <tr> <td><Site Value G> RURAL SITES</td> <td></td> <td></td> <td>15000</td> <td>100</td> <td></td> <td></td> <td></td> <td>15,000</td> </tr> <tr> <td colspan="8">200 Actual Front Feet, 0.78 Total Acres Total Est. Land Value =</td> <td>30,000</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	<Site Value G> RURAL SITES			15000	100				15,000	<Site Value G> RURAL SITES			15000	100				15,000	200 Actual Front Feet, 0.78 Total Acres Total Est. Land Value =								30,000
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																																
<Site Value G> RURAL SITES			15000	100				15,000																																
<Site Value G> RURAL SITES			15000	100				15,000																																
200 Actual Front Feet, 0.78 Total Acres Total Est. Land Value =								30,000																																

00 SPLIT ON

- 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.

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2016	15,000	0	15,000			4,987C
2015	20,000	0	20,000			6,440C
2014	17,200	0	17,200			6,339C
2013	17,200	0	17,200			6,240C



2010 INTO ;
T OF FORMER RR
N ON FILE***

R OF LOT LINE TO
A
0 COMPLETED
EQUEST ;
2-037-00;

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Missaukee, Michigan

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ALLEN MICHAEL J & CYNTHIA	GREMEL GARY D & MONICA M	5,800	06/05/2015	WD	Split Vacant	2015-01988	PTA	100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
W LAKEVIEW DR	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
GREMEL GARY D & MONICA M P O BOX 934 LAKE CITY MI 49651	MAP #:					
	2016 Est TCV 4,003					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
	Public Improvements			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
SEC 12 T22N R8W (0*2015) THAT PART OF FORMER RR R/W LYING E OF W LINE OF LOT 157 BUENA VISTA PARK EXT & W OF E LINE LOT 158 EXT .23A. 2015 EXEMPT LOT LINE TRANSFER FROM 009-012-037-00 ON 6/5/2015-01987	Dirt Road			40/FF	100.08	100.11	1.0000	1.0000	40	100	4,003
Comments/Influences	Gravel Road			100 Actual Front Feet, 0.23 Total Acres						Total Est. Land Value =	4,003
6/5/2015-01987 EXEMPT LOT LINE TRANSFER TO -012-037-90 FROM 012-037-00	Paved Road										
	Storm Sewer										
	Sidewalk										
	Water										
	Sewer										
	Electric										
	Gas										
	Curb										
	Street Lights										
	Standard Utilities										
	Underground Utils.										

Comments/Influences
6/5/2015-01987 EXEMPT LOT LINE TRANSFER TO -012-037-90 FROM 012-037-00

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
2016	2,000	0	2,000			2,000S
2015	0	0	0			0
2014	0	0	0			0
2013	0	0	0			0



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Who When What
TPC 06/29/2015 INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2016	2,000	0	2,000			2,000S
2015	0	0	0			0
2014	0	0	0			0
2013	0	0	0			0

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ALLEN CYNTHIA L	GREMEL GARY D & MONICA M	8,000	08/02/2010	WD		2010-3318WD	PTA	100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
W LAKEVIEW DR	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
GREMEL GARY D & MONICA M 8603 E 20 1/2 RD MANTON MI 49663	MAP #:					
	2016 Est TCV 3,000					

	Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
	Public Improvements			* Factors *						
				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
				40/FF	75.00	100.00	1.0000	1.0000	40 100	3,000
				75 Actual Front Feet, 0.17 Total Acres				Total Est. Land Value =		3,000

Tax Description
 SEC 12 T22N R8W (0*2010) FORMER RR R/W LYING E OF W LINE OF LOT 155 BUENA VISTA PARK EXT & W OF E LINE LOT 155 EXT. .18A. 2010 SPLIT OF 009-012-037-00 ON 12/23/2010

Comments/Influences
 Split/Comb. on 10/24/2010 completed 10/24/2010 Polly EQ REQUEST ; Parent Parcel(s): 009-012-037-00; Child Parcel(s): From 009-012-037-95 to 009-012-037-96;

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

Topography of Site

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



2010
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 93 \$7,800
 4-017-00

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2016	1,500	0	1,500			1,500S
2015	1,500	0	1,500			1,500S
2014	1,500	0	1,500			1,500S
2013	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.
DRAGHT WILLIAM ET AL		8,000	08/02/2010	WD	Split Vacant	2010-3318WD	PTA	100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
W LAKEVIEW DR						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2016 Est TCV 2,800					

Owner's Name/Address	Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
DRAGHT WILLIAM ET AL DRACHT GAYLE M 20590 80TH AVE MARION MI 49665				* Factors *						
	Public Improvements			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value

Tax Description				40/FF	70.00	100.00	1.0000	1.0000	40	100	2,800
FORMER RR R/W LYING E OF W LINE LOT 154 BUENA VISTA PARK EXT & W LINE OF W LINE LOT 155 BUENA VISTA PARK 155 EXT SEC 12 TWP 22N R8W .16 ACRES SPLIT ON 10/24/2010 FROM 009-012-037-00; HISTORY-SEC 12 T22N R8W (0*2010) FORMER RR R/W LYING E OF W LINE OF LOT 154 BUENA VISTA PARK EXT & W OF W LINE LOT 155 EXT. .16A. 2010 Split of 009-012-037-00 on 12/23/2010	X			70 Actual Front Feet, 0.16 Total Acres			Total Est. Land Value =				2,800
				Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.							

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



2010
-00
Y
Division
93 \$7,800 \$7
0.37 3

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2016	1,400	0	1,400			1,400S
2015	1,400	0	1,400			1,400S
2014	1,400	0	1,400			1,400S
2013	1,400	0	1,400			1,400S

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