

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 ST						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2018 Est TCV 120,386 TCV/TFA: 139.34					

Tax Description	X Improved		Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA							
	Public Improvements			Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	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 FROM NW COR OF GOV'T LOT 1, TH N 81 DEG 30' W 187.5 FT S 31 DEG W 54 FT	X	Gravel Road		GROUP H \$800	67.00	194.00	0.9674	1.0000	800	100	51,855
	X	Paved Road		67 Actual Front Feet, 0.30 Total Acres						Total Est. Land Value =	51,855

Tax Description	X Improved		Vacant	Land Improvement Cost Estimates						
	Public Improvements			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 FROM NW COR OF GOV'T LOT 1, TH N 81 DEG 30' W 187.5 FT S 31 DEG W 54 FT	X	Dirt Road		D/W/P: 3.5 Concrete	3.20	1.00	240	71	545	
	X	Gravel Road		Shed: Wood Frame	10.75	1.00	80	74	636	
	X	Paved Road		Total Estimated Land Improvements True Cash Value =						1,181

Tax Description	X Improved		Vacant	Land Improvement Cost Estimates					
	Public Improvements			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 FROM NW COR OF GOV'T LOT 1, TH N 81 DEG 30' W 187.5 FT S 31 DEG W 54 FT	X	Water							
	X	Sewer							
	X	Electric							
	X	Gas							
		Curb							
		Street Lights							
		Standard Utilities							
		Underground Utils.							

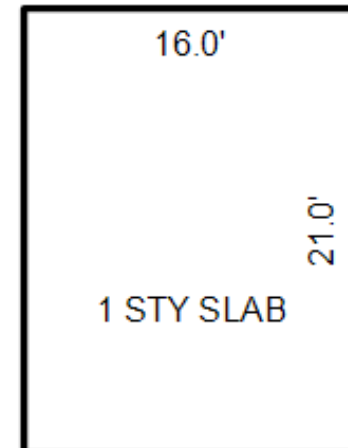
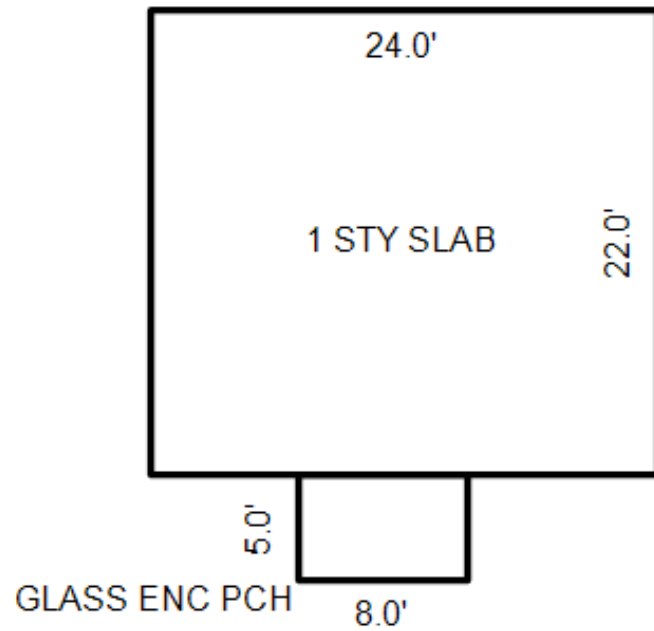
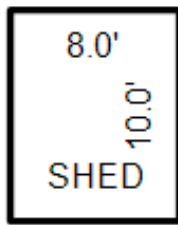


Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	25,900	34,300	60,200			58,447C
2017	26,100	32,800	58,900			57,245C
2016	30,200	31,300	61,500			56,735C
2015	30,200	29,600	59,800			56,566C

\*\*\* 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 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	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: 864 Total Base Cost: 55,209 Total Base New : 76,188 Total Depr Cost: 49,522 Estimated T.C.V: 67,350						Bsmnt Garage: 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 1962	Remodeled 1972	Ex	X	Ord		Min	100 Amps Service			1	1	Story Siding	Slab	61.18	-10.84	0.00	528	26,580	
Condition: Average		Lg	X	Ord		Small	No./Qual. of Fixtures			1	1	Story Siding	Slab	61.18	-10.84	0.00	336	16,914	
Room List		(5) Floors		Kitchen: Other: Other:			No. of Elec. Outlets			Other Additions/Adjustments			Rate		Size Cost				
	Basement 1st Floor 2nd Floor Bedrooms	(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			Average Fixture(s)			630.00		1		630		
(1) Exterior	X	Drywall				Min	Average Fixture(s)			Public Sewer			1025.00		1		1,025		
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 864 S.F. Height to Joists: 0.0			Average Fixture(s)			Well, 100 Feet			2550.00		1		2,550		
(2) Windows	Many Avg. Few	X	Large Avg. Small	(8) Basement			Average Fixture(s)			(15) Built-Ins & Fireplaces			Appliance Allowance		1415.00		1		1,415
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Average Fixture(s)			Fireplace: Exterior 1 Story			3450.00		1		3,450		
(3) Roof	X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish			Average Fixture(s)			(16) Porches			CGEP (1 Story), Standard		66.12		40		2,645
X	Asphalt Shingle	Recreation SF Living SF Walkout Doors No Floor SF		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Average Fixture(s)			Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,			Depr.Cost =		49,522				
Chimney: Block		(10) Floor Support		Lump Sum Items:			Average Fixture(s)			ECF (410- SAPPHERE LAKE AREA)			1.360 => TCV of Bldg: 1 =		67,350				

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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 ST			Other	06/14/2006	20060156	Complete

Owner's Name/Address	MAP #:
ST PIERRE M EILEEN (LE) P O BOX 917 LAKE CITY MI 49651	2018 Est TCV 129,047 TCV/TFA: 189.78

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

Tax Description	Public Improvements	* Factors *	EFF	Value
. 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.	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.	NON SUB LK FRNT 45.00 196.50 1.0000 1.0000 45 Actual Front Feet, 0.20 Total Acres	Rate %Adj. Reason 1000 100 Total Est. Land Value =	45,000 45,000

Comments/Influences	Land Improvement Cost Estimates
EFF (54+54+26)/3	

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level Rolling Low X High Landscaped Swamp Wooded Pond X Waterfront Ravine Wetland Flood Plain X Private Road	2018	22,500	42,000	64,500			43,158C

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2017	20,300	40,100	60,400			42,271C
TPC	03/30/2015	INSPECTED	2016	20,300	38,300	58,600			41,894C
TPC	04/08/2013	INSPECTED	2015	20,300	36,200	56,500			41,769C

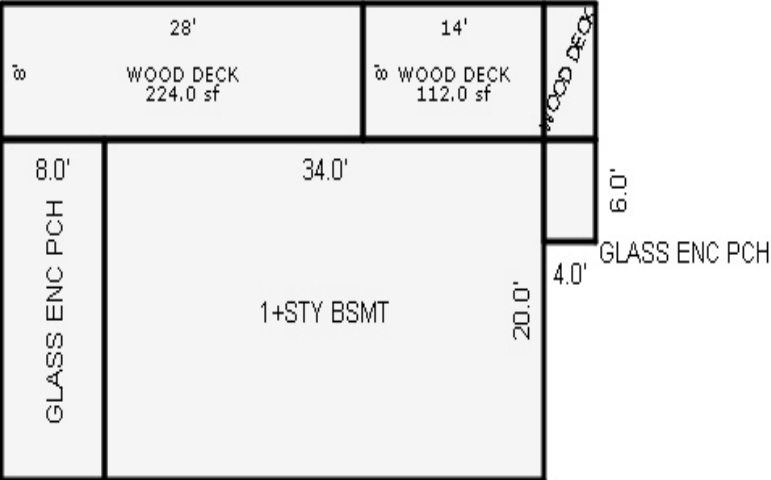
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage									
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		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 24 160 112 224 32	Type WGEP (1 Story) WGEP (1 Story) WGEP (1 Story) Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:					
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G																	
Building Style: 1+S		Trim & Decoration																				
Yr Built	Remodeled	Ex	X	Ord		Min	Size of Closets															
1952	0	Lg	X	Ord		Small	Doors															
Condition: Average					Solid	X	H.C.															
Room List		(5) Floors		Central Air Wood Furnace			(12) Electric															
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:					100 Amps Service															
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			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	67.14	0.00	0.00	680	45,655				
	Insulation	(7) Excavation		No. of Elec. Outlets			Other Additions/Adjustments															
(2) Windows		Basement: 680 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			(9) Basement Finish															
X	Many Avg. Few	X	Large Avg. Small	1	Average Fixture(s)			Basement Recreation Finish														
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor	1	3 Fixture Bath			Walk out Basement Door(s)														
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		1	2 Fixture Bath			(13) Plumbing														
(3) Roof		350	Recreation SF Living SF 1 Walkout Doors No Floor SF	1	Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer														
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support	1	Public Water			Average Fixture(s)														
X	Asphalt Shingle		Joists: Unsupported Len: Cntr.Sup:	1	Public Sewer			Walkout Basement Door(s)														
Chimney: Block					Water Well			11.25														
					1000 Gal Septic			700.00														
					2000 Gal Septic			630.00														
					Lump Sum Items:			1025.00														
								2550.00														
								1415.00														
								82.77														
								33.90														
								40.21														
								6.65														
								12.51														
								Phy/Ab.Phy/Func/Econ/Comb.%Good= 64/100/100/100/64.0,														
								ECF (410- SAPPHERE LAKE AREA)														
								1.360 => TCV of Bldg: 1 =														
								Depr.Cost =														
								61,574														
								83,740														

\*\*\* 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.
CROZIER DANETTE	MORSE MICHELLE L	0	01/16/2018	QC	RELATED PARTY	2018-00210		50.0
COKER BILL & TERRIE M	MORSE MICHELLE L & CROZIE	325,000	08/22/2017	WD	Arms Length	2017-02616	PTA	100.0
		30,000	11/01/1996	WD	Download	307:1174		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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1900 S SCHNEIDER ST	School: LAKE CITY - 57020					
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	P.R.E. 100% 08/25/2017					
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Owner's Name/Address	MAP #:
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MORSE MICHELLE L 1900 SCHNEIDER ROAD LAKE CITY MI 49651	2018 Est TCV 322,638 TCV/TFA: 185.85
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X	Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA			
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Public Improvements			* Factors *			
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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GROUP I	\$500	115.75	128.79	0.7454	1.0000	500	100	43,142
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116 Actual Front Feet, 0.34 Total Acres								Total Est. Land Value =	43,142
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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	620	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 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	Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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ADD WALK OUT BSM'T FOR 08.	Street Lights Standard Utilities Underground Utils.	X Rolling	2018	21,600	139,700	161,300			161,300S
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		X Low	2017	21,600	140,600	162,200			106,920C
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		X High	2016	23,500	134,300	157,800			105,967C
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		X Landscaped	2015	28,900	127,200	156,100			105,651C
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		X Swamp							
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		X Wooded							
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		X Pond							
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		X Waterfront							
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		X Ravine							
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		X Wetland							
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		X Flood Plain							
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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TPC 12/27/2017	INSPECTED		2018	21,600	139,700	161,300			161,300S
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TPC 03/30/2015	INSPECTED		2017	21,600	140,600	162,200			106,920C
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TPC 04/08/2013	INSPECTED		2016	23,500	134,300	157,800			105,967C
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			2015	28,900	127,200	156,100			105,651C
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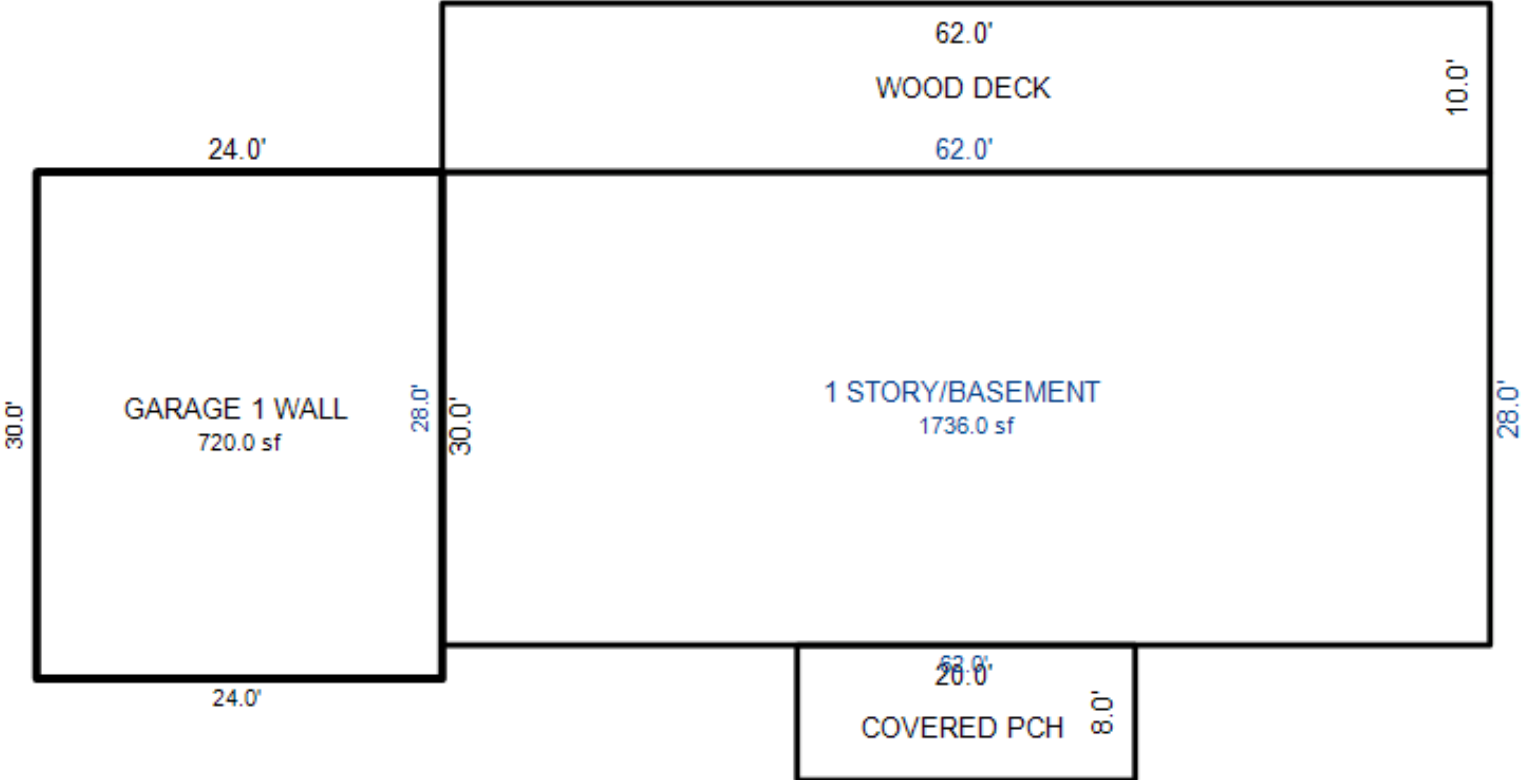
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



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 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: 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															
(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		64.58		0.00		2.01		1736 115,600	
Insulation		Basement: 1736 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		(13) Plumbing			(1) Exterior															
X	Many Avg. Few	X	Large Avg. Small	1 Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual			Brick Veneer			8.25										336 2,772		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor	1 1 Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual			(9) Basement Finish			11.45										1500 17,175		
X	Double Glass Patio Doors Storms & Screens	1500	Recreation SF Living SF 2 Walkout Doors No Floor SF	3 Walk out Basement Door(s)			Basement Recreation Finish			775.00										2 1,550		
(3) Roof		(8) Basement		3 Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual			(13) Plumbing			760.00										1 760		
X	Gable Hip Flat		Gambrel Mansard Shed	2 Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual			(14) Water/Sewer			2400.00										2 4,800		
X	Asphalt Shingle	(9) Basement Finish		2 Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual			(14) Water/Sewer			1162.00										1 1,162		
Chimney:		(10) Floor Support		2 Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual			(15) Built-Ins & Fireplaces			2700.00										1 2,700		
		Joists: Unsupported Len: Cntr.Sup:		2 Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual			(16) Porches			1915.00										1 1,915		
		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		2 Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual			(17) Garages			5460.00										1 5,460		
		Lump Sum Items:		2 Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual			Class:C Exterior: Siding Foundation: 42 Inch (Finished )			3250.00										1 3,250		
				2 Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual			Appliance Allowance			1350.00										1 1,350		
				2 Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual			WPP, Standard			7.18										620 4,452		
				2 Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual			WCP (1 Story), Standard			23.55										160 3,768		
				2 Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual			Phy/Ab.Phy/Func/Econ/Comb.%Good= 81/100/100/100/81.0, Depr.Cost =													202,019		
				2 Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual			ECF (410- SAPPHERE LAKE AREA)			1.360 => TCV of Bldg: 1 =										274,746		

\*\*\* 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.
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	LIFE ESTATE	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

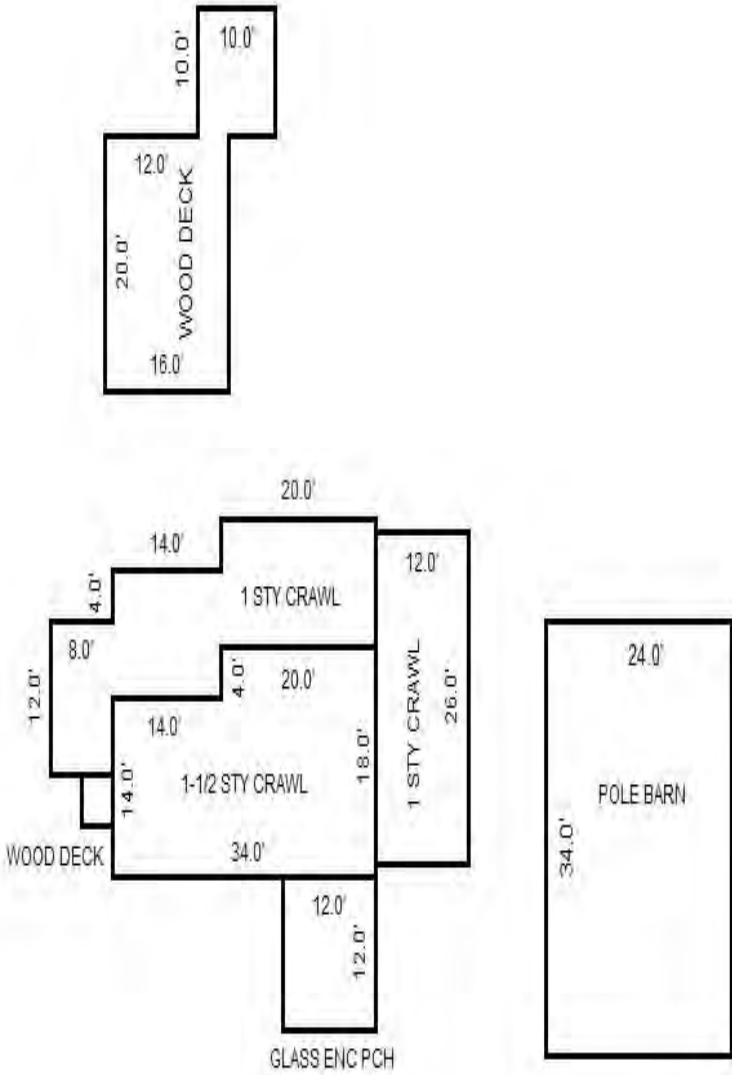
Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status				
1950 S SCHNEIDER ST		School: LAKE CITY - 57020								
		P.R.E. 0%								
Owner's Name/Address	MAP #:									
MCCULLOUGH ELISE 1444 N CUMMINGS RD DAVISON MI 48423	2018 Est TCV 222,222 TCV/TFA: 140.47									
	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA							
	Public Improvements		* Factors *							
			Description	Frontage	Depth	Rate %Adj. Reason Value				
			GROUP E 800/FF	100.00	237.00	1.0000 1.0000 800 100 80,000				
			100 Actual Front Feet, 0.54 Total Acres			Total Est. Land Value = 80,000				
			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				
Tax Description	X	Dirt Road								
SEC 10 T22N R8W COMM AT SW COR GOV'T LOT 1 TH S 88 DEG 39' 40" E ALG S SEC LINE 415.3 FT N 04 DEG 48' 00" W 33.01 FT TO CONCRETE MONUMENT N 04 DEG 48' 00" W 185.58 FT TOPOB TH N 88 DEG 24' 00" W 260.74 FT TH N 06 DEG 34' 30" W 100 FT S 89 DEG 34' 16" E 263.33 FT S 04 DEG 48' 00" E 105 FT TO POB. .5447 A.	X	Gravel Road								
	X	Paved Road								
	X	Storm Sewer								
	X	Sidewalk								
	X	Water								
	X	Sewer								
	X	Electric								
	X	Gas								
	X	Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
Comments/Influences		Topography of Site								
	X	Level								
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
	X	Waterfront								
		Ravine								
	Wetland									
	Flood Plain									
X	Private Drive									
	Who	When	What	2018	40,000	71,100	111,100			94,393C
				2017	40,000	68,000	108,000			92,452C
				2016	40,000	64,900	104,900			91,628C
				2015	40,000	68,300	108,300			91,354C

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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	Size of Closets											
Condition: Average		Lg	X	Ord		Small	Doors			X	Ord		H.C.					
Room List		(5) Floors		Kitchen: Other: Other:			(12) Electric			Central Air Wood Furnace								
	Basement 1st Floor 2nd Floor 4 Bedrooms						200			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			1.5 Story Siding			Crawl Space		77.61 -8.65 0.00		556 38,342	
	Insulation	(7) Excavation		(13) Plumbing			1 Average Fixture(s)			1 Story Siding			Crawl Space		60.94 -8.65 0.00		436 22,798	
(2) Windows		Basement: 0 S.F. Crawl: 1304 S.F. Slab: 0 S.F. Height to Joists: 0.0		3 3 Fixture Bath			2 2 Fixture Bath			1 Story Siding			Crawl Space		60.94 -8.65 0.00		312 16,314	
X	Many Avg. X Few	Large Avg. X Small		(8) Basement			Softener, Auto			Other Additions/Adjustments			Rate		Size		Cost	
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Softener, Manual			Average Fixture(s)			760.00			1		760			
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			3 3 Fixture Bath			2400.00			2		4,800			
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer			Public Water			1162.00			1		1,162			
X	Gable Hip Flat	Gambrel Mansard Shed		Public Sewer			1 Average Fixture(s)			2700.00			1		2,700			
X	Asphalt Shingle	Chimney:		Water Well			1162.00			1915.00			1		1,915			
				1000 Gal Septic			2000 Gal Septic			1915.00			1		1,915			
				Lump Sum Items:						Appliance Allowance			1915.00		1		1,915	
										1915.00			1		1,915			
										CGEP (1 Story), Standard			37.65		144		5,422	
										1915.00			1		1,915			
										Treated Wood,Standard			6.43		420		2,701	
										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,								
										ECF (410- SAPPHERE LAKE AREA)			1.360 => TCV of Bldg: 1 =				104,226	
																	141,747	

\*\*\* 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.
RAY REGINA B	RAY MICHAEL J	0	02/21/1995	QC	FAMILY SALE	291P869	PTA	0.0
RAY REGINA B	RAY MICHAEL J	58,400	03/15/1991	LC	FAMILY SALE	265P715		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1940 S SCHNEIDER ST						
	School: LAKE CITY - 57020					
	P.R.E. 100% 07/20/1994					
Owner's Name/Address	MAP #:					
RAY REGINA B & RAY MICHAEL J 1940 S SCHNEIDER ST LAKE CITY MI 49651	2018 Est TCV 150,741 TCV/TFA: 99.83					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA							
		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
. SEC 10 T22N R8W COMM AT SW COR GOV'T LOT 1 TH S 88 DEG 39' 40" E ALG S LINE OF SEC 415.3 FT N 04 DEG 48' W 33.01 FT TO 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.				* Factors *							
				GROUP H	\$800	65.00	409.15	0.9763	1.0000	800	100
				65 Actual Front Feet, 0.61 Total Acres Total Est. Land Value =						50,766	

Tax Description	X	Land Improvement Cost Estimates						
		Description	Rate	CountyMult.	Size	%Good	Cash Value	
. SEC 10 T22N R8W COMM AT SW COR GOV'T LOT 1 TH S 88 DEG 39' 40" E ALG S LINE OF SEC 415.3 FT N 04 DEG 48' W 33.01 FT TO 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.		Dirt Road						
		Gravel Road						
		Paved Road						
		Storm Sewer						
		Sidewalk						
		Water						
	X	Sewer						
	X	Electric						
	X	Gas						
		Curb						
		Street Lights						
		Standard Utilities						
		Underground Utils.						
		Total Estimated Land Improvements True Cash Value =						1,001

Comments/Influences								
ADDED BATH FOR 05..IS NOW BED & BREAKFAST								



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

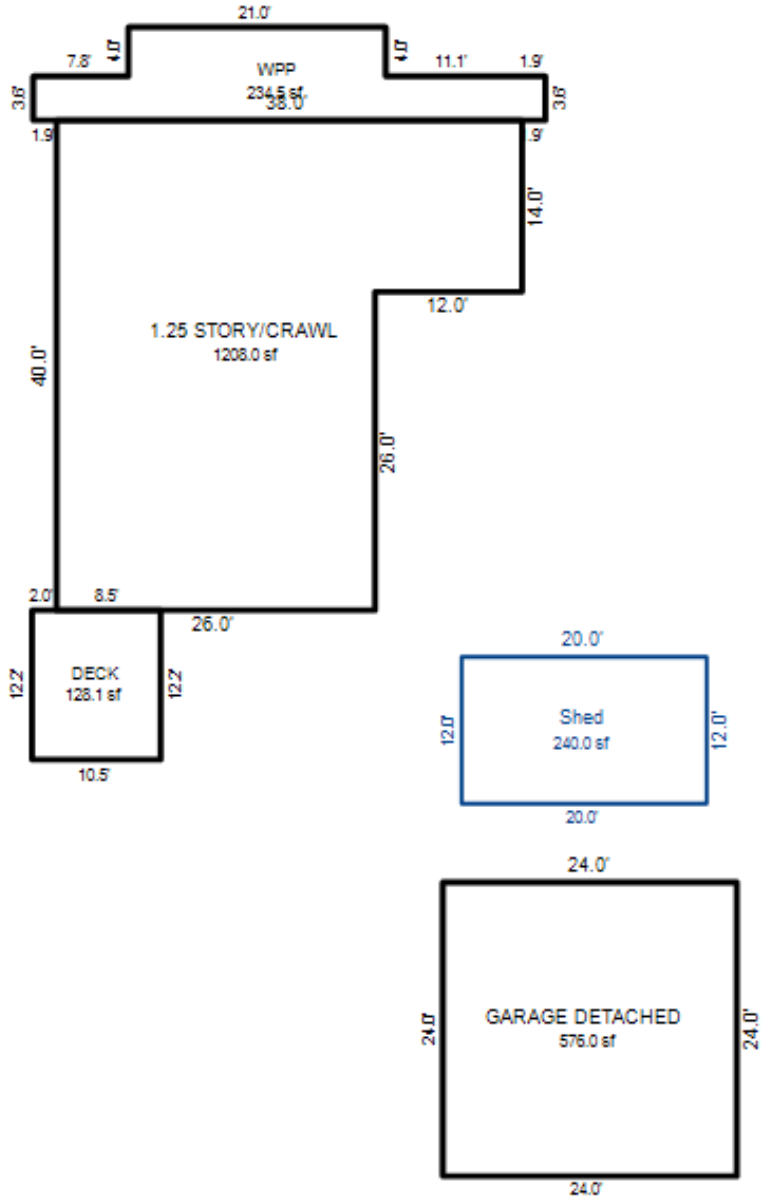
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	25,400	50,000	75,400			61,247C
2017	25,500	46,100	71,600			59,988C
2016	29,300	45,800	75,100			59,453C
2015	29,300	44,700	74,000			59,276C

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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 234 128	Type WPP Treated Wood	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	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 40 Floor Area: 1510 Total Base Cost: 91,949 Total Base New : 126,890 Total Depr Cost: 76,134 Estimated T.C.V: 98,974		CntyMult X 1.380 E.C.F. X 1.300		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 1970	Remodeled 0	Ex	Ord	X	Min	200 Amps Service			Rate		Size Cost				
Condition: Average		Lg	Ord	X	Small	No./Qual. of Fixtures			Rate		Size Cost				
Room List		(5) Floors		Kitchen: Other: Other:			Ex. X Ord. Min			Rate		Size Cost			
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(6) Ceilings			No. of Elec. Outlets			Rate		Size Cost			
(1) Exterior		Basement: 0 S.F. Crawl: 1208 S.F. Slab: 0 S.F. Height to Joists: 0.0		(7) Excavation			Many X Ave. Few			Rate		Size Cost			
X	Wood/Shingle Aluminum/Vinyl Brick Stucco Insulation	(8) Basement		(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			Rate		Size Cost			
(2) Windows		Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer			1 Average Fixture(s) 2 3 Fixture Bath			Rate		Size Cost			
X	Many Avg. Few	X	Large Avg. Small	(9) Basement Finish			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Rate		Size Cost			
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(10) Floor Support			Lump Sum Items:			Rate		Size Cost			
(3) Roof		Gable Hip Flat		Gambrel Mansard Shed			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Rate		Size Cost			
Chimney:		Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Rate		Size Cost			
Chimney:		Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Rate		Size Cost			

\*\*\* 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					
1930 S SCHNEIDER ST		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 #:		2018 Est TCV 163,108 TCV/TFA: 134.25									
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA									
		Public Improvements		* Factors *									
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
		Gravel Road		GROUP H \$800	45.00	322.50	1.0000	1.0000	800	100	PROGRESSION	36,000	
		Paved Road		45 Actual Front Feet, 0.33 Total Acres					Total Est. Land Value =		36,000		
		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	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									
		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.											
Comments/Influences		Topography of Site											
		Level											
		X	Rolling										
		Low											
		High											
		Landscaped											
		Swamp											
		Wooded											
		Pond											
		X	Waterfront										
		Ravine											
Wetland													
Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value					
X PRIVATE RD		2018	18,000	63,600	81,600			55,307C					
Who		When	What	2017	18,000	59,600	77,600			54,170C			
TPC 12/27/2017 INSPECTED		2016	20,300	56,800	77,100			53,687C					
TPC 09/26/2017 INSPECTED		2015	20,300	52,300	72,600			53,527C					
TPC 03/30/2015 INSPECTED													

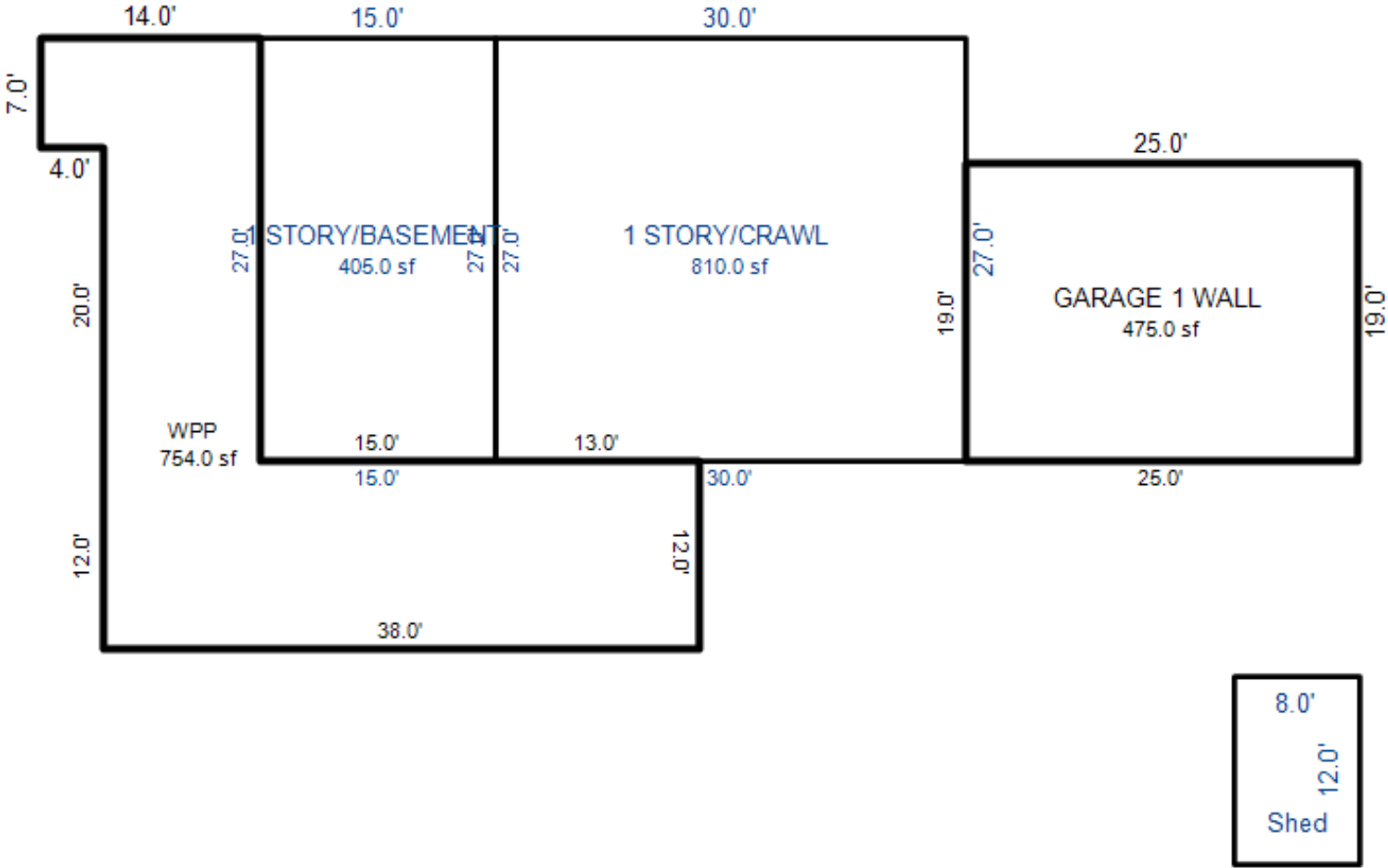
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 754	Type WPP	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: Average		Lg	X Ord	Small	Doors											
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		
X	Wood/Shingle Aluminum/Vinyl Brick			Ex.	X Ord.	Min	1 Story Siding			Basement		64.90		0.00		
	Insulation			No. of Elec. Outlets			1 Story Siding			Crawl Space		64.90		-9.29		
(2) Windows		(7) Excavation		Many	X Ave.	Few	Other Additions/Adjustments			Rate				Size Cost		
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			(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		Basement: 405 S.F. Crawl: 810 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			13) Plumbing						
X	Double Glass Patio Doors Storms & Screens	400 Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			15) Built-Ins & Fireplaces						
(3) Roof		(10) Floor Support					Lump Sum Items:									
X	Gable Hip Flat	Gambrel Mansard Shed														
X	Asphalt Shingle															
Chimney: Brick																

\*\*\* 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.
		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 ST						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2018 Est TCV 193,808 TCV/TFA: 103.53					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA								
				* Factors *								
. 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.				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				GROUP H \$800	73.00	269.00	0.9429	1.0000	800	100		

Tax Description	X	Public Improvements		Land Improvement Cost Estimates					
				Description	Rate	CountyMult.	Size	%Good	Cash 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.		Dirt Road		D/W/P: Asphalt Paving	1.61	1.00	1920	0	0
		Gravel Road		Shed: Wood Frame	12.07	1.00	80	50	483
		Paved Road		Residential Local Cost Land Improvements					
		Storm Sewer		Description	Rate	CountyMult.	Size	%Good	Cash Value
		Sidewalk		LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
		Water		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	2018	27,500	69,400	96,900			82,553C
	X Rolling	2017	27,800	63,900	91,700			80,856C
	Low	2016	32,900	60,900	93,800			80,135C
	High	2015	32,900	57,700	90,600			79,896C
	Landscaped							
	Swamp							
	Wooded							
	Pond							
	X Waterfront							
	Ravine							
	Wetland							
	X Flood Plain							
	PRIVATE RD							

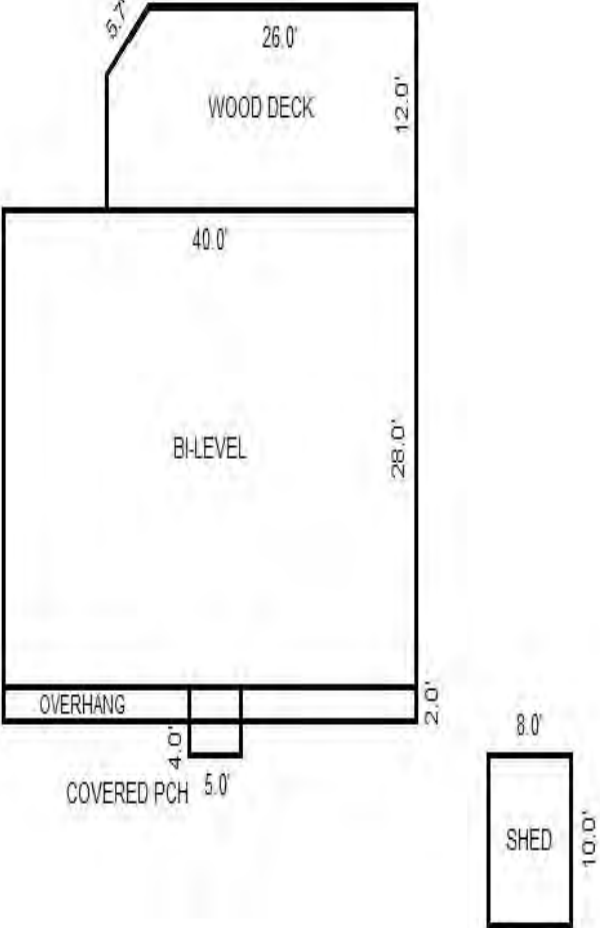


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	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											
Condition: Average		Lg	X	Ord		Small											
Room List		(5) Floors															
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:															
		(6) Ceilings															
(1) Exterior	X	Drywall															
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation																
(2) Windows																	
X	Many Avg. Few	X	Large Avg. Small														
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor														
X		(9) Basement Finish															
		Recreation SF Living SF Walkout Doors No Floor SF															
(3) Roof		(10) Floor Support															
X	Gable Hip Flat	Gambrel Mansard Shed															
X	Asphalt Shingle																
Chimney: Brick																	
				(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													
				(7) Excavation													
				Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0													
				(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													
				1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic													
				Lump Sum Items:													
							Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost										
							Bi-Level Siding Bi-Lev. 60% 84.89 -3.65 0.00 1120 90,989										
							1 Story Siding Overhang 38.24 0.00 0.00 80 3,059										
							Other Additions/Adjustments Rate Size Cost										
							(1) Exterior Brick Veneer 8.25 128 1,056										
							(13) Plumbing Average Fixture(s) 760.00 1 760										
							3 Fixture Bath 2400.00 1 2,400										
							(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 2 Story 3825.00 1 3,825										
							(16) Porches CCP (1 Story), Standard 61.14 20 1,223										
							(16) Deck/Balcony Treated Wood, Standard 6.50 354 2,301										
							Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 99,917										
							ECF (410- SAPPHERE LAKE AREA) 1.360 => TCV of Bldg: 1 = 135,887										

\*\*\* 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.
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 #:					
	2018 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 & 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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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	31,700	0	31,700			26,769C
2017	31,700	0	31,700			26,219C
2016	31,700	0	31,700			25,986C
2015	31,700	0	31,700			25,909C

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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 ST			Pole Barn	07/14/2008	20080310	Complete

Owner's Name/Address	MAP #:
VER PLANCK JACK A & MARY L TRUST P O BOX 615 LAKE CITY MI 49651	2018 Est TCV 30,912 TCV/TFA: 0.00

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	1.0000	65	100	9,750
			150 Actual Front Feet, 0.69 Total Acres Total Est. Land Value =							9,750

Comments/Influences	X	Public Improvements	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	LAND IMPROVE 1000	1000.00	1.00	1.0	97	970	
	X	Gas							
		Curb	Total Estimated Land Improvements True Cash Value =						970

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	Level	2018	4,900	10,600	15,500			11,290C
		Rolling							
		Low							
		High							
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
	X	Flood Plain	2017	4,900	10,200	15,100			11,058C
		PRIVATE RD	2016	4,900	9,700	14,600			10,960C
			2015	4,900	8,500	13,400			10,928C



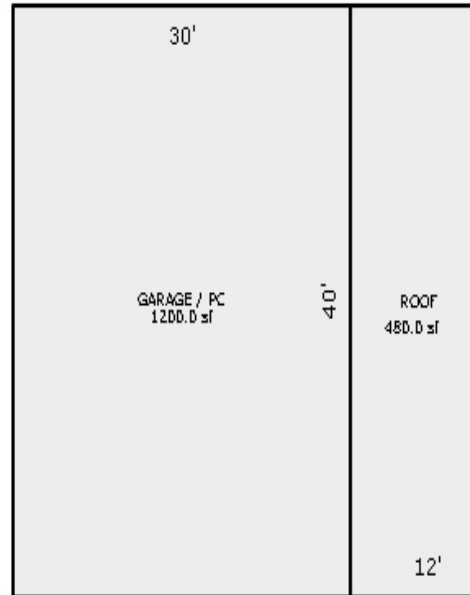
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal 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: 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	Bsmnt Garage:	Carport Area: Roof:	CnlyMult X 1.380 E.C.F. X 0.980	Rate Bsmnt-Adj Rate	Heat-Adj Rate	Size Size	Cost Cost	
	Mobile Home																	0 Front Overhang
	Town Home	0 Other Overhang																
	Duplex	(4) Interior																
	A-Frame	Drywall Paneled																
	Wood Frame	Plaster Wood T&G																
	Building Style: GRG	Trim & Decoration																
	Yr Built 0	Ex																
	Remodeled 0	Ord																
	Condition: Average	Min																
	Room List	Size of Closets																
	Basement	Lg																
	1st Floor	Ord																
	2nd Floor	Small																
	Bedrooms	Doors																
	(1) Exterior	Solid																
	Wood/Shingle	H.C.																
	Aluminum/Vinyl	(5) Floors																
	Brick	Kitchen:																
	Insulation	Other:																
	(2) Windows	Other:																
	Many	(6) Ceilings																
	Avg.	No./Qual. of Fixtures																
	Few	Ex.																
	Large	Ord.																
	Avg.	Min																
	Small	No. of Elec. Outlets																
	Wood Sash	Many																
	Metal Sash	Ave.																
	Vinyl Sash	Few																
	Double Hung	(7) Excavation																
	Horiz. Slide	Basement: 0 S.F.																
	Casement	Crawl: 0 S.F.																
	Double Glass	Slab: 0 S.F.																
	Patio Doors	Height to Joists: 0.0																
	Storms & Screens	(8) Basement																
	(3) Roof	Conc. Block																
	Gable	Poured Conc.																
	Hip	Stone																
	Flat	Treated Wood																
	Asphalt Shingle	Concrete Floor																
	Chimney:	(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																
		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.
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: S SCHNEIDER ST  
 Class: 401 RESIDENTIAL-I Zoning: Building Permit(s): Date: Number: Status:

School: LAKE CITY - 57020  
 P.R.E. 0%  
 Owner's Name/Address: LYNCH LISA  
 1181 BROWN HOLLOW DR  
 SAINT JOHNS MI 48879  
 MAP #: 2018 Est TCV 22,025 TCV/TFA: 0.00

Tax Description	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
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		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.							
			110 Actual Front Feet, 0.62 Total Acres Total Est. Land Value = 8,000							

Comments/Influences



Topography of Site

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

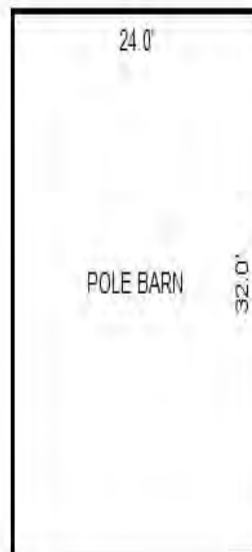
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	4,000	7,000	11,000			10,125C
2017	4,000	6,400	10,400			9,917C
2016	3,800	6,100	9,900			9,829C
2015	3,800	6,000	9,800			9,800S

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family	Eavestrough Insulation	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: 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	Bsmnt Garage:	Carport Area: Roof:	CnlyMult X 1.380 E.C.F. X 1.360	Rate Bsmnt-Adj Rate	Heat-Adj Rate	Size Size	Cost Cost	
	Mobile Home																	0 Front Overhang
	Town Home	0 Front Overhang																
	Duplex	0 Other Overhang																
	A-Frame																	
	Wood Frame	(4) Interior																
		Drywall Paneled																
		Plaster Wood T&G																
	Building Style: GRG	Trim & Decoration																
		Ex	Ord	Min														
	Yr Built 0	Remodeled 0																
	Condition: Average	Size of Closets																
		Lg	Ord	Small														
		Doors	Solid	H.C.														
	Room List	(5) Floors																
	Basement	Kitchen:																
	1st Floor	Other:																
	2nd Floor	Other:																
	Bedrooms																	
	(1) Exterior	(6) Ceilings																
	Wood/Shingle																	
	Aluminum/Vinyl																	
	Brick																	
	Insulation	(7) Excavation																
	(2) Windows	Basement: 0 S.F.																
	Many	Crawl: 0 S.F.																
	Avg.	Slab: 0 S.F.																
	Few	Height to Joists: 0.0																
	Large	(8) Basement																
	Avg.	Conc. Block																
	Small	Poured Conc.																
	Wood Sash	Stone																
	Metal Sash	Treated Wood																
	Vinyl Sash	Concrete Floor																
	Double Hung	(9) Basement Finish																
	Horiz. Slide	Recreation SF																
	Casement	Living SF																
	Double Glass	Walkout Doors																
	Patio Doors	No Floor SF																
	Storms & Screens																	
	(3) Roof	(10) Floor Support																
	Gable	Joists:																
	Hip	Unsupported Len:																
	Flat	Cntr.Sup:																
	Asphalt Shingle																	
	Chimney:																	

\*\*\* 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 ST		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 0%										
ELLIS ROBERT T 381 DUNEDIN RD COLUMBUS OH 43214		MAP #:		2018 Est TCV 6,000								
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> SITE 6000		6000		100				6,000
		Paved Road		40 Actual Front Feet, 0.37 Total Acres		Total Est. Land Value =						6,000
		Storm Sewer										
		Sidewalk										
		Water										
		X Sewer										
		X Electric										
		X Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		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		2018	3,000	0	3,000			1,419C		
		TPC 12/27/2017 INSPECTED		2017	3,500	0	3,500			1,390C		
		TPC 03/30/2015 INSPECTED		2016	3,500	0	3,500			1,378C		
		TPC 04/27/2014 INSPECTED		2015	3,500	0	3,500			1,374C		



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GRAY NORMA L	GRAY NORMA L FAMILY TRUST	0	03/22/2016	DC	DEATH CERTIFICATE	2016-02454	PTA	0.0
GRAY RICHARD D	GRAY NORMA L	0	07/27/2005	DC	CERTIFICATE OF DEATH	2011-01777		0.0
GRAY RICHARD D & NORMA L	GRAY NORMA L FAMILY TRUST	1	01/17/2005	QC	RELATED PARTY	2016-02452		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1970 S SCHNEIDER ST						
	School: LAKE CITY - 57020					
	P.R.E. 100% 11/01/2017					
Owner's Name/Address	MAP #:					
GRAY NORMA L FAMILY TRUST 1970 SCHNEIDER PARK DR LAKE CITY MI 49651	2018 Est TCV 195,632 TCV/TFA: 174.05					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA									
		Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value			
. 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	Dirt Road		GROUP H	\$800	75.00	200.11	0.9352	1.0000	800	100		56,115
	X	Gravel Road		75 Actual Front Feet, 0.34 Total Acres						Total Est. Land Value =	56,115		
		Paved Road		Land Improvement Cost Estimates									
		Storm Sewer		Description	Rate	CountyMult.	Size	%Good	Cash Value				
		Sidewalk		D/W/P: 3.5 Concrete	3.44	1.00	300	0	0				
		Water		D/W/P: 4in Concrete	3.61	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 1000	1000.00	1.00	1.0	95	950				
	X	Curb		Total Estimated Land Improvements True Cash Value =						950			



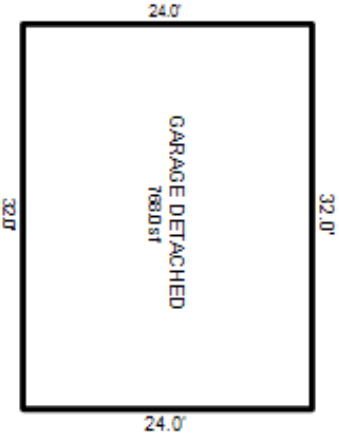
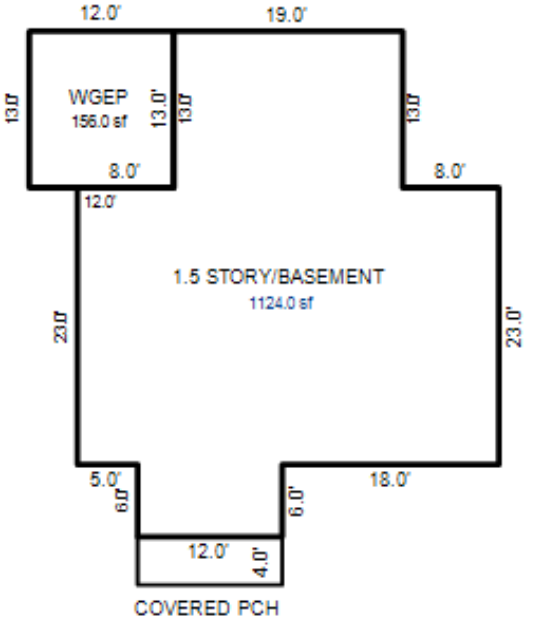
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	Rolling	2018	28,100	69,700	97,800			68,652C
X	Low	High	2017	28,400	72,300	100,700	100,700D		67,240C
X	Landscaped	Swamp	2016	33,800	69,000	102,800			66,641C
X	Wooded	Pond	2015	33,800	65,300	99,100			66,442C
X	Waterfront	Ravine							
X	Wetland	Flood Plain							
X	PRIVATE RD								

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


Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																																																																																																									
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 48 156	Type CCP (1 Story) WGEP (1 Story)	Year Built: 1990 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 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: Average		Lg	X	Ord		Small	Doors		X	Solid	X	H.C.																																																																																																																																																																										
Room List		(5) Floors		Central Air Wood Furnace																																																																																																																																																																																		
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X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets			Many		X	Ave.		Few																																																																																																																																																																										
Insulation		(7) Excavation		(13) Plumbing			1		Average Fixture(s)																																																																																																																																																																													
(2) Windows		Basement: 1124 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1			3		Fixture Bath		1162.00		1		1,162																																																																																																																																																																							
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			1		2		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			1		Average Fixture(s)		1915.00		1		1,915																																																																																																																																																																							
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			1		Public Sewer		38.96		48		1,870																																																																																																																																																																							
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer			1		Public Water		35.66		156		5,563																																																																																																																																																																							
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support			1		Public Sewer																																																																																																																																																																													
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1			1		Water Well																																																																																																																																																																													
Chimney: Metal				1000 Gal Septic 2000 Gal Septic			Lump Sum Items:																																																																																																																																																																															
<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>Basement</td> <td>65.81</td> <td>0.00</td> <td>0.00</td> <td>1124</td> <td>73,970</td> </tr> <tr> <td colspan="8">Other Additions/Adjustments</td> </tr> <tr> <td colspan="8">(13) Plumbing</td> </tr> <tr> <td colspan="4">Average Fixture(s)</td> <td colspan="2">760.00</td> <td colspan="2">1</td> <td>760</td> </tr> <tr> <td colspan="4">2 Fixture Bath</td> <td colspan="2">1600.00</td> <td colspan="2">1</td> <td>1,600</td> </tr> <tr> <td colspan="8">(14) Water/Sewer</td> </tr> <tr> <td colspan="4">Public Sewer</td> <td colspan="2">1162.00</td> <td colspan="2">1</td> <td>1,162</td> </tr> <tr> <td colspan="4">Well, 100 Feet</td> <td colspan="2">2700.00</td> <td colspan="2">1</td> <td>2,700</td> </tr> <tr> <td colspan="8">(15) Built-Ins &amp; Fireplaces</td> </tr> <tr> <td colspan="4">Appliance Allowance</td> <td colspan="2">1915.00</td> <td colspan="2">1</td> <td>1,915</td> </tr> <tr> <td colspan="8">(16) Porches</td> </tr> <tr> <td colspan="4">CCP (1 Story), Standard</td> <td colspan="2">38.96</td> <td colspan="2">48</td> <td>1,870</td> </tr> <tr> <td colspan="4">WGEP (1 Story), Standard</td> <td colspan="2">35.66</td> <td colspan="2">156</td> <td>5,563</td> </tr> <tr> <td colspan="8">(17) Garages</td> </tr> <tr> <td colspan="4">Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)</td> <td colspan="2"></td> <td colspan="2">768</td> <td>12,303</td> </tr> <tr> <td colspan="4">Base Cost</td> <td colspan="2">16.02</td> <td colspan="2">2</td> <td>700</td> </tr> <tr> <td colspan="4">Mechanical Doors</td> <td colspan="2">350.00</td> <td colspan="2"></td> <td></td> </tr> <tr> <td colspan="4">Phy/Ab.Phy/Func/Econ/Comb.%Good= 72/100/100/100/72.0,</td> <td colspan="2">Depr.Cost =</td> <td colspan="2"></td> <td>101,888</td> </tr> <tr> <td colspan="4">ECF (410- SAPPHIRE LAKE AREA)</td> <td colspan="2">1.360 =&gt; TCV of Bldg: 1 =</td> <td colspan="2"></td> <td>138,567</td> </tr> </table>											Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost	1	Story Siding	Basement	65.81	0.00	0.00	1124	73,970	Other Additions/Adjustments								(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	(16) Porches								CCP (1 Story), Standard				38.96		48		1,870	WGEP (1 Story), Standard				35.66		156		5,563	(17) Garages								Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)						768		12,303	Base Cost				16.02		2		700	Mechanical Doors				350.00					Phy/Ab.Phy/Func/Econ/Comb.%Good= 72/100/100/100/72.0,				Depr.Cost =				101,888	ECF (410- SAPPHIRE LAKE AREA)				1.360 => TCV of Bldg: 1 =				138,567
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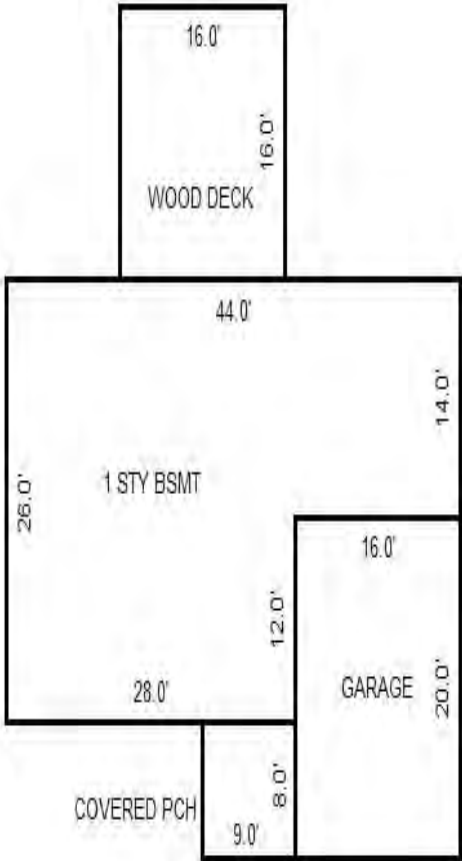
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: 401 RESIDENTIAL-I		Zoning:	Building Permit(s)	Date	Number	Status			
1988 S SCHNEIDER ST		School: LAKE CITY - 57020		P.R.E. 100% 07/20/1994							
Owner's Name/Address		MAP #:		2018 Est TCV 208,421 TCV/TFA: 218.93							
SCHNEIDER LUCILLE M LE 1988 SCHNEIDER PARK ROAD LAKE CITY MI 49651		X	Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA						
Tax Description		Public Improvements		* Factors *							
. SEC 10 T22N R8W (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.		X	Dirt Road	Description Frontage Depth Front Depth Rate %Adj. Reason Value							
Comments/Influences		X	Gravel Road	GROUP E 800/FF 93.00 388.00 1.0000 1.0000 800 100 74,400							
		X	Paved Road	93 Actual Front Feet, 0.83 Total Acres Total Est. Land Value = 74,400							
		X	Storm Sewer	Land Improvement Cost Estimates							
		X	Sidewalk	Description Rate CountyMult. Size %Good Cash Value							
		X	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							
		X	Gas	Total Estimated Land Improvements True Cash Value = 4,750							
			Curb								
			Street Lights								
			Standard Utilities								
			Underground Utils.								
			Topography of Site								
		X	Level								
			Rolling								
			Low								
			High								
			Landscaped								
			Swamp								
			Wooded								
			Pond								
		X	Waterfront								
			Ravine								
			Wetland								
			Flood Plain								
		X	PRIVATE RD	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
			Who	When	What	2018	37,200	67,000	104,200		78,668C
			TPC 12/27/2017	INSPECTED	2017	37,200	64,200	101,400		77,050C	
			TPC 03/30/2015	INSPECTED	2016	37,200	61,400	98,600		76,363C	
			TPC 05/04/2012	INSPECTED	2015	37,200	58,200	95,400		76,135C	

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks			(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 72 256	Type CCP (1 Story) WPP	Year Built: 1989 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: 320 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G											
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			Class: C -5 Effec. Age: 23 Floor Area: 952 Total Base Cost: 89,453 Total Base New : 123,445 Total Depr Cost: 95,052 Estimated T.C.V: 129,271			CntryMult X 1.380 E.C.F. X 1.360			Bsmnt Garage: Carport Area: Roof:			
Yr Built 1989	Remodeled 0	Ex	X	Ord		Min	No. Heating/Cooling									
Condition: Average		Lg	X	Ord		Small	200 Amps Service									
Room List		(5) Floors		(12) Electric			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost									
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Other:		200			1 Story Siding Basement 64.50 0.00 0.00 952 61,404									
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Other Additions/Adjustments									
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Ex.	X	Ord.		Min	Rate							
	Insulation	(7) Excavation		No. of Elec. Outlets			Rate									
(2) Windows		Basement: 952 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many	X	Ave.		Few	Rate							
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			Rate									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		(9) Basement Finish			Rate									
X	Double Glass Patio Doors Storms & Screens	600	Recreation SF Living SF Walkout Doors No Floor SF	(10) Floor Support			Rate									
(3) Roof		Joists: Unsupported Len: Cntr.Sup:		(11) Heating/Cooling			Rate									
X	Gable Hip Flat	Gambrel Mansard Shed	1 1 1000 Gal Septic 2000 Gal Septic			Rate										
X	Asphalt Shingle	Lump Sum Items:			Rate											
Chimney: Metal					Rate											

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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 ST						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2018 Est TCV 158,953 TCV/TFA: 195.75					

ELLIS JO ANNE DENSER 381 DUNEDIN RD COLUMBUS OH 43214	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA									
	Public Improvements		* Factors *									
Tax Description	X	Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
. SEC 10 T22N R8W BEG 1320 FT W OF NE COR GOV'T LOT 1, TH S 100 FT, TH W TO SHORE OF SAPPHIRE LAKE, TH NE'LY TO A PT W OF POB, TH E TOPOB. .6061A.		Gravel Road	NON SUB LK FRNT	100.00	264.00	1.0000	1.0000	1000	100		100,000	
Comments/Influences		Paved Road	100 Actual Front Feet, 0.61 Total Acres						Total Est. Land Value =			100,000
		Storm Sewer	Land Improvement Cost Estimates									
		Sidewalk	Description	Rate	CountyMult.	Size	%Good	Cash Value				
		Water	Shed: Wood Frame	7.44	1.00	240	94	1,678				
		Sewer	Total Estimated Land Improvements True Cash Value =						1,678			
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										



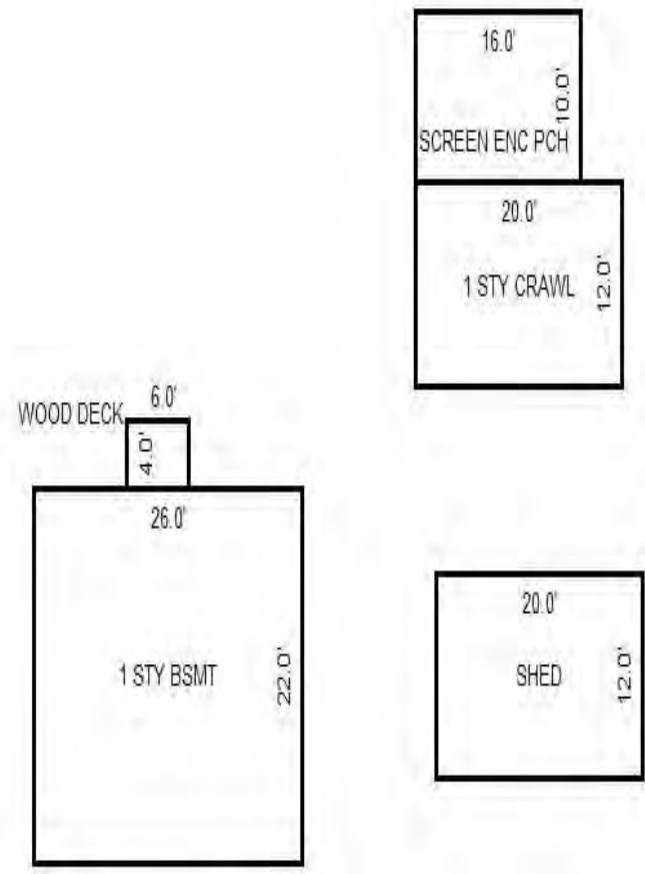
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level							
X Rolling	2018	50,000	29,500	79,500			64,207C
X Low	2017	45,000	27,300	72,300			62,887C
X High	2016	45,000	27,100	72,100			62,327C
Landscaped	2015	45,000	26,700	71,700			62,141C
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							
X PRIVATE RD							
Who When What							
TPC 12/27/2017 INSPECTED							
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 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 160 96 24	Type CSEP (1 Story) WPP Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:					
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G																
Building Style: 1S		Trim & Decoration																			
Yr Built 1956	Remodeled 0	Ex	X	Ord		Min	Size of Closets														
Condition: Average		Lg	X	Ord		Small	Doors														
Room List		(5) Floors		Central Air Wood Furnace																	
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Other:		(12) Electric			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	1	Story Siding	Basement	50.91	0.00	-0.78	572	28,674	
	Insulation			No. of Elec. Outlets			1			1			1			1					
(2) Windows		(7) Excavation		(13) Plumbing			Other Additions/Adjustments			Rate			Size Cost								
	Many Avg. Few	X	Large Avg. Small	Basement: 572 S.F. Crawl: 240 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Walk out Basement Door(s) 625.00			1 625								
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			14) Water/Sewer			1235.00 3050.00		1 1		1,235 3,050				
(3) Roof		(9) Basement Finish		Recreation SF Living SF 1 Walkout Doors No Floor SF			14) Water/Sewer			14) Water/Sewer			13.47		24		323				
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			Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, ECF (410- SAPPHIRE LAKE AREA)			1.300 => TCV of Bldg: 1 =			44,057 57,275					
X	Asphalt Shingle			Lump Sum Items:																	
Chimney:																					

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: 401 RESIDENTIAL-I		Zoning:	Building Permit(s)	Date	Number	Status				
1738 S SCHNEIDER ST		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 0%		MAP #:								
ELLIS ROBERT T 1519 DENBIGH DRIVE COLUMBUS OH 43220-2632		2018 Est TCV 24,676 TCV/TFA: 70.91										
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 Sewer		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X Electric		<Site Value A> GROUP A	\$5000	5000	100					5,000
		X Gas		40 Actual Front Feet, 0.08 Total Acres							Total Est. Land Value =	5,000
		X Curb		Land Improvement Cost Estimates								
		X Street Lights		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		X Standard Utilities		Shed: Metal Prefab	8.05	1.00	60	45	217			
		X Underground Utils.		Total Estimated Land Improvements True Cash Value = 217								
		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		2018	2,500	9,800	12,300			11,356C		
		TPC 12/27/2017 INSPECTED		2017	2,500	9,600	12,100			11,123C		
		TPC 03/30/2015 INSPECTED		2016	2,500	9,600	12,100			11,024C		
		TPC 04/27/2014 INSPECTED		2015	3,500	9,400	12,900			10,992C		



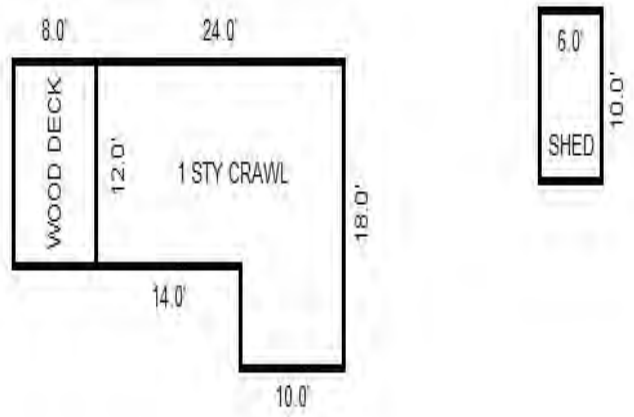
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage							
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 96	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:								
X	Wood Frame		Drywall X Paneled		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 1942	Remodeled 0	Ex	Ord	X	Min	Size of Closets															
Condition: Average		Lg	Ord	X	Small	Doors															
Room List		(5) Floors		Central Air Wood Furnace																	
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric			100 Amps Service														
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories Exterior			Foundation Rate		Bsmnt-Adj		Heat-Adj		Size Cost					
X	Wood/Shingle Aluminum/Vinyl Brick	X	Tile	Ex.	X	Ord.	Min	1 Story Siding			Crawl Space		63.46 -10.81		-1.89		348 17,664				
Insulation		Basement: 0 S.F. Crawl: 348 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets			Other Additions/Adjustments			Rate		Rate		Rate		Rate		Rate			
(2) Windows		(7) Excavation		(13) Plumbing			(14) Plumbing														
X	Many Avg. X Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 348 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Average Fixture(s) 525.00			Public Sewer 912.00			Well, 100 Feet 2425.00			1 525		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(8) Basement			(15) Built-Ins & Fireplaces			Appliance Allowance		1235.00		1		1,235					
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			(16) Deck/Balcony			Treated Wood,Standard		7.70		96		739					
(3) Roof		(10) Floor Support		Public Water			Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,			Depr.Cost =		19,459		ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 1.000 => TCV of Bldg: 1 =		19,459					
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: 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.
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: 1750 S SCHNEIDER ST    Class: 401 RESIDENTIAL-I    Zoning:    Building Permit(s):    Date:    Number:    Status:

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

Owner's Name/Address: ALDRICH STEVEN & ANNE, 60 MONROE CENTER NW #7A, GRAND RAPIDS MI 49503    2018 Est TCv 126,520 TCv/TFA: 105.96

Tax Description: . 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.

Comments/Influences:    Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

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

X Improved    Vacant    GROUP H \$800    50.00    110.00    1.0000    1.0000    800    100       40,000

X Gravel Road    50 Actual Front Feet, 0.13 Total Acres    Total Est. Land Value =    40,000

X Paved Road    Land Improvement Cost Estimates

X Storm Sewer    Description    Rate    CountyMult.    Size    %Good    Cash Value

X Sidewalk    D/W/P: 3.5 Concrete    3.20    1.00    70    0    0

X 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

X Curb    Topography of Site

X Street Lights    X Level

X Standard Utilities    Rolling

X Underground Utils.    Low

X High

X Landscaped

X Swamp

X Wooded

X Pond

X Waterfront

X Ravine

X Wetland

X Flood Plain

X PRIVATE RD

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	20,000	43,300	63,300			56,027C
2017	20,000	40,000	60,000			54,875C
2016	22,500	37,500	60,000			54,386C
2015	22,500	36,900	59,400			54,224C

Who    When    What

TPC 12/27/2017 INSPECTED

TPC 09/25/2017 INSPECTED

TPC 06/03/2016 INSPECTED

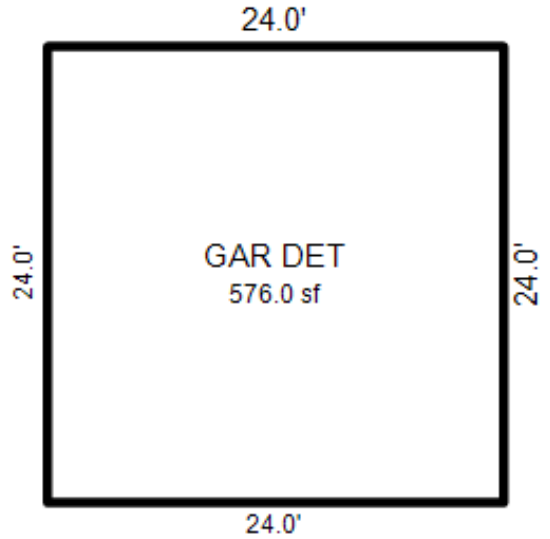
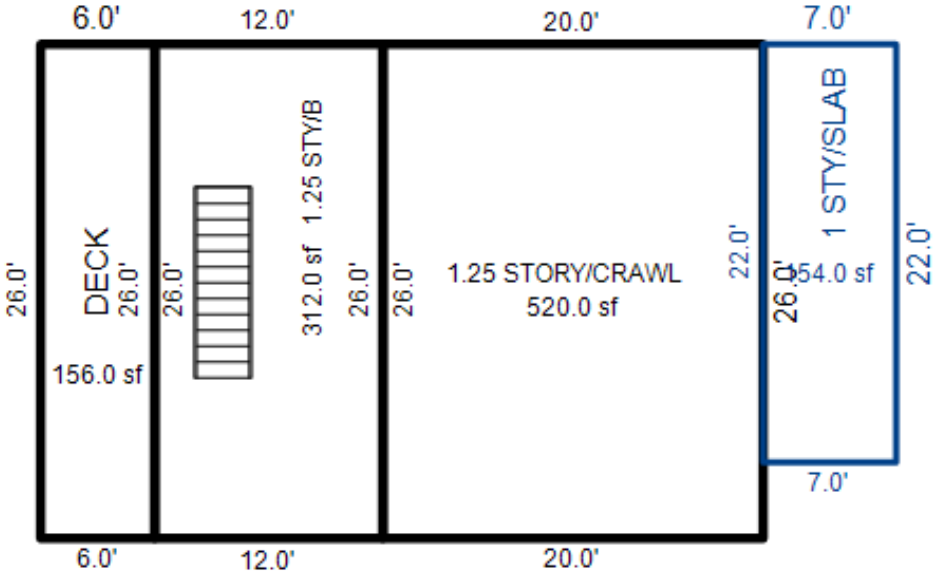
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage							
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		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 1 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 2015	Ex	X	Ord		Min															
Condition: Average		Lg	X	Ord		Small															
Room List		(5) Floors																			
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:																			
		(6) Ceilings																			
(1) Exterior																					
X	Wood/Shingle Aluminum/Vinyl Brick																				
Insulation																					
(2) Windows																					
X	Many Avg. Few	X	Large Avg. Small																		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																			
X		(9) Basement Finish																			
(3) Roof		Recreation SF Living SF 1 Walkout Doors No Floor SF																			
	Gable Hip Flat	X	Gambrel Mansard Shed																		
X	Asphalt Shingle																				
Chimney: Block																					
				(12) Electric																	
				100 Amps Service																	
				Central Air Wood Furnace																	
				(13) Plumbing																	
				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																	
				1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																	
				Lump Sum Items:																	
							Stories Exterior			Foundation		Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
							1.25 Story Siding			Crawl Space		69.02		-8.79		0.00		520		31,320	
							1.25 Story Siding			Basement		69.02		0.00		0.00		312		21,534	
							1 Story Siding			Slab		59.51		-10.50		0.00		154		7,548	
							Other Additions/Adjustments			Rate								Size		Cost	
							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	
							Fireplace: Wood Stove			1125.00								1		1,125	
							(16) Deck/Balcony														
							Treated Wood,Standard			7.14								156		1,114	
							(17) Garages														
							Class:CD Exterior: Siding			Foundation: 42 Inch (Unfinished)											
							Base Cost			18.45								576		10,627	
							Mechanical Doors			350.00								1		350	
							Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,			Depr.Cost =										66,188	
							ECF (410- SAPPHERE LAKE AREA)			1.300 => TCV of Bldg: 1 =										86,045	

\*\*\* 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.
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 ST						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2018 Est TCV 47,548 TCV/TFA: 76.20					

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								
		Sewer								
		Electric								
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								

Comments/Influences  
MECHANICAL IN CONCETE CRAWL



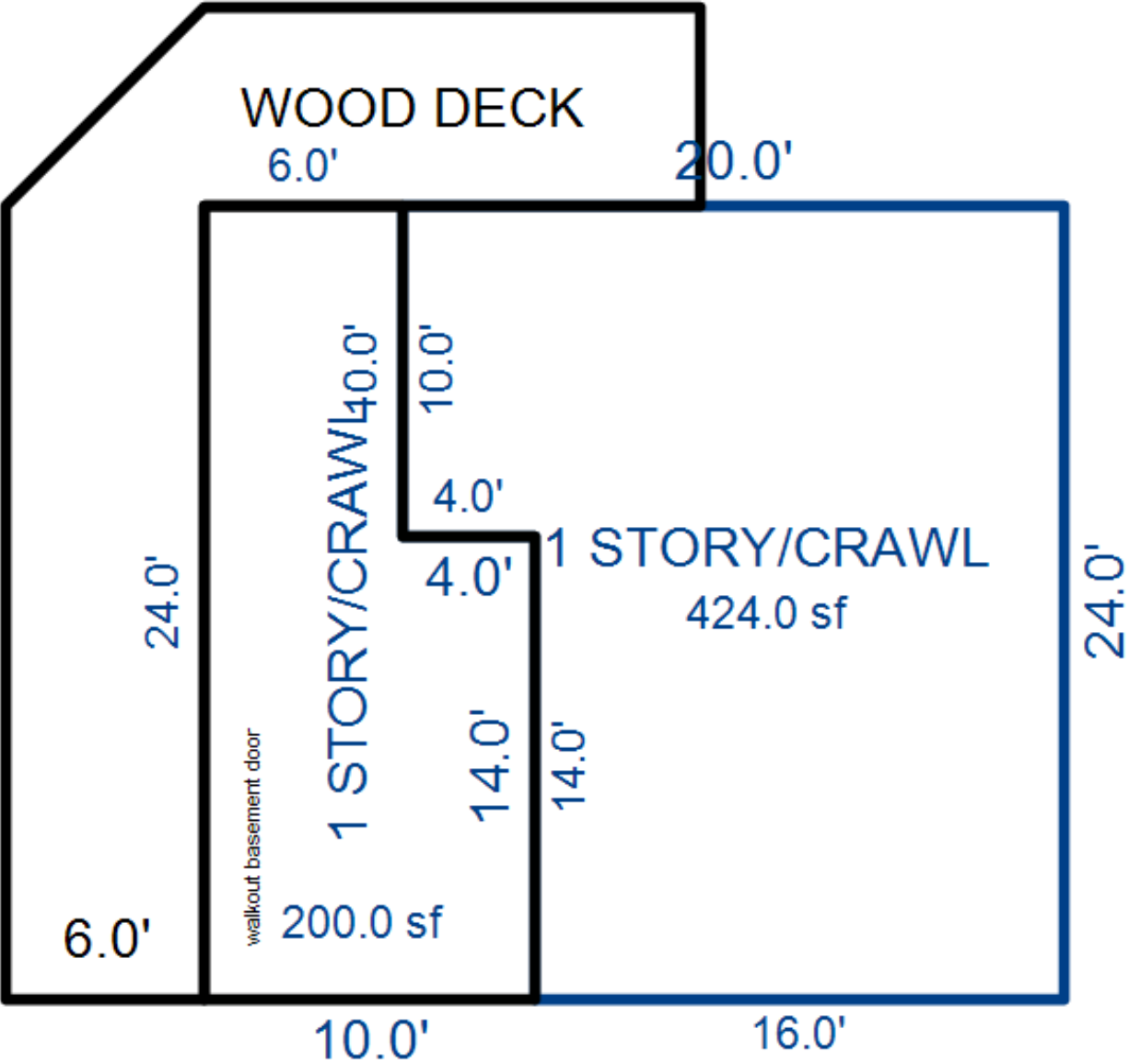
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level							
X Rolling							
Low							
X High							
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
X PRIVATE RD	2018	4,500	19,300	23,800			20,203C
	2017	4,500	18,900	23,400			19,788C
	2016	4,500	18,000	22,500			19,612C
	2015	4,500	17,800	22,300			19,554C

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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		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: 40 Floor Area: 624 Total Base Cost: 46,556 Total Base New : 64,247 Total Depr Cost: 38,548 Estimated T.C.V: 38,548			CntyMult X 1.380 E.C.F. X 1.000		Bsmnt Garage: Carport Area: Roof:			
Yr Built	Remodeled	Size of Closets		No./Qual. of Fixtures			Stories Exterior			Foundation Rate			Bsmnt-Adj		Heat-Adj		Size Cost	
1942	1994	Ex	X	Ord		Min	1 Story Siding			Crawl Space			-10.53		0.00		424 25,627	
Condition: Average		Lg	X	Ord		Small	1 Story Siding			Crawl Space			-10.53		0.00		200 12,088	
Room List		Doors		Solid X H.C.			Other Additions/Adjustments			Rate			Size		Cost			
Basement	1st Floor	Kitchen:		No. of Elec. Outlets			Walk out Basement Door(s)			775.00			1		775			
2nd Floor	Bedrooms	Other:		(13) Plumbing			Average Fixture(s)			760.00			1		760			
		Other:		1 Average Fixture(s)			14) Water/Sewer			1162.00			1		1,162			
				1 3 Fixture Bath			Public Sewer			2700.00			1		2,700			
				2 Fixture Bath			Well, 100 Feet											
				Softener, Auto			(15) Built-Ins & Fireplaces			1915.00			1		1,915			
				Softener, Manual			Appliance Allowance											
				Solar Water Heat			(16) Deck/Balcony			6.95			220		1,529			
				No Plumbing			Treated Wood,Standard											
				Extra Toilet			Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,			Depr.Cost =					38,548			
				Extra Sink			ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 1.000 => TCV of Bldg: 1 =								38,548			
				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:														

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

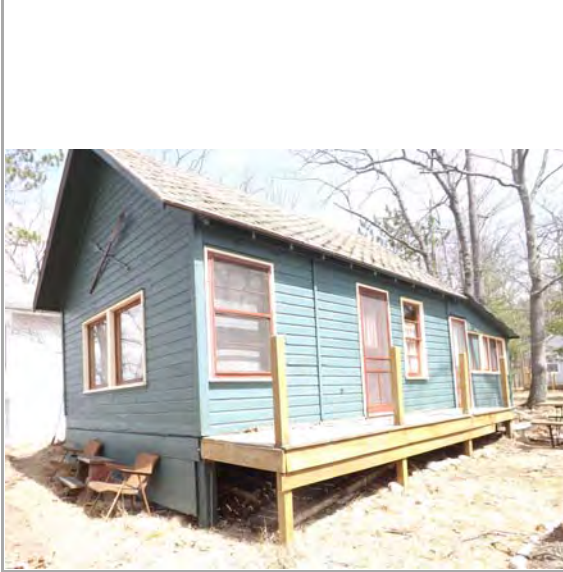


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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BECK NANCY E	BECK NANCY E	0	02/05/2016	WD	FAMILY SALE	2016-00838	PTA	0.0
BECK FRANKLIN H JR	BECK NANCY	0	01/31/2015	DC	CERTIFICATE OF DEATH	2015-01613		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1740 S SCHNEIDER ST						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2018 Est TCV 70,455 TCV/TFA: 220.17					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA					
			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 \$800	50.00	130.00	1.0000	1.0000	800 100
			50 Actual Front Feet, 0.15 Total Acres Total Est. Land Value = 40,000					
			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					



Comments/Influences	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
							2018	20,000	15,200	35,200			27,649C
							2017	20,000	14,100	34,100			27,081C
							2016	22,500	14,000	36,500			26,840C
							2015	22,500	13,800	36,300			26,760C

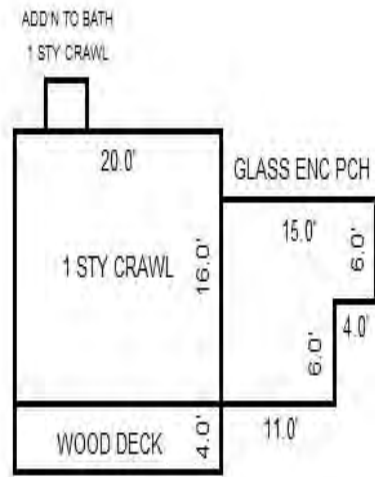
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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: 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		
X	Wood/Shingle Aluminum/Vinyl Brick			Ex.	X	Ord.	Min	1 Story Siding			63.46	-10.81	-1.89	320	16,243	
Insulation		Basement: 0 S.F. Crawl: 320 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets			Other Additions/Adjustments			Rate		Bsmnt-Adj		Heat-Adj		
(2) Windows		(8) Basement		Many			X	Ave.	Few	(13) Plumbing			Rate		Size Cost	
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			Average Fixture(s) 525.00		1		525		
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			Public Sewer 2425.00		1		912		
X	Double Glass Patio Doors Storms & Screens	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			Well, 100 Feet 2425.00		1		2,425		
(3) Roof		(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			(16) Deck/Balcony			WGEP (1 Story), Standard 32.69		156		5,100		
X	Gable Hip Flat	Gambrel Mansard Shed		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) Deck/Balcony			Pine, Standard 6.41		80		513		
X	Asphalt Shingle	(10) Floor Support		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,			Depr.Cost =		22,317				
Chimney:		Joists: Unsupported Len: Cntr.Sup:		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			ECF (410- SAPPHERE LAKE AREA)			1.300 => TCV of Bldg: 1 =		29,012				
		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.				
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 ST		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 0%										
LYNCH LISA 1181 BROWN HOLLOW DR SAINT JOHNS MI 48879		MAP #:		2018 Est TCV 116,454 TCV/TFA: 121.31								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA								
. 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 *								
REPLACEMENT WINDOWS INSTALL EST. 2010 PER ROCHELLE BURK TRUSTEE OF ESTATE- TIM		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		GROUP H	\$800	50.00	110.00	1.0000	1.0000	800	100	40,000
		Paved Road		50 Actual Front Feet, 0.13 Total Acres Total Est. Land Value = 40,000								
		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	2018	20,000	38,200	58,200			56,461C	
		TPC 12/27/2017 INSPECTED			2017	20,000	35,300	55,300			55,300S	
		TPC 03/30/2015 INSPECTED			2016	22,500	35,100	57,600			57,271C	
		TPC 04/08/2013 INSPECTED			2015	22,500	34,600	57,100			57,100S	

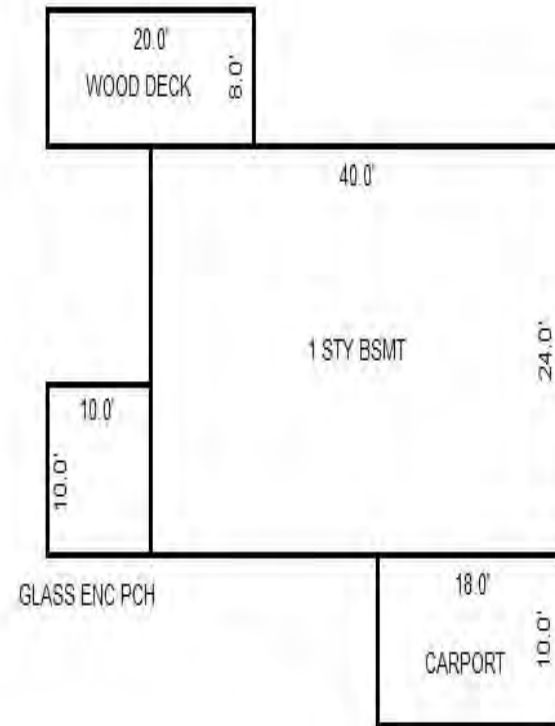


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack 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: Average		Lg	X	Ord		Small	Doors			Solid	X	H.C.				
Room List		(5) Floors		Central Air Wood Furnace												
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Other:		(12) Electric			100			Amps Service						
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Ex.			X	Ord.		Min			
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets			Many			X	Ave.		Few			
Insulation		(7) Excavation		(13) Plumbing			1			Average Fixture(s)						
(2) Windows		Basement: 960 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
X	Many Avg. Few	X	Large Avg. Small	(8) Basement		1			Average Fixture(s)							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor	(9) Basement Finish			Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer						
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		1			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic								
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1			Lump Sum Items:									
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.
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 #:
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INDIAN LAKES L C MODERN BOOKKEEPING, INC. PO BOX 408 DURAND MI 48429	2018 Est TCV 43,368
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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
Residentia LAKEMISS	\$4000	10.84	Acres	4000	100	ADJ TO SUBDIVISON		43,368
10.84 Total Acres Total Est. Land Value =								43,368

Tax Description	X	Dirt Road
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. & EXC BEG S 28 DEG 57'00"E 47.88 FT & S 61 DEG 03'00"W 50 FT FROM NE COR LOT 49 BIRCHAVEN BEACH. TH S 61 DEG 03'00"W 50 FT, N 61 DEG 58'47"E 50 FT, S POB. EXC BEG EG03'W50' FROM SE CH, TH W50', E50'E 50' TO POB 9-010-017-00 N ON FILE***	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
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Level	X	Rolling
Low	X	High
Landscaped	X	Swamp
Wooded	X	Pond
Waterfront	X	Ravine
Wetland	X	Flood Plain
PRIVATE RD	X	

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	21,700	0	21,700			10,088C
2017	15,700	0	15,700			9,980C
2016	15,700	0	15,700			9,891C
2015	15,700	0	15,700			9,972C

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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	FLEISCHMAN JOSEPH B & SUS	1,000	11/13/2017	WD	Arms Length	2018-00164		100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
S BIRCH HAVEN BEACH DR						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2018 Est TCV 1,000					

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	25.00	43.56	1.0000	1.0000	40	100		1,000	
40/FF	25.00	43.56	1.0000	1.0000	40	0	ROAD ENCROACHMENT	0	
50 Actual Front Feet, 0.05 Total Acres Total Est. Land Value =								1,000	

Tax Description

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 EXC BEG S 28 DEG 03'00"W 50 IRCHAVEN BEACH, FT, N 28 DEG G 03'00"E 50 FT, S 28 DEG 57'02"E 28DEG57'W259.36' N ON FILE\*\*\*

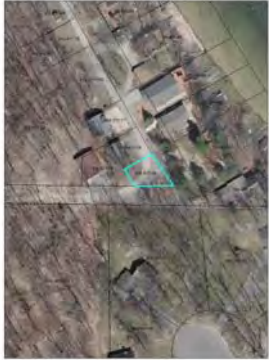
7 completed ;  
0-017-00;  
-017-58;

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

Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	500	0	500			500S
2017	0	0	0			0
2016	0	0	0			0
2015	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	MOORE SHERMAN W & JUDITH	4,000	05/24/2017	WD	Split Vacant	2017-01726		100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
S BIRCH HAVEN BEACH DR						
Owner's Name/Address	School: LAKE CITY - 57020					
MOORE SHERMAN W & JUDITH G PO BOX 382 LAKE CITY MI 49651	P.R.E. 100% 06/27/2017					
	MAP #:					
	2018 Est TCV 5,000					

Improved	X	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS				
Public Improvements			* Factors *				
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Dirt Road							
Gravel Road							
Paved Road							
Storm Sewer							
Sidewalk							
Water							
Sewer							
Electric							
Gas							
Curb							
Street Lights							
Standard Utilities							
Underground Utilis.							
			<Site Value E> E BACK LOTS		5000	100	5,000
			50 Actual Front Feet, 0.06 Total Acres		Total Est. Land Value =		5,000

**Tax Description**  
 5/2017 SPLIT FROM 009-010-017-00 SEC10T22NR8W BEG N28DEG57'W259.36' & S61DEG03'W50' FROM SE COR LOT 60 BIRCHHAVEN BEACH, TH S61DEG03'W50', N28DEG57'W50', N61DEG03'E50', S28DEG57'E50'E 50' TO POB .0574 A

**Comments/Influences**  
 Split/Comb. on 05/16/2017 completed 05/16/2017 TIM ;  
 Parent Parcel(s): 009-010-017-00;  
 Child Parcel(s): 009-010-017-59;

Topography of Site

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



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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	2,500	0	2,500			2,500S
2017	0	0	0		0W	0
2016	0	0	0			0
2015	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.
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	2018 Est TCV 5,000
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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 E> E BACK LOTS	100				5000	100		5,000
--	--	--	--	----------------------------	-----	--	--	--	------	-----	--	-------

				100 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =			5,000
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Tax Description	X	Level	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	X	Dirt Road	2018	2,500	0	2,500			2,500S
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PARCEL OF LAND IN THE NORTHEAST		Gravel Road	2017	2,800	0	2,800			2,800S
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GOVERNMENT LOT 2, SEC 10T22N R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN		Paved Road	2016	3,500	0	3,500	3,000M		3,000S
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DESCRIBED AS COMMENCING AT A CONCRETE MONUMENT AT THE NORTHEASTERLY CORNER OF		Storm Sewer	2015	0	0	0			0
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LOT 49 IN THE RECORDED PLAT OF BIRCHHAVEN BEACH UNIT OF MISSAUKEE LAKES LAND	X	Sidewalk							
--	---	----------	--	--	--	--	--	--	--

COMPANY PLAT #1, THENCE S28°57'00"E 47.88 FEET ALONG THE WEST LINE OF BIRCHHAVEN		Water							
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BEACH UNIT OF MISSAUKEE LAKES LAND		Sewer							
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DESCRIBED AS COMMENCING AT A CONCRETE MONUMENT AT THE NORTHEASTERLY CORNER OF		Electric							
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LOT 49 IN THE RECORDED PLAT OF BIRCHHAVEN BEACH UNIT OF MISSAUKEE LAKES LAND		Gas							
--	--	-----	--	--	--	--	--	--	--

COMPANY PLAT #1, THENCE S28°57'00"E 47.88 FEET ALONG THE WEST LINE OF BIRCHHAVEN		Curb							
--	--	------	--	--	--	--	--	--	--

BEACH UNIT OF MISSAUKEE LAKES LAND		Street Lights							
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DESCRIBED AS COMMENCING AT A CONCRETE MONUMENT AT THE NORTHEASTERLY CORNER OF		Standard Utilities							
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LOT 49 IN THE RECORDED PLAT OF BIRCHHAVEN BEACH UNIT OF MISSAUKEE LAKES LAND		Underground Utils.							
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COMPANY PLAT #1, THENCE S28°57'00"E 47.88 FEET ALONG THE WEST LINE OF BIRCHHAVEN		Topography of Site							
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BEACH UNIT OF MISSAUKEE LAKES LAND	X	Level							
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DESCRIBED AS COMMENCING AT A CONCRETE MONUMENT AT THE NORTHEASTERLY CORNER OF		Rolling							
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LOT 49 IN THE RECORDED PLAT OF BIRCHHAVEN BEACH UNIT OF MISSAUKEE LAKES LAND	X	Low							
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COMPANY PLAT #1, THENCE S28°57'00"E 47.88 FEET ALONG THE WEST LINE OF BIRCHHAVEN		High							
--	--	------	--	--	--	--	--	--	--

BEACH UNIT OF MISSAUKEE LAKES LAND		Landscaped							
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DESCRIBED AS COMMENCING AT A CONCRETE MONUMENT AT THE NORTHEASTERLY CORNER OF		Swamp							
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LOT 49 IN THE RECORDED PLAT OF BIRCHHAVEN BEACH UNIT OF MISSAUKEE LAKES LAND	X	Wooded							
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COMPANY PLAT #1, THENCE S28°57'00"E 47.88 FEET ALONG THE WEST LINE OF BIRCHHAVEN		Pond							
--	--	------	--	--	--	--	--	--	--

BEACH UNIT OF MISSAUKEE LAKES LAND		Waterfront							
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DESCRIBED AS COMMENCING AT A CONCRETE MONUMENT AT THE NORTHEASTERLY CORNER OF		Ravine							
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LOT 49 IN THE RECORDED PLAT OF BIRCHHAVEN BEACH UNIT OF MISSAUKEE LAKES LAND		Wetland							
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COMPANY PLAT #1, THENCE S28°57'00"E 47.88 FEET ALONG THE WEST LINE OF BIRCHHAVEN		Flood Plain							
--	--	-------------	--	--	--	--	--	--	--

BEACH UNIT OF MISSAUKEE LAKES LAND		Who	When	What	2018	2,500	0	2,500		2,500S
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DESCRIBED AS COMMENCING AT A CONCRETE MONUMENT AT THE NORTHEASTERLY CORNER OF		TPC 12/27/2017 INSPECTED			2017	2,800	0	2,800		2,800S
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LOT 49 IN THE RECORDED PLAT OF BIRCHHAVEN BEACH UNIT OF MISSAUKEE LAKES LAND		TPC 03/30/2015 INSPECTED			2016	3,500	0	3,500	3,000M	3,000S
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COMPANY PLAT #1, THENCE S28°57'00"E 47.88 FEET ALONG THE WEST LINE OF BIRCHHAVEN					2015	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	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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Owner's Name/Address	P.R.E. 0%					
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CLOVER JAMES P & LORI A	MAP #:					
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2412 STAGE RD	2018 Est TCV 5,000					
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IONIA MI 48846	Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS		
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Tax Description	Public Improvements	* Factors *				
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2014-04155 SPLIT FROM 010-018-00 IN THE	Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
---	-----------	-------------	----------	-------	-------	-------	------	-------	--------	-------

NORTHEAST 1/4 OF SECTION 10, R22N, R8W,	Gravel Road	GROUP I 100/FF	50.00	50.00	1.0000	1.0000	100	100		5,000
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LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN	Paved Road	50 Actual Front Feet, 0.06 Total Acres		Total Est. Land Value =						5,000
---	------------	--	--	-------------------------	--	--	--	--	--	-------

DESCRIBED AS COMMENCING AT A FOUND	Storm Sewer									
------------------------------------	-------------	--	--	--	--	--	--	--	--	--

CONCRETE MONUMENT AT THE SOUTHEASTERLY	Sidewalk									
--	----------	--	--	--	--	--	--	--	--	--

CORNER OF LOT 60 IN THE RECORDED PLAT OF	Water									
--	-------	--	--	--	--	--	--	--	--	--

BIRCHAVEN BEACH UNIT OF MISSAUKEE LAKES	Sewer									
---	-------	--	--	--	--	--	--	--	--	--

LAND COMPANY PLAT #1, THENCE N28°57'W	Electric									
---------------------------------------	----------	--	--	--	--	--	--	--	--	--

109.36 FEET ALONG THE WESTERLY RIGHT OF	Gas									
---	-----	--	--	--	--	--	--	--	--	--

WAY LINE OF BIRCHAVEN BEACH DRIVE OF SAID	Curb									
---	------	--	--	--	--	--	--	--	--	--

PLAT, THENCE S61°03'W 50.00 FEET TO THE	Street Lights									
---	---------------	--	--	--	--	--	--	--	--	--

POINT OF BEGINNING, THENCE S61°03'W 50.00	Standard Utilities									
---	--------------------	--	--	--	--	--	--	--	--	--

FEET, THENCE N28°57'W 50.00 FEET, THENCE	Underground Utils.									
--	--------------------	--	--	--	--	--	--	--	--	--

N61°03'E 50.00 FEET, THENCE S28°57'E	Topography of Site									
--------------------------------------	--------------------	--	--	--	--	--	--	--	--	--

50.00 FEET TO THE POINT OF BEGINNING.	Level									
---------------------------------------	-------	--	--	--	--	--	--	--	--	--

.057 A M/L	Rolling									
------------	---------	--	--	--	--	--	--	--	--	--

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

2014-04155 SPLIT ON 12/31/2014 COMPLETED	High									
--	------	--	--	--	--	--	--	--	--	--

12/31/2014 TIM LOT LINE TRANSFER -	Landscaped									
------------------------------------	------------	--	--	--	--	--	--	--	--	--

EXEMPT;	Swamp									
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PARENT PARCEL(S): 009-010-018-00;	Wooded									
-----------------------------------	--------	--	--	--	--	--	--	--	--	--

CHILD PARCEL(S): 009-010-017-61;	Pond									
----------------------------------	------	--	--	--	--	--	--	--	--	--

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

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

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

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

		Who	When	What	2018	2,500	0	2,500			2,500S
--	--	-----	------	------	------	-------	---	-------	--	--	--------

		TPC 12/27/2017 INSPECTED			2017	2,500	0	2,500			2,500S
--	--	--------------------------	--	--	------	-------	---	-------	--	--	--------

					2016	2,500	0	2,500			2,500S
--	--	--	--	--	------	-------	---	-------	--	--	--------

					2015	2,500	0	2,500			2,500S
--	--	--	--	--	------	-------	---	-------	--	--	--------

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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
S BIRCHHAVEN BEACH DR	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
SLACHTER MICHAEL & KIMBERLY 3533 92ND ST CALEDONIA MI 49316	MAP #:					
	2018 Est TCV 10,000					

	Improved	X	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS				
	Public Improvements			* Factors *				
				Description	Frontage	Depth	Rate %Adj. Reason	Value
				<Site Value H> GROUP H SITE10K			10000 100	10,000
				75 Actual Front Feet, 0.09 Total Acres Total Est. Land Value =				10,000

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

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	5,000	0	5,000			3,605C
2017	5,000	0	5,000			3,531C
2016	3,500	0	3,500			3,500S
2015	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.
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 #:					
	2018 Est TCV 33,162 TCV/TFA: 0.00					

X	Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS							
	Public Improvements		* Factors *							
			Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value
			<Site Value B> GRP B BACK LOTS				7000	100		7,000
			50 Actual Front Feet, 0.10 Total Acres						Total Est. Land Value =	7,000

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



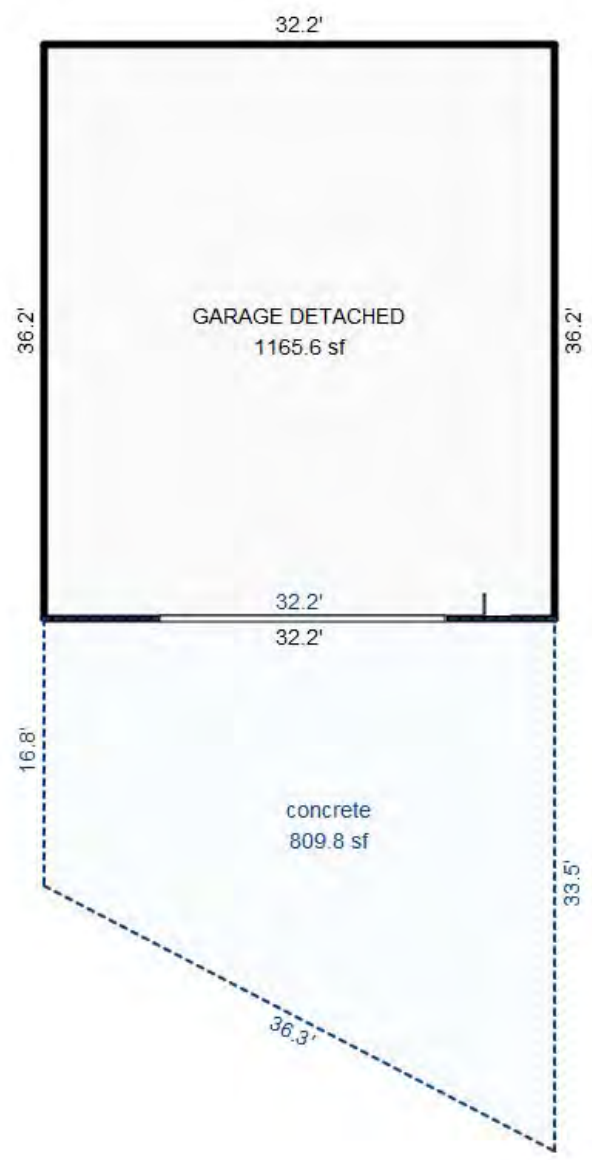
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	3,500	13,100	16,600			15,723C
2017	2,500	12,900	15,400			15,400S
2016	2,500	13,400	15,900			15,747C
2015	2,500	13,200	15,700			15,700S

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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: 4 Floor Area: 0 Total Base Cost: 17,301 Total Base New : 23,875 Total Depr Cost: 22,920 Estimated T.C.V: 25,212		CntyMult X 1.380 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		Ord		Min		Other Additions/Adjustments		(17) Garages		Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Remodeled 0		Size of Closets		No./Qual. of Fixtures		Ex.		Ord.		Min		Base Cost 14.55 1165 16,951			
Condition: Average		Lg		Ord		Small		Many		Ave.		Few			
Room List		Doors		Solid		H.C.		(13) Plumbing		Notes: 12/19/2014 NO PLUMBING - POSTED 1 TO REMOVED NEGATIVE ADJUSTMENT - TIM		Phy/Ab.Phy/Func/Econ/Comb.%Good= 96/100/100/100/96.0, Depr.Cost = 22,920			
Basement		Kitchen:		Other:		Other:		Average Fixture(s)		Mechanical Doors 350.00 1 350		ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.100 => TCV of Bldg: 1 = 25,212			
1st Floor		Other:		Other:		Other:		1							
2nd Floor		(6) Ceilings		No. of Elec. Outlets			Many		Ave.		Few				
Bedrooms		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic						
(1) Exterior		Insulation		(8) Basement			Lump Sum Items:								
Wood/Shingle		Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF											
Aluminum/Vinyl		Recreation SF		Living SF											
Brick		Walkout Doors		No Floor SF											
(2) Windows		No Floor SF													
Many		Large													
Avg.		Avg.													
Few		Small													
Wood Sash		(10) Floor Support													
Metal Sash		Joists:													
Vinyl Sash		Unsupported Len:													
Double Hung		Cntr.Sup:													
Horiz. Slide															
Casement															
Double Glass															
Patio Doors															
Storms & Screens															
(3) Roof															
Gable															
Hip															
Flat															
Asphalt Shingle															
Chimney:															

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



Sketch by Apex 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					
	P.R.E. 0%					
	MAP #:					
	2018 Est TCV 5,321					

Improved	X	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS						
Public Improvements			* Factors *						
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
			<Site Value E> E BACK LOTS					5000 100	5,000
			50 Actual Front Feet, 0.06 Total Acres Total Est. Land Value =						5,000

Tax Description	X	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		Description						Rate	CountyMult.	Size	%Good	Cash Value
		Shed: Wood Frame						10.02	1.00	64	50	321
		Total Estimated Land Improvements True Cash Value =						321				

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



Who	When	What	2018	2017	2016	2015
			2,500	2,800	3,500	3,500
		TPC 12/27/2017 INSPECTED				
		TPC 03/30/2015 INSPECTED				

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
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 #:					
	2018 Est TCV 47,196 TCV/TFA: 0.00					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA						
		Public Improvements		Description	Frontage	Depth	Front Depth	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				* Factors * 93 & 94						



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2018	2,000	21,600	23,600			20,582C
Rolling	2017	5,000	19,900	24,900			20,159C
Low	2016	6,000	20,000	26,000			19,980C
High	2015	6,000	19,800	25,800			19,921C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
X PRIVATE RD							
Who When What							
TPC 12/27/2017 INSPECTED							
TPC 04/19/2016 INSPECTED							
TPC 06/17/2011 INSPECTED							

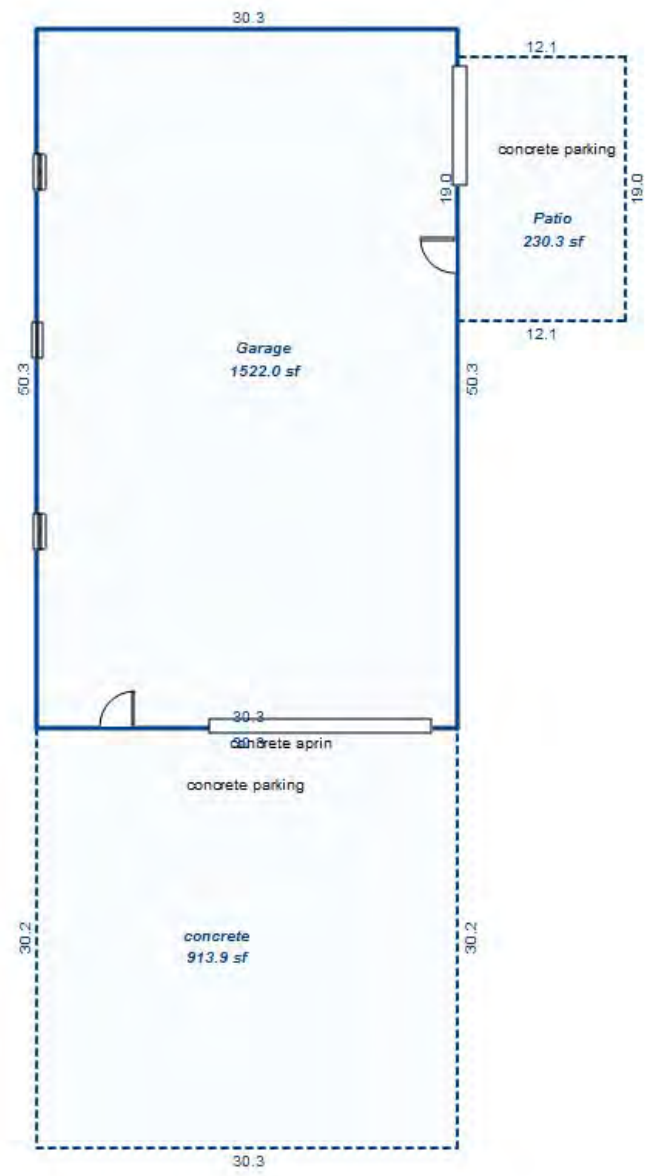
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath 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: 5 Floor Area: 0 Total Base Cost: 22,895 Total Base New : 31,595 Total Depr Cost: 30,015 Estimated T.C.V: 40,821		CntyMult X 1.380 E.C.F. X 1.360		Bsmnt Garage: Carport Area: Roof:				
Building Style: GRG		Trim & Decoration		Central Air Wood Furnace			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Other Additions/Adjustments Rate		Size Cost Size Cost						
Yr Built Remodeled 2011 0		Ex Ord Min		(12) Electric			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost 14.55 1522 22,145						
Condition: Average		Lg Ord Small		0 Amps Service			Automatic Doors 375.00 2 750		Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 30,015						
Room List		(5) Floors		No./Qual. of Fixtures			ECF (410- SAPHIRE LAKE AREA) 1.360 => TCV of Bldg: 1 = 40,821								
Basement		Kitchen:		Ex. Ord. Min											
1st Floor		Other:		No. of Elec. Outlets											
2nd Floor		Other:		Many Ave. Few											
Bedrooms		(6) Ceilings		(13) Plumbing											
(1) Exterior				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				1											
Aluminum/Vinyl				(14) Water/Sewer											
Brick				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
Insulation		(7) Excavation		Lump Sum Items:											
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0													
Many Avg. Few		Large Avg. Small													
Wood Sash		(8) Basement													
Metal Sash		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor													
Vinyl Sash															
Double Hung															
Horiz. Slide															
Casement															
Double Glass		(9) Basement Finish													
Patio Doors		Recreation SF Living SF Walkout Doors No Floor SF													
Storms & Screens															
(3) Roof		(10) Floor Support													
Gable		Joists: Unsupported Len: Cntr.Sup:													
Hip															
Flat															
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.
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%				
Owner's Name/Address	MAP #:					
FISH SALLIE TRUST PO BOX 504 LAKE CITY MI 49651	2018 Est TCV 1,500					

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,

- 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

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
2018	800	0	800			433C
2017	800	0	800			425C
2016	800	0	800			422C
2015	900	0	900			421C



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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.					
CHECINSKI ANDRZEJ	CHECINSKI ANDRZEJ & MALGO	0	05/27/2016	QC	FAMILY SALE	2016-02041		0.0					
THOMPSON EILEEN V	CHECINSKI ANDRZEJ	0	05/24/2016	WD	LAND CONTRACT	2016-02040		0.0					
THOMPSON EILEEN	CHECINSKI ANDRZEJ	240,000	08/28/2015	LC	LAND CONTRACT	2015-02920	PTA	100.0					
THOMPSON GREGORY R & CARO	THOMPSON EILEEN	1	08/25/2015	QC	FAMILY SALE	2015-02919		0.0					
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%											
CHECINSKI ANDRZEJ & MALGORZATA 2414 HAWTHORN DR SHELBY TWP MI 48316		MAP #:											
		2018 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	
				<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	10.27	1.00	96	50	493				
				Total Estimated Land Improvements True Cash Value =						493			
Tax Description		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											
		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	2018	3,500	200	3,700			3,700S		
		TPC 12/27/2017 INSPECTED		2017	3,500	200	3,700			3,700S			
		TPC 03/30/2015 INSPECTED		2016	3,500	200	3,700			3,700S			
		TPC 10/20/2014 INSPECTED		2015	3,500	200	3,700			3,038C			



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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					
ZYSK CAROLYN D 1524 S BIRCHAVEN BEACH DR LAKE CITY MI 49651	P.R.E. 0%					
	MAP #:					
	2018 Est TCV 5,000					

Improved	X	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Dirt Road								
Gravel Road								
Paved Road								
Storm Sewer								
Sidewalk								
Water								
Sewer								
Electric								
Gas								
Curb								
Street Lights								
Standard Utilities								
Underground Utils.								
			<Site Value E> E BACK LOTS			5000 100		5,000
			100 Actual Front Feet, 0.12 Total Acres			Total Est. Land Value =		5,000

Tax Description  
 BEG S 28DEG57' E 147.88' FROM NE COR LOT 49 BIRCHHAVEN BEACH TH S 28DEG57' E 50', S 61D 03' W 50', N 28D 57' W 50', N 61D 03' E 50' TO POB SEC 10 T22N R82 .574 A 8/2017 SPLIT .0574 A TO 009-010-017-96  
 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 T22N R8W

Comments/Influences  
 8/2017 SPLIT .574 A TO 010-017-96  
 05-01-2017 11-12 FROM 010-017-00 FOR 06

Topography of Site

- X Level
- Rolling
- Low
- High
- Landsaped
- Swamp
- Wooded
- Pond
- 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
2018	2,500	0	2,500			1,569C
2017	5,000	0	5,000			3,074C
2016	3,500	0	3,500			3,047C
2015	3,500	0	3,500			3,038C

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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: S BIRCHHAVEN BEACH 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: MOORE SHERMAN & JUDITH  
 P O BOX 382  
 Lake City MI 49651  
 2018 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: 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  
 Comments/Influences: 05 Split .057 Ac from 010-017 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.



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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	2018	3,500	0	3,500	3,138C	
TPC 12/27/2017 INSPECTED	2017	3,500	0	3,500			3,074C	
TPC 03/30/2015 INSPECTED	2016	3,500	0	3,500			3,047C	
	2015	3,500	0	3,500			3,038C	

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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 PO BOX 504 LAKE CITY MI 49651		MAP #:		2018 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 *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
05 Split .10 from 017-00 for 06		Gravel Road		<Site Value B> GRP B BACK LOTS					7000	100		7,000
		X 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								
		X Sewer		Total Estimated Land Improvements True Cash Value = 683								
		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		2018	3,500	300	3,800			3,189C		
		Low		2017	3,500	300	3,800			3,124C		
		High		2016	3,500	300	3,800			3,097C		
		Landscaped		2015	3,500	300	3,800			3,088C		
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		X PRIVATE RD										
		Who	When	What								
		TPC	12/27/2017	INSPECTED								
		TPC	03/30/2015	INSPECTED								
		TPC	11/09/2010	INSPECTED								

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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					
SMITH ROBERT I & IRENE M 26069 SHELLY LYNN CT FRANKLIN MI 48025	P.R.E. 0%					
	MAP #:					
	2018 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
2018	3,500	0	3,500			3,138C
2017	3,500	0	3,500			3,074C
2016	3,500	0	3,500			3,047C
2015	3,500	0	3,500			3,038C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COEBLY JUDITH L	COEBLY JUDITH L TRUST	10	11/01/2017	QC	FAMILY SALE	2017-03557		0.0
LINDEMAN CHERYL P TRUST	COEBLY JUDITH	83,000	10/02/2017	QC	FAMILY SALE	2017-03151	PTA	0.0
LINDEMAN CHERYL PENCE AKA	LINDEMAN CHERYL P TRUST	1	09/22/2011	WD	WARRANTY DEED	2011-03143 WD	PTA	0.0
COEBLY JUDITH L	COEBLY JUDITH L TRUST	1	09/13/2011	WD	WARRANTY DEED	2011-02907	PTA	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%

Owner's Name/Address  
 COEBLY JUDITH L TRUST  
 5364 KIERSTAN DR  
 BRIGHTON MI 48114  
 MAP #:

2018 Est TCV 5,000

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

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

<Site Value E> E BACK LOTS 5000 100 5,000  
 50 Actual Front Feet, 0.05 Total Acres Total Est. Land Value = 5,000

Tax Description  
 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 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



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
2018	2,500	0	2,500			644C
2017	2,800	0	2,800			631C
2016	3,500	0	3,500			626C
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.
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 8993 SIMPSON RD OVID MI 48866	MAP #: 2018 Est TCV 27,908 TCV/TFA: 0.00					

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 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		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	Land Improvement Cost Estimates					
	Description	Rate	CountyMult.	Size	%Good	Cash Value
	D/W/P: 4in Ren. Conc.	3.78	1.00	151	95	542
	Total Estimated Land Improvements True Cash Value =					542



X	Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	Level	Rolling							
X	Level	Rolling	2018	2,500	11,500	14,000			10,403C
	Low	High	2017	2,800	10,900	13,700			10,190C
	Landscaped	Swamp	2016	3,500	11,400	14,900			10,100C
	Wooded	Pond	2015	3,500	11,300	14,800			10,070C
	Waterfront	Ravine							
	Wetland	Flood Plain							
X	PRIVATE RD								

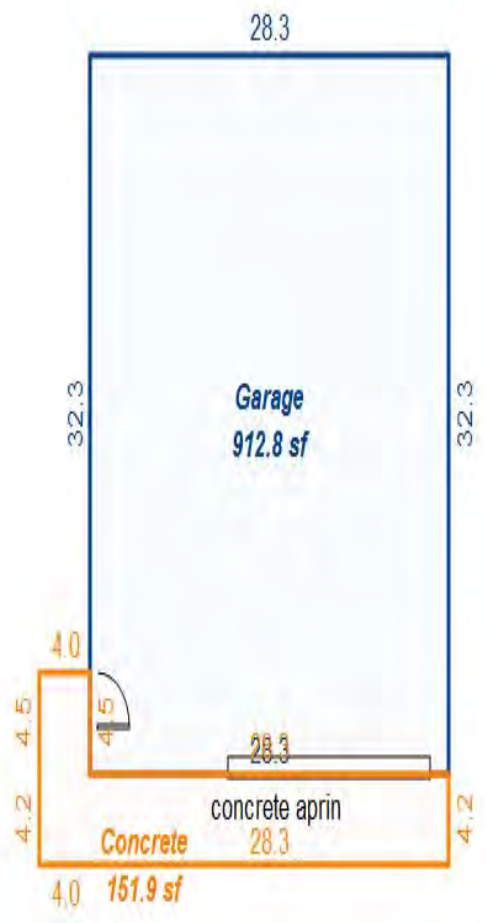
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2017	2,800	10,900	13,700			10,190C
TPC	10/27/2015	INSPECTED	2016	3,500	11,400	14,900			10,100C
			2015	3,500	11,300	14,800			10,070C

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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	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: 4 Floor Area: 0 Total Base Cost: 15,348 Total Base New : 21,180 Total Depr Cost: 20,333 Estimated T.C.V: 22,366								
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Bsmnt-Adj		Heat-Adj		Size		Cost		
Yr Built 2010	Remodeled 0	Ex	X	Ord		Min	0			Amps Service	Rate	Bsmnt-Adj Rate	Heat-Adj Rate	Size Size	Cost Cost			
Condition: Average		Lg	X	Ord		Small	No./Qual. of Fixtures			Stories Exterior		Foundation		Rate		Bsmnt-Adj		
Room List		(5) Floors		Kitchen: Other: Other:			Ex. X			Ord.		Min	No. of Elec. Outlets			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)		
	Basement 1st Floor 2nd Floor Bedrooms						Many	X	Ave.		Few	(7) Excavation			Base Cost			
(1) Exterior		(6) Ceilings		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			Automatic Doors			Storage area over garage		
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement			(13) Plumbing			Notes: GARAGE Phy/Ab.Phy/Func/Econ/Comb.%Good= 96/100/100/100/96.0, ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.100 => TCV of Bldg: 1 =			Depr.Cost =		20,333		22,366	
(2) Windows		(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:						
X	Many Avg. Few	X	Large Avg. Small	(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
(3) Roof		(10) Floor Support		Chimney:														
X	Gable Hip Flat	Gambrel Mansard Shed		Joists: Unsupported Len: Cntr.Sup:														
X	Asphalt Shingle																	

\*\*\* 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 #:					
	2018 Est TCV 5,000					

Improved	X	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS				
Public Improvements			* Factors *				
Description	Frontage	Depth	Rate	%Adj.	Reason	Value	
<Site Value E> E BACK LOTS			5000	100		5,000	
50 Actual Front Feet, 0.06 Total Acres			Total Est. Land Value =			5,000	

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
- X Flood Plain
- X PRIVATE RD



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	2,500	0	2,500			644C
2017	2,800	0	2,800			631C
2016	3,500	0	3,500			626C
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.
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
S BIRCHAVEN BEACH DR						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2018 Est TCV 6,528					

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 E> E BACK LOTS					5000	100		5,000	
			50 Actual Front Feet, 0.06 Total Acres						Total Est. Land Value =			5,000

Tax Description	Public Improvements	Land Improvement Cost Estimates									
SEC 10 T22N R8W (0*2004) .0579 A M/L	X	Dirt Road									
BEG S 66 DEG 48' 19" W 40.31 FT FROM SW COR LOT 24 BIRCHAVEN BEACH UNIT TH S 66D 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	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									
	X	Flood Plain									
		PRIVATE RD									



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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	2,500	800	3,300			1,056C
2017	2,800	700	3,500			1,035C
2016	3,500	800	4,300			1,026C
2015	3,500	0	3,500			625C

\*\*\* 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
		P.R.E. 0%	Garage	09/23/2005	20050328	Complete
Owner's Name/Address	MAP #:					
GRIER R DIXON & PATRICIA A TRUST 7 OVERHILL RD ORINDA CA 94563	2018 Est TCV 74,481 TCV/TFA: 145.47					

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
			<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	Improved	Vacant	Land Improvement Cost Estimates					
SEC 10 T22N R8W (0*2004) .0574 A M/L		Dirt Road		Description	Rate	CountyMult.	Size	%Good	Cash Value
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	Gravel Road		D/W/P: 4in Ren. Conc.	4.21	1.00	320	0	0
	X	Paved Road		Residential Local Cost Land Improvements					
	X	Storm Sewer		Description	Rate	CountyMult.	Size	%Good	Cash Value
	X	Sidewalk		LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
	X	Water		Total Estimated Land Improvements True Cash Value = 950					
	X	Sewer							
	X	Electric							
	X	Gas							
	X	Curb							
		Street Lights							
		Standard Utilities							
		Underground Utils.							

Comments/Influences	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Rolling	2018	3,500	33,700	37,200			27,926C
		Low	2017	3,500	32,200	35,700			27,352C
		High	2016	3,500	33,500	37,000			27,109C
		Landscaped	2015	3,500	31,900	35,400			27,028C
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
		PRIVATE RD							



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	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											
Building Style: GRG		Trim & Decoration														
Yr Built 2006	Remodeled 0	Ex	X	Ord		Min	Size of Closets									
Condition: Average		Lg	X	Ord		Small	Doors			Solid	X	H.C.				
Room List		(5) Floors		Central Air Wood Furnace												
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric			0			Amps Service						
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			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	Overhang	49.33	0.00	0.00	512 25,257
Insulation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets			Other Additions/Adjustments			Rate		Size		Cost		
(2) Windows		(7) Excavation		(13) Plumbing			(1) Exterior			10.25		50		513		
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			Average Fixture(s)			760.00		1 760	
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			(14) Water/Sewer			Public Sewer			1162.00		1 1,162	
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer			Well, 100 Feet			2700.00		1 2,700	
(3) Roof		(10) Floor Support		Public Water			(15) Built-Ins & Fireplaces			Appliance Allowance			1915.00		1 1,915	
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:	1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			(17) Garages			Class:C Exterior: Siding Foundation: 42 Inch (Finished ) Base Cost 19.67 768 15,107 Automatic Doors 375.00 2 750 Phy/Ab.Phy/Func/Econ/Comb.%Good= 91/100/100/100/91.0, Depr.Cost = 60,483 ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.100 => TCV of Bldg: 1 = 66,531						
X	Asphalt Shingle	Lump Sum Items:														
Chimney:																

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





Sketch by Apex Medins™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PAPENFUSS MARJORIE	PAPENFUSS RANDOLPH KAREN	300,000	10/24/2016	LC	RELATED PARTY	2016-03618	PTA	0.0
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      School: LAKE CITY - 57020

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

PAPENFUSS RANDOLPH KAREN E & RANDOLPH ELLA      2018 Est TCV 7,000

2709 Highbrook      Improved    X    Vacant      Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS

MIDLAND MI 48642      Public Improvements      \* Factors \*

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

SEC 10 T22N R8W (0\*2004) .0861 A M/L      X      Dirt Road      <Site Value B> GRP B BACK LOTS      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      Gravel Road      75 Actual Front Feet, 0.09 Total Acres      Total Est. Land Value =      7,000

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

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
2018	3,500	0	3,500			644C
2017	3,500	0	3,500			631C
2016	3,500	0	3,500			626C
2015	3,500	0	3,500			625C

Who      When      What

TPC 12/27/2017 INSPECTED

TPC 03/30/2015 INSPECTED

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		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			Garage	11/12/2010	20100703	100%

Owner's Name/Address	P.R.E.	MAP #:
FLEISCHMAN JOSEPH & SUSAN 2531 ORE VALLEY DRIVE HARTLAND MI 48353	0%	

2018 Est TCV 26,091 TCV/TFA: 0.00	
X Improved	Vacant

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS	
Public Improvements	* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GRP B BACK LOTS								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

D/W/P: Asphalt Paving	1.61	1.00	360	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	
X Level	

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

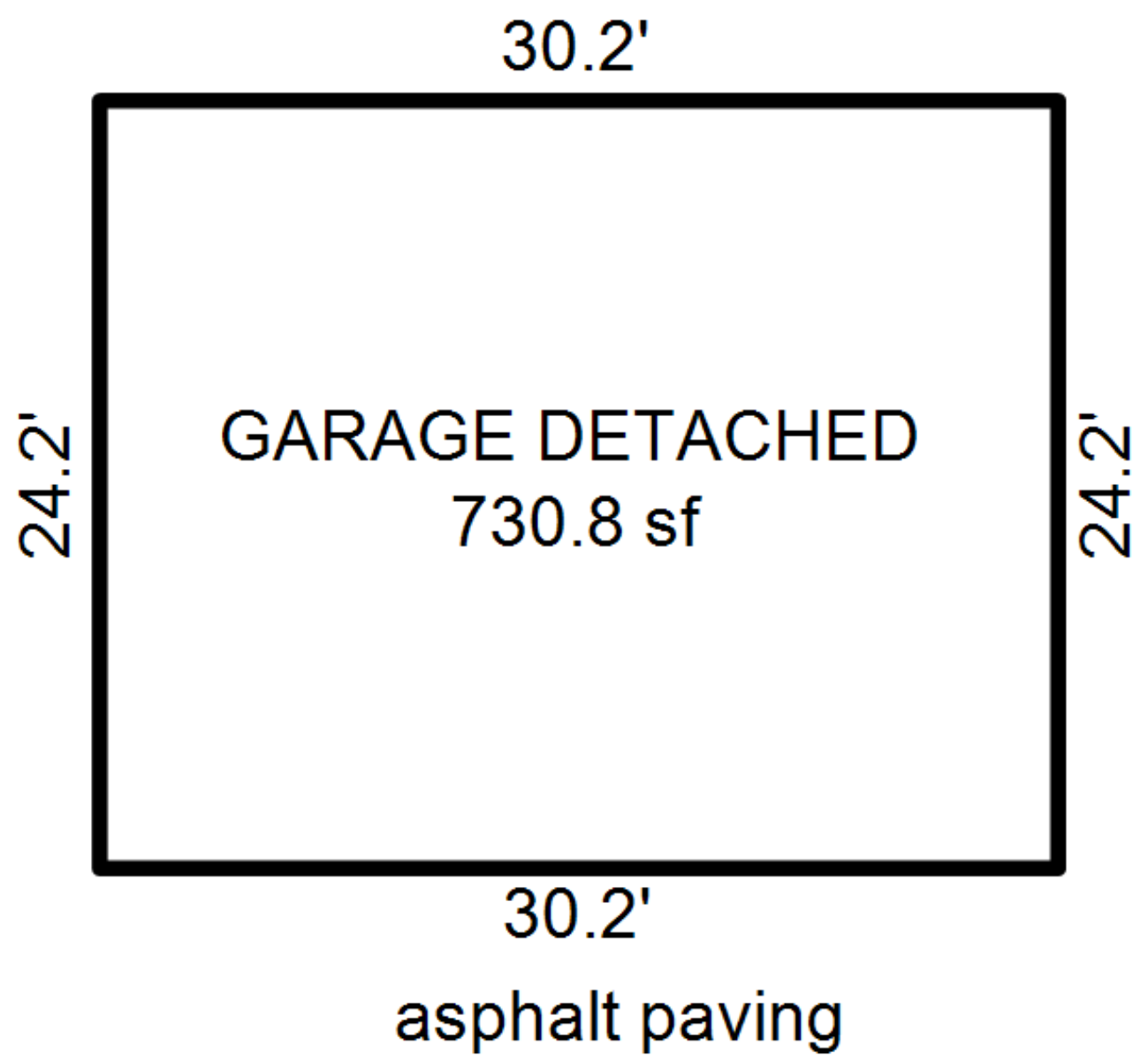
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	3,500	9,500	13,000			10,742C
2017	3,500	9,200	12,700			10,522C
2016	3,500	9,600	13,100			10,429C
2015	3,500	9,500	13,000			10,398C

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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: 2011 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: 730 % 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: 5 Floor Area: 0 Total Base Cost: 12,909 Total Base New : 17,815 Total Depr Cost: 16,924 Estimated T.C.V: 18,616		CnlyMult X 1.380 E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:				
Building Style: GRG		Trim & Decoration		Central Air Wood Furnace											
Yr Built		Ex		Ord		(12) Electric									
Remodeled		Min		Small		0 Amps Service									
2011		0		Size of Closets											
Condition: Average		Lg		Ord		X No Heating/Cooling									
		Doors		Solid		Central Air Wood Furnace									
Room List		H.C.		(5) Floors											
Basement		Kitchen:		Kitchen:											
1st Floor		Other:		Other:											
2nd Floor		Other:		Other:											
Bedrooms															
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures		Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj		Rate		Size Cost					
Wood/Shingle				Ex. Ord. Min		Other Additions/Adjustments				Size Cost					
Aluminum/Vinyl				No. of Elec. Outlets		(17) Garages									
Brick				Many Ave. Few		Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)									
Insulation		(7) Excavation		(13) Plumbing		Base Cost		17.17		730 12,534					
(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		Automatic Doors		375.00		1 375					
Many Avg. Few		Large Avg. Small		(8) Basement		Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,		Depr.Cost =		16,924					
Wood Sash		Conc. Block		Conc. Block		ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.100 => TCV of Bldg: 1 =		18,616							
Metal Sash		Poured Conc.		Poured Conc.											
Vinyl Sash		Stone		Stone											
Double Hung		Treated Wood		Treated Wood											
Horiz. Slide		Concrete Floor		Concrete Floor											
Casement		(9) Basement Finish		Recreation SF											
Double Glass		Living SF		Living SF											
Patio Doors		Walkout Doors		Walkout Doors											
Storms & Screens		No Floor SF		No Floor SF											
(3) Roof		(10) Floor Support		Public Water											
Gable		Joists:		Public Sewer											
Hip		Unsupported Len:		Water Well											
Flat		Cntr.Sup:		1000 Gal Septic											
Asphalt Shingle				2000 Gal Septic											
Chimney:				Lump Sum Items:											

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

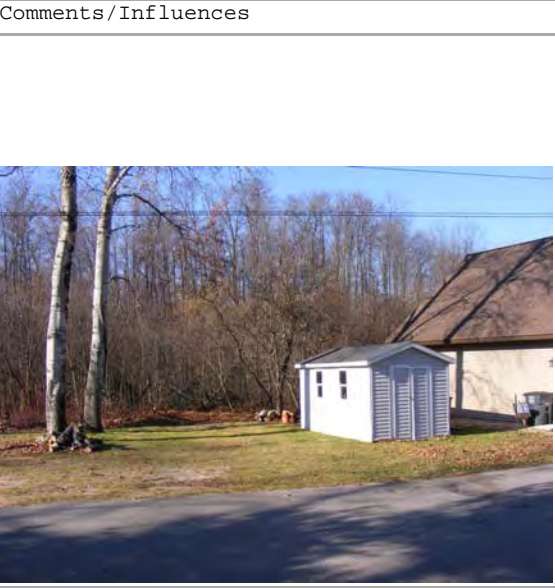


\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
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	P.R.E. 0%					
3825 BOWSPRIT CIRCLE	MAP #:					
WESTLAKE VILLAGE CA 91361	2018 Est TCV 5,449					

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	Value		
SEC 10 T22N R8W BEG S 67 DEG 01'47"W				<Site Value E> E BACK LOTS					5000	100		5,000
40.25 FT FROM NW COR LOT 25 BIRCHAVEN				50 Actual Front Feet, 0.06 Total Acres					Total Est. Land Value =			5,000
BEACH TH S 18 DEG 13'32"E 50.4 FT, S 66				Land Improvement Cost Estimates								
DEG 48'19"W 50 FT, N 18 DEG 13'32"W 50.4				Description	Rate	CountyMult.	Size	%Good	Cash Value			
FT, N 66 DEG 48' 19"E 50 FT TO POB.				Shed: Wood Frame	11.95	1.00	40	94				449
.0579A.				Total Estimated Land Improvements True Cash Value =								449



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Comments/Influences	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X Level	2018	2,500	200	2,700			644C
	X Rolling	2017	2,800	200	3,000			631C
	X Low	2016	3,500	200	3,700			626C
	X High	2015	3,500	200	3,700			625C
	X Landscaped							
	X Swamp							
	X Wooded							
	X Pond							
	X Waterfront							
	X Ravine							
	X Wetland							
	X Flood Plain							
	X PRIVATE RD							

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

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

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 #:
FINK ARNOLD 33992 OLD TIMBER FARMINGTON MI 48331		

2018 Est TCV 32,055 TCV/TFA: 0.00	
X Improved	Vacant

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS	
Public Improvements	* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GRP B BACK LOTS					7000	100		7,000
50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								7,000

Land Improvement Cost Estimates					
Description	Rate	CountyMult.	Size	%Good	Cash Value

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	95	950

Total Estimated Land Improvements True Cash Value =	
	950

Comments/Influences	X	Improved	Vacant
	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

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
2018	3,500	12,500	16,000			12,821C
2017	3,500	12,300	15,800			12,558C
2016	3,500	12,800	16,300			12,446C
2015	3,500	12,600	16,100			12,409C



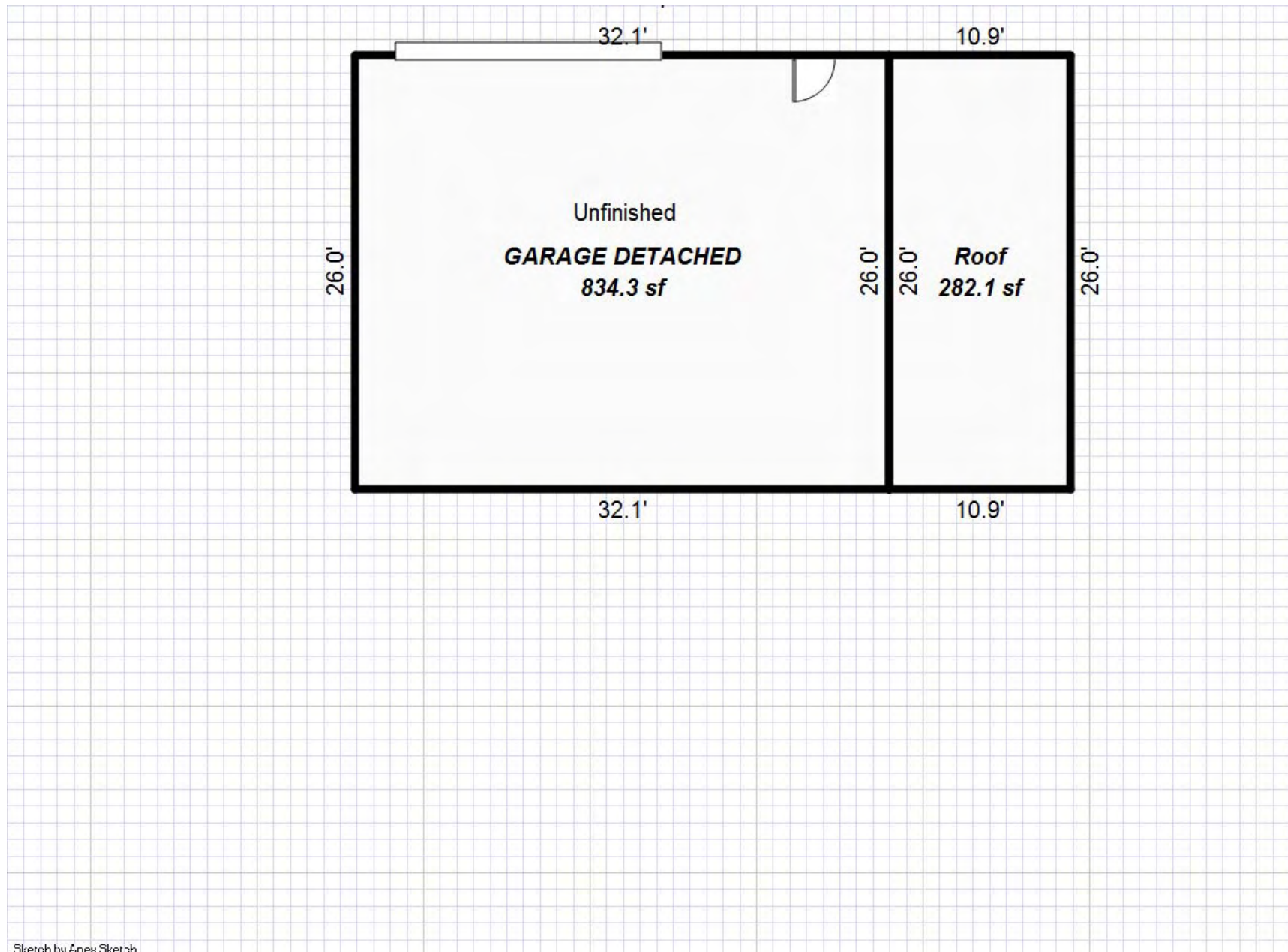
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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 282	Type Roof Cover Onl	Year Built: 2013 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: 834 % Good: 0 Storage Area: 0 No Conc. Floor: 0	Front Overhang 0	Other Overhang 0	CnlyMult X 1.380 E.C.F. X 1.100	Bsmnt Garage: Carport Area: Roof:	
	Mobile Home														0
	Town Home														
	Duplex														
	A-Frame														
	Wood Frame														
	Building Style: GRG														
	Yr Built 2013														
	Remodeled 0														
	Condition: Average														
	Room List														
	Basement														
	1st Floor														
	2nd Floor														
	Bedrooms														
	(1) Exterior														
	Wood/Shingle														
	Aluminum/Vinyl														
	Brick														
	Insulation														
	(2) Windows														
	Many														
	Avg.														
	Few														
	Large														
	Avg.														
	Small														
	Wood Sash														
	Metal Sash														
	Vinyl Sash														
	Double Hung														
	Horiz. Slide														
	Casement														
	Double Glass														
	Patio Doors														
	Storms & Screens														
	(3) Roof														
	Gable														
	Hip														
	Flat														
	Asphalt Shingle														
	Chimney:														

\*\*\* 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.
FORCHE LIVING TRUST KURT	FORCHE KURT D & JEANNETTE	1	04/26/2016	QC	FAMILY SALE	2106-01523		0.0
FORCHE KURT D & JEANNETTE	FORCHE KURT D & JEANNETTE	1	04/26/2016	QC	FAMILY SALE	2016-01525		0.0
HUMMEL GREGORY & 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					
	P.R.E. 0%					

Owner's Name/Address	MAP #:
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FORCHE KURT D & JEANNETTE L TRUST 3676 SOUTH MINGES RD BATTLE CREEK MI 49015	2018 Est TCV 5,000
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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 *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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		<Site Value E> E BACK LOTS					5000	100		5,000
		50 Actual Front Feet, 0.06 Total Acres					Total Est. Land Value =			5,000

Tax Description	X	Value
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SEC 10 T22N R8W BEG N 28 DEG 58'47"W 52.12 FT FROM NE COR LOT 49 BIRCHAVEN BEACH UNIT NO 1, THS 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 FT TO POB. .0574A.	X	
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Comments/Influences	X	Value
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	X	
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Topography of Site	X	Value
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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
2018	2,500	0	2,500			2,500S
2017	2,800	0	2,800			2,800S
2016	3,500	0	3,500			3,500S
2015	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.			
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 #:		2018 Est TCV 5,430							
DEBOER DON 2383 S MCGEE ROAD LAKE CITY MI 49651		Improved	X	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS						
Tax Description		Public Improvements		* Factors *							
SEC 10 T22N R8W (0*2002) PCL 14A AS RECORDED IN BOOK OF SURVEYS S-4 P 166. .0574A.		X		Description Frontage Depth Front Depth Rate %Adj. Reason		Value					
Comments/Influences		X		Dirt Road		5000 100					
		X		Gravel Road		5000 100					
		X		Paved Road		50 Actual Front Feet, 0.06 Total Acres Total Est. Land Value =					
		X		Storm Sewer		5,000					
		X		Sidewalk		5,000					
		X		Water		Total Estimated Land Improvements True Cash Value =					
		X		Sewer		430					
		X		Electric		430					
		X		Gas		430					
				Curb		430					
				Street Lights		430					
				Standard Utilities		430					
				Underground Utils.		430					
				Topography of Site							
		X		Level							
				Rolling							
				Low							
				High							
				Landscaped							
				Swamp							
				Wooded							
				Pond							
				Waterfront							
				Ravine							
				Wetland							
		X		Flood Plain							
				PRIVATE RD							
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
					2018	2,500	200	2,700			256C
		TPC 03/20/2018 INSPECTED			2017	2,800	200	3,000			251C
		TPC 03/30/2015 INSPECTED			2016	3,500	200	3,700			249C
					2015	3,500	200	3,700			249C



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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.
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
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1374 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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RYAN DAVID & PAMELA M 11311 BRIMLEY RD WEBBERVILLE MI 48892	2018 Est TCV 31,712 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 *						Value
	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason

	<Site Value E> E BACK LOTS					5000 100	5,000
	50 Actual Front Feet, 0.06 Total Acres Total Est. Land Value =						5,000

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

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

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

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

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

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

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

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

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

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

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

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

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

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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X Level	2018	2,500	13,400	15,900			15,040C
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X Rolling	2017	2,800	12,700	15,500			14,731C
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X Low	2016	3,500	11,100	14,600			14,600S
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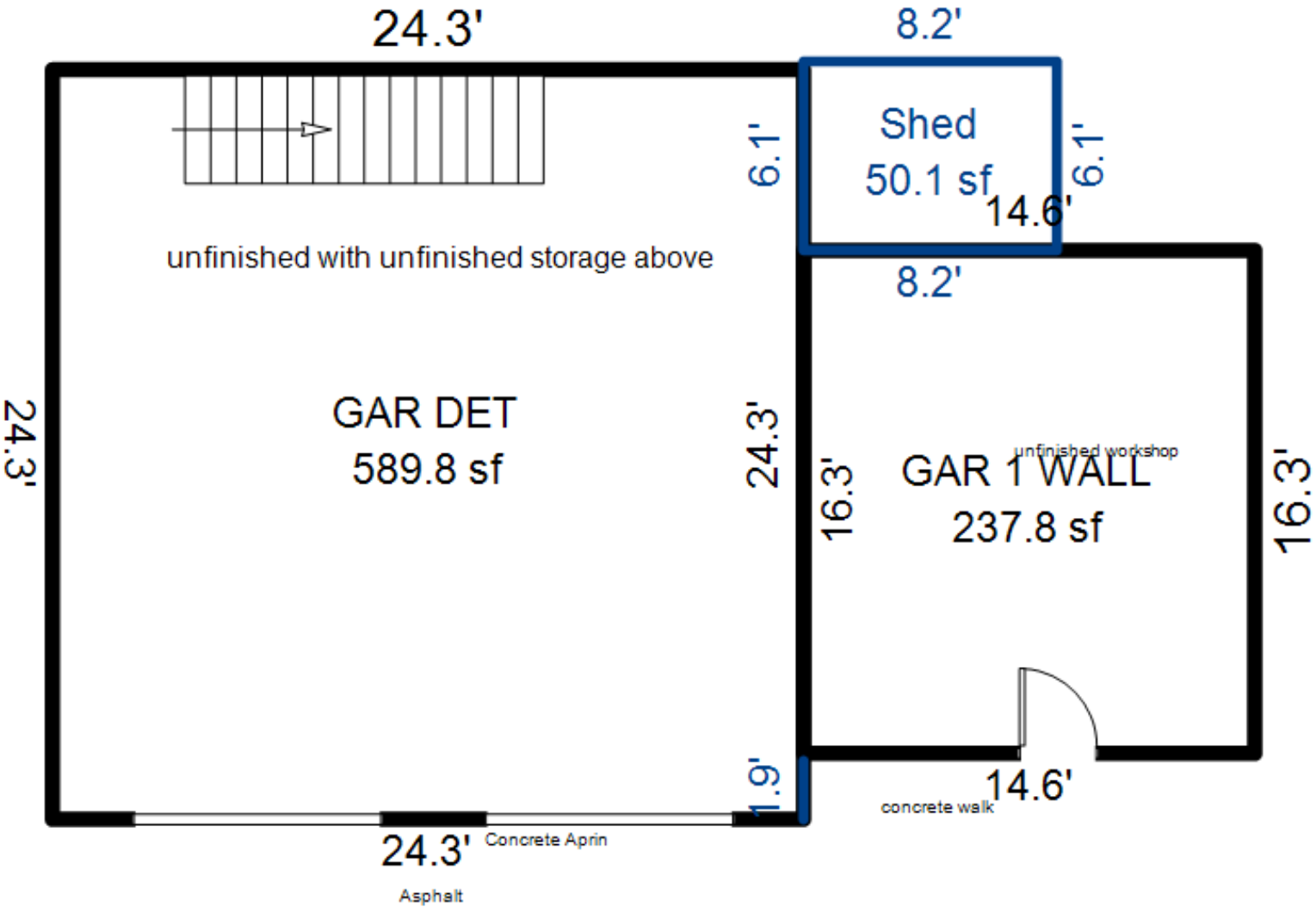
X High	2015	3,500	39,400	42,900	14,600J		14,600S
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X Landscaped	The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan						
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	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: 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: 589 % Good: 0 Storage Area: 484 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 2002	Remodeled 0	Ex	Ord	X	Min	Size of Closets										
Condition: Average		Lg	Ord	X	Small											
Room List		(5) Floors														
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:					(12) Electric									
		Doors		Solid	X	H.C.	100 Amps Service									
		(6) Ceilings					Central Air Wood Furnace									
(1) Exterior		Kitchen: Other: Other:					(12) Electric									
X	Wood/Shingle Aluminum/Vinyl Brick	No./Qual. of Fixtures		Ex.	X	Ord.	Min	Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj			Rate		Size	Cost		
Insulation		No. of Elec. Outlets		Many	X	Ave.	Few	Other Additions/Adjustments					Size	Cost		
(2) Windows		(7) Excavation					(13) Plumbing									
X	Many Avg. Few	X	Large Avg. Small				Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement					1									
(3) Roof		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0					(14) Water/Sewer									
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish					Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic								
X	Asphalt Shingle	Recreation SF Living SF Walkout Doors No Floor SF					Lump Sum Items:									
Chimney: Brick		(10) Floor Support														
		Joists: Unsupported Len: Cntr.Sup:														

\*\*\* 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.
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%					
	MAP #:					
	2018 Est TCV 32,861 TCV/TFA: 0.00					

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

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

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2018	3,500	12,900	16,400			12,874C
TPC	12/27/2017	INSPECTED	2017	3,500	12,400	15,900			12,610C
TPC	03/30/2015	INSPECTED	2016	3,500	12,800	16,300			12,498C
TPC	10/20/2014	INSPECTED	2015	3,500	12,700	16,200			12,461C



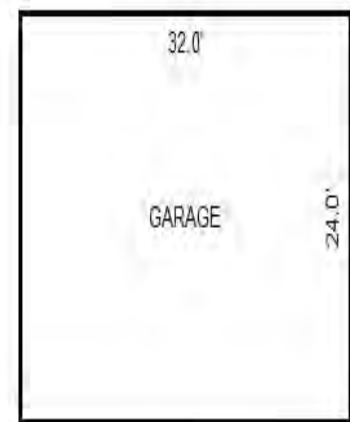
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack 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			
	Mobile Home														Wood Frame
Town Home		(4) Interior		Trim & Decoration			Central Air Wood Furnace								
Duplex		Trim & Decoration		Ex Ord Min			(12) Electric								
A-Frame		Size of Closets		Lg Ord Small			0 Amps Service								
Wood Frame		Doors Solid H.C.		(5) Floors			No./Qual. of Fixtures								
Building Style: GRG		Kitchen: Other: Other:		Ex. Ord. Min			No. of Elec. Outlets								
Yr Built 2002	Remodeled 0	Basement 1st Floor 2nd Floor Bedrooms		Many Ave. Few			(13) Plumbing								
Condition: Average		(6) Ceilings		(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								
Room List		(7) Excavation		(13) Plumbing			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan								
Basement		Basement: 0 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 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan								
1st Floor		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan								
2nd Floor		(9) Basement Finish		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								
Bedrooms		(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								
(1) Exterior		Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic								
Wood/Shingle		Lump Sum Items:													
Aluminum/Vinyl															
Brick															
Insulation															
(2) Windows															
Many	Large														
Avg.	Avg.														
Few	Small														
Wood Sash															
Metal Sash															
Vinyl Sash															
Double Hung															
Horiz. Slide															
Casement															
Double Glass															
Patio Doors															
Storms & Screens															
(3) Roof															
Gable	Gambrel														
Hip	Mansard														
Flat	Shed														
Asphalt Shingle															
Chimney:															

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





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.
SAVAGE JOSEPH E ET AL	WESTFALL DONALD B & MICHE	240,000	08/31/2016	WD	Arms Length	2016-02874	PTA	100.0
SAVAGE JOSEPH EDWARD		0	12/07/2010	DC	DEATH CERTIFICATE	2011-00365DC	PTA	0.0
SAVAGE JOSEPH E & STEPAHN	SAVAGE WILLIAM ETAL	0	09/09/2004	QC	DEATH CERTIFICATE	2011-364QC	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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1514 S BIRCHAVEN BEACH DR	School: LAKE CITY - 57020					
	P.R.E. 0%					

Owner's Name/Address	MAP #:
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WESTFALL DONALD B & MICHELLE 60 OAKLEAF LN GRANVILLE OH 43023	2018 Est TCV 59,078 TCV/TFA: 142.01
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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 *				Value
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason

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

D/W/P: Asphalt Paving	1.61	1.00	1000	0	0
D/W/P: 4in Ren. Conc.	4.21	1.00	104	0	0

Residential Local Cost Land Improvements		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	
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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
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2018	3,500	26,000	29,500			28,977C
2017	3,500	24,000	27,500			27,500S
2016	3,500	31,100	34,600			25,694C
2015	3,500	30,100	33,600			25,618C

Who	When	What
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JWV	09/11/2017	INSPECTED
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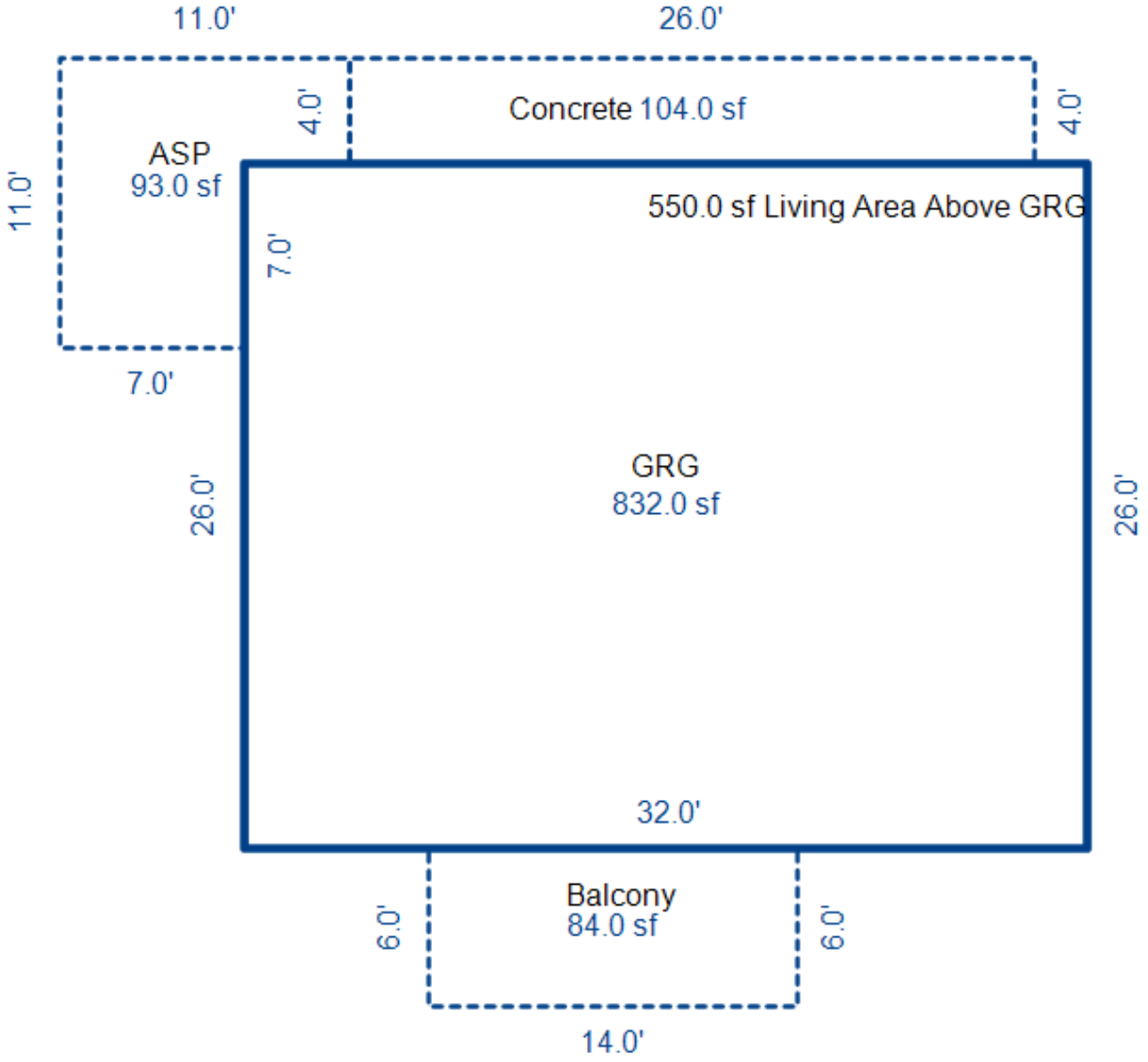
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath 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 84	Type Wood Balcony	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	CmtyMult X 1.380 E.C.F. X 1.100	Bsmnt Garage: Carport Area: Roof:				
	Mobile Home												0 Front Overhang	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: C Effec. Age: 15 Floor Area: 416 Total Base Cost: 39,625 Total Base New : 54,683 Total Depr Cost: 46,480 Estimated T.C.V: 51,128
Town Home	0 Other Overhang	Drywall Paneled	Plaster Wood T&G	Trim & Decoration	Central Air Wood Furnace	(12) Electric	Stories Exterior 1 Story Siding	Foundation Overhang	Rate 49.33	Bsmnt-Adj 0.00	Heat-Adj 0.00	Size 416	Cost 20,521			
Duplex	(4) Interior													Ex	Ord	Min
A-Frame		Wood Frame	Lg	Ord	Small	0 Amps Service	No. of Elec. Outlets	Many	Ave.	Few	Rate	Bsmnt-Adj	Heat-Adj			
Building Style: GRG	Yr Built 2002													Remodeled 0	Condition: Average	Room List
		Basement	1st Floor	2nd Floor	Bedrooms	Basement	Recreation SF Living SF Walkout Doors No Floor SF	1000 Gal Septic 2000 Gal Septic	Lump Sum Items:							
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick									Insulation	(2) Windows	Many Avg. Few	Large Avg. Small	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(3) Roof	Gable Hip Flat
		Wood/Shingle Aluminum/Vinyl Brick	Insulation	(2) Windows	Many Avg. Few	Large Avg. Small	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(3) Roof	Gable Hip Flat							
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick									Insulation	(2) Windows	Many Avg. Few	Large Avg. Small	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(3) Roof	Gable Hip Flat
		(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick	Insulation	(2) Windows	Many Avg. Few	Large Avg. Small	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(3) Roof							

\*\*\* 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.
ZYSK CAROLYN D	CHECINSKI ANDRZEJ & CHECI	1	08/10/2017	QC	FAMILY SALE	2017-02483		100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
S BIRCHAVEN BEACH DR			Garage	08/22/2017	2017-0395	0%
Owner's Name/Address	P.R.E. 0%					
CHECINSKI ANDRZEJ & CHECINSKI MALGO 2414 HAWTHORNE SHELBY TOWNSHIP MI 48316-5538	MAP #:					
	2018 Est TCV 5,050 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	Value	
BEG S 28D 57' E 197.88' FROM NE COR LOT 49 BIRCHAVEN BEACH TH S 28D 57' E 50', S 61D 03' W 50', N 28D 57' W 50', N 61D 03' E 50' TO POB SEC 10 T2N R82 .574 A 8/2017 SPLIT FROM 009-010-017-69			* Factors *							
			<Site Value E> E BACK LOTS			5000	100			5,000
			50 Actual Front Feet, 0.06 Total Acres Total Est. Land Value =						5,000	

Tax Description	Public Improvements	Land Improvement Cost Estimates						
		Description	Rate	CountyMult.	Size	%Good	Cash Value	
8/2017 SPLIT FROM 009-010-017-69	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Residential Local Cost Land Improvements						
		Description	Rate	CountyMult.	Size	%Good	Cash Value	
		LAND IMPROVE 1000	1000.00	1.00	0.1	50	50	
		Total Estimated Land Improvements True Cash Value =						50

Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Rolling	Low	2018	2,500	0	2,500			2,500S
High	Landscaped	2017	0	0	0			0
Swamp	Wooded	2016	0	0	0			0
Pond	Pond	2015	0	0	0			0
Waterfront	Waterfront							
Ravine	Ravine							
Wetland	Wetland							
Flood Plain	Flood Plain							

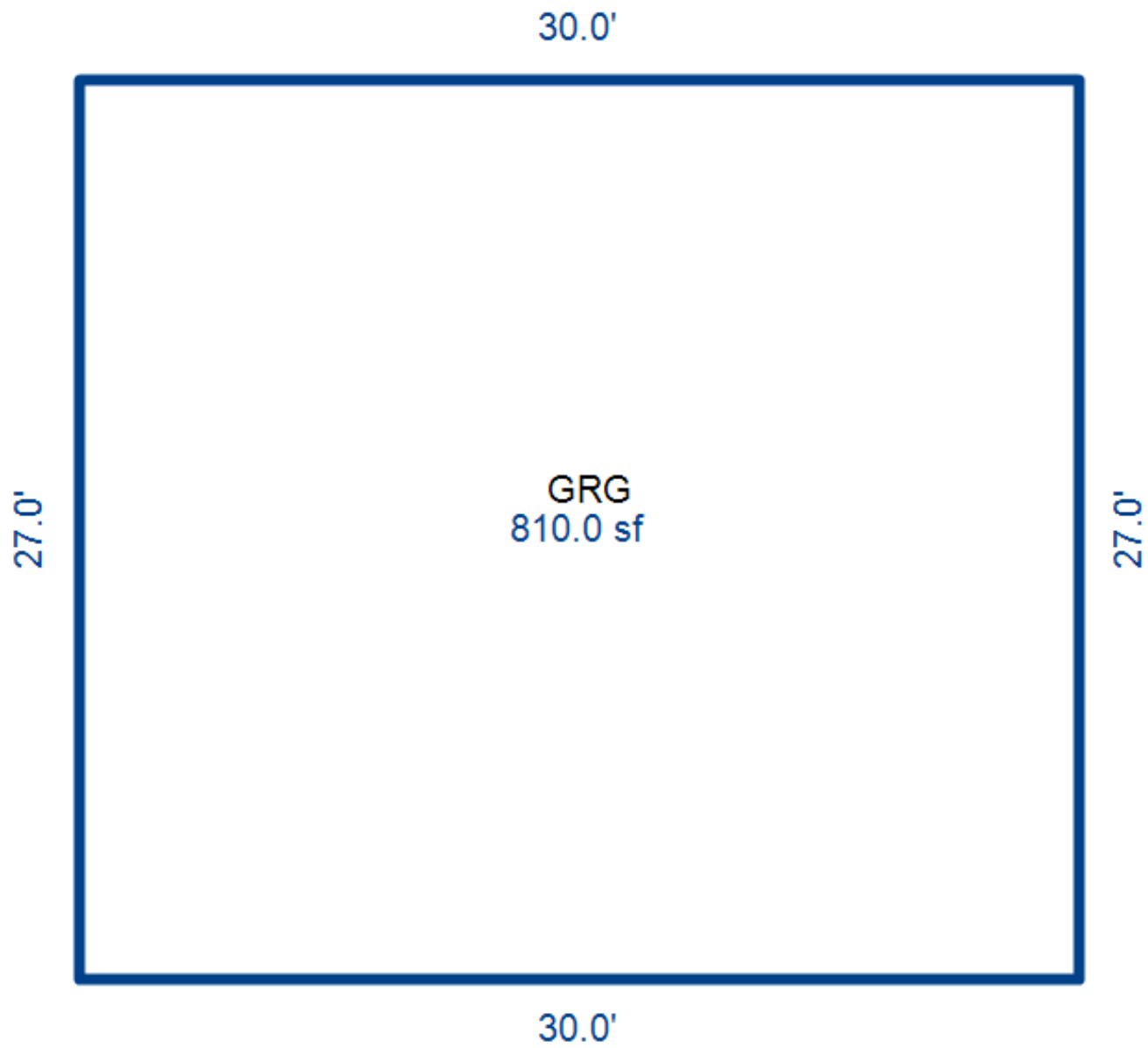


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage				
X	Single Family	Eavestrough Insulation	0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook 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: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	Bsmnt Garage:	Carport Area: Roof:						
	Mobile Home													Wood Frame	Drywall Paneled	Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump X No Heating/Cooling	Class: D Effec. Age: 1 Floor Area: 0 Total Base Cost: -1,650 Total Base New: -2,277 Total Depr Cost: -23 Estimated T.C.V: 0	CountyMult X 1.380 E.C.F. X 1.100
Town Home		(4) Interior		Central Air Wood Furnace			(12) Electric			Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
Duplex		Trim & Decoration		(12) Electric			Stories Exterior			Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
A-Frame		Ex Ord Min		0 Amps Service			Other Additions/Adjustments			Rate		Rate		Rate		Rate		Rate	
Building Style: GRG		Size of Closets		No./Qual. of Fixtures			(13) Plumbing			Rate		Rate		Rate		Rate		Rate	
Yr Built 2018		Lg Ord Small		Ex. Ord. Min			3 Fixture Bath			Rate		Rate		Rate		Rate		Rate	
Remodeled 0		Doors Solid H.C.		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/			Rate		Rate		Rate		Rate		Rate	
Condition: Average		(5) Floors		(13) Plumbing			ECF (404 - MISSAUKEE LAKE BACK LOTS RES)			Rate		Rate		Rate		Rate		Rate	
Room List		Kitchen: Other: Other:		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1650.00			Rate		Rate		Rate		Rate		Rate	
Basement		(6) Ceilings		(14) Water/Sewer			1.100 => TCV of Bldg: 1 =			Rate		Rate		Rate		Rate		Rate	
1st Floor		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			1.100/1.0,			Rate		Rate		Rate		Rate		Rate	
2nd Floor		(8) Basement		Lump Sum Items:			Depr.Cost =			Rate		Rate		Rate		Rate		Rate	
Bedrooms		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor					-23			Rate		Rate		Rate		Rate		Rate	
(1) Exterior		(9) Basement Finish					0			Rate		Rate		Rate		Rate		Rate	
Wood/Shingle		Recreation SF Living SF Walkout Doors No Floor SF					0			Rate		Rate		Rate		Rate		Rate	
Aluminum/Vinyl		(10) Floor Support					0			Rate		Rate		Rate		Rate		Rate	
Brick		Joists: Unsupported Len: Cntr.Sup:					0			Rate		Rate		Rate		Rate		Rate	
Insulation							0			Rate		Rate		Rate		Rate		Rate	
(2) Windows							0			Rate		Rate		Rate		Rate		Rate	
Many Avg. Few							0			Rate		Rate		Rate		Rate		Rate	
Large Avg. Small							0			Rate		Rate		Rate		Rate		Rate	
Wood Sash							0			Rate		Rate		Rate		Rate		Rate	
Metal Sash							0			Rate		Rate		Rate		Rate		Rate	
Vinyl Sash							0			Rate		Rate		Rate		Rate		Rate	
Double Hung							0			Rate		Rate		Rate		Rate		Rate	
Horiz. Slide							0			Rate		Rate		Rate		Rate		Rate	
Casement							0			Rate		Rate		Rate		Rate		Rate	
Double Glass							0			Rate		Rate		Rate		Rate		Rate	
Patio Doors							0			Rate		Rate		Rate		Rate		Rate	
Storms & Screens							0			Rate		Rate		Rate		Rate		Rate	
(3) Roof							0			Rate		Rate		Rate		Rate		Rate	
Gable							0			Rate		Rate		Rate		Rate		Rate	
Hip							0			Rate		Rate		Rate		Rate		Rate	
Flat							0			Rate		Rate		Rate		Rate		Rate	
Asphalt Shingle							0			Rate		Rate		Rate		Rate		Rate	
Chimney:							0			Rate		Rate		Rate		Rate		Rate	

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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 #:					
	2018 Est TCV 289,450					

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 I 100/FF	53.00	150.00	1.0000	0.0000	100	100*		0
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

Tax Description  
 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
			2018	144,700	0	144,700			123,195C
		TPC 12/27/2017 INSPECTED	2017	144,700	0	144,700			120,662C
		TPC 04/27/2015 INSPECTED	2016	144,700	0	144,700			119,586C
		TPC 06/01/2012 INSPECTED	2015	144,700	0	144,700			119,229C

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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	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 #:					
		2018 Est TCV 5,527				

Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS								
			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
			GROUP I 100/FF	50.00	100.19	1.0000	1.0000	100	100	5,000	
			50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	5,000

Tax Description	Public Improvements	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 OF WAY OF SAPPHIRE AVE.TO THE POINT OF BEGINNING; THENCE N84°41 '09"W 26.65 FEET FEET; THENCE S70°16'55"W 25.39 FEET; THENCE N03°22'47"E 108.68 FEET; THENCE	X	Dirt Road								
	X	Gravel Road								
	X	Paved Road								
	X	Storm Sewer								
	X	Sidewalk								
	X	Water								
	X	Sewer								
	X	Electric								
	X	Gas								
	X	Curb								
	X	Street Lights								
	X	Standard Utilities								
	X	Underground Utils.								

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

Topography of Site	Level	Rolling	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	Low	2018	2,500	300	2,800			1,992C
	X	High	2017	2,500	300	2,800			1,952C
	X	Landscaped	2016	1,900	200	2,100			1,935C
	X	Swamp	2015	1,900	200	2,100			1,930C
	X	Wooded							
	X	Pond							
	X	Waterfront							
	X	Ravine							
	X	Wetland							
	X	Flood Plain							
	X	PRIVATE RD							



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2017	2,500	300	2,800			1,952C
JWV	10/08/2016	INSPECTED	2016	1,900	200	2,100			1,935C
TPC	11/26/2012	INSPECTED	2015	1,900	200	2,100			1,930C

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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	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						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2018 Est TCV 6,000					

Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA				
Public Improvements			* Factors *				
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
<Site Value B>	Back Lots	600			6000	100	6,000
			100 Actual Front Feet, 0.23 Total Acres		Total Est. Land Value =		6,000

Tax Description  
 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  
 Split on 12/08/2008 from 009-010-018-00;

Comments/Influences  
 Split/Comb. on 12/08/2008 completed 12/08/2008 RAY ;



- 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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	3,000	0	3,000			3,000S
2017	3,000	0	3,000			3,000S
2016	3,000	0	3,000			3,000S
2015	3,000	0	3,000			3,000S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
DONNER DAVID S & CYNTHIA	DONNER LIVING TRUST	0	04/15/2016	QC	FAMILY SALE	2016-01439	PTA	0.0					
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		School: LAKE CITY - 57020											
Owner's Name/Address		P.R.E. 0%											
DONNER LIVING TRUST 8313 PARKSIDE DR GRAND BLANC MI 48439		MAP #:		2018 Est TCV 7,000									
Tax Description		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		
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;		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								
Split/Comb. on 11/28/2007 completed 11/28/2007 RAY ; Parent Parcel(s): 009-010-018-00; 009-010-018-90;		X			Level								
		X			Rolling								
					Low								
					High								
					Landscaped								
					Swamp								
					Wooded								
					Pond								
					Waterfront								
					Ravine								
					Wetland								
		X			Flood Plain								
					PRIVATE RD								
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
					2018	3,500	0	3,500			3,500S		
					2017	3,500	0	3,500			3,500S		
					2016	3,500	0	3,500			3,500S		
					2015	3,500	0	3,500			3,500S		



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GLASS CASEY & JENNIFER	UELAND STEVE & KELLY	7,000	06/10/2017	WD	Arms Length	2017-01913	PTA	100.0
JONES DEAN & PAM	GLASS CASEY R & JENNIFER	0	04/30/2017	QC	RELATED PARTY	2017-01558	PTA	0.0
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	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
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S BIRCHAVEN BEACH RD	School: LAKE CITY - 57020					
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Owner's Name/Address	P.R.E. 0%					
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UELAND STEVE & KELLY 3713 ATWATER HILLS COURT GRAND RAPIDS MI 49525	MAP #:					
---	--------	--	--	--	--	--

	2018 Est TCV 5,000					
--	--------------------	--	--	--	--	--

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

Public Improvements	* Factors *					
---------------------	-------------	--	--	--	--	--

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

<Site Value E> E BACK LOTS					5000 100		5,000
----------------------------	--	--	--	--	----------	--	-------

50 Actual Front Feet, 0.06 Total Acres					Total Est. Land Value =		5,000
--	--	--	--	--	-------------------------	--	-------

Tax Description	X	Dirt Road					
-----------------	---	-----------	--	--	--	--	--

SEC 10 T22N R8W BEG S 46 DEG 48'30"W	X	Gravel Road					
--------------------------------------	---	-------------	--	--	--	--	--

41.12 FT FROM NW COR LOT 41 BIRCHAVEN	X	Paved Road					
---------------------------------------	---	------------	--	--	--	--	--

BEACH, TH S 46 DEG 48'30"W 50 FT, N 29	X	Storm Sewer					
--	---	-------------	--	--	--	--	--

DEG 53'00"W 50 FT, NW'LY TO A PT N 29 DEG	X	Sidewalk					
---	---	----------	--	--	--	--	--

53'W 65 FT FROM POB, TH S 29 DEG 53'E 65	X	Water					
--	---	-------	--	--	--	--	--

FT TO POB. 06660A. SPLIT FROM	X	Sewer					
-------------------------------	---	-------	--	--	--	--	--

009-010-018-94 ON 7/6/2017;	X	Electric					
-----------------------------	---	----------	--	--	--	--	--

...	X	Gas					
-----	---	-----	--	--	--	--	--

FORMERLY SEC 10 T22N R8W BEG S 46D 48'		Curb					
--	--	------	--	--	--	--	--

30" W 41.12 FT FROM NW COR LOT 40		Street Lights					
-----------------------------------	--	---------------	--	--	--	--	--

BIRCHAVEN BEACH; TH S 46D 48' 30" W 50 FT		Standard Utilities					
---	--	--------------------	--	--	--	--	--

N 29D 53' 00" W 50 FT, N 46D 48' 30" E		Underground Utils.					
--	--	--------------------	--	--	--	--	--

50 FT. S 29D 53' 00" E 50 FT TO POB.		Topography of Site					
--------------------------------------	--	--------------------	--	--	--	--	--

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

	X	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	2018	2,500	0	2,500			2,500S
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		Who	When	What	2017	2,800	0	2,800	2,800S
--	--	-----	------	------	------	-------	---	-------	--------

		TPC 12/27/2017 INSPECTED	2016	3,500	0	3,500			3,047C
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		TPC 06/05/2017 INSPECTED	2015	3,500	0	3,500			3,038C
--	--	--------------------------	------	-------	---	-------	--	--	--------

		TPC 10/27/2015 INSPECTED							
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2018 Lake Township Parcel Map  
M ADJ 010-018-94  
FOR 06

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FROEHLICH GAIL & FROEHLIC	LAROSE RYAN & ERIN N	220,000	09/19/2017	PTA	Multiple Improved	PTA	PTA	100.0
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
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S BIRCHAVEN BEACH	School: LAKE CITY - 57020					
	P.R.E. 0%					

Owner's Name/Address	MAP #:
LAROSE RYAN & ERIN N 11070 WILDLIFE DR SE LOWELL MI 49331	2018 Est TCV 5,000

Improved	X	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS
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Public Improvements	* Factors *
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Tax Description	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SEC 10 T22N R8W BEG S 57D 57' 11"W 45.81 FT FROM SW COR 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--	<Site Value E> E BACK LOTS					5000	100		5,000
	50 Actual Front Feet, 0.04 Total Acres							Total Est. Land Value =	5,000

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
- 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
2018	2,500	0	2,500			2,500S
2017	2,800	0	2,800			631C
2016	3,500	0	3,500			626C
2015	3,500	0	3,500			625C

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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.
JONES DEAN & PAM	GLASS CASEY R & JENNIFER	0	04/30/2017	QC	RELATED PARTY	2017-01558	PTA	0.0
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	Split Vacant	04-0/4427		100.0

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

Owner's Name/Address	MAP #:
GLASS CASEY R & JENNIFER S TRUST 10336 E BEARD ROAD BYRON MI 48418	2018 Est TCV 5,000

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 E> E BACK LOTS	5000	100		5,000
		Gravel Road	70 Actual Front Feet, 0.07 Total Acres	Total Est. Land Value =			5,000

BEG S14DEG 36' 46" E 40' FROM SW COR OF LOT 45 BIRCHAVEN BEACH TH S 14DEG 36' 46" E 50', S 86 DEG 46' 32" E 37.62', NW'LY TO A PT S 46DG 48' 30" W 41.12' & N 29DEG 53' W 65' FROM SW COR LOT 41, TH N 29DEG 53' W 23.99', S75DEG 23' 14"W 69.45' TO POB SEC10 T22N R8W .0714A	X	Paved Road					
6/2017 TRANSFER PART TO 010-018-91 FORMERLY SEC 10 T22N R8 W (0*2004).	X	Storm Sewer					
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 N 14 DEG 36' 46" M/L--	X	Sidewalk					
	X	Water					
	X	Sewer					
	X	Electric					
	X	Gas					
		Curb					
		Street Lights					
		Standard Utilities					
		Underground Utils.					

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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	2,500	0	2,500			644C
2017	2,800	0	2,800			631C
2016	3,500	0	3,500			626C
2015	3,500	0	3,500			625C

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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.
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
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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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SCHLICK DAVID R & MARIANNE Q 2700 OAKWOOD GRAND RAPIDS MI 49506	2018 Est TCV 5,000
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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	Rate	%Adj.	Reason	Value
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<Site Value E> E BACK LOTS			5000	100		5,000
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50 Actual Front Feet, 0.05 Total Acres						Total Est. Land Value =	5,000
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Tax Description	X	Value
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SEC 10 T22N R8W	X	
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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	X	
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57' 11" E 50 FT TO POB. -- .048 A M/L--	X	
---	---	--

Comments/Influences	X	
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	X	
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Topography of Site
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Level	
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X Rolling	
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Low	
-----	--

High	
------	--

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

Swamp	
-------	--

Wooded	
--------	--

Pond	
------	--

Waterfront	
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Ravine	
--------	--

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

X Flood Plain	
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X PRIVATE RD	
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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			2018	2,500	0	2,500			2,500S
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TPC 12/27/2017 INSPECTED			2017	2,800	0	2,800			2,800S
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TPC 10/27/2015 INSPECTED			2016	3,500	0	3,500			3,047C
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			2015	3,500	0	3,500			3,038C
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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 & 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 #:					
	2018 Est TCV 21,379 TCV/TFA: 88.71					

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

			<Site Value E> E BACK LOTS			5000	100		5,000	
			47 Actual Front Feet, 0.05 Total Acres						Total Est. Land Value =	5,000

Tax Description  
 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.

Comments/Influences



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

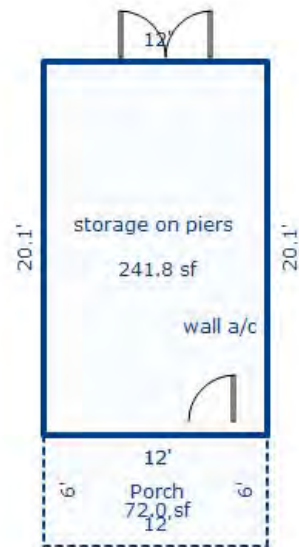
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	2,500	8,200	10,700			5,587C
2017	2,800	7,900	10,700			5,473C
2016	3,500	7,500	11,000			5,425C
2015	3,500	6,900	10,400			5,409C

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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		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack 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	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							72	WCP (1 Story)						
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace						Class: D Effec. Age: 9 Floor Area: 241 Total Base Cost: 13,309 Total Base New : 18,367 Total Depr Cost: 16,714 Estimated T.C.V: 16,379		CntryMult X 1.380 E.C.F. X 0.980			Bsmnt Garage: Carport Area: Roof:						
Yr Built 2004	Remodeled 0	Ex	X	Ord		Min	(12) Electric			Rate		Bsmnt-Adj	Heat-Adj	Size	Cost						
Condition: Average		Lg	X	Ord		Small	0 Amps Service			Rate				Size	Cost						
Room List		(5) Floors		No./Qual. of Fixtures			Stories			Foundation		Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		Ex. X Ord. Min			1 Story Siding			Piers		63.46		-15.67		0.48		241		11,633	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Other Additions/Adjustments			(16) Porches		Rate						Size		Cost	
X	Wood/Shingle Aluminum/Vinyl Brick			Many X Ave. Few			(13) Plumbing			WCP (1 Story), Shallow		23.28						72		1,676	
	Insulation	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			Notes: SHED/SLEEPING Phy/Ab.Phy/Func/Econ/Comb.%Good= 91/100/100/100/91.0, Depr.Cost = 16,714 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 16,379											
(2) Windows		(7) Excavation		(8) Basement			(14) Water/Sewer														
X	Many Avg. X Few	Large Avg. X Small		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic														
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			Lump Sum Items:														
(3) Roof		(10) Floor Support																			
X	Gable Hip Flat	Gambrel Mansard Shed		Joists: Unsupported Len: Cntr.Sup:																	
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
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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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CHECINSKI ANDRZEJ & MARLOGORZATA 2414 HAWTHORN DR S UTICA MI 48316	2018 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 *	.09 AC
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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<Site Value B> GRP B BACK LOTS	75	Actual	Front	Feet,	0.09	Total	Acres	Total Est. Land Value =
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SEC 10 T22N R8W BEG S 47 DEG 21'45"W	X	Dirt Road						
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41.03 FT FROM NW COR LOT 38 BIRCHAVEN		Gravel Road						
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BEACH, TH S 29 DEG 53'00"E 74.82 FT, S 47		Paved Road						
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DEG 36'22"W 50.02 FT, N 29 DEG 49'45"W		Storm Sewer						
--	--	-------------	--	--	--	--	--	--

74.61 FT, N 47 DEG 21'45"E 50 FT TO POB.		Sidewalk						
--	--	----------	--	--	--	--	--	--

.09A.	X	Water						
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Comments/Influences	X	Sewer						
---------------------	---	-------	--	--	--	--	--	--

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

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

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

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

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

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

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

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

X Low
-------

X High
--------

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

X Swamp
---------

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

X Pond
--------

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

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

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

X Flood Plain
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X PRIVATE RD
--------------

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2018	3,500	0	3,500			3,500S
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2017	3,500	0	3,500			3,500S
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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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\*\*\* 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
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S BIRCHAVEN BEACH DR	School: LAKE CITY - 57020					
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	P.R.E. 0%					
--	-----------	--	--	--	--	--

Owner's Name/Address	MAP #:
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FERGUSON DAVID C & ROSE MARY (TTEE) BIRCHAVEN COTTAGE TRUST 113 E MADISON DEWITT MI 48820	2018 Est TCV 5,739
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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
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		<Site Value E> E BACK LOTS					5000	100		5,000
--	--	----------------------------	--	--	--	--	------	-----	--	-------

		50 Actual Front Feet, 0.06 Total Acres					Total Est. Land Value =			5,000
--	--	--	--	--	--	--	-------------------------	--	--	-------

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

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	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
-------

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

2018	2,500	400	2,900			979C
------	-------	-----	-------	--	--	------

2017	2,800	300	3,100			959C
------	-------	-----	-------	--	--	------

2016	3,500	400	3,900			951C
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2015	3,500	400	3,900			949C
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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

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

RIETSEMA KLASS & KATHY      2018 Est TCV 5,000

10101 10 MILE ROAD NE      Improved    X    Vacant      Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS  
 ROCKFORD MI 49341

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

SEC 10 T22N R8W BEG S 46 DEG 48'30"W      X      Dirt Road      <Site Value E> E BACK LOTS      5000      100      5,000

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.      X      Gravel Road      50 Actual Front Feet, 0.06 Total Acres      Total Est. Land Value =      5,000

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

       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
2018	2,500	0	2,500			256C
2017	2,800	0	2,800			251C
2016	3,500	0	3,500			249C
2015	3,500	0	3,500			249C

Who      When      What

TPC 12/27/2017 INSPECTED

TPC 10/27/2015 INSPECTED

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

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

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      2018 Est TCV 14,822

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

PO BOX 408      Public Improvements      \* Factors \*

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

Tax Description      X      Dirt Road      Residential 8 - 17 @\$2000      7.41 Acres      2000      100           14,822

SEC 10 T22N R8W GOV'T LOT 6 NORTH OF      7.41 Total Acres      Total Est. Land Value =      14,822

SAPPHIRE LAKE PLAT #2 EXC THAT PART LYING      S'LY OF S LINE VACATED CHIPPEWA AVENUE

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

Comments/Influences      Topography of Site

05 Split .07 Ac. to 019-96 for 06      Level

05 Split .20 Ac. to 019-97 for 06      X      Rolling      Low      High      Landscaped      Swamp

05 Split .06 Ac. to 019-95 for 06      X      Wooded      Pond      Waterfront      Ravine      Wetland      Flood Plain      X      PRIVATE ROAD



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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	7,400	0	7,400			3,526C
2017	7,000	0	7,000			3,454C
2016	7,800	0	7,800			3,424C
2015	7,800	0	7,800			3,414C

\*\*\* 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
X W SAPPHIRE AVE						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2018 Est TCV 2,000					

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

Tax Description	X	Dirt Road	<Site Value A>	Bk Lot	580,590	2000	100				2,000	
SEC 10 T22N R8W (0*2005)		Gravel Road	50 Actual Front Feet, 0.06 Total Acres Total Est. Land Value =									2,000
BEG S 82 DEG 41'45"W 112.03 FT S 82 DEG 50'22"W 101.53 FT FROM NE COR LOT 173		Paved Road										
SAPPHIRE LAKE PLAT 2, TN S 82 DEG 21'04"W 50.35 FT, N 01 DEG 58'46"E 53.79 FT, S 88 DEG 05'54"E 50.96 FT, S 01 DEG 54'36"W 45.39 FT TO POB. .058 A		Storm Sewer										
Comments/Influences		Sidewalk										
05 Split .06 Ac from 010-019-00 for 06		Water										
	X	Sewer										
	X	Electric										
	X	Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										

05 Split .06 Ac from 010-019-00 for 06



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	1,000	0	1,000			1,000S
2017	2,500	0	2,500			2,018C
2016	2,000	0	2,000			2,000S
2015	3,700	0	3,700			3,088C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BAKER RONALD & NORMA	STEWART RONALD & KATHY	174,500	06/29/2017	PTA	Multiple Improved	PTA	PTA	100.0
BAKER RONALD & NORMA	BAKER RONALD & NORMA	0	08/19/2015	WD	RELATED PARTY	2015-02859	PTA	0.0
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
------------------	--------------------------	---------	--------------------	------	--------	--------

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

Owner's Name/Address	MAP #:
STEWART RONALD & KATHY 8255 N MCCAFFREY RD OWOSSO MI 48867	2018 Est TCV 2,000

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

Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X		Dirt Road					2000	100		2,000
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								
X		Flood Plain								
		PRIVATE ROAD								

Tax Description  
 SEC 10 T22N R8W (0\*2005) BEG AT NE COR OF LOT 168 SAPPHIRE LAKE PLAT #2, TH S 82 D 21' 04" W 26.79 FT, S 76 D 27' 35" W 24.22 FT, N 01 D 51' 18" E 64.67 FT, S 88 D 05' 54" E 49,86 FT, S 01 D 58' 46" W 53.79 FT TO POB.  
 .07 A M/L

Comments/Influences

05 Split from 010-019-00 for 06



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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	1,000	0	1,000			1,000S
2017	2,500	0	2,500			1,225C
2016	2,000	0	2,000			1,215C
2015	1,600	0	1,600			1,212C

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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 #:					
	2018 Est TCV 2,591					

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

			<Site Value A> Bk Lot 580,590				2000	100		2,000
			89 Actual Front Feet, 0.20 Total Acres Total Est. Land Value =							2,000

Tax Description		Land Improvement Cost Estimates								
	X	Dirt Road								
	X	Gravel Road								
	X	Paved Road								
	X	Storm Sewer								
	X	Sidewalk								
	X	Water								
	X	Sewer								
	X	Electric								
	X	Gas								
	X	Curb								
	X	Street Lights								
	X	Standard Utilities								
	X	Underground Utils.								
Total Estimated Land Improvements True Cash Value =										591

Comments/Influences		Topography of Site								
05 Split from 010-019-00 for 06		X	Level							
			Rolling							
			Low							
			High							
			Landscaped							
			Swamp							
			Wooded							
			Pond							
			Waterfront							
			Ravine							
			Wetland							
		X	Flood Plain							
			PRIVATE ROAD							



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	1,000	300	1,300			1,250C
2017	2,500	300	2,800			1,225C
2016	2,000	300	2,300			1,215C
2015	2,200	0	2,200			1,212C

\*\*\* 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
X W SAPPHIRE AVE	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
KENT KEVIN & KRISTEN 8758 W SAPPHIRE AVE LAKE CITY MI 49651	MAP #:					
	2018 Est TCV 2,000					

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

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	1,000	0	1,000			771C
2017	2,500	0	2,500			756C
2016	2,000	0	2,000			750C
2015	1,900	0	1,900			748C

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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	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 04/12/2011					
BOUGHNER DALE & JUDY & SZAFRANSKI TRACY	MAP #:					
8735 W SAPPHIRE AVE	2018 Est TCV 2,000					
LAKE CITY MI 49651						

Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA								
Public Improvements			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X			<Site Value A> Bk Lot 580,590 2000 100 2,000 31 Actual Front Feet, 0.13 Total Acres Total Est. Land Value = 2,000								

Tax Description  
 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

Comments/Influences  
 04 SPLIT FROM 019-00 FOR 05

- 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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	1,000	0	1,000			1,000S
2017	2,500	0	2,500			1,205C
2016	2,000	0	2,000			1,195C
2015	1,600	0	1,600			1,192C

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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			Addition	05/01/2015	2015-0123	100%
		P.R.E. 100% 05/23/2016	Garage	04/17/2012	2012-0113	100%

Owner's Name/Address	MAP #:	2018 Est TCV 309,809 TCV/TFA: 164.27
BAYER REVOCABLE TRUST 8850 W SAPPHIRE AVE LAKE CITY MI 49651		

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA																																																									
SEC 10 T22N R8W PCLS B & C OF THE SURVEY RECORDED IN LIBER S-3 PP 211-213 INCL. 7.98 A M/L 2016-02013 EASE CONSUMERS ENERGY 2013-03515 EASEMENT FROM SAPPHIRE AVE INCLUDES 1998 PIN 010-020-50 IN 1998	X		<p>* Factors *</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>GROUP J 250</td> <td>224.00</td> <td>1551.83</td> <td>0.6485</td> <td>1.0000</td> <td>250</td> <td>100</td> <td></td> <td>36,318</td> </tr> <tr> <td colspan="8">224 Actual Front Feet, 7.98 Total Acres</td> <td>Total Est. Land Value = 36,318</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: 3.5 Concrete</td> <td>3.44</td> <td>1.00</td> <td>240</td> <td>85</td> <td>702</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>97</td> <td>2,425</td> </tr> <tr> <td colspan="5">Total Estimated Land Improvements True Cash Value =</td> <td>3,127</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	GROUP J 250	224.00	1551.83	0.6485	1.0000	250	100		36,318	224 Actual Front Feet, 7.98 Total Acres								Total Est. Land Value = 36,318	Description	Rate	CountyMult.	Size	%Good	Cash Value	D/W/P: 3.5 Concrete	3.44	1.00	240	85	702	Description	Rate	CountyMult.	Size	%Good	Cash Value	LAND IMPROVE 2500	2500.00	1.00	1.0	97	2,425	Total Estimated Land Improvements True Cash Value =					3,127
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																																																				
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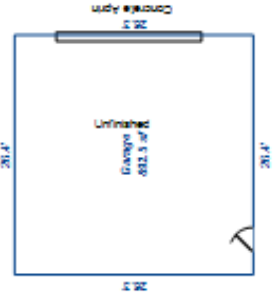
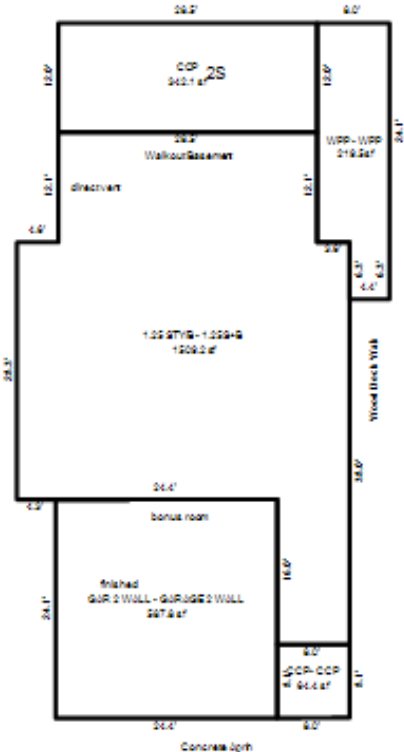
Comments/Influences	Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		X Rolling X Low X High Landscaped X Swamp X Wooded Pond X Waterfront Ravine Wetland Flood Plain X PRIVATE ROAD	2018	18,200	136,700	154,900			152,026C
			2017	18,200	130,700	148,900			148,900S
			2016	27,100	125,000	152,100			152,100S
			2015	50,400	93,700	144,100			133,573C

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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 342 219 64 158	Type CCP (2 Story) WPP CCP (1 Story) Treated Wood	Year Built: 1994 Car Capacity: 2 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: 587 % Good: 0 Storage Area: 294 No Conc. Floor: 0									
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G																	
Building Style: 1.5S		Trim & Decoration		Central Air Wood Furnace			Class: C +10 Effec. Age: 20 Floor Area: 1886 Total Base Cost: 180,070 Total Base New : 248,496 Total Depr Cost: 198,797 Estimated T.C.V: 270,364			CntyMult X 1.380 E.C.F. X 1.360		Bsmnt Garage: Carport Area: Roof:										
Yr Built 1994 199	Remodeled 2015	Ex	X	Ord		Min	(12) Electric			Rate		Bsmnt-Adj		Heat-Adj		Size		Cost				
Condition: Average		Lg	X	Ord		Small	200 Amps Service			79.35		0.00		0.00		1509		119,739				
Room List	(5) Floors	Kitchen: Other: Other:			No./Qual. of Fixtures			Stories Exterior			Foundation		Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
Basement 1st Floor 2nd Floor 3 Bedrooms		X	Drywall				Ex.	X	Ord.		Min	Other Additions/Adjustments			Rate		Size		Cost			
(1) Exterior		No. of Elec. Outlets			No. of Elec. Outlets			Many	X	Ave.		Few	(9) Basement Finish			Rate		Size		Cost		
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation			(13) Plumbing			Basement Recreation Finish			11.45		994		11,381							
Insulation		Basement: 1509 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			Walk out Basement Door(s)			775.00		1		775							
(2) Windows		(8) Basement			Softener, Auto 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)		1		760							
X	Many Avg. Few	X	Large Avg. Small	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			(15) Built-Ins & Fireplaces			760.00		1		2,400								
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			(16) Porches			1600.00		1		1,600							
X	Double Glass Patio Doors Storms & Screens	994	Recreation Living Walkout Doors No Floor	SF SF SF	(14) Water/Sewer			(16) Deck/Balcony			1162.00		1		1,162							
(3) Roof		(10) Floor Support			Lump Sum Items:			(17) Garages			2700.00		1		2,700							
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			(16) Deck/Balcony			2700.00		1		2,700						
X	Asphalt Shingle	Chimney:			Lump Sum Items:			(16) Deck/Balcony			7.40		158		1,169							
								Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			23.40		342		8,003							
								Appliance Allowance			10.35		219		2,267							
								Ceramic Tile Floor			34.76		64		2,225							
								Ceramic Tile Wains			7.40		158		1,169							
								Vent Fan			1915.00		1		1,915							
								Separate Shower			23.40		342		8,003							
								Ceramic Tile Floor			10.35		219		2,267							
								Ceramic Tile Wains			34.76		64		2,225							
								Vent Fan			7.40		158		1,169							
								(17) Garages			1915.00		1		1,915							
								Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			23.40		342		8,003							
								Base Cost			19.04		587		11,176							
								Common Wall: 1 Wall			-1300.00		1		-1,300							
								Automatic Doors			375.00		1		375							
								Storage area over garage			3.95		294		1,161							
								Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			17.61		692		12,186							
								Base Cost			375.00		1		375							
								Automatic Doors			375.00		1		375							
								<<<<< 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.
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: S BAYBERRY LN  
 Class: 402 RESIDENTIAL-V Zoning: Building Permit(s): Date: Number: Status:

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

Owner's Name/Address: ZMYSLO DENNIS & LAURA  
 2755 SOUTHFORK DR  
 STEVENSVILLE MI 49127  
 2018 Est TCV 21,780

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP J 250	102.00	150.00	0.8541	1.0000	250	100		21,780
102 Actual Front Feet, 0.35 Total Acres Total Est. Land Value =								21,780

Tax Description: SEC 10 T22N R8W PCL A OF SURVEY RECORDED IN LIBER S-3 PP 211-213 INCL. .35A.  
 Comments/Influences:

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



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	10,900	0	10,900			10,900S
2017	10,900	0	10,900			10,900S
2016	15,600	0	15,600			15,600S
2015	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

SAPPHIRE LAKE DR      School: LAKE CITY - 57020

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

INDIAN LAKES L C      2018 Est TCV 44,136

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

PO BOX 408      Public      \* Factors \*      Description    Frontage    Depth    Front    Depth    Rate    %Adj.    Reason      Value

DURAND MI 48429      Improvements      Residentialia LTDACCESS@1200    36.78 Acres    1200    100      44,136

Tax Description      X    Dirt Road      36.78 Total Acres      Total Est. Land Value =      44,136

. SEC 10 T22N R8W GOV'T LOT 8 EXC THAT

PART LYING SW'LY OFF PRIVATE ROAD.

36.78A.

Comments/Influences      X    Sewer      X    Electric



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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.			
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. 100% 02/02/2017		MAP #:		2018 Est TCV 210,293 TCV/TFA: 118.41					
LEAVER RICHARD 2203 62ND AVE E APT 7-101 FIFW WA 98424-3528		X	Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA						
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	Rate	%Adj.	Reason	Value
		X	Gravel Road		<Site Value F> GROUP F15K/SITE		15000	100			15,000
		X	Paved Road		<Site Value C> GROUP C 10K		10000	100			10,000
		X	Storm Sewer		<Site Value D> DuckPt Bk Lots		5000	100			5,000
		X	Sidewalk		287 Actual Front Feet, 1.86 Total Acres		Total Est. Land Value =				30,000
		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	
		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								
		Who	When	What	2018	15,000	90,100	105,100		99,310C	
		TPC 12/27/2017	INSPECTED		2017	15,000	87,400	102,400		97,268C	
		TPC 07/01/2011	INSPECTED		2016	11,500	101,400	112,900		96,401C	
		RJG 08/05/2008	INSPECTED		2015	13,500	95,900	109,400		96,113C	

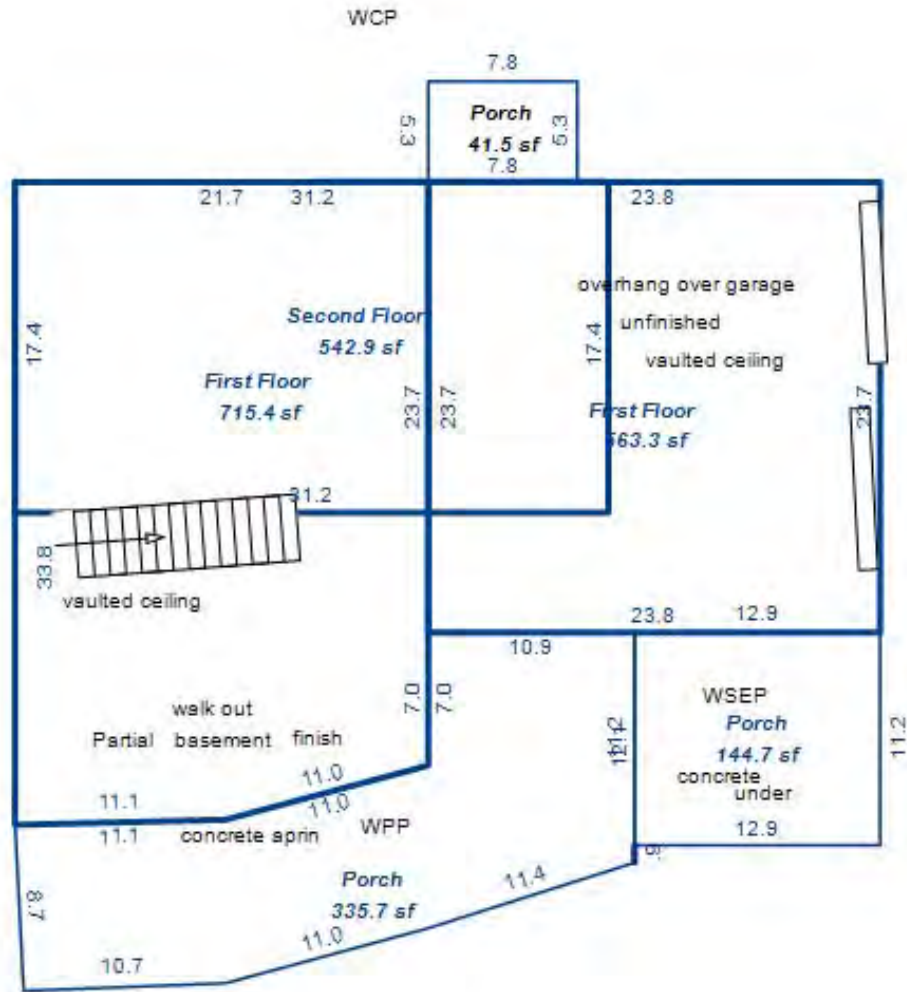


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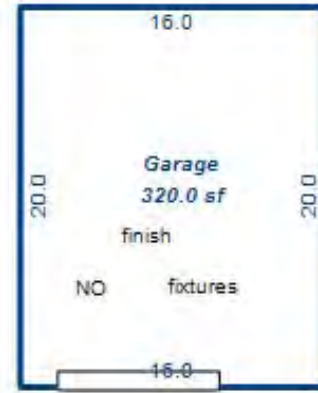
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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												
Building Style: 1.25S		Trim & Decoration																	
Yr Built 1995	Remodeled 2011	X	Ex	Ord	Min	Size of Closets													
Condition: Average		X	Lg	Ord	Small	Doors													
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	No. of Elec. Outlets			Rate			Bsmnt-Adj		Heat-Adj		Size Cost	
	Insulation	(7) Excavation		Many			X	Ave.	Few	Other Additions/Adjustments			Rate				Size Cost		
(2) Windows		(8) Basement		(13) Plumbing			(9) Basement Finish			Rate			Bsmnt-Adj		Heat-Adj		Size Cost		
X	Many Avg. Few	X	Large Avg. Small	Basement: 1278 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			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			Basement Recreation Finish Walk out Basement Door(s)			11.45 775.00				350 4,008 2 1,550		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor							(14) Water/Sewer									
X	Double Glass Patio Doors Storms & Screens	350	Recreation SF Living SF Walkout Doors No Floor SF							(15) Built-Ins & Fireplaces									
(3) Roof		(9) Basement Finish		(14) Water/Sewer			(16) Porches			Rate			Bsmnt-Adj		Heat-Adj		Size Cost		
X	Gable Hip Flat		Gambrel Mansard Shed	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			WSEP (1 Story), Standard WPP, Standard WCP (1 Story), Standard			29.17 8.97 43.22			25.41 375.00				144 4,200 335 3,005 40 1,729		
X	Asphalt Shingle	(10) Floor Support		(14) Water/Sewer			(17) Garages			Rate			Bsmnt-Adj		Heat-Adj		Size Cost		
	Chimney:	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Automatic Doors (17) Basement Garages Basement Garage: 2 Car Mechanical Doors Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, ECF (416 RESIDENTIAL RURAL/ NON SUB)			2100.00 350.00 0.980 => TCV of Bldg: 1 =			25.41 375.00				320 8,131 1 375 1 2,100 2 700 182,487 178,838		

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



concrete parking  
720 sq.ft.



water access here

water access is swamp

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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					
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 #:		2018 Est TCV 76,000									
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS								
SEC 10 T22N R8W (7*1999) NE 1/4 OF NW 1/4 EXC INDIAN LAKES WEST APPROX 38A		Public Improvements		* Factors *									
Comments/Influences		X Dirt Road		Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X Gravel Road		Residentia PARTOF>80@\$2000		38.00 Acres	2000	100					76,000
		X Paved Road				38.00 Total Acres	Total Est. Land Value =						76,000
		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											
		X Rolling											
		Low											
		High											
		Landscaped											
		Swamp											
		X Wooded											
		X Pond											
		Waterfront											
		X Ravine											
		X Wetland											
		X Flood Plain											
		X PRIVATE ROAD											
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
					2018	38,000	0	38,000			13,161C		
					2017	38,000	0	38,000			12,891C		
					2016	34,200	0	34,200			12,777C		
					2015	19,000	0	19,000			12,739C		



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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	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	Split Vacant	2010-4351wd	PTA	0.0

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 #:					
	2018 Est TCV 107,609					

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

**Tax Description**  
 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  
 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 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
2018	53,800	0	53,800			24,592C
2017	53,800	0	53,800			24,087C
2016	53,800	0	53,800			23,873C
2015	53,800	0	53,800			23,802C



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

Who	When	What	2018	2017	2016	2015
TPC	12/27/2017	INSPECTED				
TPC	06/01/2012	INSPECTED				

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
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
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S DUCK POINT RD	School: LAKE CITY - 57020					
-----------------	---------------------------	--	--	--	--	--

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

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

HUTCHINSON EDWARD & DEBRA 8939 W OAK LN LAKE CITY MI 49651	2018 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
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75 Actual Front Feet, 0.20 Total Acres						Total Est. Land Value =	5,625
--	--	--	--	--	--	-------------------------	-------

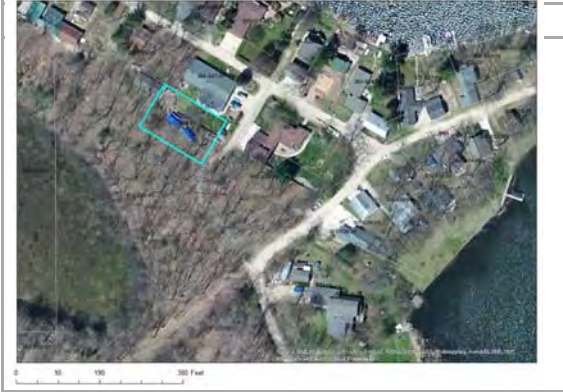
Tax Description  
2014-04054 PART OF GOVERNMENT LOT 9, SECTION 10, T22N, R8W., LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS: BEGINNING AT THE SOUTHEASTERLY CORNER OF LOT 47, DUCK POINT PLAT, THENCE S31DEG.29'35"W 75 FEET; THENCE NS8DEG.30'25"W 117.50 FEET; THENCE N31DEG.29'35"E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

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
2018	2,800	0	2,800			2,800S
2017	2,800	0	2,800			2,800S
2016	2,800	0	2,800			2,800S
2015	2,800	0	2,800			2,800S



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Who When What  
TPC 12/27/2017 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	LEHMAN JAMES E & DIANE K	8,500	09/05/2010	WD	Split Vacant	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%
Owner's Name/Address	P.R.E. 100% 12/05/2011					
LEHMAN JAMES E & DIANE K 1685 S DUCK POINT RD LAKE CITY MI 49651	MAP #:					
	2018 Est TCV 33,799 TCV/TFA: 0.00					

X	Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
GROUP F 85/FF	100.00	130.68	1.0000	1.0000	85	100	8,500	
100 Actual Front Feet, 0.30 Total Acres							Total Est. Land Value =	8,500

Tax Description		Land Improvement Cost Estimates			
Description	Rate	CountyMult.	Size	%Good	Cash Value
Dirt Road					
Gravel Road					
Paved Road					
Storm Sewer					
Sidewalk					
Water					
X Sewer					
X Electric					
Gas					
Curb					
Street Lights					
Standard Utilities					
Underground Utils.					
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	2018	4,300	12,600	16,900			15,464C
X	Rolling	2017	4,300	11,800	16,100			15,146C
X	Low	2016	4,300	11,700	16,000			15,011C
X	High	2015	4,300	11,500	15,800			14,967C
X	Landscaped							
X	Swamp							
X	Wooded							
X	Pond							
X	Waterfront							
X	Ravine							
X	Wetland							
X	Flood Plain							
X	PRIVATE RD							



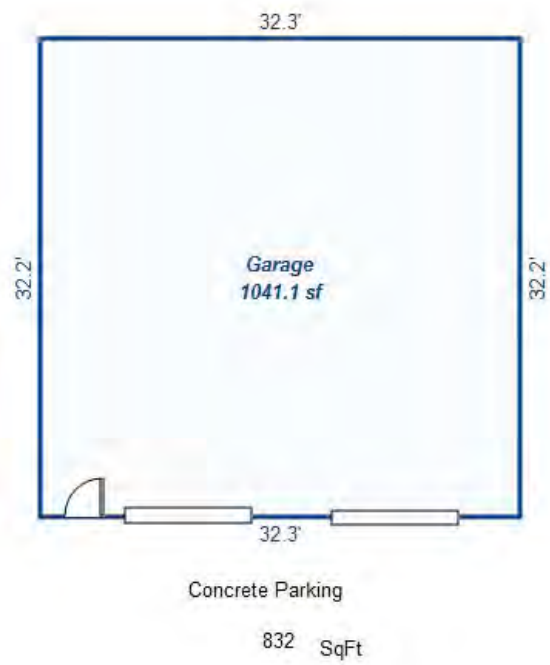
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2012 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 1041 % Good: 0 Storage Area: 0 No Conc. Floor: 0	Bsmnt Garage:	Roof:	CmtyMult X 1.380 E.C.F. X 1.100	Rate Bsmnt-Adj Rate	Heat-Adj Rate	Size Size	Cost Cost		
	Mobile Home																	0 Front Overhang	(4) Interior
	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			Rate		Size Cost		Size Cost				
Yr Built	Remodeled	Ex	Ord	Min	0 Amps Service			Other Additions/Adjustments											
2012	0							(17) Garages											
Condition: Average		Lg	Ord	Small	No./Qual. of Fixtures			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)											
		Doors	Solid	H.C.	Ex.	Ord.	Min	Base Cost											
Room List		(5) Floors			No. of Elec. Outlets			Automatic Doors											
	Basement	Kitchen:			Many			Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,											
	1st Floor	Other:			Ave.			Depr.Cost =											
	2nd Floor	Other:			Few			ECF (412 - SAPPHERE LAKE BACK LOTS RES) 1.100 => TCV of Bldg: 1 =											
	Bedrooms																		
(1) Exterior		(6) Ceilings			(13) Plumbing														
	Wood/Shingle				1														
	Aluminum/Vinyl				Average Fixture(s)														
	Brick				3 Fixture Bath														
	Insulation				2 Fixture Bath														
(2) Windows		(7) Excavation			Softener, Auto														
	Many	Basement: 0 S.F.			Softener, Manual														
	Avg.	Crawl: 0 S.F.			Solar Water Heat														
	Few	Slab: 0 S.F.			No Plumbing														
	Large	Height to Joists: 0.0			Extra Toilet														
	Avg.				Extra Sink														
	Small				Separate Shower														
	Wood Sash	(8) Basement			Ceramic Tile Floor														
	Metal Sash	Conc. Block			Ceramic Tile Wains														
	Vinyl Sash	Poured Conc.			Ceramic Tub Alcove														
	Double Hung	Stone			Vent Fan														
	Horiz. Slide	Treated Wood																	
	Casement	Concrete Floor																	
	Double Glass	(9) Basement Finish																	
	Patio Doors	Recreation SF																	
	Storms & Screens	Living SF																	
(3) Roof		Walkout Doors																	
	Many	No Floor SF																	
	Avg.																		
	Few																		
	Wood Sash																		
	Metal Sash																		
	Vinyl Sash																		
	Double Hung																		
	Horiz. Slide																		
	Casement																		
	Double Glass																		
	Patio Doors																		
	Storms & Screens																		
(10) Floor Support																			
	Gable																		
	Hip																		
	Flat																		
	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.
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	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 #:					
	2018 Est TCV 71,700					

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

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;  
 Lake Township

- 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.

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

- 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
2018	35,900	0	35,900			10,634C
2017	35,900	0	35,900			10,416C
2016	35,900	0	35,900			10,324C
2015	35,900	0	35,900			10,294C



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			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 #:					
	2018 Est TCV 37,673 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



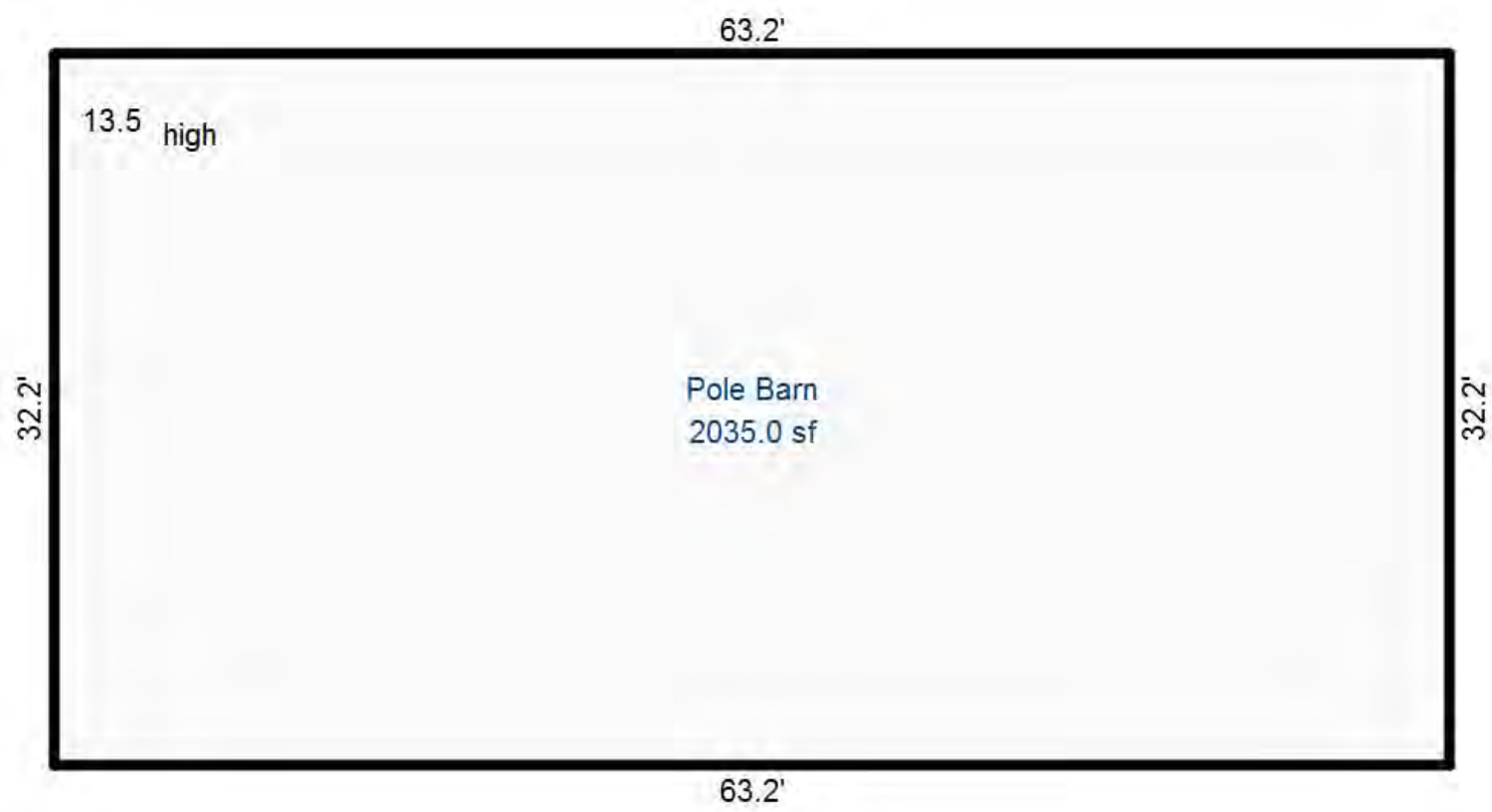
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2018	5,000	13,800	18,800			16,945C
TPC 12/27/2017	INSPECTED		2017	5,000	13,800	18,800			16,597C
			2016	5,000	13,000	18,000			16,449C
			2015	5,000	11,400	16,400			16,400S

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
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: 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	Bsmnt Garage:	Carport Area:	Roof:			
	Mobile Home													0 Front Overhang	(4) Interior	
	Town Home	0 Other Overhang				Central Air Wood Furnace										
	Duplex					(12) Electric										
	A-Frame					0 Amps Service										
	Wood Frame	Drywall Paneled	Plaster Wood T&G													
Building Style: GRG		Trim & Decoration														
Yr Built	Remodeled	Ex	Ord	Min												
2014	0	Size of Closets														
Condition: Average		Lg	Ord	Small												
Room List		Doors			Solid		H.C.									
	Basement	(5) Floors														
	1st Floor	Kitchen:														
	2nd Floor	Other:														
	Bedrooms	Other:														
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures											
	Wood/Shingle				Ex.		Ord.		Min							
	Aluminum/Vinyl				No. of Elec. Outlets											
	Brick				Many		Ave.		Few							
	Insulation	(7) Excavation														
(2) Windows		Basement: 0 S.F.														
	Many	Crawl: 0 S.F.														
	Avg.	Slab: 0 S.F.														
	Few	Height to Joists: 0.0														
	Large	(8) Basement														
	Avg.	Conc. Block														
	Small	Poured Conc.														
	Wood Sash	Stone														
	Metal Sash	Treated Wood														
	Vinyl Sash	Concrete Floor														
	Double Hung	(9) Basement Finish														
	Horiz. Slide	Recreation SF														
	Casement	Living SF														
	Double Glass	Walkout Doors														
	Patio Doors	No Floor SF														
	Storms & Screens	(14) Water/Sewer														
(3) Roof		Public Water														
	Gable	Public Sewer														
	Hip	Water Well														
	Flat	1000 Gal Septic														
	Asphalt Shingle	2000 Gal Septic														
	Chimney:	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.
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
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S CHIPPEWA	School: LAKE CITY - 57020					
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	P.R.E. 0%					
--	-----------	--	--	--	--	--

Owner's Name/Address	MAP #:					
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DEBOER DONALD 2383 S MCGEE RD LAKE CITY MI 49651		2018 Est TCV 5,000				
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	Improved	X	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS		
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	Public Improvements			* Factors *		
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				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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				<Site Value A>	RURAL LOTS				5000	100		5,000
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				75 Actual Front Feet,	0.17 Total Acres				Total Est. Land Value =			5,000
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Tax Description												
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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.	X	Dirt Road										
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SPLIT ON 02/05/2014 FROM 009-010-024-00;	X	Gravel Road										
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Comments/Influences	X	Paved Road										
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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.	X	Storm Sewer										
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	X	Sidewalk										
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	X	Water Sewer										
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	X	Electric										
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	X	Gas										
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	X	Curb										
--	---	------	--	--	--	--	--	--	--	--	--	--

	X	Street Lights										
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	X	Standard Utilities										
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	X	Underground Utils.										
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Topography of Site												
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		Level										
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		Rolling										
--	--	---------	--	--	--	--	--	--	--	--	--	--

		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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		Waterfront										
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		Ravine										
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		Wetland										
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	X	Flood Plain										
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	X	PRIVATE RD										
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2018	2,500	0	2,500			2,500S
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2017	2,500	0	2,500			2,500S
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2016	5,000	0	5,000			4,513C
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2015	4,500	0	4,500			4,500S
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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	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 #:					
	2018 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 & 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 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

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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	1,400	0	1,400			1,400S
2017	1,400	0	1,400			1,400S
2016	1,400	0	1,400			1,400S
2015	1,400	0	1,400			1,400S

\*\*\* 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 #:					
	2018 Est TCV 308,594 TCV/TFA: 146.67					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
SEC 10 T22N R8W (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.			* Factors *						
				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
	Level
	X Rolling
	X Low
	X High
	Landscaped
	X Swamp
	Wooded
	Pond
	X Waterfront
	Ravine
Wetland	
Flood Plain	
X PRIVATE ROAD	

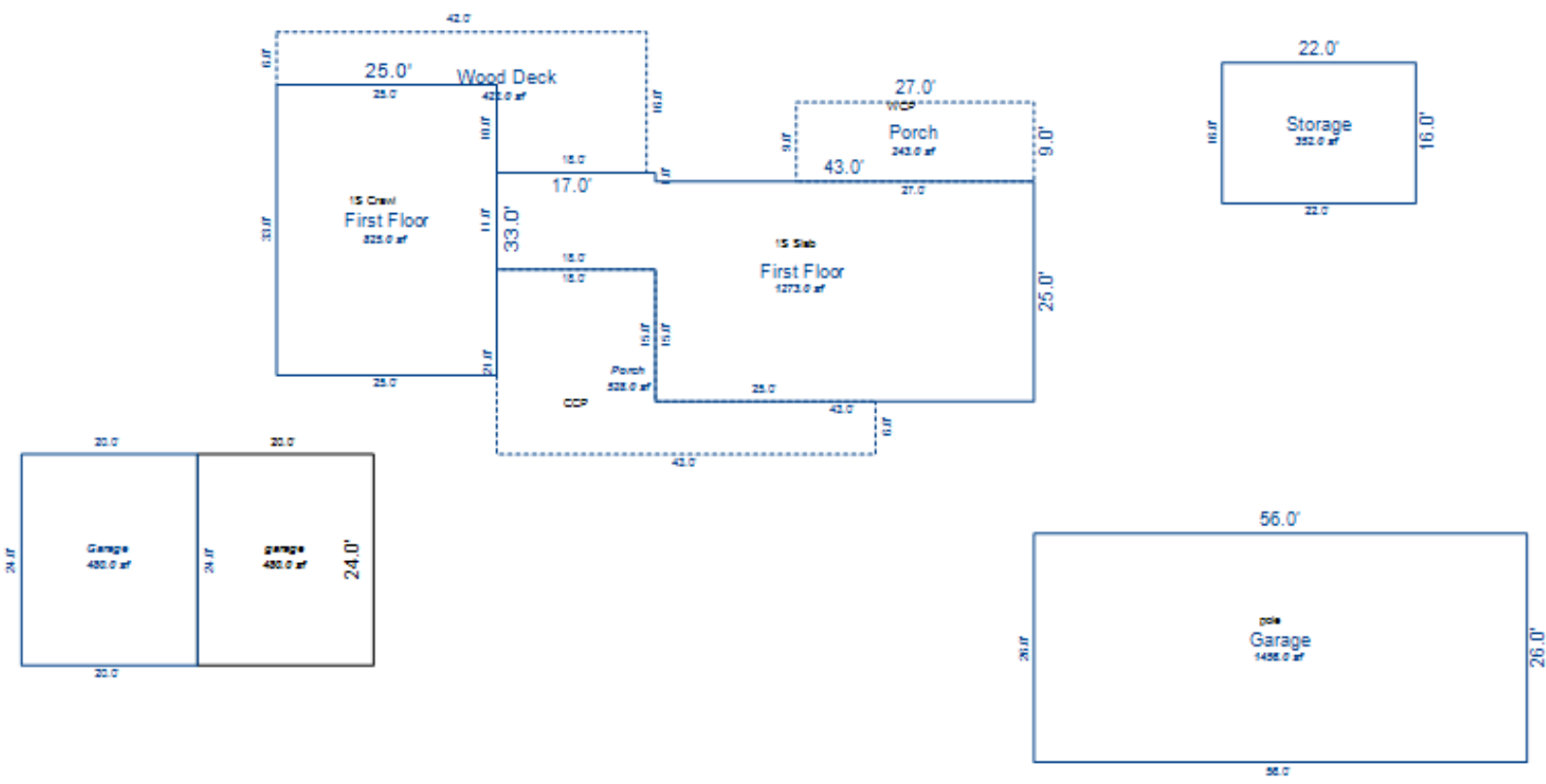
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	35,600	118,700	154,300			139,297C
2017	35,600	113,700	149,300			136,432C
2016	41,800	108,900	150,700			135,216C
2015	76,400	103,300	179,700			134,812C

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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 243 537 422	Type WCP (1 Story) CCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 1456 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G												
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			Stories Exterior			Foundation			Rate Bsmnt-Adj Heat-Adj			Size Cost	
Yr Built 1930	Remodeled 1992	Ex	X	Ord		Min	No. of Elec. Outlets			Rate			Bsmnt-Adj Heat-Adj			Size Cost	
Condition: Average		Lg	X	Ord		Small	Many	X	Ave.		Few	Rate			Size Cost		
Room List		(5) Floors		(12) Electric			(13) Plumbing			Rate			Bsmnt-Adj Heat-Adj			Size Cost	
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		200 Amps Service			Average Fixture(s) 2 Fixture Bath			Rate			Bsmnt-Adj Heat-Adj			Size Cost	
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Other Additions/Adjustments			Rate			Bsmnt-Adj Heat-Adj			Size Cost	
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Ex.	X	Ord.		Min	Rate			Bsmnt-Adj Heat-Adj			Size Cost		
X	Insulation	(7) Excavation		(13) Plumbing			Rate			Bsmnt-Adj Heat-Adj			Size Cost				
(2) Windows		Basement: 0 S.F. Crawl: 825 S.F. Slab: 1279 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			Rate			Bsmnt-Adj Heat-Adj			Size Cost				
X	Many Avg. Few	X	Large Avg. Small	(8) Basement		(14) Water/Sewer			Rate			Bsmnt-Adj Heat-Adj			Size Cost		
	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 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Rate			Bsmnt-Adj Heat-Adj			Size Cost				
(3) Roof		(9) Basement Finish		Lump Sum Items:			Rate			Bsmnt-Adj Heat-Adj			Size Cost				
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors No Floor SF			Rate			Bsmnt-Adj Heat-Adj			Size Cost				
X	Asphalt Shingle	(10) Floor Support		Class:C Exterior: Pole Foundation: 18 Inch (Unfinished) Base Cost 10.13 1456 14,749			Rate			Bsmnt-Adj Heat-Adj			Size Cost				
	Chimney: Brick	Joists: Unsupported Len: Cntr.Sup:		Class:C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 13.50 1456 19,656			Rate			Bsmnt-Adj Heat-Adj			Size Cost				
				Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 165,531 ECF (410- SAPPHERE LAKE AREA) 1.360 => TCV of Bldg: 1 = 225,122			Rate			Bsmnt-Adj Heat-Adj			Size Cost				

\*\*\* 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: DOWN PAUL A & DAO NOI  
 8815 S BLUFFVIEW DRIVE  
 BERRIEN SPRINGS MI 49103  
 2018 Est TCV 39,229

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

Improved	X	Vacant	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			GROUP I	\$500	100.00	334.00	0.7846	1.0000	500	100	39,229
* Factors * 100 Actual Front Feet, 0.77 Total Acres Total Est. Land Value = 39,229											

Tax Description: 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.  
 Comments/Influences:

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

Topography of Site

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	19,600	0	19,600			19,600S
2017	19,600	0	19,600			19,600S
2016	21,000	0	21,000			21,000S
2015	25,000	0	25,000			25,000S

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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.
		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 #:		2018 Est TCV 351,170 TCV/TFA: 137.18			
DICKERSON ERIC A & MARIANNE 8508 W JENNINGS ROAD LAKE CITY MI 49651						

Taxpayer's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
NORTHWESTERN MORTGAGE COMPANY P O BOX 809 TRAVERSE CITY MI 49685-0809	X		* Factors *						
			GROUP I \$500	100.00	330.00	0.7846	1.0000	500 100	39,229
			100 Actual Front Feet, 0.76 Total Acres Total Est. Land Value = 39,229						
Tax Description			Land Improvement Cost Estimates						
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.	X		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						

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



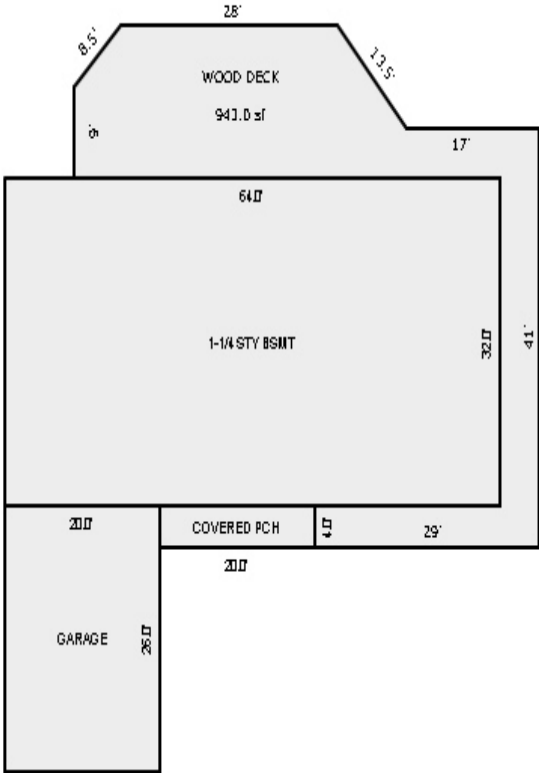
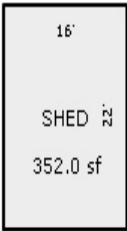
Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	2018	19,600	156,000	175,600			140,470C
X	Rolling	2017	19,600	149,200	168,800			137,581C
X	Low	2016	21,000	142,500	163,500			136,354C
X	High	2015	25,000	134,900	159,900			135,947C
X	Landscaped	Who When What						
X	Swamp	TPC 12/27/2017 INSPECTED						
X	Wooded							
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	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 80 943	Type CCP (1 Story) Pine	Year Built: 1998 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: 520 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																														
X	Wood Frame	X	Drywall Paneled	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																																																						
Building Style: 1.25S		Trim & Decoration		(4) Interior			(12) Electric			Class: C		Effec. Age: 12																																																															
Yr Built 1998	Remodeled 0	X	Ex	Ord	Min	Size of Closets			Floor Area: 2560		CnntyMult X 1.380																																																																
Condition: Average		X	Lg	Ord	Small	200 Amps Service			Total Base Cost: 187,312		X 1.360																																																																
Room List		X	Doors	Solid	X	H.C.	Central Air Wood Furnace			Total Base New : 258,490																																																																	
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		Kitchen: Other: Other:			No./Qual. of Fixtures			Total Depr Cost: 226,623		X 1.360		Estimated T.C.V: 308,207																																																													
(1) Exterior		X	Drywall				Ex. X Ord. Min			Rate		Bsmnt-Adj		Heat-Adj																																																													
X	Wood/Shingle Aluminum/Vinyl Brick						No. of Elec. Outlets			Foundation Basement		Rate		Size																																																													
Insulation			(7) Excavation	Basement: 2048 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Rate		Bsmnt-Adj		Heat-Adj																																																													
(2) Windows		X	Many	X	Large		Many X Ave. Few			Rate		Bsmnt-Adj		Heat-Adj																																																													
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement		8				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			Rate		Bsmnt-Adj		Heat-Adj																																																													
X	Double Glass Patio Doors Storms & Screens		(8) Basement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Rate		Bsmnt-Adj		Heat-Adj																																																													
(3) Roof		X	Many	X	Large		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Rate		Bsmnt-Adj		Heat-Adj																																																													
X	Gable Hip Flat		(9) Basement Finish	Recreation SF Living SF Walkout Doors No Floor SF			Lump Sum Items:			Rate		Bsmnt-Adj		Heat-Adj																																																													
X	Asphalt Shingle		(10) Floor Support	1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic						Rate		Bsmnt-Adj		Heat-Adj																																																													
Chimney:										Rate		Bsmnt-Adj		Heat-Adj																																																													
										<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>69.15</td> <td>0.00</td> <td>0.00</td> <td>2048</td> <td>141,619</td> </tr> <tr> <td>11.45</td> <td></td> <td></td> <td>1786</td> <td>20,450</td> </tr> <tr> <td>760.00</td> <td></td> <td></td> <td>1</td> <td>760</td> </tr> <tr> <td>2400.00</td> <td></td> <td></td> <td>1</td> <td>2,400</td> </tr> <tr> <td>1162.00</td> <td></td> <td></td> <td>1</td> <td>1,162</td> </tr> <tr> <td>2700.00</td> <td></td> <td></td> <td>1</td> <td>2,700</td> </tr> <tr> <td>1915.00</td> <td></td> <td></td> <td>1</td> <td>1,915</td> </tr> <tr> <td>20.15</td> <td></td> <td></td> <td>520</td> <td>10,478</td> </tr> <tr> <td>-1300.00</td> <td></td> <td></td> <td>1</td> <td>-1,300</td> </tr> <tr> <td>31.93</td> <td></td> <td></td> <td>80</td> <td>2,554</td> </tr> <tr> <td>4.85</td> <td></td> <td></td> <td>943</td> <td>4,574</td> </tr> </tbody> </table>		Rate	Bsmnt-Adj	Heat-Adj	Size	Cost	69.15	0.00	0.00	2048	141,619	11.45			1786	20,450	760.00			1	760	2400.00			1	2,400	1162.00			1	1,162	2700.00			1	2,700	1915.00			1	1,915	20.15			520	10,478	-1300.00			1	-1,300	31.93			80	2,554	4.85			943	4,574				
Rate	Bsmnt-Adj	Heat-Adj	Size	Cost																																																																							
69.15	0.00	0.00	2048	141,619																																																																							
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1915.00			1	1,915																																																																							
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4.85			943	4,574																																																																							

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Sketch by Apex Medina™

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
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						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2018 Est TCV 208,573 TCV/TFA: 156.35					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA									
				* Factors *									
. 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				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
				GROUP H \$800	119.00	190.35	0.8143	1.0000	800	100			77,521
				119 Actual Front Feet, 0.52 Total Acres Total Est. Land Value = 77,521									
				Land Improvement Cost Estimates									
				Description	Rate	CountyMult.	Size	%Good	Cash Value				
				Dock: Light posts	21.31	1.00	72	0	0				
				Residential Local Cost Land Improvements									
				Description	Rate	CountyMult.	Size	%Good	Cash Value				
				Gas	2500.00	1.00	1.0	95	2,375				
				Total Estimated Land Improvements True Cash Value = 2,375									

Public Improvements

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		
Rolling		
X Low		
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
			2018	38,800	65,500	104,300			100,569C
		TPC 12/27/2017 INSPECTED	2017	40,100	62,700	102,800			98,501C
		TPC 11/19/2012 INSPECTED	2016	47,600	59,900	107,500			97,623C
			2015	47,600	56,700	104,300			97,332C

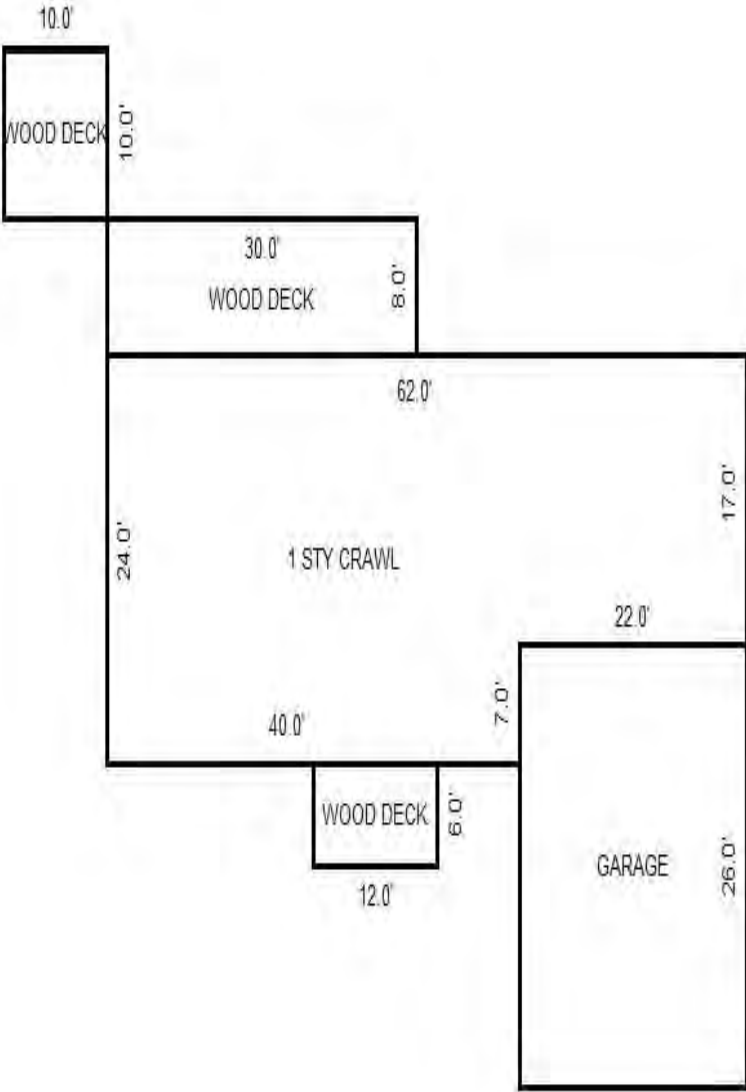
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage							
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 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 : 144,870 Total Depr Cost: 94,615 Estimated T.C.V: 128,677		CntyMult X 1.380 E.C.F. X 1.360		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	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: Average		Lg	Ord	X	Small	No. of Elec. Outlets			Other Additions/Adjustments		Rate		Rate		Rate		Rate		Rate		
Room List		Doors	Solid	X	H.C.	(13) Plumbing			(1) Exterior		8.25						496		4,092		
Basement 1st Floor 2nd Floor 2 Bedrooms		Kitchen: Other: Hardwood Other: Ceramic Tile		No. of Elec. Outlets			(13) Plumbing			Brick Veneer		760.00						1		760	
(1) Exterior		X	Drywall	Ex. X Ord. Min			(13) Plumbing			Average Fixture(s)		1600.00						1		1,600	
Wood/Shingle Aluminum/Vinyl Brick		Basement: 0 S.F. Crawl: 1334 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few			(13) Plumbing			2 Fixture Bath		775.00						1		775	
(2) Windows		(7) Excavation		(13) Plumbing			(13) Plumbing			Separate Shower		2700.00						1		2,700	
Many Avg. Few		Large Avg. Small		Basement: 0 S.F. Crawl: 1334 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			(14) Water/Sewer		1162.00						1		1,162	
X		X		(8) Basement			(13) Plumbing			Well, 100 Feet		2700.00						1		2,700	
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Recreation SF Living SF Walkout Doors No Floor SF			(13) Plumbing			(15) Built-Ins & Fireplaces		1915.00						1		1,915	
X		X		(9) Basement Finish			(13) Plumbing			Appliance Allowance		3875.00						1		3,875	
Double Glass Patio Doors Storms & Screens		Recreation SF Living SF Walkout Doors No Floor SF		(9) Basement Finish			(13) Plumbing			Fireplace: Exterior 1 Story		1200.00						1		1,200	
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		(9) Basement Finish			(13) Plumbing			Fireplace: Direct-Vented Gas								1		1,200	
X		X		(10) Floor Support			(13) Plumbing			(16) Deck/Balcony		9.11						72		656	
Gable Hip Flat		Gambrel Mansard Shed		Joists: Unsupported Len: Cntr.Sup:			(13) Plumbing			Treated Wood,Standard		6.85						240		1,644	
X		X		(10) Floor Support			(13) Plumbing			Treated Wood,Standard		8.30						100		830	
Asphalt Shingle		Asphalt Shingle		Joists: Unsupported Len: Cntr.Sup:			(13) Plumbing			(17) Garages											
Chimney: Brick		Chimney: Brick		Lump Sum Items:			(13) Plumbing			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)		19.27						572		11,022	
				Lump Sum Items:			(13) Plumbing			Base Cost		-1925.00						1		-1,925	
				Lump Sum Items:			(13) Plumbing			Common Wall: 1.5 Wall		375.00						1		375	
				Lump Sum Items:			(13) Plumbing			Automatic Doors		Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,		Depr.Cost =				93,190			
				Lump Sum Items:			(13) Plumbing			Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,		Depr.Cost =						1,425			
				Lump Sum Items:			(13) Plumbing			Local Cost Items:		1500.00						1		1,500	
				Lump Sum Items:			(13) Plumbing			GENERATOR											
				Lump Sum Items:			(13) Plumbing			Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,		Depr.Cost =									
				Lump Sum Items:			(13) Plumbing			<<<<< 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\*\*\*

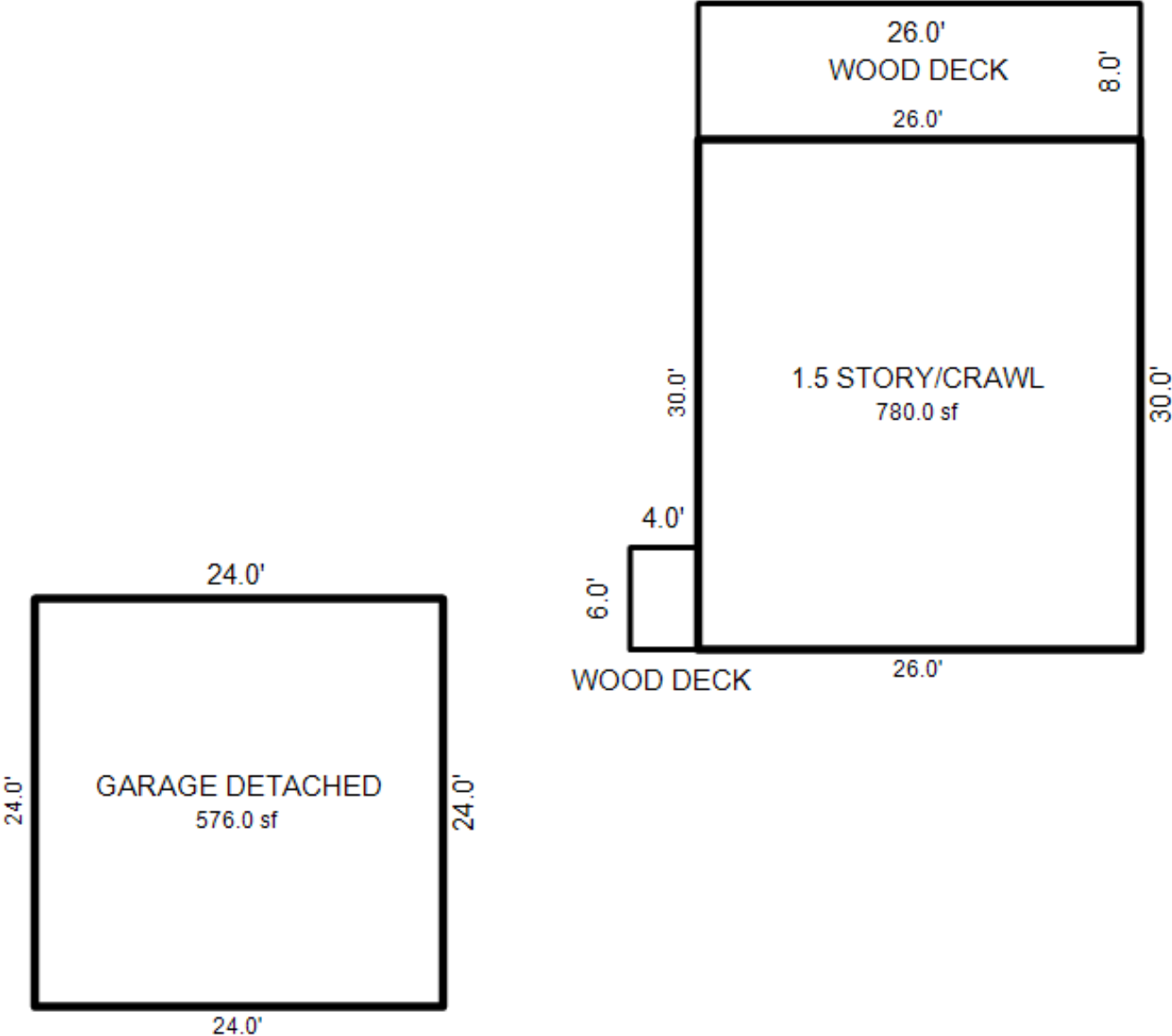
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
KOZICKI RONALD S & PAMELA	EVANS ROBERT & JILL	174,600	08/11/2016	WD	Arms Length	2016-02638	PTA	100.0		
ELDRED LYLE	KOZICKI RONALD S & PAMELA	180,000	03/10/2005	WD	Arms Length	05-0/893		100.0		
Property Address		Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)		Date	Number	Status		
8720 W PETERSON POINT RD		School: LAKE CITY - 57020								
Owner's Name/Address		P.R.E. 0%								
EVANS ROBERT & JILL 2360 KENOWA AVE NW GRAND RAPIDS MI 49534-1165		MAP #:								
		2018 Est TCV 176,536 TCV/TFA: 150.89								
		X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA						
		Public Improvements		* Factors *						
				Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
				GROUP H \$800	85.00	179.37	0.9008 1.0000	800 100	61,253	
				85 Actual Front Feet, 0.35 Total Acres					Total Est. Land Value =	61,253
Tax Description		X Dirt Road								
. 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		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		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	2018	30,600	57,700	88,300		88,112C
		TPC 12/27/2017 INSPECTED			2017	31,200	55,100	86,300		86,300S
		TPC 08/15/2016 INSPECTED			2016	38,300	56,100	94,400		70,077C
		TPC 11/19/2012 INSPECTED			2015	38,300	53,000	91,300		69,868C

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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	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	X	Plaster Wood T&G											
Building Style: 1.5S		Trim & Decoration														
Yr Built 1991	Remodeled 0	Ex	Ord	X	Min	Size of Closets										
Condition: Average		Lg	Ord	X	Small	Doors										
Room List		(5) Floors		Central Air Wood Furnace												
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Other:		(12) Electric			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.	Min	1.5 Story Siding			Crawl Space 90.11 -10.44		0.00		780 62,143	
Insulation		Basement: 0 S.F. Crawl: 780 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets			Other Additions/Adjustments			Rate		Rate		Size Cost		
(2) Windows		(7) Excavation		Many			X	Ave.	Few	(13) Plumbing						
X	Many Avg. Few	X	Large Avg. Small	Basement			Average Fixture(s)			760.00		1		760		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(8) Basement			1 Average Fixture(s)			1162.00		1		1,162		
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		1			3 Fixture Bath			2700.00		1		2,700		
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		Softener, Auto 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			1915.00		1		1,915		
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support			Public Water			7.01		208		1,458		
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1			Public Sewer			14.72		24		353		
Chimney: Block		Lump Sum Items:		1			Water Well			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)		576		11,059		
				1			1000 Gal Septic			Base Cost 19.20		1		350		
				1			2000 Gal Septic			Mechanical Doors 350.00		1		350		
							Lump Sum Items:			Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 84,767		1		115,283		
										ECF (410- SAPPHERE LAKE AREA) 1.360 => TCV of Bldg: 1 =						

\*\*\* 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.
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: W PETERSON POINT 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: SCHNEIDER MICHAEL ETAL  
 611 WALNUT ST  
 CENTERVILLE MN 49601  
 2018 Est TCV 40,538

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

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

X Dirt Road GROUP H \$800 50.00 182.60 0.6989 1.0000 800 100 27,958  
 X Gravel Road GROUP F 85/FF 148.00 182.60 1.0000 1.0000 85 100 12,580  
 X Paved Road 198 Actual Front Feet, 0.83 Total Acres Total Est. Land Value = 40,538  
 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 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.

Comments/Influences: Topography of Site

Level: 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
2018	20,300	0	20,300			20,300S
2017	21,100	0	21,100			21,100S
2016	28,800	0	28,800			28,800S
2015	28,800	0	28,800			28,800S

Who When What: TPC 12/27/2017 INSPECTED TPC 11/19/2012 INSPECTED

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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	2018 Est TCV 109,123 TCV/TFA: 136.40

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA																											
. 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</td> <td>\$800</td> <td>50.00</td> <td>153.00</td> <td>1.0000</td> <td>1.0000</td> <td>800</td> <td>100</td> <td>40,000</td> </tr> <tr> <td colspan="8">50 Actual Front Feet, 0.18 Total Acres</td> <td>Total Est. Land Value = 40,000</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	GROUP H	\$800	50.00	153.00	1.0000	1.0000	800	100	40,000	50 Actual Front Feet, 0.18 Total Acres								Total Est. Land Value = 40,000
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																						
GROUP H	\$800	50.00	153.00	1.0000	1.0000	800	100	40,000																						
50 Actual Front Feet, 0.18 Total Acres								Total Est. Land Value = 40,000																						

Comments/Influences	X Sewer	X Electric	X Gas	X 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
2018	20,000	34,600	54,600			45,755C
2017	20,000	31,900	51,900			44,814C
2016	22,500	31,700	54,200			44,415C
2015	22,500	31,200	53,700			44,283C

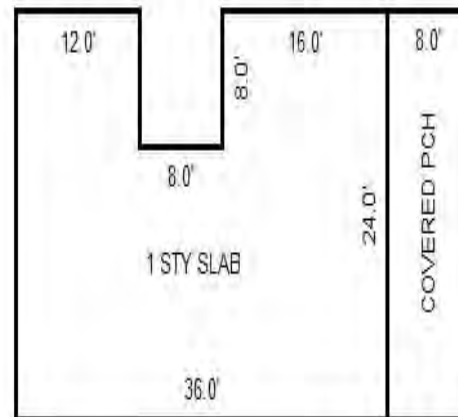
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 192	Type CCP (1 Story)	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		Drywall X Paneled		Plaster Wood T&G												
Building Style: 1S		Trim & Decoration															
Yr Built 1965	Remodeled 0	Ex	Ord	X	Min	Size of Closets											
Condition: Average		Lg	Ord	X	Small	Doors			Solid			X	H.C.				
Room List		(5) Floors		Central Air Wood Furnace													
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Other:		(12) Electric			100			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			62.30 -11.05 0.00			800 41,000	
(2) Windows		(7) Excavation		(13) Plumbing			Average Fixture(s)			Other Additions/Adjustments			Rate			Size Cost	
X	Insulation	Basement: 0 S.F. Crawl: 0 S.F. Slab: 800 S.F. Height to Joists: 0.0		1 Average Fixture(s)			1			(14) Plumbing			Average Fixture(s)			1 630	
X	Many Avg. X Few	Large Avg. X Small		(8) Basement			3 Fixture Bath			(15) Built-Ins & Fireplaces			Appliance Allowance			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		Softener, Auto 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			(16) Porches			CCP (1 Story), Standard			21.85 192 4,195	
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Public Water			Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)			Base Cost			17.50 528 9,240	
X	Gable Hip Flat	Gambrel Mansard Shed		1			Public Sewer			Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,			Depr.Cost =			52,872	
X	Asphalt Shingle	Recreation SF Living SF Walkout Doors No Floor SF		1			Water Well			ECF (410- SAPPHERE LAKE AREA)			1.300 => TCV of Bldg: 1 =			68,734	
Chimney:		Joists: Unsupported Len: Cntr.Sup:		1			1000 Gal Septic 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.
BRITTON GERALD & RUTH	SMITH KIRK A & SHERYL L	77,500	08/25/2016	WD	Arms Length	2016-02798	PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8798 W PETERSON POINT RD	School: LAKE CITY - 57020		Deck/Porch	07/07/2017	2017-0303	100%
Owner's Name/Address	P.R.E. 0%		VIOLATION LETTER	10/25/2016	2016-9996	100%
SMITH KIRK A & SHERYL L 680 LINEDRIVE ST NE COMSTOCK PARK MI 49321	MAP #:					
	2018 Est TCV 90,275 TCV/TFA: 156.73					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA						
		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.
2016-02798 TOWNSHIP OF LAKE, COUNTY OF MISSAUKEE AND STATE OF MICHIGAN. TO-WIT: THAT PART OF GOVERNMENT LOT 9, SECTION 10 T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A POINT ON THE SHORE OF LAKE SAPPHIRE THAT LIES 720.5 FEET NORTH AND 1038.9 FEET EAST OF THE SOUTHWEST CORNER OF SECTION 10; PROCEED THENCE EAST ALONG THE SHORE OF LAKE SAPPHIRE, INCLUDING RIPARIAN RIGHTS AND RELICTED LAND, BUT FOR EXACTNESS, PROCEED OVER A SURVEYED COURSE AS FOLLOWS: S82°29'E A DISTANCE OF 50 FEET; THENCE S07°3'W A DISTANCE OF 153.72 FEET; THENCE N82°29'W A DISTANCE OF 50 FEET; THENCE N07D31'E A				* Factors *						

Land Improvement Cost Estimates		Description	Rate	CountyMult.	Size	%Good	Cash Value
X	Dirt Road	GROUP H \$800	50.00	1.0000	1.0000	800	100
	Gravel Road	50 Actual Front Feet, 0.18 Total Acres					
	Paved Road						
	Storm Sewer						
	Sidewalk						
	Water						
	Sewer						
	Electric						
	Gas						
	Curb						
	Street Lights						
	Standard Utilities						
	Underground Utils.						

Topography of Site		Description	Rate	CountyMult.	Size	%Good	Cash Value
X	Level	D/W/P: 4in Concrete	3.35	1.00	143	0	0
	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
2018	20,000	25,100	45,100			44,177C
2017	20,000	21,800	41,800			41,800S
2016	22,500	22,700	45,200			32,933C
2015	22,500	22,300	44,800			32,835C



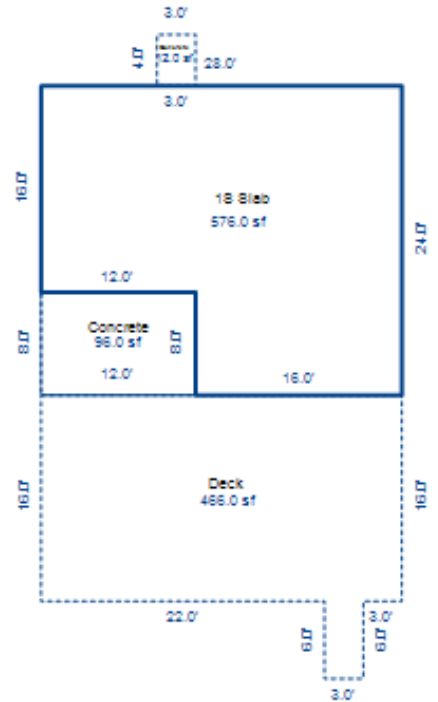
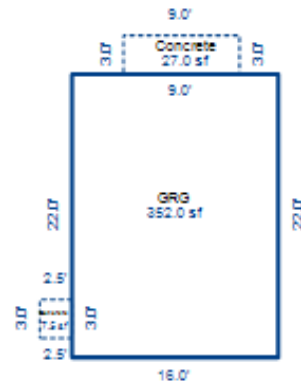
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Who	When	What	2018	2017	2016	2015
JWV	09/02/2017	INSPECTED	20,000	21,800	45,200	44,800
JWV	12/03/2016	INSPECTED	22,500	22,700	45,200	44,800
TPC	09/27/2016	INSPECTED	22,500	22,300	44,800	44,800

\*\*\* 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 466	Type Treated Wood	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		(4) Interior Drywall X Paneled													
Building Style: 1S		Trim & Decoration														
Yr Built 1940	Remodeled 1980	Ex	Ord	X	Min	Size of Closets										
Condition: Average		Lg	X	Ord		Small										
Room List		Doors		Solid	X	H.C.										
	Basement 1st Floor 2nd Floor 1 Bedrooms	Kitchen: Other: Other:					(12) Electric 100 Amps Service									
(1) Exterior		(5) Floors		Central Air Wood Furnace												
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No./Qual. of Fixtures Ex. X Ord. Min			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj 1 Story Siding Slab 67.77 -11.97 -3.52					Size Cost 576 30,113				
	Insulation	(7) Excavation		No. of Elec. Outlets Many X Ave. Few			Other Additions/Adjustments (13) Plumbing Average Fixture(s) 630.00					Size Cost 1 630				
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 576 S.F. Height to Joists: 0.0		(13) Plumbing			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			1025.00 2550.00		1 1		1,025 2,550		
X	Many Avg. X Few	Large Avg. X Small	(8) Basement					(15) Built-Ins & Fireplaces Appliance Allowance 1415.00					1 1		1,415	
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor					(16) Deck/Balcony Treated Wood,Standard 6.10					466		2,843		
X	Double Glass Patio Doors X Storms & Screens	(9) Basement Finish					(17) Garages Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 20.85 Mechanical Doors 350.00 Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 38,307 ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 49,800					352 1		7,339 350		
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF														
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support					(14) Water/Sewer								
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:					1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic									
Chimney: Block							Lump Sum Items:									

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HARRIS 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 #:					
	2018 Est TCV 100,220 TCV/TFA: 126.54					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA								
		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. 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.				GROUP H	\$800	50.00	153.00	1.0000	1.0000	800	100	40,000
				50 Actual Front Feet, 0.18 Total Acres Total Est. Land Value = 40,000								

Comments/Influences	X	Sewer	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					

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



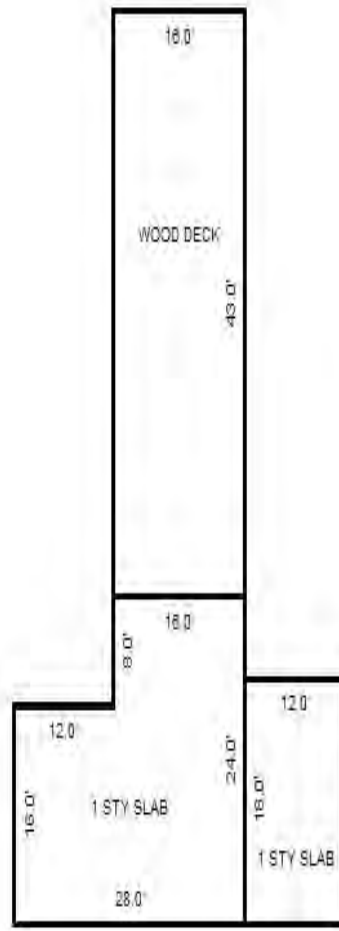
Who	When	What	2018	2017	2016	2015
			20,000	20,000	22,500	22,500
			30,100	27,800	27,600	28,800
			50,100	47,800	50,100	51,300
			48,803C	47,800S	50,100S	39,175C

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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 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		Plaster Wood T&G	(4) Interior			Central Air Wood Furnace								
Building Style: 1S		Trim & Decoration		(12) Electric			Stories Exterior			Foundation		Rate Bsmnt-Adj		Heat-Adj		Size Cost	
Yr Built 1962	Remodeled 0	Ex	Ord	X	Min	No./Qual. of Fixtures			1	Story Siding	Slab	62.45	-11.08	0.00	576	29,589	
Condition: Average		Lg	Ord	X	Small	No. of Elec. Outlets			1	Story Siding	Slab	62.45	-11.08	0.00	216	11,096	
Room List		Doors	Solid	X	H.C.	(13) Plumbing			Other Additions/Adjustments			Rate		Size Cost			
Basement	1st Floor					(14) Water/Sewer			(13) Plumbing			Average Fixture(s)		630.00		1 630	
2nd Floor	2 Bedrooms					(15) Built-Ins & Fireplaces			(14) Water/Sewer			Public Sewer		1025.00		1 1,025	
(1) Exterior						(16) Deck/Balcony			(15) Built-Ins & Fireplaces			Treated Wood,Standard		5.86		688 4,032	
X	Wood/Shingle Aluminum/Vinyl Brick					(17) Garage			Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,			Depr.Cost =		41,679			
	Insulation					Lump Sum Items:			Separately Depreciated Items:			Square footage # 2 is depreciated at 89 %Good...		Base Cost Was =		11,096	
(2) Windows		Many	X	Large					County Multiplier = 1.38 =>			Cost New =		15,312			
X	Avg. Few	X	Avg. Small						Phy/Ab.+hy/Func/Econ/Comb.%Good= 29/100/100/100/29.0,			Depr.Cost =		4,441			
									ECF (410- SAPPHERE LAKE AREA)			1.300 => TCV of Bldg: 1 =		59,955			
(3) Roof																	
X	Gable Hip Flat		Gambrel Mansard Shed														
X	Asphalt Shingle																
Chimney: Block																	

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



Sketch by Apex IV™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
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 #:					
	2018 Est TCV 42,935 TCV/TFA: 43.81					

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 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	X	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Street Lights							
		Standard Utilities							
		Underground Utils.							
	X	Level	2018	4,100	17,400	21,500			20,250C
		Rolling							
	X	Low	2017	4,100	16,500	20,600			19,834C
		High							
		Landscaped							
	X	Swamp	2016	4,100	17,100	21,200			19,658C
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
	X	Flood Plain	2015	4,100	15,500	19,600			19,600S
		PRIVATE ROAD							



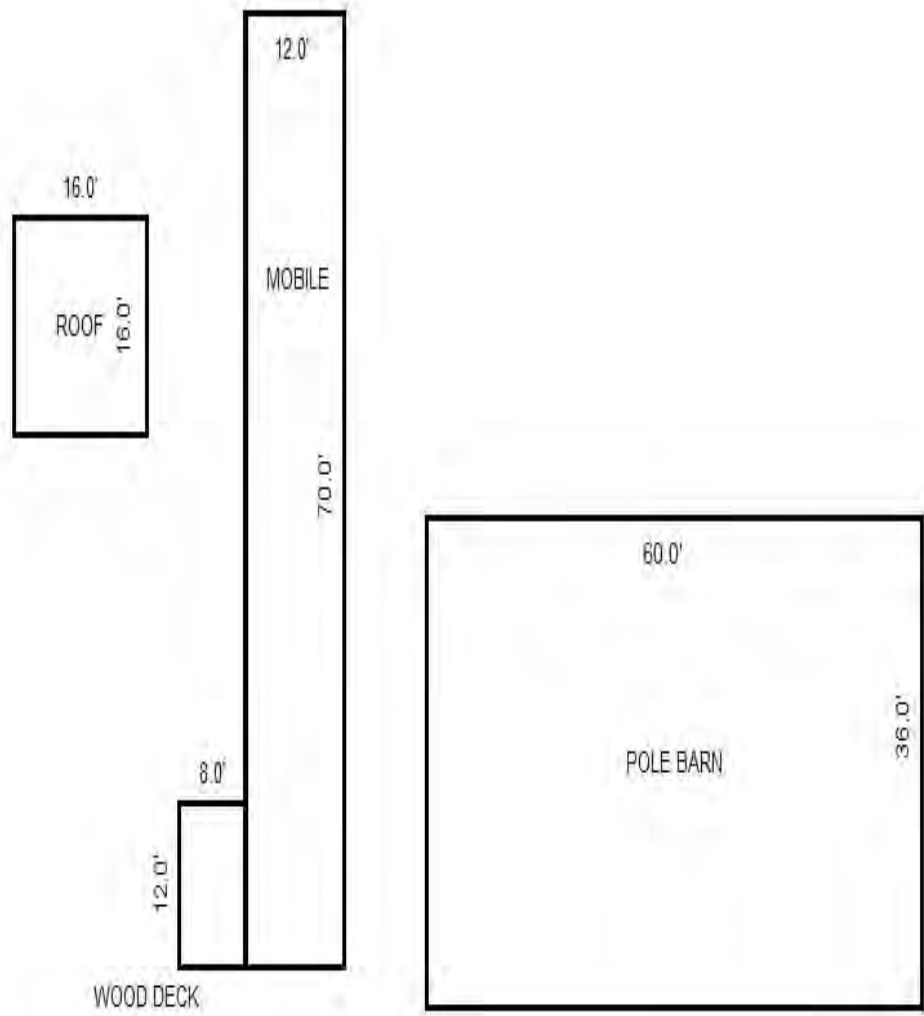
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow.	Interior 1 Story	Interior 2 Story	2nd/Same Stack	Area	Type	96	Treated Wood	Year Built:	
	Car Capacity:																
	Mobile Home	0														Class:	
	Town Home	0														Exterior:	
	Duplex	0														Exterior Ven.:	
	A-Frame															Stone Ven.:	
																Common Wall:	
X	Wood Frame	Drywall Paneled														Foundation:	
		Plaster Wood T&G														Finished ?	
	Building Style:	Trim & Decoration														Auto. Doors:	
	HUD	Ex	X	Ord		Min										Mech. Doors:	
	Yr Built	Size of Closets														Area:	
	Remodeled	Lg	X	Ord		Small										% Good:	
	1992	0														Storage Area:	
	Condition:	Doors		Solid	X	H.C.										No Conc. Floor:	
	Average															Bsmnt Garage:	
	Room List	(5) Floors														Carport Area:	
	Basement	Kitchen:														Roof:	
	1st Floor	Other:															
	2nd Floor	Other:															
	Bedrooms																
		(6) Ceilings															
	(1) Exterior	No./Qual. of Fixtures															
	Wood/Shingle	Ex.	X	Ord.		Min											
	Aluminum/Vinyl	No. of Elec. Outlets															
	Brick	Many	X	Ave.		Few											
	Insulation	(7) Excavation															
		Basement: 0 S.F.															
	(2) Windows	Crawl: 0 S.F.															
	Many	Slab: 0 S.F.															
	Avg.	Height to Joists: 0.0															
	X	(8) Basement															
	Few	Conc. Block															
	Large	Poured Conc.															
	X	Stone															
	Avg.	Treated Wood															
	X	Concrete Floor															
	Small	(9) Basement Finish															
	Wood Sash	Recreation SF															
	Metal Sash	Living SF															
	Vinyl Sash	Walkout Doors															
	Double Hung	No Floor SF															
	Horiz. Slide	(10) Floor Support															
	Casement	Public Water															
	Double Glass	Public Sewer															
	Patio Doors	Water Well															
	Storms & Screens	1000 Gal Septic															
		2000 Gal Septic															
	(3) Roof	Lump Sum Items:															
	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	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: 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	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: CD Effec. Age: 30 Floor Area: 0 Total Base Cost: 21,674 Total Base New : 29,910 Total Depr Cost: 20,937 Estimated T.C.V: 20,518		CnlyMult X 1.380 E.C.F. X 0.980		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 1984		Ex Ord Min		0 Amps Service			Other Additions/Adjustments				Size Cost				
Remodeled 0		Size of Closets		X No Heating/Cooling			(17) Garages		Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)		2160 20,974				
Condition: Average		Lg Ord Small		Central Air Wood Furnace			Base Cost		9.71		2 700				
Room List		Doors Solid H.C.		(6) Ceilings			Mechanical Doors		350.00		2 700				
Basement		(5) Floors		No./Qual. of Fixtures			Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,		Depr.Cost =		20,937				
1st Floor		Kitchen:		Ex. Ord. Min			ECF (416 RESIDENTIAL RURAL/ NON SUB)		0.980 => TCV of Bldg: 2 =		20,518				
2nd Floor		Other:		No. of Elec. Outlets											
Bedrooms		Other:		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:															

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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						
Owner's Name/Address	School: LAKE CITY - 57020					
THOMPSON DARRELL & THERESA	P.R.E. 0%					
9062 W OAK LANE	MAP #:					
Lake City MI 49651	2018 Est TCV 17,962 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	
. 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 200 FT TO POB TH S 8 DEG 7' 25" W 320 FT N 81 DEG 52' 35" W TO W LINE OF E525 FT OF GOV'T LOT 9 N'LY ALONG SD W LINE TO A PT N 81 DEG 52' 35" W OF POB S81 DEG 52' 35" E TO POB. 1.6969 A.	X	Dirt Road		50/FF	186.00	398.13	1.0000	1.0000	50	100	9,300
	X	Gravel Road		186 Actual Front Feet, 1.70 Total Acres					Total Est. Land Value =	9,300	

Comments/Influences



Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Rolling	2018	4,700	4,300	9,000			6,717C
X	Low	2017	4,700	3,900	8,600			6,579C
X	High	2016	4,700	3,900	8,600			6,521C
X	Landscaped	2015	4,700	3,400	8,100			6,502C
X	Swamp							
X	Wooded							
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	(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: 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			Class: C Effec. Age: 35 Floor Area: 0 Total Base Cost: 9,854 Total Base New : 13,599 Total Depr Cost: 8,839 Estimated T.C.V: 8,662								
	Building Style: GRG	Trim & Decoration		X No Heating/Cooling			Central Air Wood Furnace		CntryMult X 1.380 E.C.F. X 0.980		Bsmnt Garage:		Carport Area:		Roof:
	Yr Built 1978	Remodeled 0	Ex Ord Min	Size of Closets			(12) Electric		Total Base Cost: 9,854 Total Base New : 13,599 Total Depr Cost: 8,839 Estimated T.C.V: 8,662		Bsmnt Garage:		Carport Area:		Roof:
	Condition: Average	Lg Doors	Ord Solid	Small H.C.	Central Air Wood Furnace			Total Base Cost: 9,854 Total Base New : 13,599 Total Depr Cost: 8,839 Estimated T.C.V: 8,662		Bsmnt Garage:		Carport Area:		Roof:	
	Room List	(5) Floors		Kitchen: Other: Other:			(12) Electric		Total Base Cost: 9,854 Total Base New : 13,599 Total Depr Cost: 8,839 Estimated T.C.V: 8,662		Bsmnt Garage:		Carport Area:		Roof:
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		No./Qual. of Fixtures			(12) Electric		Total Base Cost: 9,854 Total Base New : 13,599 Total Depr Cost: 8,839 Estimated T.C.V: 8,662		Bsmnt Garage:		Carport Area:		Roof:
	(1) Exterior	Ex.		Ord.	Min	No. of Elec. Outlets			Total Base Cost: 9,854 Total Base New : 13,599 Total Depr Cost: 8,839 Estimated T.C.V: 8,662		Bsmnt Garage:		Carport Area:		Roof:
	Wood/Shingle Aluminum/Vinyl Brick	Many Avg. Few		Large Avg. Small	(7) Excavation			Total Base Cost: 9,854 Total Base New : 13,599 Total Depr Cost: 8,839 Estimated T.C.V: 8,662		Bsmnt Garage:		Carport Area:		Roof:	
	Insulation	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement			Total Base Cost: 9,854 Total Base New : 13,599 Total Depr Cost: 8,839 Estimated T.C.V: 8,662			Bsmnt Garage:		Carport Area:		Roof:	
	(2) Windows	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish			Total Base Cost: 9,854 Total Base New : 13,599 Total Depr Cost: 8,839 Estimated T.C.V: 8,662			Bsmnt Garage:		Carport Area:		Roof:	
	Many Avg. Few	Recreation SF Living SF Walkout Doors No Floor SF		(10) Floor Support			Total Base Cost: 9,854 Total Base New : 13,599 Total Depr Cost: 8,839 Estimated T.C.V: 8,662			Bsmnt Garage:		Carport Area:		Roof:	
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		(14) Water/Sewer			Total Base Cost: 9,854 Total Base New : 13,599 Total Depr Cost: 8,839 Estimated T.C.V: 8,662			Bsmnt Garage:		Carport Area:		Roof:	
	(3) Roof	Lump Sum Items:		Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost Other Additions/Adjustments Rate Size Cost (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 = 8,839 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 8,662			Total Base Cost: 9,854 Total Base New : 13,599 Total Depr Cost: 8,839 Estimated T.C.V: 8,662			Bsmnt Garage:		Carport Area:		Roof:	
	Gable Hip Flat	Gambrel Mansard Shed		Lump Sum Items:			Total Base Cost: 9,854 Total Base New : 13,599 Total Depr Cost: 8,839 Estimated T.C.V: 8,662			Bsmnt Garage:		Carport Area:		Roof:	
	Asphalt Shingle	Lump Sum Items:		Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost Other Additions/Adjustments Rate Size Cost (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 = 8,839 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 8,662			Total Base Cost: 9,854 Total Base New : 13,599 Total Depr Cost: 8,839 Estimated T.C.V: 8,662			Bsmnt Garage:		Carport Area:		Roof:	
	Chimney:	Lump Sum Items:		Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost Other Additions/Adjustments Rate Size Cost (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 = 8,839 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 8,662			Total Base Cost: 9,854 Total Base New : 13,599 Total Depr Cost: 8,839 Estimated T.C.V: 8,662			Bsmnt Garage:		Carport Area:		Roof:	

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



Sketch by Apex IVT

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

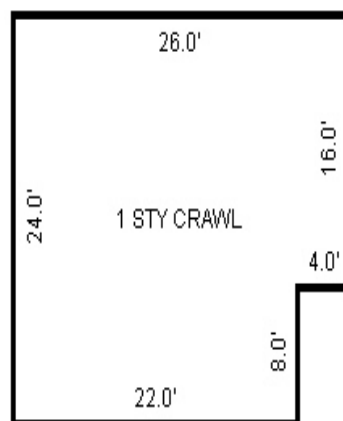
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
MCCLURE JON & JAMIE	HEREAU JOSEPH TRUST	130,000	07/27/2015	WD	Arms Length	2015-02517	PTA	100.0					
NORTHWEST RENTAL PROPERTI	MC CLURE JON & JAMIE (H/W	115,000	08/14/2009	WD	Arms Length	2009/2992		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 #:		2018 Est TCV 113,745 TCV/TFA: 192.14							
HEREAU JOSEPH TRUST 1750 E GRAND RIVER STE 101 EAST LANSING MI 48823		X	Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA								
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 \$800		50.00	154.00	1.0000	1.0000	800	100		40,000
			Paved Road	50 Actual Front Feet, 0.18 Total Acres						Total Est. Land Value =		40,000	
			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			
			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			
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Who	When	What	2018	20,000	36,900	56,900		56,461C			
		TPC 12/27/2017 INSPECTED			2017	20,000	35,300	55,300		55,300S			
					2016	22,500	33,700	56,200		56,200S			
					2015	22,500	31,200	53,700		46,038C			

\*\*\* 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		X	Gas	Oil	Elec.	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story		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:		
		0	Front Overhang		Wood	Coal	Steam			Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove						
		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					1		Direct-Vented Ga				
X	Wood Frame	Drywall Paneled	Plaster Wood T&G		Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling					Class: C +5 Effec. Age: 20 Floor Area: 592 Total Base Cost: 47,851 Total Base New : 66,034 Total Depr Cost: 52,827 Estimated T.C.V: 71,845				CnlyMult X 1.380 E.C.F. X 1.360		Bsmnt Garage: Carport Area: Roof:
Building Style: 1S		Trim & Decoration			Central Air Wood Furnace					Effec. Age: 20						
Yr Built	Remodeled	Ex	Ord	Min	(12) Electric					Rate				Size		Cost
1962	2004				0					79.56				592		40,114
Condition: Average		Lg	Ord	Small	Amps Service					Bsmnt-Adj				Heat-Adj		
		Doors	Solid	H.C.	No Heating/Cooling					-11.80				0.00		
Room List		(5) Floors			No./Qual. of Fixtures					Rate				Size		Cost
	Basement	Kitchen:			X Ex.					Rate				Size		Cost
	1st Floor	Other:			Ord.					Rate				Size		Cost
	2nd Floor	Other:			Min					Rate				Size		Cost
	Bedrooms				No. of Elec. Outlets					Rate				Size		Cost
(1) Exterior					Many					Rate				Size		Cost
X	Wood/Shingle Aluminum/Vinyl Brick				X Ave.					Rate				Size		Cost
	Insulation				Few					Rate				Size		Cost
(2) Windows										Rate				Size		Cost
	Many Avg. Few		Large Avg. Small							Rate				Size		Cost
X	Wood Sash Metal Sash Vinyl Sash									Rate				Size		Cost
X	Double Hung Horiz. Slide Casement									Rate				Size		Cost
X	Double Glass Patio Doors									Rate				Size		Cost
X	Storms & Screens									Rate				Size		Cost
(3) Roof										Rate				Size		Cost
X	Gable Hip Flat									Rate				Size		Cost
	Gambrel Mansard Shed									Rate				Size		Cost
X	Asphalt Shingle									Rate				Size		Cost
Chimney: Block										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.
		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	2018 Est TCV 80,904 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA									
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value			
SEC 10 T22N R8W PCL 2B OF THE SURVEY RECORDED IN LIBER S-3 PP 230-232 MISSAUKEE COUNTY RECORDS .40A.	X		Dirt Road									
Comments/Influences	X		Gravel Road									
			Paved Road									
			Storm Sewer									
			Sidewalk									
			Water									
	X		Sewer									
	X		Electric									
	X		Gas									
			Curb									
			Street Lights									
			Standard Utilities									
			Underground Utils.									
			* Factors *									
			GROUP H \$800	92.00	189.39	0.8796	1.0000	800	100		64,742	
			92 Actual Front Feet, 0.40 Total Acres								Total Est. Land Value =	64,742
			Land Improvement Cost Estimates									
			Description	Rate	CountyMult.	Size	%Good			Cash Value		
			D/W/P: 3.5 Concrete	2.98	1.00	130	71			275		
			Total Estimated Land Improvements True Cash Value =								275	



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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	2018	32,400	8,100	40,500			40,500S
	2017	33,100	7,400	40,500			40,500S
	2016	41,400	7,700	49,100			49,100S
	2015	41,400	7,600	49,000	49,000D		49,000S

\*\*\* 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	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: 1975 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 884 % Good: 0 Storage Area: 0 No Conc. Floor: 0	Bsmnt Garage:	Roof:						
	Mobile Home														Wood Frame	Drywall Paneled	Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump X No Heating/Cooling	Class: CD Effec. Age: 35 Floor Area: 0 Total Base Cost: 13,023 Total Base New : 17,972 Total Depr Cost: 11,682 Estimated T.C.V: 15,887
Town Home		(4) Interior		Central Air Wood Furnace			(12) Electric			Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
Duplex		Trim & Decoration		(13) Plumbing			Stories Exterior			Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
A-Frame		Ex Ord Min		No./Qual. of Fixtures			Other Additions/Adjustments			Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
Building Style: GRG		Size of Closets		Ex. Ord. Min			(17) Garages			Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
Yr Built 1975		Lg Ord Small		No. of Elec. Outlets			Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)			Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
Remodeled 0		Doors Solid H.C.		Many Ave. Few			Base Cost			Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
Condition: Average		(5) Floors		(14) Water/Sewer			Mechanical Doors			Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
Room List		Kitchen: Other: Other:		Average Fixture(s)			Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,			Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
Basement		Basement: 0 S.F.		1			ECF (410- SAPPHIRE LAKE AREA)			Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
1st Floor		Crawl: 0 S.F.		3 Fixture Bath			1.360 => TCV of Bldg: 1 =			Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
2nd Floor		Slab: 0 S.F.		2 Fixture Bath						Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
Bedrooms		Height to Joists: 0.0		Softener, Auto						Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
(1) Exterior		(8) Basement		Softener, Manual						Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
Wood/Shingle		Conc. Block		Solar Water Heat						Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
Aluminum/Vinyl		Poured Conc.		No Plumbing						Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
Brick		Stone		Extra Toilet						Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
Insulation		Treated Wood		Extra Sink						Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
(2) Windows		Concrete Floor		Separate Shower						Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
Many		(9) Basement Finish		Ceramic Tile Floor						Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
Avg.		Recreation SF		Ceramic Tile Wains						Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
Few		Living SF		Ceramic Tub Alcove						Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
Large		Walkout Doors		Vent Fan						Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
Avg.		No Floor SF		(10) Floor Support						Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
Small		(10) Floor Support		Public Water						Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
Wood Sash		Joists:		Public Sewer						Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
Metal Sash		Unsupported Len:		Water Well						Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
Vinyl Sash		Cntr.Sup:		1000 Gal Septic						Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
Double Hung		Lump Sum Items:		2000 Gal Septic						Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
Horiz. Slide										Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
Casement										Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
Double Glass										Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
Patio Doors										Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
Storms & Screens										Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
(3) Roof										Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
Gable										Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
Hip										Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
Flat										Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
Asphalt Shingle										Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
Chimney:										Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	

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



Sketch by Apex IVT

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

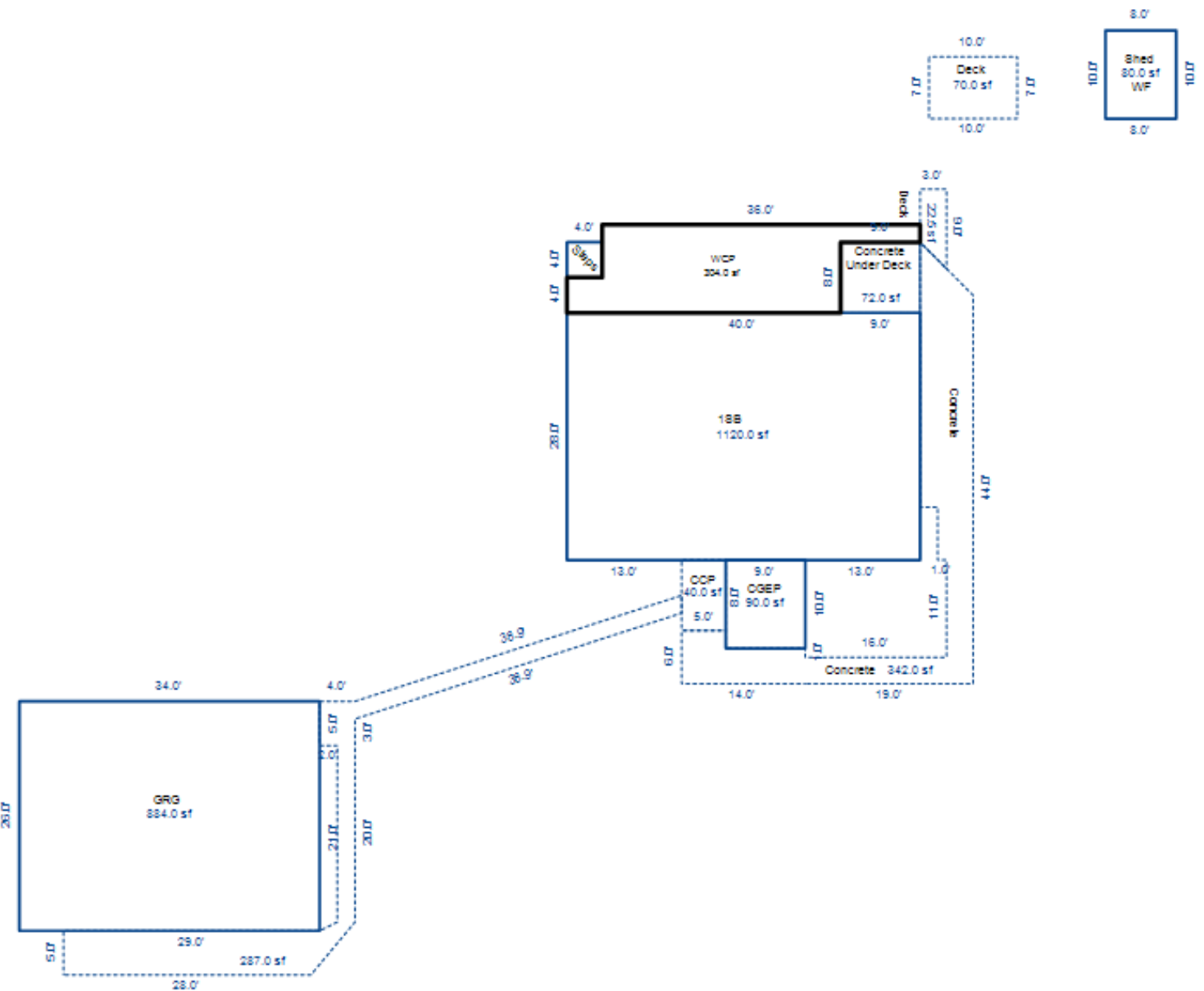
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)		Date	Number	Status				
8590 W PETERSON POINT RD		School: LAKE CITY - 57020		REPAIR		04/15/2016	2016-0103	100%				
Owner's Name/Address		P.R.E. 100% 06/29/2015										
KARASH CHESTER & RUTH 8590 W PETERSON POINT RD LAKE CITY MI 49651		MAP #:		2018 Est TCV 175,264 TCV/TFA: 156.49								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA								
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
ROOF OVER EXISTING WD FOR 05		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		D/W/P: 4in Concrete	3.35	1.00	287	0	0			
		Sewer		D/W/P: 4in Concrete	3.35	1.00	342	0	0			
		Electric		D/W/P: 4in Concrete	3.35	1.00	72	0	0			
		Gas		Shed: Wood Frame	10.75	1.00	80	50	430			
		Curb		Residential Local Cost Land Improvements								
		Street Lights		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		Standard Utilities		LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375			
		Underground Utils.		Total Estimated Land Improvements True Cash Value = 2,805								
Topography of Site												
Level												
X Rolling												
Low												
X High												
Landscaped												
Swamp												
Wooded												
Pond												
X Waterfront												
Ravine												
Wetland												
Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
X PRIVATE ROAD		2018	32,000	55,600	87,600			65,880C				
The Equalizer. Copyright (c) 1999 - 2009.		2017	32,000	53,200	85,200			64,525C				
Licensed To: Township of Lake, County of		2016	32,000	47,100	79,100			62,761C				
Missaukee, Michigan		2015	32,000	44,600	76,600	76,600D		62,574C				
TPC 12/27/2017 INSPECTED												
JWV 10/08/2016 INSPECTED												
TPC 11/19/2012 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	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	Drywall Paneled	Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 35 Floor Area: 1120 Total Base Cost: 88,907 Total Base New : 122,692 Total Depr Cost: 79,749 Estimated T.C.V: 108,459			90 304 40 25 16 70	CGEP (1 Story) WCP (1 Story) CCP (1 Story) Treated Wood Treated Wood Treated Wood	CntyMult X 1.380 E.C.F. X 1.360		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1S		Trim & Decoration			(12) Electric			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj			Rate Bsmnt-Adj Heat-Adj		Size Cost			
Yr Built 1975	Remodeled 0	Ex	X	Ord	Min	No./Qual. of Fixtures			Rate			Rate		Size Cost		
Condition: Average		Lg	X	Ord	Small	X Ex. Ord. Min			58.08 0.00 1.87			700.00		1 700		
Room List		Size of Closets			No. of Elec. Outlets			Other Additions/Adjustments			700.00		1 700			
Basement 1st Floor 2nd Floor 2 Bedrooms		Lg X Ord Small			Many X Ave. Few			Walk out Basement Door(s)			630.00		1 630			
(1) Exterior		Doors Solid X H.C.			(13) Plumbing			(14) Water/Sewer			1025.00		1 1,025			
X Wood/Shingle Aluminum/Vinyl Brick		Basement: 1120 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			(15) Built-Ins & Fireplaces			2550.00		1 2,550			
(2) Windows		(8) Basement			(14) Water/Sewer			Appliance Allowance Fireplace: Interior 1 Story			1415.00		1 1,415			
X	Many Avg. X Large Avg. Small	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Fireplace: Interior 1 Story			2900.00		1 2,900			
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			(16) Porches			45.24		90 4,072			
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF			Lump Sum Items:			(16) Deck/Balcony			18.19		304 5,530			
X	Gable Hip Flat	Gambrel Mansard Shed			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			(16) Deck/Balcony			42.21		40 1,688			
X	Asphalt Shingle	Chimney:			Lump Sum Items:			Treated Wood,Standard Treated Wood,Standard Treated Wood,Standard			13.55 18.43 8.85		25 339 16 295 70 620			
Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 79,749 ECF (410- SAPPHIRE LAKE AREA) 1.360 => TCV of Bldg: 1 = 108,459																

\*\*\* 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.
		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	School: LAKE CITY - 57020		New House	04/07/2004	20040053	Complete

Owner's Name/Address	P.R.E. 100% 08/26/2005	MAP #:	2018 Est TCV 383,603 TCV/TFA: 219.45
KRAFVE LOIS A LIVING TRUST 8566 W PETERSON POINT RD LAKE CITY MI 49651			

X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA					
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Public Improvements		* Factors *									
X	Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
	Gravel Road	GROUP E 800/FF	171.00	162.00	1.0000	1.0000	800	100		136,800	
	Paved Road	171 Actual Front Feet, 0.64 Total Acres								Total Est. Land Value =	136,800

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

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.	X	Dirt Road	Rate	CountyMult.	Size	%Good	Cash Value
		Gravel Road					
		Paved Road					
		Storm Sewer					
		Sidewalk					
		Water					

Comments/Influences	X	Sewer	Rate	CountyMult.	Size	%Good	Cash Value	
THIS LOT FLOODS IN SPRING..ALSO HAS 20' ROW THRU MIDDLE	X	Electric	LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
	X	Gas	Total Estimated Land Improvements True Cash Value =				2,375	

	X	Curb					
		Street Lights					
		Standard Utilities					
		Underground Utils.					

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

		Level					
		Rolling					
	X	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
	X	PRIVATE ROAD	2018	68,400	123,400	191,800			143,185C
		Who	When	What					
		TPC 12/27/2017	INSPECTED		2017	68,400	118,000	186,400	140,240C
		TPC 11/20/2012	INSPECTED		2016	68,400	112,700	181,100	138,990C
					2015	68,400	106,700	175,100	138,575C

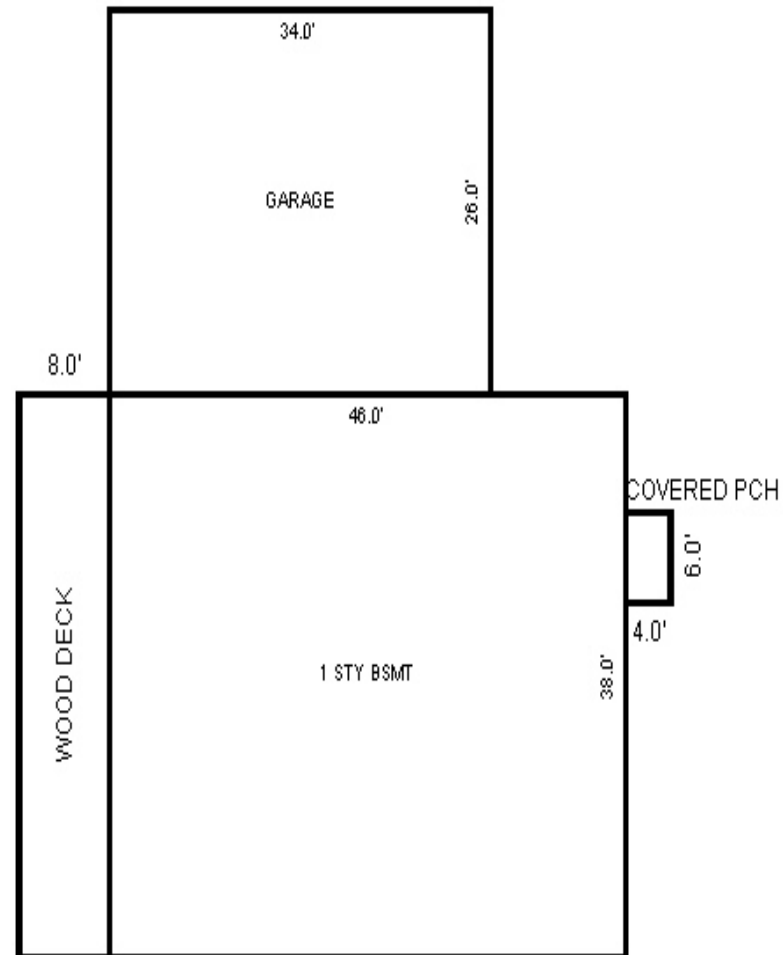
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 24 304	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: 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																
(1) Exterior	X	Drywall					Ex.	X	Ord.		Min							
	Wood/Shingle Aluminum/Vinyl Brick X Pine/Cedar Insulation						No. of Elec. Outlets											
							Many			X	Ave.		Few					
(2) Windows		(7) Excavation																
	Many Avg. Few	X	Large Avg. Small															
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement X Double Glass Patio Doors Storms & Screens	Basement: 1748 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 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:																
		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																
		Lump Sum Items:																
Chimney:																		
										Class: C +5 Effec. Age: 10 Floor Area: 1748 Total Base Cost: 144,595 Total Base New : 199,541 Total Depr Cost: 179,727 Estimated T.C.V: 244,428	CntyMult X 1.380 E.C.F. X 1.360							
										Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost	
										1	Story Siding	Basement	64.52	0.00	2.01	1748	116,294	
										Other Additions/Adjustments		Rate			Size	Cost		
										Walk out Basement Door(s)		775.00			1	775		
										(13) Plumbing								
										Average Fixture(s)		760.00			1	760		
										3 Fixture Bath		2400.00			1	2,400		
										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		
										(16) Porches								
										WCP (1 Story), Standard		54.24			24	1,302		
										(17) Garages								
										Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)								
										Base Cost		15.66			884	13,843		
										Common Wall: 1 Wall		-1300.00			1	-1,300		
										Automatic Doors		375.00			3	1,125		
										Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,		Depr.Cost =		177,080				
										Separately Depreciated Items:								
										(16) Deck/Balcony								
										Treated Wood,Standard		6.64			304	2,019		
										County Multiplier = 1.38 =>						Cost New = 2,786		
										Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,		Depr. Cost =		2,646				
										Total Depreciated Cost =		179,727						
										ECF (410- SAPPHERE LAKE AREA)		1.360 => TCV of Bldg: 1 =		244,428				

\*\*\* 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.
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						
	School: LAKE CITY - 57020					
	P.R.E. 100% 07/20/1994					
Owner's Name/Address	MAP #:					
DEVOS PATRICIA EL AL J/T 8538 PETERSON POINT RD LAKE CITY MI 49651	2018 Est TCV 263,283 TCV/TFA: 243.78					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA							
		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
. 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.	X	Dirt Road		GROUP G \$1100	125.00	348.48	1.0000	1.0000	1100	100	137,500
		Gravel Road		125 Actual Front Feet, 1.00 Total Acres		Total Est. Land Value =				137,500	

Comments/Influences	X	Sewer	Land Improvement Cost Estimates					
			Description	Rate	CountyMult.	Size	%Good	Cash Value
	X	Electric	D/W/P: Asphalt Paving	1.61	1.00	1800	0	0
			Water	Residential Local Cost Land Improvements				

Comments/Influences	X	Gas	Land Improvement Cost Estimates					
			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	

Comments/Influences	X	Curb	Land Improvement Cost Estimates					
			Description	Rate	CountyMult.	Size	%Good	Cash Value
	X	Curb	Total Estimated Land Improvements True Cash Value = 2,375					

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	68,800	62,800	131,600			107,620C
2017	62,500	60,200	122,700			105,407C
2016	62,500	57,500	120,000			104,467C
2015	62,500	54,400	116,900			104,155C

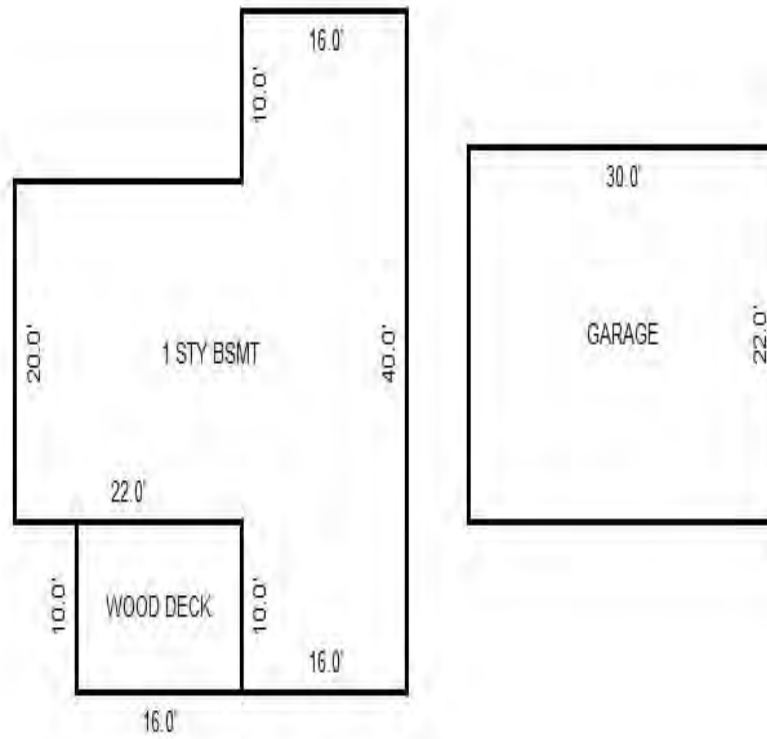
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



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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	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 160	Type Treated Wood	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		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: 1080 Total Base Cost: 102,006 Total Base New : 140,768 Total Depr Cost: 90,741 Estimated T.C.V: 123,408		CntyMult X 1.380 E.C.F. X 1.360		Bsmnt Garage: Carport Area: Roof:										
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Rate		Bsmnt-Adj		Heat-Adj		Size		Cost					
Yr Built 1975	Remodeled 0	Ex	X	Ord		Min	200 Amps Service			66.29		0.00		0.00		1080		71,593					
Condition: Average		Lg	X	Ord		Small	No./Qual. of Fixtures			Other Additions/Adjustments		Rate				Size		Cost					
Room List		(5) Floors		Kitchen: Other: Other:			Ex. X Ord. Min			Walk out Basement Door(s)		775.00				1		775					
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(6) Ceilings			No. of Elec. Outlets			(13) Plumbing		Average Fixture(s)		760.00		1		760					
(1) Exterior		X	Drywall	Basement: 1080 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many X Ave. Few			2 Fixture Bath		1600.00		1		1,600							
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		(8) Basement			1 Average Fixture(s)			(14) Water/Sewer		Public Sewer		1162.00		1		1,162					
(2) Windows		Many Avg. Few	X	Large Avg. Small	Basement Conc. Block Poured Conc. Stone Treated Wood X 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			(15) Built-Ins & Fireplaces		Appliance Allowance		1915.00		1		1,915				
X	Wood Sash	(9) Basement Finish		320 Recreation SF Living SF 1 Walkout Doors No Floor SF			1 3 Fixture Bath			(16) Deck/Balcony		Treated Wood,Standard		7.39		160		1,182					
X	Metal Sash	(10) Floor Support		1 Public Water			1 Public Sewer			(17) Garages		Class:C Exterior: Siding		Foundation: 18 Inch (Unfinished)		Base Cost		16.54		660		10,916	
X	Vinyl Sash	Joists: Unsupported Len: Cntr.Sup:		1 Water Well			1000 Gal Septic 2000 Gal Septic			Storage area over garage		Automatic Doors		375.00		2		750					
X	Double Hung	Lump Sum Items:								Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,		Depr.Cost =		88,213									
X	Horiz. Slide									Separately Depreciated Items:		(9) Basement Finish		Basement Recreation Finish		11.45		320		3,664			
X	Casement									County Multiplier = 1.38 =>		Cost New =		5,056									
X	Double Glass									Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,		Depr. Cost =		2,528									
X	Patio Doors									Total Depreciated Cost =		90,741											
X	Storms & Screens									ECF (410- SAPPHERE LAKE AREA)		1.360 => TCV of Bldg: 1 =		123,408									
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.
		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	2018 Est TCV 286,952 TCV/TFA: 202.08					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA						
		Public Improvements			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason
. 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 *						
				GROUP E 800/FF	180.00	307.00	1.0000	1.0000	800	100
				180 Actual Front Feet, 1.27 Total Acres					Total Est. Land Value =	144,000

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	D/W/P: 3.5 Concrete	3.44	1.00	180	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	1.0	95	950
	Curb	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							
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	2018	72,000	71,500	143,500			122,230C



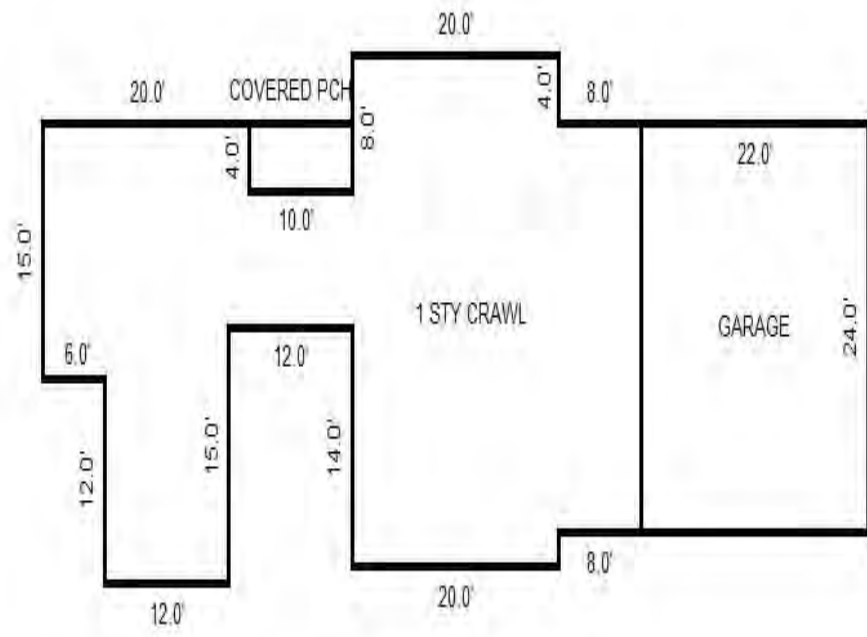
Who	When	What	2018	2017	2016	2015
TPC	12/27/2017	INSPECTED	72,000	68,300	140,300	
TPC	11/20/2012	INSPECTED	72,000	65,300	137,300	
			72,000	61,800	133,800	

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	0	Eavestrough	X	Gas	Oil	Elec.	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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	40	CCP (1 Story)	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		
			Insulation		Wood	Coal	Steam				Interior 2 Story					
			Front Overhang								2nd/Same Stack					
		0	Other Overhang	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				1	Two Sided						
X	Wood Frame															
Building Style: 1S		Trim & Decoration														
Yr Built 1973		Remodeled 0		Ex X Ord Min			Size of Closets									
Condition: Average		Lg X Ord Small		Doors Solid X H.C.			Central Air Wood Furnace									
Room List		(5) Floors														
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Other:		(12) Electric 100 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  Insulation			No. of Elec. Outlets Many X Ave. Few			1+ Story Siding Crawl Space 70.77 -9.55 0.00 1310 80,198									
(2) Windows		Many X Large Avg. X Avg. Few Small		(7) Excavation			1 Story Siding Overhang 37.25 0.00 0.00 110 4,098									
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			Other Additions/Adjustments Rate Size Cost									
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		(9) Basement Finish			(13) Plumbing									
X	Gable Hip Flat  Chimney: Stone	Gambrel Mansard Shed		(10) Floor Support			(14) Water/Sewer									
		Joists: Unsupported Len: Cntr.Sup:		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			(15) Built-Ins & Fireplaces									
		Lump Sum Items:					(16) Porches									
							(17) Garages									
							Class:C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 20.00 528 10,560 Common Wall: 1 Wall -1300.00 1 -1,300 Mechanical Doors 350.00 1 350									
							Notes: LOFT Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 104,413 ECF (410- SAPPHIRE LAKE AREA) 1.360 => TCV of Bldg: 1 = 142,002									

\*\*\* 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.
KOLTAK DANIEL & SHARON	KOLTAK SHARON TRUST	0	04/18/2017	WD	WARRANTY DEED	2017-01495	PTA	0.0
VANHOUTEN EDWARD	KOLTAK DANIEL & SHARON	259,900	01/31/2011	WD	Arms Length	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 #:
KOLTAK SHARON TRUST 1927 8TH STREET NW GRAND RAPIDS MI 49504	2018 Est TCV 368,198 TCV/TFA: 259.48

X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA																											
		<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 E 800/FF</td> <td>125.00</td> <td>268.33</td> <td>1.0000</td> <td>1.0000</td> <td>800</td> <td>100</td> <td></td> <td>100,000</td> </tr> <tr> <td colspan="8">125 Actual Front Feet, 0.77 Total Acres</td> <td>Total Est. Land Value = 100,000</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	GROUP E 800/FF	125.00	268.33	1.0000	1.0000	800	100		100,000	125 Actual Front Feet, 0.77 Total Acres								Total Est. Land Value = 100,000
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																					
GROUP E 800/FF	125.00	268.33	1.0000	1.0000	800	100		100,000																					
125 Actual Front Feet, 0.77 Total Acres								Total Est. Land Value = 100,000																					

Tax Description	Public Improvements	Land Improvement Cost Estimates																								
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	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utilis.	<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: Asphalt Paving</td> <td>1.61</td> <td>1.00</td> <td>2000</td> <td>0</td> <td>0</td> </tr> <tr> <td>D/W/P: 4in Concrete</td> <td>3.61</td> <td>1.00</td> <td>300</td> <td>0</td> <td>0</td> </tr> <tr> <td>Shed: Wood Frame</td> <td>10.51</td> <td>1.00</td> <td>152</td> <td>94</td> <td>1,502</td> </tr> </tbody> </table>	Description	Rate	CountyMult.	Size	%Good	Cash Value	D/W/P: Asphalt Paving	1.61	1.00	2000	0	0	D/W/P: 4in Concrete	3.61	1.00	300	0	0	Shed: Wood Frame	10.51	1.00	152	94	1,502
Description	Rate	CountyMult.	Size	%Good	Cash Value																					
D/W/P: Asphalt Paving	1.61	1.00	2000	0	0																					
D/W/P: 4in Concrete	3.61	1.00	300	0	0																					
Shed: Wood Frame	10.51	1.00	152	94	1,502																					

Comments/Influences	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2006 combo 10' Lake frnt split from 009-010-037-00 for 2007 (+7400 AV +6544	X Level Rolling X Low High Landscaped Swamp Wooded Pond X Waterfront Ravine Wetland Flood Plain X PRIVATE ROAD	2018	50,000	134,100	184,100			133,091C

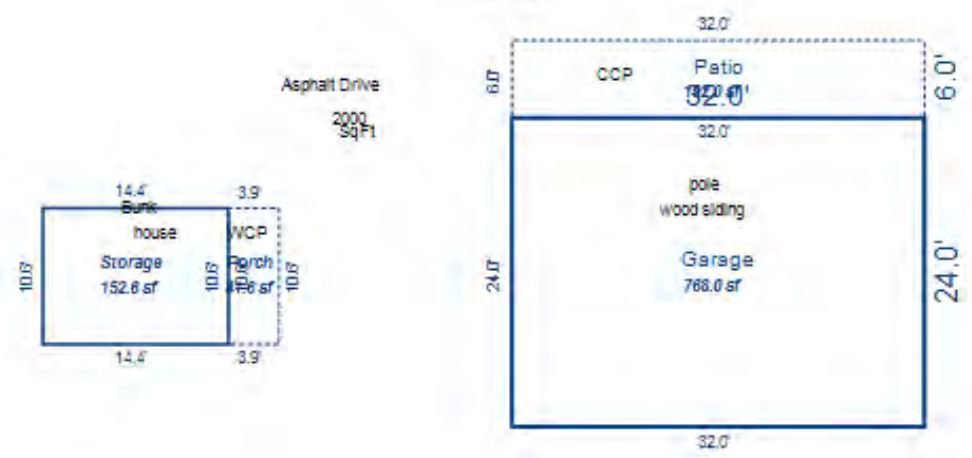
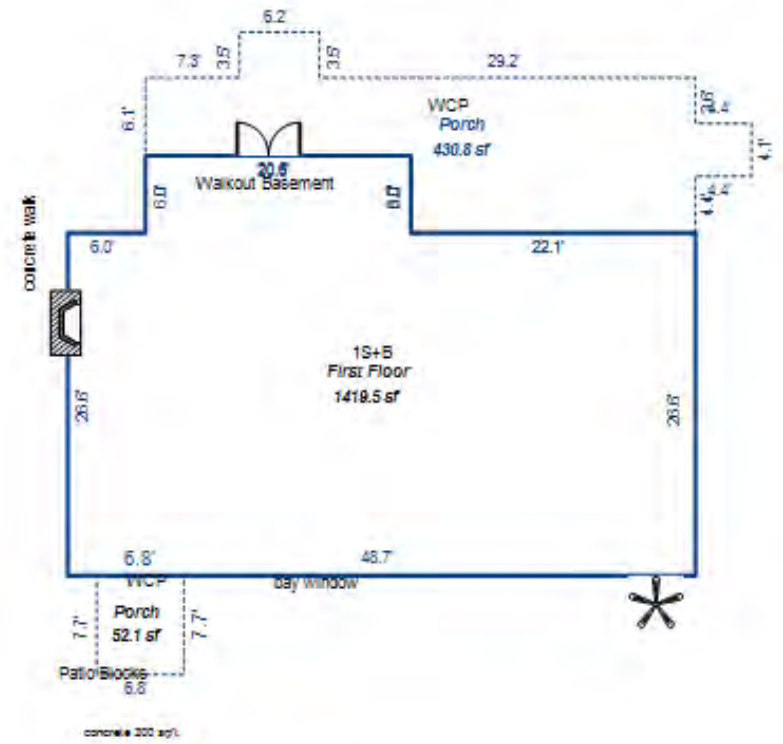


Who	When	What	2018	2017	2016	2015
TPC	12/27/2017	INSPECTED	50,000	128,300	178,300	129,864C
TPC	05/15/2017	INSPECTED	50,000	117,700	167,700	128,706C
TPC	11/19/2012	INSPECTED	50,000	116,000	166,000	128,322C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	52 WCP (1 Story) 430 WCP (1 Story) 192 CCP (1 Story) 41 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			
X	Wood Frame		Drywall Paneled		Plaster Wood T&G													
Building Style: LOG		Trim & Decoration																
Yr Built 2004	Remodeled 0	Ex	X	Ord		Min												
Condition: Average		Size of Closets																
Room List		X	Lg		Ord		Small											
	Basement 1st Floor 2nd Floor 2 Bedrooms		Doors		Solid	X	H.C.											
		(5) Floors																
		Kitchen: Other: Other:																
		(6) Ceilings																
(1) Exterior		No./Qual. of Fixtures																
X	Wood/Shingle Aluminum/Vinyl Brick	X	Ex.		Ord.		Min											
		No. of Elec. Outlets																
		Many	X	Ave.		Few												
(2) Windows		(7) Excavation																
X	Insulation	Basement: 1419 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0																
		(8) Basement																
X	Many Avg. Few	X	Large Avg. Small															
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish																
		Recreation	SF															
		Living	SF															
		Walkout Doors	SF															
		No Floor	SF															
(3) Roof		(10) Floor Support																
X	Gable Hip Flat	Gambrel Mansard Shed																
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:																
		Chimney: Metal																
		Public Water																
		Public Sewer																
		Water Well																
		1000 Gal Septic																
		2000 Gal Septic																
		Lump Sum Items:																
		Class: C +10 Effec. Age: 11 Floor Area: 1419 Total Base Cost: 158,243 Total Base New : 218,375 Total Depr Cost: 194,354 Estimated T.C.V: 264,321																
		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																
		(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: Exterior 1 Story 3875.00 1 3,875																
		(16) Porches																
		WCP (1 Story), Standard 36.48 52 1,897																
		WCP (1 Story), Standard 17.38 430 7,473																
		CCP (1 Story), Standard 22.72 192 4,362																
		WCP (1 Story), Standard 42.59 41 1,746																
		(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 = 194,354																
		ECF (410- SAPPHIRE LAKE AREA) 1.360 => TCV of Bldg: 1 = 264,321																

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DERUITER DONALD R & KAREN	DERUITER DONALD & KAREN	1	09/07/2012	QC	QUIT CLAIM	2012-02968 QD		0.0

Property Address: W PETERSON POINT 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: DERUITER DONALD & KAREN J TRUST  
 3780 DICKERSON ROAD  
 LAKE CITY MI 49651

2018 Est TCV 10,550

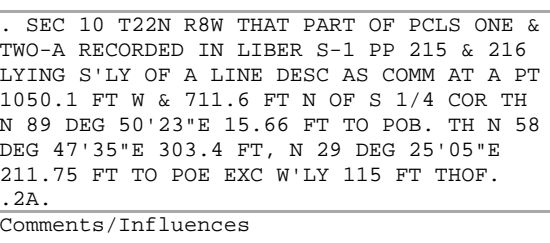
Improved X Vacant Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

Public Improvements \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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

Tax Description: . 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.

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
- 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
2018	5,300	0	5,300			2,298C
2017	5,300	0	5,300			2,251C
2016	5,300	0	5,300			2,231C
2015	5,300	0	5,300			2,225C

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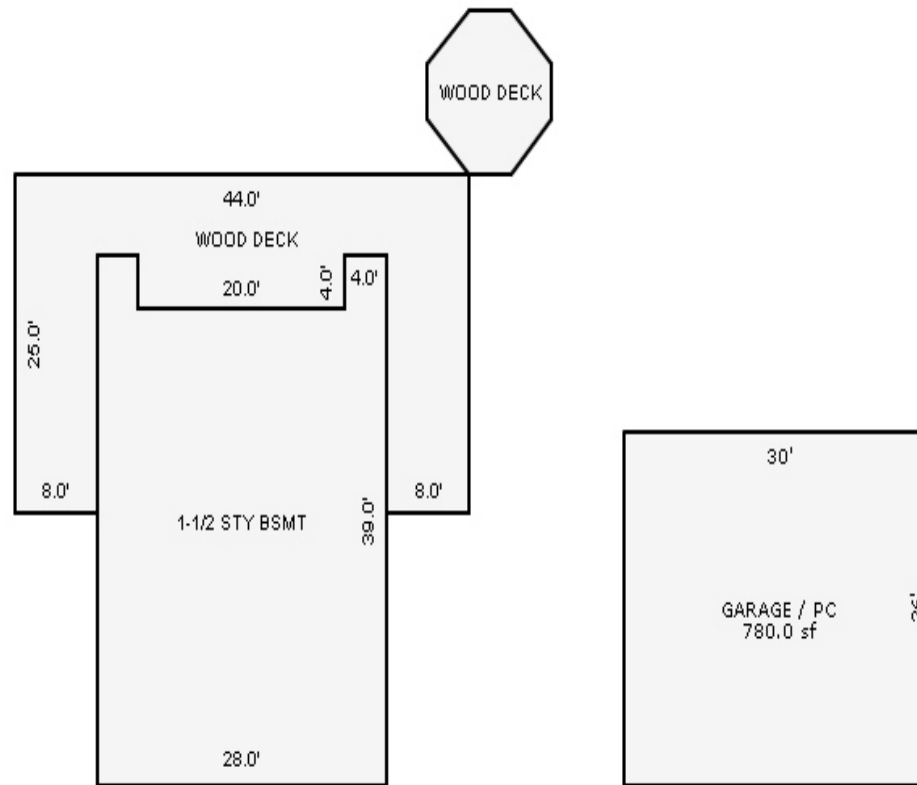
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
MCCREERY ROBERT L & BEVER	MCCREERY ROBERT L TRUST	0	06/12/2015	QC	RELATED PARTY	2015-02559	PTA	0.0				
BORTON TERRY W & BONNIE J	MCCREERY ROBERT L & BEVER	280,000	08/25/2006	WD	Arms Length	06-0/3086		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				
Owner's Name/Address		P.R.E. 0%		Reroof		09/19/2005	20050319	Complete				
MCCREERY ROBERT L TRUST 2831 ARCH RD Eaton Rapids MI 48827		MAP #:	2018 Est TCV 293,239 TCV/TFA: 193.17									
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA								
. 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.		Public Improvements		* Factors *								
Comments/Influences		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Irregular shape Has 320' along lake shore..used 152 for frontage used 168 & added to 132 to arrive at depth of 300' see sketch in Notes file.		X Sewer		GROUP E 800/FF	152.00	214.93	1.0000	1.0000	800	100		121,600
X Electric		X Gas		152 Actual Front Feet, 0.75 Total Acres Total Est. Land Value = 121,600								
X Curb		X Street Lights		Land Improvement Cost Estimates								
X Standard Utilities		X Underground Utils.		Description	Rate	CountyMult.	Size	%Good	Cash Value			
X Topography of Site		X Level		D/W/P: 3.5 Concrete	3.44	1.00	242	0	0			
X Rolling		X Low		Residential Local Cost Land Improvements								
X High		X Landscaped		Description	Rate	CountyMult.	Size	%Good	Cash Value			
X Swamp		X Wooded		LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375			
X Pond		X Waterfront		Total Estimated Land Improvements True Cash Value = 2,375								
X Ravine		X Wetland		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
X Flood Plain		X PRIVATE ROAD		2018	60,800	85,800	146,600			117,519C		
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		TPC 12/27/2017 INSPECTED		2017	60,800	82,100	142,900			115,102C		
		TPC 11/19/2012 INSPECTED		2016	60,800	78,400	139,200			114,076C		
				2015	60,800	74,200	135,000			113,735C		



\*\*\* 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 648 127	Type WPP Treated Wood	Year Built: 2007 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: 780 % 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 1981	Remodeled 0	Ex	X	Ord		Min											
Condition: Average		Lg	X	Ord		Small											
Room List		(5) Floors															
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:															
		(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															
		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:																	
				(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													
				1 Public Sewer													
				1 Water Well													
				1000 Gal Septic													
				2000 Gal Septic													
				Lump Sum Items:													
										Class: C +5							
										Effec. Age: 27							
										Floor Area: 1518	CntyMult						
										Total Base Cost: 123,545	X 1.380						
										Total Base New : 170,492	E.C.F.						
										Total Depr Cost: 124,459	X 1.360						
										Estimated T.C.V: 169,264							
										Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
										1.5	Story Siding	Basement	89.63	0.00	0.00	1012	90,706
										Other Additions/Adjustments			Rate		Size		Cost
										Walk out Basement Door(s)			775.00		1		775
										(13) Plumbing							
										Average Fixture(s)			760.00		1		760
										3 Fixture Bath			2400.00		1		2,400
										(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 2 Story			3825.00		1		3,825
										(16) Porches							
										WPP, Standard			7.15		648		4,633
										(16) Deck/Balcony							
										Treated Wood,Standard			7.77		127		987
										(17) Garages							
										Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)							
										Base Cost			16.58		780		12,932
										Automatic Doors			375.00		2		750
										Phy/Ab.Phy/Func/Econ/Comb.%Good= 73/100/100/100/73.0,			Depr.Cost =		124,459		
										ECF (410- SAPPHIRE LAKE AREA)			1.360 => TCV of Bldg: 1 =		169,264		

\*\*\* 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: 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%		MAP #:							
ADAMS ALAN 4372 WALSH ROAD WHITMORE LAKE MI 48189		2018 Est TCV 27,620									
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA						
. 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 *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		GROUP J 250	147.00	444.49	0.7516	1.0000	250	100	27,620
		Paved Road		147 Actual Front Feet, 1.50 Total Acres				Total Est. Land Value =		27,620	
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		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	2018	13,800	0	13,800		13,800S	
		TPC 12/27/2017 INSPECTED			2017	13,800	0	13,800		13,800S	
					2016	20,200	0	20,200		16,385C	
					2015	33,100	0	33,100		16,336C	



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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	2018 Est TCV 358,640 TCV/TFA: 190.36					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA							
		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"				* Factors *							
				NON SUB LK FRNT	100.00	757.20	1.0000	1.0000	1000	100	100,000
				GROUP J 250	156.00	757.20	0.6189	1.0000	250	100	24,138
				256 Actual Front Feet, 4.45 Total Acres			Total Est. Land Value =				124,138
				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		



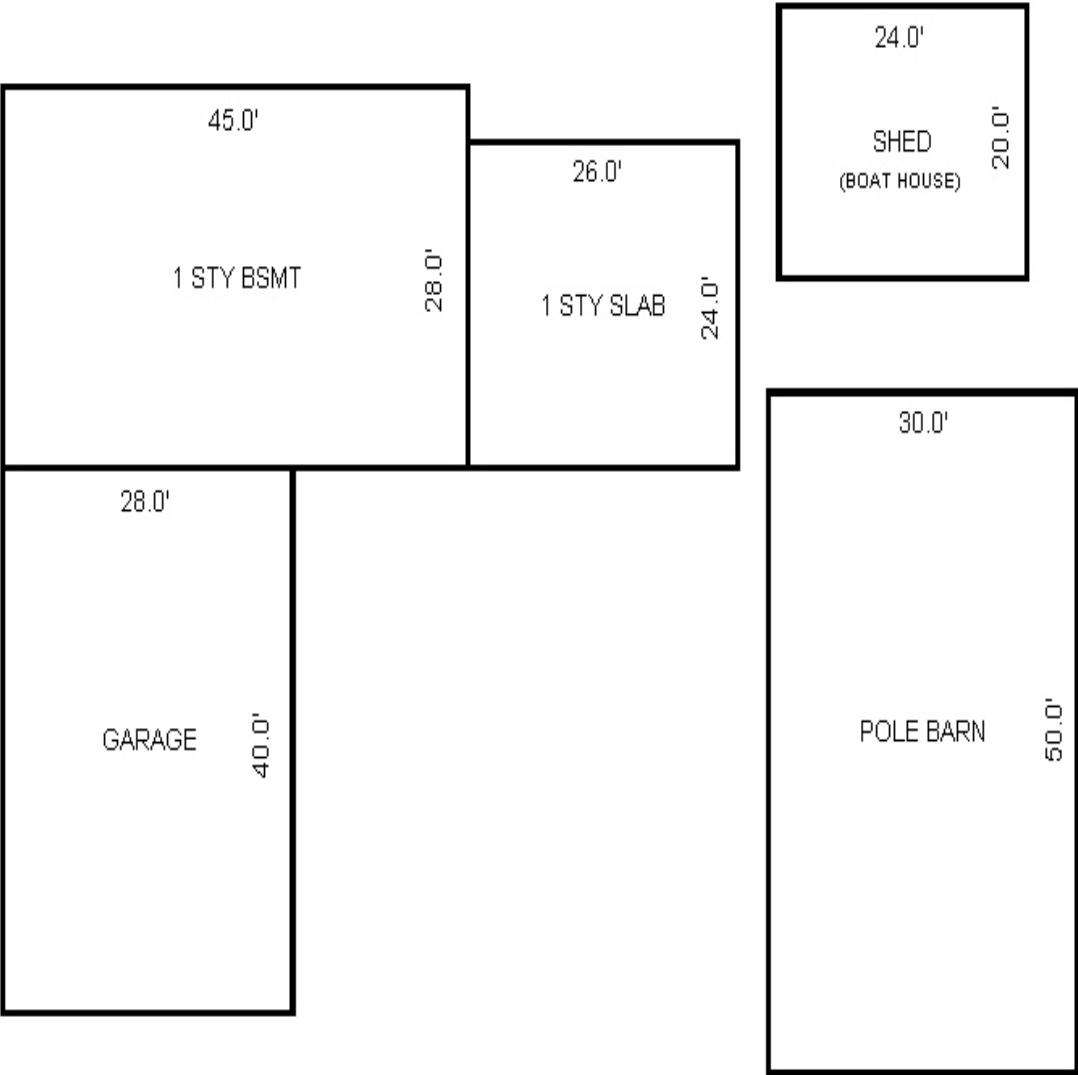
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Rolling	2018	62,100	117,200	179,300			161,972C
X Landscaped	2017	57,100	112,300	169,400			158,641C
X Waterfront	2016	63,200	107,400	170,600			157,226C
X PRIVATE ROAD	2015	80,100	101,900	182,000			156,756C

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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		X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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	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	Remodeled	Ex	X	Ord		Min	Size of Closets																
1962	1990	Lg	X	Ord		Small																	
Condition: Average		Doors			Solid	X	H.C.																
Room List		(5) Floors			Central Air Wood Furnace																		
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:			(12) Electric 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	1	Story Siding	Basement	66.87	0.00	0.00	1260	84,256				
	(2) Windows	Basement: 1260 S.F. Crawl: 0 S.F. Slab: 624 S.F. Height to Joists: 0.0			No. of Elec. Outlets			Many	X	Ave.		Few	1	Story Siding	Slab	66.87	-11.32	0.00	624	34,663			
X	Many Avg. Few X Large Avg. Small	(7) Excavation			(13) Plumbing			Other Additions/Adjustments			Rate							Size		Cost			
	(3) Roof	Basement Recreation SF Living SF Walkout Doors No Floor SF			(8) Basement			(9) Basement Finish			Rate							1118		12,801			
	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)															
X	Asphalt Shingle	1118	Recreation SF Living SF Walkout Doors No Floor SF				2	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan															
Chimney: Brick		(10) Floor Support			(14) Water/Sewer			(15) Built-Ins & Fireplaces			Appliance Allowance												
		1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																				
		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			(16) Porches/Decks			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)												
											Base Cost 14.55 Common Wall: 1 Wall -1300.00 Mechanical Doors 350.00												
											Class:C Exterior: Pole 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 = 163,679												
											Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 1,764												
											Total Depreciated Cost = 165,442												
											ECF (410- SAPPHIRE LAKE AREA) 1.360 => TCV of Bldg: 1 = 225,002												

\*\*\* 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
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X W JENNINGS RD ISLE	School: LAKE CITY - 57020					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:					
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ROSS VICTOR D 1084 JENNA DRIVE DAVISON MI 48423	2018 Est TCV 89,191 TCV/TFA: 144.79					
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X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA				
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Public Improvements	* Factors *					
	Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value

	GROUP I \$500	100.00	1200.08	0.7846	1.0000	500 100	39,229
	100 Actual Front Feet, 2.75 Total Acres					Total Est. Land Value =	39,229

Tax Description	Land Improvement Cost Estimates					
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. SEC 10 T22N R8W LOT 12. .56 A.	Description	Rate	CountyMult.	Size	%Good	Cash Value
	Residential Local Cost Land Improvements					

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

Topography of Site						
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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
2018	19,600	25,000	44,600			33,527C
2017	19,600	23,300	42,900			32,838C
2016	21,000	23,100	44,100			32,546C
2015	25,000	21,100	46,100			32,449C

Who	When	What	2018	19,600	25,000	44,600			33,527C
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TPC 12/27/2017	INSPECTED	2017	19,600	23,300	42,900				32,838C
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TPC 04/08/2013	INSPECTED	2016	21,000	23,100	44,100				32,546C
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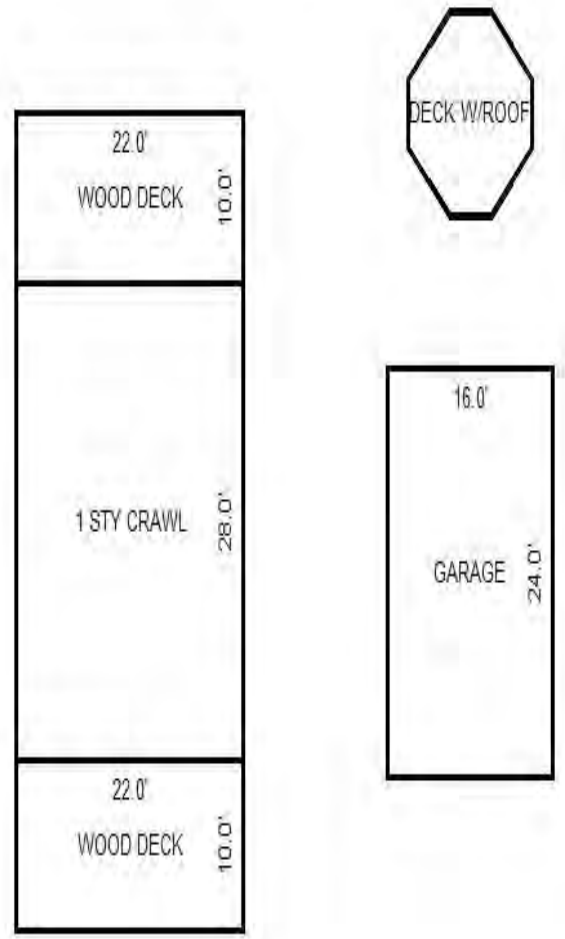
TPC 11/20/2012	INSPECTED	2015	25,000	21,100	46,100				32,449C
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 220 220 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												
Building Style: LOG		Trim & Decoration			Ex	Ord	X	Min									
Yr Built 1948	Remodeled 0	Size of Closets			Lg	Ord	X	Small									
Condition: Average			Doors		Solid	X	H.C.										
Room List		(5) Floors			Central Air Wood Furnace												
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:			(12) Electric												
					60	Amps Service											
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures												
					Ex.	X	Ord.	Min									
X	Wood/Shingle Aluminum/Vinyl Brick	No. of Elec. Outlets			Many	X	Ave.	Few									
	Insulation	(7) Excavation			(13) Plumbing												
(2) Windows		Basement: 0 S.F. Crawl: 616 S.F. Slab: 0 S.F. Height to Joists: 0.0			1	Average Fixture(s)											
	Many Avg. X Few		Large Avg. Small		1	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			(14) Water/Sewer												
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
(3) Roof		(9) Basement Finish			Lump Sum Items:												
			Recreation SF Living SF Walkout Doors No Floor SF														
X	Gable Hip Flat		Gambrel Mansard Shed		(10) Floor Support												
					Joists: Unsupported Len: Cntr.Sup:												
X	Asphalt Shingle																
Chimney: Metal																	
										Class: D Effec. Age: 40 Floor Area: 616 Total Base Cost: 42,003 Total Base New : 57,964 Total Depr Cost: 34,778 Estimated T.C.V: 45,212	CntyMult X 1.380 E.C.F. X 1.300	Rate Bsmnt-Adj Heat-Adj 54.86 -9.61 -1.89	Size Cost 616 26,710				
										Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj 1 Story Siding Crawl Space 54.86 -9.61 -1.89	Size Cost 616 26,710	Rate 525.00	Size Cost 1 525				
										(14) Water/Sewer Public Sewer Well, 100 Feet	Rate 912.00 2425.00	Size Cost 1 912 1 2,425					
										(15) Built-Ins & Fireplaces Appliance Allowance	Rate 1235.00	Size Cost 1 1,235					
										(16) Deck/Balcony Treated Wood,Standard Treated Wood,Standard Pine w/Roof,Standard	Rate 6.40 6.40 33.75	Size Cost 220 1,408 220 1,408 34 1,148					
										(17) Garages Class:D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost No Floor Deduction	Rate 19.23 -3.00	Size Cost 384 7,384 384 -1,152					
										Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, ECF (410- SAPPHIRE LAKE AREA)	Depr.Cost = 1.300 => TCV of Bldg: 1 =	Size Cost 34,778 45,212					

\*\*\* 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.
ROLKA HARRY TRUST	ROLKA STEVEN R	0	03/18/2016	TD	FAMILY SALE	2016-00969	PTA	0.0

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%					
ROLKA STEVEN R 63 MAIN ST LUDLOW VT 05149	MAP #:					
		2018 Est TCV 70,240				

	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 I 100/FF	80.00	0.00	1.0000	1.0000	100	100	8,000
				Residentia 8 - 17 @\$2000		31.12	Acres	2000	100	62,240	
				80 Actual Front Feet, 31.12 Total Acres			Total Est. Land Value =			70,240	

Tax Description  
 . 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 4EXC 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 36DEG 27'20"W TO A PT WHICH LIES S 53 DEG 40'40"E OF POB. TH N 53 DRG 40'40"W TO POB & EXC COM

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

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	35,100	0	35,100			26,798C
2017	33,600	0	33,600			26,247C
2016	36,700	0	36,700			26,013C
2015	36,700	0	36,700			25,936C

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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.
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			Addition	07/11/2013	2013-0294	100%
			Addition	07/11/2013	2013-0295	100%
			Garage	09/20/2012	2012-0495	100%

Owner's Name/Address	MAP #:	2018 Est TCV 507,228 TCV/TFA: 179.55
KING DAVID W & FRANCES E 168 S DICKERSON RD LAKE CITY MI 49651		

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS								
. SEC 11 T22N R8W BEG N 0 DEG 50'E 1541 FT & S 88 DEG 14' 25" E 33 FT FROM SW COR 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		* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			GROUP D 1500/FF	100.00	544.50	0.8123	1.0000	1500	100		121,838
			100 Actual Front Feet, 1.25 Total Acres Total Est. Land Value = 121,838								
			Land Improvement Cost Estimates								
			Description	Rate	CountyMult.	Size	%Good	Cash Value			
			D/W/P: 4in Ren. Conc.	4.21	1.00	2200	0	0			
			D/W/P: 4in Ren. Conc.	4.21	1.00	160	0	0			
			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								



Comments/Influences	Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		X Rolling	2018	60,900	192,700	253,600			235,294C
		X Low	2017	60,900	186,200	247,100			230,455C
		X High	2016	56,600	171,800	228,400			228,400S
		Landscaped	2015	60,000	169,300	229,300			229,300S
		Swamp							
		X Wooded							
		Pond							
		X Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
		Who	When	What					
		TPC 12/27/2017	INSPECTED						
		TPC 11/03/2015	INSPECTED						
		TPC 12/28/2012	INSPECTED						

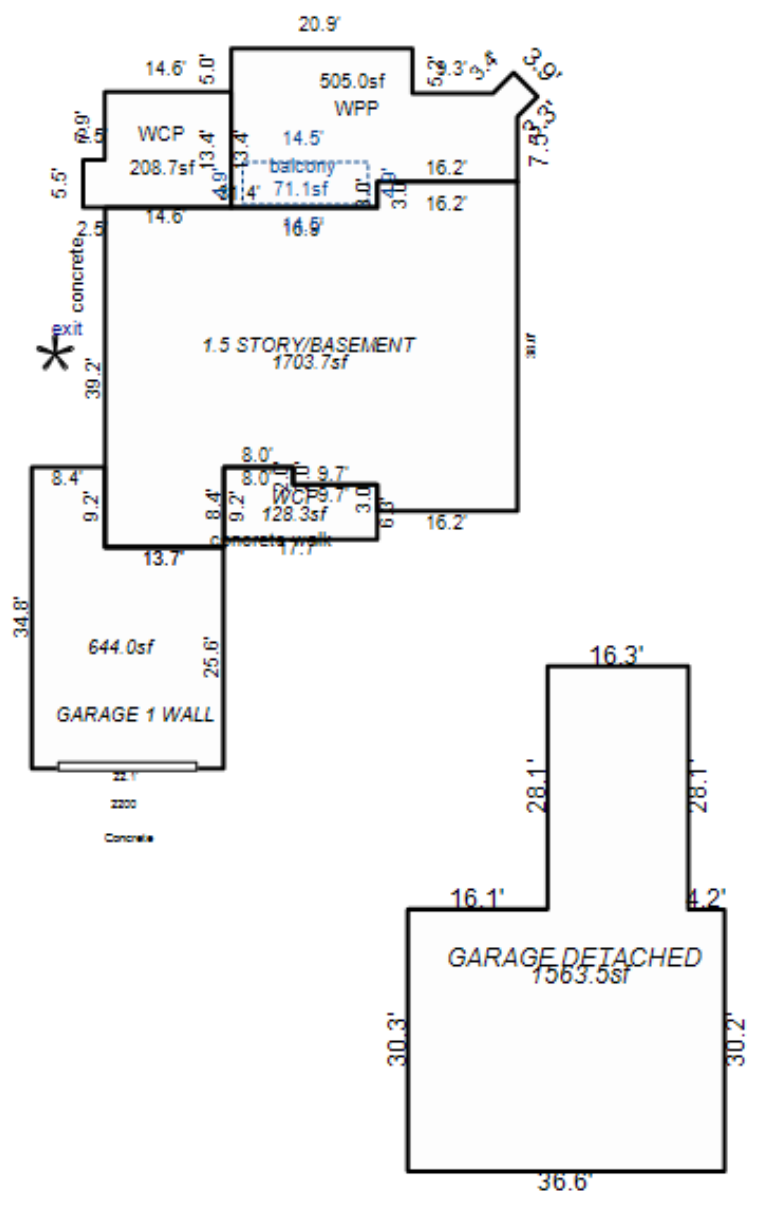
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 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		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: 2825 Total Base Cost: 223,794 Total Base New : 308,836 Total Depr Cost: 262,511 Estimated T.C.V: 380,640			CntyMult X 1.380 E.C.F. X 1.450		Bsmnt Garage: Carport Area: Roof:						
Yr Built 1996	Remodeled 2014	Ex	X	Ord		Min	Size of Closets			Total Base Cost: 223,794			Total Base New : 308,836		Total Depr Cost: 262,511		Estimated T.C.V: 380,640	
Condition: Average		Lg	X	Ord		Small	Doors			Total Base Cost: 223,794			Total Base New : 308,836		Total Depr Cost: 262,511		Estimated T.C.V: 380,640	
Room List		(5) Floors		Central Air Wood Furnace			Total Base Cost: 223,794			Total Base New : 308,836		Total Depr Cost: 262,511		Estimated T.C.V: 380,640		Estimated T.C.V: 380,640		
	Basement 1st Floor 2nd Floor 4 Bedrooms	Kitchen: Other: Other:		(12) Electric 200 Amps Service			Total Base Cost: 223,794			Total Base New : 308,836		Total Depr Cost: 262,511		Estimated T.C.V: 380,640		Estimated T.C.V: 380,640		
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Total Base Cost: 223,794			Total Base New : 308,836		Total Depr Cost: 262,511		Estimated T.C.V: 380,640		Estimated T.C.V: 380,640		
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	X	Ex.		Ord.		Min	2	2 Story Siding	Basement	107.23	0.00	4.21	928	103,416	
X	Insulation	Basement: 1703 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets			Total Base Cost: 223,794			Total Base New : 308,836		Total Depr Cost: 262,511		Estimated T.C.V: 380,640		Estimated T.C.V: 380,640		
(2) Windows		(7) Excavation		(13) Plumbing			Total Base Cost: 223,794			Total Base New : 308,836		Total Depr Cost: 262,511		Estimated T.C.V: 380,640		Estimated T.C.V: 380,640		
X	Many Avg. Few	X	Large Avg. Small	X	Many		Ave.		Few	1	Average Fixture(s)		760.00			1	760	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor	1	2	2	2	2	2	1	2	2	2	2	2	1	1,600	
X	Double Glass Patio Doors Storms & Screens	(8) Basement		(14) Water/Sewer			Total Base Cost: 223,794			Total Base New : 308,836		Total Depr Cost: 262,511		Estimated T.C.V: 380,640		Estimated T.C.V: 380,640		
(3) Roof		(9) Basement Finish		(15) Built-Ins & Fireplaces			Total Base Cost: 223,794			Total Base New : 308,836		Total Depr Cost: 262,511		Estimated T.C.V: 380,640		Estimated T.C.V: 380,640		
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors No Floor SF	1	1	1	1	1	1	1	1	1	1	1	1	1	1,915	
X	Asphalt Shingle	(10) Floor Support		(16) Porches			Total Base Cost: 223,794			Total Base New : 308,836		Total Depr Cost: 262,511		Estimated T.C.V: 380,640		Estimated T.C.V: 380,640		
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		(17) Garages			Total Base Cost: 223,794			Total Base New : 308,836		Total Depr Cost: 262,511		Estimated T.C.V: 380,640		Estimated T.C.V: 380,640		
		Lump Sum Items:		Class:C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 18.17 644 11,701 Common Wall: 2 Wall -2575.00 1 -2,575 Automatic Doors 375.00 1 375 Class:C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 14.55 1563 22,742 Mechanical Doors 350.00 2 700 Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 262,511 ECF (403 - LAKE MISSAUKEE AREA RES) 1.450 => TCV of Bldg: 1 = 380,640			Total Base Cost: 223,794			Total Base New : 308,836		Total Depr Cost: 262,511		Estimated T.C.V: 380,640		Estimated T.C.V: 380,640		

\*\*\* 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 1900 N HICKORY ROAD OWOSSO MI 48867	MAP #:					
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	2018 Est TCV 388,290 TCV/TFA: 182.30					
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	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS			
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	Public Improvements	* Factors *				
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		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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		GROUP D 1500/FF	100.00	450.00	0.8123	1.0000	1500	100		121,838
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		100 Actual Front Feet, 1.03 Total Acres Total Est. Land Value = 121,838							
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		Land Improvement Cost Estimates								
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		Description	Rate	CountyMult.	Size	%Good	Cash Value			
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	X	Dirt Road								
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	X	Gravel Road								
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	X	Paved Road								
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	X	Storm Sewer								
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	X	Sidewalk								
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	X	Water								
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	X	Sewer								
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	X	Electric								
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	X	Gas								
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	X	Curb								
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		Street Lights								
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		Standard Utilities								
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		Underground Utils.								
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		Topography of Site								
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	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								
--	--	--------	--	--	--	--	--	--	--	--

		Wetland								
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		Flood Plain								
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		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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	Who	When	What	2018	60,900	133,200	194,100			176,558C
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				2017	60,900	124,400	185,300			172,927C
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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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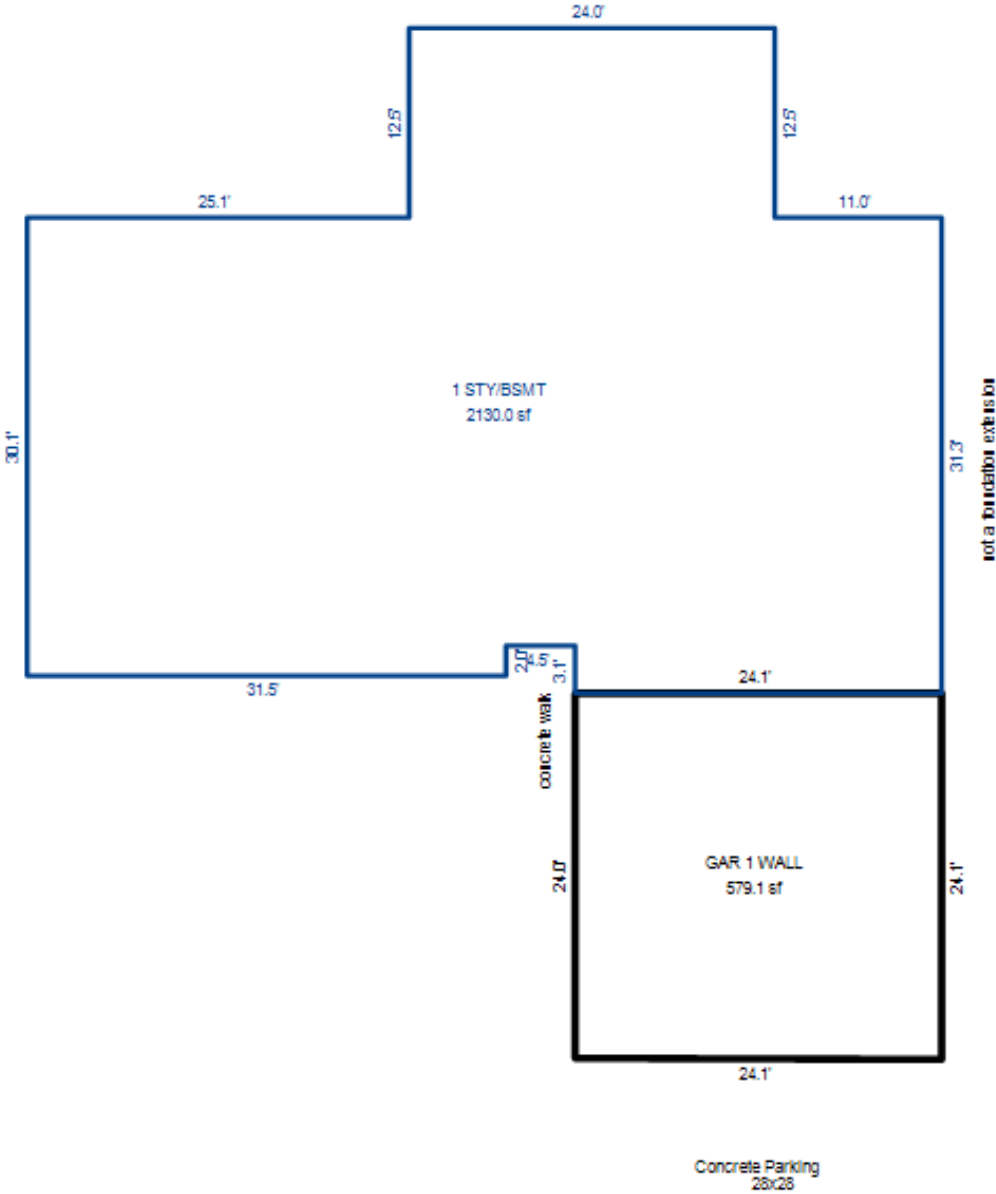


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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: 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. X Few		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:													
										Class: C -5 Effec. Age: 15 Floor Area: 2130 Total Base Cost: 150,086 Total Base New : 207,119 Total Depr Cost: 176,051 Estimated T.C.V: 264,077	CntyMult X 1.380 E.C.F. X 1.500						
										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)							
										(13) Plumbing		760.00		1		760	
										Average Fixture(s)		2400.00		1		2,400	
										3 Fixture Bath							
										(14) Water/Sewer		1162.00		1		1,162	
										Public Sewer		2700.00		1		2,700	
										Well, 100 Feet							
										(15) Built-Ins & Fireplaces		1915.00		1		1,915	
										Appliance Allowance		3250.00		1		3,250	
										Fireplace: Interior 1 Story							
										(16) Deck/Balcony		6.56		330		2,165	
										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 = 176,051 ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 264,077							

\*\*\* 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: 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: LC COTTAGE PROPERTIES LLC  
 1305 ONODAGA RD  
 Holt MI 48842

2018 Est TCV 24,000  
 Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS

Improved X Vacant \* Factors \*  
 Public Improvements 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 DEG 50'221.62 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, 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



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

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
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 #:		2018 Est TCV 586,226 TCV/TFA: 162.52								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS								
SEC 11 T22N R8W (0*1998) 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'E 143.81 FT TO POB, TH N 0 DEG 50'E 77.81 FT, S 88 DEG 14'25"E 65 FT,N 26 DEG 30'55"E 173.09 FT, N 85 DEG 09'06"E 19.01 FT, N 28 DEG 22'34"E 252.27 FT, S 47 DEG 17'04"E 90.22 FT, S 26 DEG 30'54" W 444.4 FT, N 88 DEG 14'25"W 150.17 FT TO POB. 1.2A.		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		GROUP D 1500/FF 90.00 593.00 0.8383 1.0000 1500 100 113,175								
		Paved Road		90 Actual Front Feet, 1.23 Total Acres Total Est. Land Value = 113,175								
		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								
		Sewer		Residential Local Cost Land Improvements								
		Electric		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		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 Utils.										
Comments/Influences		Topography of Site										
SPLIT FROM 011-001-90 FOR 99 GAVE LOC ADJ DUE TO MANY		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	2018	56,600	236,500	293,100			257,832C	
		TPC 12/27/2017 INSPECTED			2017	56,600	236,500	293,100			252,529C	
		TPC 11/22/2011 INSPECTED			2016	52,000	228,600	280,600			250,277C	
					2015	54,000	225,300	279,300			249,529C	



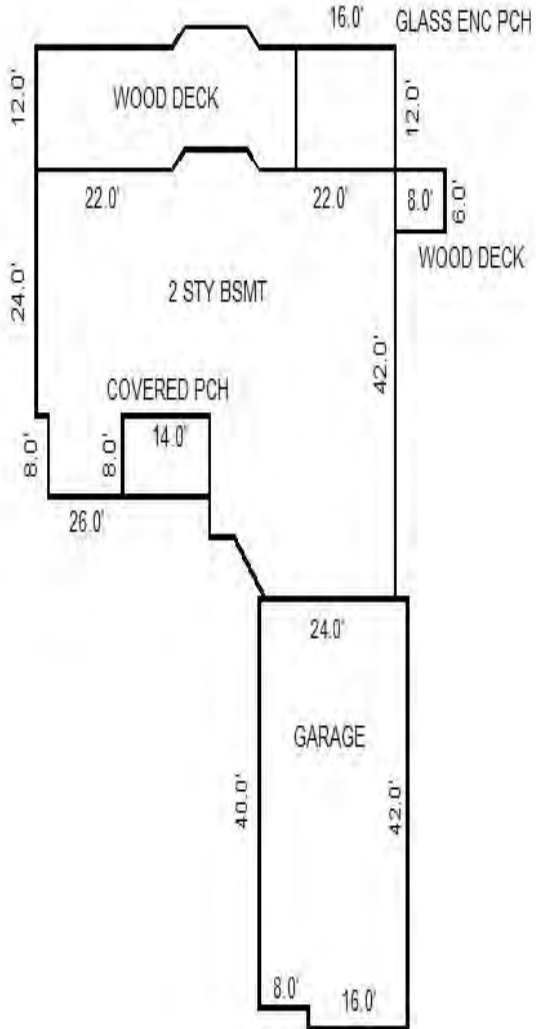
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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: 1999 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 3 Mech. Doors: 0 Area: 992 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: 2S		Trim & Decoration		X Ex			Ord	Min								
Yr Built 1999	Remodeled 0	Size of Closets		X Lg			Ord	Small								
Condition: Average		Doors		X Solid			X	H.C.								
Room List		(5) Floors		Central Air Wood Furnace												
	Basement 1st Floor 2nd Floor 4 Bedrooms	Kitchen: Other: Other:		(12) Electric			200			Amps Service						
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories Exterior			Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost	
X	Wood/Shingle Aluminum/Vinyl Brick Stone/Siding Insulation	X	Drywall	X	Ex.	Ord.	Min	1.75 Story Siding/Bric			107.65	0.00	3.25	2061	228,565	
(2) Windows		(7) Excavation		No. of Elec. Outlets			Other Additions/Adjustments			Rate			Size		Cost	
X	Many Avg. Few	X	Large Avg. Small	X	Many	Ave.	Few	Walk out Basement Door(s)			1025.00			1		1,025
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Basement: 2061 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			(14) Water/Sewer			Average Fixture(s)			1		1,120	
X	Double Glass Patio Doors Storms & Screens	(8) Basement		1 Average Fixture(s)			(15) Built-Ins & Fireplaces			3 Fixture Bath			2		7,050	
X	Asphalt Shingle	(9) Basement Finish		3 3 Fixture Bath			(16) Porches			2 Fixture Bath			1		1,487	
X	Gable Hip Flat	8 Conc. Block Poured Conc. Stone Treated Wood X 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			(17) Garages			Well, 100 Feet			1		3,050	
X	Chimney:	1500 Recreation SF Living SF 1 Walkout Doors No Floor SF		(14) Water/Sewer			Class:BC Exterior: Siding Foundation: 42 Inch (Finished )			Appliance Allowance			1		2,610	
X	Gambrel Mansard Shed	(10) Floor Support		1 Public Water			Base Cost			Fireplace: Interior 2 Story			1		4,800	
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1 Public Sewer			Common Wall: 1 Wall			Fireplace: 2nd on Same Stack			1		3,200	
X	Asphalt Shingle	1500 Recreation SF Living SF 1 Walkout Doors No Floor SF		1 Water Well			Automatic Doors			CCP (1 Story), Standard			112		3,457	
X	Asphalt Shingle	1500 Recreation SF Living SF 1 Walkout Doors No Floor SF		1000 Gal Septic			Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0,			WGEP (1 Story), Standard			192		8,339	
X	Asphalt Shingle	1500 Recreation SF Living SF 1 Walkout Doors No Floor SF		2000 Gal Septic			Separately Depreciated Items:			Composite,Standard			564		4,145	
X	Asphalt Shingle	1500 Recreation SF Living SF 1 Walkout Doors No Floor SF		Lump Sum Items:			(9) Basement Finish			Composite,Standard			48		585	
X	Asphalt Shingle	1500 Recreation SF Living SF 1 Walkout Doors No Floor SF		Lump Sum Items:			Basement Recreation Finish			12.19			1500		20,250	
X	Asphalt Shingle	1500 Recreation SF Living SF 1 Walkout Doors No Floor SF		Lump Sum Items:			County Multiplier = 1.38 =>			7.35			1500		20,250	
X	Asphalt Shingle	1500 Recreation SF Living SF 1 Walkout Doors No Floor SF		Lump Sum Items:			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>			13.50			1500		20,250	
X	Asphalt Shingle	1500 Recreation SF Living SF 1 Walkout Doors No Floor SF		Lump Sum Items:			Depr.Cost =			320,528			1500		20,250	
X	Asphalt Shingle	1500 Recreation SF Living SF 1 Walkout Doors No Floor SF		Lump Sum Items:			Cost New =			27,945			1500		20,250	


\*\*\* 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		P.R.E. 0%									
Owner's Name/Address		MAP #:		2018 Est TCV 113,175									
DAVENPORT CHRISTINE M 1305 ONONDAGA ROAD HOLT MI 48842		Improved	X	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS								
Tax Description		Public Improvements		* Factors *									
SEC 11 T22N R8W (0*1998) BEG AT SW COR SEC 11 TH N 0 DEG 50'E 1541 FT, S 88 DEG 14'25"E 33 FT, N 0 DEG50'E 66 FT TO POB, TH N 0 DEG 50'E 77.81 FT, S 88 DEG 14'25"E 150.17 FT, N 26 DEG30'54"E 444.4 FT, S 47 DEG 17'04"E 44.24FT, S 50 DEG 11'30"E 45.98 FT, S 26 DEG 30'54"W 466.94 FT, N 88 DEG 14'25"W 209.09 FT TO POB. 1.23A.		X			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Dirt Road		GROUP D 1500/FF 90.00 595.32 0.8383 1.0000 1500 100									
SPLIT FROM 001-90 FOR 99..GAVE NEG LOC ADJ DUE TO MANY		Gravel Road		90 Actual Front Feet, 1.23 Total Acres									
		Paved Road		Total Est. Land Value = 113,175									
		Storm Sewer											
		Sidewalk											
		Water											
		Sewer											
		Electric											
		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											
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value					
		Who	When	What	2018	56,600	0	56,600	53,569C				
		TPC 12/27/2017 INSPECTED			2017	56,600	0	56,600	52,468C				
		TPC 11/22/2011 INSPECTED			2016	52,000	0	52,000	52,000S				
		TPC 11/08/2010 INSPECTED			2015	54,000	0	54,000	54,000S				

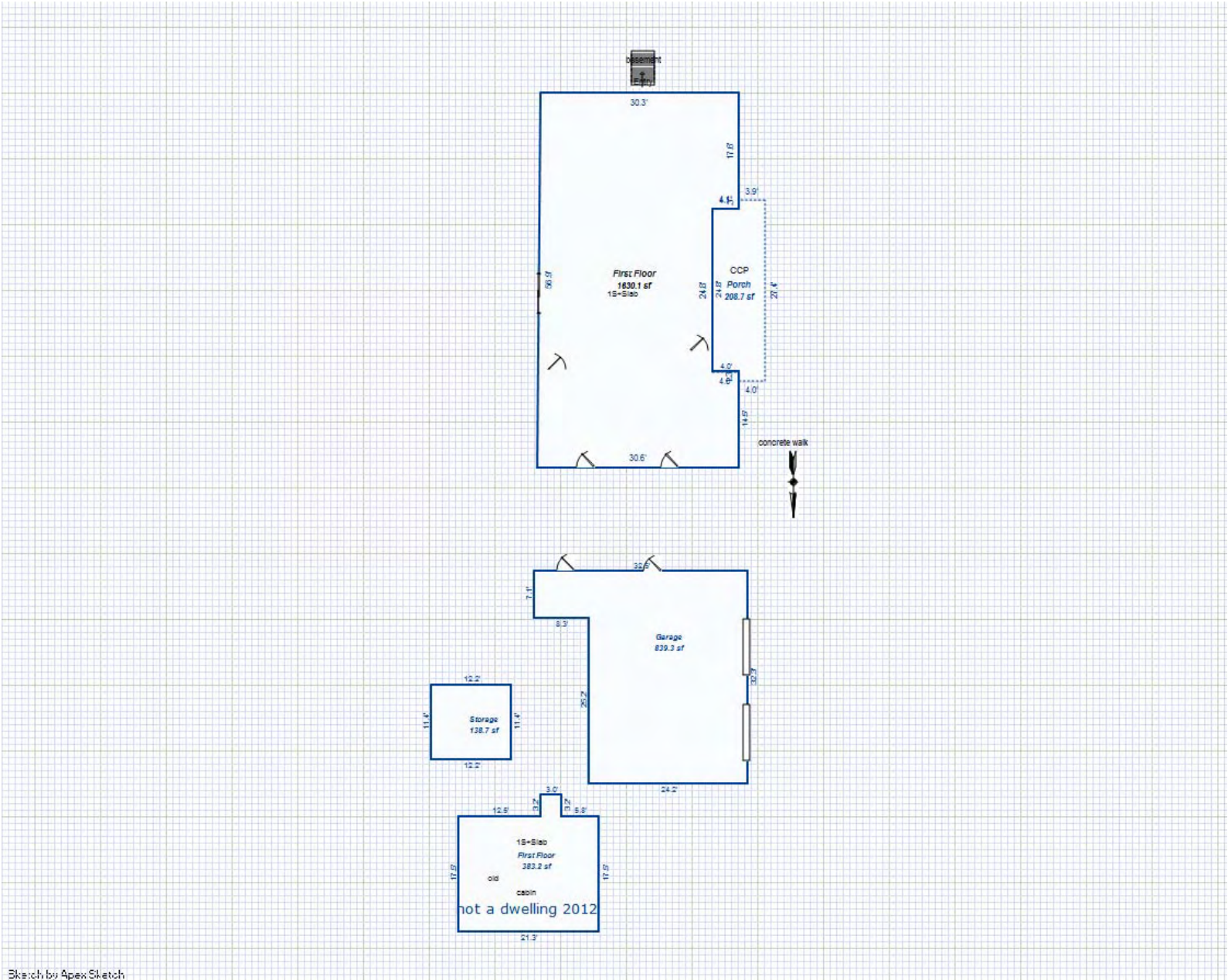
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
FEDERAL HOME LOAN MORTGAG	JANET MARK & SHEREE	34,000	10/28/2010	CD	BANK SALE	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	FORECLOSURE	2010-2151 AFF	PTA	0.0					
COLGAN JOHN W JR	FEDERAL HOME LOAN MORTGAG	58,000	04/30/2010	SD	FORECLOSURE	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. 100% 08/24/2017		MAP #:		2018 Est TCV 122,528 TCV/TFA: 60.90							
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 A> GROUP A \$5000		5000	100						5,000	
	X	Paved Road	68 Actual Front Feet, 0.34 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: 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											
	X	Level											
	X	Rolling											
	X	Low											
	X	High											
	X	Landscaped											
	X	Swamp											
	X	Wooded											
	X	Pond											
	X	Waterfront											
	X	Ravine											
	X	Wetland											
	X	Flood Plain											
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value					
		Who	When	What	2018	2,500	58,800	61,300		50,856C			
		TPC 12/27/2017	INSPECTED		2017	2,500	57,100	59,600		59,600W	49,810C		
		TPC 04/19/2016	INSPECTED		2016	3,500	53,500	57,000			49,366C		
		TPC 11/11/2013	INSPECTED		2015	3,500	50,300	53,800			49,219C		

\*\*\* 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 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		Plaster Wood T&G															
Building Style: 1S		Trim & Decoration																		
Yr Built 1970	Remodeled 2013	Ex	Ord	X	Min	Size of Closets														
Condition: Average		Lg	Ord	X	Small	Doors			Solid	X	H.C.									
Room List		(5) Floors		Central Air Wood Furnace																
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric			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	1	Story Block	Slab	63.20	-10.62	0.00	1095	57,575	
	Insulation	(7) Excavation		No. of Elec. Outlets			1			1	1	Story Siding	Crawl Space	62.01	-8.59	0.00	534	28,526		
(2) Windows		Basement: 0 S.F. Crawl: 534 S.F. Slab: 1095 S.F. Height to Joists: 0.0		(13) Plumbing			Other Additions/Adjustments			Rate			Size		Cost					
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			(14) Water/Sewer			Average Fixture(s)			760.00		1		760			
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			(15) Built-Ins & Fireplaces			Appliance Allowance			1915.00		1		1,915			
(3) Roof		(9) Basement Finish		(14) Water/Sewer			(16) Porches			WPP, Standard			8.42		420		3,536			
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)			Base Cost		11.14		839		9,346	
X	Asphalt Shingle	Recreation SF Living SF Walkout Doors No Floor SF		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			(17) Garages			Mechanical Doors			350.00		2		700			
Chimney: Metal		Lump Sum Items:		Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 113,126 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 110,863																

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



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family		Eavestrough	Gas	Oil	Elec.	Appliance Allow.	Interior 1 Story	Interior 2 Story	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven. : Stone Ven. : Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
	Mobile Home		Insulation	Wood	Coal	Steam								Cook Top	2nd/Same Stack
	Town Home	0	Front Overhang	Forced Air w/o Ducts			Garbage Disposal	Two Sided							
	Duplex	0	Other Overhang	Forced Air w/ Ducts			Bath Heater	Exterior 1 Story							
	A-Frame			Forced Hot Water			Vent Fan	Exterior 2 Story							
	Wood Frame			Electric Baseboard			Hot Tub	Prefab 1 Story							
Building Style: 1S				Elec. Ceil. Radiant			Unvented Hood	Prefab 2 Story							
Yr Built: 0 YR?		Remodeled: 0		Radiant (in-floor)			Vented Hood	Heat Circulator							
Condition: Poor				Electric Wall Heat			Intercom	Raised Hearth							
Room List				Space Heater			Jacuzzi Tub	Wood Stove							
	Basement			Wall/Floor Furnace			Jacuzzi repl.Tub	Direct-Vented Ga							
	1st Floor			Forced Heat & Cool			Oven								
	2nd Floor			Heat Pump			Microwave								
	Bedrooms			No Heating/Cooling			Standard Range								
(1) Exterior				Central Air			Self Clean Range								
	Wood/Shingle			Wood Furnace			Sauna								
	Aluminum/Vinyl			(12) Electric			Trash Compactor								
	Brick			0 Amps Service			Central Vacuum								
(2) Windows				No./Qual. of Fixtures			Security System	(Heating system cost adjusted in area(s): 1)							
	Insulation			Ex. Ord. Min				Stories Exterior Foundation	Rate Bsmnt-Adj	Heat-Adj	Size	Cost			
	Many Avg. Few	Large Avg. Small		No. of Elec. Outlets				1 Story Siding Slab	57.11	-10.67	-2.25	383	16,925		
	Wood Sash			Many Ave. Few				Other Additions/Adjustments		Rate	Size	Cost			
	Metal Sash			(7) Excavation				(13) Plumbing	3 Fixture Bath		1650.00	-1	-1,650		
	Vinyl Sash			Basement: 0 S.F.				Notes: FORMERLY 1 ROOM LOG CABIN							
	Double Hung			Crawl: 0 S.F.				Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,		Depr.Cost =		10,540			
	Horiz. Slide			Slab: 383 S.F.				ECF (416 RESIDENTIAL RURAL/ NON SUB)		0.500 => TCV of Bldg: 2 =		5,270			
	Casement			Height to Joists: 0.0											
	Double Glass			(8) Basement											
	Patio Doors			Conc. Block											
	Storms & Screens			Poured Conc.											
	Chimney:			Stone											
				Treated Wood											
				Concrete Floor											
				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:											

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GAFFNEY SUZANNE		0	04/01/2010	OTH	Reference	2010-834OTHER	PTA	0.0
		55,000	12/01/1996	WD	Arms Length			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 #:
GAFFNEY SUZANNE P O BOX 987 1675 S DICKERSON LAKE CITY MI 49651	2018 Est TCV 156,015 TCV/TFA: 66.70

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>&lt;Site Value A&gt; GROUP A</td> <td>\$5000</td> <td>100</td> <td>5000</td> <td>100</td> <td></td> <td></td> <td></td> <td>5,000</td> </tr> <tr> <td colspan="8">70 Actual Front Feet, 0.31 Total Acres</td> <td>Total Est. Land Value = 5,000</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	<Site Value A> GROUP A	\$5000	100	5000	100				5,000	70 Actual Front Feet, 0.31 Total Acres								Total Est. Land Value = 5,000
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																						
<Site Value A> GROUP A	\$5000	100	5000	100				5,000																						
70 Actual Front Feet, 0.31 Total Acres								Total Est. Land Value = 5,000																						

Public Improvements	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					
	LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
	Total Estimated Land Improvements True Cash Value = 950					

Comments/Influences	Topography of Site
	<ul style="list-style-type: none"> <li>Street Lights</li> <li>Standard Utilities</li> <li>Underground Utils.</li> </ul>



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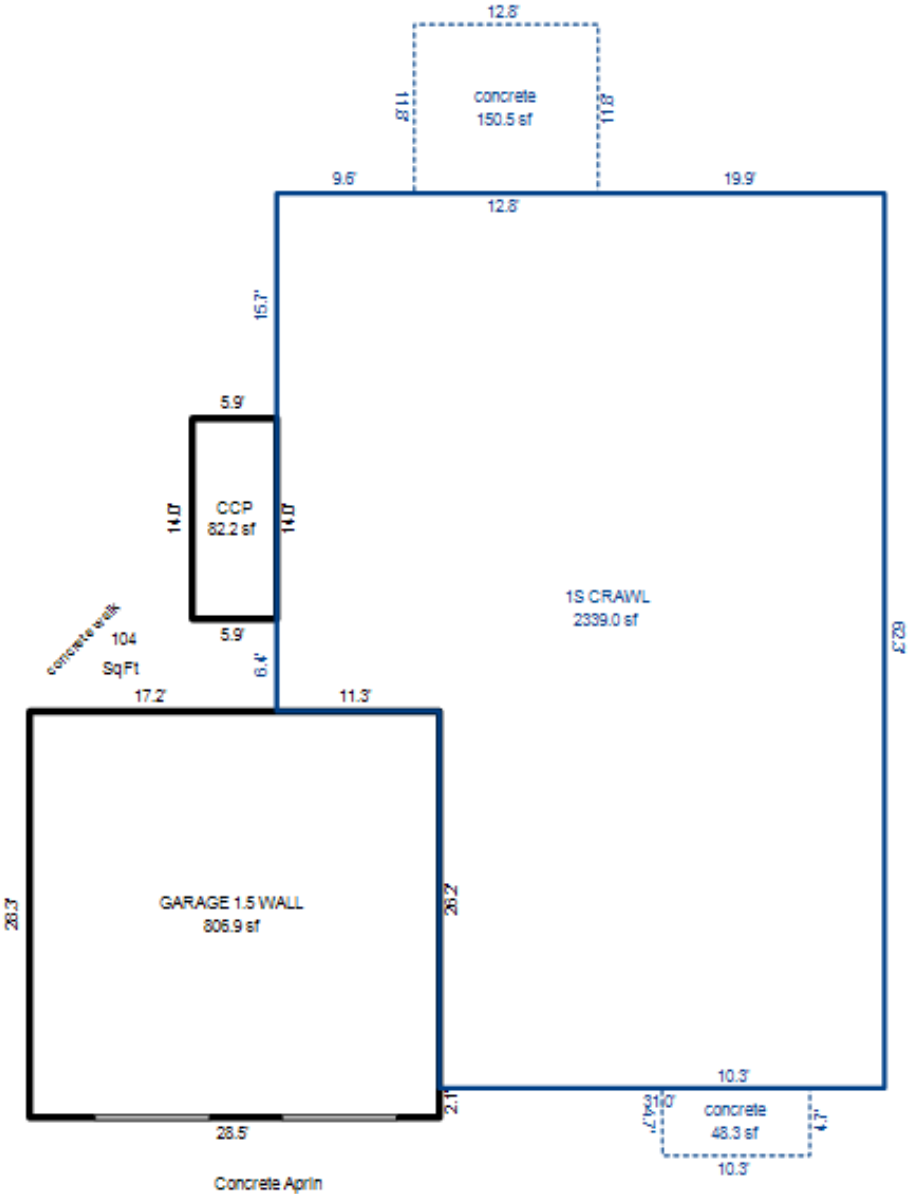
Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Rolling	2018	2,500	75,500	78,000			77,289C
X Low	2017	2,500	73,200	75,700	75,700M		75,700S
X High	2016	3,500	81,500	85,000			85,000S
Landscaped	2015	3,500	7,100	10,600			8,333C
Swamp							
X Wooded							
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 Direct-Vented Ga	Area 82	Type CCP (1 Story)	Year Built: Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 0 Area: 806 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																		
Wood Frame		Drywall Paneled	Plaster Wood T&G	X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: D +10 Effec. Age: 5 Floor Area: 2339 Total Base Cost: 116,802 Total Base New : 161,187 Total Depr Cost: 153,127 Estimated T.C.V: 150,065			CntyMult X 1.380 E.C.F. X 0.980			Bsmnt Garage: Carport Area: Roof:																																	
Building Style: 1S		Trim & Decoration			(12) Electric			Stories Exterior			Foundation Rate			Bsmnt-Adj Heat-Adj			Size Cost																													
Yr Built 2015	Remodeled 0	Ex	Ord	Min	0 Amps Service			1 Story Siding			Crawl Space			-7.36 0.72			2339 92,227																													
Condition: Average		Lg	Ord	Small	Central Air Wood Furnace			Other Additions/Adjustments			Rate			Rate			Size Cost																													
Room List		(5) Floors			No./Qual. of Fixtures			(13) Plumbing			(14) Water/Sewer			(15) Built-Ins & Fireplaces			(16) Porches			(17) Garages																										
Basement	1st Floor	Kitchen:	Other:	Other:	Ex.			Ord.	Min	Many			Ave.	Few	1 Average Fixture(s)			3 Fixture Bath			Public Sewer			Well, 200 Feet			Appliance Allowance			CCP (1 Story), Standard			Class:D Exterior: Siding Foundation: 42 Inch (Finished )			Base Cost			Common Wall: 2 Wall							
2nd Floor	3 Bedrooms	(6) Ceilings			No. of Elec. Outlets			(7) Excavation			Basement: 0 S.F. Crawl: 2339 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			1 Public Water			1 Public Sewer			1 Water Well			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:		
(1) Exterior		Wood/Shingle Aluminum/Vinyl Brick			Insulation			Many Avg. Few		Large Avg. Small		Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			(3) Roof			Gable Hip Flat		Gambrel Mansard Shed		Asphalt Shingle			Chimney:																					
Notes: ADAPTIVE HOME SIZE IS ATYPICAL TO RURAL HOME MEDIAN SQUARE FEET		Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 153,127			ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 150,065																																									

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





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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		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	2018 Est TCV 113,487
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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 D 1500/FF	85.00	207.00	0.8528	1.0000	1500 100 EASEMENT	108,737
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	85 Actual Front Feet, 0.40 Total Acres						Total Est. Land Value =	108,737
--	--	--	--	--	--	--	-------------------------	---------

Land Improvement Cost Estimates							
Description	Rate	CountyMult.	Size	%Good	Cash Value		

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

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

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

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

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

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
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2018	54,400	2,300	56,700			53,671C
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2017	54,400	2,300	56,700			52,568C
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2016	49,700	2,400	52,100			52,100S
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2015	51,000	2,400	53,400			53,400S
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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
S DICKERSON RD	School: LAKE CITY - 57020		Demolition/Removal	11/06/2007	20070852	Complete

Owner's Name/Address	P.R.E. 0%	MAP #:				
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DAVENPORT CHRISTINE M 1305 ONANDAGA ROAD HOLT MI 48842	2018 Est TCV 5,000					
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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

50/FF	100.00	55.00	1.0000	1.0000	50 100	5,000
100 Actual Front Feet, 0.13 Total Acres						Total Est. Land Value = 5,000

Tax Description	X	Dirt Road				
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				
	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						
ADD SEWER AND WELL FOR 06						



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	2,500	0	2,500			2,500S
2017	2,500	0	2,500			2,500S
2016	2,500	0	2,500			2,500S
2015	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 #:					
LC COTTAGE PROPERTIES LLC 1305 ONONDAGA RD Holt MI 48842	2018 Est TCV 136,606 TCV/TFA: 115.38					

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 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.								
				Land Improvement Cost Estimates								
				Description	Rate	CountyMult.	Size	%Good	Cash Value			
				D/W/P: 3.5 Concrete	2.98	1.00	600	0	0			
				D/W/P: 3.5 Concrete	2.98	1.00	238	0	0			
				Shed: Wood Frame	9.17	1.00	96	94	827			
				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 = 5,577								



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

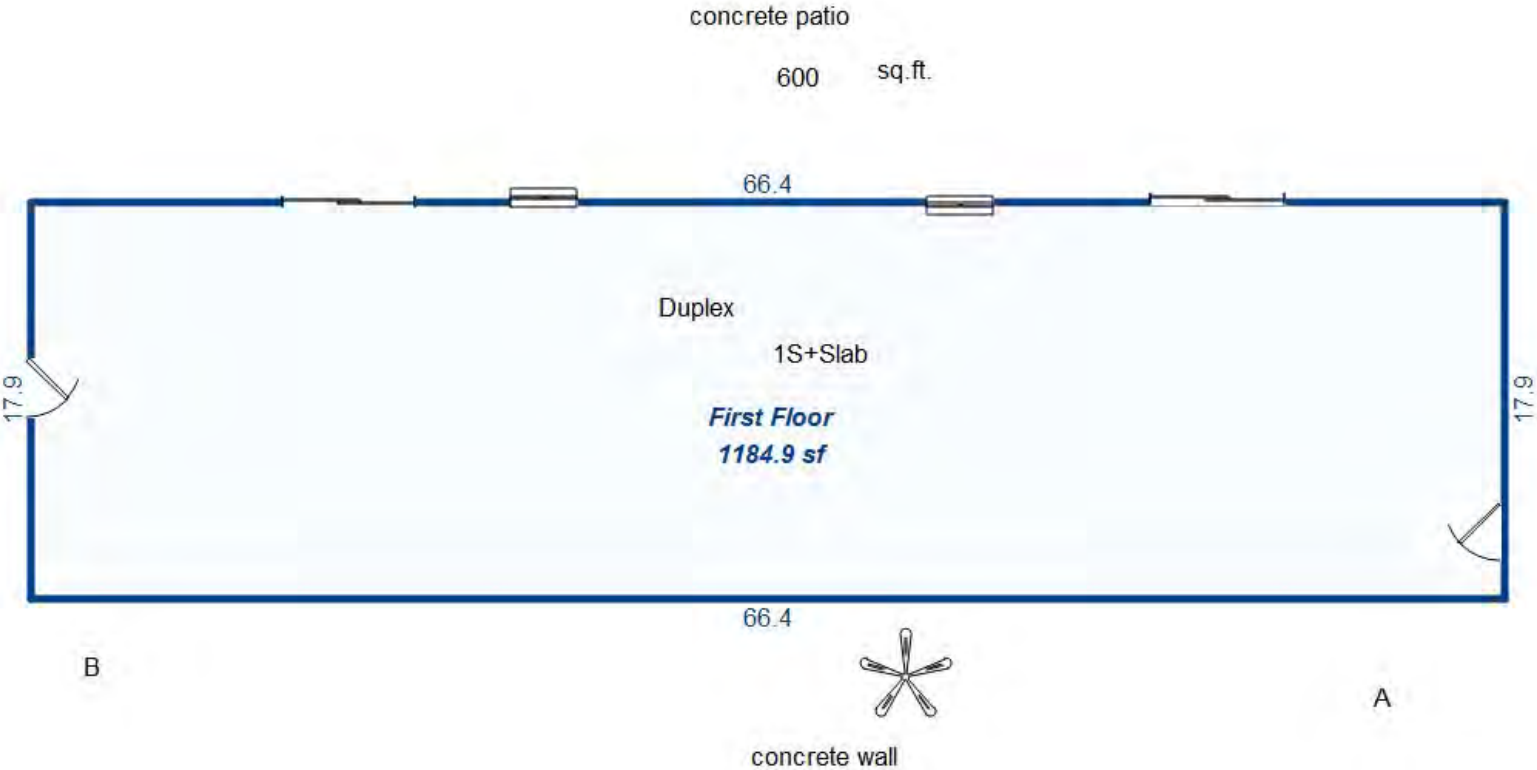
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	45,100	23,200	68,300			61,597C
2017	45,100	23,200	68,300			60,331C
2016	40,100	23,100	63,200			59,793C
2015	39,000	22,800	61,800			59,615C

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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	2	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack 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			Class: D Effec. Age: 45 Floor Area: 592 Total Base Cost: 71,864 Total Base New : 99,172 Total Depr Cost: 54,545 Estimated T.C.V: 40,909			CntyMult X 1.380 E.C.F. X 0.750	Bsmnt Garage: 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	Remodeled	Ex	X	Ord	Min	100 Amps Service			1	Story Siding	Slab	56.10	-8.28	-0.78	592	27,848	
0 ?YR	0	Size of Closets		No./Qual. of Fixtures			2 Exterior Units, (@6% more)		Base cost of Exterior units =						59,037		
Condition: Average		Lg	X	Ord	Small	(13) Plumbing		Other Additions/Adjustments		Rate		Size		Cost			
Room List		Doors		Solid	X	H.C.	(13) Plumbing		Average Fixture(s)		525.00		2		2,100		
Basement 1st Floor 2nd Floor Bedrooms		Kitchen: Other: Other:		(6) Ceilings			2 Average Fixture(s)		(14) Water/Sewer		912.00		1		912		
(1) Exterior		Basement: 0 S.F. Crawl: 0 S.F. Slab: 592 S.F. Height to Joists: 0.0		(7) Excavation			2 3 Fixture Bath		Well, 50 Feet		1575.00		1		1,575		
X	Wood/Shingle Aluminum/Vinyl Brick	(8) Basement		(9) Basement Finish			2 Softener, Auto		(15) Built-Ins & Fireplaces		1235.00		2		4,940		
X	Insulation	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Recreation SF Living SF Walkout Doors No Floor SF			2 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								
(2) Windows		Many Avg.		X	Large Avg.		(14) Water/Sewer		Notes: A/C ON A ONLY Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 54,545 ECF (403 - LAKE MISSAUKEE AREA RES) 0.750 => TCV of Bldg: 1 = 40,909								
X	Many Avg. Few	X	Large Avg. Small		(10) Floor Support			1 Public Water									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Joists: Unsupported Len: Cntr.Sup:		1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:										
(3) Roof		Gable Hip Flat		Gambrel Mansard Shed													
X	Asphalt Shingle	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.
COLLINS EDWARD R & CAROLE	ADLER KELLY M	1	07/25/2016	TD	RELATED PARTY	2016-02559	PTA	0.0

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

School: LAKE CITY - 57020  
 P.R.E. 0%  
 Owner's Name/Address: ADLER KELLY M  
 5004 HEMATITE  
 JACKSON MI 49201  
 MAP #: 2018 Est TCV 5,000

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

Improved X Vacant \* Factors \* IRR SHAPE/ACCESS POINT

Public Improvements 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.

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



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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	2,500	0	2,500			333C
2017	2,500	0	2,500			327C
2016	2,500	0	2,500			325C
2015	3,500	0	3,500			325C

\*\*\* 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 TRUST	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	RELATED PARTY	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 TRUST 1661 S DICKERSON RD LAKE CITY MI 49651		MAP #:		2018 Est TCV 273,550 TCV/TFA: 253.29								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS								
		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				GROUP D 1500/FF	85.67	252.00	0.8508	1.0000	1500	100		109,333
				113 Actual Front Feet, 0.42 Total Acres Total Est. Land Value = 109,333								
				Land Improvement Cost Estimates								
				Description	Rate	CountyMult.	Size	%Good	Cash Value			
				D/W/P: 4in Ren. Conc.	4.21	1.00	1400	0	0			
				Shed: Wood Frame	12.07	1.00	80	71	686			
				Dock: Light posts	21.31	1.00	338	0	0			
				Residential Local Cost Land Improvements								
				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 = 4,249								
Comments/Influences		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	2018	54,700	82,100	136,800		116,793C		
		TPC 12/27/2017 INSPECTED			2017	54,700	76,700	131,400		114,391C		
		TPC 02/22/2012 INSPECTED			2016	46,200	70,900	117,100		113,371C		
					2015	55,900	69,900	125,800		113,032C		



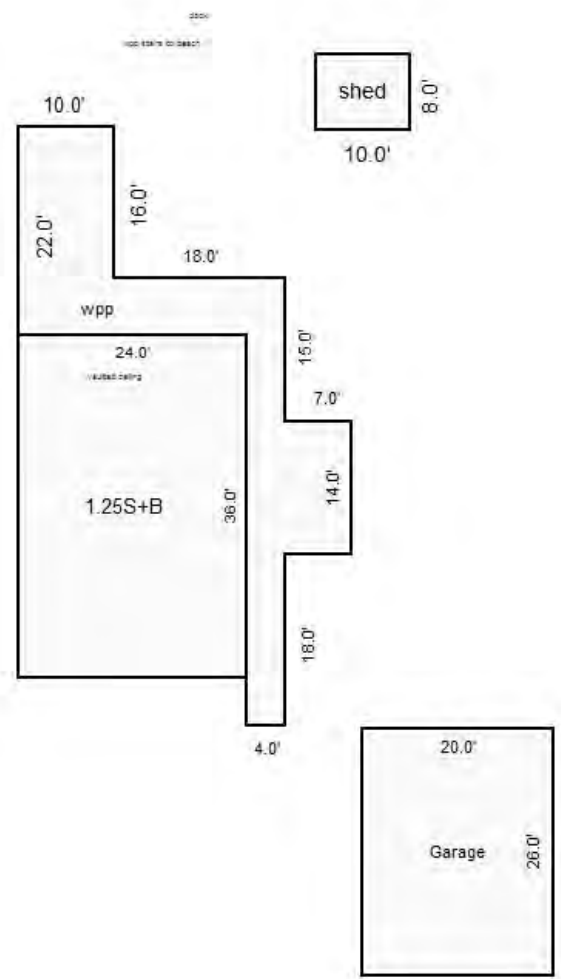
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



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 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 Plaster X Paneled Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling					1												
Building Style: 1.25S		Trim & Decoration																				
Yr Built 1977		Remodeled 0		Size of Closets																		
Condition: Average		Lg X Ord Small		Doors Solid X H.C.																		
Room List		(5) Floors		Central Air Wood Furnace																		
Basement 1st Floor 2nd Floor 3 Bedrooms		Kitchen: Other: Other:		(12) Electric																		
				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			1.25 Story Siding			Basement		83.57		0.00		0.00		864		72,204		
Insulation				No. of Elec. Outlets			Other Additions/Adjustments			Rate								Size		Cost		
(2) Windows		(7) Excavation		(13) Plumbing			(9) Basement Finish															
X	Many Avg. Few	X	Large Avg. Small	Basement: 864 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 Walk out Basement Door(s)			11.45 775.00				434 1		4,969 775			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		(14) Water/Sewer			(13) Plumbing															
		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Average Fixture(s) 2 Fixture Bath			760.00 1600.00							1 1		760 1,600			
(3) Roof		(9) Basement Finish		(15) Built-Ins & Fireplaces			(14) Water/Sewer															
X	Gable Hip Flat	434 Recreation SF Living SF 1 Walkout Doors No Floor SF		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Solar Water Heat Appliance Allowance Fireplace: Exterior 2 Story Fireplace: Wood Stove			1915.00 4650.00 1350.00								1 1 1		1,915 4,650 1,350		
X	Asphalt Shingle	(10) Floor Support		(16) Porches			(15) Built-Ins & Fireplaces															
Chimney:		Joists: Unsupported Len: Cntr.Sup:		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			WPP, Standard WPP, Standard			7.25 12.00								590 150		4,278 1,800		
		Lump Sum Items:		(17) Garages			(16) Porches															
				Lump Sum Items:			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)															
							Base Cost Automatic Doors Storage area over garage Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 =			20.15 375.00 3.95								520 1 350		10,478 375 1,383 106,645 159,968		

\*\*\* 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	RELATED PARTY	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						
	School: LAKE CITY - 57020					
	P.R.E. 100% 09/01/2008					
Owner's Name/Address	MAP #:					
STEBNER MARK & BEVERLY 1665 S DICKERSON RD LAKE CITY MI 49651	2018 Est TCV 282,041 TCV/TFA: 214.97					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS							
			* Factors *							
	X	Public Improvements	Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
						GROUP E 1300/FF	96.43	213.12	0.8769	1.0000
			124 Actual Front Feet, 0.41 Total Acres						Total Est. Land Value =	109,931
			Land Improvement Cost Estimates							
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	X	Street Lights	X	Standard Utilities	X	Underground Utils.

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



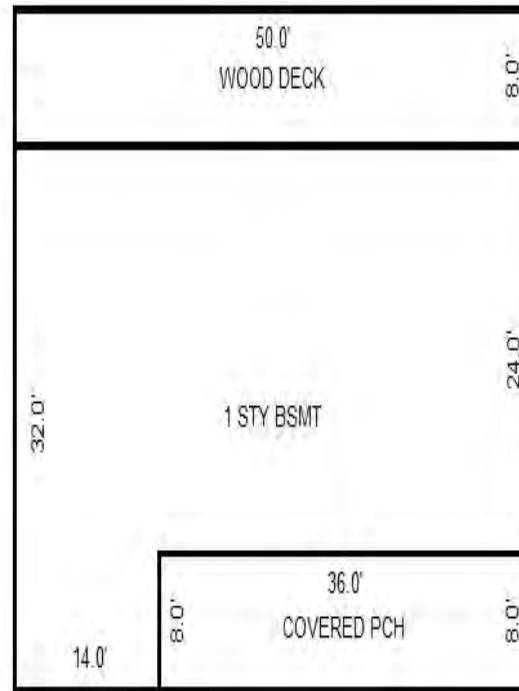
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	55,000	86,000	141,000			131,554C
2017	55,000	80,400	135,400			128,849C
2016	50,700	77,000	127,700			127,700S
2015	65,000	73,100	138,100			128,928C

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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		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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:			
		0 Front Overhang 0 Other Overhang		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C -5 Effec. Age: 30 Floor Area: 1312 Total Base Cost: 119,259 Total Base New : 164,577 Total Depr Cost: 113,308 Estimated T.C.V: 169,961		CntyMult X 1.380 E.C.F. X 1.500				Bsmnt Garage: 1 Car Carport Area: Roof:			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G												
Building Style: 1S		Trim & Decoration															
Yr Built 1973		Remodeled 1977		Ex	X	Ord	Min										
Condition: Average		Lg	X	Ord	Small												
Room List		(5) Floors															
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:															
(1) Exterior		(6) Ceilings		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	60.89	0.00	0.00	1312	79,888		
Insulation		Basement: 1312 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets			Other Additions/Adjustments			Rate		Size Cost					
(2) Windows		(8) Basement		Many	X	Ave.	Few	Walk out Basement Door(s)			775.00		1 775				
X	Many Avg. Few	X	Large Avg. Small	(7) Excavation			(13) Plumbing			Average Fixture(s)		760.00		1 760			
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		Basement Finish			Average Fixture(s)			2 Fixture Bath		1600.00		1 1,600			
X	Double Glass Patio Doors Storms & Screens	600	Recreation SF Living SF Walkout Doors No Floor SF	(9) Basement			Average Fixture(s)			14) Water/Sewer		1162.00		1 1,162			
(3) Roof		(10) Floor Support		Basement			Average Fixture(s)			15) Built-Ins & Fireplaces		2700.00		1 2,700			
X	Gable Hip Flat	Gambrel Mansard Shed	1	Recreation SF Living SF Walkout Doors No Floor SF			Average Fixture(s)			Appliance Allowance		1915.00		1 1,915			
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Basement			Average Fixture(s)			Fireplace: Interior 1 Story		3250.00		1 3,250			
Chimney: Block		1		Basement			Average Fixture(s)			(16) Porches		20.09		288 5,786			
		1		Basement			Average Fixture(s)			(16) Deck/Balcony		6.45		400 2,580			
		1		Basement			Average Fixture(s)			(17) Garages		17.61		572 10,073			
		1		Basement			Average Fixture(s)			Mechanical Doors		350.00		1 350			
		1		Basement			Average Fixture(s)			(17) Basement Garages		1550.00		1 1,550			
		1		Basement			Average Fixture(s)			Basement Garage: 1 Car		1550.00		1 1,550			
		1		Basement			Average Fixture(s)			Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,		Depr.Cost =		108,567			
		1		Basement			Average Fixture(s)			Separately Depreciated Items:							
		1		Basement			Average Fixture(s)			(9) Basement Finish		11.45		600 6,870			
		1		Basement			Average Fixture(s)			Basement Recreation Finish		11.45		600 6,870			
		1		Basement			Average Fixture(s)			County Multiplier = 1.38 =>				Cost New =		9,481	
		1		Basement			Average Fixture(s)			Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,		Depr.Cost =		4,740			
		1		Basement			Average Fixture(s)			Total Depreciated Cost =		113,308					
		1		Basement			Average Fixture(s)			ECF (403 - LAKE MISSAUKEE AREA RES)		1.500 => TCV of Bldg: 1 =		169,961			

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



Sketch by Apex IV™

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

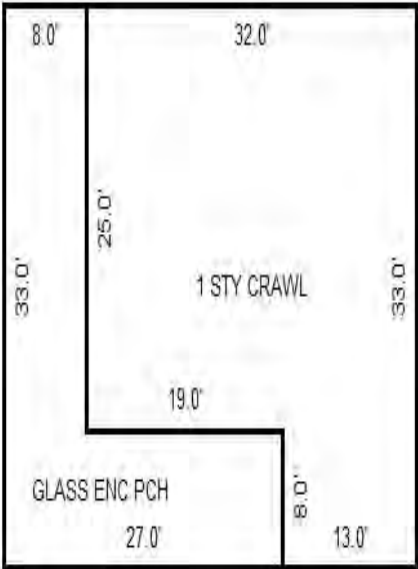
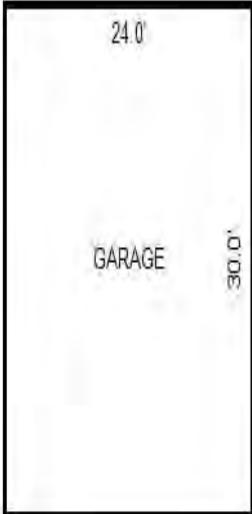
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)		Date	Number	Status				
7880 W JENNINGS RD		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 0%										
VANHAITSMA DANIEL J & LINDA S 344 CLEMMER CT BOYD TX 76023		MAP #:		2018 Est TCV 68,061 TCV/TFA: 75.29								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS								
. 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.		Public Improvements		* Factors *								
Comments/Influences		X		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X		<Site Value C>	.50	-1.0	AC	M/L	8000	100		8,000
		X		152 Actual Front Feet, 0.64 Total Acres Total Est. Land Value = 8,000								
		X		Land Improvement Cost Estimates								
		X		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		X		D/W/P: 4in Ren. Conc.	3.39	1.00	672	0	0			
		X		Residential Local Cost Land Improvements								
		X		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		X		LAND IMPROVE 1000	1000.00	1.00	1.5	95	1,425			
		X		Total Estimated Land Improvements True Cash Value = 1,425								
		X		Topography of Site								
		X		Level								
		X		Rolling								
		X		Low								
		X		High								
		X		Landscaped								
		X		Swamp								
		X		Wooded								
		X		Pond								
		X		Waterfront								
		X		Ravine								
		X		Wetland								
		X		Flood Plain								
				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
				2018	4,000	30,000	34,000			24,530C		
				2017	4,000	27,600	31,600			24,026C		
				2016	3,800	27,400	31,200			23,812C		
				2015	3,800	23,400	27,200			23,741C		
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan				Who	When	What						
				TPC 12/27/2017	INSPECTED							
				TPC 06/14/2015	INSPECTED							



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 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: 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			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					
X	Insulation	(7) Excavation		No. of Elec. Outlets			Other Additions/Adjustments			Rate				Size	Cost	
		Basement: 0 S.F. Crawl: 904 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many			X	Ave.		Few						
(2) Windows		(8) Basement		(13) Plumbing			(14) Water/Sewer									
	Many Avg. X 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			1 Average Fixture(s) 3 Fixture Bath 1000 Gal Septic			2425.00 2720.00				1	525	
X	Wood Sash Metal Sash X Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1235.00				1	1,235	
X	Double Glass Patio Doors X Storms & Screens	(9) Basement Finish		Lump Sum Items:			Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Separately Depreciated Items: (17) Garages Class:D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost County Multiplier = 1.38 => Phy/Ab.Phy/Func/Econ/Comb.%Good= 86/100/100/100/86.0, ECF (416 RESIDENTIAL RURAL/ NON SUB)			23.85				416	9,922	
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF					Treated Wood,Standard Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Separately Depreciated Items: (17) Garages Class:D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost County Multiplier = 1.38 => Phy/Ab.Phy/Func/Econ/Comb.%Good= 86/100/100/100/86.0, ECF (416 RESIDENTIAL RURAL/ NON SUB)			5.79				480	2,779	
X	Gable Hip Flat	Gambrel Mansard Shed					Total Base Cost: 67,706 Total Base New : 93,434 Total Depr Cost: 59,832 Estimated T.C.V: 58,636			14.60				720	10,512	
X	Asphalt Shingle						Total Depreciated Cost = 59,832			0.980 => TCV of Bldg: 1 =					58,636	
Chimney: Block																

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



Sketch by Apex IV™

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
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 #: 2018 Est TCV 496,019 TCV/TFA: 203.04								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS						
		Public Improvements		* Factors *						
				Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
				GROUP E 1300/FF	150.00	125.00	0.8027 1.0000	1300 100	156,535	
				150 Actual Front Feet, 0.43 Total Acres					Total Est. Land Value =	156,535
				Land Improvement Cost Estimates						
				Description	Rate	CountyMult.	Size	%Good	Cash Value	
				D/W/P: 3.5 Concrete	3.44	1.00	755	0	0	
				Shed: Wood Frame	12.61	1.00	64	94	759	
				Shed: Wood Frame	11.53	1.00	96	94	1,041	
				Dock: Light posts	21.31	1.00	384	0	0	
				Residential Local Cost Land Improvements						
				Description	Rate	CountyMult.	Size	%Good	Cash Value	
				LAND IMPROVE 1000	1000.00	1.00	5.0	97	4,850	
				Total Estimated Land Improvements True Cash Value =					6,650	
Comments/Influences		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	2018	78,300	169,700	248,000		156,994C
		TPC 12/27/2017 INSPECTED			2017	78,300	158,600	236,900		153,765C
		TPC 11/22/2011 INSPECTED			2016	55,000	151,000	206,000		152,394C
		TPC 11/09/2010 INSPECTED			2015	60,000	144,500	204,500		151,939C

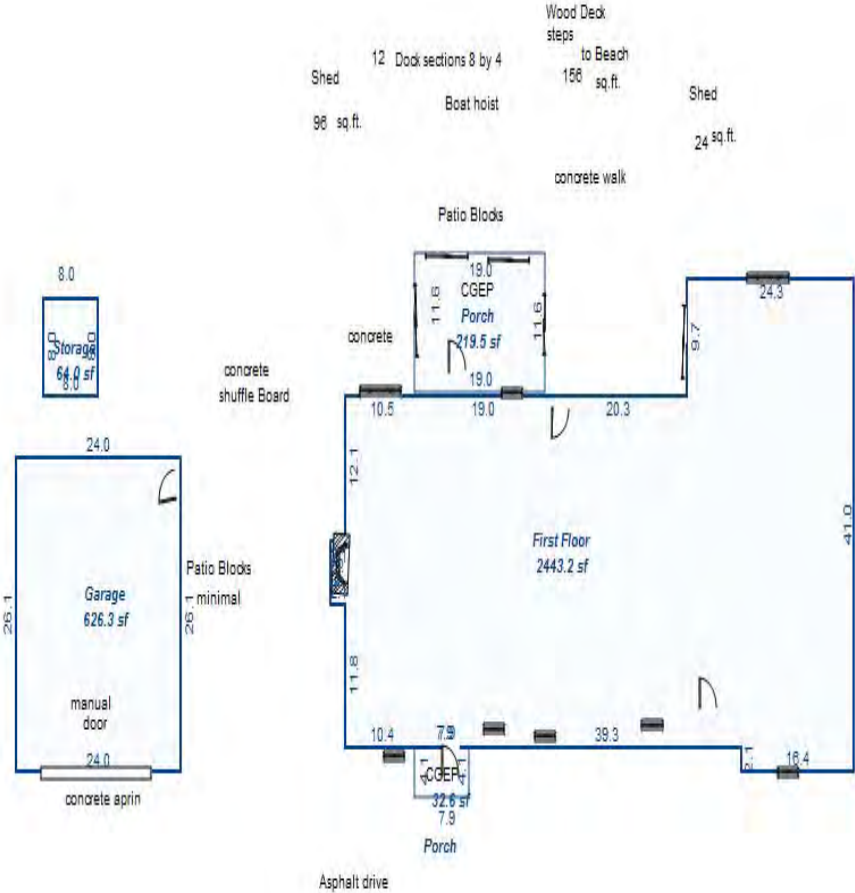


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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 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: Average		Doors			Solid	X	H.C.												
Room List		(5) Floors		Kitchen: Other: Other:			(12) Electric			Central Air Wood Furnace									
	Basement 1st Floor 2nd Floor 3 Bedrooms						200			Amps Service									
(1) Exterior		X	Drywall		Ex.	X	Ord.		Min	Stories Exterior		Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost		
X	Wood/Shingle Aluminum/Vinyl Brick									1	1 Story Block	Slab	59.67	-9.73	0.00	1500	74,910		
	Insulation				No. of Elec. Outlets					1	1 Story Siding	Crawl Space	58.93	-7.72	0.00	943	48,291		
(2) Windows					Many	X	Ave.		Few	Other Additions/Adjustments									
X	Many Avg. Few	X	Large Avg. Small	(7) Excavation		(13) Plumbing													
				Basement: 0 S.F. Crawl: 943 S.F. Slab: 1500 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													
(3) Roof			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(8) Basement			(14) Water/Sewer												
X	Wood Sash Metal Sash Vinyl Sash			(9) Basement Finish			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			Recreation SF Living SF Walkout Doors No Floor SF			Lump Sum Items:												
Chimney: Block		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:															
X	Gable Hip Flat		Gambrel Mansard Shed																
X	Asphalt Shingle																		
Class: C Effec. Age: 35 Floor Area: 2443 Total Base Cost: 240,400 Total Base New : 341,368 Total Depr Cost: 221,889 Estimated T.C.V: 332,834 CntyMult X 1.420 E.C.F. X 1.500 Rate Bsmnt-Adj Heat-Adj 59.67 -9.73 0.00 58.93 -7.72 0.00 Rate 760.00 1162.00 2700.00 1915.00 3875.00 21.90 31.78 9.52 16.88 350.00 Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 =																			

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



Sketch by Apex Medina™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROLKA HARRY TRUST	ROLKA STEVEN R	0	03/18/2016	TD	FAMILY SALE	2016-00969	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1729 S DICKERSON RD						
Owner's Name/Address	School: LAKE CITY - 57020		P.R.E. 0%		MAP #:	
ROLKA STEVEN R 63 MAIN ST LUDLOW VT 05149					2018 Est TCV 234,455 TCV/TFA: 287.32	

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		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason

. 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	Dirt Road	GROUP D 1500/FF	100.00	125.00	0.8123	1.0000	1500	100		121,838
		Gravel Road	100 Actual Front Feet, 0.29 Total Acres Total Est. Land Value = 121,838								
		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	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	Level							
	Rolling							
	Low							
	X High							
	Landscaped							
	Swamp							
	Wooded							
	Pond							
	X Waterfront							
	Ravine							
	Wetland							
	Flood Plain							

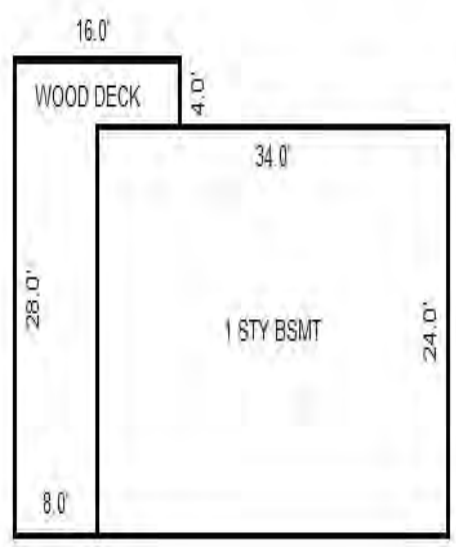


Who	When	What	2018	60,900	56,300	117,200		82,548C
		TPC 12/27/2017 INSPECTED	2017	60,900	52,600	113,500		80,851C
		TPC 11/08/2010 INSPECTED	2016	55,000	50,300	105,300		80,130C
			2015	65,000	47,800	112,800		79,891C

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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 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		Central Air Wood Furnace			(12) Electric			Class: C -5 Effec. Age: 36 Floor Area: 816 Total Base Cost: 85,650 Total Base New : 118,198 Total Depr Cost: 74,762 Estimated T.C.V: 112,142		CntyMult X 1.380 E.C.F. X 1.500		Bsmnt Garage: Carport Area: Roof:		
Yr Built 1971	Remodeled 0	Ex	X	Ord		Min	Size of Closets			Floor Area: 816 Total Base Cost: 85,650 Total Base New : 118,198 Total Depr Cost: 74,762 Estimated T.C.V: 112,142		X 1.380 E.C.F. X 1.500		Bsmnt Garage: Carport Area: Roof:		
Condition: Average		Lg	X	Ord		Small	No Heating/Cooling			Effec. Age: 36 Floor Area: 816 Total Base Cost: 85,650 Total Base New : 118,198 Total Depr Cost: 74,762 Estimated T.C.V: 112,142		X 1.380 E.C.F. X 1.500		Bsmnt Garage: Carport Area: Roof:		
Room List		(5) Floors		Kitchen: Other: Other:			No./Qual. of Fixtures			Rate Bsmnt-Adj Heat-Adj		Size Cost				
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric			Ex. X Ord. Min			66.60 0.00 0.00		816 54,346				
(1) Exterior		(6) Ceilings		150 Amps Service			No. of Elec. Outlets			775.00		1 775				
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	No./Qual. of Fixtures			Many X Ave. Few			760.00		1 760				
Insulation		(7) Excavation		(13) Plumbing			Average Fixture(s)			1600.00		1 1,600				
(2) Windows		Basement: 816 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer			1162.00		1 1,162				
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			(14) Water/Sewer			2700.00		1 2,700				
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			(14) Water/Sewer			1915.00		1 1,915				
(3) Roof		400 Recreation SF Living SF 1 Walkout Doors No Floor SF		(10) Floor Support			(14) Water/Sewer			3875.00		1 3,875				
X	Gable Hip Flat	Gambrel Mansard Shed		Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			9.78		256 2,504				
X	Asphalt Shingle	Chimney: Metal		Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			11.45		400 4,580				
(9) Basement Finish Basement Recreation Finish 11.45 400 4,580 County Multiplier = 1.38 => Cost New = 6,320 Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0, Depr.Cost = 3,160 Total Depreciated Cost = 74,762 ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 112,142										(15) Built-Ins & Fireplaces Appliance Allowance 1915.00 1 1,915 Fireplace: Exterior 1 Story 3875.00 1 3,875 (16) Porches WPP, Standard 9.78 256 2,504 (17) Garages Class:C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 19.20 576 11,059 Automatic Doors 375.00 1 375 Phy/Ab.Phy/Func/Econ/Comb.%Good= 64/100/100/100/64.0, Depr.Cost = 71,601 Separately Depreciated Items: (9) Basement Finish Basement Recreation Finish 11.45 400 4,580 County Multiplier = 1.38 => Cost New = 6,320 Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0, Depr.Cost = 3,160 Total Depreciated Cost = 74,762 ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 112,142						

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



Sketch by Apex IVT

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
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						
Owner's Name/Address	School: LAKE CITY - 57020					
GRANADOS JESUS PONCE 7640 W JENNINGS ROAD LAKE CITY MI 49651	P.R.E. 0%					
	MAP #:					
	2018 Est TCV 183,809 TCV/TFA: 103.38					

X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
			* Factors *							
	Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
			Residentia 18	-29	@\$2000	29.49	Acres	2000	100	58,980
			29.49 Total Acres Total Est. Land Value = 58,980							

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

Land Improvement Cost Estimates						
Description	Rate	CountyMult.	Size	%Good	Cash Value	
Shed: Metal Prefab	8.90	1.00	100	66	587	
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 =					2,962	



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	29,500	62,400	91,900			74,341C
2017	29,500	60,500	90,000			72,812C
2016	29,500	57,000	86,500			72,163C
2015	29,500	53,200	82,700			71,948C

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Who When What  
 TPC 12/27/2017 INSPECTED

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 240 132	Type CGEP (1 Story) CCP (1 Story)	Year Built: 1973 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 2 Area: 1392 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	X	Drywall Plaster X Paneled Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: 1.75S		Trim & Decoration		Central Air Wood Furnace			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost			Class: C -5 Effec. Age: 30 Floor Area: 1778 CntyMult Total Base Cost: 128,731 X 1.380 Total Base New : 177,649 E.C.F. Total Depr Cost: 124,354 X 0.980 Estimated T.C.V: 121,867		Bsmnt Garage:		Roof:		
Yr Built 1973	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Rate Bsmnt-Adj Heat-Adj Size Cost		Carport Area:		Roof:		
Condition: Average		Lg	X	Ord		Small	(12) Electric			Rate		Size Cost		Roof:		
Room List	(5) Floors	Doors		Solid	X	H.C.	200 Amps Service			Other Additions/Adjustments		Size Cost		Roof:		
Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Other:	(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			Average Fixture(s)		Size Cost		Roof:		
(1) Exterior	X	Drywall					Ex.	X	Ord.		Min	Average Fixture(s)			Roof:	
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1232 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			Well, 100 Feet 1000 Gal Septic			Size Cost		Roof:	
Insulation	(8) Basement		Basement			(14) Water/Sewer			Appliance Allowance Fireplace: Interior 1 Story			Size Cost		Roof:		
(2) Windows	X	Many Avg. Few	X	Large Avg. Small	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			(15) Built-Ins & Fireplaces			Size Cost		Roof:			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Lump Sum Items:			(16) Porches			Size Cost		Roof:				
X	Many Avg. Few	X	Large Avg. Small	Recreation SF Living SF Walkout Doors No Floor SF			CGEP (1 Story), Standard CCP (1 Story), Standard			Size Cost		Roof:				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			(17) Garages			Size Cost		Roof:				
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Class:C Exterior: Siding Foundation: 18 Inch (Finished ) Base Cost Mechanical Doors Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 =			Size Cost		Roof:				
Chimney: Block	(3) Roof		Lump Sum Items:			Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 =			Size Cost		Roof:					
	Gable Hip Flat	X	Gambrel Mansard Shed	Lump Sum Items:			Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 =			Size Cost		Roof:				

\*\*\* 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 344 CLEMMER CT BOYD TX 76023		MAP #:		2018 Est TCV 1,500							
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
. SEC 11 T22N R8W BEG S 88 DEG 14'24" E 890.12 FT FROM SW COR SEC 11 TH N 0 DEG 50'0" E 183 FT, S 88 DEG 14'24" E 30.55 FT, S 0 DEG 40'0" W 183.01 FT, N 88 DEG 14'24" W 31.07 FT TO POB. .1294A.		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		50/FF	30.00	183.00	1.0000	1.0000	50	100	1,500
		Paved Road		30 Actual Front Feet, 0.13 Total Acres				Total Est. Land Value =		1,500	
		Storm Sewer									
		Sidewalk									
		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	2018	800	0	800		419C	
		TPC 12/27/2017 INSPECTED			2017	800	0	800		411C	
					2016	800	0	800		408C	
					2015	800	0	800		407C	

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

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Missaukee, Michigan

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			Pole Barn	05/15/2008	20080155	Complete

Owner's Name/Address	MAP #:	2018 Est TCV 47,065 TCV/TFA: 38.80
DICK JAY M & JULIE K JT LIV TRUST 9601 W MCINTYRE AVE MC BAIN MI 49657		

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

Tax Description	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
2011-02509 COMMENCING AT THE S 1/4 CORNER OF SECTION 11, T22N,R8W., THENCE S89DEG.05'37"E 201.32 FEET ALONG THE SOUTH LINE OF SAID SEC 11 TO THE POINT OF BEGINNING; THENCE N00DEG.32'S3"E 99.97 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE FOR RAILROAD ST., FROM THE RECORDED PLAT OF MISSAUKEE PARK; THENCE N84DEG.27'29"E 297.82 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE; THENCE S00DEG.32 '53"W 133.41 FEET TO A POINT ON THE SOUTH SECTION LINE; THENCE N89DEG 05'37"W 296.14 FEET ALONG SAID	<Site Value C>	.50	-1.0	AC	M/L	8000	100		8,000
	296 Actual Front Feet, 0.79 Total Acres		Total Est. Land Value =						8,000

X	Improved	Value	X	Improved	Value
X	Dirt Road		X	D/W/P: Crushed Rock	1.24
X	Gravel Road				1.37
X	Paved Road				400
X	Storm Sewer				0
X	Sidewalk				0
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	2018	4,000	19,500	23,500			19,304C
X Rolling	2017	4,000	18,800	22,800			18,907C
X Low	2016	3,800	18,600	22,400			18,739C
X High	2015	3,800	15,200	19,000			18,683C
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							



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

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

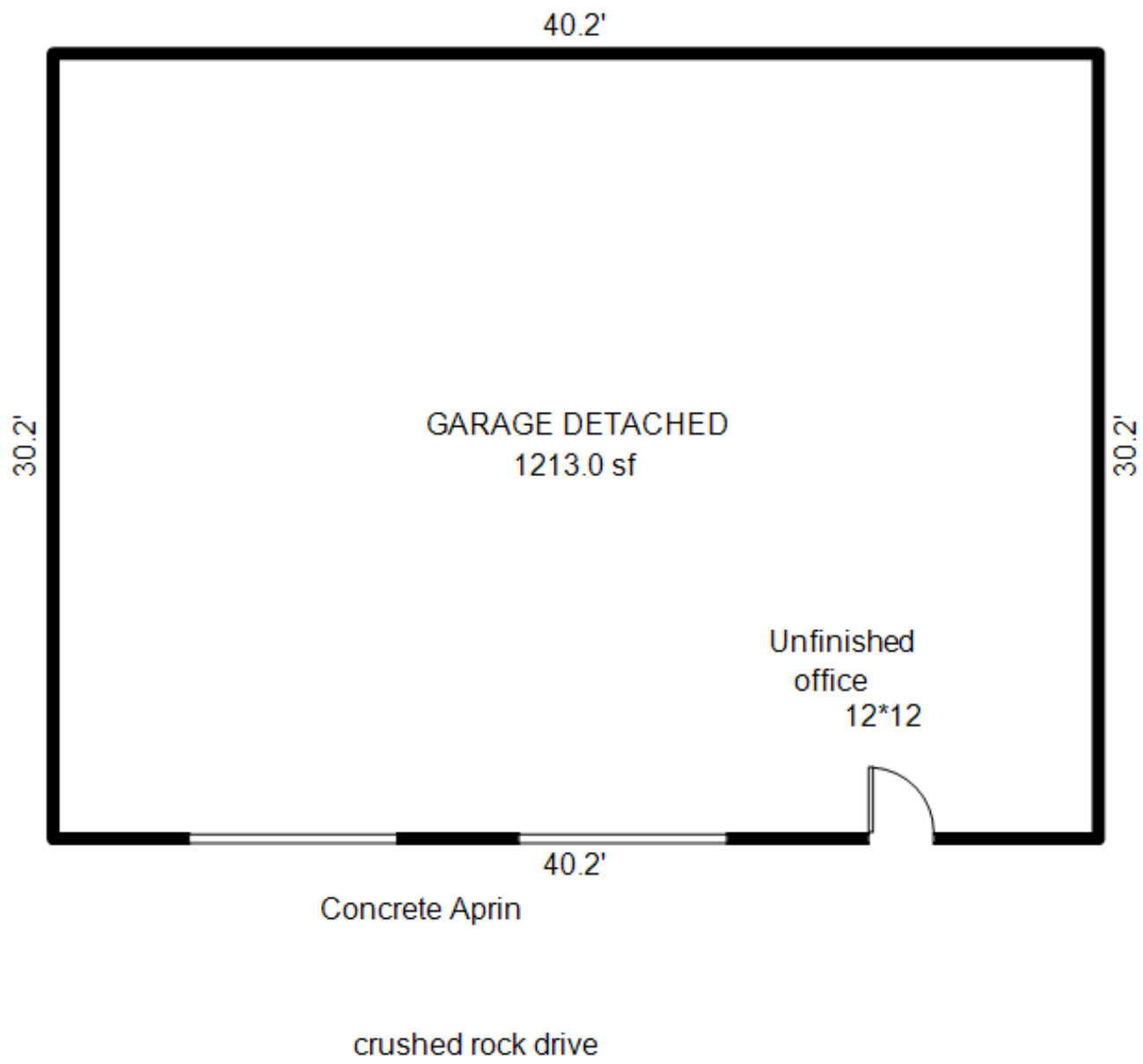
County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 35.067

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 ) 1.120 => TCV of Bldg: 1 = 39,065  
 Replacement Cost/Floor Area= 35.07 Est. TCV/Floor Area= 32.21

(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\*\*\*



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PEJAKOVICH JOSEPH ETAL	PALLAY DAVID & SHARON	0	05/27/2016	QC	FAMILY SALE	2016-01848	PTA	0.0
PORTER RANDY	PEJAKOVICH JOSEPH W & LIN	25,000	08/25/2014	WD	Arms Length	2014-02912	PTA	100.0
RENDON BRUCE R LIVING TRU	PORTER RANDY	7,500	07/28/2010	WD	Arms Length	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%
	P.R.E. 0%					

Owner's Name/Address	MAP #:
PALLAY DAVID & SHARON 1417 OTTAWA AVE ROYAL OAK MI 48073	2018 Est TCV 22,487 TCV/TFA: 27.56

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		<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>&lt;Site Value B&gt; SITE 6000</td> <td></td> <td></td> <td></td> <td></td> <td>6000</td> <td>100</td> <td></td> <td>6,000</td> </tr> <tr> <td colspan="8">117 Actual Front Feet, 0.38 Total Acres</td> <td>Total Est. Land Value = 6,000</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	<Site Value B> SITE 6000					6000	100		6,000	117 Actual Front Feet, 0.38 Total Acres								Total Est. Land Value = 6,000
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																						
<Site Value B> SITE 6000					6000	100		6,000																						
117 Actual Front Feet, 0.38 Total Acres								Total Est. Land Value = 6,000																						

Tax Description	X	Public Improvements	Land Improvement Cost Estimates																																				
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	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 Ren. Conc.</td> <td>3.78</td> <td>1.37</td> <td>96</td> <td>0</td> <td>0</td> </tr> <tr> <td colspan="6">Residential Local Cost Land Improvements</td> </tr> <tr> <th>Description</th> <th>Rate</th> <th>CountyMult.</th> <th>Size</th> <th>%Good</th> <th>Cash Value</th> </tr> <tr> <td>LAND IMPROVE 1000</td> <td>1000.00</td> <td>1.00</td> <td>0.5</td> <td>95</td> <td>475</td> </tr> <tr> <td colspan="5">Total Estimated Land Improvements True Cash Value =</td> <td>475</td> </tr> </tbody> </table>	Description	Rate	CountyMult.	Size	%Good	Cash Value	D/W/P: 4in Ren. Conc.	3.78	1.37	96	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
Description	Rate	CountyMult.	Size	%Good	Cash Value																																		
D/W/P: 4in Ren. Conc.	3.78	1.37	96	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																																		



Parcel Map  
 INT ON SAID SOUTH TH 89'05'37" WEST OUTH SECTION LINE G. CONTAINING , AND SUBJECT TO CTIONS OF N ON FILE\*\*\*  
 6 completed  
 1-008-25;  
 -008-02;

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	2018	3,000	8,200	11,200			10,085C
TPC 12/27/2017 INSPECTED	2017	3,500	7,900	11,400			9,878C
	2016	3,500	7,900	11,400			9,790C
	2015	3,800	7,500	11,300			11,300S

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

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

Class: D,Pole  
 Floor Area: 816  
 Gross Bldg Area: 816  
 Stories Above Grd: 1  
 Average Sty Hght : 11  
 Bsmnt Wall Hght

Depr. Table : 4%  
 Effective Age : 4  
 Physical %Good: 85  
 Func. %Good : 100  
 Economic %Good: 100

2011	Year Built Remodeled
11	Overall Bldg Height

Comments:

Construction Cost

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

\*\* \*\* Calculator Cost Data \*\* \*\*  
 Quality: Average Adj: %+0 \$/SqFt:0.00  
 Heat#1: Space Heaters, Gas with Fan 0%  
 Heat#2: Space Heaters, Gas with Fan 0%  
 Ave. SqFt/Story: 816  
 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: Average

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

Class: D,Pole Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 14.75

Adjusted Square Foot Cost for Upper Floors = 14.75

1 Stories  
 Average Height per Story: 11  
 Ave. Floor Area: 816  
 Refined Square Foot Cost for Upper Floors: 15.05

Number of Stories Multiplier: 1.000  
 Height per Story Multiplier: 1.020  
 Perimeter: 0  
 Perim. Multiplier: 1.000

County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 20.612

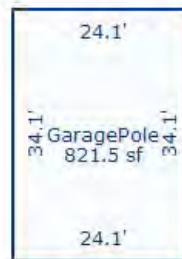
Total Floor Area: 816  
 Base Cost New of Upper Floors = 16,819

Reproduction/Replacement Cost = 16,819  
 Eff.Age:4 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 85 /100/100/100/85.0  
 Total Depreciated Cost = 14,296

ECF (201A GENERAL COMMERCIAL ) 1.120 => TCV of Bldg: 1 = 16,012  
 Replacement Cost/Floor Area= 20.61 Est. TCV/Floor Area= 19.62

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

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



Sketch by Apex Sketch

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PEJAKOVICH JOSEPH ETAL	PEJAKOVICH JOSEPH W & LIN	1	05/27/2016	PTA	FAMILY SALE	2016-01849	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
W JENNINGS RD	School: LAKE CITY - 57020		Garage	07/12/2016	2016-0290	100%
Owner's Name/Address	P.R.E. 0%					
PEJAKOVICH JOSEPH W & LINDA D 11351 STONEWOOD LANE BRIGHTON MI 48114	MAP #:					
	2018 Est TCV 23,544 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
	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" WEST 159.82 FEET TO A POINT ON SAID SOUTH SECTION LINE; THENCE NORTH 89'05'37" WEST	Dirt Road		Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value
	Gravel Road		<Site Value B> SITE 6000				6000	100		6,000
	Paved Road		117 Actual Front Feet, 0.41 Total Acres Total Est. Land Value =							6,000
	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	120	50	253		
	Sewer		Total Estimated Land Improvements True Cash Value =							253

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" WEST 159.82 FEET TO A POINT ON SAID SOUTH SECTION LINE; THENCE NORTH 89'05'37" WEST



Level	Topography of Site						
	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	

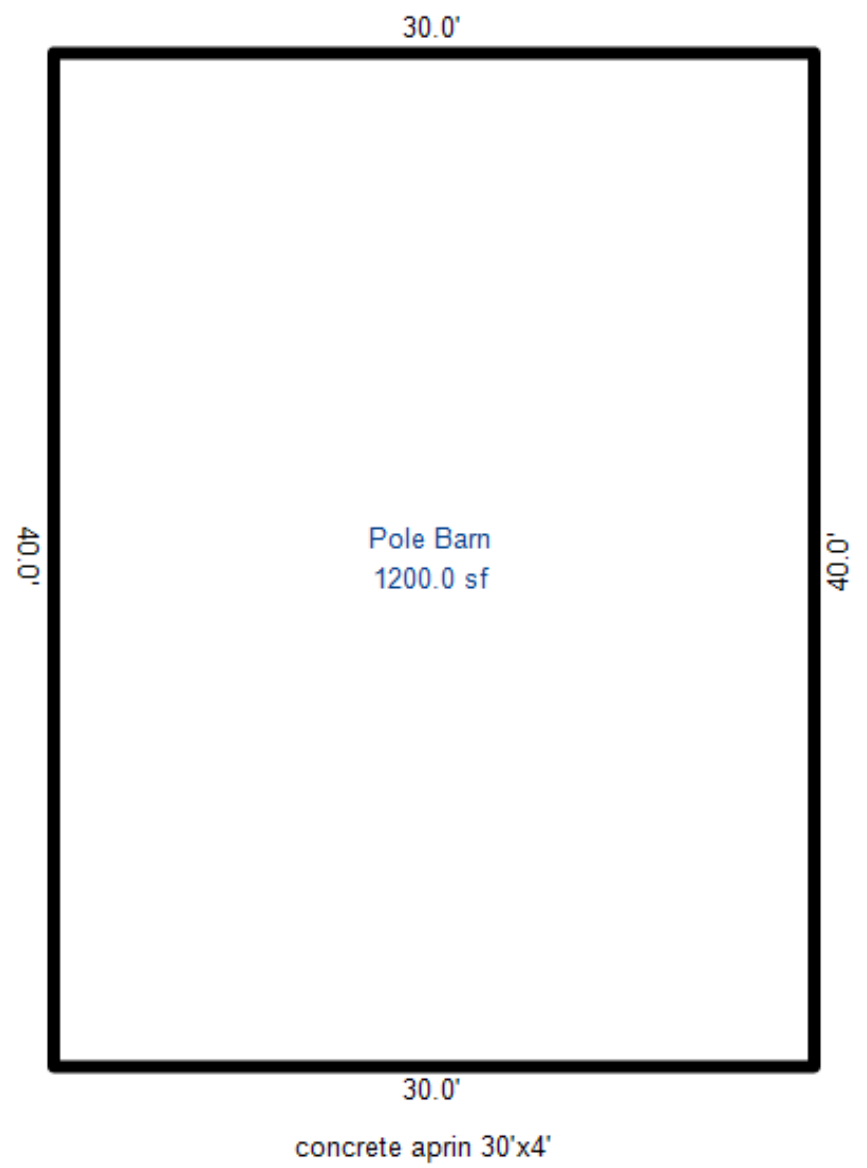
Who	When	What	2018	2017	2016	2015
			3,000	8,800	11,800	9,960C
TPC	12/27/2017	INSPECTED	3,500	8,300	11,800	9,756C
JWV	10/10/2016	INSPECTED	3,500	0	3,500	1,543C
TPC	01/08/2016	INSPECTED	0	0	0	0

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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: 2016 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 1200 % 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: 1 Floor Area: 0 Total Base Cost: 12,531 Total Base New : 17,293 Total Depr Cost: 17,120 Estimated T.C.V: 17,291		CntyMult X 1.380 E.C.F. X 1.010		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 2016		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: Pole Foundation: 18 Inch (Unfinished)		1200 12,156				
Condition: Average		Lg Ord Small		Central Air Wood Furnace			Base Cost		10.13		1 375				
Room List		Doors Solid H.C.		(6) Ceilings			Automatic Doors		375.00		1 375				
Basement		Kitchen:		No./Qual. of Fixtures			Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0,		Depr.Cost =		17,120				
1st Floor		Other:		Ex. Ord. Min			ECF (409 - RURAL SUBS)		1.010 => TCV of Bldg: 1 =		17,291				
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\*\*\*



\*\*\* 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	Arms Length	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			Garage	08/12/2011	2011-0427	80%

Owner's Name/Address	MAP #:	2018 Est TCV 101,348 TCV/TFA: 29.90
ANDERSEN CHRISTIAN J 3521 E KELLY RD FALMOUTH MI 49632		

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS																											
SEC 11 T22N R8W (0*2004) 2010-05234 COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 11,T22N,R8W;THENCE S89DEG05'37"E731.29FEETALONG THE SOUTH LINE OF SAID SECTION 11 TO THE POINT OF BEGINNING; THENCE N00DEG32'53"E 159.82 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE FOR RAILROAD STREET FROM THE RECORDED PLAT OF MISSAUKEE PARK; THENCE N84DEG27'29"E 202.31 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE; THENCE S00DEG32'53"W 182.54 FEET TO A POINT ON SAID SOUTH SECTION LINE; THENCE	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>&lt;Site Value C&gt;</td> <td>.50</td> <td>-1.0</td> <td>AC</td> <td>M/L</td> <td>8000</td> <td>100</td> <td></td> <td>8,000</td> </tr> <tr> <td colspan="8">201 Actual Front Feet, 0.79 Total Acres</td> <td>Total Est. Land Value = 8,000</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	<Site Value C>	.50	-1.0	AC	M/L	8000	100		8,000	201 Actual Front Feet, 0.79 Total Acres								Total Est. Land Value = 8,000
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																						
<Site Value C>	.50	-1.0	AC	M/L	8000	100		8,000																						
201 Actual Front Feet, 0.79 Total Acres								Total Est. Land Value = 8,000																						

SEC 11 T22N R8W (0\*2004)  
2010-05234 COMMENCING AT THE SOUTH 1/4  
CORNER OF SECTION 11,T22N,R8W;THENCE  
S89DEG05'37"E731.29FEETALONG THE SOUTH  
LINE OF SAID SECTION 11 TO THE POINT OF  
BEGINNING; THENCE N00DEG32'53"E 159.82  
FEET TO A POINT ON THE SOUTHERLY RIGHT OF  
WAY LINE FOR RAILROAD STREET FROM THE  
RECORDED PLAT OF MISSAUKEE PARK; THENCE  
N84DEG27'29"E 202.31 FEET ALONG SAID  
SOUTHERLY RIGHT OF WAY LINE; THENCE  
S00DEG32'53"W 182.54 FEET TO A POINT ON  
SAID SOUTH SECTION LINE; THENCE



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Missaukee, Michigan

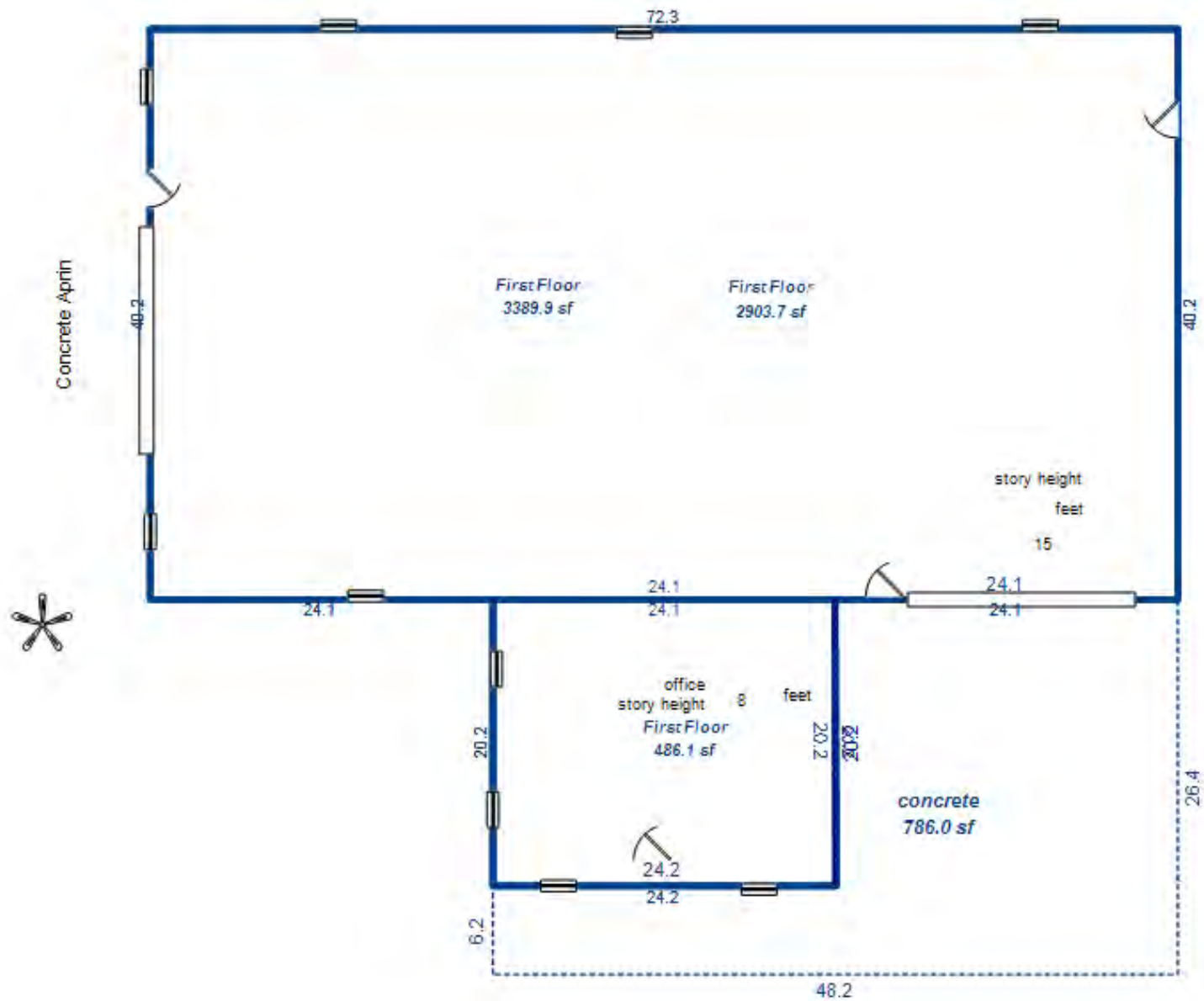
Public Improvements	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
<ul style="list-style-type: none"> <li>X Dirt Road</li> <li>X Gravel Road</li> <li>X Paved Road</li> <li>X Storm Sewer</li> <li>X Sidewalk</li> <li>X Water</li> <li>X Sewer</li> <li>X Electric</li> <li>X Gas</li> <li>X Curb</li> <li>Street Lights</li> <li>Standard Utilities</li> <li>Underground Utils.</li> </ul>							
<ul style="list-style-type: none"> <li>Topography of Site</li> <li>X Level</li> <li>Rolling</li> <li>Low</li> <li>High</li> <li>Landscaped</li> <li>Swamp</li> <li>Wooded</li> <li>Pond</li> <li>Waterfront</li> <li>Ravine</li> <li>Wetland</li> <li>Flood Plain</li> </ul>							
Who	When	What	2018	4,000	46,700	50,700	32,530C
TPC 12/27/2017	INSPECTED		2017	4,000	45,000	49,000	31,861C
TPC 06/15/2015	INSPECTED		2016	3,800	44,600	48,400	31,577C
TPC 09/10/2012	INSPECTED		2015	3,800	36,400	40,200	31,483C

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

Desc. of Bldg/Section: OFFICE AREA NEXT DATA ENTRY Calculator Occupancy: Shed, Utility, 4 Wall		<<<<< Calculator Cost Computations >>>>>					
Class: D,Pole		Construction Cost				Class: D,Pole Quality: Average Percent Adj: +0	
Floor Area: 2,903 Gross Bldg Area: 3,389 Stories Above Grd: 1 Average Sty Hght : 15 Bsmnt Wall Hght		High	Above Ave.	Ave.	X	Low	Base Rate for Upper Floors = 11.65
Depr. Table : 2% Effective Age : 5 Physical %Good: 90 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** **				(10) Heating system: Package Heating & Cooling Cost/SqFt: 6.30 100% Adjusted Square Foot Cost for Upper Floors = 17.95	
2011 Year Built Remodeled		*** Basement Info ***				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	
15 Overall Bldg Height		* Mezzanine Info *				County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 26.510	
Comments:		* Sprinkler Info *				Total Floor Area: 2,903 Base Cost New of Upper Floors = 76,957	
		Area: #1: Type #1: Area #2: Type #2:				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	
		Area: Type: Average				<<<<< Segregated Cost Computations >>>>> Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses	
						Item Description Cost # or Height Storys Base Col. Rate 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: Fixtures:					
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 3-Piece Baths 2-Piece Baths Shower Stalls Toilets			Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners					
(4) Floor Structure:						Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct					
(5) Floor Cover:			(9) Sprinklers:			(13) Roof Structure: Slope=0			(40) Exterior Wall:		
(6) Ceiling:			(10) Heating and Cooling:						Thickness Bsmnt Insul.		
			Gas Oil Coal Stoker Hand Fired Boiler			(14) Roof Cover:					

\*\*\* 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

Class: D,Pole  
 Floor Area: 486  
 Gross Bldg Area: 3,389  
 Stories Above Grd: 1  
 Average Sty Hght : 8  
 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: No Heating or Cooling 0%  
 Heat#2: No Heating or Cooling 0%  
 Ave. SqFt/Story: 486  
 Ave. Perimeter: 88  
 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
8	Overall Bldg Height

Comments:

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

Class: D,Pole Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 14.75

Adjusted Square Foot Cost for Upper Floors = 14.75

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

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

<<<<< Segregated Cost Computations >>>>>

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

Item Description	Cost Col.	# or Rate	Height SqFt	Stories Adj.	Base Cost
Total Base Cost New =					0

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:	(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		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JOHNSON LARRY & SUSAN L	JOHNSON LARRY D & SUSAN L	0	03/22/2016	QC	FAMILY SALE	2016-01048	PTA	0.0
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
7346 W JENNINGS RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
JOHNSON LARRY D & SUSAN L TRUST	MAP #:					
7250 W JENNINGS RD	2018 Est TCV 8,000					
LAKE CITY MI 49651						

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

Tax Description			<Site Value C> .50 -1.0 AC M/L 8000 100 8,000 197 Actual Front Feet, 0.79 Total Acres Total Est. Land Value = 8,000					
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SEC 11 T22N R8W (0\*2004)  
 2010-02521 COMMENCING AT THE S 1/4 CORNER OF SECTION 11, T22N, R8W., THENCE S89DEG.05'37"E 932.46 FEET ALONG THE SOUTH LINE OF SAID SEC. 11 TO THE POINT OF BEGINNING; THENCE N00DEG.32'53"E 182.54 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE FOR RAILROAD STREET FROM THE RECORDED PLAT OF MISSAUKEE PARK; THENCE N84DEG.27'29"E 149.69 FEET ALONG SAID SOUTHERLY RIGHT OFWAY LINE; THENCE S00DEG.18'56"W 76.77 FEET; THENCE N84DEG.27'29"E 47.24 FEET; THENCE S00DEG.

- 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
2018	4,000	0	4,000			3,138C
2017	4,000	0	4,000			3,074C
2016	3,800	0	3,800			3,047C
2015	3,800	0	3,800			3,038C

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

Who	When	What	2018	2017	2016	2015
TPC 12/27/2017	INSPECTED		4,000	4,000	3,800	3,800
TPC 05/02/2016	INSPECTED					

POINT ON SAID  
 CE N89DEG.05'37"W  
 OUTH SECTION LINE  
 G. (BEING A PART  
 ION 11, T22N,RSW)  
 E GRANTEE THE  
 S UNDER SECTION  
 ACT, ACT NO. 288  
 N ON FILE\*\*\*



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JOHNSON LARRY & SUSAN L	JOHNSON LARRY D & SUSAN L	0	03/22/2016	QC	FAMILY SALE	2016-01048	PTA	0.0
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	FAMILY SALE	2010_2417	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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7250 W JENNINGS RD	School: LAKE CITY - 57020					
	P.R.E. 100% 08/01/1994					

Owner's Name/Address	MAP #:
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JOHNSON LARRY D & SUSAN L TRUST 7250 W JENNINGS RD LAKE CITY MI 49651	2018 Est TCV 74,831 TCV/TFA: 63.20
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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
50/FF	200.00	98.01	1.0000	1.0000	50	100		10,000
200 Actual Front Feet, 0.45 Total Acres								Total Est. Land Value = 10,000

Tax Description	X	Dirt Road	Gravel Road	Paved Road	Storm Sewer	Sidewalk	Water	Sewer
-----------------	---	-----------	-------------	------------	-------------	----------	-------	-------

. 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.

Comments/Influences

	X	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
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	5,000	32,400	37,400			29,373C
2017	5,000	31,400	36,400			28,769C
2016	5,000	29,900	34,900			28,513C
2015	5,000	27,800	32,800			28,428C

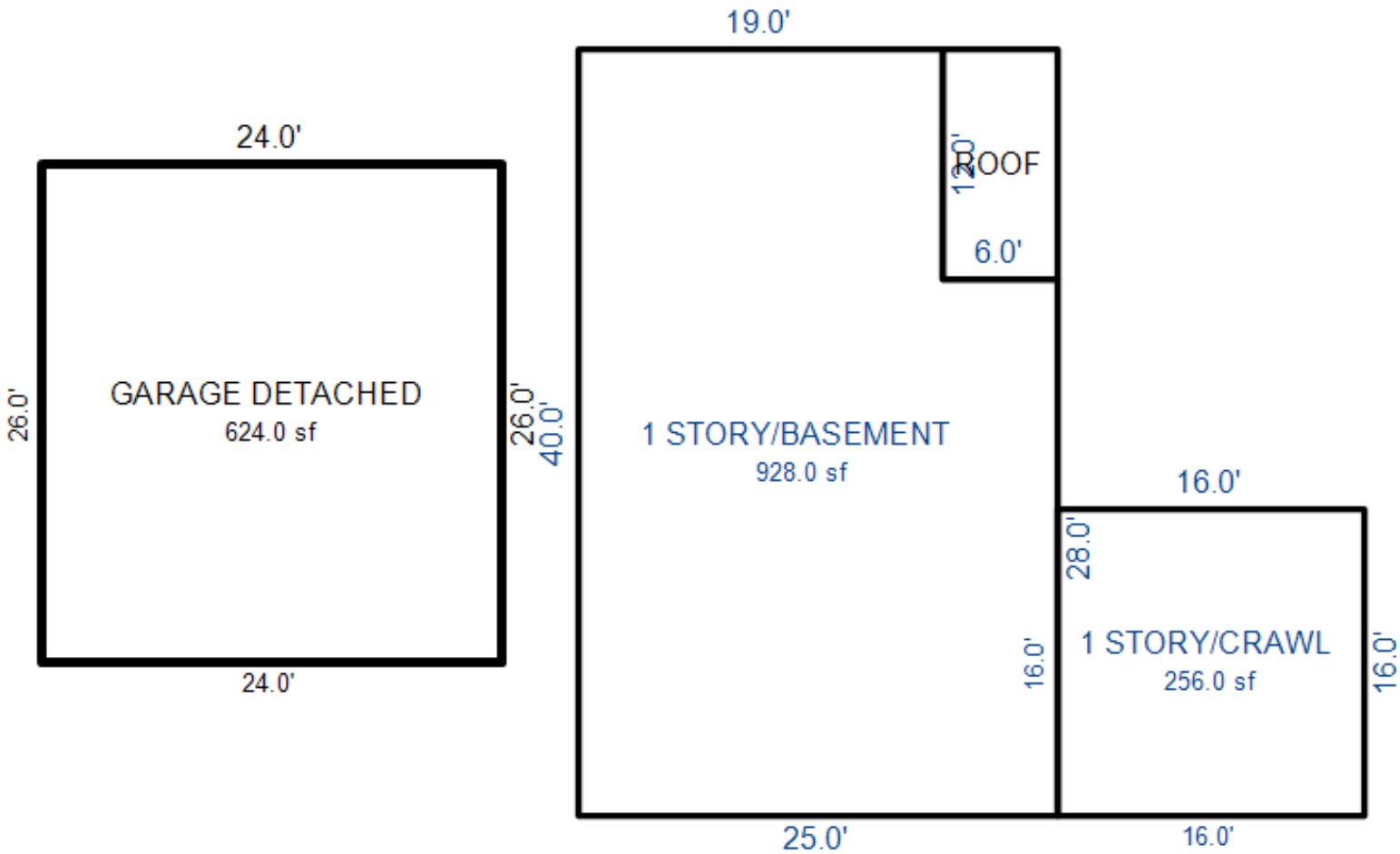
Who	When	What	2018	2017	2016	2015
	TPC 12/27/2017	INSPECTED				
	TPC 05/02/2016	INSPECTED				

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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	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: Average		Lg	Ord	X	Small	Doors			Solid	X	H.C.												
Room List		(5) Floors		Central Air Wood Furnace																			
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(12) Electric			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		(13) Plumbing			Other Additions/Adjustments			Rate			Size Cost										
X	Many Avg. Few	X	Large Avg. Small	Basement: 928 S.F. Crawl: 256 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many			X	Ave.												
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		(14) Water/Sewer			(13) Plumbing			Average Fixture(s)			525.00		1 525								
X	Double Hung Horiz. Slide Casement	8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor	1 Average Fixture(s)			1			3	Fixture Bath	Well, 50 Feet		1575.00		1	1,575						
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		1			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	1000 Gal Septic		2720.00		1	2,720						
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer			(15) Built-Ins & Fireplaces			Appliance Allowance			1235.00		1 1,235								
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support			(17) Garages			Class:D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 15.45 624 9,641 Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 62,635 Separately Depreciated Items: Square footage # 2 is depreciated at 89 %Good... Base Cost Was = 10,089 County Multiplier = 1.38 => Cost New = 13,923 Phy/Ab.+hy/Func/Econ/Comb.%Good= 24/100/100/100/24.0, Depr.Cost = 3,341 Unit-in-Place Cost Items: ROOF STRUCT. (SQ FT) 3.97 72 286 County Multiplier = 1.38 => Cost New = 394 Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/100/45.0, Depr.Cost = 178 Total Depreciated Cost = 66,154 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 64,831			Public Water Public Sewer Water Well			1 1000 Gal Septic 2000 Gal Septic							
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:																
Chimney: Block																							

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: 401 RESIDENTIAL-I		Zoning:	Building Permit(s)	Date	Number	Status				
7100 W JENNINGS RD		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 0%		MAP #:								
M HOEWE ENTERPRISES LLC 12801 SCOTT RD FREELAND MI 48623		2018 Est TCV 96,344 TCV/TFA: 57.35										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS								
. SEC 11 T22N R8W W 125 FT OF E 675 FT OF GOV'T LOT 1 LYING S OF RR R/W. .5398 A.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
ADD LAND VALUE FOR 06..NOT INCLUDED IN 2005 ASSESSMENT		Gravel Road		<Site Value A> GROUP A \$5000		5000		100				5,000
		Paved Road		125 Actual Front Feet, 0.54 Total Acres		Total Est. Land Value =						5,000
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		Water		D/W/P: Asphalt Paving	1.51	1.00	2400	0	0			
		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 = 950								
		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		2018	2,500	45,700	48,200			41,702C		
		Rolling		2017	2,500	44,300	46,800			40,845C		
		Low		2016	2,500	41,900	44,400			40,481C		
		High		2015	3,500	39,100	42,600			40,360C		
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What								
		TPC	12/27/2017	INSPECTED								
		TPC	04/21/2016	INSPECTED								

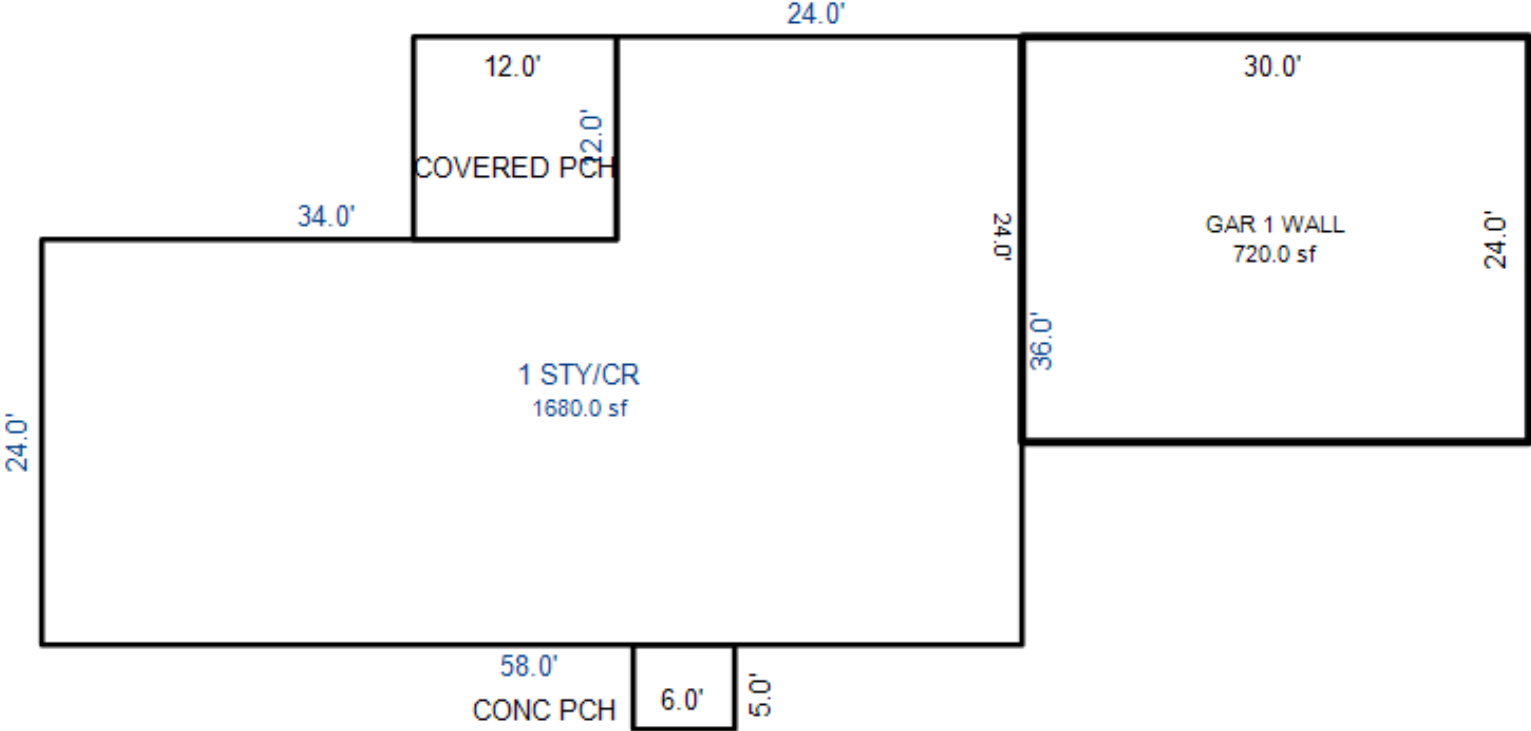


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 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: 2 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: Average		Lg	X	Ord		Small	Doors										
Room List		(5) Floors		Central Air Wood Furnace													
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(12) Electric 200 Amps Service													
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			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	54.28	-7.64	0.00	1680	78,355	
X	Insulation	(7) Excavation		No. of Elec. Outlets			Other Additions/Adjustments			Rate			Bsmnt-Adj Heat-Adj			Size Cost	
(2) Windows		Basement: 0 S.F. Crawl: 1680 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			(14) Water/Sewer			Rate			Bsmnt-Adj Heat-Adj			Size Cost	
X	Many Avg. Few	X	Large Avg. Small	1	Average Fixture(s)	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	3 Fixture Bath	2 Fixture Bath			1325.00			1			1,325		
X		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1	2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	(15) Built-Ins & Fireplaces			2550.00			1			2,550		
X		(9) Basement Finish		1	1000 Gal Septic	(16) Porches			2895.00			1			2,895		
X		Recreation SF Living SF Walkout Doors No Floor SF		1	2000 Gal Septic	(17) Garages			1415.00			1			1,415		
X		(10) Floor Support		Lump Sum Items:			Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)			24.25			144			3,492	
X	Gable Hip Flat	Gambrel Mansard Shed		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Appliance Allowance			25.17			30			755	
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Well, 100 Feet 1000 Gal Septic			16.58			720			11,938	
Chimney: Metal							Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 92,238			-1225.00			1			-1,225	
							ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 90,394			350.00			2			700	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: 402 RESIDENTIAL-V		Zoning:	Building Permit(s)	Date	Number	Status				
W 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 #:										
		2018 Est TCV 8,000										
		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 W 125 FT OF 800 FT OF GOV'T LOT 1 LYING S OF RR R/W. .5398A.		X Gravel Road		<Site Value C> .50		-1.0 AC M/L		8000		100		8,000
Comments/Influences		X Paved Road		125 Actual Front Feet,		0.60 Total Acres		Total Est. Land Value =		8,000		
		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	2018	4,000	0	4,000		1,846C		
		TPC 12/27/2017 INSPECTED			2017	4,000	0	4,000		1,809C		
		TPC 04/21/2016 INSPECTED			2016	3,800	0	3,800		1,793C		
					2015	3,500	0	3,500		1,788C		



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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					
Owner's Name/Address	P.R.E. 100% 07/20/1994					
COOPER MARK P 7194 W JENNINGS ROAD LAKE CITY MI 49651	MAP #:					
	2018 Est TCV 112,829 TCV/TFA: 92.79					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS								
		Public Improvements		* Factors *								
. 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.	X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
	X	Gravel Road		\$65 /FF	270.00	237.00	1.0000	1.0000	65	100		17,550
	X	Paved Road		270 Actual Front Feet, 1.47 Total Acres		Total Est. Land Value =					17,550	
	X	Storm Sewer		Land Improvement Cost Estimates								
	X	Sidewalk		Description	Rate	CountyMult.	Size	%Good	Cash Value			
	X	Water		D/W/P: Asphalt Paving	1.51	1.00	2200	0	0			
	X	Sewer		D/W/P: 4in Ren. Conc.	3.78	1.00	200	0	0			
	X	Electric		Residential Local Cost Land Improvements								
	X	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 Utilis.										



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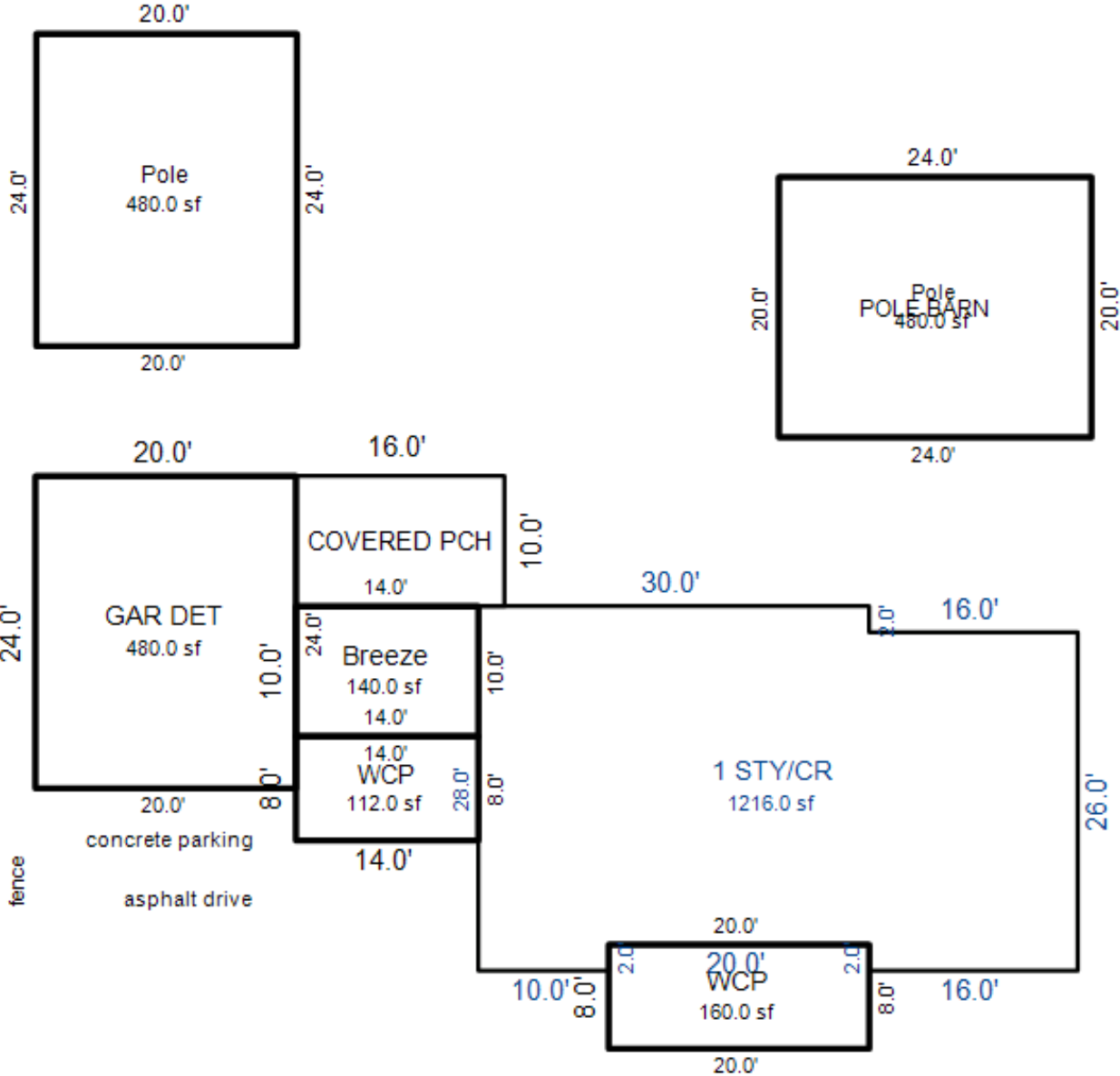
Comments/Influences	Topography of Site									
	X Level			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	Rolling			2018	8,800	47,600	56,400			47,449C
	Low			2017	8,800	46,200	55,000			46,474C
	High			2016	8,800	43,500	52,300			46,060C
	Landscaped			2015	8,800	40,600	49,400			45,923C
	Swamp									
	Wooded									
	Pond									
	Waterfront									
	Ravine									
	Wetland									
	Flood Plain									
	Who	When	What							
	TPC	12/27/2017	INSPECTED							
	TPC	04/21/2016	INSPECTED							
	TPC	04/15/2013	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 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												
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj			Class: CD Effec. Age: 35 Floor Area: 1216 CntyMult Total Base Cost: 105,686 X 1.380 Total Base New : 145,847 E.C.F. Total Depr Cost: 94,800 X 0.980 Estimated T.C.V: 92,904			Bsmnt Garage:				
Yr Built 1965	Remodeled 1979	Ex	X	Ord		Min	(12) Electric			Rate			Size Cost				
Condition: Average		Size of Closets		No./Qual. of Fixtures			Other Additions/Adjustments			Rate			Size Cost				
Room List		Doors		No. of Elec. Outlets			(13) Plumbing			Rate			Size Cost				
Basement 1st Floor 2nd Floor 3 Bedrooms		Lg		X	Ord		Many	X	Ave.		Few	(14) Water/Sewer			Size Cost		
(1) Exterior		Solid		X	H.C.		(14) Water/Sewer			Rate			Size Cost				
Wood/Shingle Aluminum/Vinyl Brick		Small		Lump Sum Items:			Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,			Depr.Cost =			94,800				
(2) Windows		Many Avg. Few		X			ECF (416 RESIDENTIAL RURAL/ NON SUB)			0.980 => TCV of Bldg: 1 =			92,904				
Insulation		Large Avg. Small		Basement: 0 S.F. Crawl: 1216 S.F. Slab: 0 S.F. Height to Joists: 0.0													
(3) Roof		X		(8) Basement													
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		X		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor													
(10) Floor Support		X		Recreation SF Living SF Walkout Doors No Floor SF													
Gable Hip Flat		X		Joists: Unsupported Len: Cntr.Sup:													
Asphalt Shingle		X		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic													
Chimney: Block		X															

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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	2018 Est TCV 87,329 TCV/TFA: 83.97					

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 125 FT OF E 925 FT OF GOV'T LOT 1 LYING S'LY OF FORMER RR R/W. .6629A.	X		* Factors *						
			<Site Value C>	.50	-1.0	AC	M/L	8000	100
			125 Actual Front Feet, 0.68 Total Acres Total Est. Land Value = 8,000						
Comments/Influences	X		Land Improvement Cost Estimates						
			Description	Rate	CountyMult.	Size	%Good	Cash Value	
			Shed: Wood Frame	9.97	1.00	112	61	681	
			Total Estimated Land Improvements True Cash Value = 681						



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
													2017	4,000	38,500	42,500			33,218C
													2016	3,800	36,000	39,800			32,922C
													2015	3,500	33,600	37,100			32,824C

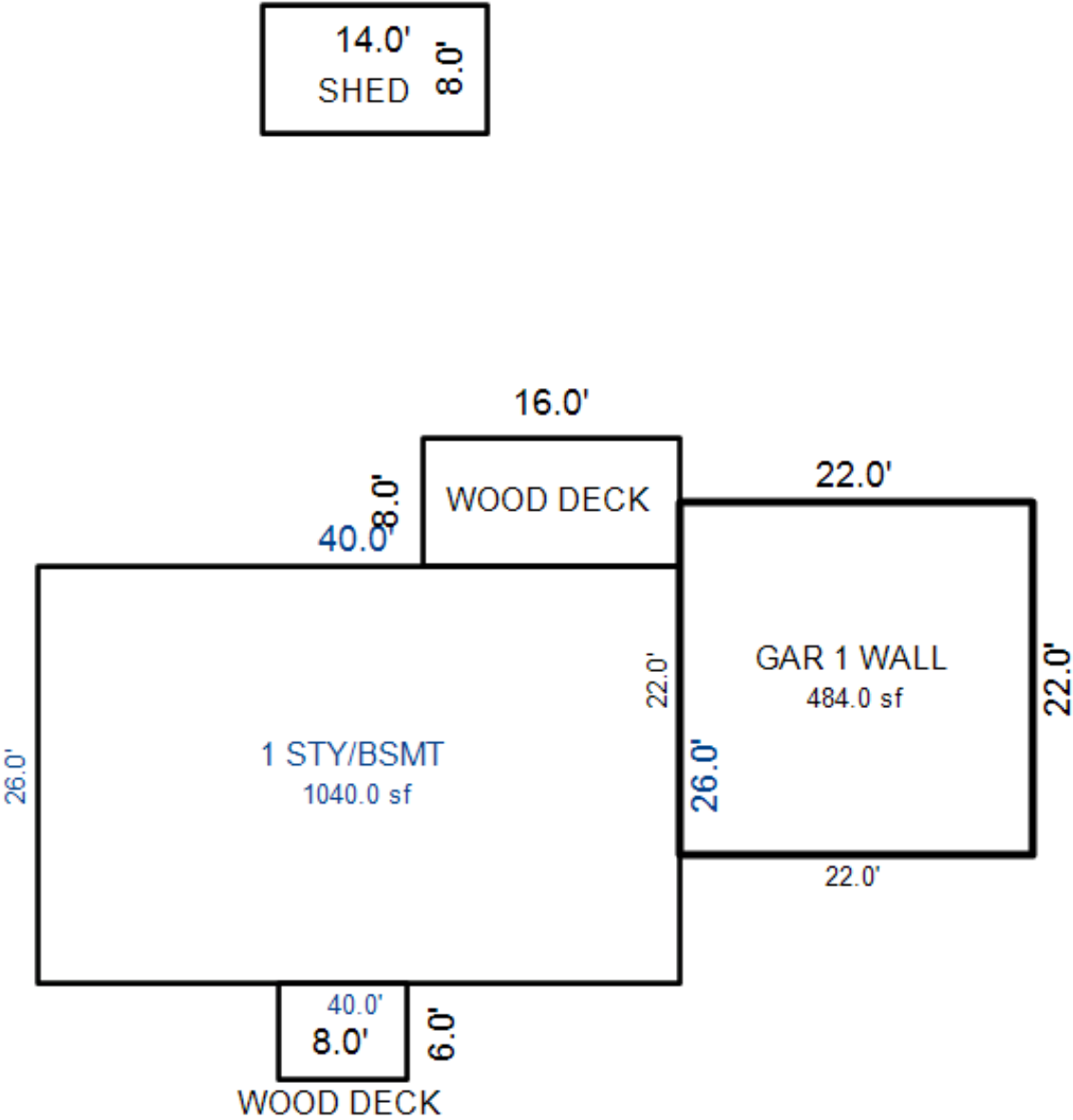
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2017	4,000	38,500	42,500			33,218C
TPC	05/01/2016	INSPECTED	2016	3,800	36,000	39,800			32,922C
TPC	04/15/2013	INSPECTED	2015	3,500	33,600	37,100			32,824C

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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: 1 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											
Condition: Average		Lg	X	Ord		Small											
Room List		(5) Floors															
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:															
(1) Exterior		(6) Ceilings															
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall				Ex.	X	Ord.		Min						
(2) Windows		(7) Excavation															
X	Insulation	Basement: 1040 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0															
X	Many Avg. Few	X	Large Avg. Small														
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor														
(3) Roof		(8) Basement															
X	Gable Hip Flat	X	Gambrel Mansard Shed														
X	Asphalt Shingle	(9) Basement Finish															
Chimney: Metal		500	Recreation SF Living SF Walkout Doors No Floor SF														
(10) Floor Support		(14) Water/Sewer															
Joists: Unsupported Len: Cntr.Sup:		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	58.89	0.00	0.00	1040	61,246
										Other Additions/Adjustments		Rate		Size		Cost	
										(9) Basement Finish		Basement Recreation Finish		11.25		500 5,625	
										(13) Plumbing		Average Fixture(s)		630.00		1 630	
										2 Fixture Bath		1325.00		1 1,325			
										(14) Water/Sewer		Public Sewer		1025.00		1 1,025	
										Well, 50 Feet		1575.00		1 1,575			
										(15) Built-Ins & Fireplaces		Appliance Allowance		1415.00		1 1,415	
										(16) Deck/Balcony		Treated Wood,Standard		7.46		128 955	
										Treated Wood,Standard		10.15		48 487			
										(17) Garages		Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)		19.98		484 9,670	
										Base Cost		Common Wall: 1 Wall		-1225.00		1 -1,225	
										Mechanical Doors		350.00		1 350			
										Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,		Depr.Cost =		80,253			
										ECF (416 RESIDENTIAL RURAL/ NON SUB)		0.980 => TCV of Bldg: 1 =		78,648			

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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	2018 Est TCV 74,301 TCV/TFA: 66.34

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		<table border="1"> <thead> <tr> <th colspan="7">* Factors *</th> </tr> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj. Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>&lt;Site Value C&gt;</td> <td>.50</td> <td>-1.0</td> <td>AC</td> <td>M/L</td> <td>8000</td> <td>100</td> <td>8,000</td> </tr> <tr> <td colspan="7">150 Actual Front Feet, 0.69 Total Acres</td> <td>Total Est. Land Value =</td> <td>8,000</td> </tr> </tbody> </table>	* Factors *							Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value	<Site Value C>	.50	-1.0	AC	M/L	8000	100	8,000	150 Actual Front Feet, 0.69 Total Acres							Total Est. Land Value =	8,000
* Factors *																																			
Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value																												
<Site Value C>	.50	-1.0	AC	M/L	8000	100	8,000																												
150 Actual Front Feet, 0.69 Total Acres							Total Est. Land Value =	8,000																											

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates												
Some improvements made after purchase by VAN BAR.	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	Topography of Site
	X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	4,000	33,200	37,200			35,026C
2017	4,000	32,100	36,100			34,306C
2016	3,800	30,200	34,000			34,000S
2015	3,500	27,600	31,100		31,100W	28,923C

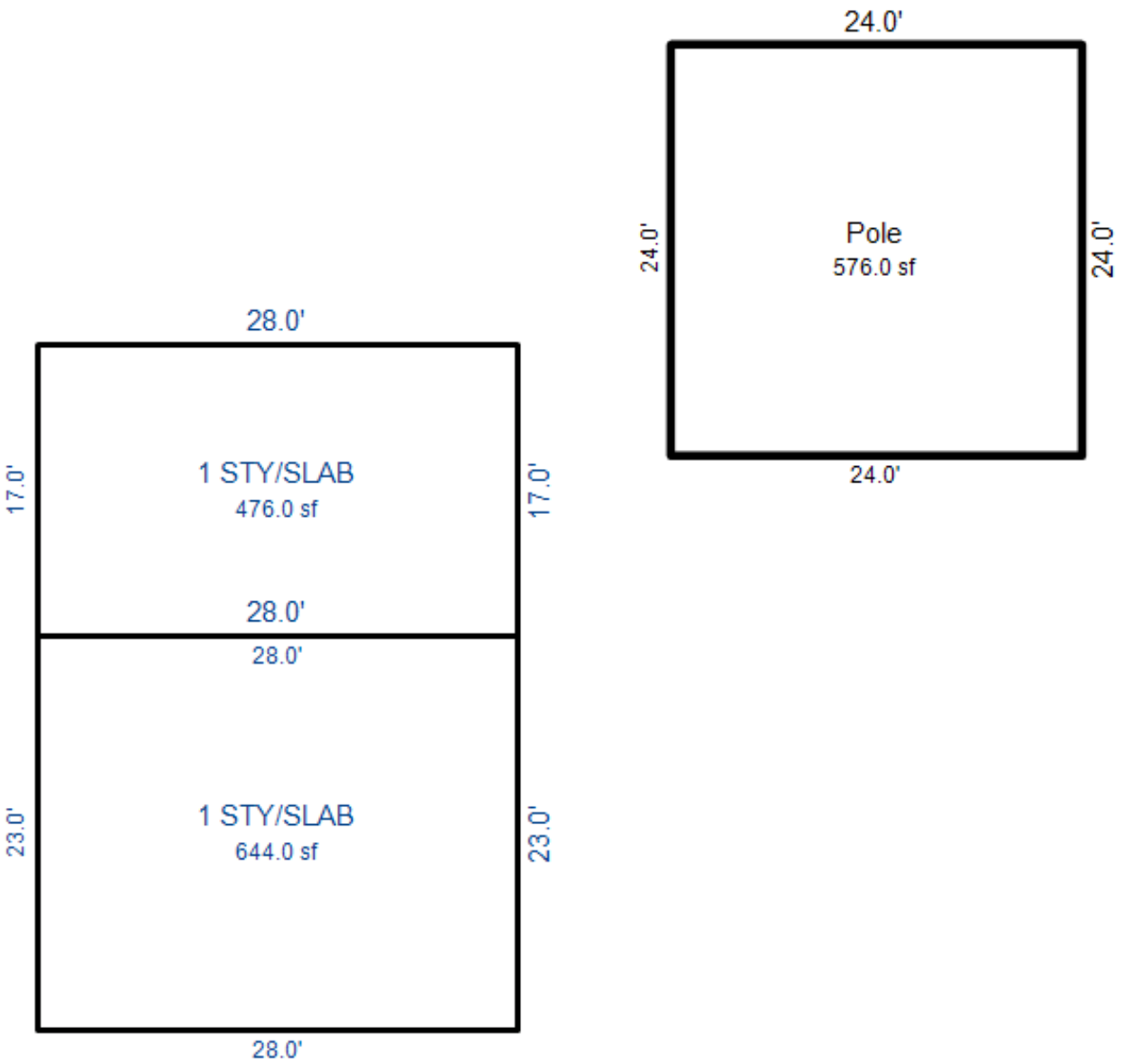
Who	When	What
TPC	12/27/2017	INSPECTED
TPC	05/01/2016	INSPECTED
TPC	04/15/2013	INSPECTED

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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	Type	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					Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: D +10 Effec. Age: 20 Floor Area: 1120 Total Base Cost: 60,842 Total Base New : 83,962 Total Depr Cost: 67,170 Estimated T.C.V: 65,826			20	Treated Wood				
	Building Style: 1S		Trim & Decoration			Ex	X	Ord	Min					CnlyMult X 1.380			Bsmnt Garage:			
	Yr Built 1987	Remodeled 2000	Size of Closets		X	Lg	X	Ord	Small					E.C.F. X 0.980			Carpport Area:			
	Condition: Average			Doors				Solid	X	H.C.							Roof:			
	Room List	(5) Floors		(6) Ceilings		No./Qual. of Fixtures		Stories		Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost				
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Other:		(12) Electric		Ex.		X	Ord.	Min	1	1	Story Siding	Slab	52.09	-10.11	-0.86	476	19,573	
	(1) Exterior					No. of Elec. Outlets		1		1	1	1	1	1	1	1	1	1	1	
X	Wood/Shingle Aluminum/Vinyl Brick						Many		X	Ave.	Few	Other Additions/Adjustments		Rate		Size		Cost		
	Insulation	(7) Excavation		(13) Plumbing		1		Average Fixture(s)				525.00		1		525				
	(2) Windows	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1120 S.F. Height to Joists: 0.0		1		3		Fixture Bath		Well, 100 Feet		2425.00		1		2,425				
X	Many Avg. Few	X	Large Avg. Small		(8) Basement		2		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		1		Softener, Auto		(15) Built-Ins & Fireplaces		Appliance Allowance		1235.00		1		1,235			
X	Double Glass Patio Doors Storms & Screens		(9) Basement Finish				Softener, Manual		(16) Deck/Balcony		Treated Wood,Standard		15.57		20		311			
	(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF				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		15.57		20		311			
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		1		Public Water		Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)		Base Cost		12.04		576		6,935			
X	Asphalt Shingle		Joists: Unsupported Len: Cntr.Sup:		1		Public Sewer		Mechanical Doors		Ceramic Tile Floor		325.00		1		325			
	Chimney: Metal				1		Water Well		Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 67,170		Ceramic Tile Wains									
					1		1000 Gal Septic		ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 65,826		Ceramic Tub Alcove									
					Lump Sum Items:		2000 Gal Septic				Vent Fan									

\*\*\* 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.
CHISHOLM BRYAN F & MARY J	BROWN MORRIS H	88,296	10/06/2017	WD	Split Improved	2017-03097		100.0
BURLEIGH JULIE A	CHISHOLM BRYAN F & MARY J	71,900	03/25/2016	WD	RELATED PARTY	2016-00934	PTA	100.0
BURLEIGH ERIC W	BURLEIGH JULIE A	1	03/21/2016	QC	RELATED PARTY	2016-00933		0.0
		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. 0%						
MAP #:						
2018 Est TCV 77,405 TCV/TFA: 67.19						

Owner's Name/Address	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS								
BROWN MORRIS H 7020 W JENNINGS RD LAKE CITY MI 49651	X		* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value

Tax Description	X	Dirt Road									
		Gravel Road									
THE SOUTH 200 FEET OF THE EAST 200 FEET OF GOVERNMENT LOT 1, SITUATED IN AND PART OF THE EAST 1/2 OF THE EAST 1/2 OF SECTION 11, TOWN 22 NORTH, RANGE 8 WEST TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN. SAID PARCEL "A" CONTAINING 0.92 ACRES OF LAND, MORE OR LESS. SUBJECT TO: A COUTY ROAD RIGHT-OF-WAY FOR JENNINGS ROAD OVER THE SOUTHERLY 33 FEET THEREOF. ALSO SUBJECT TO: A COUNTY ROAD RIGHT-OF-WAY FOR GREEN ROAD OVER THE EASTERLY 33 FEET THEREOF. 2017 SPLIT PART TO 011-013-50	X	Paved Road									
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		X Electric									
		X Gas									
		Curb									
		Street Lights									
		Standard Utilities									
Underground Utils.											
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								

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



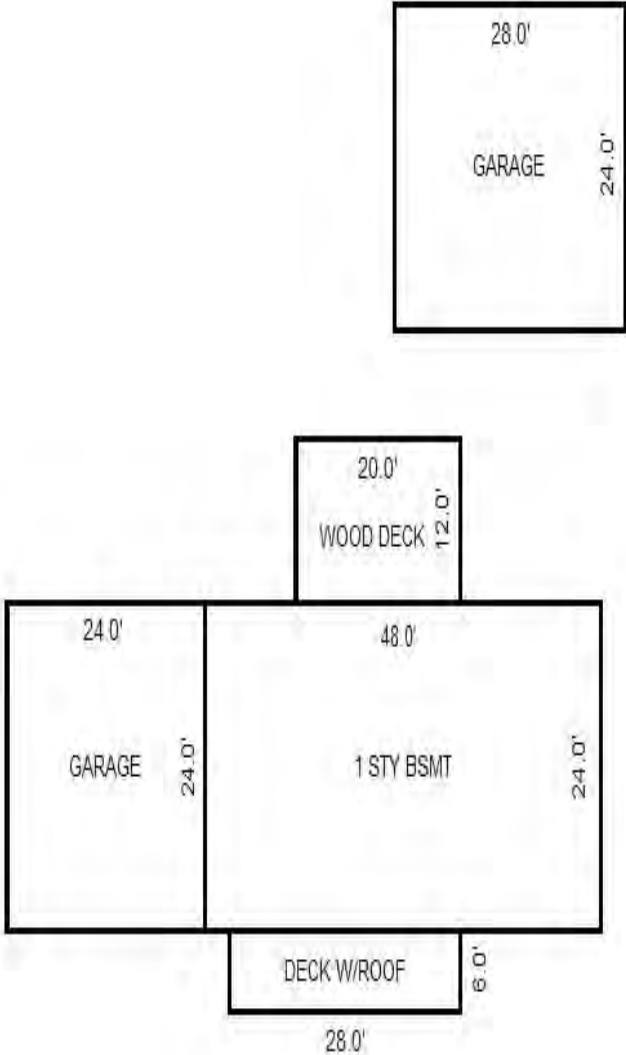
Who	When	What	2018	2017	2016	2015
JWV	12/24/2017	INSPECTED	4,000	4,000	4,000	4,000
TPC	08/28/2017	INSPECTED	34,700	31,900	31,700	27,800
TPC	04/08/2016	INSPECTED	38,700	35,900	35,700	31,800
			38,700S	35,900S	30,571C	30,480C

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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 240 168	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														
Building Style: 1S		Trim & Decoration																	
Yr Built 1939	Remodeled 1980	Ex	X	Ord		Min	Size of Closets												
Condition: Average		Lg		Ord	X	Small	Doors												
Room List		(5) Floors		Central Air Wood Furnace															
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Other:		(12) Electric			100 Amps Service												
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			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			47.07 0.00		0.66 1152 54,985	
Insulation		(7) Excavation		No. of Elec. Outlets			Other Additions/Adjustments						Rate		Size Cost				
(2) Windows		Basement: 1152 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			(14) Plumbing												
X	Many Avg. Few	X	Large Avg. Small	1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Average Fixture(s) 525.00			Well, 50 Feet 1000 Gal Septic			1575.00 2720.00			1 1,575 1 2,720			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		(15) Built-Ins & Fireplaces			(16) Deck/Balcony												
(3) Roof		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		(16) Deck/Balcony			Treated Wood, Standard						6.30		240		1,512		
X	Gable Hip Flat	Gambrel Mansard Shed		(17) Garages			Pine w/Roof, Standard						15.80		168		2,654		
X	Asphalt Shingle	(9) Basement Finish		Class:D Exterior: Siding Foundation: 42 Inch (Unfinished)			Base Cost						17.65		576		10,166		
Chimney: Brick		Recreation SF Living SF Walkout Doors No Floor SF		Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Common Wall: 1 Wall						-1175.00		1		-1,175		
		(10) Floor Support		Mechanical Doors			Mechanical Doors						325.00		1		325		
		Joists: Unsupported Len: Cntr.Sup:		Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost =			ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 =						70,337		68,930				
		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 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: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7020 W JENNINGS RD	School: LAKE CITY - 57020		New House	08/25/2017	2017-0412	0%

Owner's Name/Address	P.R.E.	MAP #:
CHISHOLM BRYAN F & MARY JO 8135 CHILDSDALE AVE SE ROCKFORD MI 49341	0%	2018 Est TCV 6,384

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS																											
E 200' OF GOV'T LOT1 LYING S OF PENN RR R/W EXC S 200' THEROF SEC11 T22N R8W .61A SPLIT ON 07/20/2017 FROM 009-011-013-00; FORMERLY SEC 11 T22N R8W E 200 FT OF GOV'T LOT 1 LYING S OF PENN RR R/W. APP 2.04 A.				<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>&lt;Site Value B&gt; SITE 6000</td> <td></td> <td></td> <td></td> <td></td> <td>6000</td> <td>100</td> <td></td> <td>6,000</td> </tr> <tr> <td colspan="8">150 Actual Front Feet, 0.61 Total Acres</td> <td>Total Est. Land Value = 6,000</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	<Site Value B> SITE 6000					6000	100		6,000	150 Actual Front Feet, 0.61 Total Acres								Total Est. Land Value = 6,000
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																							
<Site Value B> SITE 6000					6000	100		6,000																							
150 Actual Front Feet, 0.61 Total Acres								Total Est. Land Value = 6,000																							

Public Improvements	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.						
	Shed: Wood Frame	9.59	1.00	80	50	384
	Total Estimated Land Improvements True Cash Value =					384

Comments/Influences	Topography of Site
Split/Comb. on 07/20/2017 completed 07/20/2017 TIM ; Parent Parcel(s): 009-011-013-00; 009-011-013-50;	Level



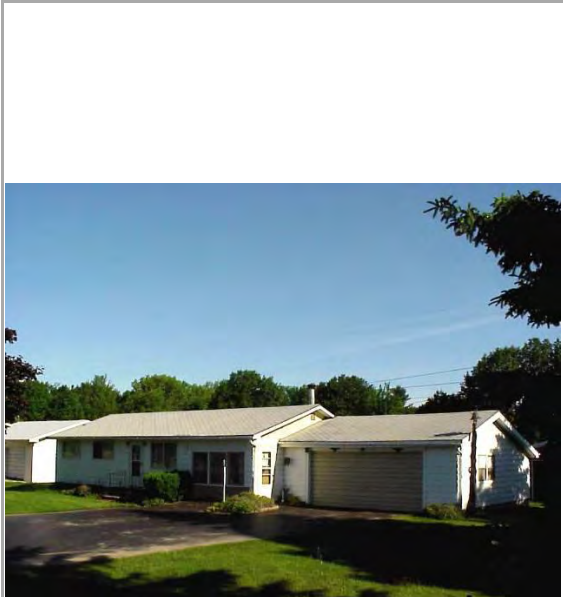
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	3,000	200	3,200			1,630C
2017	0	0	0			0
2016	0	0	0			0
2015	0	0	0			0

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
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	2018 Est TCV 87,017 TCV/TFA: 83.67					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS									
		Public Improvements		* Factors *									
. 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		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
		Gravel Road		<Site Value C>	.50	-1.0	AC	M/L	8000	100			8,000
		Paved Road		100 Actual Front Feet, 0.94 Total Acres Total Est. Land Value = 8,000									
		Storm Sewer		Land Improvement Cost Estimates									
		Sidewalk		Description									
		Water		D/W/P: Asphalt Paving					1.61	1.00	400	71	457
		Sewer		Total Estimated Land Improvements True Cash Value = 457									
	X	Electric											
	X	Gas											
		Curb											
		Street Lights											
		Standard Utilities											
		Underground Utils.											



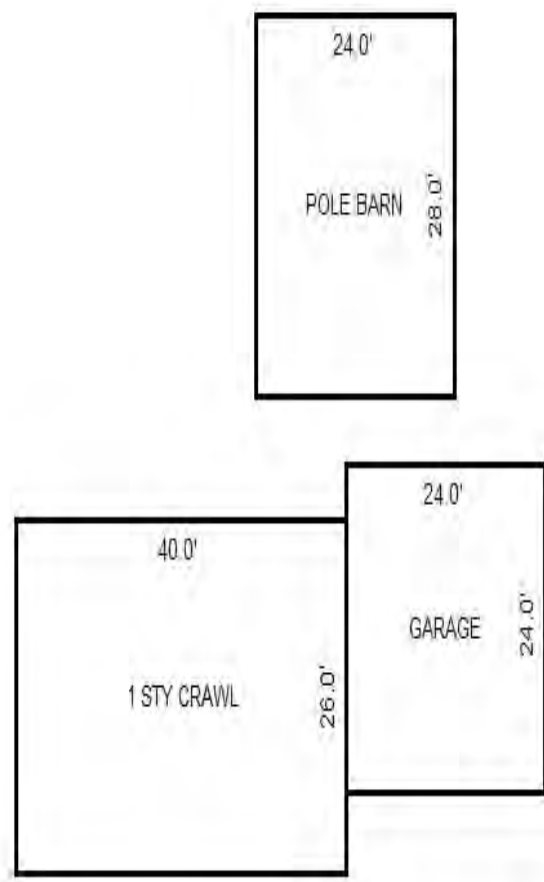
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2018	4,000	39,500	43,500			35,196C
Rolling	2017	4,000	38,300	42,300			34,473C
Low	2016	3,800	36,000	39,800			34,166C
High	2015	3,500	33,600	37,100			34,064C
Landscaped	TPC 12/27/2017 INSPECTED						
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	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 1967	Remodeled 0	Ex	X	Ord		Min										
Condition: 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 : 114,355 Total Depr Cost: 80,163 Estimated T.C.V: 78,560					CntyMult X 1.380 E.C.F. X 0.980				
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(12) Electric 100 Amps Service			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost 1 Story Siding Crawl Space 63.40 -9.20 0.00 1040 56,368									
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures Ex. X Ord. Min			Other Additions/Adjustments (13) Plumbing Average Fixture(s) (14) Water/Sewer Well, 100 Feet 1000 Gal Septic (15) Built-Ins & Fireplaces Appliance Allowance (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 Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 72,051 Separately Depreciated Items: (17) Garages Class:C Exterior: Pole Foundation: 18 Inch (Unfinished) Base Cost 12.32 672 8,279 County Multiplier = 1.38 => Cost New = 11,425 Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 8,112 Total Depreciated Cost = 80,163 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 78,560									
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	No. of Elec. Outlets Many X Ave. Few			(7) Excavation Basement: 0 S.F. Crawl: 1040 S.F. Slab: 0 S.F. Height to Joists: 0.0									
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF									
X	Many Avg. X Few		Large Avg. X Small	(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic Lump Sum Items:									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			Chimney: Brick												
(3) Roof		Gable Hip Flat		Gambrel Mansard Shed		Asphalt Shingle										

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Sketch by Apex IVT

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
SPRAGUE TARA KEI	SCAFE DOUGLAS G & JANE E	70,000	05/12/2016	WD	Arms Length	2016-01753	PTA	100.0				
MEYERING BERNARD & SANDRA	PARR TARA K F/K/A KEI SPR	52,000	05/12/2016	LC	RELATED PARTY	2016-01751	PTA	0.0				
MEYERING BERNARD & SANDRA	PARR TARA K F/K/A KEI SPR	0	05/12/2016	WD	LAND CONTRACT	2016-01752		0.0				
MEYERING BERARD & SANDRA	SPRAGUE TARA KEI	52,000	04/30/2014	LC	RELATED PARTY	2014-01579	PTA	0.0				
Property Address		Class: 401 RESIDENTIAL-I		Zoning:		Building Permit(s)		Date	Number	Status		
7062 W JENNINGS RD		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 0%										
SCAFE DOUGLAS G & JANE E 8945 W KELLY RD LAKE CITY MI 49651		MAP #:										
		2018 Est TCV 74,561 TCV/TFA: 71.69										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS								
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.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		<Site Value C>	.50	-1.0	AC	M/L	8000	100		8,000
		Paved Road		125 Actual Front Feet, 1.09 Total Acres Total Est. Land Value = 8,000								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		Water		D/W/P: Asphalt Paving	1.51	1.00	1000	0	0			
		Sewer		D/W/P: 4in Concrete	3.35	1.00	504	0	0			
		Electric		Fencing: Wire Mesh, #9	1.87	1.00	467	0	0			
		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 = 475								
		Underground Utils.										
		Topography of Site										
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Rolling		2018	4,000	33,300	37,300			35,326C		
		Low		2017	4,000	30,600	34,600			34,600S		
		High		2016	3,800	27,900	31,700			28,084C		
		Landscaped		2015	3,500	24,500	28,000			28,000S		
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What	2018	4,000	33,300	37,300			35,326C	
		TPC 12/27/2017 INSPECTED			2017	4,000	30,600	34,600			34,600S	
		TPC 05/01/2016 INSPECTED			2016	3,800	27,900	31,700			28,084C	
					2015	3,500	24,500	28,000			28,000S	



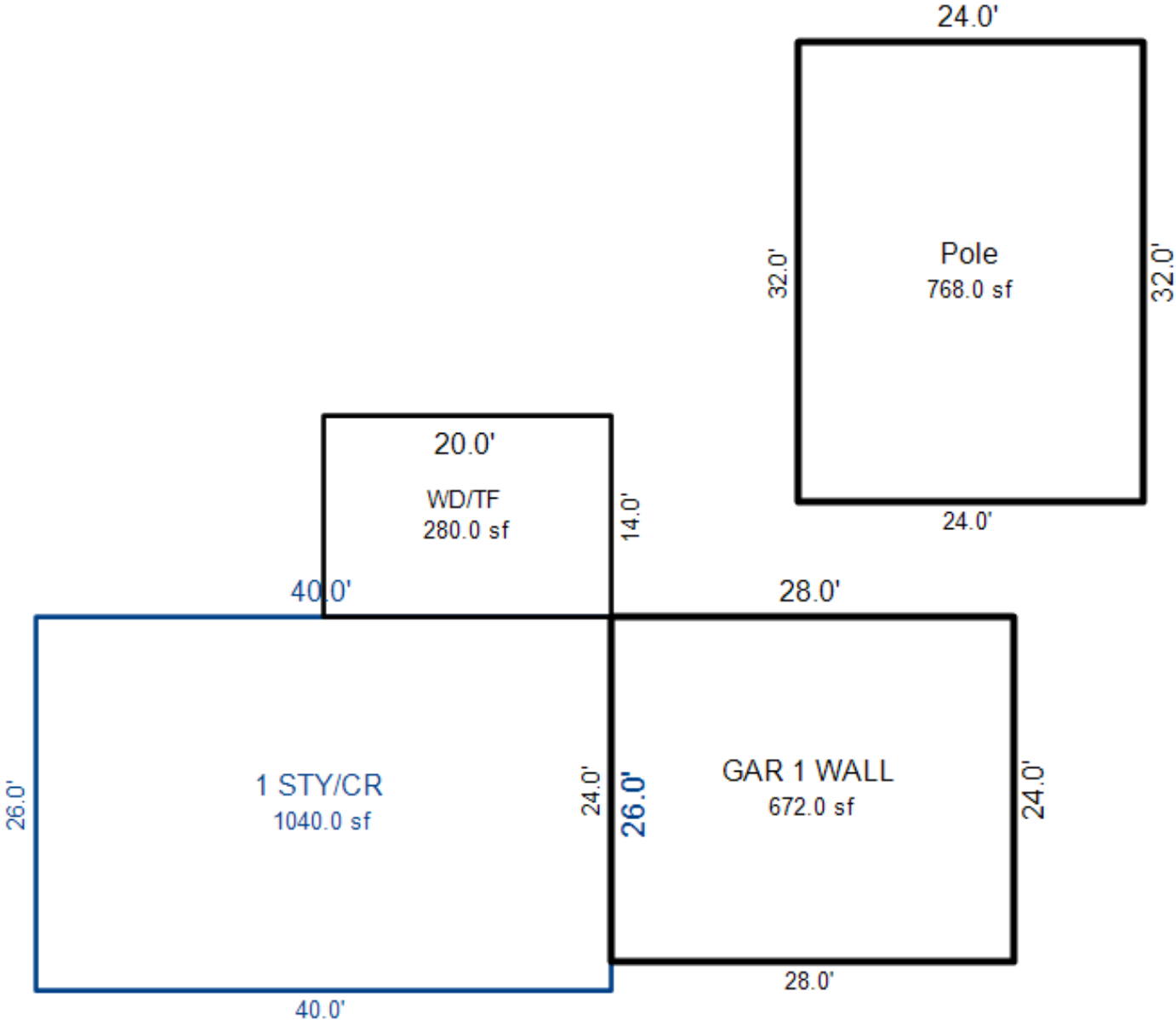
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas	Oil	Elec.	1	Appliance Allow.	Interior 1 Story	280	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: 1 Mech. Doors: 1 Area: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 0	Bsmnt Garage: Carport Area: Roof:		
	Mobile Home			Wood	Coal	Steam		Cook Top	Interior 2 Story						
	Town Home			Forced Air w/o Ducts	Forced Air w/ Ducts	Forced Hot Water		Dishwasher	2nd/Same Stack						
Duplex		(4) Interior	X	Electric Baseboard			Bath Heater	Two Sided	Exterior 1 Story	CnlyMult X 1.380	E.C.F.	X 0.980	Storage Area: 0		
A-Frame				Drywall	Plaster	Elec. Ceil. Radiant	Unvented Hood	Exterior 2 Story							
Wood Frame		Paneled	Wood T&G	Electric Wall Heat			Vent Fan	Prefab 1 Story	Heat Circulator	CnlyMult X 1.380	E.C.F.	X 0.980	Storage Area: 0		
Building Style: 1S		Trim & Decoration		Space Heater			Hot Tub	Prefab 2 Story	Raised Hearth						
Yr Built 1966	Remodeled 2014	Ex	X	Ord	Min	Wall/Floor Furnace			Wood Stove	CnlyMult X 1.380	E.C.F.	X 0.980	Storage Area: 0		
Condition: Average		Size of Closets		Forced Heat & Cool			Jacuzzi Tub	Direct-Vented Ga	Class: CD						
Room List		Lg	X	Ord	Small	Heat Pump			Microwave	Effec. Age: 40	CnlyMult X 1.380	E.C.F.	X 0.980	Storage Area: 0	
Basement		Doors	Solid	X	H.C.	No Heating/Cooling			Standard Range	Floor Area: 1040					
1st Floor		(5) Floors		Central Air			Self Clean Range			Sauna	Total Base Cost: 81,443	CnlyMult X 1.380	E.C.F.	X 0.980	Storage Area: 0
2nd Floor		Kitchen:		Wood Furnace			Trash Compactor			Total Base New : 112,391					
3 Bedrooms		Other:		(12) Electric			Central Vacuum			Total Depr Cost: 67,435	CnlyMult X 1.380	E.C.F.	X 0.980	Storage Area: 0	
(1) Exterior		Other:		100 Amps Service			Security System			Estimated T.C.V: 66,086					
Wood/Shingle		(6) Ceilings		No./Qual. of Fixtures			Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost	
Aluminum/Vinyl		X	Drywall	Ex.	X	Ord.	1	Story Siding	Crawl Space	58.89	-8.67	0.00	1040	52,229	
Brick		Basement: 0 S.F.		No. of Elec. Outlets			Other Additions/Adjustments			Rate		Size		Cost	
Insulation		Crawl: 1040 S.F.		Many	X	Ave.	Few	(13) Plumbing	Average Fixture(s)			630.00	1	630	
(2) Windows		Slab: 0 S.F.		(14) Water/Sewer			Well, 100 Feet			2550.00	1	2,550			
Many	X	Large	Height to Joists: 0.0			(15) Built-Ins & Fireplaces			1000 Gal Septic			2895.00	1	2,895	
Avg.	X	Avg.	(8) Basement			(16) Deck/Balcony			Appliance Allowance			1415.00	1	1,415	
Few		Small	Conc. Block			Treated Wood,Standard			6.43			280	1,800		
X	Wood Sash	Poured Conc.			Solar Water Heat			(17) Garages			Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)				
X	Metal Sash	Stone			No Plumbing			Base Cost			17.14			672	11,518
X	Vinyl Sash	Treated Wood			Extra Toilet			Common Wall: 1 Wall			-1225.00			1	-1,225
X	Double Hung	Concrete Floor			Extra Sink			Automatic Doors			375.00			1	375
X	Horiz. Slide	(9) Basement Finish		Separate Shower			Ceramic Tile Floor			350.00			1	350	
X	Double Glass	Recreation	SF	Ceramic Tile Wains			Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)			11.14			768	8,556	
X	Patio Doors	Living	SF	Ceramic Tub Alcove			Base Cost			350.00			1	350	
X	Storms & Screens	Walkout Doors	SF	Vent Fan			Mechanical Doors			(14) Water/Sewer					
(3) Roof		No Floor	SF	(10) Floor Support			Public Water			Public Sewer					
X	Gable	Gambrel		Joists:			1			Water Well					
X	Hip	Mansard		Unsupported Len:			1			1000 Gal Septic					
X	Flat	Shed		Cntr.Sup:			1			2000 Gal Septic					
X	Asphalt Shingle			Lump Sum Items:											
Chimney: Metal															

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



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

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

Owner's Name/Address	MAP #:
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HEEREN ERIC 1935 S MAYFLOWER LAKE CITY MI 49651	2018 Est TCV 8,000
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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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<Site Value C>	.50	-1.0	AC	M/L	8000	100		8,000
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	125	Actual	Front	Feet,	0.98	Total	Acres	Total Est. Land Value = 8,000
--	-----	--------	-------	-------	------	-------	-------	-------------------------------

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

. 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.															
---	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

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

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

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

		Low
--	--	-----

		High
--	--	------

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

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

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

		Pond
--	--	------

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

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

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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2018	4,000	0	4,000			3,362C
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2017	4,000	0	4,000			3,293C
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2016	3,800	0	3,800			3,264C
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2015	3,500	0	3,500			3,255C
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Who	When	What
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TPC	12/27/2017	INSPECTED
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TPC	05/01/2016	INSPECTED
-----	------------	-----------

TPC	05/09/2014	INSPECTED
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

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

7112 RAILROAD ST      School: LAKE CITY - 57020

Owner's Name/Address      P.R.E. 100% 05/01/1997

TACOMA RANDY L      MAP #:

7112 RAILROAD ST      2018 Est TCV 25,907 TCV/TFA: 0.00

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 THAT PART OF FORMER RR      Description      Frontage      Depth      Front      Depth      Rate      %Adj.      Reason      Value

R/W LYING W OF W LINE LOT 65 EXT      <Site Value A> GROUP A \$5000      5000      100

MISSAUKEE PARK 2ND ADD & E OF E LINE LOT      125 Actual Front Feet, 0.29 Total Acres      Total Est. Land Value =      5,000

78 EXT.      X Dirt Road      Gravel Road      Paved Road      Storm Sewer      Sidewalk      Water      Sewer

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

Who      When      What      2018      2,500      10,500      13,000                9,998C

TPC 12/27/2017 INSPECTED      2017      2,500      10,100      12,600                9,793C

TPC 04/27/2014 INSPECTED      2016      2,500      9,500      12,000                9,706C

2015      3,500      8,300      11,800                9,677C

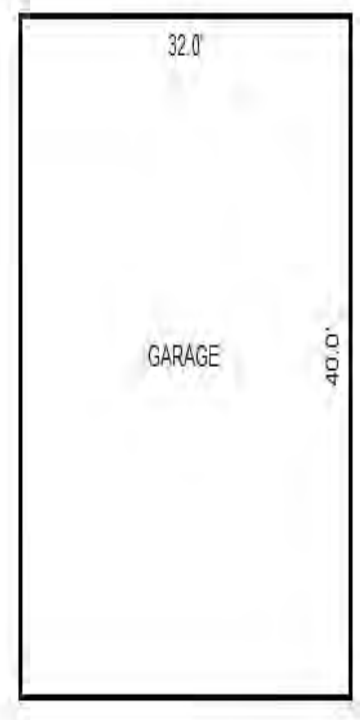


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																															
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance 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: 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	0	Front Overhang	0	Other Overhang	Trim & Decoration	Ex	Ord	Min	Size of Closets	Lg	Ord	Small	Doors	Solid	H.C.	Room List	(5) Floors	Kitchen: Other: Other:	(12) Electric	0	Amps Service	Central Air Wood Furnace	(13) Plumbing	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	Lump Sum Items:	Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Other Additions/Adjustments Rate (17) Garages Class:C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 14.55 1280 18,624 Mechanical Doors 350.00 2 700 Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 21,334 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 20,907																							
	Mobile Home																																							0	0	Wood Frame	Drywall Paneled	Plaster Wood T&G	Condition: Average	Yr Built 1989 GAR	Remodeled 0	Condition: Average	Basement 1st Floor 2nd Floor Bedrooms	(6) Ceilings	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
Building Style: GRG		Trim & Decoration		X No Heating/Cooling			Class: CD Effec. Age: 20 Floor Area: 0 CntyMult Total Base Cost: 19,324 X 1.380 Total Base New : 26,667 E.C.F. Total Depr Cost: 21,334 X 0.980 Estimated T.C.V: 20,907			Bsmnt Garage:		Carport Area:		Roof:																																																
Yr Built 1989 GAR		Remodeled 0		Condition: Average			Basement 1st Floor 2nd Floor Bedrooms			(6) Ceilings		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:			Chimney:		

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



Sketch by Apex IVT

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
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 #:		2018 Est TCV 12,469 TCV/TFA: 0.00						
WOODWORTH MICHAEL & TANIS GLEN & ELIZABETH 1956 S GOLDENROD AVE LAKE CITY MI 49651	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
	Public Improvements		* Factors *						
			Description	Frontage	Depth	Rate %Adj. Reason	Value		
			<Site Value A> GROUP A	\$5000	100		5,000		
			100 Actual Front Feet, 0.23 Total Acres				Total Est. Land Value = 5,000		
Tax Description	X	Dirt Road							
. 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.	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	Topography of Site								
	X	Level							
	X	Rolling							
	X	Low							
	X	High							
	X	Landscaped							
	X	Swamp							
	X	Wooded							
	X	Pond							
	X	Waterfront							
	X	Ravine							
	X	Wetland							
	X	Flood Plain							
			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	Who	When	What	2018	2,500	3,700	6,200		6,023C
	TPC 12/27/2017 INSPECTED			2017	2,500	3,400	5,900		5,900S
				2016	2,500	3,400	5,900		5,900S
				2015	3,500	3,000	6,500	6,500W	6,500S



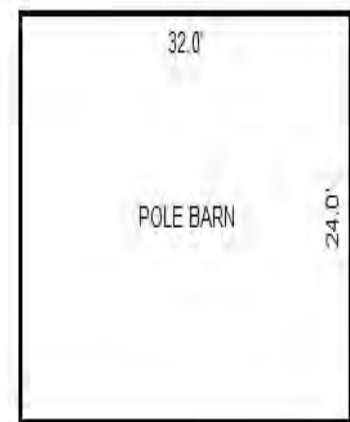
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath 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: 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	0	Front Overhang	0	Other Overhang	
	Mobile Home														0
	Town Home														
	Duplex														
	A-Frame														
	Wood Frame	(4) Interior													
		Drywall Paneled													
		Plaster Wood T&G													
	Building Style: GRG	Trim & Decoration													
		Ex	Ord	Min											
	Yr Built 1980 GAR	Remodeled 0													
	Condition: Average	Lg	Ord	Small											
		Doors	Solid	H.C.											
	Room List	(5) Floors													
	Basement	Kitchen:													
	1st Floor	Other:													
	2nd Floor	Other:													
	Bedrooms														
	(1) Exterior	(6) Ceilings													
	Wood/Shingle														
	Aluminum/Vinyl														
	Brick														
	Insulation														
	(2) Windows	(7) Excavation													
	Many	Basement: 0 S.F.													
	Avg.	Crawl: 0 S.F.													
	Few	Slab: 0 S.F.													
	Large	Height to Joists: 0.0													
	Avg.	(8) Basement													
	Small														
	Wood Sash	Conc. Block													
	Metal Sash	Poured Conc.													
	Vinyl Sash	Stone													
	Double Hung	Treated Wood													
	Horiz. Slide	Concrete Floor													
	Casement	(9) Basement Finish													
	Double Glass	Recreation SF													
	Patio Doors	Living SF													
	Storms & Screens	Walkout Doors													
	(3) Roof	No Floor SF													
	Gable	(10) Floor Support													
	Hip	Joists:													
	Flat	Unsupported Len:													
	Asphalt Shingle	Cntr.Sup:													
	Chimney:														
		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.
KOLLAR SHIRLEY	SHIPPY RICHARD R	1	09/15/2011	QC	QUIT CLAIM	2011-03047 QC		100.0
KOLLAR KENNETH		0	05/28/2010	DC	DEATH CERTIFICATE	2010-2730DC		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
S ARBUTUS AVE						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2018 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
			<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.

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	2,500	0	2,500			2,500S
2017	2,500	0	2,500			2,500S
2016	2,500	0	2,500			2,500S
2015	3,500	0	3,500			3,500S

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	05/02/2016	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.				
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 #:										
		2018 Est TCV 6,000										
		Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
Tax Description		Public Improvements		* Factors *								
. SEC 11 T22N R8W W 200 FT OF FORMER RR R/W LYING ACROSS GOV'T LOT 2. .4591A.		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Gravel Road		<Site Value B> SITE 6000					6000	100		6,000
1/1/13 EXPIRED POVERTY HEADLEE ADDITIONS = (2028 * 1.027*1.024) - (\$0 *1.024) AND CAPPED VALUE = (PY TV - LOSSES) + ADDITIONS (\$2028* 1.027*1.024)		Paved Road		200 Actual Front Feet, 0.46 Total Acres				Total Est. Land Value =		6,000		
		Storm Sewer										
		Sidewalk										
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
Who		When	What	2018	3,000	0	3,000		2,095C			
TPC 12/27/2017 INSPECTED				2017	3,500	0	3,500		2,052C			
				2016	3,500	0	3,500		2,034C			
				2015	3,500	0	3,500	3,500M	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.

Property Address	Class: 700 EXEMPT	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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MISSAUKEE COUNTY ROAD COMMISSION		2018 Est TCV 0				
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	Improved	X	Vacant	Land Value Estimates for Land Table R-Ref.R - REFERENCE (099)		
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	Public Improvements			* Factors *		
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				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
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 Missaukee, Michigan

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: 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 #:		2018 Est TCV 6,000									
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>	SITE 6000				6000	100		6,000	
		Paved Road		150 Actual Front Feet, 0.35 Total Acres				Total Est. Land Value =					6,000
		Storm Sewer											
		Sidewalk											
		Water											
		Sewer											
		Electric											
		Gas											
		Curb											
		Street Lights											
		Standard Utilities											
		Underground Utils.											
		Topography of Site											
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Rolling		2018	3,000	0	3,000			1,702C			
		Low		2017	3,500	0	3,500			1,667C			
		High		2016	3,500	0	3,500			1,653C			
		Landscaped		2015	3,500	0	3,500			1,649C			
		Swamp											
		Wooded											
		Pond											
		Waterfront											
		Ravine											
		Wetland											
		Flood Plain											
		Who	When	What									
		TPC	12/27/2017	INSPECTED									
		TPC	04/20/2015	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.
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 #:					
	2018 Est TCV 6,000					

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					6000	100		6,000
X Gravel Road								
X Paved Road								
X Storm Sewer								
X Sidewalk								
X Water								
X Sewer								
X Electric								
X Gas								
X Curb								
X Street Lights								
X Standard Utilities								
X Underground Utils.								
			Description Frontage Depth Front Depth Rate %Adj. Reason Value					
			<Site Value B> SITE 6000 6000 100 6,000					
			140 Actual Front Feet, 0.31 Total Acres Total Est. Land Value = 6,000					

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



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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2018	3,000	0	3,000			3,000S
X Rolling	2017	3,500	0	3,500			3,074C
X Low	2016	3,500	0	3,500			3,047C
X High	2015	3,500	0	3,500			3,038C
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							
Who	When	What					
TPC	12/27/2017	INSPECTED					
TPC	09/13/2015	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.
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					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:					
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HUXTABLE THOMAS E & DENISE M 1800-200 S SWEETBRIAR AVE Lake City MI 49651	2018 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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<Site Value A> GROUP A	\$5000	5000	100				5,000
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150 Actual Front Feet, 0.33 Total Acres						Total Est. Land Value =	5,000
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Tax Description	X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	X Electric	X Gas	Curb Street Lights Standard Utilities Underground Utils.	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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. 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.											
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Comments/Influences											
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Topography of Site	X	Level									
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		Rolling									
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		Low									
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		High									
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		Landsaped									
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		Swamp									
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		Wooded									
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		Pond									
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		Waterfront									
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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.
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: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
S MAYFLOWER AVE						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 100% 05/22/2007					
	MAP #:					
	2018 Est TCV 14,891 TCV/TFA: 0.00					

HEEREN ERIC 1935 S MAYFLOWER LAKE CITY MI 49651	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
			* Factors *						
	Public Improvements		Description	Frontage	Depth	Rate	%Adj.	Reason	Value
			<Site Value A> GROUP A	\$5000		5000	100		5,000
			150 Actual Front Feet, 0.35 Total Acres Total Est. Land Value =						5,000

Tax Description  
 . 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.

Comments/Influences



X	Improved	Vacant	Topography of Site							
			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
X			Dirt Road							
X			Gravel Road							
X			Paved Road							
X			Storm Sewer							
X			Sidewalk							
X			Water							
X			Sewer							
X			Electric							
X			Gas							
			Curb							
			Street Lights							
			Standard Utilities							
			Underground Utils.							
			Who When What							
			2018	2,500	4,900	7,400			7,174C	
			2017	2,500	4,800	7,300			7,027C	
			2016	2,500	4,500	7,000			6,965C	
			2015	3,500	3,900	7,400			6,945C	

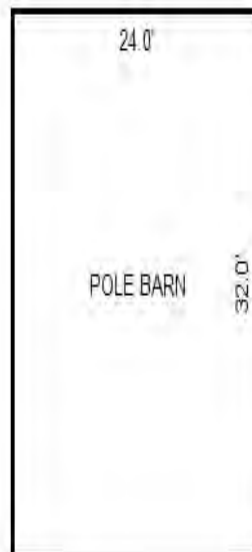
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



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: 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	Bsmnt Garage:	Carport Area: Roof:	CnlyMult X 1.380 E.C.F. X 0.980	Rate	Bsmnt-Adj Rate	Heat-Adj Rate	Size Size	Cost Cost																						
	Mobile Home																		0 Front Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			Class: CD Effec. Age: 20 Floor Area: 0 Total Base Cost: 9,142 Total Base New : 12,615 Total Depr Cost: 10,092 Estimated T.C.V: 9,891	Exterior Foundation: 42 Inch (Unfinished)	Base Cost 11.48	Mechanical Doors 325.00	Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 =	Depr.Cost = 10,092	1 = 9,891											
	Town Home	0 Other Overhang	X No Heating/Cooling			Central Air Wood Furnace	(12) Electric		No./Qual. of Fixtures		Ex. Ord. Min		No. of Elec. Outlets		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		(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:															
	Duplex	(4) Interior	Drywall Paneled			Plaster Wood T&G			Trim & Decoration		Ex Ord Min		Size of Closets		Lg Ord Small		Doors Solid H.C.		(5) Floors		Kitchen: Other: Other:		(6) Ceilings		(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:	
	A-Frame		Wood Frame	Condition: Average		Room List	Basement 1st Floor 2nd Floor Bedrooms	(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick	Insulation	(2) Windows	Many Avg. Few	Large Avg. Small	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(3) Roof	Gable Hip Flat	Gambrel Mansard Shed	Asphalt Shingle	Chimney:																					

\*\*\* 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.
BORSUM ERVIN & BETTY J TR	BORSUM ERVIN & BETTY J	11,000	10/17/2017	WD	FAMILY SALE	2017-03162	PTA	0.0
BORSUM ERVIN & BETTY J TR		0	06/04/2010	OTH	EASEMENT	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 #:					
	2018 Est TCV 17,482 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	
E 1/2 OF THAT PART OF FORMER RR R/W LYING S OF MISSAUKEE PARK 2ND ADD LYING W OF E LINE LOT 78 & E OF W LINE GOV'T LOT 1 EXC W 270' THEROF. SEC11 T22N R8W .2273 A 9/2017 SPLIT TO 009-011-025-50 FORMERLY. 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		50/FF	125.00	79.11	1.0000	1.0000	50	100	6,250
			125 Actual Front Feet, 0.23 Total Acres Total Est. Land Value = 6,250							

Comments/Influences

6/2017 GRANT APPROVED BY DALE MOSHER.

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	3,100	5,600	8,700			4,827C
2017	6,300	5,400	11,700			6,470C
2016	6,300	5,100	11,400			6,413C
2015	6,300	4,400	10,700			6,394C

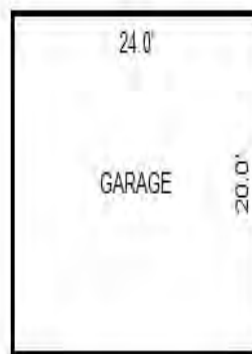


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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: 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	0	Front Overhang	0	Other Overhang	
	Mobile Home														0
	Town Home														
	Duplex														
	A-Frame														
	Wood Frame	(4) Interior													
		Drywall Paneled													
		Plaster Wood T&G													
	Building Style: GRG	Trim & Decoration													
		Ex	Ord	Min											
	Yr Built 1992 GAR	Size of Closets													
	Remodeled 0	Lg	Ord	Small											
	Condition: Average	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	Ave.	Few											
	Brick	(7) Excavation													
	Insulation	Basement: 0 S.F.													
	(2) Windows	Crawl: 0 S.F.													
		Slab: 0 S.F.													
	Many	Height to Joists: 0.0													
	Avg.	(8) Basement													
	Few	Conc. Block													
	Large	Poured Conc.													
	Avg.	Stone													
	Small	Treated Wood													
	Wood Sash	Concrete Floor													
	Metal Sash	(9) Basement Finish													
	Vinyl Sash	Recreation SF													
	Double Hung	Living SF													
	Horiz. Slide	Walkout Doors													
	Casement	No Floor SF													
	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:														

\*\*\* 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

1931 S ROSE ST      School: LAKE CITY - 57020      P.R.E. 100% 07/20/1994

Owner's Name/Address      MAP #:

BORSUM ERVIN & BETTY J TRUST      2018 Est TCV 6,250

1931 S ROSE ST      Improved    X    Vacant      Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

LAKE CITY MI 49651      Public Improvements      \* Factors \*

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

W 1/2 OF THAT PART OF FORMER RR R/W LYING      50/FF      125.00      79.11      1.0000      1.0000      50      100

S OF MISSAUKEE PARK 2ND ADD LYING W OF E      125 Actual Front Feet, 0.23 Total Acres      Total Est. Land Value =      6,250

LINE LOT 78 & E OF W LIE GOV'T LOT 1 EXC      9/2017 SPLIT FROM 009-011-025-00

Comments/Influences      Topography of Site

9/2017 SPLIT FROM 009-011-025-00 APPROVED BY DALE MOSHER

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      2018      3,100      0      3,100                1,778C

TPC 12/27/2017 INSPECTED      2017      0      0      0

TPC 09/19/2017 INSPECTED      2016      0      0      0

2015      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.				
Property Address		Class: 700 EXEMPT	Zoning:	Building Permit(s)		Date	Number	Status				
S GREEN RD		School: LAKE CITY - 57020		Commercial		05/26/2016	2016-0194	100%				
Owner's Name/Address		P.R.E. 0%	MAP #:		2018 Est TCV 0 TCV/TFA: 0.00							
MISSAUKEE COUNTY ROAD COMMISSION LAKE CITY MI 49651		X Improved		Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS							
Tax Description		Public Improvements		* Factors *								
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 ALONG SAID SHORELINE TO THE SAID W RIGHT-OF-WAY OF GREEN RD; TH S 222.76 FT ALONG SAID W RIGHT-OF-WAY TO THE POB, TOGETHER WITH RIPARIAN RIGHTS THAT		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		GROUP F & SURPL 30.00 140.00 1.3512 1.0000 800 100 32,429		30 Actual Front Feet, 0.10 Total Acres		Total Est. Land Value =		32,429		
		Paved Road		Land Improvement Cost Estimates								
		Storm Sewer		Description		Rate	CountyMult.	Size	%Good	Cash Value		
		Sidewalk		D/W/P: 4in Ren. Conc.		3.78	1.00	60	94	213		
		Water		Total Estimated Land Improvements True Cash Value = 213								
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Level		2018	EXEMPT	EXEMPT	EXEMPT			EXEMPT		
		Rolling		2017	EXEMPT	EXEMPT	EXEMPT			EXEMPT		
		Low		2016	0	0	0			0		
		High		2015	0	0	0			0		
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What								
		TPC	12/27/2017	INSPECTED								
		JWV	10/19/2016	INSPECTED								
		TPC	09/13/2015	INSPECTED								



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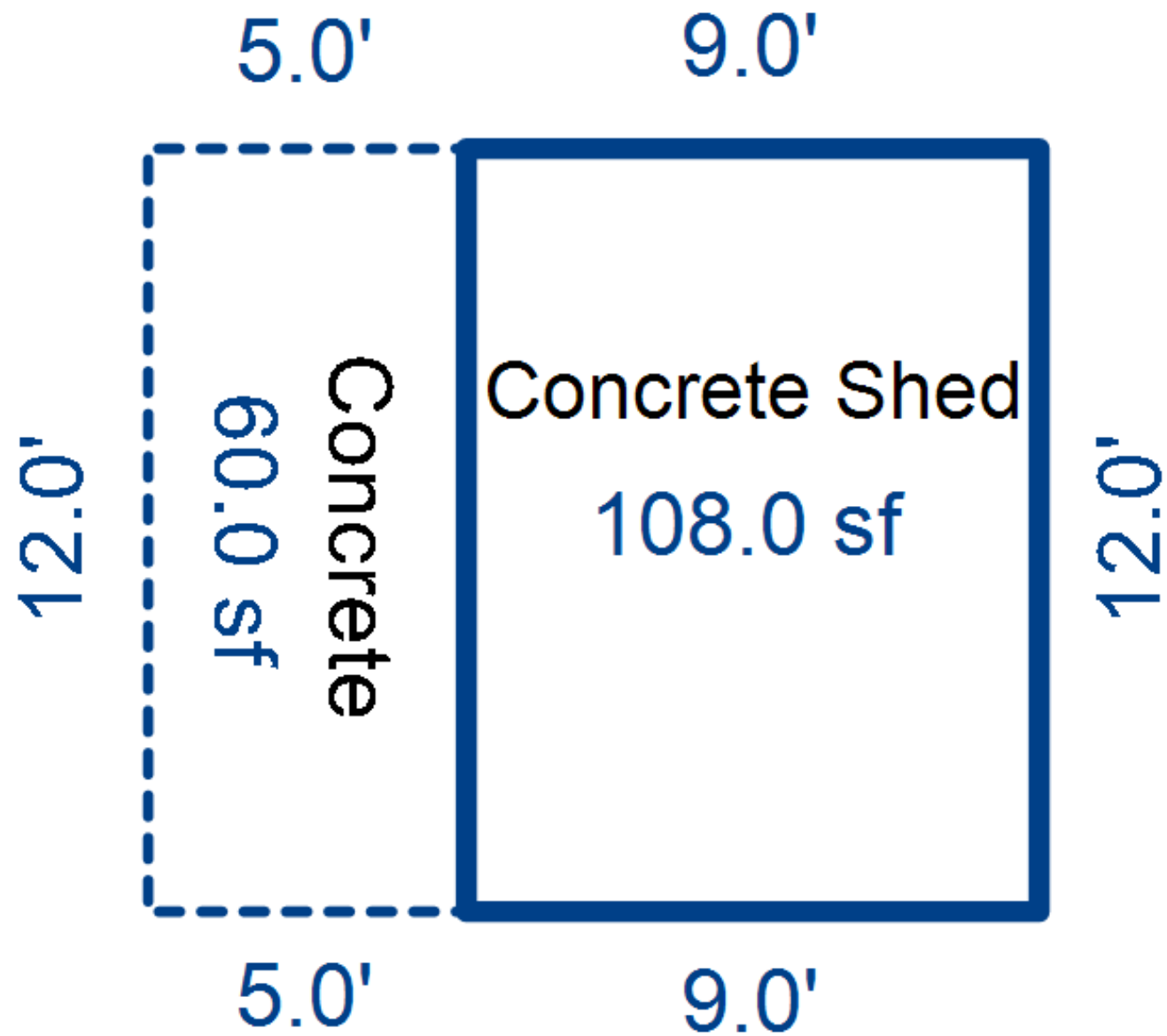
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Desc. of Bldg/Section: PUBLIC TOILET Calculator Occupancy: Shed, Equipment, 4 Wall		<<<<< Calculator Cost Computations >>>>> Class: C Quality: Average Percent Adj: +0										
Class: C Floor Area: 108 Gross Bldg Area: 108 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght		Construction Cost <table border="1"> <tr> <td>High</td> <td>Above Ave.</td> <td>Ave.</td> <td>X</td> <td>Low</td> </tr> </table>				High	Above Ave.	Ave.	X	Low	Base Rate for Upper Floors = 21.70  Adjusted Square Foot Cost for Upper Floors = 21.70	
High	Above Ave.	Ave.	X	Low								
Depr. Table : 4% Effective Age : 1 Physical %Good: 96 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** ** Quality: Average Adj: %+0 \$/SqFt:0.00 Heat#1: Space Heaters, Gas with Fan 0% Heat#2: Space Heaters, Gas with Fan 0% Ave. SqFt/Story: 108 Ave. Perimeter Has Elevators:				1 Stories Average Height per Story: 8 Ave. Floor Area: 108 Refined Square Foot Cost for Upper Floors: 20.83						
2016 Year Built Remodeled		*** Basement Info *** Area: Perimeter: Type:				Total Floor Area: 108  Base Cost New of Upper Floors = 3,195						
8 Overall Bldg Height		Heat: Hot Water, Radiant Floor  * Mezzanine Info * Area #1: Type #1: Area #2: Type #2:				Reproduction/Replacement Cost = 3,195 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0 Total Depreciated Cost = 3,067						
Comments:		Area: Type: Average				County Multiplier: 1.42, Final Square Foot Cost for Upper Floors = 29.581  ECF (090 - TAX EXEMPT) 0.550 => TCV of Bldg: 1 = 1,687 Replacement Cost/Floor Area= 29.58 Est. TCV/Floor Area= 15.62						

(1) Excavation/Site Prep:			(7) Interior:			(11) Electric and Lighting:			(39) Miscellaneous:		
(2) Foundation:			(8) Plumbing:			Outlets:			Fixtures:		
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 3-Piece Baths 2-Piece Baths Shower Stalls Toilets			Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners			Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		
(4) Floor Structure:			(9) Sprinklers:			Incandescent Fluorescent Mercury Sodium Vapor Transformer			(40) Exterior Wall:		
(5) Floor Cover:			(10) Heating and Cooling:			Slope=0			Thickness		
(6) Ceiling:			Gas Oil	Coal Stoker	Hand Fired Boiler	(14) Roof Cover:			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.
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 #:	Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture
DUTCHMAN PROPERTIES LLC 9689 W WALKER ROAD MANTON MI 49663	2018 Est TCV 120,564		X		

Tax Description	Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	30	65	ACRES	33.49	Acres	3600	100	120,564
		* Factors *								
		AG SW 2014 30 - 65 ACRES 33.49 Acres 3600 100								120,564
		33.49 Total Acres Total Est. Land Value =								120,564

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 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
2018	60,300	0	60,300			37,543C
2017	60,300	0	60,300			36,771C
2016	62,000	0	62,000			36,444C
2015	50,200	0	50,200			36,335C

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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
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W JENNINGS RD	School: LAKE CITY - 57020					
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	P.R.E. 0%					
--	-----------	--	--	--	--	--

Owner's Name/Address	MAP #:					
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LAKE CITY SOUTHERN BAPTIST CHURCH	2018 Est TCV 0 TCV/TFA: 0.00					
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P O BOX 966	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS			
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LAKE CITY MI 49651	Public Improvements		* Factors *			
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			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
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			40/FF	435.90	500.00	1.0000	1.0000	40 100	17,436
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			436 Actual Front Feet, 5.00 Total Acres				Total Est. Land Value =	17,436
--	--	--	---	--	--	--	-------------------------	--------

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

			2018	EXEMPT	EXEMPT	EXEMPT			EXEMPT
--	--	--	------	--------	--------	--------	--	--	--------

			2017	EXEMPT	EXEMPT	EXEMPT			EXEMPT
--	--	--	------	--------	--------	--------	--	--	--------

			2016	0	0	0			0
--	--	--	------	---	---	---	--	--	---

			2015	0	0	0			0
--	--	--	------	---	---	---	--	--	---

		Who	When	What					
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		TPC 12/27/2017	INSPECTED						
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		TPC 11/08/2010	INSPECTED						
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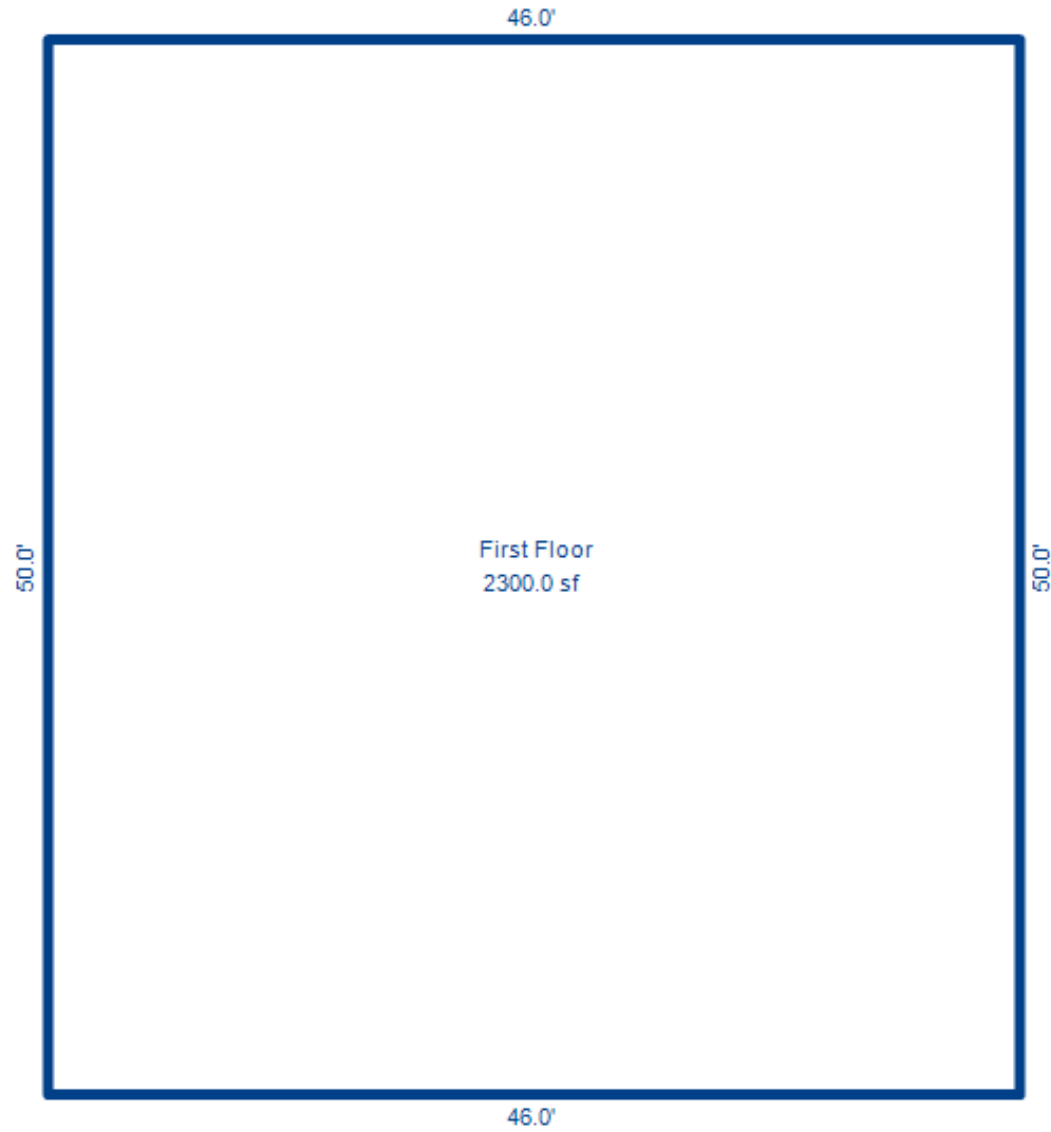
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



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		
	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% Ave. SqFt/Story: 2300 Ave. Perimeter: 192 Has Elevators:	
Year Built Remodeled		Area: Perimeter: Type:	
Overall Bldg Height		Heat: Hot Water, Radiant Floor * Mezzanine Info *	
Comments:		Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: Type: Average	
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 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 County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 100.140 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 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    Brick/Stone    Block	Many Above Ave.    Average Typical    Few None	Few Average Many Unfinished Typical	
(3) Frame:	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets	Few Average Many Unfinished Typical	(40) Exterior Wall:
(4) Floor Structure:	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	
(5) Floor Cover:	(9) Sprinklers:	Incandescent Fluorescent Mercury Sodium Vapor Transformer	Thickness    Bsmnt Insul.
(6) Ceiling:	(10) Heating and Cooling:	(13) Roof Structure:    Slope=0	(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.
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	Arms Length	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	2018 Est TCV 130,828 TCV/TFA: 75.15					

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.										



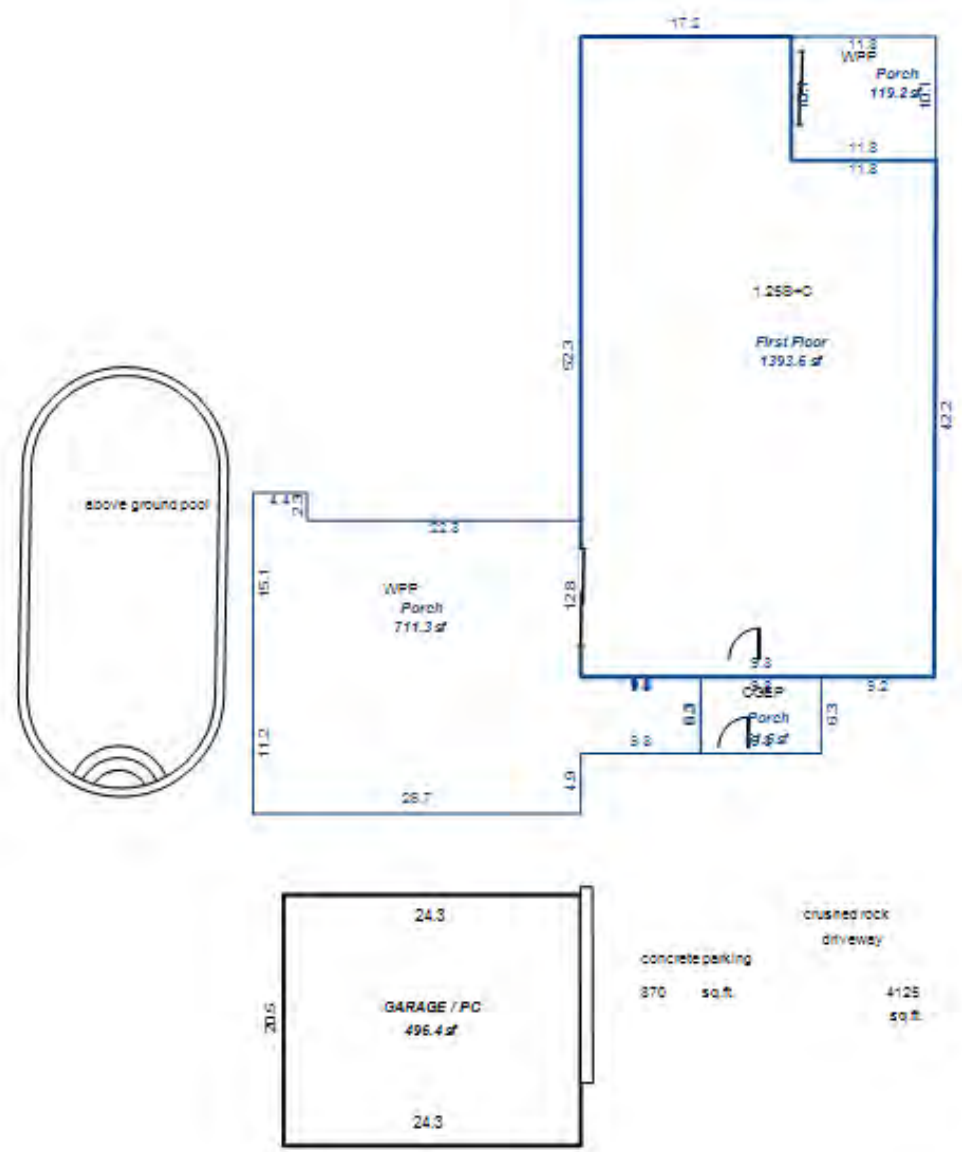
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2018	7,800	57,600	65,400			62,738C
	Rolling		2017	7,800	56,100	63,900			61,448C
	Low		2016	7,800	53,100	60,900			60,900S
	High		2015	7,800	49,600	57,400			53,441C
	Landscaped								
	Swamp								
	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
Who	When	What							
TPC	12/27/2017	INSPECTED							
TPC	11/08/2010	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 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													
Building Style: 1.25S		Trim & Decoration		Central Air Wood Furnace														
Yr Built 1912 200		Remodeled 2012		(12) Electric														
Condition: Average		Size of Closets		150 Amps Service														
Room List		(5) Floors		No./Qual. of Fixtures														
Basement 1st Floor 2nd Floor 3 Bedrooms		Kitchen: Other: Other:		Ex. X Ord. Min														
(1) Exterior		X Drywall		No. of Elec. Outlets														
Wood/Shingle Aluminum/Vinyl Brick				Many X Ave. Few														
Insulation		(7) Excavation		(13) Plumbing														
(2) Windows		Basement: 0 S.F. Crawl: 1393 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan														
X Many Avg. Few		X Large Avg. Small		(8) Basement														
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer														
X Double Glass Patio Doors Storms & Screens		(9) Basement Finish		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic														
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		Lump Sum Items:														
X Gable Hip Flat		Gambrel Mansard Shed		1 1														
X Asphalt Shingle																		
Chimney: Brick																		

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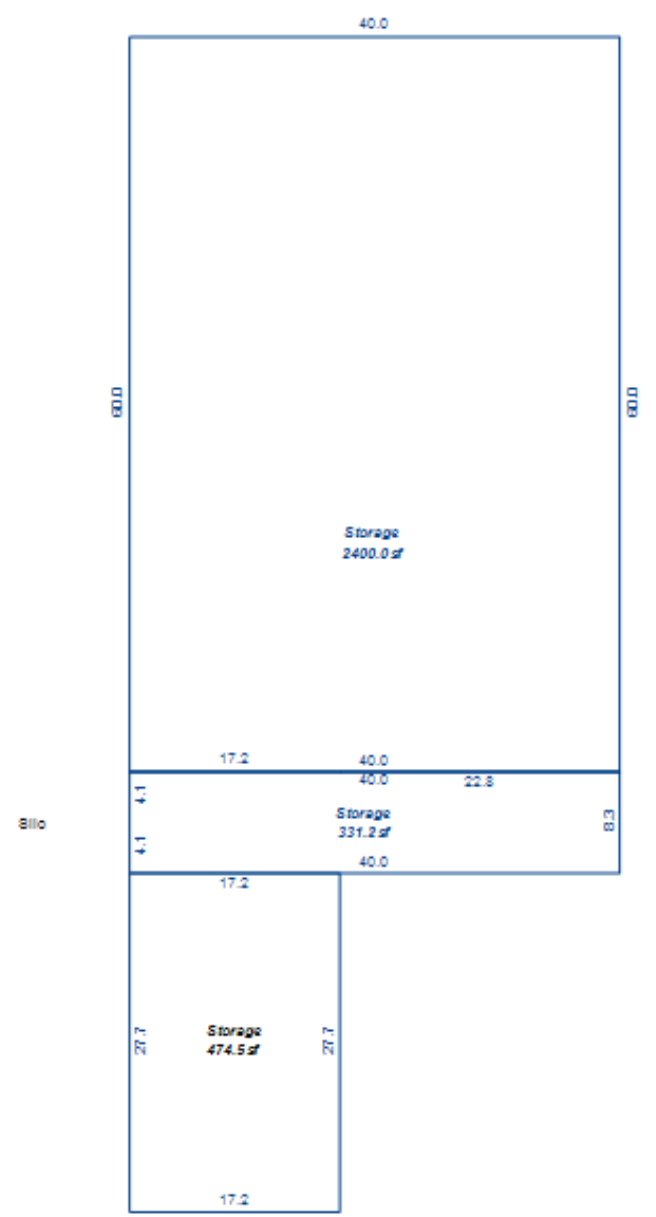


\*\*\* Information herein deemed reliable but not guaranteed\*\*\*




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 1.38 = 18.40			
Final Rate/SF	\$18.40			
Length/Width/Area	60 x 40 = 2400			
Cost New	\$ 44,157			
Phy./Func./Econ. %Good	35/25/100 8.8			
Depreciated Cost	\$ 3,864			
+ 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	\$ 4,250			
Comments:				
Total Estimated True Cash Value of Agricultural Improvements / This Card: 4250 / All Cards: 4250				

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



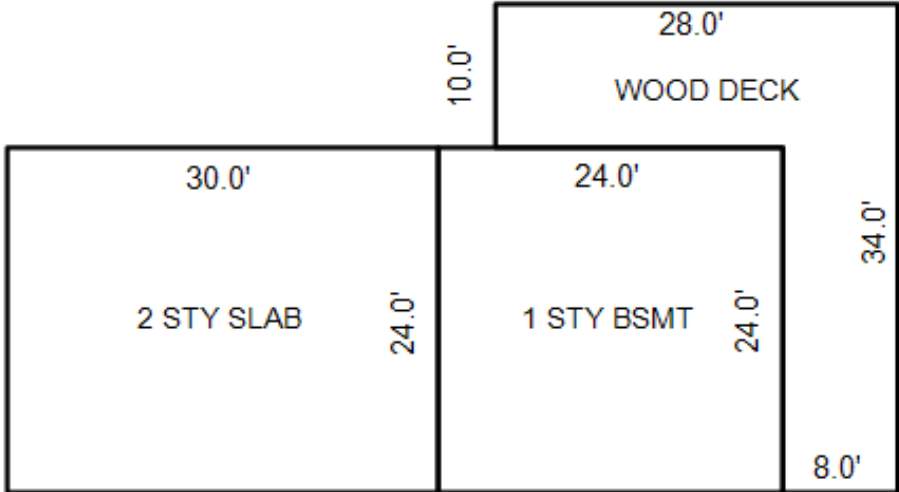
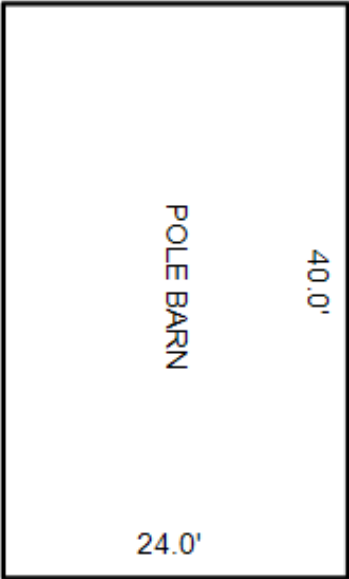
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: 401 RESIDENTIAL-I		Zoning:		Building Permit(s)		Date	Number	Status			
6780 W JENNINGS RD		School: LAKE CITY - 57020		P.R.E. 100% 05/07/1996		MAP #:		2018 Est TCV 137,349 TCV/TFA: 68.13					
Owner's Name/Address		X Improved		Vacant		Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
DEBOER ROBERT 6780 W JENNINGS RD LAKE CITY MI 49651		Public Improvements		* Factors *									
Tax Description		Dirt Road		Gravel Road		Paved Road		Storm Sewer		Sidewalk			
SEC 12 T22N R8W (1*2017) PCL B OF THE SURVEY RECORDED IN LIBER S-3 P 475 EXC BET AT NW COR TH S89DEG56'58"E 471.SS FT S 02DEG02'54"E 180FT, N89DEG 56'58"W 163.16FT, N02DEG02'54"W 120 FT, N89DEG56'58"W 308.06 FT TO W LINE PCL B N 02DEG08'30"W 60FT TO POB. 7.0015A SPLIT ON 11/2017 1.0985A TO 012-003-75 FORMERLY SEC 12 T22N R8W (2*1998) PCL B OF THE SURVEY RECORDED IN LIBER S-3 P 475. 8.1A.		X		Water		Sewer		Electric		X Gas			
Comments/Influences		Topography of Site		X Level		X Rolling		Low		High			
		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		2018	9,400	59,300	68,700		52,532C
		TPC 12/27/2017 INSPECTED		TPC 11/22/2017 INSPECTED		TPC 04/15/2013 INSPECTED		2017	7,700	54,100	61,800		52,336C
		2016		2015				2016	8,500	53,700	62,200		51,870C
						2015	8,500	47,100	55,600		51,715C		

\*\*\* 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 472	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	X	Drywall Paneled				Plaster Wood T&G										
Building Style: BI		Trim & Decoration															
Yr Built 1977	Remodeled 0	Ex	Ord	X	Min	Size of Closets											
Condition: Average		Lg	Ord	X	Small	Doors			Solid	X	H.C.						
Room List		(5) Floors		Central Air Wood Furnace													
	Basement 1st Floor 2nd Floor 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	No. of Elec. Outlets			Rate						
X	Brick/Siding Insulation	(7) Excavation		Many			X	Ave.	Few	Other Additions/Adjustments			Rate		Size Cost		
(2) Windows		(8) Basement		(13) Plumbing			Average Fixture(s)			760.00		1		760			
X	Many Avg. X Few	X	Large Avg. Small	1	Basement: 576 S.F. Crawl: 0 S.F. Slab: 720 S.F. Height to Joists: 0.0			1	Average Fixture(s)			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	1	2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1	2 Fixture Bath			3085.00		1		3,085	
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		(14) Water/Sewer			Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)			1915.00		1		1,915			
(3) Roof		(10) Floor Support		Public Water Public Sewer			Treated Wood,Standard			6.36		472		3,002			
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors No Floor SF	1			Well, 100 Feet 1000 Gal Septic			2700.00		1		2,700			
X	Asphalt Shingle		Joists: Unsupported Len: Cntr.Sup:	1			1000 Gal Septic 2000 Gal Septic			3085.00		1		3,085			
Chimney: Brick				Lump Sum Items:			Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, ECF (416 RESIDENTIAL RURAL/ NON SUB)			2100.00		1		2,100			
							Mechanical Doors Mechanical Doors			350.00		1		350			
							Depr.Cost = 118,668 0.980 => TCV of Bldg: 1 = 116,294										

\*\*\* 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				
6780 W JENNINGS RD		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 0%		MAP #:								
DEBOER ROBERT 6780 W JENNINGS RD LAKE CITY MI 49651		2018 Est TCV 6,000										
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
SEC 12 T22N R8W (0*2017) PART OF PCL B OF THE SURVEY RECORDED IN LIBER S-3 P 475 BEG AT NW COR OF PCL B TH S89DEG56'58"E 471.22FT, S02DEG02'54"E 180 FT, N89DEG56'58"W 163.16 FT, N02DEG02'54"W 120FT, N89DEG56'58"W 308.06 FT TO W LINE PCL B, N02DEG08'30" W 60 FT TO POB. SPLIT/COMBINED ON 11/22/2017 FROM 009-012-003-00;		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Split/Comb. on 11/22/2017 completed 11/22/2017 TIM		Gravel Road		<Site Value B> SITE 6000					6000	100		6,000
2018 Parcel Assessment Map		Paved Road		180 Actual Front Feet, 1.10 Total Acres Total Est. Land Value = 6,000								
2018 Parcel Assessment Map		Storm Sewer										
2018 Parcel Assessment Map		Sidewalk										
2018 Parcel Assessment Map		Water										
2018 Parcel Assessment Map		Sewer										
2018 Parcel Assessment Map		Electric										
2018 Parcel Assessment Map		Gas										
2018 Parcel Assessment Map		Curb										
2018 Parcel Assessment Map		Street Lights										
2018 Parcel Assessment Map		Standard Utilities										
2018 Parcel Assessment Map		Underground Utils.										
2018 Parcel Assessment Map		Topography of Site										
2018 Parcel Assessment Map		Level										
2018 Parcel Assessment Map		Rolling										
2018 Parcel Assessment Map		Low										
2018 Parcel Assessment Map		High										
2018 Parcel Assessment Map		Landscaped										
2018 Parcel Assessment Map		Swamp										
2018 Parcel Assessment Map		Wooded										
2018 Parcel Assessment Map		Pond										
2018 Parcel Assessment Map		Waterfront										
2018 Parcel Assessment Map		Ravine										
2018 Parcel Assessment Map		Wetland										
2018 Parcel Assessment Map		Flood Plain										
2018 Parcel Assessment Map		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
2018 Parcel Assessment Map		Who	When	What	2018	3,000	0	3,000			902C	
2018 Parcel Assessment Map		TPC 12/27/2017 INSPECTED			2017	0	0	0			0	
2018 Parcel Assessment Map		TPC 11/22/2017 INSPECTED			2016	0	0	0			0	
2018 Parcel Assessment Map					2015	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.				
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 #:		2018 Est TCV 123,136 TCV/TFA: 118.40								
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										
		X	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		PRIVATE RD		2018	5,500	56,100	61,600			46,715C		
		TPC 12/27/2017 INSPECTED		2017	5,500	54,400	59,900			45,755C		
		TPC 04/15/2013 INSPECTED		2016	5,500	51,100	56,600			45,347C		
				2015	5,500	47,600	53,100			45,212C		



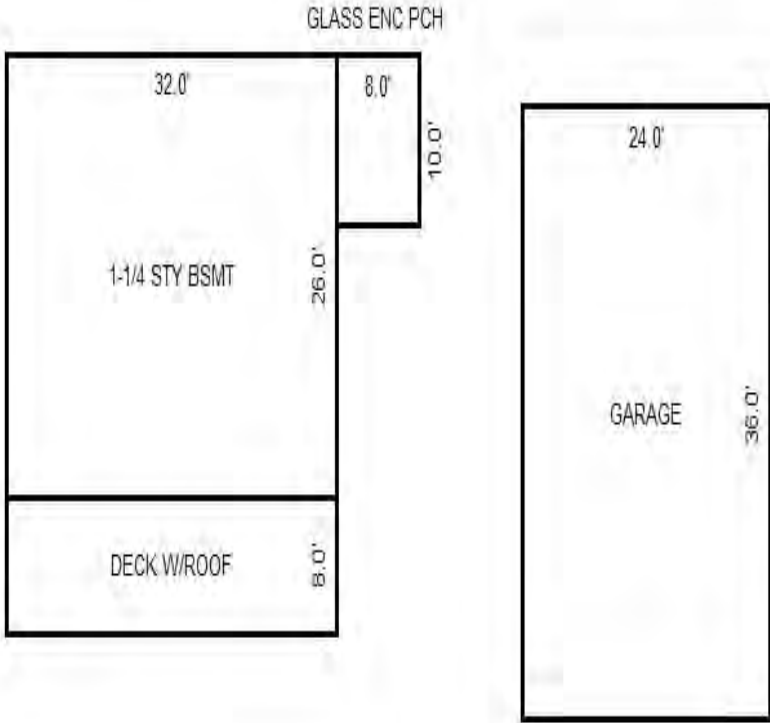
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																																																																																																																									
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 80 256	Type WGEP (1 Story) WCP (1 Story)	Year Built: 2001 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 864 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																																																																																																						
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G																																																																																																																																																																																																	
Building Style: 1.25S		Trim & Decoration																																																																																																																																																																																																				
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Insulation		(7) Excavation		Many X Ave. Few			(13) Plumbing																																																																																																																																																																																															
(2) Windows		Basement: 832 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																																																																																																																																		
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*





Sketch by Apex IV™

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
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 #:		2018 Est TCV 6,000									
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> SITE 6000		6000	100						6,000
		X Paved Road		195 Actual Front Feet, 0.34 Total Acres		Total Est. Land Value =							6,000
		X Storm Sewer											
		X Sidewalk											
		X Water											
		X Sewer											
		X Electric											
		X Gas											
		Curb											
		Street Lights											
		Standard Utilities											
		Underground Utils.											
		Topography of Site											
		X Level											
		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	2018	3,000	0	3,000	1,419C					
TPC 12/27/2017 INSPECTED		2017	3,500	0	3,500			1,390C					
TPC 06/16/2015 INSPECTED		2016	3,500	0	3,500			1,378C					
		2015	3,500	0	3,500			1,374C					

\*\*\* 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%  
 MAP #:

Owner's Name/Address: ACM VISION V LLC  
 PO BOX 488  
 COLUMBIA SC 29201  
 2018 Est TCV 6,000

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
			<Site Value B> SITE 6000					6000	100		6,000
			185 Actual Front Feet, 0.21 Total Acres					Total Est. Land Value =			6,000

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:

- 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



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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	3,000	0	3,000			3,000S
2017	3,500	0	3,500			3,500S
2016	3,500	0	3,500			3,500S
2015	3,500	0	3,500			3,500S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		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					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
KUTCHER RAYMOND J & JOHANNA P O BOX 252 PETOSKEY MI 49770	2018 Est TCV 94,600 TCV/TFA: 32.49					

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 (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.	X		Dirt Road	185.00	170.00	1.0000	1.0000	75 100	13,875	
			Gravel Road	185 Actual Front Feet, 0.72 Total Acres					Total Est. Land Value =	13,875

Comments/Influences



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2018	6,900	40,400	47,300			38,127C
		TPC 12/27/2017 INSPECTED	2017	6,900	42,900	49,800			37,343C
		TPC 04/24/2017 INSPECTED	2016	6,900	31,300	38,200			37,010C
		TPC 11/15/2011 INSPECTED	2015	6,900	30,000	36,900			36,900S

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

Desc. of Bldg/Section: CAL 2  
 Calculator Occupancy: Multiple Residence

Class: D,Siding  
 Floor Area: 2,432  
 Gross Bldg Area: 2,912  
 Stories Above Grd: 1  
 Average Sty Hght : 8  
 Bsmnt Wall Hght

Depr. Table : 2%  
 Effective Age : 40  
 Physical %Good: 45  
 Func. %Good : 100  
 Economic %Good: 100

High	Above Ave.	Ave.	X	Low

\*\* \*\* Calculator Cost Data \*\* \*\*  
 Quality: Average Adj: %+0 \$/SqFt:0.00  
 Heat#1: Wall or Floor Furnace 100  
 Heat#2: Wall or Floor Furnace 0%  
 Ave. SqFt/Story: 2432  
 Total # Units: 4  
 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

1970 Year Built  
 Remodeled

8 Overall Bldg  
 Height

Comments:  
 PC CONSTRUCTION MTL/MTL

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

Class: D,Siding Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 50.55

(10) Heating system: Wall or Floor Furnace Cost/SqFt: -1.80 100%  
 Adjusted Square Foot Cost for Upper Floors = 48.75

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

County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 68.867

Total Floor Area: 2,432 Base Cost New of Upper Floors = 167,485  
 Reproduction/Replacement Cost = 167,485  
 Eff.Age:40 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 45 /100/100/100/45.0  
 Total Depreciated Cost = 75,368

<<<<< Segregated Cost Computations >>>>>

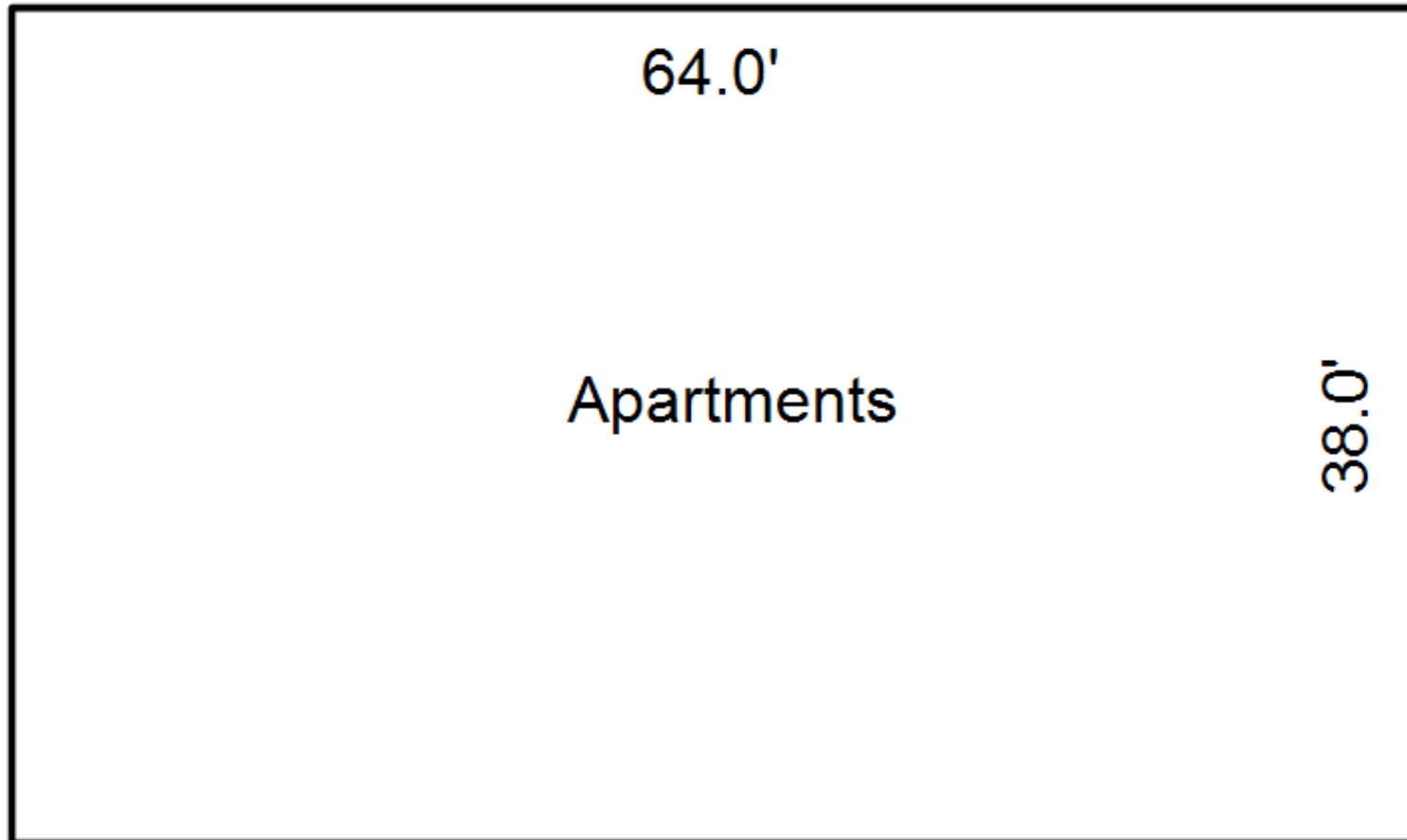
Costs taken from Segregated Cost Section 1: Apartments, Clubs, Hotels

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

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 (201B COMMERCIAL GROUP B) 1.010 => TCV of Bldg: 2 = 1,739  
 Replacement Cost/Floor Area= 8.15 Est. TCV/Floor Area= 3.62

(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 IVT

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ANTCLIFF WILLIAM E	ANTCLIFF WILLIAM E TRUSTE	0	02/26/2010	WD	FAMILY SALE	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	School: LAKE CITY - 57020		Pole Barn	05/04/2007	20070227	Complete

Owner's Name/Address	MAP #:
ANTCLIFF WILLIAM E TRUSTEE 7804 WOODBURY RD Laingsburg MI 48848	2018 Est TCV 51,031 TCV/TFA: 21.26

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES																											
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		<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 75/FF</td> <td>145.00</td> <td>193.00</td> <td>1.0000</td> <td>1.0000</td> <td>75</td> <td>100</td> <td></td> <td>10,875</td> </tr> <tr> <td colspan="8">145 Actual Front Feet, 0.64 Total Acres</td> <td>Total Est. Land Value = 10,875</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	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
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																						
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	Public Improvements
	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer

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

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

Comments/Influences	X	PRIVATE RD	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	PRIVATE RD	2018	5,400	20,100	25,500			17,170C
		TPC 12/27/2017 INSPECTED	2017	5,400	19,400	24,800			16,817C
		TPC 06/16/2015 INSPECTED	2016	5,400	19,200	24,600			16,667C
		TPC 05/07/2013 INSPECTED	2015	5,400	18,400	23,800			16,618C



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

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

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: 2400  
 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: Average

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

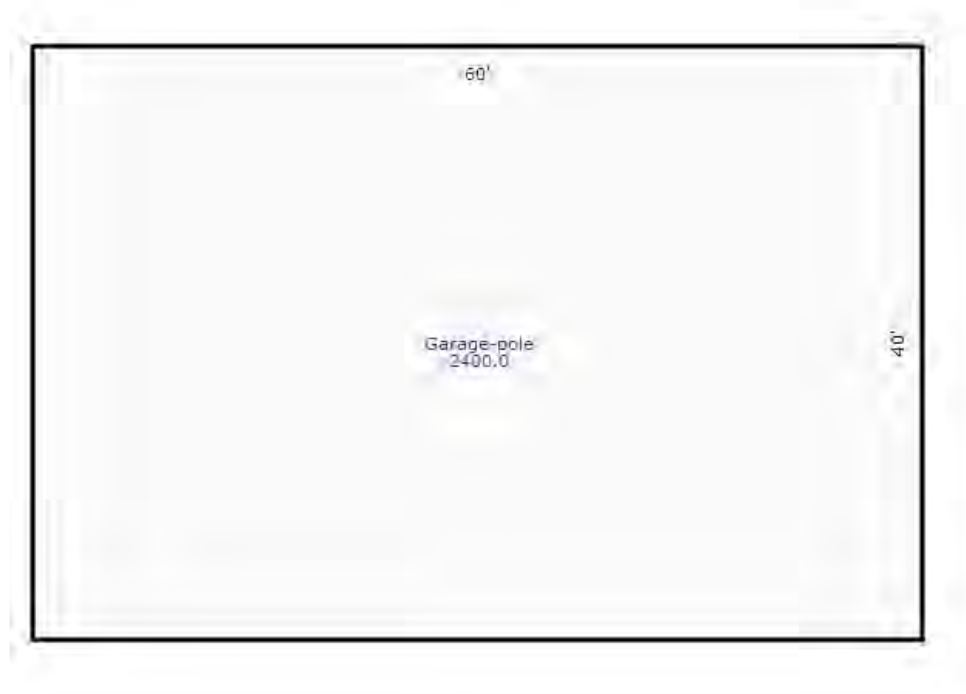
Total Floor Area: 2,400 Base Cost New of Upper Floors = 39,837

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 ) 1.120 => TCV of Bldg: 1 = 40,156  
 Replacement Cost/Floor Area= 16.60 Est. TCV/Floor Area= 16.73

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

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



Sketch by Apex Sketch

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		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 #: 2018 Est TCV 43,687 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 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 012-005-34 WITH 005-40			* 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.			SALES & EQ RATE	12.750 Acres	2,100	100		26,775
			12.75 Total Acres Total Est. Land Value = 26,775					
			Land Improvement Cost Estimates					
			Description	Rate	CountyMult.	Size	%Good	Cash Value
			Shed: Metal Prefab	9.29	1.00	80	50	372
			Total Estimated Land Improvements True Cash Value = 372					

Comments/Influences  
2011 ROLL - COMBINED 005-34 WITH 005-40



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

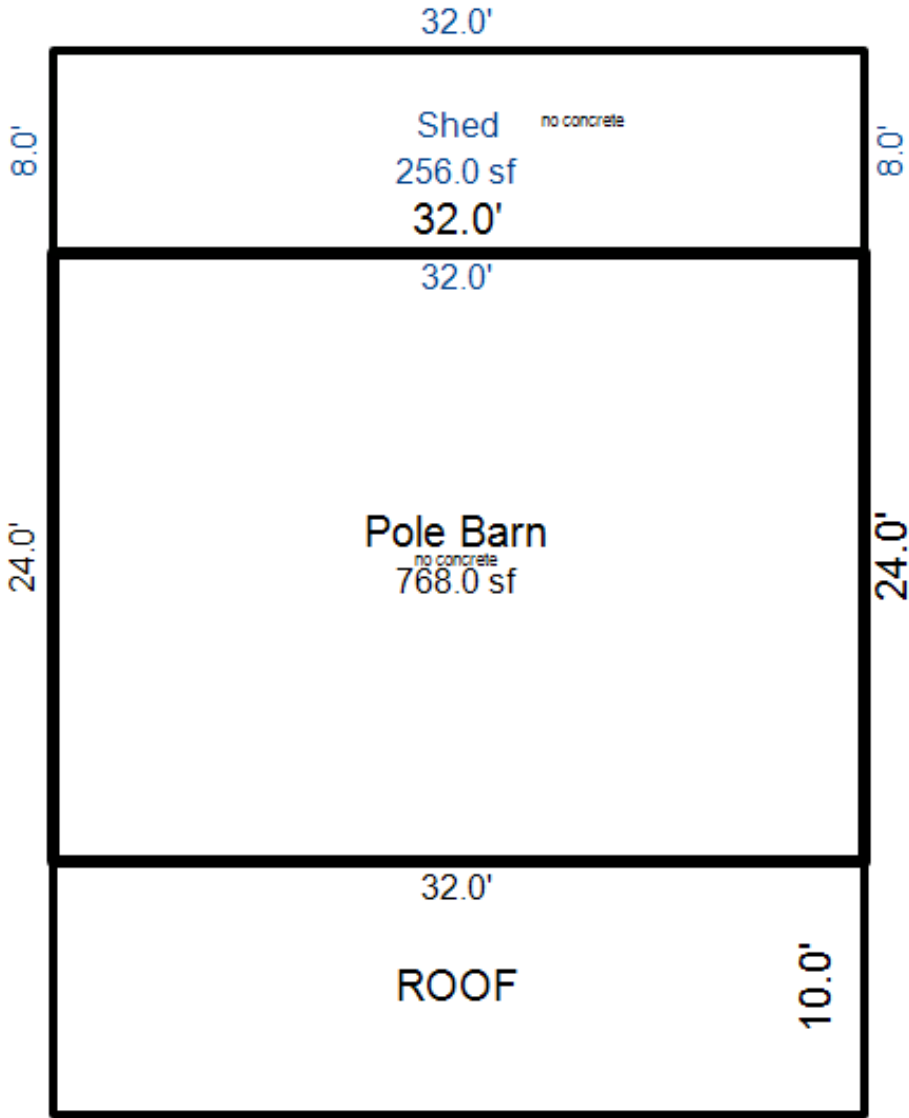
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	13,400	8,400	21,800			21,623C
2017	13,400	8,200	21,600			21,179C
2016	13,400	8,700	22,100			20,991C
2015	13,400	7,600	21,000			20,929C

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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 320	Type Roof Cover Onl	Year Built: 1999 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: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 768	Front Overhang 0	Other Overhang 0	CnlyMult X 1.380 E.C.F. X 0.980	Bsmnt Garage: Carport Area: Roof:	
	Mobile Home														Wood Frame
Town Home		(4) Interior		Central Air Wood Furnace			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj		Rate		Size Cost				
Duplex		Trim & Decoration		(12) Electric			Other Additions/Adjustments		Rate		Size Cost				
A-Frame		Ex Ord Min		0 Amps Service			(16) Deck/Balcony		9.80		320 3,136				
Wood Frame		Size of Closets		No./Qual. of Fixtures			(17) Garages								
Building Style: GRG		Lg Ord Small		Ex. Ord. Min			Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)								
Yr Built Remodeled 1999 0		Doors Solid H.C.		No. of Elec. Outlets			Base Cost								
Condition: Average		(5) Floors		(13) Plumbing			Mechanical Doors		350.00		1 350				
Room List		Kitchen: Other: Other:		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			No Floor Deduction		-3.15		768 -2,419				
Basement 1st Floor 2nd Floor Bedrooms		(6) Ceilings		(14) Water/Sewer			Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)		18.90		256 4,838				
(1) Exterior		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			Common Wall: 1 Wall		-768.75		1 -769				
Wood/Shingle Aluminum/Vinyl Brick		(7) Excavation		Lump Sum Items:			Mechanical Doors		350.00		256 -806				
Insulation		Basement Finish					No Floor Deduction		-3.15						
(2) Windows		Recreation SF Living SF Walkout Doors No Floor SF					Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 16,877		0.980 => TCV of Bldg: 1 = 16,540						
Many Avg. Few Large Avg. Small		(8) Basement					ECF (416 RESIDENTIAL RURAL/ NON SUB)		0.980 => TCV of Bldg: 1 = 16,540						
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement		(9) Basement Finish													
Double Glass Patio Doors Storms & Screens		No Floor SF													
(3) Roof		(10) Floor Support													
Gable Hip Flat Gambrel Mansard Shed		Joists: Unsupported Len: Cntr.Sup:													
Asphalt Shingle															
Chimney:															

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HARTFORD MICHAEL R & JANE	HARTFORD MICHAEL R & JANE	0	09/22/2016	WD	PROBATE COURT	2016-03161	PTA	0.0

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 & JANET E 6405 RAILROAD ST LAKE CITY MI 49651	2018 Est TCV 28,028
--	---------------------

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
	Residentia 3 - 7	@\$2800	10.01	Acres	2800	100			28,028
	10.01 Total Acres Total Est. Land Value =								28,028

Tax Description	Value
-----------------	-------

. SEC 12 T22N R8W PCL BA AS SHOWN IN BOOK OF SURVEYS S-1 PGS 136-138 INCL. 10.01 A.	
---	--

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

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

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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	14,000	0	14,000			5,940C
2017	15,000	0	15,000			5,818C
2016	10,500	0	10,500			5,767C
2015	10,500	0	10,500			5,750C

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SHARP BRETT A & EMILY B	MOSHER DALE G	138,000	03/30/2017	WD	Arms Length	2017-00928	PTA	100.0
REAMER THOMAS E & SHARON	SHARP BRETT A & EMILY B	120,000	12/04/2015	WD	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					
	P.R.E. 100% 04/05/2017					
Owner's Name/Address	MAP #:					
MOSHER DALE G 6420 W JENNINGS ROAD LAKE CITY MI 49651	2018 Est TCV 120,255 TCV/TFA: 85.90					

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 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		\$65 /FF	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 =				13,292	

Comments/Influences	X	Gas	Curb	Street Lights	Standard Utilities	Underground Utils.	Land Improvement Cost Estimates					
							Description	Rate	CountyMult.	Size	%Good	Cash Value
X Electric	X						D/W/P: Crushed Rock	1.24	1.00	288	0	0
	X						Shed: Wood Frame	11.06	1.00	120	50	663
							Total Estimated Land Improvements True Cash Value = 663					



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			X		PRIVATE RD	2018	6,600	53,500	60,100
		TPC 12/27/2017 INSPECTED	2017	6,600	51,900	58,500			52,367C
		TPC 12/07/2015 INSPECTED	2016	6,600	45,300	51,900			51,900S
			2015	6,600	40,000	46,600			42,734C

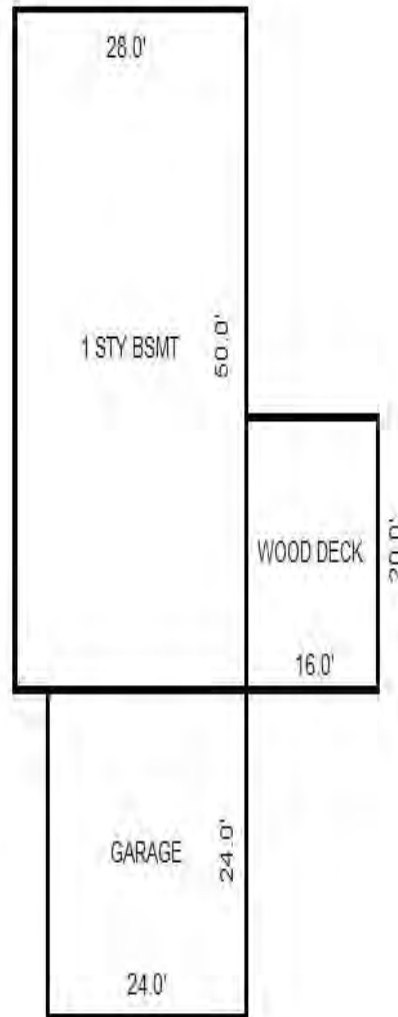
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	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: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	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: 1400 Total Base Cost: 112,287 Total Base New: 154,956 Total Depr Cost: 108,469 Estimated T.C.V: 106,300				Bsmnt Garage: Carport Area: Roof:					
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Rate		Bsmnt-Adj	Heat-Adj	Size	Cost			
Yr Built 1978	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Exterior	Foundation							
Condition: Average		Lg	X	Ord		Small	Ex. X Ord. Min			1	Story Siding	Basement	60.24	0.00	0.00	1400	84,336	
Room List		Doors			Solid	X	H.C.	No. of Elec. Outlets			Other Additions/Adjustments		Rate		Size		Cost	
Basement 1st Floor 2nd Floor 3 Bedrooms		Kitchen: Other: Other:		(6) Ceilings			Many X Ave. Few			(9) Basement Finish		Basement Recreation Finish		11.45		180		2,061
(1) Exterior		X	Drywall	(7) Excavation			(13) Plumbing			Average Fixture(s)		760.00		1		760		
X	Wood/Shingle Aluminum/Vinyl Brick	Basement: 1400 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Basement			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			3 Fixture Bath		2400.00		1		2,400		
(2) Windows		Many Avg.	X	Large Avg.	(8) Basement			14) Water/Sewer			Well, 100 Feet		2700.00		1		2,700	
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			15) Built-Ins & Fireplaces			1000 Gal Septic		3085.00		1		3,085	
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		(10) Floor Support			16) Porches			Appliance Allowance		1915.00		1		1,915		
X	Gable Hip Flat	Gambrel Mansard Shed		Joists: Unsupported Len: Cntr.Sup:			17) Garages			WPP, Standard		9.09		320		2,909		
X	Asphalt Shingle	Lump Sum Items:		1 1000 Gal Septic 2000 Gal Septic			Class:C Exterior: Siding Foundation: 42 Inch (Finished )			Base Cost		22.65		576		13,046		
Chimney: Block							Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 108,469			Automatic Doors		375.00		1		375		
							ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 106,300											

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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
6480 W JENNINGS RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 04/21/2003					
MURRAY RONALD JR & DONNA 6480 W JENNINGS ROAD LAKE CITY MI 49651	MAP #: 2018 Est TCV 129,036 TCV/TFA: 72.01					

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 12 T22N R8W (0*2003) PCL 7 OF THE SURVEY RECORDED IN LIBER S-4 P 205. 1.61A.	X	Dirt Road		40/FF	233.00	300.99	1.0000	1.0000	40	100	9,320
		Gravel Road		233 Actual Front Feet, 1.61 Total Acres		Total Est. Land Value =				9,320	

Comments/Influences	X	Land Improvement Cost Estimates								
		Description	Rate	CountyMult.	Size	%Good	Cash Value			
	X	D/W/P: 3.5 Concrete	3.44	1.00	552	50	949	Total Estimated Land Improvements True Cash Value = 949		

Topography of Site	X	Taxable Value						
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	X	2018	4,700	59,800	64,500			55,995C
Rolling		2017	4,700	58,000	62,700			54,844C
Low		2016	4,700	54,600	59,300			54,355C
High		2015	4,700	50,800	55,500			54,193C
Landscaped								
Swamp								
Wooded								
Pond								
Waterfront								
Ravine								
Wetland								
Flood Plain								

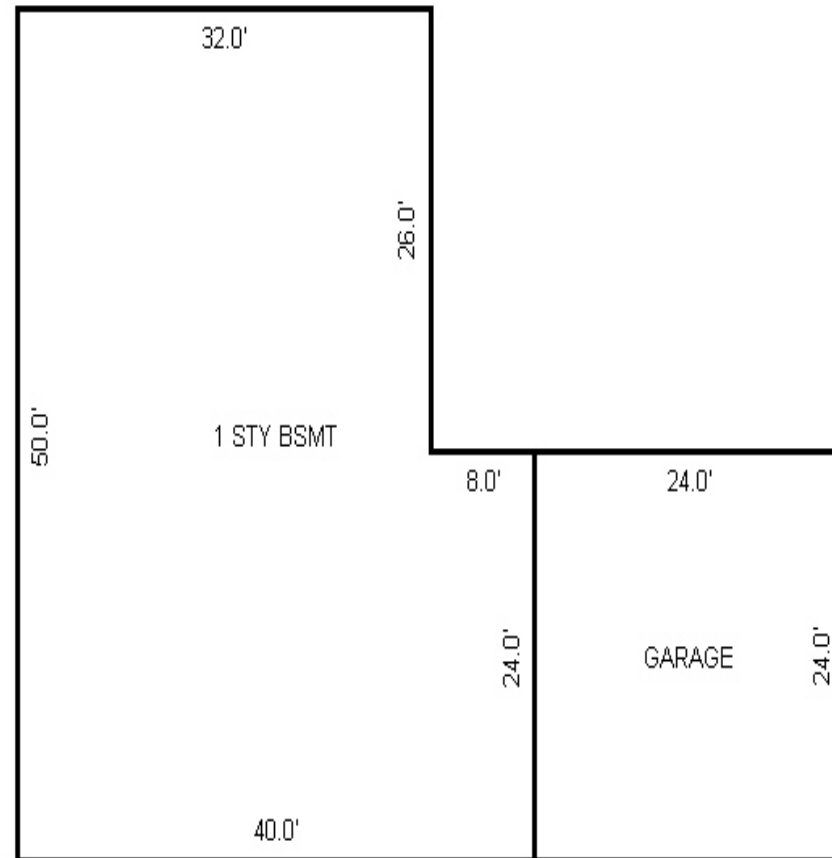
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2018	4,700	59,800	64,500			55,995C
		TPC 12/27/2017 INSPECTED	2017	4,700	58,000	62,700			54,844C
			2016	4,700	54,600	59,300			54,355C
			2015	4,700	50,800	55,500			54,193C

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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	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 : 178,222 Total Depr Cost: 121,191 Estimated T.C.V: 118,767									
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			(12) Electric 200 Amps Service			Class: C Effec. Age: 32 Floor Area: 1792 Total Base Cost: 129,147 Total Base New : 178,222 Total Depr Cost: 121,191 Estimated T.C.V: 118,767								
Yr Built 1974	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures Ex. X Ord. Min			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj 1 Story Siding Basement 61.19 0.00 0.00								
Condition: Average		Lg		Ord	X	Small	No. of Elec. Outlets Many X Ave. Few			Other Additions/Adjustments (13) Plumbing Average Fixture(s) 760.00 1 760 3 Fixture Bath 2400.00 1 2,400 (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 (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 Phy/Ab.Phy/Func/Econ/Comb.%Good= 68/100/100/100/68.0, Depr.Cost = 121,191 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 118,767								
Room List		(5) Floors		Kitchen: Other: Other:			(6) Ceilings X Drywall			Rate Bsmnt-Adj Heat-Adj 61.19 0.00 0.00								
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(7) Excavation Basement: 1792 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement 8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			(9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF								
(1) Exterior		(1) Exterior X Drywall		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			Rate Bsmnt-Adj Heat-Adj 61.19 0.00 0.00								
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(2) Windows Many Avg. X Large Avg. Small		(11) Heating/Cooling X Gas Wood Oil Coal Elec. Steam			(15) Built-ins 1 Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			(15) Fireplaces Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(3) Roof X Gable Hip Flat Gambrel Mansard Shed		(12) Electric 200 Amps Service			(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic Lump Sum Items:								
X	Asphalt Shingle	(4) Interior X Drywall Paneled Plaster Wood T&G		(16) Porches/Decks Area Type			(17) Garage 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											
Chimney: Brick		(5) Floors Kitchen: Other: Other:		(6) Ceilings X Drywall			(7) Excavation Basement: 1792 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement 8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			(9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF					

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MARTIN LOLA S	MARTIN LOLA S	1	06/05/2017	WD	RELATED PARTY	2017-01885	PTA	0.0

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 #:					
	2018 Est TCV 13,609 TCV/TFA: 12.44					

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 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.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	40/FF	209.00	231.00	1.0000 1.0000	40 100 8,360
			209 Actual Front Feet, 1.11 Total Acres			Total Est. Land Value =	

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

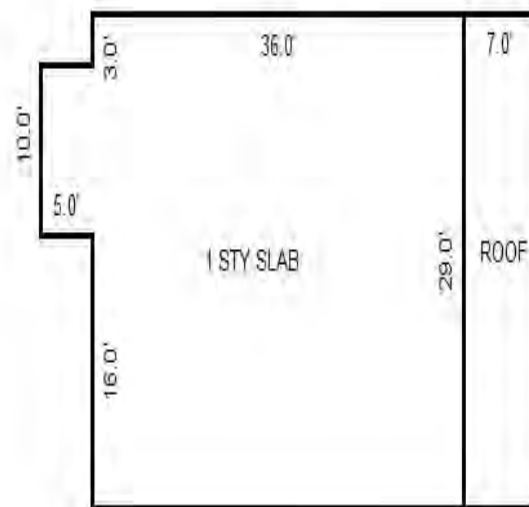
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	4,200	2,600	6,800			5,578C
2017	4,200	2,400	6,600			5,464C
2016	4,200	2,400	6,600			5,416C
2015	3,000	2,400	5,400			5,400S

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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	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame		(4) Interior Drywall 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: Unsound Part. Construct.: 20%			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								
(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	42.82	-8.32	-2.25	1094	35,282
Insulation				No. of Elec. Outlets			Other Additions/Adjustments			Rate				Size	Cost
				Many	X	Ave.	Few	Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0,			Depr.Cost =		26,779		
(2) Windows		(7) Excavation					(13) Plumbing			ECF (416 RESIDENTIAL RURAL/ NON SUB)		0.980 => TCV of Bldg: 1 =		26,243	
X	Many Avg. X Few	X	Large Avg. Small					1			20 % Completed => Est. True Cash Value 2018 =		5,249		
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: 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								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement					(14) Water/Sewer								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish					Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Recreation SF Living SF Walkout Doors No Floor SF					Lump Sum Items:								
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support											
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:													
Chimney: Block															

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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 #:		2018 Est TCV 114,989 TCV/TFA: 117.94							
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	8000	100		8,000
		X	Paved Road	185 Actual Front Feet,		0.88	Total	Acres	Total Est. Land Value =				8,000
		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			0
		X	Sewer	D/W/P: 4in Ren. Conc.		4.21	1.00	100	0	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 =									2,929
			Underground Utils.										
		Topography of Site											
		X	Level										
		X	Rolling										
		X	Low										
		X	High										
			Landscaped										
			Swamp										
			Wooded										
			Pond										
			Waterfront										
			Ravine										
			Wetland										
			Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value					
		Who	When	What	2018	4,000	53,500	57,500			47,502C		
		TPC 12/27/2017	INSPECTED		2017	4,000	51,900	55,900			46,525C		
		TPC 09/29/2014	INSPECTED		2016	3,800	48,900	52,700			46,111C		
		TPC 12/23/2013	INSPECTED		2015	3,800	45,600	49,400			45,974C		

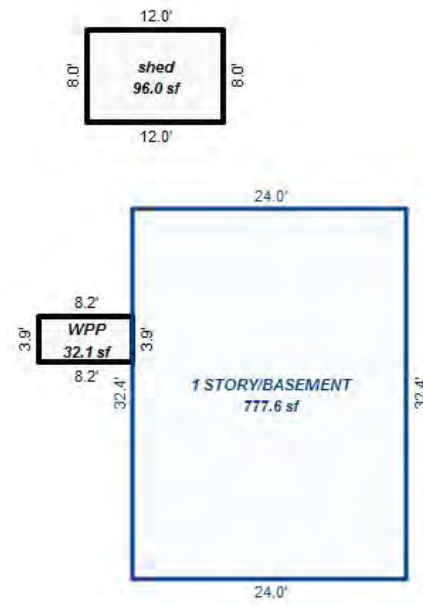


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		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: 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		
X	Wood/Shingle Aluminum/Vinyl Brick						Ex.	X	Ord.		Min	Other Additions/Adjustments			Rate		Size Cost	
	Insulation	(7) Excavation		Basement: 975 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing											
(2) Windows		(8) Basement		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer											
X	Many Avg. X Few	X	Large Avg. Small	8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic											
(3) Roof		(9) Basement Finish		Lump Sum Items:														
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support														
X	Asphalt Shingle			Joists: Unsupported Len: Cntr.Sup:														
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.
		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	2018 Est TCV 55,738 TCV/TFA: 48.55					

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		
			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

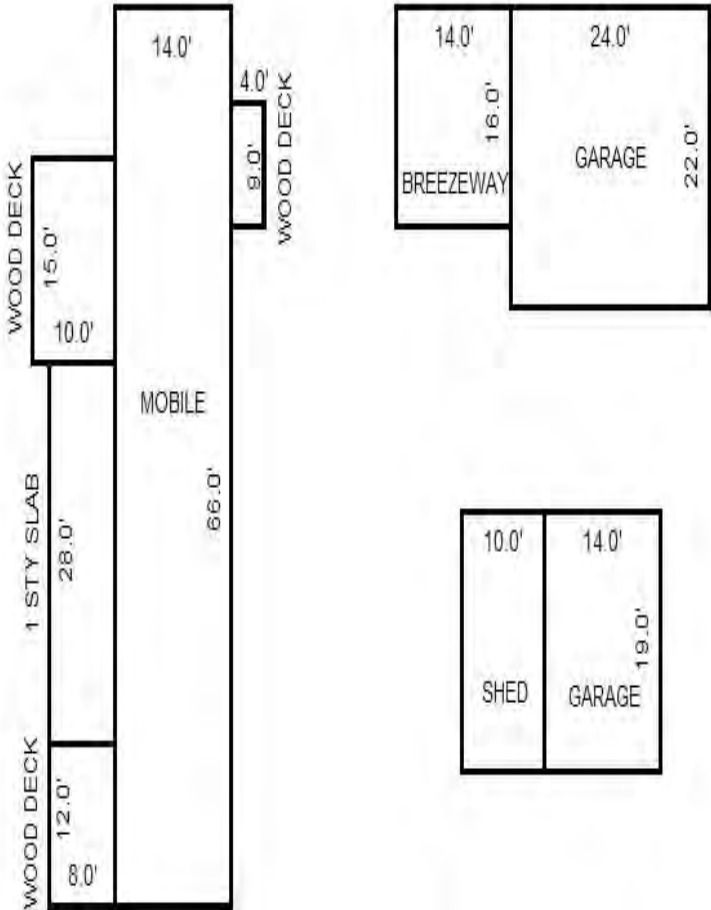
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	6,900	21,000	27,900	0M		0
2017	6,900	21,000	27,900	0M		0
2016	6,900	17,100	24,000	0M		0
2015	6,900	24,600	31,500	0M		0

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage									
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack 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: 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									96 150 36 224	Treated Wood Treated Wood Treated Wood Brzwy, FW									
Building Style: HUD		Trim & Decoration																						
Yr Built	Remodeled	Ex	X	Ord		Min	Size of Closets																	
1985	0						Lg			X	Ord		Small											
Condition: Average		Doors				Solid	X	H.C.																
Room List		(5) Floors		Central Air Wood Furnace																				
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric																				
				0			Amps Service																	
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories Exterior			Foundation			Rate		Bsmnt-Adj		Heat-Adj		Size		Cost			
X	Wood/Shingle Aluminum/Vinyl Brick			X	Ex.		Ord.		Min	1	1	Story Siding	Piers	57.79	-12.26	0.00	924	42,070						
	Insulation			No. of Elec. Outlets						1			1	Story Siding	Crawl Space	57.79	-8.45	0.00	224	11,052				
(2) Windows		(7) Excavation		Many			X	Ave.		Few	Other Additions/Adjustments			Rate			Size		Cost					
X	Many Avg. Few	X	Large Avg. Small	(13) Plumbing																				
	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		1			Average Fixture(s)						630.00			1		630						
(3) Roof		(8) Basement		1			3 Fixture Bath						1575.00			1		1,575						
X	Gable Hip Flat	Gambrel Mansard Shed	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	2			2 Fixture Bath						2895.00			1		2,895						
	Asphalt Shingle		Recreation SF Living SF Walkout Doors No Floor SF	Softener, Auto 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						1415.00			1		1,415						
Chimney: Metal		(9) Basement Finish		(14) Water/Sewer																				
				Public Water Public Sewer			Treated Wood,Standard			8.05			96		773									
				1			Water Well			Treated Wood,Standard			7.20			150		1,080						
				1			1000 Gal Septic			Treated Wood,Standard			11.92			36		429						
				Lump Sum Items:			(16) Deck/Balcony			Frame Wall,Finished			27.25			224		6,104						
							(16) Breezeways																	
							(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 =			70,371								
										Separately Depreciated Items:														
										(17) Garages			Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)			Base Cost			23.79		266		6,328	
										County Multiplier = 1.38 =>			Cost New =			8,733								
										Phy/Ab.Phy/Func/Econ/Comb.%Good= 51/100/100/100/51.0,			Depr.Cost =			4,454								
										Total Depreciated Cost =			74,825											
										ECF (416 RESIDENTIAL RURAL/ NON SUB)			0.550 => TCV of Bldg: 1 =			41,154								

\*\*\* 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.
MOODY DOUGLAS L & DIANA E	MOODY LAWRENCE D	1	12/27/2016	QC	PROBATE COURT	2017-00043		0.0
MOODY DOUGLAS L & DIANA	MISSAUKEE COUNTY TREASURE	0	02/19/2016	OTH	FORFEITED TO COUNTY	2016-00581		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
S GREEN RD						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2018 Est TCV 15,985 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS							
			Public Improvements	* Factors *	MEETS&BOUNDS PARCEL			Value		
. SEC 12 T22N R8W THAT PART OF FORMER RR R/W LYING S OF & ADJACENT TO PLAT OF MYDWAY HEIGHTS. 1.0308 A.	X		Dirt Road	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value
			Gravel Road	<Site Value F> SITE \$10000			10000	100		10,000
Comments/Influences			103 Actual Front Feet, 1.03 Total Acres Total Est. Land Value = 10,000							

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

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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2018	5,000	3,000	8,000			5,412C
		TPC 12/27/2017 INSPECTED	2017	5,000	2,900	7,900			5,301C
		TPC 09/13/2015 INSPECTED	2016	5,000	2,700	7,700			5,254C
			2015	4,500	2,500	7,000			5,239C

\*\*\* 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	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: 1 Floor Area: 0 Total Base Cost: 4,470 Total Base New : 6,169 Total Depr Cost: 6,107 Estimated T.C.V: 5,985							
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Bsmnt-Adj		Heat-Adj		Size		Cost	
Yr Built 0	Remodeled 0	Ex	X	Ord		Min	0 Amps Service			Rate		Rate		Size		Cost	
Condition: Average		Lg	X	Ord		Small	No./Qual. of Fixtures			Rate		Rate		Size		Cost	
Room List		(5) Floors		Kitchen: Other: Other:			Ex. X Ord. Min			Rate		Rate		Size		Cost	
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric			No. of Elec. Outlets			Rate		Rate		Size		Cost	
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Ex. X Ord. Min			Rate		Rate		Size		Cost	
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many X Ave. Few			Rate		Rate		Size		Cost	
	Insulation	(8) Basement		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			Rate		Rate		Size		Cost	
(2) Windows		(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			(13) Plumbing			Rate		Rate		Size		Cost	
X	Many Avg. X Few	Large Avg. X Small		Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Rate		Rate		Size		Cost	
(3) Roof		(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			(14) Water/Sewer			Rate		Rate		Size		Cost	
X	Gable Hip Flat	Gambrel Mansard Shed		Lump Sum Items:			Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0, Depr.Cost = ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 =			Rate		Rate		Size		Cost	
X	Asphalt Shingle	Chimney: Brick		Lump Sum Items:			Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0, Depr.Cost = ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 =			Rate		Rate		Size		Cost	

\*\*\* 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	RELATED PARTY	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										
Owner's Name/Address		P.R.E. 0%										
ALL SEASONS CAR CARE LLC 2073 S AMY DRIVE Lake City MI 49651		MAP #:										
		2018 Est TCV 170,085 TCV/TFA: 0.00										
Tax Description		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
SEC 12 T22N R8W		X		Dirt Road	100.00	225.00	1.0000	0.0000	350	100*		0
BEG 01 DEG 48' W 1311.27 FT FROM SE COR		X		Gravel Road								
SEC 12, TH S 89 DEG 57'05" W 225 FT, S 01		X		Paved Road	20.00	225.00	1.0000	0.0000	40	100*	SURPLUS	0
DEG 48' E 120 FT, N 89 DEG 57'05" E 225		X		Storm Sewer								
FT N 01 DEG 48' W 120 FT TO POB.		X		Sidewalk								
--.6198A.--		X		Water								
Comments/Influences		X		Sewer								
2005 Combination w/009-012-013-00 for 06.		X		Electric								
		X		Gas								
		X		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	2018	20,300	64,700	85,000	81,169C				
TPC 12/27/2017 INSPECTED		2017	13,500	66,000	79,500			79,500S				
TPC 05/08/2017 INSPECTED		2016	13,500	69,700	83,200			83,200S				
TPC 05/03/2013 INSPECTED		2015	17,900	70,200	88,100			83,096C				



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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: C  
 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 : 24  
 Physical %Good: 62  
 Func. %Good : 100  
 Economic %Good: 100

1995 Year Built  
 Remodeled

Overall Bldg Height

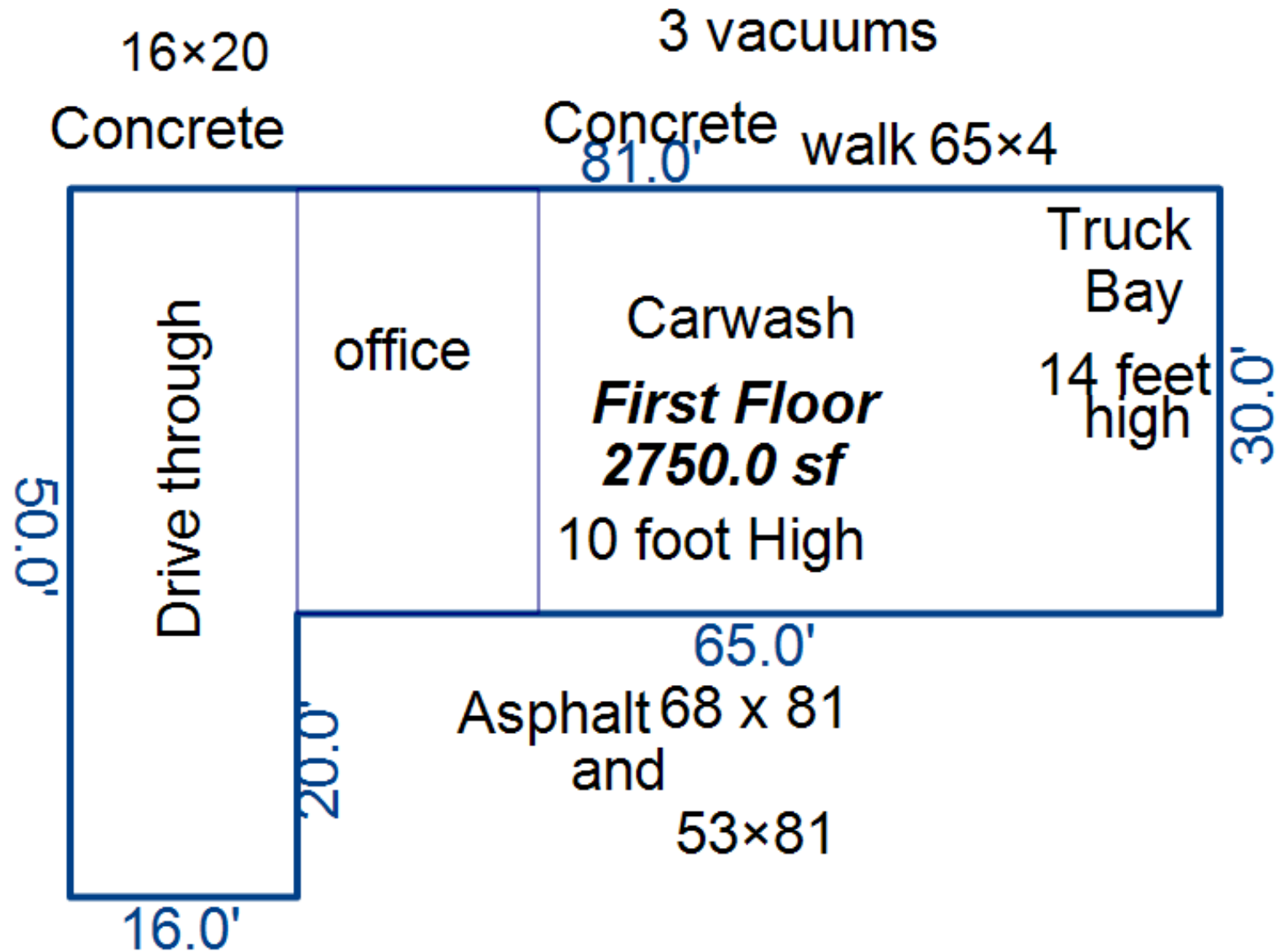
Comments:  
 3 SELF SERVE WASH BAYS  
 (1) 800,000 BTU BOILER  
 (1) 400,000 BTU BOILER,  
 (1) REVERSE OSMOSIS  
 SPOT FREE UNIT (1)  
 CLASSIC H

Construction Cost					
High	Above Ave.	Ave.	X	Low	
** ** Calculator Cost Data ** **					
Quality: Average Adj: %+0 \$/SqFt:0.00					
Heat#1: Space Heaters, Gas with Fan 0%					
Heat#2: Space Heaters, Gas with Fan 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					

Segregated Cost Computations									
Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses									
Item Description	Cost Col.	Rate	# or SqFt	Height Adj.	Stories Adj.	Base Cost			
Total Base Cost New =						0			
County Multiplier: 1.42 Architectural Multiplier: 0.00 Combined: 0.000									
Reproduction/Replacement Cost =						0			
Eff.Age:24 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 62 /100/100/100/62.0									
Total Depreciated Cost =						0			
Unit in Place Items									
SELF-SERV TRUCK	34.75		480	1.42	1.00	60	14,211		
SELF-SERV	34.75		480	1.42	1.00	60	14,211		
SELF-SERV	34.75		480	1.42	1.00	60	14,211		
TOUCHLESS	51.00		800	1.42	1.00	60	34,762		
EQP ROOM	52.25		510	1.42	1.00	60	22,704		
EQP FOR SELF SERVE	5750.00		3	1.42	1.00	60	14,697		
AUTO WASH EQP	30000.00		1	1.42	1.00	60	25,560		
VAC	950.00		3	1.42	1.00	60	2,428		
CHANGE MACHINE	2450.00		1	1.42	1.00	60	2,087		
ECF (201C COMMERCIAL GROUP C)						0.850 => TCV of Bldg: 1 =	123,141		
Replacement Cost/Floor Area= 87.80						Est. TCV/Floor Area= 44.78			

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

\*\*\* 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.
PARSONS CHARLES R & SUSAN	SARGENT QUENTIN & NANCY E	77,250	07/05/2017	WD	Arms Length	2017-02113	PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1776 S MOREY RD	School: LAKE CITY - 57020		Carport	09/12/2017	2017-0444	100%
Owner's Name/Address	P.R.E. 100% 07/11/2017		Reroof	07/12/2006	20060199	Complete
SARGENT QUENTIN & NANCY E 1776 S MOREY RD LAKE CITY MI 49651	MAP #:					
	2018 Est TCV 77,655 TCV/TFA: 62.68					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES								
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		* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			M-55/66	\$300	100.00	150.00	1.0000	0.0000	300	100*	0
			COMMERCIAL	\$1/SQFT	0.34	Acres		43560	100		14,985
			* denotes lines that do not contribute to the total acreage calculation.								
			100 Actual Front Feet, 0.34 Total Acres Total Est. Land Value = 14,985								

Comments/Influences	X Sewer	X Electric	X Gas	Land Improvement Cost Estimates					
				Description	Rate	CountyMult.	Size	%Good	Cash Value
				D/W/P: 3.5 Concrete	3.44	1.00	136	0	0
				Shed: Wood Frame	13.12	1.00	49	50	321
				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 = 1,291					

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

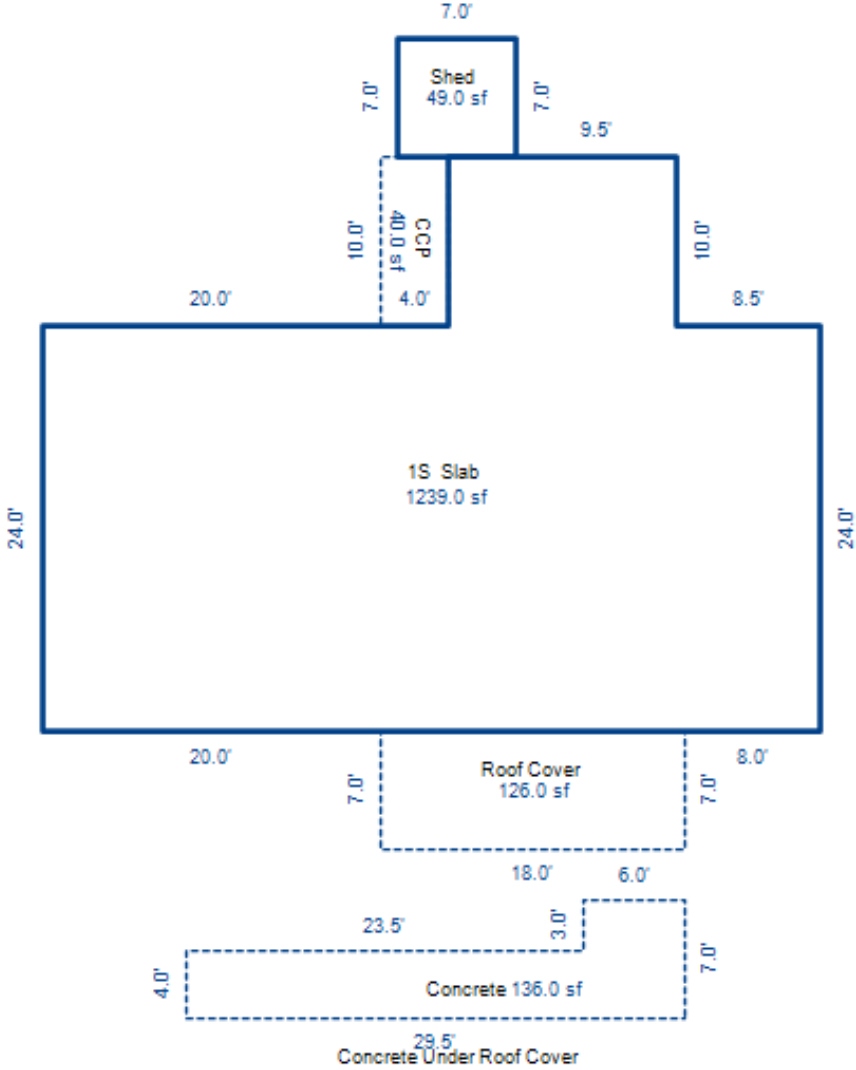
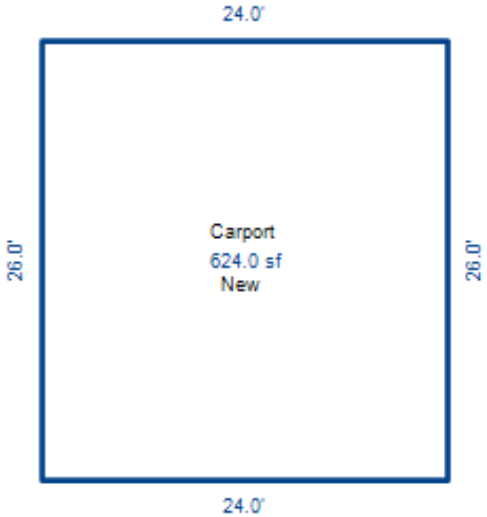
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	7,500	31,300	38,800			38,800S
2017	7,500	31,200	38,700		38,700W	38,165C
2016	7,500	31,000	38,500			37,825C
2015	15,000	25,000	40,000			37,712C

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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	Oil	Elec.	1	Appliance Allow.	Interior 1 Story	Interior 2 Story	2nd/Same Stack	Area	Type	Year Built:	Car Capacity:	Class:	
	Mobile Home			0	Front Overhang	Wood											Coal
	Town Home	0	Other Overhang	(4) Interior			Forced Air w/o Ducts			Two Sided			Exterior 1 Story			Stone Ven.:	
	Duplex			Drywall			Forced Air w/ Ducts			Exterior 2 Story			Prefab 1 Story			Common Wall:	
	A-Frame			Plaster			Forced Hot Water			Prefab 2 Story			Heat Circulator			Foundation:	
	Wood Frame			Wood T&G			Electric Baseboard			Raised Hearth			Wood Stove			Finished ?:	
Building Style:		Trim & Decoration		Ex			Elec. Ceil. Radiant			Direct-Vented Ga			Class: C -5			Storage Area:	
1S				Ord			Radiant (in-floor)			Effec. Age: 45			Floor Area: 1239			No Conc. Floor:	
Yr Built	Remodeled	Size of Closets		Min			Electric Wall Heat			Total Base Cost: 82,519			CntyMult			Bsmnt Garage:	
1952	0			Lg			Space Heater			Total Base New : 113,876			X 1.380			E.C.F.	
Condition: Average				Ord			Wall/Floor Furnace			Total Depr Cost: 62,632			X 0.980			Carport Area: 624	
				Small			Forced Heat & Cool			Estimated T.C.V: 61,379						Roof: Comp.Shingle	
				H.C.			Heat Pump										
Room List		(5) Floors		Central Air			No Heating/Cooling										
	Basement	Kitchen:		Wood Furnace													
	1st Floor	Other:		(12) Electric													
	2nd Floor	Other:		0			Amps Service										
	3 Bedrooms																
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories			Exterior			Foundation			Rate	
	Wood/Shingle			Ex.			1			Story Siding			Slab			61.47	
	Aluminum/Vinyl			Ord.			Other Additions/Adjustments									Rate	
	Brick			Min			(13) Plumbing									Rate	
	Insulation	(7) Excavation		Many			Average Fixture(s)									760.00	
		Basement: 0 S.F.		Ave.			1			(14) Water/Sewer						1575.00	
		Crawl: 0 S.F.		Few			3 Fixture Bath			(15) Built-Ins & Fireplaces						3085.00	
		Slab: 1239 S.F.					2 Fixture Bath			Appliance Allowance						1915.00	
		Height to Joists: 0.0					Softener, Auto			(16) Porches						44.00	
	(2) Windows	(8) Basement					Softener, Manual			CCP (1 Story), Standard						40	
	Many						Solar Water Heat			(16) Deck/Balcony						12.85	
	Avg.						No Plumbing			Roof Cover Only,Standard						12.85	
	Few						Extra Toilet			(17) Carports						7.85	
	Large						Extra Sink			Comp.Shingle						624	
	Avg.						Separate Shower			Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0,			Depr.Cost =			62,632	
	Small						Ceramic Tile Floor			ECF (416 RESIDENTIAL RURAL/ NON SUB)			0.980 => TCV of Bldg: 1 =			61,379	
	Wood Sash						Ceramic Tile Wains										
	Metal Sash						Ceramic Tub Alcove										
	Vinyl Sash						Vent Fan										
	Double Hung						(14) Water/Sewer										
	Horiz. Slide						Public Water										
	Casement						Public Sewer										
	Double Glass						Water Well										
	Patio Doors						1000 Gal Septic										
	Storms & Screens						2000 Gal Septic										
	(3) Roof						Lump Sum Items:										
	Gable																
	Hip																
	Flat																
	Asphalt Shingle																
	Chimney:																

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
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 #:					
	2018 Est TCV 14,565 TCV/TFA: 20.23					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES								
				* Factors *								
. 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	Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Dirt Road		B GRADE 125/FF	50.00	150.00	1.0000	1.0000	125	100		6,250

		Land Improvement Cost Estimates					
		Description	Rate	CountyMult.	Size	%Good	Cash Value
		Residential Local Cost Land Improvements					

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	3,100	4,200	7,300			7,025C
2017	3,100	4,200	7,300			6,881C
2016	3,100	4,500	7,600			6,820C
2015	3,100	3,700	6,800			6,800S

Who	When	What	2018	2017	2016	2015
TPC	12/27/2017	INSPECTED				
TPC	04/22/2013	INSPECTED				
TIM	11/16/2010	MTT				

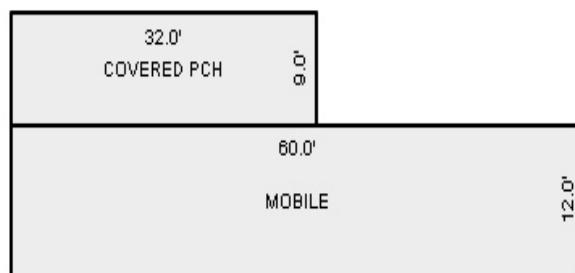
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	X	Gas	Oil	Elec.	1	Appliance Allow.	Interior 1 Story	Area	Type	Year Built:			
	Mobile Home			Wood	Coal	Steam							288	CCP (1 Story)	Car Capacity:
	Town Home	0										Class:			
	Duplex	0										Exterior:			
	A-Frame											Auto. Doors:			
												Mech. Doors:			
X	Wood Frame	(4) Interior		Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump									Area:		
		Drywall Paneled										% Good:			
		Plaster Wood T&G										Storage Area:			
												No Conc. Floor:			
	Building Style: HUD	Trim & Decoration													
		Ex	X	Ord		Min									
	Yr Built 1967	Remodeled 0													
	Condition: Average	Size of Closets													
		Lg	X	Ord		Small									
		Doors		Solid	X	H.C.									
	Room List	(5) Floors													
	Basement	Kitchen:													
	1st Floor	Other:													
	2nd Floor	Other:													
	Bedrooms														
		(6) Ceilings													
	(1) Exterior	No./Qual. of Fixtures													
		X	Ex.		Ord.		Min								
	Wood/Shingle	No. of Elec. Outlets													
	Aluminum/Vinyl	Many	X	Ave.		Few									
	Brick	(7) Excavation													
		Basement: 0 S.F.													
	Insulation	Crawl: 0 S.F.													
		Slab: 0 S.F.													
	(2) Windows	Height to Joists: 0.0													
		(8) Basement													
X	Many	Conc. Block													
	Avg.	Poured Conc.													
	Few	Stone													
		Treated Wood													
	Wood Sash	Concrete Floor													
	Metal Sash	(9) Basement Finish													
	Vinyl Sash	Recreation SF													
	Double Hung	Living SF													
	Horiz. Slide	Walkout Doors													
	Casement	No Floor SF													
	Double Glass	(14) Water/Sewer													
	Patio Doors	Public Water													
	Storms & Screens	Public Sewer													
		Water Well													
	(3) Roof	1000 Gal Septic													
X	Gable	2000 Gal Septic													
	Hip	Lump Sum Items:													
	Flat														
X	Asphalt Shingle														
	Chimney: Metal														

\*\*\* 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.
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						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 100% 09/05/2014					
	MAP #:					
	2018 Est TCV 68,564 TCV/TFA: 69.68					

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
. 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.	X		* Factors *					
			B GRADE 125/FF	50.00	150.00	1.0000	1.0000	125 100

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates					
			Description	Rate	CountyMult.	Size	%Good	Cash Value
Dirt Road	X		Residential Local Cost Land Improvements					
			D/W/P: Asphalt Paving	1.51	1.00	448	0	0
Gravel Road	X		Total Estimated Land Improvements True Cash Value =					
			Shed: Wood Frame	10.75	1.00	80	50	430

Comments/Influences	X	Electric	Residential Local Cost Land Improvements					
			Description	Rate	CountyMult.	Size	%Good	Cash Value
Water	X		LAND IMPROVE 1000					
			LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Sewer	X		Total Estimated Land Improvements True Cash Value =					
								905

Comments/Influences	X	Gas	Residential Local Cost Land Improvements					
			Description	Rate	CountyMult.	Size	%Good	Cash Value
Curb	X		LAND IMPROVE 1000					
			LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Street Lights	X		Total Estimated Land Improvements True Cash Value =					
								905

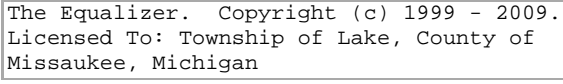
Comments/Influences	X	Topography of Site	Residential Local Cost Land Improvements					
			Description	Rate	CountyMult.	Size	%Good	Cash Value
Level	X		LAND IMPROVE 1000					
			LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Rolling	X		Total Estimated Land Improvements True Cash Value =					
								905

Comments/Influences	X	Level	Residential Local Cost Land Improvements					
			Description	Rate	CountyMult.	Size	%Good	Cash Value
Low	X		LAND IMPROVE 1000					
			LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
High	X		Total Estimated Land Improvements True Cash Value =					
								905

Comments/Influences	X	Landscaped	Residential Local Cost Land Improvements					
			Description	Rate	CountyMult.	Size	%Good	Cash Value
Swamp	X		LAND IMPROVE 1000					
			LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Wooded	X		Total Estimated Land Improvements True Cash Value =					
								905

Comments/Influences	X	Pond	Residential Local Cost Land Improvements					
			Description	Rate	CountyMult.	Size	%Good	Cash Value
Waterfront	X		LAND IMPROVE 1000					
			LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Ravine	X		Total Estimated Land Improvements True Cash Value =					
								905

Comments/Influences	X	Wetland	Residential Local Cost Land Improvements					
			Description	Rate	CountyMult.	Size	%Good	Cash Value
Flood Plain	X		LAND IMPROVE 1000					
			LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Year	X		Total Estimated Land Improvements True Cash Value =					
								905

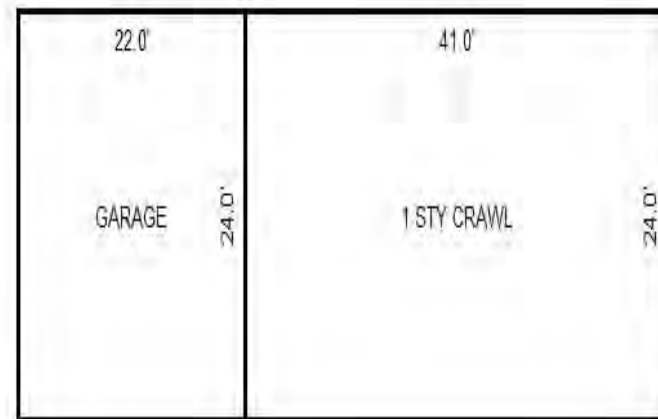


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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: 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 : 92,151 Total Depr Cost: 62,663 Estimated T.C.V: 61,409				Bsmnt Garage: Carport Area: Roof:					
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			(12) Electric			CnlyMult X 1.380 E.C.F. X 0.980								
Yr Built 1983	Remodeled 0	Ex	X	Ord		Min	200 Amps Service											
Condition: Average		Lg	X	Ord		Small	No Heating/Cooling											
Room List		(5) Floors		Kitchen: Other: Other:			Stories Exterior			Foundation Rate		Bsmnt-Adj		Heat-Adj		Size Cost		
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(6) Ceilings			1 Story Siding			Crawl Space		-8.80		0.00		984 49,918		
(1) Exterior		X	Drywall				No./Qual. of Fixtures			Rate								
X	Wood/Shingle Aluminum/Vinyl Brick						Ex.	X	Ord.		Min	Other Additions/Adjustments			Rate		Size Cost	
	Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 984 S.F. Slab: 0 S.F. Height to Joists: 0.0			No. of Elec. Outlets			Rate								
(2) Windows		Many	X	Avg.		Large	Many	X	Ave.		Few	(13) Plumbing						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement						1	Average Fixture(s)			630.00				1 630			
X	Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			2	3 Fixture Bath			1975.00				1 1,975			
(3) Roof		(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			1025.00				1 1,025				
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors No Floor SF		(10) Floor Support			Public Water			2550.00				1 2,550			
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1			Public Sewer			1415.00				1 1,415				
Chimney: Metal		Lump Sum Items:		1			Water Well			Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 19.20 Common Wall: 1 Wall -1225.00 Mechanical Doors 350.00 Phy/Ab.Phy/Func/Econ/Comb.%Good= 68/100/100/100/68.0, Depr.Cost = 62,663 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 61,409								

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



Sketch by Apex IVT

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

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

Property Address: W 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  
 2018 Est TCV 47,181 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.

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

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

Residentia 3 - 7 @\$2800 12.96 Acres 2800 100 36,288

12.96 Total Acres Total Est. Land Value = 36,288

D/W/P: 3.5 Concrete 2.98 1.00 104 0 0

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
2018	18,100	5,500	23,600			17,022C
2017	12,300	5,000	17,300			16,672C
2016	13,600	5,000	18,600			16,524C
2015	13,600	4,100	17,700			16,475C

Who When What

TPC 12/27/2017 INSPECTED

TPC 08/28/2017 INSPECTED

TPC 06/15/2015 INSPECTED

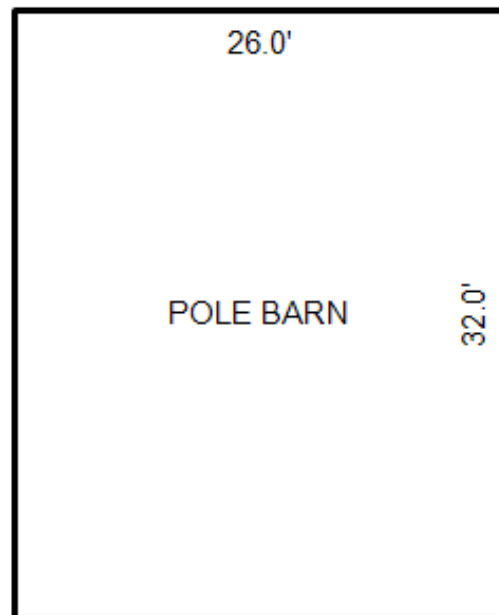
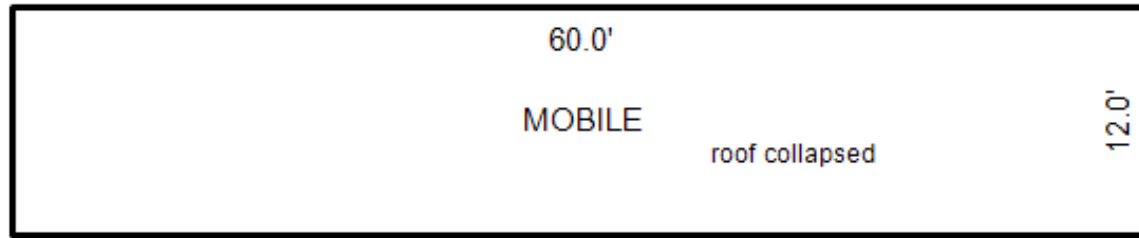


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack 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				Class: D Effec. Age: 30 Floor Area: 0 Total Base Cost: 11,506 Total Base New : 15,879 Total Depr Cost: 11,115 Estimated T.C.V: 10,893						
Building Style: GRG		Trim & Decoration		X No Heating/Cooling			Central Air Wood Furnace									
Yr Built	Remodeled	Ex	X	Ord		Min										
0 GARAGE	0	Size of Closets		Lg	X	Ord		Small								
Condition: Average		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			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			No. of Elec. Outlets			(13) Plumbing			3 Fixture Bath		1650.00		-1 -1,650		
(2) Windows		(7) Excavation		Many	X	Ave.		Few	(14) Water/Sewer			Well, 50 Feet		1575.00		
	Many Avg. Few		Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			1000 Gal Septic			2720.00		1 2,720	
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			(17) Garages			Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)			Base Cost		832 8,536	
	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			Mechanical Doors			325.00		1 325	
(3) Roof		(10) Floor Support		Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 11,115			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 10,893						
X	Gable Hip Flat		Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:			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%
	P.R.E. 0%		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	2018 Est TCV 350,055 TCV/TFA: 20.24					

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 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		M66 N OF JENNIN	210.00	308.00	1.0000	0.0000	350	100*	0
	X	Gravel Road		COMMERCIAL \$1/SQFT		1.49 Acres		43560	100		64,687
	X	Paved Road		* denotes lines that do not contribute to the total acreage calculation.							
	X	Storm Sewer		210 Actual Front Feet, 1.49 Total Acres Total Est. Land Value = 64,687							
	X	Sidewalk									
	X	Water									
	X	Sewer									
	X	Electric									
	X	Gas									
	X	Curb									
	X	Street Lights									
	X	Standard Utilities									
	X	Underground Utils.									

Comments/Influences	X	Land Improvement Cost Estimates						
		Description	Rate	CountyMult.	Size	%Good	Cash Value	
Shopko (formerly ShopKo until May 2007) is a chain of retail stores based in Ashwaubenon, Wisconsin, near Green Bay. Shopko was founded in 1962 by James Ruben and its first store opened in Green Bay.	X	Commercial/Industrial Local Cost Land Improvements						
	X	PAVING	1.00	1.00	35750.0	50	100	17,875
		Total Estimated Land Improvements True Cash Value = 17,875						

Topography of Site	X	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level		2018	32,300	142,700	175,000	138,000M		138,000S
Rolling		2017	32,300	135,800	168,100			168,100S
Low		2016	32,300	148,200	180,500			180,500S
High		2015	21,800	160,800	182,600			182,600S
Landscaped								
Swamp								
Wooded								
Pond								
Waterfront								
Ravine								
Wetland								
Flood Plain								



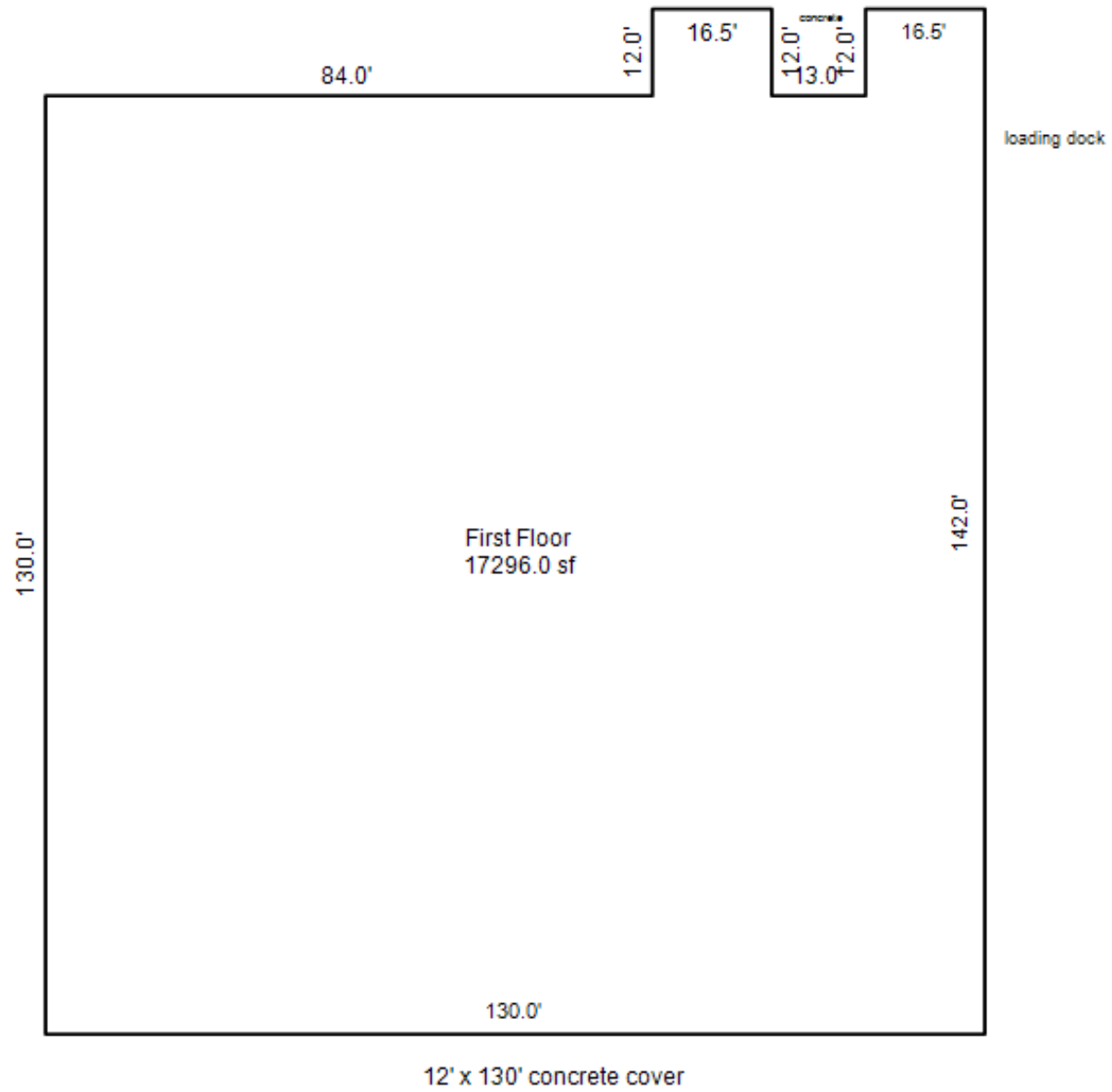
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan	TPC 12/27/2017	INSPECTED	2017	32,300	135,800	168,100		168,100S
	TPC 04/18/2016	INSPECTED	2016	32,300	148,200	180,500		180,500S
	TPC 06/14/2015	INSPECTED	2015	21,800	160,800	182,600		182,600S

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



Desc. of Bldg/Section: Calculator Occupancy: Store, Discount				<<<<< Calculator Cost Computations >>>>>								
Class: S				Class: S		Quality: Average		Percent Adj: +0				
Floor Area: 17,296 Gross Bldg Area: 17,296 Stories Above Grd: 1 Average Sty Hght : 14 Bsmnt Wall Hght				Construction Cost		Base Rate for Upper Floors = 44.15						
				High	Above Ave.	X	Ave.	Low				
Depr. Table : 4% Effective Age : 25 Physical %Good: 36 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: 17296 Ave. Perimeter: 500 Has Elevators:		(10) Heating system: Package Heating & Cooling Cost/SqFt: 0.00 100% Adjusted Square Foot Cost for Upper Floors = 44.15  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  County Multiplier: 1.35, Final Square Foot Cost for Upper Floors = 49.658						
1980 Year Built Remodeled				Area: Perimeter: Type:		Total Floor Area: 17,296 Base Cost New of Upper Floors = 858,882  Reproduction/Replacement Cost = 858,882 Eff. Age: 25 Phy. %Good/Abnr. Phy./Func./Econ./Overall %Good: 36 /100/100/100/36.0 Total Depreciated Cost = 309,197						
Overall Bldg Height				Heat: Hot Water, Radiant Floor		Total Depreciated Cost = 309,197						
Comments:				* Mezzanine Info *  Area #1: Type #1: Area #2: Type #2:		<<<<< Segregated Cost Computations >>>>> Costs taken from Segregated Cost Section 3: Stores & Commercial  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:			1170 Wood Frame			
X	Poured Conc	Brick/Stone	Block	Many	Average	Few						
				Above Ave.	Typical	None	Few	Few				
(3) Frame:				Total Fixtures		Urinals		Many	Many			
				3-Piece Baths		Wash Bowls		Unfinished	Unfinished			
				2-Piece Baths		Water Heaters		Typical	Typical			
				Shower Stalls		Wash Fountains						
				Toilets		Water Softeners						
(4) Floor Structure:				(9) Sprinklers:			Flex Conduit		Incandescent			
							Rigid Conduit		Fluorescent			
							Armored Cable		Mercury		(40) Exterior Wall:	
							Non-Metalic		Sodium Vapor		Thickness	Bsmnt Insul.
							Bus Duct		Transformer			
(5) Floor Cover:				(10) Heating and Cooling:			(13) Roof Structure: Slope=0					
				Gas	Coal	Hand Fired						
				Oil	Stoker	Boiler						
(6) Ceiling:							(14) Roof Cover:					

\*\*\* 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.
PARTS PLUS REAL ESTATE LL	SJJP INVESTMENTS LLC	0	02/24/2017	WD	Arms Length	2017-04029		35.4

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	MAP #:
SJJP INVESTMENTS LLC 1730 3 MILE RD NE GRAND RAPIDS MI 49505	2018 Est TCV 38,812

Improved	X	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

Tax Description	Public Improvements	* Factors *	Value
. 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 SJJP INVESTMENTS LLC 2017-04029, 17/48 BRANDT 2000-01485, 14/48 PAMIDA STORES 2008-00575	X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water X Sewer X Electric X Gas Curb Street Lights Standard Utilities Underground Utils.	Description Frontage Depth Front Depth Rate %Adj. Reason M-55/66 \$300 168.00 308.00 1.0000 0.0000 300 100* COMMERCIAL \$.75/SQFT 1.19 Acres 32670 100 * denotes lines that do not contribute to the total acreage calculation. 168 Actual Front Feet, 1.19 Total Acres Total Est. Land Value =	0 38,812 38,812

Comments/Influences



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
X Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	2018	19,400	0	19,400			12,965S
	2017	19,400	0	19,400			9,243C
	2016	19,400	0	19,400			9,161C
	2015	25,200	0	25,200			9,134C

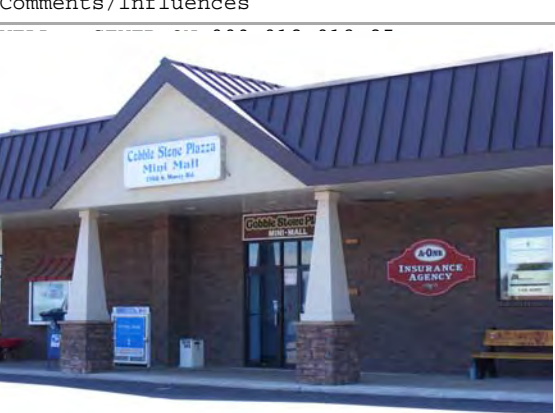
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BRANDT JEANEN E S & GREGO	BRANDT GREGORY A & JEANEN	0	08/28/2009	QC	Not Qualified	2009/2962		0.0

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 #:					
	2018 Est TCV 94,325 TCV/TFA: 24.53					

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 PCL A, BEG AT NE COR LOT 10 VI-MY-KA, TH W 127.91 FT, N 01 DEG 48' 00" W 4.71 FT, S 88 DEG 12'00" W 150 FT TO A PT ON N LINE LOT 13, W 31.02 FT TO NW COR LOT 13, N 01 DEG 48'00" W 31.8 FT, N 88 DEG 12'00" E 86.43 FT, N 01 DEG 48'00" W 7.25 FT, N 88 DEG 12' 00" E 222.42 FT, S 01 DEG 48' 00" E 48.75 FT TO POB. .29 A M/L SPLIT ON 07/02/2008 INTO 009-012-018-85;	X		Dirt Road	49.00	308.00	1.0000	0.0000	350	100*	0
	X		Gravel Road							
	X		Paved Road		0.35	Acres		32670	100	11,304
	X		Storm Sewer	* denotes lines that do not contribute to the total acreage calculation.						
	X		Sidewalk	49 Actual Front Feet, 0.35 Total Acres Total Est. Land Value =						11,304
	X		Water	Land Improvement Cost Estimates						
	X		Sewer	Description	Rate	CountyMult.	Size	%Good	Cash Value	
	X		Electric	Commercial/Industrial Local Cost Land Improvements						
	X		Gas	Description	Rate	CountyMult.	Size	%Good	%Arch.Mult	Cash Value
	X		Curb	PAVING	1.00	1.00	7100.0	88	100	6,248
	X		Street Lights	Total Estimated Land Improvements True Cash Value =						6,248
	X		Standard Utilities							
	X		Underground Utils.							



Comments/Influences			Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan			X Level		2018	5,700	41,500	47,200	30,500M		30,500S
			Rolling		2017	5,700	39,500	45,200			45,200S
			Low		2016	5,700	41,300	47,000			47,000S
			High		2015	7,500	42,400	49,900			49,900S
			Landscaped								
			Swamp								
			Wooded								
			Pond								
			Waterfront								
			Ravine								
			Wetland								
			Flood Plain								
			Who	When	What						
			TPC 12/27/2017	INSPECTED							
			TPC 04/18/2016	INSPECTED							
			TPC 07/01/2011	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:15%;">High</td> <td style="width:15%;">Above Ave.</td> <td style="width:15%;">Ave.</td> <td style="width:15%;">X</td> <td style="width:15%;">Low</td> </tr> </table> Base Rate for Upper Floors = 47.10		High	Above Ave.	Ave.	X	Low
High	Above Ave.	Ave.	X	Low				
Depr. Table : 3% Effective Age : 30 Physical %Good: 40 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:						
1980 Year Built Remodeled		*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor						
Overall Bldg Height		* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:						
Comments:		* Sprinkler Info * Area: Type: Average						
		(10) Heating system: Package Heating & Cooling Cost/SqFt: 0.00 100% Adjusted Square Foot Cost for Upper Floors = 47.10  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  Total Floor Area: 3,845 Base Cost New of Upper Floors = 225,802  Reproduction/Replacement Cost = 225,802 Eff. Age: 30 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 40 /100/100/100/40.0 Total Depreciated Cost = 90,321  ECF (201C COMMERCIAL GROUP C) 0.850 => TCV of Bldg: 1 = 76,773 Replacement Cost/Floor Area= 58.73 Est. TCV/Floor Area= 19.97						

(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						

Owner's Name/Address	MAP #:	2018 Est TCV 146,620 TCV/TFA: 24.02
BRANDT GREGORY A & JEANENE S TTEE BRANDT GREGORY A & JEANENE S 521 S HOUGHTON STREET LAKE CITY MI 49651		

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	X		* Factors *								
Split on 07/02/2008 from 009-012-018-75;			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences			M66 N OF JENNIN	60.00	309.00	1.0000	0.0000	350	100*		0
Split/Comb. on 07/02/2008 completed 07/02/2008 RAY ;			COMMERCIAL	\$.75/SQFT	0.43 Acres	32670	100				13,917
			* denotes lines that do not contribute to the total acreage calculation.								
			60 Actual Front Feet, 0.43 Total Acres Total Est. Land Value = 13,917								
			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	7200.0	88	100	6,336		
			Total Estimated Land Improvements True Cash Value = 6,336								



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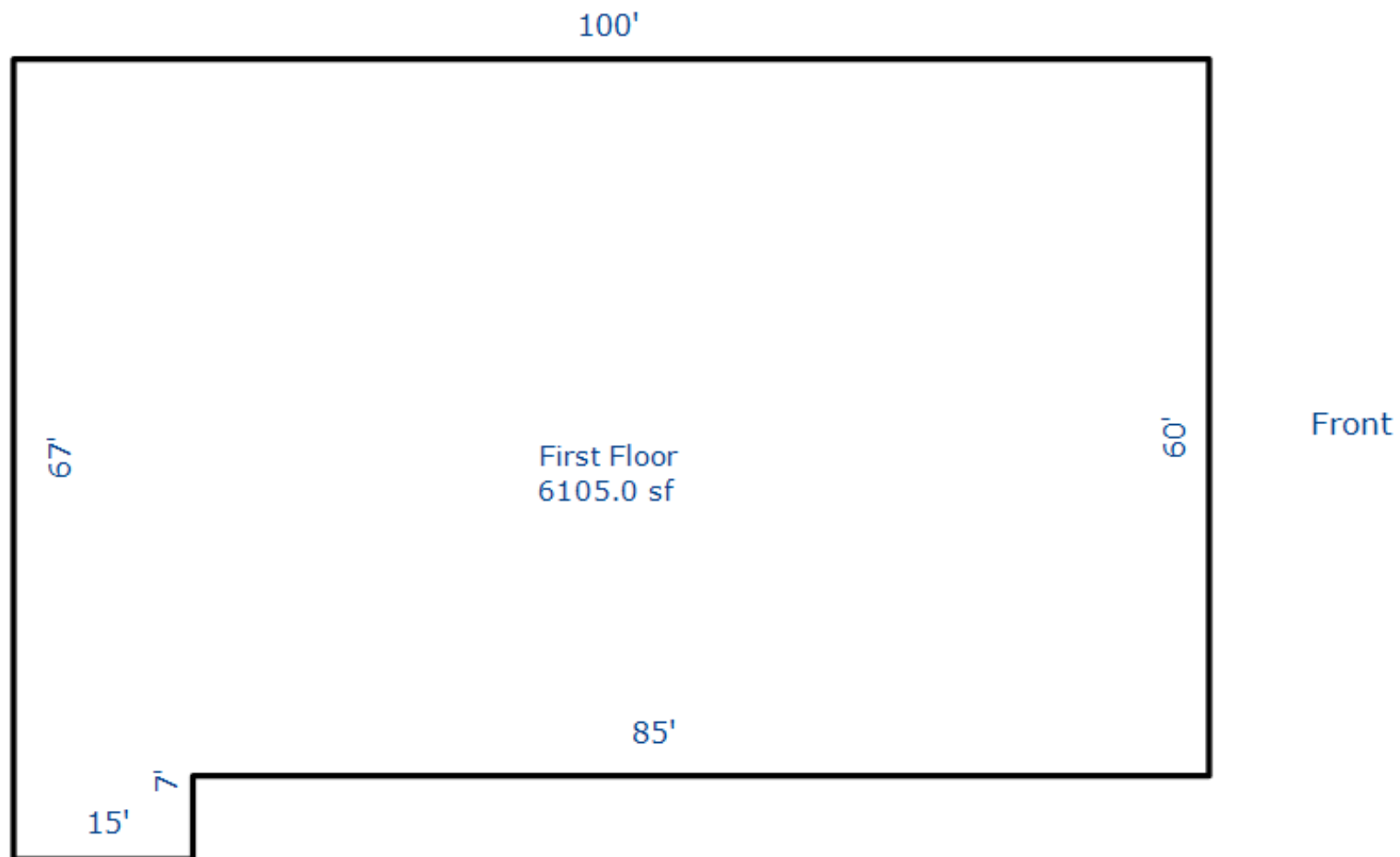
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2018	7,000	66,300	73,300	48,400M		48,400S
Rolling	2017	7,000	62,600	69,600			69,600S
Low	2016	7,000	65,100	72,100			72,100S
High	2015	7,500	65,300	72,800			72,800S
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

\*\*\* 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:15%;">High</td> <td style="width:15%;">Above Ave.</td> <td style="width:15%;">Ave.</td> <td style="width:15%;">X</td> <td style="width:15%;">Low</td> </tr> </table> Base Rate for Upper Floors = 49.00		High	Above Ave.	Ave.	X	Low					
High	Above Ave.	Ave.	X	Low									
Depr. Table : 3% Effective Age : 30 Physical %Good: 40 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:											
1980 Year Built Remodeled		*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor											
Overall Bldg Height		* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:											
Comments:		* Sprinkler Info * Area: Type: Average											
(1) Excavation/Site Prep:		(7) Interior:											
(2) Foundation:		(8) Plumbing:											
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:15%;">X Poured Conc</td> <td style="width:15%;">Brick/Stone</td> <td style="width:15%;">Block</td> </tr> </table>		X Poured Conc	Brick/Stone	Block	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:15%;">Many Above Ave.</td> <td style="width:15%;">Average Typical</td> <td style="width:15%;">Few None</td> </tr> </table>		Many Above Ave.	Average Typical	Few None				
X Poured Conc	Brick/Stone	Block											
Many Above Ave.	Average Typical	Few None											
(3) Frame:		<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:15%;">Total Fixtures</td> <td style="width:15%;">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
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:											
(5) Floor Cover:		(10) Heating and Cooling:											
(6) Ceiling:		<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:15%;">Gas Oil</td> <td style="width:15%;">Coal Stoker</td> <td style="width:15%;">Hand Fired Boiler</td> </tr> </table>		Gas Oil	Coal Stoker	Hand Fired Boiler							
Gas Oil	Coal Stoker	Hand Fired Boiler											
		(11) Electric and Lighting:											
		(13) Roof Structure: Slope=0											
		(14) Roof Cover:											
		(39) Miscellaneous:											
		900 Wood Frame											
		(40) Exterior Wall:											
		<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:15%;">Thickness</td> <td style="width:15%;">Bsmnt Insul.</td> </tr> </table>		Thickness	Bsmnt Insul.								
Thickness	Bsmnt Insul.												

\*\*\* 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					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
SMITH RICHAD L TRUST 3212 W NELSON ST MIDLAND MI 48640-3346	2018 Est TCV 370,247 TCV/TFA: 182.57					

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 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.	X	Dirt Road		GROUP D 1500/FF	210.00	356.70	0.6502	1.0000	1500	100	204,803	
	X	Gravel Road		BACK LOT A 2000/A		10.70	Acres	2000	100		21,400	
	X	Paved Road		BACK LOT A ROW		1.00	Acres	0	100		0	
	X	Storm Sewer		210 Actual Front Feet, 13.42 Total Acres				Total Est. Land Value =			226,203	
	X	Sidewalk		Land Improvement Cost Estimates								
	X	Water		Description				Rate	CountyMult.	Size	%Good	Cash Value
	X	Sewer		Shed: Wood Frame				8.79	1.00	120	25	264
	X	Electric		Total Estimated Land Improvements True Cash Value = 264								
	X	Gas										
	X	Curb										
	X	Street Lights										
	X	Standard Utilities										
	X	Underground Utils.										

Comments/Influences	Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		X Rolling	2018	113,100	72,000	185,100			124,983C
		X Low	2017	113,100	67,200	180,300			122,413C
		X High	2016	113,100	64,200	177,300			121,322C
		Landscaped	2015	147,200	56,800	204,000			120,960C
		Swamp							
		X Wooded							
		Pond							
		X Waterfront							
		Ravine							
		Wetland							
		Flood Plain							

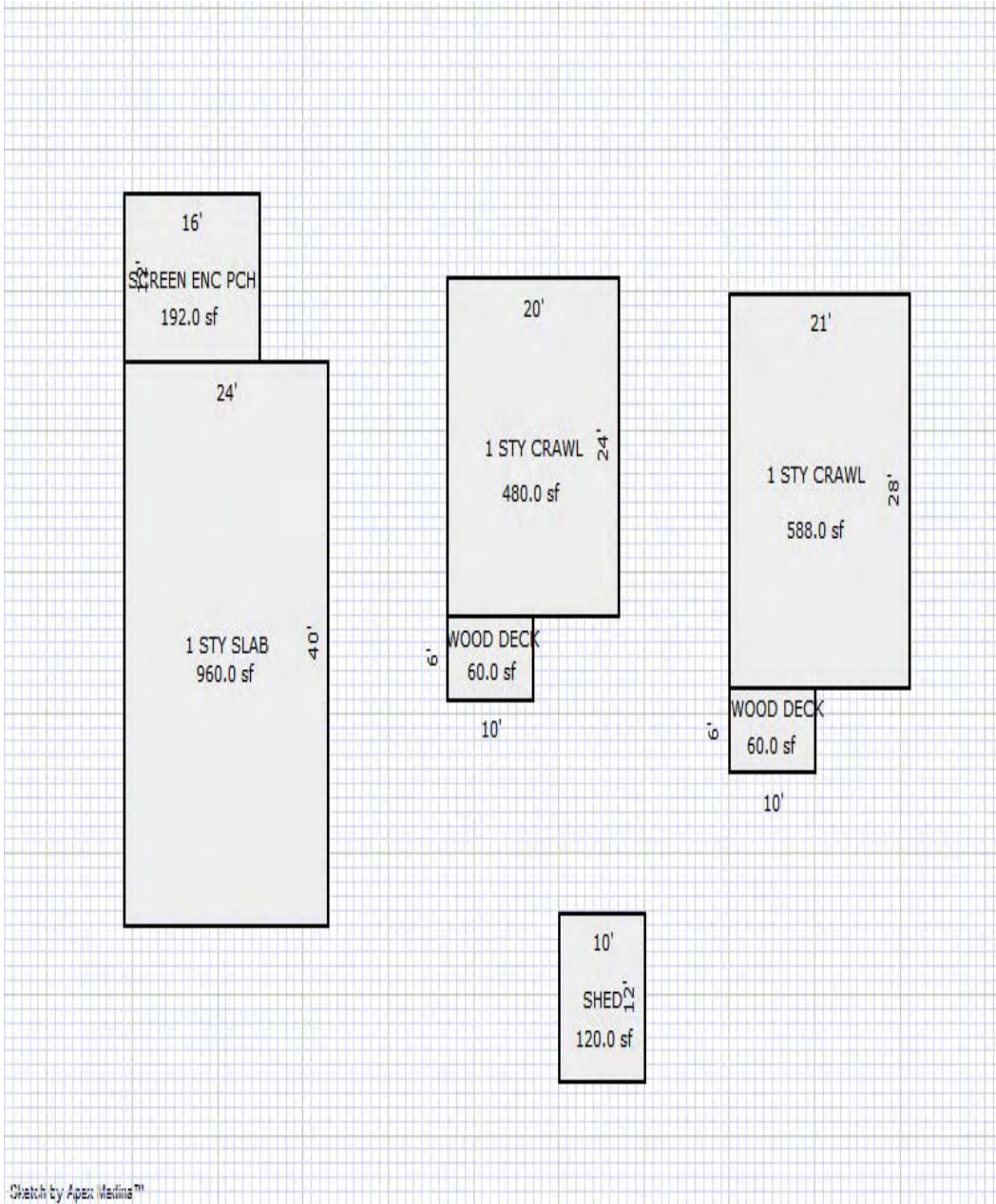


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack 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		Min										
Yr Built 0	Remodeled 0	Size of Closets			Lg	X	Ord		Small										
Condition: Average		Doors			Solid	X	H.C.												
Room List		(5) Floors		Kitchen: Other: Other:			(12) Electric												
	Basement 1st Floor 2nd Floor Bedrooms						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 Block	Slab		49.31	-9.55	-1.89	960	36,355	
X	Block Insulation	(7) Excavation		No. of Elec. Outlets			Other Additions/Adjustments												
	(2) Windows	Basement: 0 S.F. Crawl: 0 S.F. Slab: 960 S.F. Height to Joists: 0.0			Many	X	Ave.		Few	(13) Plumbing									
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			(14) Water/Sewer												
X	Wood Sash Metal Sash Vinyl Sash	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			Average Fixture(s) Average Fixture(s)												
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:												
X	Gable Hip Flat		Gambrel Mansard Shed																
X	Asphalt Shingle																		
Chimney:																			

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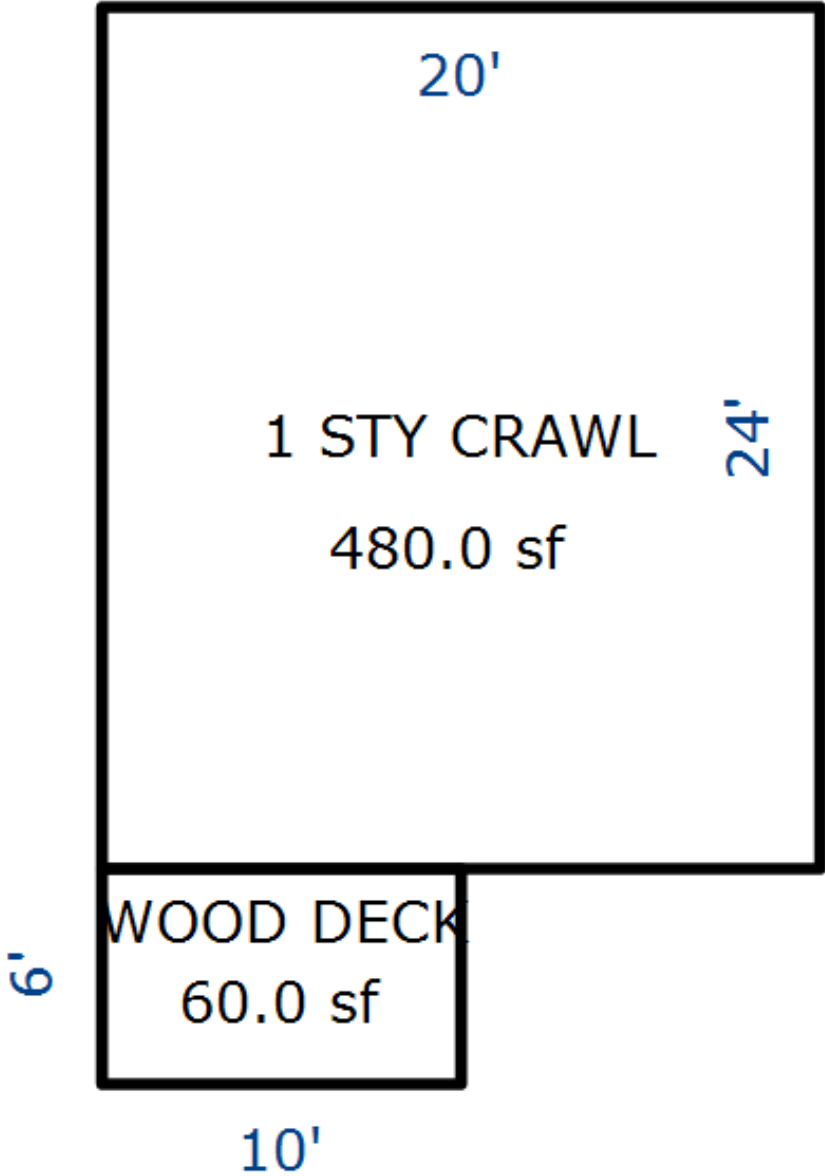


Sketch by Apex Medias™

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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:																
X	Wood Frame		Drywall Paneled		Plaster Wood T&G							60	Treated Wood	Class:	Exterior:	Brick Ven.:	Stone Ven.:	Common Wall:	Foundation:	Finished ?:	Auto. Doors:	Mech. Doors:	Area:	% Good:	Storage Area:	No Conc. Floor:	Bsmnt Garage:	Carport Area:	Roof:		
Building Style: 1S		Trim & Decoration		X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: D Effec. Age: 40 Floor Area: 480 Total Base Cost: 30,268 Total Base New : 41,770 Total Depr Cost: 25,062 Estimated T.C.V: 37,593																					
Yr Built 0	Remodeled 0	Ex	X	Ord		Min	Size of Closets																								
Condition: Average		Lg	X	Ord		Small	Doors																								
Room List		(5) Floors		Central Air Wood Furnace			(12) Electric			Stories Exterior		Foundation Rate		Bsmnt-Adj		Heat-Adj		Size		Cost											
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric			No./Qual. of Fixtures			1 Story Siding		Crawl Space		-10.29		-1.89		480		22,661											
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Ex. X Ord. Min			Other Additions/Adjustments		Rate		Rate		Rate		Size		Cost											
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		No. of Elec. Outlets			Many X Ave. Few			(13) Plumbing		Average Fixture(s)		525.00				1		525											
X	Insulation	Basement: 0 S.F. Crawl: 480 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			1 Average Fixture(s)			(14) Water/Sewer		Public Sewer		912.00				1		912											
(2) Windows		(8) Basement		(13) Plumbing			1 3 Fixture Bath			(14) Water/Sewer		Well, 200 Feet		4400.00				1		4,400											
X	Many Avg. X Few	Large Avg. X Small		(13) Plumbing			2 Fixture Bath			(15) Built-Ins & Fireplaces		Appliance Allowance		1235.00				1		1,235											
X	Wood Sash Metal Sash Vinyl Sash	Conc. Block Poured Conc. Stone		(13) Plumbing			Softener, Auto			(16) Deck/Balcony		Treated Wood,Standard		8.92				60		535											
X	Double Hung Horiz. Slide Casement	Treated Wood Concrete Floor		(13) Plumbing			Solar Water Heat			Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,		Depr.Cost =		25,062																	
X	Double Glass Patio Doors Storms & Screens	Recreation SF Living SF Walkout Doors No Floor SF		(13) Plumbing			No Plumbing			ECF (403 - LAKE MISSAUKEE AREA RES)		1.500 => TCV of Bldg: 2 =		37,593																	
(3) Roof		(9) Basement Finish		(13) Plumbing			Extra Toilet																								
X	Gable Hip Flat	Gambrel Mansard Shed		(14) Water/Sewer			Extra Sink																								
X	Asphalt Shingle	(10) Floor Support		(14) Water/Sewer			Separate Shower																								
	Chimney:	Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer			Ceramic Tile Floor																								
				(14) Water/Sewer			Ceramic Tile Wains																								
				(14) Water/Sewer			Ceramic Tub Alcove																								
				(14) Water/Sewer			Vent Fan																								
				(14) Water/Sewer			Public Water																								
				(14) Water/Sewer			Public Sewer																								
				(14) Water/Sewer			Water Well																								
				(14) Water/Sewer			1000 Gal Septic																								
				(14) Water/Sewer			2000 Gal Septic																								
				(14) Water/Sewer			Lump Sum Items:																								

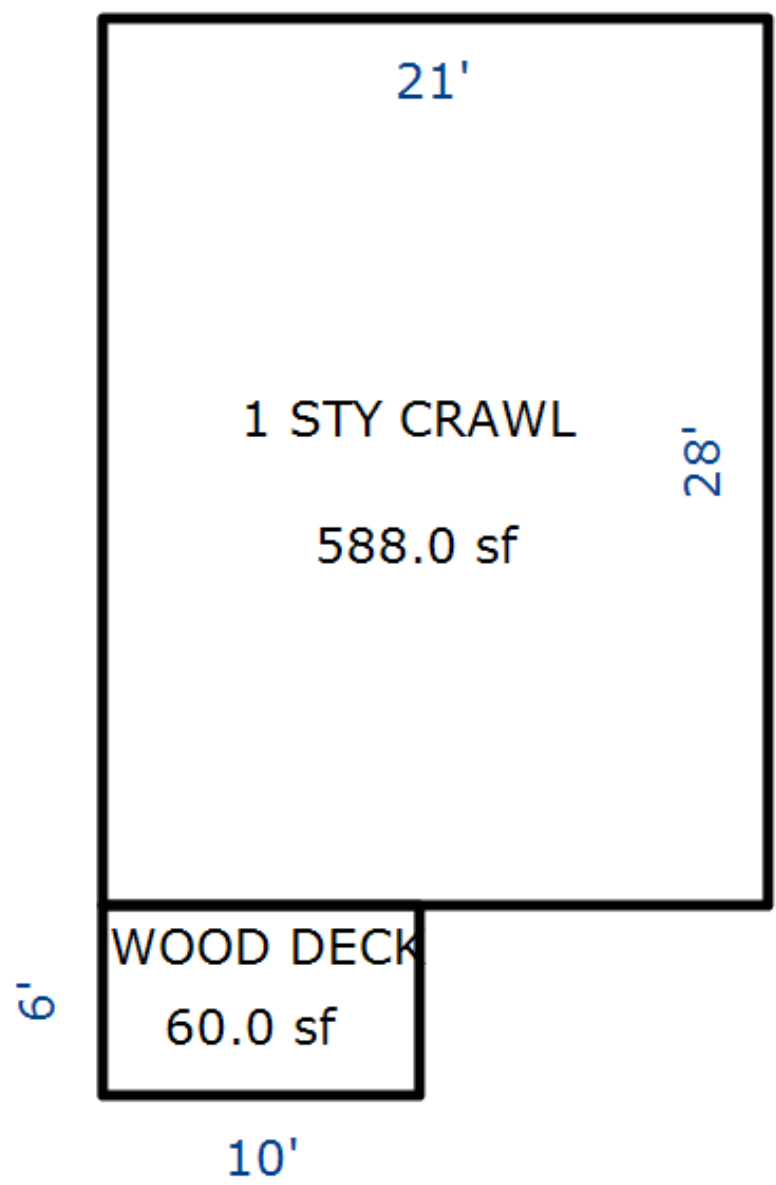
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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 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														
Yr Built 0	Remodeled 0	Ex	X	Ord		Min										
Condition: Average		Lg	X	Ord		Small										
Room List		(5) Floors														
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:					(12) Electric									
		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					
	Insulation	Basement: 0 S.F. Crawl: 588 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets			Other Additions/Adjustments		Rate		Rate		Rate		Size Cost	
	(2) Windows	(8) Basement		(13) Plumbing			(14) Water/Sewer		(15) Built-Ins & Fireplaces		(16) Deck/Balcony		(17) Garage			
X	Many Avg. Few	X	Large Avg. Small	1	Average Fixture(s)	Average Fixture(s)		Appliance Allowance		Treated Wood, Standard		8.92		60 535		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1	3 Fixture Bath	2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,		Depr.Cost =		26,971		ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 3 = 40,456		
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
(3) Roof		(10) Floor Support		Lump Sum Items:												
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:													
X	Asphalt Shingle															
Chimney:																

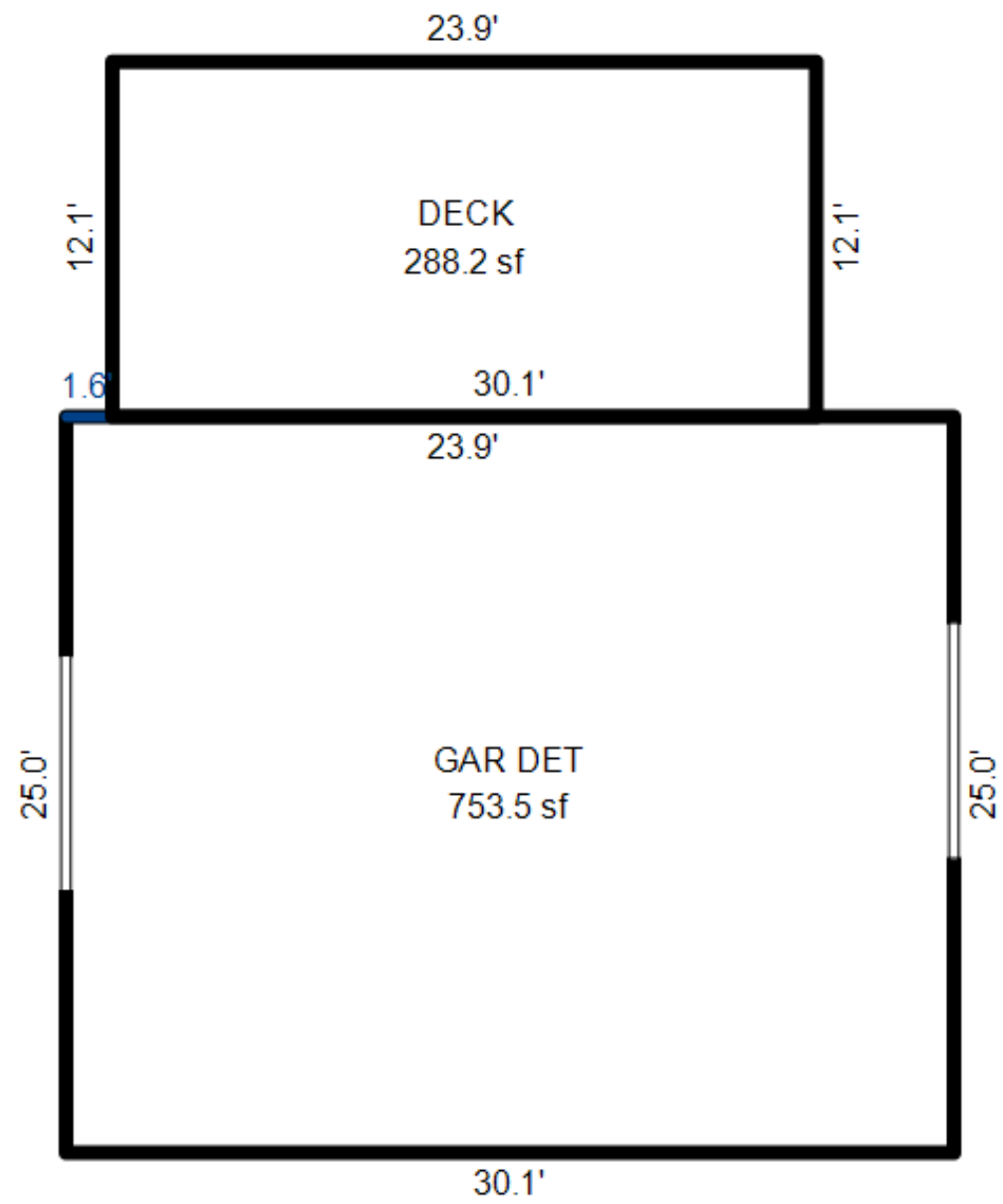
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath 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 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	Front Overhang 0 Other Overhang 0	(4) Interior	Wood Frame	Drywall Paneled	Plaster Wood T&G
	Mobile Home														
Town Home		(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: D Effec. Age: 40 Floor Area: 0 Total Base Cost: 8,522 Total Base New : 11,760 Total Depr Cost: 7,056 Estimated T.C.V: 10,231		CnlyMult X 1.380 E.C.F. X 1.450		Bsmnt Garage:		Roof:		
Duplex		Trim & Decoration		Central Air Wood Furnace			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj		Rate		Size Cost		Size Cost		
A-Frame		Size of Closets		(12) Electric			(13) Plumbing		1650.00		-1 -1,650				
Building Style: GRG		Ex		0 Amps Service			(16) Deck/Balcony		6.14		288 1,768				
Yr Built 0		Ord		X No Heating/Cooling			(17) Garages		19.88		390 7,753				
Remodeled 0		Min		Central Air Wood Furnace			Class:D Exterior: Block Foundation: 18 Inch (Unfinished)		325.00		2 650				
Condition: Average		Small		No Heating/Cooling			Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,		Depr.Cost = 7,056						
Room List		Doors		Central Air Wood Furnace			ECF (403 - LAKE MISSAUKEE AREA RES)		1.450 => TCV of Bldg: 4 =		10,231				
Basement		Solid		Central Air Wood Furnace											
1st Floor		H.C.		Central Air Wood Furnace											
2nd Floor				Central Air Wood Furnace											
Bedrooms				Central Air Wood Furnace											
(1) Exterior		(5) Floors		Central Air Wood Furnace											
Wood/Shingle		Kitchen:		Central Air Wood Furnace											
Aluminum/Vinyl		Other:		Central Air Wood Furnace											
Brick		Other:		Central Air Wood Furnace											
Insulation		(6) Ceilings		Central Air Wood Furnace											
(2) Windows		Basement: 0 S.F.		Central Air Wood Furnace											
Many		Crawl: 0 S.F.		Central Air Wood Furnace											
Avg.		Slab: 0 S.F.		Central Air Wood Furnace											
Large		Height to Joists: 0.0		Central Air Wood Furnace											
Avg.		(8) Basement		Central Air Wood Furnace											
Few		Conc. Block		Central Air Wood Furnace											
Small		Poured Conc.		Central Air Wood Furnace											
Wood Sash		Stone		Central Air Wood Furnace											
Metal Sash		Treated Wood		Central Air Wood Furnace											
Vinyl Sash		Concrete Floor		Central Air Wood Furnace											
Double Hung		(9) Basement Finish		Central Air Wood Furnace											
Horiz. Slide		Recreation SF		Central Air Wood Furnace											
Casement		Living SF		Central Air Wood Furnace											
Double Glass		Walkout Doors		Central Air Wood Furnace											
Patio Doors		No Floor SF		Central Air Wood Furnace											
Storms & Screens		(10) Floor Support		Central Air Wood Furnace											
(3) Roof		Joists:		Central Air Wood Furnace											
Gable		Unsupported Len:		Central Air Wood Furnace											
Hip		Cntr.Sup:		Central Air Wood Furnace											
Flat		Public Water		Central Air Wood Furnace											
Asphalt Shingle		Public Sewer		Central Air Wood Furnace											
Chimney:		Water Well		Central Air Wood Furnace											
		1000 Gal Septic		Central Air Wood Furnace											
		2000 Gal Septic		Central Air Wood Furnace											
		Lump Sum Items:		Central Air Wood Furnace											

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FRENCH R PATRICK & LUCY T	AVIATIEK LLC	470,000	05/25/2016	WD	Arms Length	2016-01965	PTA	100.0
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 #:
AVIATIEK LLC 4851 QUINCY ST HUDSONVILLE MI 49426	2018 Est TCV 460,191 TCV/TFA: 281.98

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 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	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 A 2400/FF</td> <td>80.89</td> <td>290.00</td> <td>0.8867</td> <td>1.0000</td> <td>2400</td> <td>100</td> <td></td> <td>172,137</td> </tr> <tr> <td colspan="8">81 Actual Front Feet, 0.54 Total Acres</td> <td>Total Est. Land Value = 172,137</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	GROUP A 2400/FF	80.89	290.00	0.8867	1.0000	2400	100		172,137	81 Actual Front Feet, 0.54 Total Acres								Total Est. Land Value = 172,137
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																						
GROUP A 2400/FF	80.89	290.00	0.8867	1.0000	2400	100		172,137																						
81 Actual Front Feet, 0.54 Total Acres								Total Est. Land Value = 172,137																						

Tax Description	X	Public Improvements	Land Improvement Cost Estimates												
ADD 5.89 FT LAKEFRONT PER COURT ORDER..(ADVERSE POSSESSION) FOR 05 (E 5.89 FT OF N791.25 FT OF W 440	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	<table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>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>340</td> <td>0</td> <td>0</td> </tr> </tbody> </table>	Description	Rate	CountyMult.	Size	%Good	Cash Value	D/W/P: 4in Ren. Conc.	4.21	1.00	340	0	0
Description	Rate	CountyMult.	Size	%Good	Cash Value										
D/W/P: 4in Ren. Conc.	4.21	1.00	340	0	0										

Comments/Influences	Topography of Site													
ADD 5.89 FT LAKEFRONT PER COURT ORDER..(ADVERSE POSSESSION) FOR 05 (E 5.89 FT OF N791.25 FT OF W 440	<table border="1"> <thead> <tr> <th>Level</th> </tr> </thead> <tbody> <tr> <td>X Rolling</td> </tr> <tr> <td>Low</td> </tr> <tr> <td>X High</td> </tr> <tr> <td>Landscaped</td> </tr> <tr> <td>Swamp</td> </tr> <tr> <td>X Wooded</td> </tr> <tr> <td>Pond</td> </tr> <tr> <td>X Waterfront</td> </tr> <tr> <td>Ravine</td> </tr> <tr> <td>Wetland</td> </tr> <tr> <td>Flood Plain</td> </tr> <tr> <td>X PRIVATE RD</td> </tr> </tbody> </table>	Level	X Rolling	Low	X High	Landscaped	Swamp	X Wooded	Pond	X Waterfront	Ravine	Wetland	Flood Plain	X PRIVATE RD
Level														
X Rolling														
Low														
X High														
Landscaped														
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Wetland														
Flood Plain														
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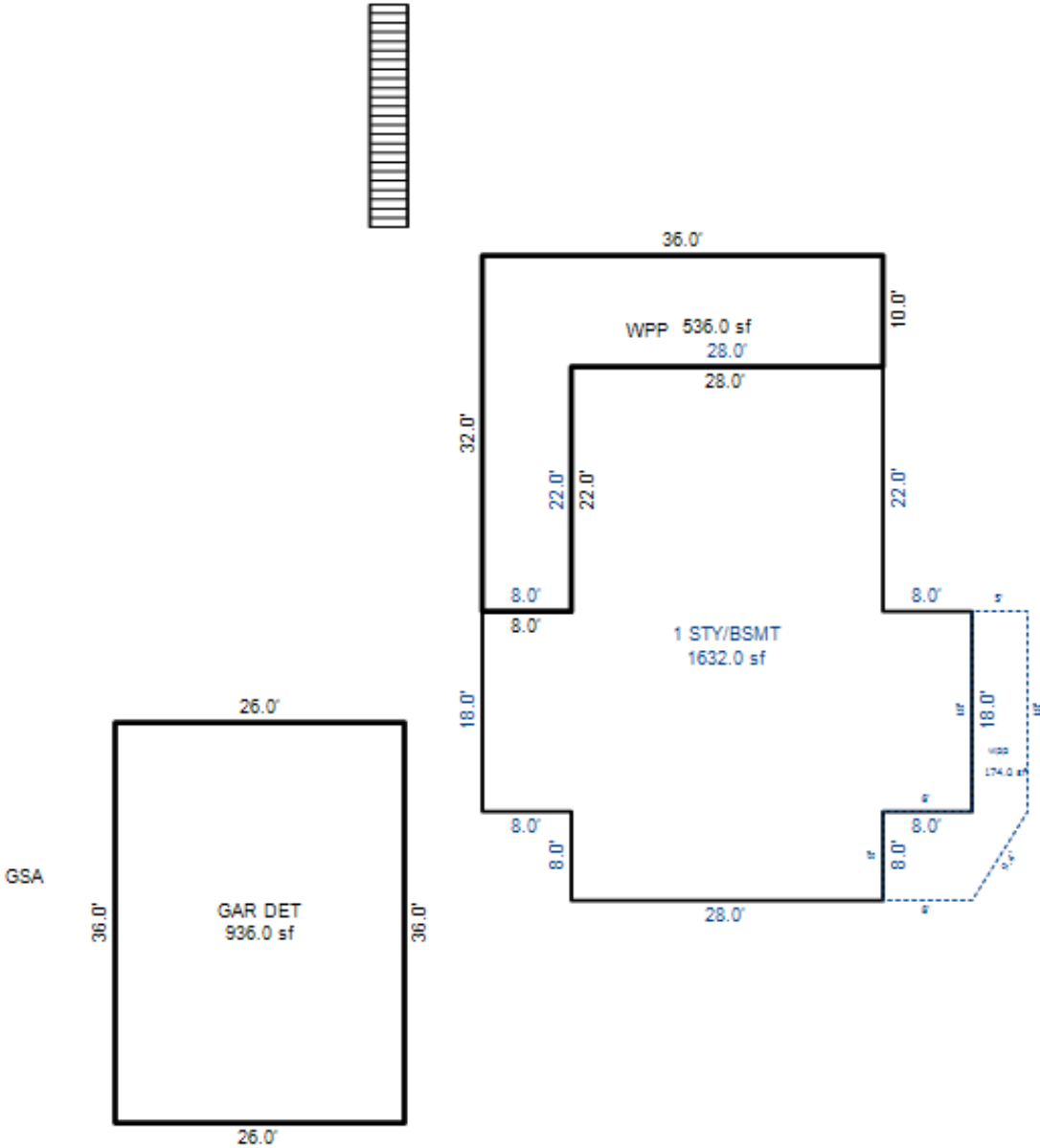
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	86,100	144,000	230,100			224,824C
2017	86,100	134,100	220,200			220,200S
2016	66,100	112,900	179,000			162,390C
2015	72,800	111,300	184,100			161,905C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story 1 Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 536 174 70	Type WPP WPP Treated Wood	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		Drywall Paneled		Plaster Wood T&G														
Building Style: LOG		Trim & Decoration																	
Yr Built 1996	Remodeled 0	Ex	X	Ord		Min													
Condition: Average		Lg	X	Ord		Small													
Room List		(5) Floors		Central Air Wood Furnace															
	Basement 1st Floor 2nd Floor 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		
	Wood/Shingle Aluminum/Vinyl Brick X Pine/Cedar Insulation			Ex. X Ord. Min			1 Story Pine Logs			Basement 70.65			0.00		0.00		1632 115,301		
				No. of Elec. Outlets			Other Additions/Adjustments			Rate							Size Cost		
X	(2) Windows	(7) Excavation		Many X Ave. Few			(9) Basement Finish												
		Basement: 1632 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			Basement Living Finish			17.25							1000 17,250		
X	Many Avg. Few	(8) Basement		1 Average Fixture(s)			Walk out Basement Door(s)			775.00							1 775		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		3 3 Fixture Bath			(14) Water/Sewer			Average Fixture(s)			760.00					1 760	
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		2 Fixture Bath			(15) Built-Ins & Fireplaces			2400.00							2 4,800		
		Recreation SF Living SF 1 Walkout Doors No Floor SF		Softener, Auto 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			1162.00							1 1,162		
				(14) Water/Sewer			(16) Deck/Balcony			2700.00							1 2,700		
				Public Water			(17) Garages			1915.00							1 1,915		
				Public Sewer			WPP, Standard			2200.00							1 2,200		
				Water Well			Ceramic Tile Floor			7.53							536 4,036		
				1000 Gal Septic			WPP, Standard			11.33							174 1,971		
				2000 Gal Septic			Treated Wood, Standard			9.21							70 645		
				Lump Sum Items:			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			15.24							936 14,265		
							Automatic Doors			375.00							2 750		
							Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,			Depr.Cost =							197,685		
							ECF (403 - LAKE MISSAUKEE AREA RES)			1.450 => TCV of Bldg: 1 =							286,644		

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

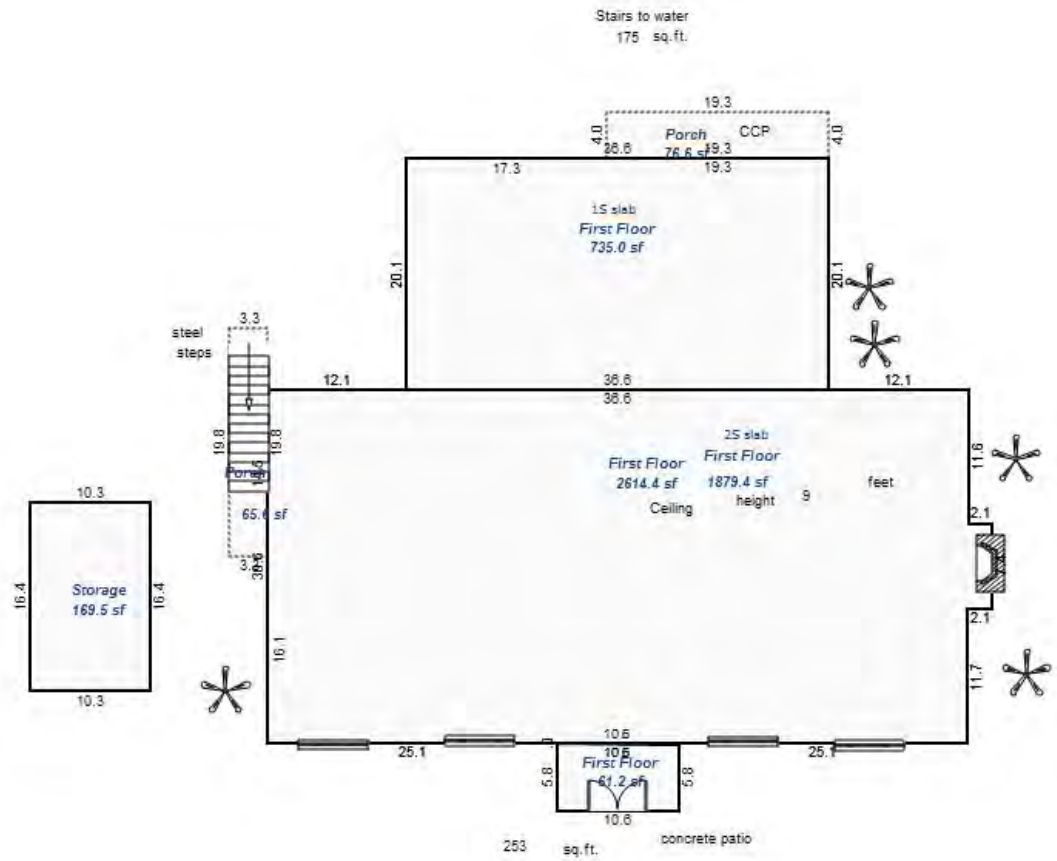


\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
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	Partial Construction	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	FAMILY SALE	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 #:		2018 Est TCV 570,583 TCV/TFA: 117.40						
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 A 2400/FF 100.00 341.00 0.8409 1.0000 2400 100 201,815								
		X	Paved Road	100 Actual Front Feet, 0.78 Total Acres Total Est. Land Value = 201,815								
		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		
			Who	When	What	2018	100,900	184,400	285,300		227,078C	
			TPC 12/27/2017	INSPECTED	2017	100,900	184,400	285,300		222,408C		
			TPC 06/20/2016	INSPECTED	2016	78,300	167,500	245,800		220,425C		
			TPC 11/01/2011	INSPECTED	2015	90,000	166,300	256,300		219,766C		

\*\*\* 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.
MOLITOR RUSSEL D TRUST	MOLITOR RUSSELL D & MARGA	0	05/04/2017	WD	PROBATE COURT	2017-02041	PTA	0.0
MOLITOR RUSSELL D & MARGA	MOLITOR RUSSELL D TRUST	0	05/01/2017	QC	RELATED PARTY	2017-02040	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6894 W JENNINGS RD						

Owner's Name/Address	MAP #:
MOLITOR RUSSELL D & MARGARET A 6894 JENNINGS RD LAKE CITY MI 49651	2018 Est TCV 562,597 TCV/TFA: 163.74

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.	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 A 2400/FF</td> <td>75.00</td> <td>302.02</td> <td>0.9036</td> <td>1.0000</td> <td>2400</td> <td>100</td> <td></td> <td>162,648</td> </tr> <tr> <td colspan="8">75 Actual Front Feet, 0.52 Total Acres</td> <td>Total Est. Land Value = 162,648</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	GROUP A 2400/FF	75.00	302.02	0.9036	1.0000	2400	100		162,648	75 Actual Front Feet, 0.52 Total Acres								Total Est. Land Value = 162,648
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																						
GROUP A 2400/FF	75.00	302.02	0.9036	1.0000	2400	100		162,648																						
75 Actual Front Feet, 0.52 Total Acres								Total Est. Land Value = 162,648																						

Comments/Influences	X Public Improvements	Land Improvement Cost Estimates																														
	X	<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>Residential Local Cost Land Improvements</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Description</td> <td>Rate</td> <td>CountyMult.</td> <td>Size</td> <td>%Good</td> <td>Cash Value</td> </tr> <tr> <td>LAND IMPROVE 1000</td> <td>1000.00</td> <td>1.00</td> <td>2.0</td> <td>97</td> <td>1,940</td> </tr> <tr> <td colspan="5">Total Estimated Land Improvements True Cash Value =</td> <td>1,940</td> </tr> </tbody> </table>	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	2.0	97	1,940	Total Estimated Land Improvements True Cash Value =					1,940
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	2.0	97	1,940																											
Total Estimated Land Improvements True Cash Value =					1,940																											

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



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2017	81,300	200,000	281,300			198,320C
TPC	07/11/2017	INSPECTED	2016	62,200	184,500	246,700			196,552C
TPC	11/01/2011	INSPECTED	2015	67,500	181,700	249,200			195,965C

\*\*\* 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 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: Average		Lg	X	Ord		Small	Doors		X	Ord		H.C.										
Room List		(5) Floors																				
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:					(12) Electric															
		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							2	Story	Siding	Basement	111.38	0.00	0.00	1320	147,022						
	Insulation							1	Story	Siding	Overhang	37.21	0.00	0.00	796	29,619						
(2) Windows		(7) Excavation		No. of Elec. Outlets			Other Additions/Adjustments		Rate		Size		Cost									
X	Many Avg. Few	X	Large Avg. Small					Walk out Basement Door(s)		775.00		1		775								
		Basement: 1320 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	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor	1			2		2400.00		1		2,400									
X	Double Glass Patio Doors Storms & Screens	1300	Recreation SF Living SF Walkout Doors No Floor SF	1			3		1600.00		1		1,600									
	(3) Roof	(8) Basement		1			2		1162.00		1		1,162									
X	Gable Hip Flat		Gambrel Mansard Shed	1			2		2700.00		1		2,700									
X	Asphalt Shingle	(9) Basement Finish		1			3		1915.00		1		1,915									
	Chimney: Metal	(10) Floor Support		1			3		7.69		510		3,922									
		Joists: Unsupported Len: Cntr.Sup:		1			3		17.50		48		840									
		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		1			3		19.35		796		15,403									
		Lump Sum Items:		1			3		-2575.00		1		-2,575									
				1			3		375.00		2		750									
				1			3		14.55		1800		26,190									
				1			3		375.00		3		1,125									
				1			3		85/100/100/100/85.0,		Depr.Cost =		274,021									
				1			3		11.45		1300		14,885									
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																						

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CRISSMAN JOHN & HILL JACQ	CRISSMAN JOHN D SR TRUST	0	01/09/2017	QC	RELATED PARTY	2017-00457	PTA	0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
W JENNINGS RD	School: LAKE CITY - 57020					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
CRISSMAN JOHN D SR TRUST CRISSMAN JOHN D SR TRUSTEE 1079 BALFOUR ST GROSSE POINTE MI 48230	2018 Est TCV 46,852					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
SEC 12 T22N R8W PCL F OF SURVEY RECORDED IN BOOK OF SURVEYS S-3 PG 240. 14.71A.	X			* Factors *							
Comments/Influences				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				<Site Value B> SITE 6000					6000	100	6,000
				Residentia 3 - 7 @\$2800	14.59	Acres			2800	100	40,852
				20 Actual Front Feet, 14.71 Total Acres					Total Est. Land Value =		46,852

Public Improvements

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

Topography of Site

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



Lake Township Missaukee Parcel Map

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	23,400	0	23,400			8,165C
2017	25,400	0	25,400			7,998C
2016	25,400	0	25,400			7,927C
2015	25,400	0	25,400			7,904C

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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 #:		2018 Est TCV 270,433 TCV/TFA: 256.09								
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
		X	Gravel Road	GROUP B 2200	72.00	258.00	0.9129	1.0000	2200	100		144,599
		X	Paved Road	64 Actual Front Feet, 0.45 Total Acres Total Est. Land Value = 144,599								
		X	Storm Sewer	Land Improvement Cost Estimates								
		X	Sidewalk	Description	Rate	CountyMult.	Size	%Good	Cash Value			
		X	Water	Shed: Wood Frame	9.56	1.00	216	50	1,032			
		X	Sewer	Shed: Wood Frame	11.06	1.00	120	50	663			
		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	1.0	95	950			
		X	Street Lights	Total Estimated Land Improvements True Cash Value = 2,646								
		X	Standard Utilities									
		X	Underground Utils.									
		Topography of Site										
		Level										
		X	Rolling									
		X	Low									
		X	High									
		X	Landscaped									
		X	Swamp									
		X	Wooded									
		X	Pond									
		X	Waterfront									
		X	Ravine									
		X	Wetland									
		X	Flood Plain									
		X	PRIVATE RD	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2018	72,300	62,900	135,200		115,416C		
		TPC 12/27/2017	INSPECTED		2017	72,300	58,800	131,100		113,043C		
		TPC 11/02/2015	INSPECTED		2016	60,200	59,800	120,000		112,035C		
		TPC 12/19/2014	INSPECTED		2015	57,600	54,100	111,700		111,700S		

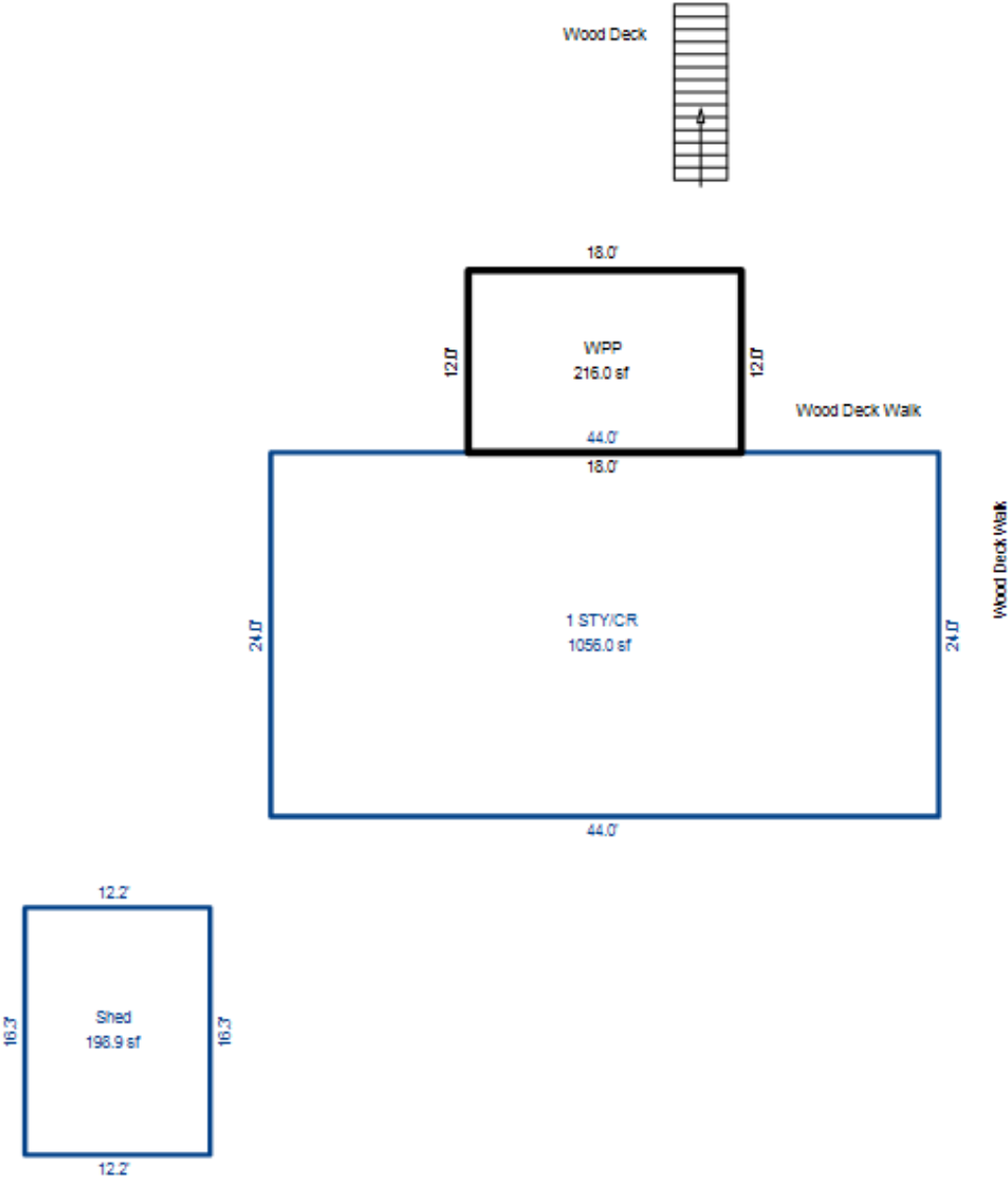


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 216 216 233	Type WPP Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G												
Building Style: 1S		Trim & Decoration															
Yr Built 1995	Remodeled 0	Ex	X	Ord		Min											
Condition: Average		Lg	X	Ord		Small											
Room List		(5) Floors															
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:					(12) Electric										
		150		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	Crawl Space	66.55	-9.64	0.00	1056	60,097	
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets			Other Additions/Adjustments			Rate				Size	Cost		
	Insulation			Many	X	Ave.		Few	(13) Plumbing								
(2) Windows				(7) Excavation			(14) Water/Sewer										
				Basement: 0	S.F.	Crawl: 1056	S.F.	Slab: 0	S.F.	1	Average Fixture(s)						
				Height to Joists: 0.0			(13) Plumbing										
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			(14) Water/Sewer										
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement			1	Average Fixture(s)			(15) Built-Ins & Fireplaces									
X	Double Glass Patio Doors Storms & Screens			2	3 Fixture Bath			(16) Porches									
(3) Roof				(9) Basement Finish			(16) Decks/Balcony										
				Recreation	SF	Living	SF	Walkout Doors	Solar Water Heat								
				No Floor SF			(14) Water/Sewer										
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support			(15) Built-Ins & Fireplaces										
X	Asphalt Shingle			Joists: Unsupported Len: Cntr.Sup:			1			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic							
Chimney:							Lump Sum Items:										
Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 82,126 ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 123,188																	

\*\*\* 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				
6868 W LAKEVIEW DR		School: LAKE CITY - 57020		New House		10/16/2014	2014-0465	100%				
Owner's Name/Address		P.R.E. 100% 04/14/2017										
MCISAAC TIMOTHY P & PATRICIA L 6868 W LAKEVIEW DR LAKE CITY MI 49651		MAP #:		2018 Est TCV 609,585 TCV/TFA: 211.66								
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
		Gravel Road		GROUP B 2200	75.00	262.00	0.9036	1.0000	2200	100		149,094
		Paved Road		75 Actual Front Feet, 0.45 Total Acres Total Est. Land Value = 149,094								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		Water		D/W/P: 4in Ren. Conc.	5.31	1.00	667	0	0			
		Sewer		D/W/P: Patio Blocks	9.80	1.00	373	0	0			
		Electric		Residential Local Cost Land Improvements								
		Gas		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		Curb		LAND IMPROVE 2500	2500.00	1.00	1.5	95	3,563			
		Street Lights		Total Estimated Land Improvements True Cash Value = 3,563								
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		X Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		X Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X PRIVATE RD		2018	74,500	230,300	304,800			272,587C		
		TPC 12/27/2017 INSPECTED		2017	74,500	215,100	289,600			266,981C		
		TPC 11/02/2015 INSPECTED		2016	62,200	202,400	264,600			264,600S		
		TPC 12/19/2014 INSPECTED		2015	67,500	4,800	72,300			72,300S		



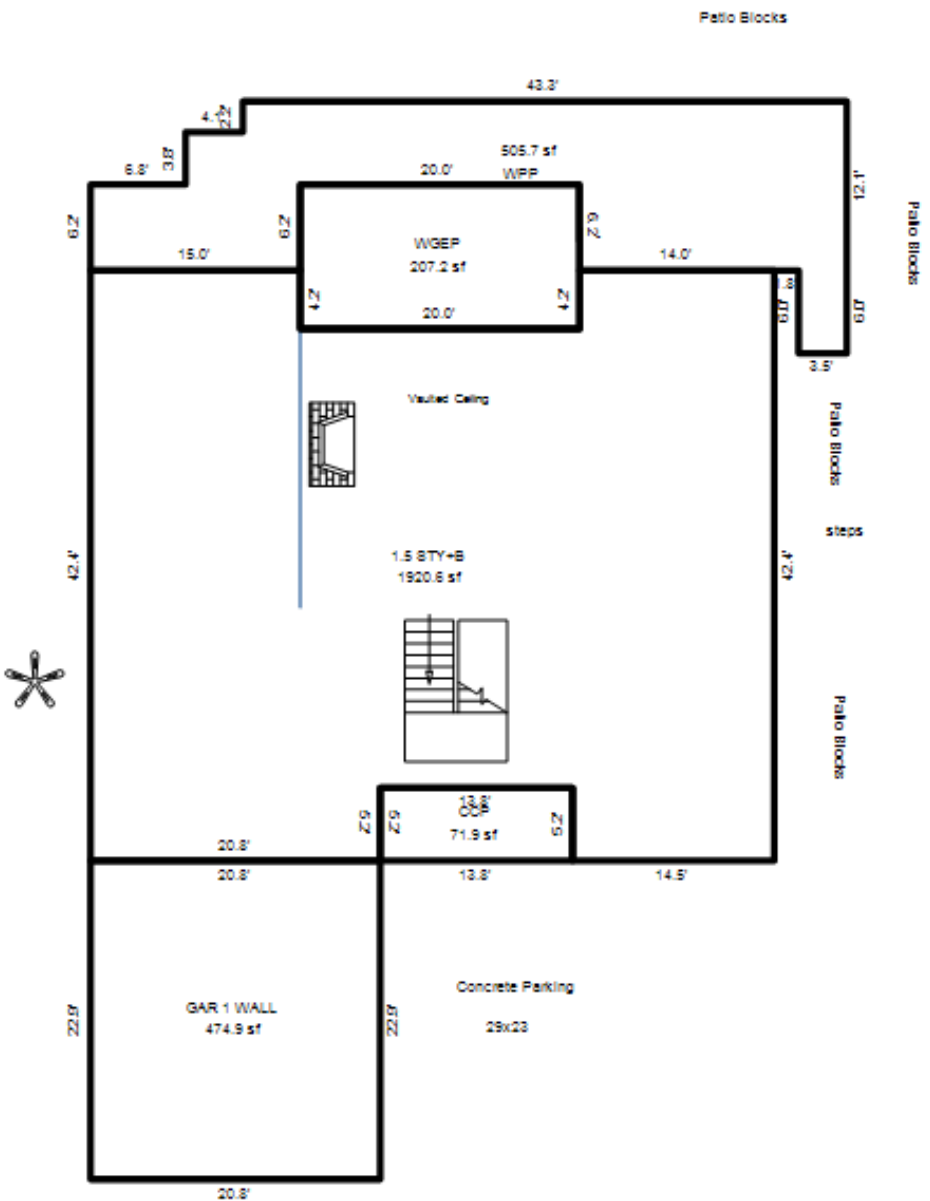
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage	
X	Single Family 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 Drywall Paneled		Plaster Wood T&G												
	Building Style: 1.5S		Trim & Decoration														
	Yr Built 2015	Remodeled 0	Ex Ord Min														
	Condition: Average		Size of Closets Lg Ord Small														
	Room List		Doors Solid H.C.														
	Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors Kitchen: Other: Other:														
	(1) Exterior		(6) Ceilings														
	Wood/Shingle Aluminum/Vinyl Brick		No./Qual. of Fixtures Ex. Ord. Min														
	Insulation		No. of Elec. Outlets Many Ave. Few														
	(2) Windows		(7) Excavation														
	Many Avg. Few	Large Avg. Small	Basement: 1920 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0														
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement														
	(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor														
	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF														
	Asphalt Shingle		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:														
	Chimney:		(11) Heating/Cooling Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling														
			(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 Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:														
			(15) Built-ins Stories Exterior 1.5 Story Siding Other Additions/Adjustments (1) Exterior Stone Veneer (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: Prefab 2 Story (16) Porches CCP (1 Story), Standard WPP, Standard WSEP (1 Story), Standard (17) Garages Class:BC Exterior: Siding Foundation: 42 Inch (Finished ) Base Cost Common Wall: 1 Wall Automatic Doors No Floor Deduction Phy/Ab.Phy/Func/Econ/Comb.%Good= 97/100/100/100/97.0, Separately Depreciated Items: Local Cost Items: GENERATOR Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>														
			(16) Porches/Decks Rate Bsmnt-Adj Heat-Adj 89.87 0.00 2.77 Rate 11.20 1120.00 3525.00 2350.00 1487.00 3050.00 2610.00 4275.00 36.36 9.12 28.86 29.68 -1425.00 425.00 -3.35 1500.00 1,425														
			(17) Garage Size Cost 1920 177,869 Size Cost 112 1,254 1 1,120 2 7,050 1 2,350 1 1,487 1 3,050 1 2,610 1 4,275 71 2,582 505 4,606 207 5,974 474 14,068 1 -1,425 1 425 237 -794 303,194 1 1,500 1,425														

\*\*\* 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				
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 #:		2018 Est TCV 450,535 TCV/TFA: 220.20								
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
		Gravel Road		GROUP B 2200	75.00	262.00	0.9036	1.0000	2200	100		149,094
		Paved Road		75 Actual Front Feet, 0.45 Total Acres					Total Est. Land Value =		149,094	
		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	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								
		Curb		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		Street Lights		LAND IMPROVE 2500	2500.00	1.00	1.5	95	3,563			
		Standard Utilities		Total Estimated Land Improvements True Cash Value =					4,466			
		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	2018	74,500	150,800	225,300			178,002C	
		TPC 12/27/2017 INSPECTED		2017	74,500	140,900	215,400			174,341C		
		TPC 11/02/2015 INSPECTED		2016	62,200	130,000	192,200			172,786C		
		TPC 04/27/2012 INSPECTED		2015	67,500	128,100	195,600			172,270C		



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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 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: 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			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
(2) Windows		(7) Excavation		No. of Elec. Outlets			Other Additions/Adjustments			Rate				Size Cost	
X	Insulation	Basement: 1364 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many	X	Ave.	Few	(1) Exterior							
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			(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)		(9) Basement Finish								
X	Double Glass Patio Doors Storms & Screens	1000	Recreation SF Living SF Walkout Doors No Floor SF	2	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer								
(3) Roof		(10) Floor Support		Public Water			(15) Built-Ins & Fireplaces								
X	Gable Hip Flat		Gambrel Mansard Shed	1	Public Sewer		(16) Deck/Balcony								
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1	Water Well 1000 Gal Septic 2000 Gal Septic		(17) Garages								
Chimney:		Lump Sum Items:					Class:C Exterior: Siding Foundation: 42 Inch (Finished )								
							Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 197,983								
							ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 296,975								

\*\*\* 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 W LAKEVIEW DR						
	School: LAKE CITY - 57020					
	P.R.E. 100% 02/09/1998					
Owner's Name/Address	MAP #:					
KEELEAN LARRY & LEONA 6856 LAKEVIEW DRIVE LAKE CITY MI 49651	2018 Est TCV 457,990 TCV/TFA: 200.87					

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		Dirt Road	75.00	262.00	0.9036	1.0000	2200	100	149,094	
Comments/Influences			Gravel Road	75 Actual Front Feet, 0.45 Total Acres						Total Est. Land Value =	149,094
			Paved Road	Land Improvement Cost Estimates							
			Storm Sewer	Description	Rate	CountyMult.	Size	%Good	Cash Value		
			Sidewalk	D/W/P: 4in Ren. Conc.	4.21	1.00	1140	0	0		
			Water	Shed: Wood Frame	10.37	1.00	160	50	830		
	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	1.5	95	3,563		
			Curb	Total Estimated Land Improvements True Cash Value =						4,393	
			Street Lights								
			Standard Utilities								
			Underground Utils.								



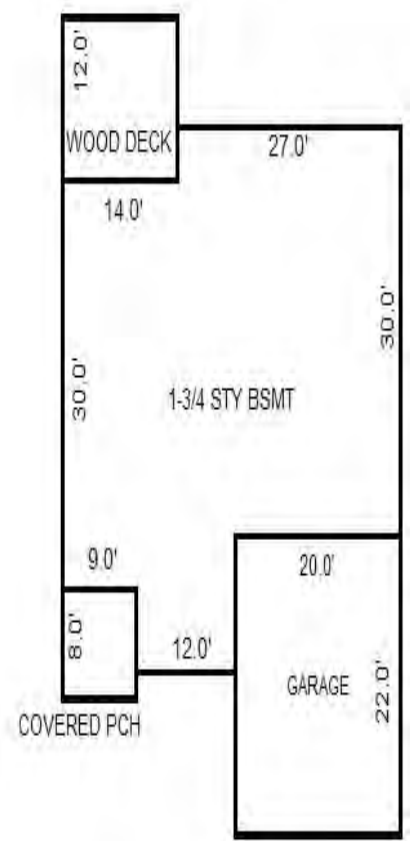
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	Rolling	2018	74,500	154,500	229,000			193,058C
X	Low	High	2017	74,500	149,200	223,700			189,088C
X	Landscaped	Swamp	2016	62,200	137,800	200,000			187,402C
X	Wooded	Pond	2015	67,500	135,700	203,200			186,842C
X	Waterfront	Ravine							
X	Wetland	Flood Plain							
X	PRIVATE RD								
	Who	When	What						
	TPC	12/27/2017	INSPECTED						
	TPC	04/27/2012	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	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 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												
Building Style: 1.75S		Trim & Decoration															
Yr Built 1997	Remodeled 0	X	Ex		Ord		Min										
Condition: Average		X	Lg		Ord		Small										
Room List		(5) Floors															
	Basement 1st Floor 2nd Floor 3 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 Brick/Siding Insulation			No. of Elec. Outlets													
		(7) Excavation		Many			X	Ave.		Few							
(2) Windows		Basement: 1303 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing													
X	Many Avg. Few	X	Large Avg. Small	1	Average Fixture(s)												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor	2	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		(14) Water/Sewer													
		902	Recreation SF Living SF Walkout Doors No Floor SF	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic													
(3) Roof		(10) Floor Support		Lump Sum Items:													
X	Gable Hip Flat		Gambrel Mansard Shed	1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
X	Asphalt Shingle																
Chimney:																	
Class: C +10 Effec. Age: 15 Floor Area: 2280 Total Base Cost: 179,030 Total Base New : 247,061 Total Depr Cost: 210,002 Estimated T.C.V: 304,503												CntyMult X 1.380 E.C.F. X 1.450		Bsmnt Garage: Carport Area: Roof:			
		102.44		0.00		3.70		Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
		102.44		0.00		3.70		Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
		8.25		11.45		760.00		2400.00		1162.00		2700.00		1915.00		3875.00	
		33.08		8.31		9.73		25.60		-1925.00		375.00		85/100/100/100/85.0,		Depr.Cost = 210,002	
		1.450 =>		TCV of Bldg: 1		=		304,503									

\*\*\* 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.
CRISSMAN JOHN & HILL JACQ	CRISSMAN PERRIN ALLISON L	1	01/09/2017	WD	RELATED PARTY	2017-00486	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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W LAKEVIEW DR	School: LAKE CITY - 57020					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:					
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CRISSMAN PERRIN ALLISON LEIGH 7415 N CENTRAL AVE PHOENIX AZ 85020	2018 Est TCV 180,853 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 *				
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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GROUP B 2200	84.32	294.46	0.8775	1.0000	2200	100		162,785
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84 Actual Front Feet, 0.57 Total Acres								Total Est. Land Value = 162,785
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Land Improvement Cost Estimates				Description	Rate	CountyMult.	Size	%Good	Cash Value
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Residential Local Cost Land Improvements				Description	Rate	CountyMult.	Size	%Good	Cash Value
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Water				Description	Rate	CountyMult.	Size	%Good	Cash Value
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X	Sewer			LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
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X	Electric			Total Estimated Land Improvements True Cash Value = 950				
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X	Gas								
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	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
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X	Level	2018	81,400	9,000	90,400			24,341C
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X	Rolling	2017	81,400	8,400	89,800			23,841C
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X	Low	2016	77,800	8,100	85,900			39,355C
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X	High	2015	89,400	6,300	95,700			39,238C
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X	Landscaped							
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X	Swamp							
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X	Wooded							
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X	Pond							
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X	Waterfront							
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X	Ravine							
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X	Wetland							
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X	Flood Plain							
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X	PRIVATE RD							
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
-----	------	------	------	------------	----------------	----------------	-----------------	----------------	---------------

TPC	12/27/2017	INSPECTED	2017	81,400	8,400	89,800			23,841C
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TPC	10/27/2016	INSPECTED	2016	77,800	8,100	85,900			39,355C
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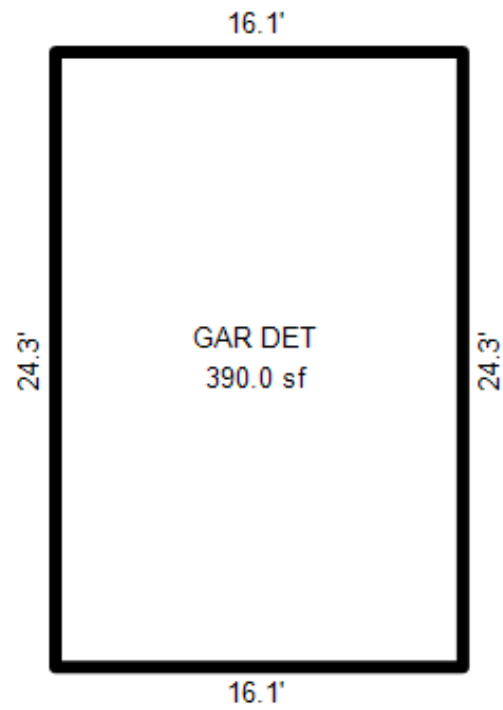
TPC	11/02/2015	INSPECTED	2015	89,400	6,300	95,700			39,238C
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 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:	Carport Area: Roof:		
	Mobile Home													Wood Frame	Drywall Paneled
Town Home		(4) Interior		Central Air Wood Furnace			(12) Electric			Rate Bsmnt-Adj Heat-Adj		Size Cost		Size Cost	
Duplex		Trim & Decoration		(13) Plumbing			Stories Exterior Foundation			Rate		Rate		Rate	
A-Frame		Ex Ord Min		No./Qual. of Fixtures			Other Additions/Adjustments			Rate		Rate		Rate	
Yr Built Remodeled		Size of Closets		Ex. Ord. Min			(16) Deck/Balcony			Rate		Rate		Rate	
0 0		Lg Ord Small		No. of Elec. Outlets			(17) Garages			Rate		Rate		Rate	
Condition: Average		Doors Solid H.C.		Many Ave. Few			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			Rate		Rate		Rate	
Room List		(5) Floors		Average Fixture(s)			Base Cost			Rate		Rate		Rate	
Basement		Kitchen:		1			Mechanical Doors			Rate		Rate		Rate	
1st Floor		Other:		3 Fixture Bath			Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,			Rate		Rate		Rate	
2nd Floor		Other:		2 Fixture Bath			ECF (403 - LAKE MISSAUKEE AREA RES)			Rate		Rate		Rate	
Bedrooms		Basement: 0 S.F.		Softener, Auto			1.450 => TCV of Bldg: 1 =			Rate		Rate		Rate	
(1) Exterior		Crawl: 0 S.F.		Softener, Manual						Rate		Rate		Rate	
Wood/Shingle		Slab: 0 S.F.		Solar Water Heat						Rate		Rate		Rate	
Aluminum/Vinyl		Height to Joists: 0.0		No Plumbing						Rate		Rate		Rate	
Brick		(8) Basement		Extra Toilet						Rate		Rate		Rate	
Insulation		Conc. Block		Extra Sink						Rate		Rate		Rate	
(2) Windows		Poured Conc.		Separate Shower						Rate		Rate		Rate	
Many Avg. Few		Stone		Ceramic Tile Floor						Rate		Rate		Rate	
Large Avg. Small		Treated Wood		Ceramic Tile Wains						Rate		Rate		Rate	
Wood Sash		Concrete Floor		Ceramic Tub Alcove						Rate		Rate		Rate	
Metal Sash		(9) Basement Finish		Vent Fan						Rate		Rate		Rate	
Vinyl Sash		Recreation SF		(14) Water/Sewer						Rate		Rate		Rate	
Double Hung		Living SF		Public Water						Rate		Rate		Rate	
Horiz. Slide		Walkout Doors		Public Sewer						Rate		Rate		Rate	
Casement		No Floor SF		Water Well						Rate		Rate		Rate	
Double Glass		(10) Floor Support		1000 Gal Septic						Rate		Rate		Rate	
Patio Doors		Joists:		2000 Gal Septic						Rate		Rate		Rate	
Storms & Screens		Unsupported Len:		Lump Sum Items:						Rate		Rate		Rate	
(3) Roof		Cntr.Sup:								Rate		Rate		Rate	
Gable		Asphalt Shingle								Rate		Rate		Rate	
Hip		Chimney:								Rate		Rate		Rate	
Flat										Rate		Rate		Rate	
Gambrel										Rate		Rate		Rate	
Mansard										Rate		Rate		Rate	
Shed										Rate		Rate		Rate	

\*\*\* 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.
CRISSMAN JOHN & HILL JACQ	ARDIS KEVIN PAUL	0	01/09/2017	WD	RELATED PARTY	2017-00458	PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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W LAKEVIEW DR	School: LAKE CITY - 57020					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:
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ARDIS KEVIN PAUL PO BOX 552 LAKE CITY MI 49651	2018 Est TCV 133,921
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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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GROUP B 2200	65.00	301.57	0.9365	1.0000	2200	100		133,921
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65 Actual Front Feet, 0.45 Total Acres								Total Est. Land Value =	133,921
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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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2017-00458 PARCEL E-1 THAT PART OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION TWELVE (12), T22N, RBW, DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 12; THENCE SOUTH 89°56'38" EAST 1317.11 FEET ALONG THE SOUTH LINE OF SAID SECTION 12; THENCE NORTH 02°08'30" WEST 1444.34 FEET; THENCE NORTH 01°40'40N WEST 173.45 FEET; THENCE SOUTH 58°51'42" WEST 62.32 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 58°51'42" WEST 62.32 FEET; THENCE NORTH 21°30'06" WEST 252.53 FEET TO AN INTERMEDIATE TRAVERSE													
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Lake Township Parcel Map  
E MISSAUKEE;  
SE LINE NORTH  
T; THENCE LEAVING  
21°33'07" EAST  
H 19°15'23" EAST  
OF BEGINNING.  
D INCLUDING ALL  
INTERMEDIATE  
N ON FILE\*\*\*  
  
6 completed  
;  
2-019-90;  
-019-95;  
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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: 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  
 2018 Est TCV 28,800

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

Improved	X	Vacant	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: Comments/Influences

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

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	14,400	0	14,400			11,356C
2017	14,400	0	14,400			11,123C
2016	14,400	0	14,400			11,024C
2015	14,400	0	14,400			10,992C

\*\*\* 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: 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: REID PATRICK J ETAL  
 P O BOX 557  
 LAKE CITY MI 49651

2018 Est TCV 31,360

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

Residentia 3 - 7 @\$2800 11.20 Acres 2800 100 31,360  
 11.20 Total Acres Total Est. Land Value = 31,360

Tax Description: . 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.

Comments/Influences

	<input checked="" type="checkbox"/> Dirt Road <input checked="" type="checkbox"/> Gravel Road <input checked="" type="checkbox"/> Paved Road <input checked="" type="checkbox"/> Storm Sewer <input checked="" type="checkbox"/> Sidewalk <input checked="" type="checkbox"/> Water Sewer <input checked="" type="checkbox"/> Electric <input checked="" type="checkbox"/> Gas <input checked="" type="checkbox"/> Curb <input checked="" type="checkbox"/> Street Lights <input checked="" type="checkbox"/> Standard Utilities <input checked="" type="checkbox"/> Underground Utils.	Year Land Value Building Value Assessed Value Board of Review Tribunal/Other Taxable Value 2018 15,700 0 15,700 2017 16,800 0 16,800 2016 16,800 0 16,800 2015 16,800 0 16,800
	Topography of Site <input checked="" type="checkbox"/> Level <input checked="" type="checkbox"/> Rolling <input checked="" type="checkbox"/> Low <input checked="" type="checkbox"/> High <input checked="" type="checkbox"/> Landscaped <input checked="" type="checkbox"/> Swamp <input checked="" type="checkbox"/> Wooded <input checked="" type="checkbox"/> Pond <input checked="" type="checkbox"/> Waterfront <input checked="" type="checkbox"/> Ravine <input checked="" type="checkbox"/> Wetland <input checked="" type="checkbox"/> Flood Plain	

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WOLFFIS TODD & JOANNE &	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	RELATED PARTY	2010-4214	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 #:					
	2018 Est TCV 43,507 TCV/TFA: 21.06					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
				* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				\$65 /FF	124.16	199.56	1.0000	1.0000	65	100	8,070
				124 Actual Front Feet, 0.57 Total Acres						Total Est. Land Value =	8,070

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.							



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

Who	When	What	2018	2017	2016	2015
			4,000	4,000	6,500	6,500
		TPC 12/27/2017 INSPECTED		17,800	17,900	20,600
		TPC 08/29/2016 INSPECTED		21,800	21,900	27,100
				24,200	19,318C	18,921C
					21,308C	21,245C

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

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

Class: D,Pole  
 Floor Area: 2,066  
 Gross Bldg Area: 2,066  
 Stories Above Grd: 1  
 Average Sty Hght : 16  
 Bsmnt Wall Hght

Depr. Table : 4%  
 Effective Age : 5  
 Physical %Good: 82  
 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: No Heating or Cooling 0%  
 Heat#2: No Heating or Cooling 0%  
 Ave. SqFt/Story: 2066  
 Ave. Perimeter: 192  
 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
16	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: 16 Height per Story Multiplier: 1.120  
 Ave. Floor Area: 2,066 Perimeter: 192 Perim. Multiplier: 1.021  
 Refined Square Foot Cost for Upper Floors: 13.32

County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 18.251

Total Floor Area: 2,066 Base Cost New of Upper Floors = 37,707

Reproduction/Replacement Cost = 37,707  
 Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0  
 Total Depreciated Cost = 30,920

ECF (416 RESIDENTIAL RURAL/ NON SUB) 1.100 => TCV of Bldg: 1 = 34,012  
 Replacement Cost/Floor Area= 18.25 Est. TCV/Floor Area= 16.46

(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\*\*\*



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BRANNAN ROBERT A & KAREN	WINKEL JAMES L & KIMBERLY	11,000	09/16/2016	WD	Split Vacant	2016-03077	PTA	100.0

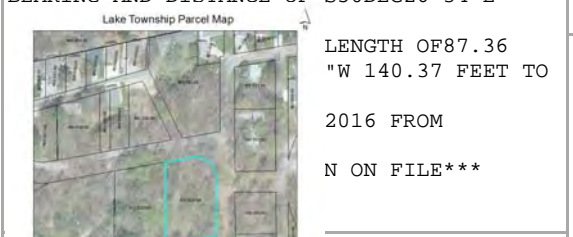
Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
RAILROAD ST	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
WINKEL JAMES L & KIMBERLY S 6684 W LAKEVIEW DR LAKE CITY MI 49651	MAP #:					
	2018 Est TCV 8,000					

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
			<Site Value C>	.50	-1.0	AC M/L	8000 100	8,000
			124 Actual Front Feet,	0.57	Total Acres	Total Est. Land Value =	8,000	

**Tax Description**  
 2016-03077 COMMENCING AT THE S 1/4 CORNER OF SECTION 12, T22N, R8W; THENCE N00DEG11'30"W 1373.95 FEET; THENCE N00DEG07'29"W 159.99 FEET; THENCE N00DEG14'16"W 131.76 FEET; THENCE S80DEG01'51"W 34.18 FEET; THENCE N00DEG25'20"W 200.07 FEET TO THE POINT OF BEGINNING; THENCE S79DEG59'30"W 124.19 FEET; THENCE N00DEG24'06"E 199.60 FEET; THENCE N79DEG58'46"E 63.85 FEET TO A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 49.75 FEET AND A CHORD BEARING AND DISTANCE OF S50DEG26'34"E

- 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
2018	4,000	0	4,000			4,000S
2017	4,000	0	4,000			4,000S
2016	0	0	0			0
2015	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
			2018	4,000	0	4,000			4,000S
			2017	4,000	0	4,000			4,000S
			2016	0	0	0			0
			2015	0	0	0			0

LENGTH OF 87.36 "W 140.37 FEET TO 2016 FROM N ON FILE\*\*\*

6 completed T TO 012-022-80; 2-022-00; -022-80;

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6 completed T TO 012-022-80; 2-022-00; -022-80;

TPC 12/27/2017 INSPECTED

TPC 08/29/2016 INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	4,000	0	4,000			4,000S
2017	4,000	0	4,000			4,000S
2016	0	0	0			0
2015	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 MICHAEL J & CYNTHIA	ALLEN MICHAEL J & CYNTHIA	0	12/10/2014	QC	FAMILY SALE	2014-04076		0.0
BRANNAN ROBERT A & KAREN	ALLEN MICHAEL J & CYNTHIA	14,000	02/11/2011	WD	Split Vacant	2011-507WD	PTA	100.0
WOLFFIS TODD & JOANNE &	BRANNAN ROBERT & KAREN RE	25,000	09/03/2010	QC	FAMILY SALE	2010-4213QC	PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
RAILROAD ST			Garage	06/24/2011	2011-0286	100%

Owner's Name/Address	MAP #:
ALLEN MICHAEL J & CYNTHIA L TRUST P O BOX 934 LAKE CITY MI 49651	2018 Est TCV 13,000

Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS				
Public Improvements			* Factors * 2011 SPLIT PARLCEL 1				
			Description	Frontage	Depth	Rate %Adj. Reason	Value

Tax Description  
 2011 ROLL SPLIT - 1.10 AC WITH PARENT SPLIT 1.12 CHILD 009-012-022-15  
 SEC 12 T22N R8W: COMM AT S1/4 CNR SAID SEC; THENCE N 00°23'24"E, 1373.95 FT; THENCE N 00°27'25"E, 159.99FT; THENCE N 00°20'38"E 131.76 FT; THENCE S 80°36'48" W 34.18 FT; THENCE N 01°00'00"E 200.00 FT TO POB; THENCE S80°37'17" W 248.27 FT THENCE N 00°56'36"E 199.56 FT; THENCE N 80°35'14"E 188.20 FT TO A CURVE TO THE RIGHT SAID CURVE HAVING A RADIUS OF 49.75 FT, AND A CHORD BEARING AND DISTANCE OF S49°44'16"E 76.60 FT ALONG SAID CURVE A

- 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.

\$65 /FF	200.00	248.91	1.0000	1.0000	65	100	13,000	
200 Actual Front Feet, 1.14 Total Acres							Total Est. Land Value =	13,000



- Topography of Site
- 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
2018	6,500	0	6,500			6,500S
2017	6,500	0	6,500			6,500S
2016	6,500	0	6,500			6,500S
2015	6,500	0	6,500			6,500S

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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.
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
RAILROAD ST						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2018 Est TCV 15,000					

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	7,500	0	7,500			4,451C
2017	7,500	0	7,500			4,360C
2016	7,500	0	7,500			4,322C
2015	7,500	0	7,500			4,310C

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	04/24/2017	INSPECTED



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 Missaukee, Michigan

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
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	2018 Est TCV 97,541 TCV/TFA: 135.47

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
Paved Road	Land Improvement Cost Estimates									
Storm Sewer	Description	Rate	CountyMult.	Size	%Good	Cash Value				
Sidewalk	Shed: Wood Frame	11.23	1.00	64	94	676				
Water	Total Estimated Land Improvements True Cash Value =								676	

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



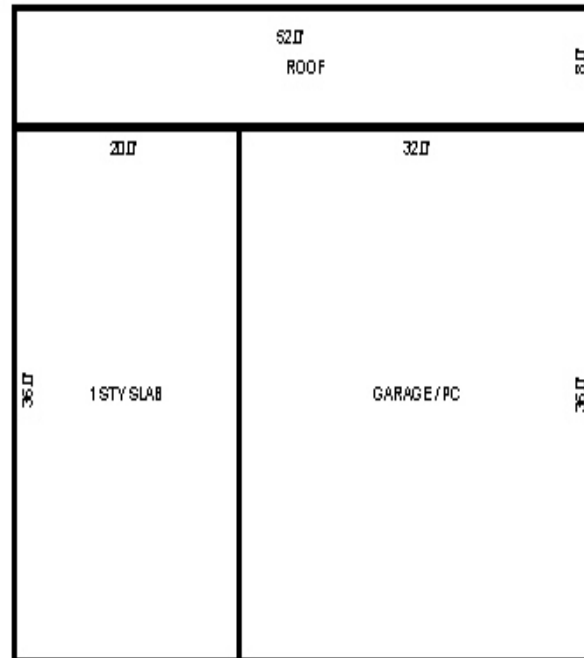
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
X Level	2018	8,500	40,300	48,800			24,637C
Rolling	2017	8,500	39,000	47,500			24,131C
Low	2016	8,500	36,700	45,200			23,916C
High	2015	8,500	34,200	42,700			23,845C
Landscaped	Who When What						
Swamp	TPC 12/27/2017 INSPECTED						
X Wooded	TPC 12/08/2010 INSPECTED						
Pond	RJG 12/01/2008 INSPECTED						
Waterfront							
Ravine							
Wetland							
X Flood Plain							
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	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: 10 Floor Area: 720 Total Base Cost: 65,645 Total Base New : 90,590 Total Depr Cost: 81,531 Estimated T.C.V: 79,900		CntyMult X 1.380 E.C.F. X 0.980		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1S		Trim & Decoration		(12) Electric			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj			Rate Bsmnt-Adj Heat-Adj			Size Cost			
Yr Built 2005	Remodeled 0	Ex	Ord	Min	0 Amps Service			1 Story Siding Slab			63.90 -11.33 -0.21			720 37,699		
Condition: Average		Lg	Ord	Small	No./Qual. of Fixtures			Other Additions/Adjustments			Rate			Size Cost		
Room List		(5) Floors		Ex. X Ord. Min			(13) Plumbing			Average Fixture(s)			1 630			
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		No. of Elec. Outlets			Average Fixture(s)			630.00			1 630			
(1) Exterior		(6) Ceilings		Many Ave. X Few			1 Average Fixture(s)			1025.00			1 1,025			
	Wood/Shingle Aluminum/Vinyl Brick Metal Insulation	Basement: 0 S.F. Crawl: 0 S.F. Slab: 720 S.F. Height to Joists: 0.0		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			14) Water/Sewer			2550.00			1 2,550			
X	(2) Windows	(8) Basement		1 Average Fixture(s)			15) Built-Ins & Fireplaces			1415.00			1 1,415			
	Many Avg. X 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			16) Porches			17.63			416 7,334			
X	(3) Roof	(9) Basement Finish		1 Average Fixture(s)			17) Garages			13.16			1152 15,160			
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Recreation SF Living SF Walkout Doors No Floor SF		1 Average Fixture(s)			Class:CD Exterior: Pole Foundation: 42 Inch (Finished )			-918.75			1 -919			
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors No Floor SF		1 Average Fixture(s)			Base Cost			375.00			2 750			
	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors No Floor SF		1 Average Fixture(s)			Common Wall: 1 Wall			0.980 => TCV of Bldg: 1 =			81,531			
X	Asphalt Shingle Metal	Recreation SF Living SF Walkout Doors No Floor SF		1 Average Fixture(s)			Automatic Doors			0.980 => TCV of Bldg: 1 =			79,900			
	Chimney:	Recreation SF Living SF Walkout Doors No Floor SF		1 Average Fixture(s)			Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/90.0,			0.980 => TCV of Bldg: 1 =			81,531			
		Recreation SF Living SF Walkout Doors No Floor SF		1 Average Fixture(s)			ECF (416 RESIDENTIAL RURAL/ NON SUB)			0.980 => TCV of Bldg: 1 =			79,900			
		Recreation SF Living SF Walkout Doors No Floor SF		1 Average Fixture(s)			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.
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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RAILROAD ST	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	2018 Est TCV 8,000
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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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Tax Description	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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. 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.	<Site Value C>	.50	-1.0	AC	M/L	8000	100		8,000
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Comments/Influences	285 Actual Front Feet, 0.65 Total Acres	Total Est. Land Value =		8,000
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	Dirt Road								
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	Gravel Road								
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	Paved Road								
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	Storm Sewer								
--	-------------	--	--	--	--	--	--	--	--

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

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

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

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

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

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

	Street Lights								
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	Standard Utilities								
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	Underground Utils.								
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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X Level	2018	4,000	0	4,000			2,416C
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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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X Wooded	2017	4,000	0	4,000			2,367C
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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	2016	3,800	0	3,800			2,346C
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	2015	3,800	0	3,800			2,339C
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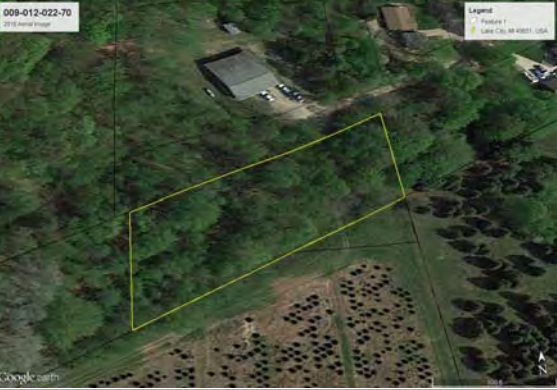
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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			2018	4,000	0	4,000			2,416C
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			2017	4,000	0	4,000			2,367C
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			2016	3,800	0	3,800			2,346C
--	--	--	------	-------	---	-------	--	--	--------

			2015	3,800	0	3,800			2,339C
--	--	--	------	-------	---	-------	--	--	--------



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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			
RAILROAD ST		School: LAKE CITY - 57020									
Owner's Name/Address		P.R.E. 0%									
ALDEN JOHN F 8188 WALLACE DRIVE LAKE MI 48632		MAP #:		2018 Est TCV 8,000							
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
. 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.		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		<Site Value C>	.50	-1.0	AC	M/L	8000	100	8,000
		Paved Road		330 Actual Front Feet, 0.73 Total Acres				Total Est. Land Value =		8,000	
		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								
		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	2018	4,000	0	4,000			2,416C
		TPC 12/27/2017 INSPECTED			2017	4,000	0	4,000			2,367C
		TPC 04/25/2017 INSPECTED			2016	3,800	0	3,800			2,346C
					2015	3,800	0	3,800			2,339C



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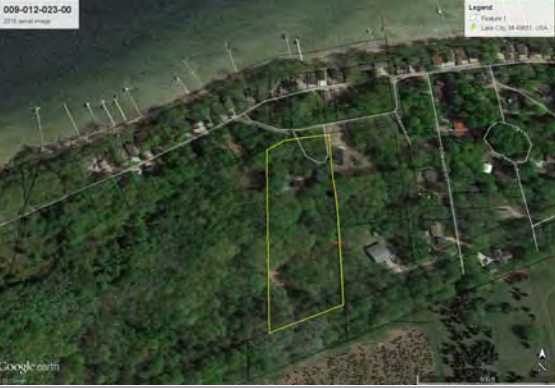


Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JANKOSKI MARTIN J	NEDERHOOD DERRICK & JENNY	47,000	09/14/2017	WD	Arms Length	2017-02847	PTA	100.0
JANKOSKI MARTIN J	JANKOSKI MARTIN J	1,172	07/21/2011	OTH	REDEMPTION CERTIFICA	2011-02527		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6681 LAKEVIEW DR						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2018 Est TCV 31,728 TCV/TFA: 21.47					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
			* Factors *						
. 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		Description Frontage Depth Front Depth Rate %Adj. Reason Value						
			GROUP H \$75/FF 234.00 521.23 1.0000 1.0000 75 100 17,550						
Comments/Influences	X		234 Actual Front Feet, 2.80 Total Acres Total Est. Land Value = 17,550						
			Land Improvement Cost Estimates						
	X		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						

Public Improvements	X	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Gravel Road									
Paved Road	X	Rolling							
Storm Sewer		Low							
Sidewalk		High							
Water		Landscaped							
Sewer	X	Swamp							
Electric	X	Wooded							
Gas	X	Pond							
Curb		Waterfront							
Street Lights		Ravine							
Standard Utilities		Wetland							
Underground Utils.		Flood Plain							



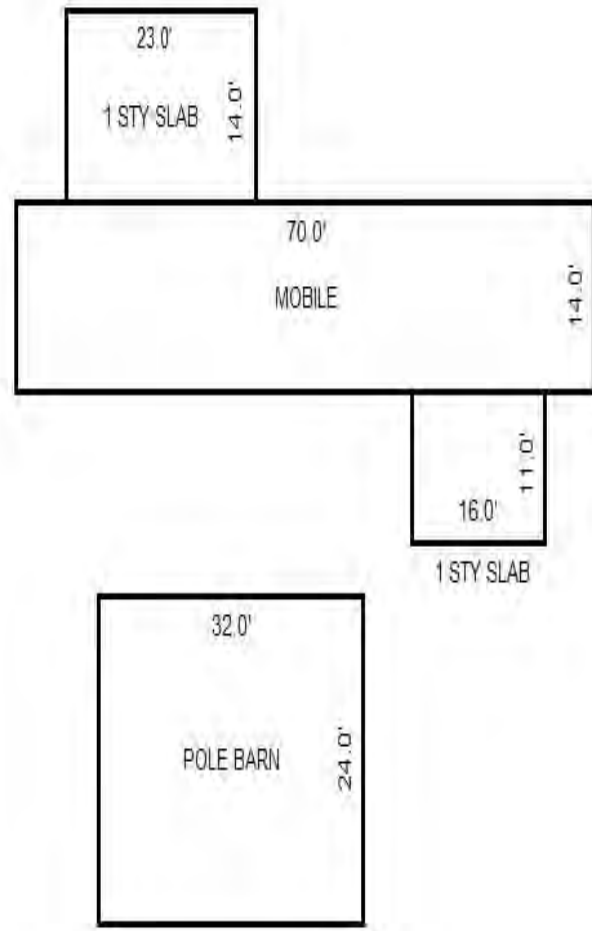
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2017	8,800	7,100	15,900			15,180C
TPC	09/25/2017	INSPECTED	2016	8,800	7,700	16,500			15,045C
TPC	11/07/2011	INSPECTED	2015	8,800	6,200	15,000			15,000S

\*\*\* 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: 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																																																																																																																																																																				
	Wood Frame	Drywall Paneled	Plaster Wood T&G	X Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump			Class: Low Effec. Age: 40 Floor Area: Total Base Cost: 57,645 Total Base New : 79,550 Total Depr Cost: 27,842 Estimated T.C.V: 13,921		CntyMult X 1.380 E.C.F. X 0.500	Bsmnt Garage: Carport Area: Roof:																																																																																																																																																																								
Building Style: HUD		Trim & Decoration																																																																																																																																																																																
Yr Built 1972	Remodeled 0	Ex	X Ord	Min	Size of Closets																																																																																																																																																																													
Condition: Average		Lg	X Ord	Small	Doors			Solid	X	H.C.																																																																																																																																																																								
Room List		(5) Floors		Central Air Wood Furnace			(12) Electric		0 Amps Service																																																																																																																																																																									
Basement 1st Floor 2nd Floor Bedrooms		Kitchen: Other: Other:		(6) Ceilings			No./Qual. of Fixtures																																																																																																																																																																											
(1) Exterior				X	Ex.	Ord.	Min	No. of Elec. Outlets																																																																																																																																																																										
X	Wood/Shingle Aluminum/Vinyl Brick			Many			X	Ave.	Few	(13) Plumbing																																																																																																																																																																								
	Insulation			Basement: 0 S.F. Crawl: 498 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																																																																																																											
(2) Windows				(8) Basement			(14) Water/Sewer																																																																																																																																																																											
X	Many Avg. Few	X	Large Avg. Small		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																																																																																																																																																										
	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		(9) Basement Finish			Lump Sum Items:																																																																																																																																																																										
(3) Roof				(10) Floor Support																																																																																																																																																																														
X	Gable Hip Flat	Gambrel Mansard Shed		Joists: Unsupported Len: Cntr.Sup:																																																																																																																																																																														
	Asphalt Shingle			Chimney:																																																																																																																																																																														
<p>&lt; Cost Estimates for Res. Building: 1 Mobile Home Class: Low Quality &gt;</p> <table border="1"> <thead> <tr> <th>(11) Heating System: Forced Warm Air</th> <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 Ribbed Metal</td> <td></td> <td></td> <td></td> <td>27.78</td> <td>0.00</td> <td>0</td> <td>980</td> <td>27,224</td> </tr> <tr> <td>Other Additions/Adjustments</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>Size</td> <td>Cost</td> </tr> <tr> <td>Addition/Crawl</td> <td></td> <td></td> <td></td> <td></td> <td>30.25</td> <td></td> <td>498</td> <td>15,065</td> </tr> <tr> <td>(2) Skirting</td> <td></td> <td></td> <td></td> <td></td> <td>5.43</td> <td></td> <td>168</td> <td>912</td> </tr> <tr> <td>(9) Foundation</td> <td></td> <td></td> <td></td> <td></td> <td>7.13</td> <td></td> <td>0</td> <td>0</td> </tr> <tr> <td>(13) Plumbing</td> <td></td> <td></td> <td></td> <td></td> <td>405.00</td> <td></td> <td>1</td> <td>405</td> </tr> <tr> <td>(14) Water/Sewer</td> <td></td> <td></td> <td></td> <td></td> <td>912.00</td> <td></td> <td>1</td> <td>912</td> </tr> <tr> <td>Public Sewer</td> <td></td> <td></td> <td></td> <td></td> <td>2425.00</td> <td></td> <td>1</td> <td>2,425</td> </tr> <tr> <td>(15) Built-Ins &amp; Fireplaces</td> <td></td> <td></td> <td></td> <td></td> <td>1235.00</td> <td></td> <td>1</td> <td>1,235</td> </tr> <tr> <td>Appliance Allowance</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>(17) Garages</td> <td></td> <td></td> <td></td> <td></td> <td>11.48</td> <td></td> <td>768</td> <td>8,817</td> </tr> <tr> <td>Class:D Exterior: Pole Foundation: 42 Inch (Unfinished)</td> <td></td> <td></td> <td></td> <td></td> <td>325.00</td> <td></td> <td>2</td> <td>650</td> </tr> <tr> <td>Base Cost</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Mechanical Doors</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0,</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Depr.Cost =</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>27,842</td> </tr> <tr> <td>ECF (416 RESIDENTIAL RURAL/ NON SUB)</td> <td></td> <td></td> <td></td> <td></td> <td>0.500 =&gt;</td> <td>TCV of Bldg:</td> <td>1</td> <td>=</td> <td>13,921</td> </tr> </tbody> </table>																(11) Heating System: Forced Warm Air	Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost	BaseUnit Ribbed Metal				27.78	0.00	0	980	27,224	Other Additions/Adjustments							Size	Cost	Addition/Crawl					30.25		498	15,065	(2) Skirting					5.43		168	912	(9) Foundation					7.13		0	0	(13) Plumbing					405.00		1	405	(14) Water/Sewer					912.00		1	912	Public Sewer					2425.00		1	2,425	(15) Built-Ins & Fireplaces					1235.00		1	1,235	Appliance Allowance									(17) Garages					11.48		768	8,817	Class:D Exterior: Pole Foundation: 42 Inch (Unfinished)					325.00		2	650	Base Cost									Mechanical Doors									Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0,									Depr.Cost =								27,842	ECF (416 RESIDENTIAL RURAL/ NON SUB)					0.500 =>	TCV of Bldg:	1	=	13,921
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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		
RAILROAD ST		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 100% 10/25/2006										
HALL ROBERT & ABBEY 1701 S OAKWOOD DR Lake City MI 49651		MAP #:		2018 Est TCV 6,000								
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 S OF BUENA VISTA PARK SUB W'LY OF CL OAKWOOD AVE EXT. .2732A.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		<Site Value B> SITE 6000					6000	100		6,000
		Paved Road		120 Actual Front Feet, 0.28 Total Acres		Total Est. Land Value =						6,000
		Storm Sewer										
		Sidewalk										
		Water										
		X Sewer										
		X Electric										
		X Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		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	2018	3,000	0	3,000		3,000S		
		TPC 12/27/2017 INSPECTED			2017	3,500	0	3,500		3,074C		
		TPC 04/25/2017 INSPECTED			2016	3,500	0	3,500		3,047C		
					2015	3,500	0	3,500		3,038C		



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HALL ROBERT & ABBEY NICOL	HARRIS RYAN R & TARA C &	260,000	02/07/2018	WD	Arms Length	2018-00387	PTA	100.0
HANCHETT ROBERT W	HALL ROBERT & ABBEY NICOL	8,500	03/10/2005	WD	Arms Length	05-0/954		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1701 S OAKWOOD AVE	School: LAKE CITY - 57020		Addition	08/21/2012	2012-0401	100%
	P.R.E. 100% 10/03/2005		Garage	03/27/2006	20060042	Complete
Owner's Name/Address	MAP #:		New House	03/11/2005	20050024	Complete
HARRIS RYAN R & TARA C & HOOT PATRICIA ANN 1701 S OAKWOOD AVE Lake City MI 49651	2018 Est TCV 225,752 TCV/TFA: 104.32					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.
SEC 12 T22N R8W THAT PART OF FORMER RR R/W LYING S OF BUENA VISTA PARK SUB LYING E'LY OF CL OAKWOOD AVE EXT & W OF W LINE LOT 82 EXT EXC E'LY 50' THEREOF. .5739A. 5/2017 SPLIT EAST 50' TO NEW PIN 009-012-025-80 FORMERLY . SEC 12 T22N R8W THAT PART OF FORMER RR R/W LYING S OF BUENA VISTA PARK SUB LYING E'LY OF CL OAKWOOD AVE EXT & W OF W LINE LOT 82 EXT. .6887A.	X		* Factors *						
	X		Description Frontage Depth Front Depth Rate %Adj. Reason Value						
	X		<Site Value C> .50 -1.0 AC M/L 8000 100 8,000						
	X		57 Actual Front Feet, 0.57 Total Acres Total Est. Land Value = 8,000						
	X		Land Improvement Cost Estimates						
	X		Description	Rate	CountyMult.	Size	%Good	Cash Value	
	X		D/W/P: 4in Ren. Conc.	4.21	1.00	1600	0	0	
	X		Residential Local Cost Land Improvements						
	X		Description	Rate	CountyMult.	Size	%Good	Cash Value	
	X		LAND IMPROVE 2500	2500.00	1.00	1.5	95	3,563	
	X		Total Estimated Land Improvements True Cash Value = 3,563						

Comments/Influences

Split/Comb. on 05/12/2017 completed



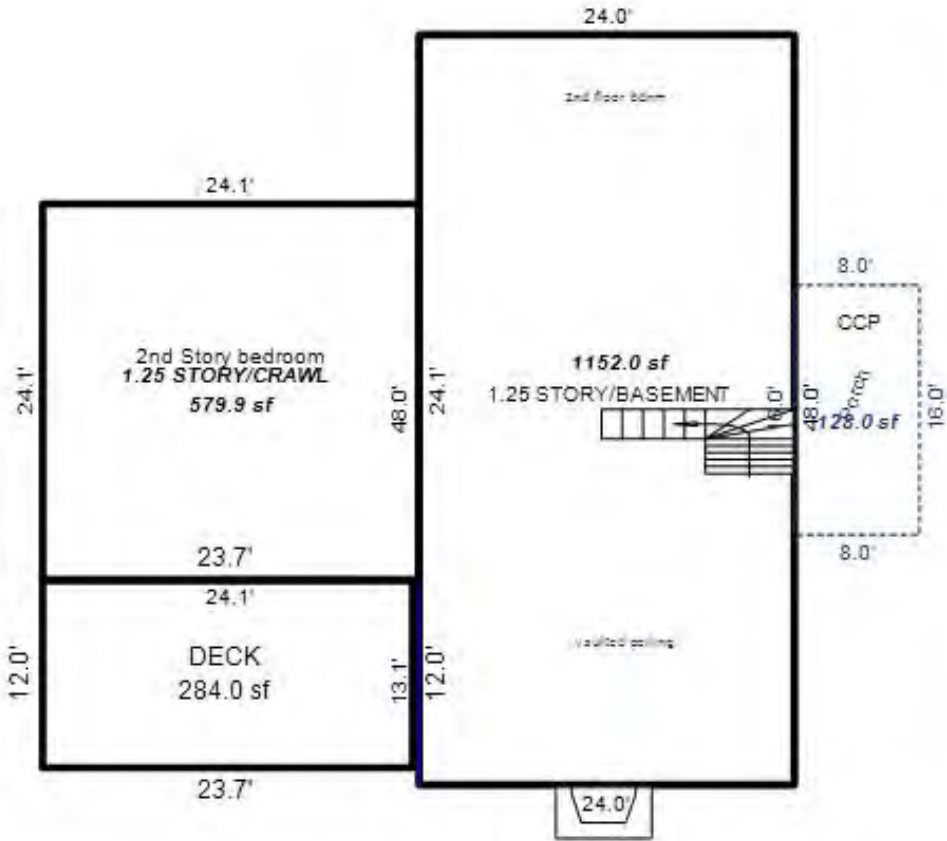
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Topography of Site							
		X Level							
		Rolling							
		Low							
		High							
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
			2018	4,000	108,900	112,900			85,713C
		TPC 12/27/2017 INSPECTED	2017	4,000	91,200	95,200			70,340C
		TPC 04/25/2017 INSPECTED	2016	3,800	85,800	89,600			69,713C
		TPC 10/12/2012 INSPECTED	2015	3,800	80,000	83,800			69,505C

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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 128 284	Type CCP (1 Story) Treated Wood	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											
Building Style: 1S		Trim & Decoration														
Yr Built 2005	Remodeled 2012	Ex	X	Ord		Min	Size of Closets									
Condition: Average		Lg	X	Ord		Small	Doors									
Room List		(5) Floors														
1 Basement 1 1st Floor 2 2nd Floor 4 Bedrooms		Kitchen: Hardwood Other: Hardwood Other: Hardwood					(12) Electric									
		0 Amps Service														
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories Exterior		Foundation		Rate Bsmnt-Adj		Heat-Adj			
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Ex.	X	Ord.		Min								
				No. of Elec. Outlets												
				Many	X	Ave.		Few								
(2) Windows		(7) Excavation		(13) Plumbing												
X	Many Avg. Few	X	Large Avg. Small	Basement: 1152 S.F. Crawl: 579 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		12.55 Story Siding Basement 74.29 0.00 2.55 1.25 Story Siding Crawl Space 74.29 -8.87 2.55 Other Additions/Adjustments Rate		11.45 760.00 2400.00 1600.00 1162.00 2700.00		972 11,129 1 760 1 2,400 1 1,600 1 1,162 1 2,700			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer		15 Built-Ins & Fireplaces		16 Porches		17 Garages			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Appliance Allowance Fireplace: Exterior 1 Story		CCP (1 Story), Standard Treated Wood, Standard		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, ECF (416 RESIDENTIAL RURAL/ NON SUB)		624 11,482 2 750 312 1,232 218,560 214,189	
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:					Rate		Rate		Size Cost			
Chimney:									11.45		760.00		972 11,129			
									2400.00		1600.00		1 1,600			
									1162.00		2700.00		1 1,162 1 2,700			
									1915.00		3875.00		1 1,915 1 3,875			
									26.30		6.70		128 3,366 284 1,903			
									18.40		375.00		624 11,482 2 750			
									3.95				312 1,232			
									218,560				218,560			
									0.980 => TCV of Bldg: 1				214,189			

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Concrete Parking

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

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
S OAKWOOD AVE	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
HALL ROBERT & ABBEY NICOLE 1701 S OAKWOOD AVE Lake City MI 49651	MAP #:					
	2018 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
<Site Value A> GROUP A	\$5000	100	5000	100			5,000
50 Actual Front Feet, 0.12 Total Acres	Total Est. Land Value =						5,000

**Tax Description**  
 . SEC 12 T22N R8W (0\*2017) E'LY 50' OF THAT PART OF FORMER RR R/W LYING S OF BUENA VISTA PARK SUB LYING E'LY OF CL OAKWOOD AVE EXT & W OF W LINE LOT 82 EXT. .1148A.  
 SPLIT ON 05/12/2017 FROM 009-012-025-00;  
**Comments/Influences**  
 Split/Comb. on 05/12/2017 completed 05/12/2017 TIM ;  
 Parent Parcel(s): 009-012-025-00;  
 Child Parcel(s): 009-012-025-80;

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

-----  
 Topography of Site  
 0, 03-10, 03-20

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	2,500	0	2,500			503C
2017	0	0	0			0
2016	0	0	0			0
2015	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.
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	2018 Est TCV 49,994 TCV/TFA: 52.08					

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 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	8000	100		8,000
		Gravel Road					0.560	Acres	0	100	0
Comments/Influences		Paved Road		264 Actual Front Feet, 0.56 Total Acres Total Est. Land Value = 8,000							
		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		2018	4,000	21,000	25,000			20,809C
	Rolling		2017	4,000	19,500	23,500			20,381C
	Low		2016	3,800	16,400	20,200			20,200S
	High		2015	3,800	17,600	21,400			20,863C
	Landscaped								
	Swamp								
	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
Who	When	What							
	TPC 12/27/2017	INSPECTED							
	TPC 04/27/2014								

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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 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: BOCA/STATE		Trim & Decoration																																																																																																																																																																																																																									
Yr Built 1983	Remodeled 0	Ex	X	Ord		Min	Size of Closets																																																																																																																																																																																																																				
Condition: Average		Lg	X	Ord		Small	Doors			X	Ord		H.C.																																																																																																																																																																																																														
Room List		(5) Floors		Central Air Wood Furnace			(12) Electric			0		Amps Service																																																																																																																																																																																																															
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(6) Ceilings			No./Qual. of Fixtures			X		Ex.		Ord.	Min																																																																																																																																																																																																												
(1) Exterior							No. of Elec. Outlets			Many		X	Ave.		Few																																																																																																																																																																																																												
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 960 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			1	Average Fixture(s)																																																																																																																																																																																																																
	Insulation	(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																																																																																																																																																																																																																	
(2) Windows	Many Avg. Few	X	Large Avg. Small				(14) Water/Sewer			Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic																																																																																																																																																																																																																	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement			(9) Basement Finish						Lump Sum Items:																																																																																																																																																																																																																	
X	Double Glass Patio Doors Storms & Screens			Recreation SF Living SF Walkout Doors No Floor SF																																																																																																																																																																																																																							
(3) Roof		(10) Floor Support																																																																																																																																																																																																																									
X	Gable Hip Flat	Gambrel Mansard Shed																																																																																																																																																																																																																									
X	Asphalt Shingle																																																																																																																																																																																																																										
Chimney: Metal																																																																																																																																																																																																																											
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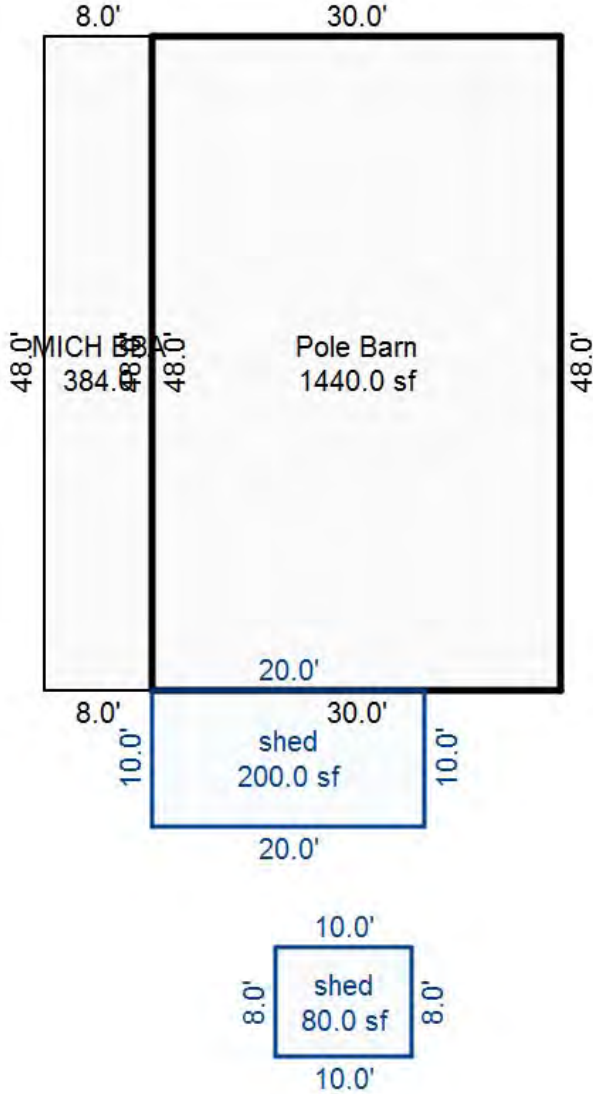
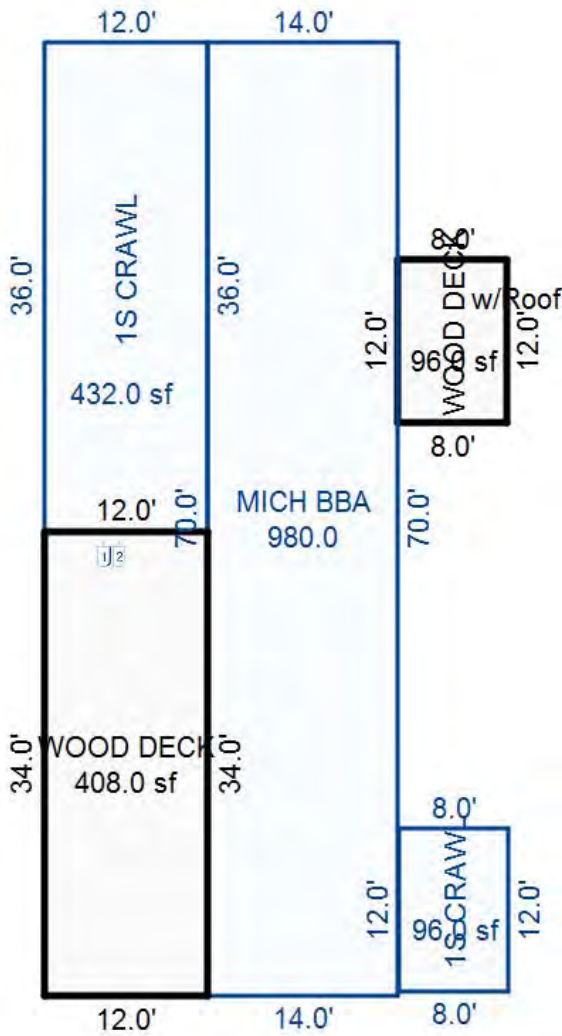
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: 401 RESIDENTIAL-I		Zoning:	Building Permit(s)	Date	Number	Status				
6375 W RAILROAD ST		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 100% 07/20/1994										
VANDERSTOW KARL L 6375 W RAILROAD ST LAKE CITY MI 49651		MAP #:										
		2018 Est TCV 33,285 TCV/TFA: 22.07										
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
				<Site Value B> SITE 6000					6000	100		6,000
				125 Actual Front Feet, 0.29 Total Acres					Total Est. Land Value =	6,000		
				Land Improvement Cost Estimates								
				Description	Rate	CountyMult.	Size	%Good	Cash Value			
		X Dirt Road		D/W/P: 3.5 Concrete	3.44	1.00	1104	0	0			
		X Gravel Road		Shed: Wood Frame	12.07	1.00	80	50	483			
		X Paved Road		Shed: Wood Frame	9.69	1.00	200	50	969			
		X Storm Sewer		Residential Local Cost Land Improvements								
		X Sidewalk		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		X Water		LAND IMPROVE 1000	1000.00	1.00	0.5	95	475			
		X Sewer		Total Estimated Land Improvements True Cash Value = 1,927								
		X Electric										
		X Gas										
		X Curb										
		X Street Lights										
		X Standard Utilities										
		X Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who	When	What	2018	3,000	13,600	16,600			16,117C	
		TPC 12/27/2017 INSPECTED			2017	3,500	13,600	17,100			15,786C	
		TPC 09/29/2014 INSPECTED			2016	3,500	14,800	18,300			15,646C	
		TPC 10/12/2012 INSPECTED			2015	3,500	12,100	15,600			15,600S	



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HARTFORD MICHAEL R & JANE	HARTFORD MICHAEL R & JANE	0	09/22/2016	WD	RELATED PARTY	2016-03164	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6405 RAILROAD ST	School: LAKE CITY - 57020					
	P.R.E. 100% 07/20/1994					
Owner's Name/Address	MAP #:					
HARTFORD MICHAEL R & JANET E 6405 RAILROAD ST LAKE CITY MI 49651	2018 Est TCV 144,422 TCV/TFA: 75.77					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS									
				* Factors *									
		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" per Dawn)	X	Dirt Road		<Site Value B> SITE 6000					6000	100		6,000	
		Gravel Road		111 Actual Front Feet, 0.26 Total Acres								6,000	
		Paved Road		Land Improvement Cost Estimates									
		Storm Sewer		Description					Rate	CountyMult.	Size	%Good	Cash Value
		Sidewalk		D/W/P: 4in Ren. Conc.					4.21	1.00	800	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	1.0	95	950
	X	Gas		Total Estimated Land Improvements True Cash Value = 950									
		Curb											

Comments/Influences	Street Lights	Standard Utilities	Underground Utils.



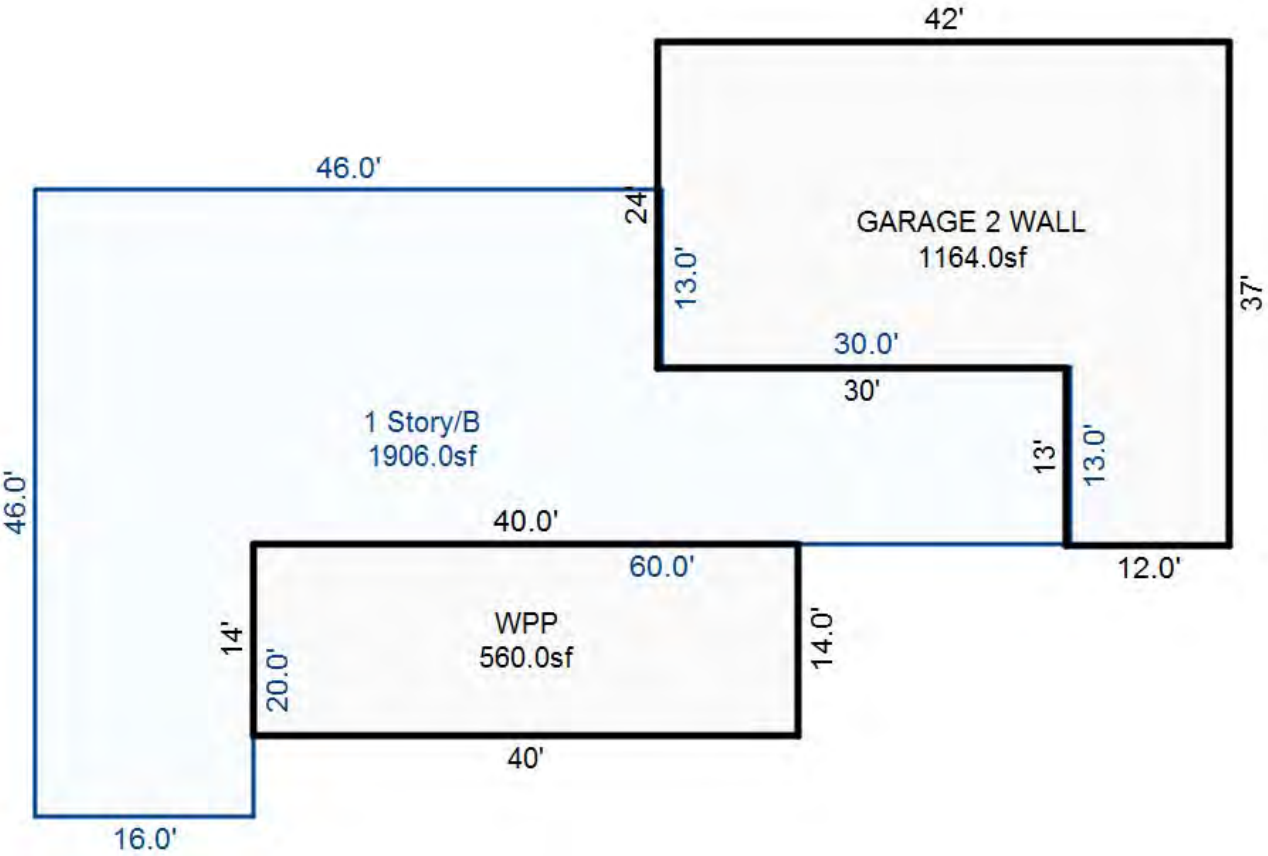
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2018	3,000	69,200	72,200			52,640C
Rolling	2017	3,500	67,100	70,600			51,558C
Low	2016	3,500	63,100	66,600			51,099C
High	2015	3,500	58,800	62,300			50,947C
Landsaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

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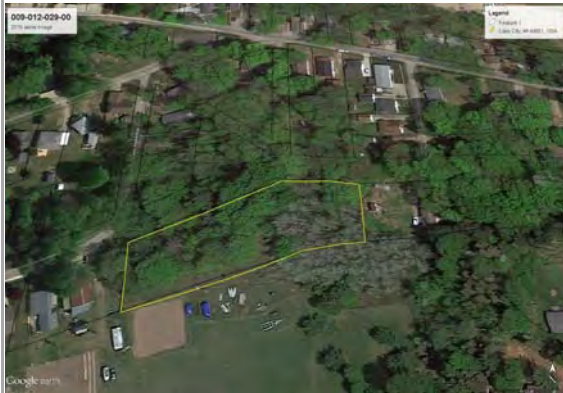
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
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
W RAILROAD ST						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2018 Est TCV 15,000					

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 S OF BUENA VISTA PARK SUB LYING W OF E LINE LOT 129 EXT & E OF W LINE LOT 113 EXT. .8609A.	Public Improvements			* Factors *							
	Dirt Road			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
	Gravel Road			<Site Value G>	RURAL SITES				15000	100	15,000
	Paved Road					0.860	Acres		0	100	0
	Storm Sewer			210 Actual Front Feet, 0.86 Total Acres Total Est. Land Value = 15,000							
	Sidewalk										
	Water										
	Sewer										
	Electric										
	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	2018	7,500	0	7,500			2,063C
	X Rolling	2017	4,000	0	4,000			2,021C
	X Low	2016	3,800	0	3,800			2,003C
	X High	2015	3,800	0	3,800			1,998C
	X Landscaped							
	X Swamp							
	X Wooded							
	X Pond							
	X Waterfront							
	X Ravine							
	X Wetland							
	X Flood Plain							



Who	When	What	2018	7,500	0	7,500		2,063C
		TPC 12/27/2017 INSPECTED	2017	4,000	0	4,000		2,021C
		TPC 08/28/2017 INSPECTED	2016	3,800	0	3,800		2,003C
			2015	3,800	0	3,800		1,998C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JAMROZY LINDA M	LINE ROBERT S & BARBARA C	6,000	08/08/2017	WD	Arms Length	2017-02465		100.0
LUCAS DOROTHY L	JAMROZY LINDA	0	11/30/2016	DC	CERTIFICATE OF DEATH	2017-02464	PTA	0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
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W RAILROAD ST	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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LINE ROBERT S & BARBARA C 9971 FOREST RIDGE DR CLARKSTON MI 48348	2018 Est TCV 6,000
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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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<Site Value B> SITE 6000					6000	100		6,000
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110 Actual Front Feet, 0.25 Total Acres					Total Est. Land Value =			6,000
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Tax Description	X	Value
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. 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	
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Comments/Influences	X	Value
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	X	
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	X	
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	X	
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	X	
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	X	
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	X	
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Topography of Site	X	Value
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Level	X	
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Rolling		
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Low		
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High		
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Landscaped		
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Swamp		
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Wooded	X	
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Pond		
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Waterfront		
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Ravine		
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Wetland		
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Flood Plain		
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2018	3,000	0	3,000			3,000S
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2017	3,500	0	3,500			1,667C
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2016	3,500	0	3,500			1,653C
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2015	3,500	0	3,500			1,649C
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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 #: 2018 Est TCV 23,027 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> SITE 6000					6000	100		6,000
			140 Actual Front Feet, 0.32 Total Acres Total Est. Land Value = 6,000								

Public Improvements			Land Improvement Cost Estimates								
			Description	Rate	CountyMult.	Size	%Good	Cash Value			
			Dirt Road								
			Gravel Road								
			Paved Road								
			Storm Sewer								
			Sidewalk								
			Water								
			Sewer								
	X		Electric								
	X		Gas	1000.00	1.00	0.5	95	475			
			Curb								
			Street Lights								
			Standard Utilities								
			Underground Utils.								
			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		2018	3,000	8,500	11,500			10,497C
	Rolling		2017	3,500	8,600	12,100			10,282C
	Low		2016	3,500	8,100	11,600			10,191C
	High		2015	3,500	7,100	10,600			10,161C
	Landscaped								
	Swamp								
	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								

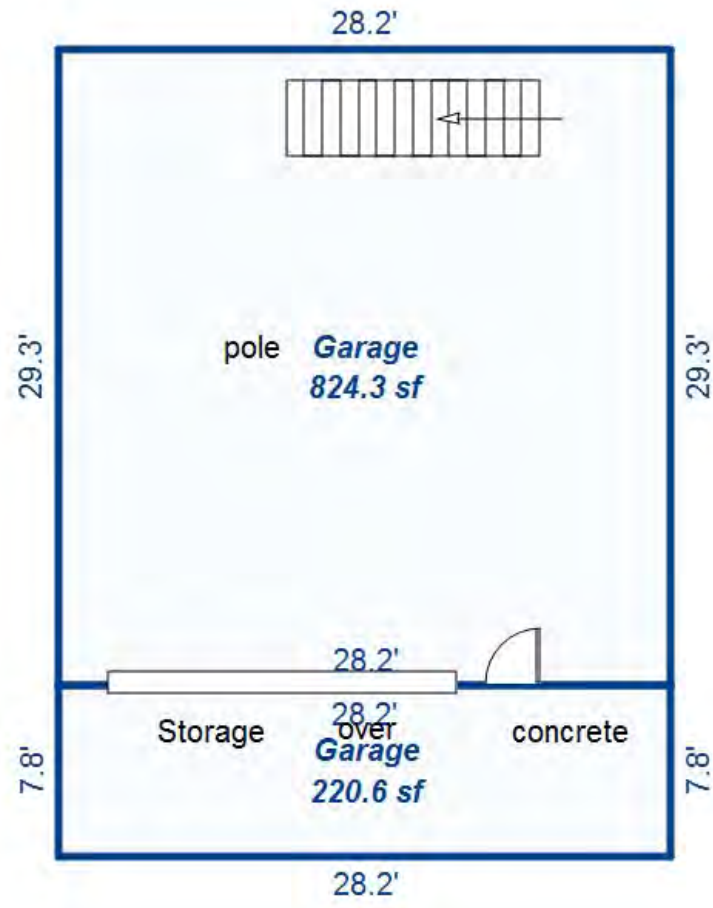
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2018	3,000	8,500	11,500			10,497C
			2017	3,500	8,600	12,100			10,282C
			2016	3,500	8,100	11,600			10,191C
			2015	3,500	7,100	10,600			10,161C

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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: 2012 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 824 % Good: 0 Storage Area: 824 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			Class: C +5 Effec. Age: 5 Floor Area: 0 Total Base Cost: 12,883 Total Base New : 17,779 Total Depr Cost: 16,890 Estimated T.C.V: 16,552				CntyMult X 1.380 E.C.F. X 0.980		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 2012	Remodeled 0	Ex	Ord	Min	0 Amps Service			Other Additions/Adjustments (17) Garages Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)								
Condition: Average		Lg	Ord	Small	(13) Plumbing			Base Cost Automatic Doors Storage area over garage		11.23 375.00 3.95		824 1 824		9,254 375 3,255		
Room List		(5) Floors		No./Qual. of Fixtures			Notes: GARAGE ONLY Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 16,890 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 16,552									
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(14) Water/Sewer												
(1) Exterior		(6) Ceilings		Ex. Ord. Min												
	Wood/Shingle Aluminum/Vinyl Brick	No. of Elec. Outlets		Many Ave. Few												
Insulation		(7) Excavation		(15) Plumbing												
(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												
	Many Avg. Few Large Avg. Small	(8) Basement		(16) 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	Recreation SF Living SF Walkout Doors No Floor SF														
	Gambrel Mansard Shed	(10) Floor Support														
	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:														
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.
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	P.R.E. 0%	MAP #:
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CUPP ROBERT B JR & KATHLEEN 644 TENNYSON Rochester MI 48307	2018 Est TCV 81,436 TCV/TFA: 72.20
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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
<Site Value B> SITE 6000					6000	100		6,000
145 Actual Front Feet, 0.33 Total Acres							Total Est. Land Value =	6,000

Tax Description	X	Dirt Road
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. 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	Gravel Road
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Comments/Influences	X	Paved Road
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	X	Storm Sewer
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	X	Sidewalk
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	X	Water
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	X	Sewer
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	X	Electric
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	X	Gas
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		Curb
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		Street Lights
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		Standard Utilities
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		Underground Utils.
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Topography of Site	X	Level
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	X	Rolling
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		Low
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		High
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		Landscaped
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		Swamp
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	X	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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2018	3,000	37,700	40,700			33,169C
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2017	3,500	36,600	40,100			32,487C
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2016	3,500	34,400	37,900			32,198C
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2015	3,500	32,000	35,500			32,102C
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Who	When	What
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TPC 12/27/2017	INSPECTED	
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TPC 10/08/2012	INSPECTED	
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RJG 12/01/2008	INSPECTED	
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Licensed To: Township of Lake, County of		
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Missaukee, Michigan		
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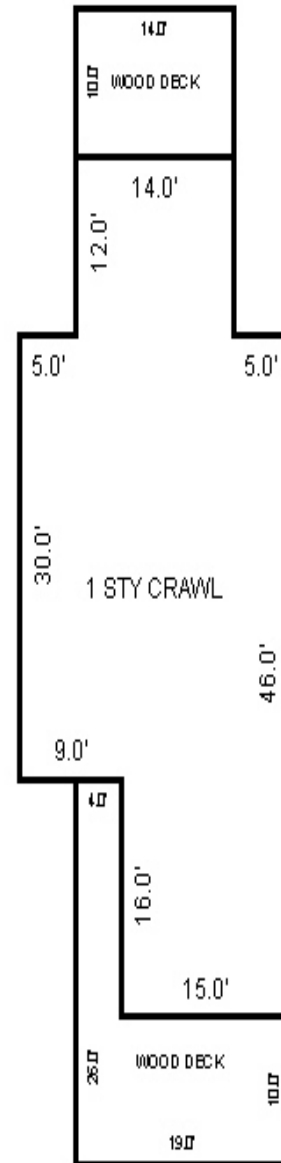
*** Information herein deemed reliable but not guaranteed***		
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 140 254	Type Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	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									
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Class: CD Effec. Age: 15 Floor Area: 1128 Total Base Cost: 69,564 Total Base New : 95,999 Total Depr Cost: 76,976 Estimated T.C.V: 75,436					
Yr Built 1940	Remodeled 2005	Ex	X	Ord		Min	0 Amps Service			CntryMult X 1.380 E.C.F. X 0.980					
Condition: Average		Lg	X	Ord		Small	No Heating/Cooling			Rate Bsmnt-Adj Heat-Adj					
Room List		(5) Floors		Kitchen: Other: Other:			No./Qual. of Fixtures			Rate					
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Other:		(12) Electric			Ex. X Ord. Min			57.99					
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Stories Exterior			-8.49					
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Many X Ave. Few			1 Story Siding			0.00					
(2) Windows		(7) Excavation		(13) Plumbing			Other Additions/Adjustments			Rate					
X	Insulation	Basement: 0 S.F. Crawl: 1128 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			630.00 1975.00					
X	Many Avg. X Few	(8) Basement		(14) Water/Sewer			(15) Built-Ins & Fireplaces			1025.00 2550.00					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer			Appliance Allowance Fireplace: Exterior 1 Story			1415.00 3450.00					
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		(14) Water/Sewer			(16) Deck/Balcony			7.32 6.53					
X	Chimney:	Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer			Treated Wood,Standard Treated Wood,Standard			Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost =					
X	Gable Hip Flat	(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Separately Depreciated Items: Square footage # 1 is depreciated at 79 %Good... County Multiplier = 1.38 =>			Base Cost Was = Cost New =					
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Phy/Ab.Phy/Func/Econ/Comb.%Good= -6/100/100/100/-6.0, Depr.Cost =			-4,623					
							ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 =			75,436					

\*\*\* 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.
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
RAILROAD ST						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2018 Est TCV 3,575					

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
\$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	X	Value
. 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		

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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	1,800	0	1,800			1,566C
2017	1,800	0	1,800			1,534C
2016	1,800	0	1,800			1,521C
2015	1,800	0	1,800			1,517C

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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	2018 Est TCV 5,000
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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 *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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		<Site Value E> E BACK LOTS					5000	100		5,000
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		55 Actual Front Feet, 0.13 Total Acres					Total Est. Land Value =			5,000
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Tax Description	X	Dirt Road	Gravel Road	Paved Road	Storm Sewer	Sidewalk	Water	Sewer	Electric	Gas	Curb	Street Lights	Standard Utilities	Underground Utils.
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. SEC 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								X	X				
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Comments/Influences	X	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain
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	X												
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2018	2,500	0	2,500			706C
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2017	2,800	0	2,800			692C
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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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TPC 12/27/2017 INSPECTED						
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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.
TUBBS DONALD M ESTATE	FERRICK BRIAN & KARYN (H/	294,500	09/30/2005	WD	Multiple Reference	05-0/3946		100.0

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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FERRICK BRIAN & KARYN 1610 FLOWERS MILL DR NE 20 KENTWOOD MI 49525-9694	2018 Est TCV 5,000					
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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 E> E BACK LOTS					5000	100		5,000
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				55 Actual Front Feet, 0.13 Total Acres					Total Est. Land Value =			5,000
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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 LOT 148 EXT & E OF W LINE LOT 148 EXT. .1263A.		X	Gravel Road									
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Comments/Influences			Paved Road									
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			Storm Sewer									
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			Sidewalk									
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			Water									
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			Sewer									
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	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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			Flood Plain									
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	2,500	0	2,500			1,566C
2017	2,800	0	2,800			1,534C
2016	2,800	0	2,800			1,521C
2015	2,800	0	2,800			1,517C

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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
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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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LOT1 JAMES R 12264 TOWNLINE RD GRAND BLANC MI 48439	2018 Est TCV 10,000					
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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	Front	Depth	Rate %Adj.	Reason	Value

40/FF	250.00	100.00	1.0000	1.0000	40	100	10,000
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	250 Actual Front Feet, 0.57 Total Acres						Total Est. Land Value =	10,000
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Tax Description	X	Dirt Road					
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. 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.	X	Gravel Road					
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Comments/Influences	X	Paved Road					
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	X	Storm Sewer					
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	X	Sidewalk					
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	X	Water					
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	X	Sewer					
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	X	Electric					
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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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		Flood Plain					
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2018	5,000	0	5,000			2,270C
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2017	5,000	0	5,000			2,224C
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2016	5,000	0	5,000			2,205C
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2015	5,000	0	5,000			2,199C
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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	DEATH CERTIFICATE	2010-1628DC	PTA	0.0					
Property Address		Class: 402 RESIDENTIAL-V		Zoning:		Building Permit(s)		Date	Number	Status			
W LAKEVIEW DR		School: LAKE CITY - 57020		Pole Barn		09/30/2016		2016-0497	100%				
Owner's Name/Address		P.R.E. 0%		MAP #:									
ALLEN MICHAEL J & CYNTHIA L TRUST P O BOX 934 LAKE CITY MI 49651		2018 Est TCV 30,000											
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
					<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		
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 TRANFER 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. 00 SPLIT ON 2010 INTO ; T OF FORMER RR N ON FILE***  R OF LOT LINE TO A 0 COMPLETED EQUEST ; 2-037-00;		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											
		X Level Rolling X 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		
					2018	15,000	0	15,000			5,136C		
		TPC 12/27/2017 INSPECTED			2017	15,000	0	15,000			5,031C		
		TPC 06/29/2015 INSPECTED			2016	15,000	0	15,000			4,987C		
					2015	20,000	0	20,000			6,440C		



Parcel Map  
2010 INTO ;  
T OF FORMER RR  
N ON FILE\*\*\*  
  
R OF LOT LINE TO  
A  
0 COMPLETED  
EQUEST ;  
2-037-00;

\*\*\* 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		Pole Barn	05/26/2017	2017-0207	100%

Owner's Name/Address	MAP #:
GREMEL GARY D & MONICA M 8603 E 20 1/2 RD MANTON MI 49663	2018 Est TCV 51,054 TCV/TFA: 0.00

X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS																																							
		<table border="1"> <tr> <th colspan="7">* Factors *</th> </tr> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj. Reason</th> <th>Value</th> </tr> <tr> <td>40/FF</td> <td>100.08</td> <td>100.11</td> <td>1.0000</td> <td>1.0000</td> <td>40</td> <td>100</td> <td>4,003</td> </tr> <tr> <td>40/FF</td> <td>75.00</td> <td>100.00</td> <td>1.0000</td> <td>1.0000</td> <td>40</td> <td>100</td> <td>3,000</td> </tr> <tr> <td colspan="7">175 Actual Front Feet, 0.40 Total Acres Total Est. Land Value =</td> <td>7,003</td> </tr> </table>	* Factors *							Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value	40/FF	100.08	100.11	1.0000	1.0000	40	100	4,003	40/FF	75.00	100.00	1.0000	1.0000	40	100	3,000	175 Actual Front Feet, 0.40 Total Acres Total Est. Land Value =							7,003
* Factors *																																									
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40/FF	100.08	100.11	1.0000	1.0000	40	100	4,003																																		
40/FF	75.00	100.00	1.0000	1.0000	40	100	3,000																																		
175 Actual Front Feet, 0.40 Total Acres Total Est. Land Value =							7,003																																		

Tax Description	Public Improvements	Land Improvement Cost Estimates																																										
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 & 10/28/2016 COMBINE 009-012-037-90 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.	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	<table border="1"> <tr> <th>Description</th> <th>Rate</th> <th>CountyMult.</th> <th>Size</th> <th>%Good</th> <th>Cash Value</th> </tr> <tr> <td>D/W/P: 4in Ren. Conc.</td> <td>4.21</td> <td>1.00</td> <td>705</td> <td>0</td> <td>0</td> </tr> <tr> <td>Fencing: Wd, Solid, 6 ft.</td> <td>16.41</td> <td>1.00</td> <td>66</td> <td>0</td> <td>0</td> </tr> <tr> <td colspan="6">Residential Local Cost Land Improvements</td> </tr> <tr> <th>Description</th> <th>Rate</th> <th>CountyMult.</th> <th>Size</th> <th>%Good</th> <th>Cash Value</th> </tr> <tr> <td>LAND IMPROVE 2500</td> <td>2500.00</td> <td>1.00</td> <td>1.5</td> <td>100</td> <td>3,750</td> </tr> <tr> <td colspan="5">Total Estimated Land Improvements True Cash Value =</td> <td>3,750</td> </tr> </table>	Description	Rate	CountyMult.	Size	%Good	Cash Value	D/W/P: 4in Ren. Conc.	4.21	1.00	705	0	0	Fencing: Wd, Solid, 6 ft.	16.41	1.00	66	0	0	Residential Local Cost Land Improvements						Description	Rate	CountyMult.	Size	%Good	Cash Value	LAND IMPROVE 2500	2500.00	1.00	1.5	100	3,750	Total Estimated Land Improvements True Cash Value =					3,750
Description	Rate	CountyMult.	Size	%Good	Cash Value																																							
D/W/P: 4in Ren. Conc.	4.21	1.00	705	0	0																																							
Fencing: Wd, Solid, 6 ft.	16.41	1.00	66	0	0																																							
Residential Local Cost Land Improvements																																												
Description	Rate	CountyMult.	Size	%Good	Cash Value																																							
LAND IMPROVE 2500	2500.00	1.00	1.5	100	3,750																																							
Total Estimated Land Improvements True Cash Value =					3,750																																							

6/5/2015-01987 EXEMPT LOT LINE TRANSFER TO -012-037-90 FROM 012-037-00



Topography of Site												
<table border="1"> <tr> <td>X Level</td> <td>Rolling</td> <td>Low</td> <td>High</td> <td>Landscaped</td> <td>Swamp</td> <td>X Wooded</td> <td>Pond</td> <td>Waterfront</td> <td>Ravine</td> <td>Wetland</td> <td>Flood Plain</td> </tr> </table>	X Level	Rolling	Low	High	Landscaped	Swamp	X Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain
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
2018	3,500	22,000	25,500			25,500S
2017	3,500	0	3,500			3,500S
2016	2,000	0	2,000			2,000S
2015	0	0	0			0

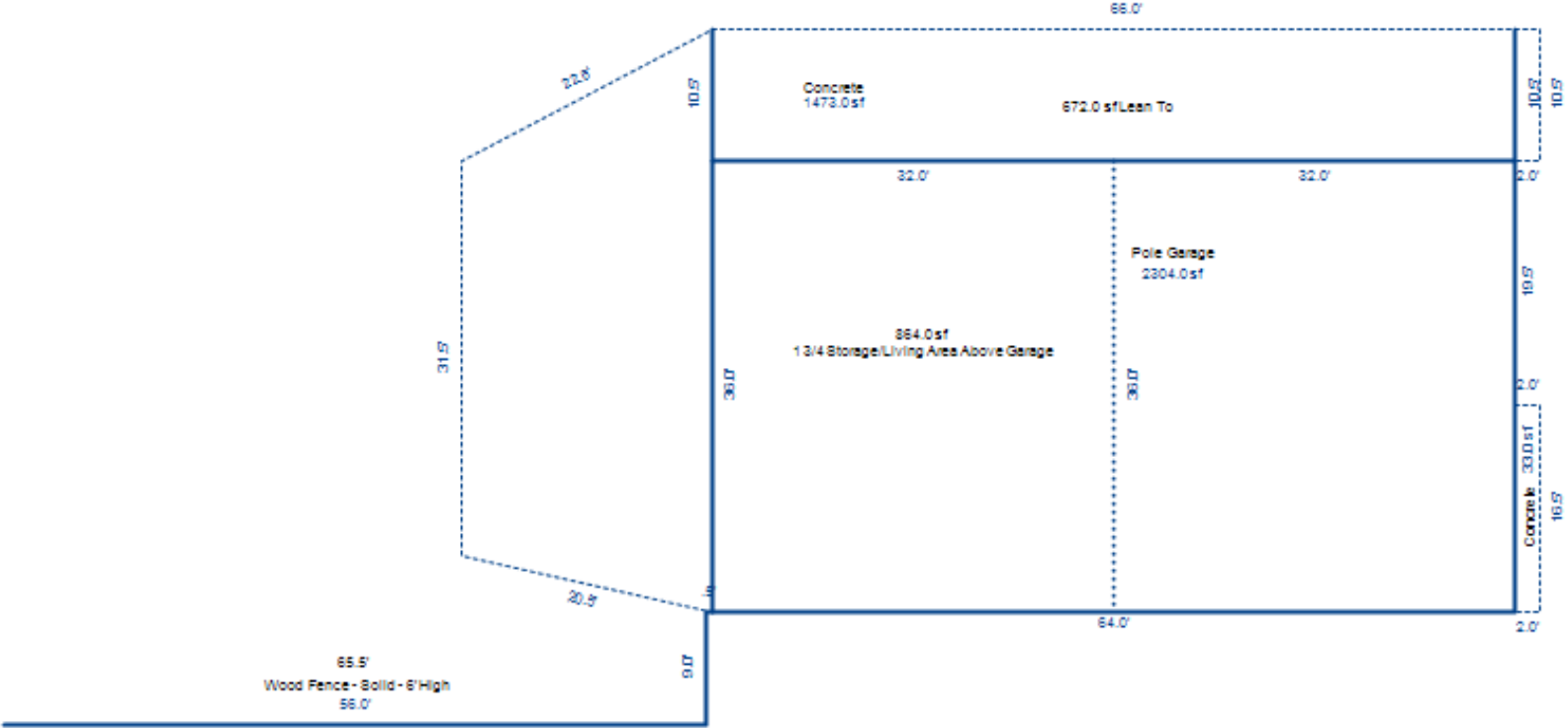
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family	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 672	Type Roof Cover Onl	Year Built: 2017 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 3 Mech. Doors: 0 Area: 2304 % Good: 0 Storage Area: 648 No Conc. Floor: 0	Bsmnt Garage:	Carport Area: Roof:	CnlyMult X 1.380 E.C.F. X 0.980	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														
	Building Style: GRG	Trim & Decoration																
	Yr Built 2017	Remodeled 0	Ex	Ord	Min													
	Condition: Average		Lg	Ord	Small													
	Room List	(5) Floors																
	Basement	Kitchen:																
	1st Floor	Other:																
	2nd Floor	Other:																
	Bedrooms	(6) Ceilings																
	(1) Exterior	No./Qual. of Fixtures																
	Wood/Shingle	Ex.		Ord.	Min													
	Aluminum/Vinyl	No. of Elec. Outlets																
	Brick	Many		Ave.	Few													
	Insulation	(7) Excavation																
	(2) Windows	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0																
	Many	Large																
	Avg.	Avg.																
	Few	Small																
	Wood Sash	(8) Basement																
	Metal Sash	Conc. Block																
	Vinyl Sash	Poured Conc.																
	Double Hung	Stone																
	Horiz. Slide	Treated Wood																
	Casement	Concrete Floor																
	Double Glass	(9) Basement Finish																
	Patio Doors	Recreation	SF															
	Storms & Screens	Living	SF															
	(3) Roof	Walkout Doors																
	Gable	No Floor	SF															
	Hip	(10) Floor Support																
	Flat	Joists:																
	Asphalt Shingle	Unsupported Len:																
	Chimney:	Cntr.Sup:																
		Public Water																
		Public Sewer																
		Water Well																
		1000 Gal Septic																
		2000 Gal Septic																
		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.
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 #:					
	2018 Est TCV 2,800					

Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
			* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
			40/FF	70.00	100.00	1.0000 1.0000	40 100	2,800	
			70 Actual Front Feet, 0.16 Total Acres					Total Est. Land Value =	2,800

Tax Description	Public Improvements
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	<input type="checkbox"/> Dirt Road <input type="checkbox"/> Gravel Road <input type="checkbox"/> Paved Road <input type="checkbox"/> Storm Sewer <input type="checkbox"/> Sidewalk <input type="checkbox"/> Water <input type="checkbox"/> Sewer <input checked="" type="checkbox"/> Electric <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Curb <input type="checkbox"/> Street Lights <input type="checkbox"/> Standard Utilities <input type="checkbox"/> Underground Utils.

Comments/Influences	Topography of Site
 <p>2010</p> <p>-00</p> <p>Y</p> <p>Division</p> <p>93 \$7,800 \$7</p> <p>0.37 3</p>	<input checked="" type="checkbox"/> Level <input type="checkbox"/> Rolling <input checked="" type="checkbox"/> Low <input type="checkbox"/> High <input type="checkbox"/> Landscaped <input type="checkbox"/> Swamp <input type="checkbox"/> Wooded <input type="checkbox"/> Pond <input type="checkbox"/> Waterfront <input type="checkbox"/> Ravine <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	1,400	0	1,400			1,400S
2017	1,400	0	1,400			1,400S
2016	1,400	0	1,400			1,400S
2015	1,400	0	1,400			1,400S

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