Parcel Number: 009-013-001-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

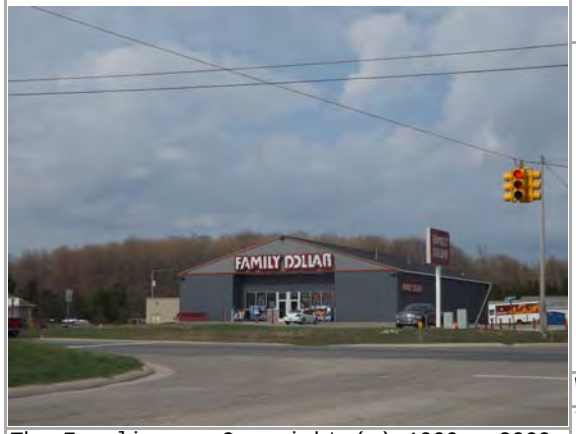
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LAKE CITY FAMILY DOLLAR L	RRCI LC	413,000	10/10/2017	WD	Arms Length	2017-03133		100.0
WELLS WARREN R & PHILLIS	LAKE CITY FAMILY DOLLAR L	0	06/30/2004	QC	RELATED PARTY	04-0/3035		0.0
		89,000	05/01/2002	WD	Arms Length	02-0:2643		100.0

Property Address
2020 S MOREY RD

Owner's Name/Address
RRCI LC
3922 HIWATHA MEADOWS DR
MOUNT PLEASANT MI 48858

Tax Description
SEC 13 T22N R8W BEG AT NE COR OF NE 1/4 TH N 87 DEG 43' 57"W 308.05 FT, S 00 DEG 31'30"W 209.56 FT, S 88 DEG 44'49"E 305.77 FT, N 01 DEG 07'43"E 204.09 FT TO POB. 1.46A.

Comments/Influences
FAMILY DOLLAR STORE #5234



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Class: 201 COMMERCIAL-IM | Zoning:
School: LAKE CITY - 57020
P.R.E. 0%
MAP #:
2018 Est TCV 416,601 TCV/TFA: 53.34

Building Permit(s)	Date	Number	Status

X Improved | Vacant

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

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

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	06/14/2015	INSPECTED
TPC	05/07/2013	INSPECTED

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	EASEMENTS TO ADJ STORES Reason	Value
M66 N OF JENNIN	204.00	305.00	1.0000	0.0000	350	100*		0
COMMERCIAL $.75/SQFT			1.43 Acres		32670	100		46,653

* denotes lines that do not contribute to the total acreage calculation.
204 Actual Front Feet, 1.43 Total Acres Total Est. Land Value = 46,653

Land Improvement Cost Estimates

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.37	1320	94	7,157

Commercial/Industrial Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	%Arch.Mult	Cash Value
PAVING	1.00	1.00	28000.0	86	100	24,080

Total Estimated Land Improvements True Cash Value = 31,237

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	23,300	185,000	208,300			208,300S
2017	23,300	181,200	204,500			169,444C
2016	31,100	159,800	190,900			167,933C
2015	35,700	147,800	183,500			167,431C

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

Desc. of Bldg/Section: FAMILY DOLLAR STORE CAL 190
Calculator Occupancy: Store, Discount

Class: D
Floor Area: 7,810
Gross Bldg Area: 7,810
Stories Above Grd: 1
Average Sty Hght : 16
Bsmnt Wall Hght

Depr. Table : 2%
Effective Age : 10
Physical %Good: 82
Func. %Good : 100
Economic %Good: 100

2002 Year Built Remodeled

16 Overall Bldg Height

Comments:
PC CONSTRUCTION
NO SPRINKLER

Construction Cost

	High		Above Ave.		Ave.	X	Low

** ** Calculator Cost Data ** **
Quality: Average Adj: %+0 $/SqFt:0.00
Heat#1: Complete H.V.A.C. 100
Heat#2: Complete H.V.A.C. 0%
Ave. SqFt/Story: 7810
Ave. Perimeter: 368
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 Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 47.10

(10) Heating system: Complete H.V.A.C. Cost/SqFt: -6.95 100%
Adjusted Square Foot Cost for Upper Floors = 40.15

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 16 Height per Story Multiplier: 1.000
Ave. Floor Area: 7,810 Perimeter: 368 Perim. Multiplier: 0.952
Refined Square Foot Cost for Upper Floors: 38.22

County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 52.365

Total Floor Area: 7,810 Base Cost New of Upper Floors = 408,972

Reproduction/Replacement Cost = 408,972
Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0
Total Depreciated Cost = 335,357

ECF (201B COMMERCIAL GROUP B) 1.010 => TCV of Bldg: 1 = 338,711
Replacement Cost/Floor Area= 52.37 Est. TCV/Floor Area= 43.37

(1) Excavation/Site Prep:

(2) Foundation:

	Footings	X	Poured Conc		Brick/Stone		Block

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

	Many Above Ave.		Average Typical		Few None
	Total Fixtures		Urinals		
	3-Piece Baths		Wash Bowls		
	2-Piece Baths		Water Heaters		
	Shower Stalls		Wash Fountains		
	Toilets		Water Softeners		

(9) Sprinklers:

(10) Heating and Cooling:

	Gas Oil		Coal Stoker		Hand Fired Boiler

(11) Electric and Lighting:

Outlets:		Fixtures:
Few Average Many Unfinished Typical		Few Average Many Unfinished Typical
Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

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

Sketch by Apex Sketch

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

Parcel Number: 009-013-002-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CHEMICAL BANK	REDMAN ROBERT & SHAWN	99,501	05/15/2015	CD	BANK SALE	2015-01930	PTA	100.0
PORTER GARY	CHEMICAL BANK	159,982	07/25/2014	SD	SHERIFF'S DEED	2014-02739	PTA	0.0
PORTER ALLEN A	LOGSMITH LLC	1	04/05/2013	QC	RELATED PARTY	2013-01016 QD	PTA	0.0
LAKE CITY MINI-STORAGE LL	PORTER ALLEN A	175,000	02/01/2013	WD	WARRANTY DEED	2012-0325	PTA	100.0

Property Address

6121 W JENNINGS RD

Owner's Name/Address

REDMAN ROBERT & SHAWN
1796 S BARBARA DR
LAKE CITY MI 49651

Tax Description

. SEC 13 T22N R8W BEG 408.05 FT N 87 DEG 43' 57" W OF NE COR OF NE 1/4 TH S 31'30"W 265 FT, N 87 DEG 43'57"W 100 FT, N 31'30"E 265 FT, S 87 DEG 43'57"E 100 FT TO POB. .6084A.

Comments/Influences

6121 West Jennings Road
Lake City, MI 49651-9012
(231) 839-2911

Class: 201 COMMERCIAL-IM Zoning:

School: LAKE CITY - 57020

P.R.E. 0%

MAP #:

2018 Est TCV 110,821 TCV/TFA: 22.78

Building Permit(s)	Date	Number	Status
Reroof	05/11/2017	2017-0166	100%
Commercial	05/10/2016	2016-0154	100%

X	Improved		Vacant

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

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

Who	When	What
TPC	12/27/2017	INSPECTED
JWV	09/29/2016	INSPECTED
TPC	06/14/2015	INSPECTED

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
M-55/66 $300	100.00	265.00	1.0000	0.0000	300	100*		0
COMMERCIAL $.75/SQFT		0.61 Acres			32670	100		19,863

* denotes lines that do not contribute to the total acreage calculation.
100 Actual Front Feet, 0.61 Total Acres Total Est. Land Value = 19,863

Land Improvement Cost Estimates

Description	Rate	CountyMult.	Size	%Good	Cash Value
Fencing: Wd, Solid, 6 ft.	15.24	1.37	97	94	1,904
Total Estimated Land Improvements True Cash Value =					1,904

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	9,900	45,500	55,400			47,277C
2017	9,900	38,200	48,100			46,305C
2016	13,200	33,200	46,400	45,000M		45,000S
2015	15,000	29,700	44,700			44,700S

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

Desc. of Bldg/Section: CAL 196
Calculator Occupancy: Store, Retail

Class: D
Floor Area: 1,440
Gross Bldg Area: 4,864
Stories Above Grd: 1
Average Sty Hght : 8
Bsmnt Wall Hght

Depr. Table : 2.5%
Effective Age : 20
Physical %Good: 60
Func. %Good : 100
Economic %Good: 100

1987 Year Built
2015 Remodeled

8 Overall Bldg Height

Comments:
NEW STORAGE UNIT DOORS AND GENERAL REPAIRS 2015

Construction Cost

	High		Above Ave.		Ave.	X	Low

** ** Calculator Cost Data ** **
Quality: Low Cost Adj: %+0 $/SqFt:0.00
Heat#1: Forced Air Furnace 100
Heat#2: Package Heating & Cooling 0%
Ave. SqFt/Story: 1440
Ave. Perimeter: 152
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: Low

<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Low Cost Percent Adj: +0

Base Rate for Upper Floors = 39.00

(10) Heating system: Forced Air Furnace Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 39.00

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 8 Height per Story Multiplier: 0.920
Ave. Floor Area: 1,440 Perimeter: 152 Perim. Multiplier: 1.182
Refined Square Foot Cost for Upper Floors: 42.41

County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 58.102

Total Floor Area: 1,440 Base Cost New of Upper Floors = 83,667

Reproduction/Replacement Cost = 83,667
Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0
Total Depreciated Cost = 50,200

ECF (201B COMMERCIAL GROUP B) 1.010 => TCV of Bldg: 1 = 50,702
Replacement Cost/Floor Area= 58.10 Est. TCV/Floor Area= 35.21

(1) Excavation/Site Prep:

(2) Foundation:

	Footings	X	Poured Conc		Brick/Stone		Block

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

	Many Above Ave.		Average Typical		Few None

	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners

(9) Sprinklers:

(10) Heating and Cooling:

	Gas Oil		Coal Stoker		Hand Fired Boiler

(11) Electric and Lighting:

	Outlets:		Fixtures:
	Few Average Many Unfinished Typical		Few Average Many Unfinished Typical
	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer

(13) Roof Structure: Slope=0

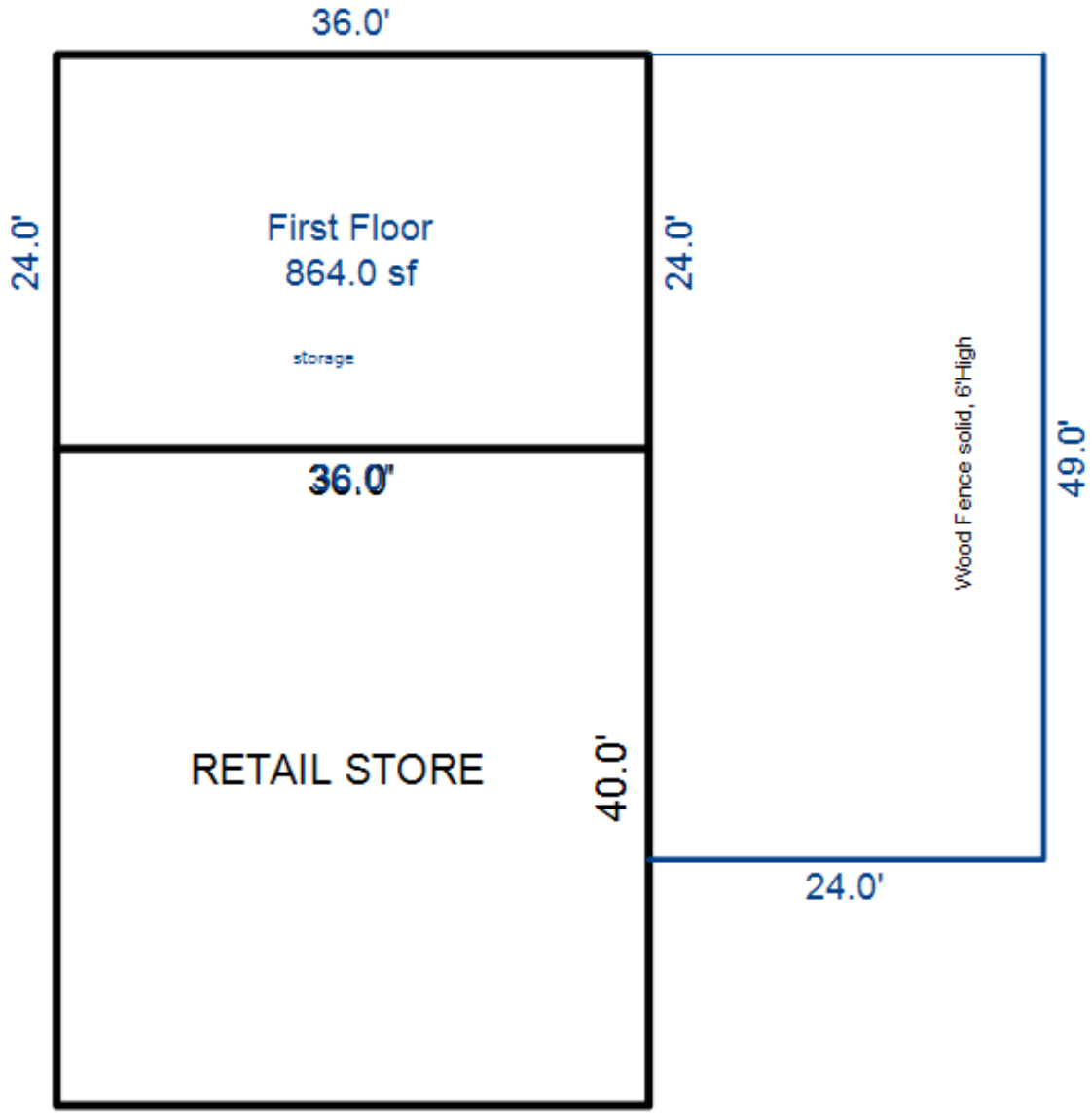
(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

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



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

Desc. of Bldg/Section: ADD'N TO REAR OF STORE CAL 208
Calculator Occupancy: Warehouse, Mini

Class: D,Pole
Floor Area: 864
Gross Bldg Area: 4,864
Stories Above Grd
Average Sty Hght
Bsmnt Wall Hght

Depr. Table : 4%
Effective Age : 20
Physical %Good: 44
Func. %Good : 100
Economic %Good: 100

1988 Year Built
Remodeled

Overall Bldg Height

Comments:
NEW STORAGE UNIT DOORS AND GENERAL REPAIRS 2015

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: 864
Ave. Perimeter: 96
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: Low

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

Base Rate for Upper Floors = 14.05

Adjusted Square Foot Cost for Upper Floors = 14.05

0 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 0 Height per Story Multiplier: 1.000
Ave. Floor Area: 864 Perimeter: 96 Perim. Multiplier: 1.296
Refined Square Foot Cost for Upper Floors: 18.21

County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 24.946

Total Floor Area: 864 Base Cost New of Upper Floors = 21,553

Reproduction/Replacement Cost = 21,553
Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /100/100/100/44.0
Total Depreciated Cost = 9,483

ECF (201B COMMERCIAL GROUP B) 1.010 => TCV of Bldg: 2 = 9,578
Replacement Cost/Floor Area= 24.95 Est. TCV/Floor Area= 11.09

(1) Excavation/Site Prep:

(2) Foundation:

	Footings	X	Poured Conc		Brick/Stone		Block

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

	Many Above Ave.		Average Typical		Few None

	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners

(9) Sprinklers:

(10) Heating and Cooling:

	Gas Oil		Coal Stoker		Hand Fired Boiler

(11) Electric and Lighting:

	Outlets:		Fixtures:
	Few Average Many Unfinished Typical		Few Average Many Unfinished Typical
	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

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

Sketch by Apex IV™

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

Desc. of Bldg/Section: EAST OF STORE CAL 208, 11UNITS
Calculator Occupancy: Warehouse, Mini

Class: D,Pole
Floor Area: 2,560
Gross Bldg Area: 4,864
Stories Above Grd: 1
Average Sty Hght : 8
Bsmnt Wall Hght

Depr. Table : 4%
Effective Age : 20
Physical %Good: 44
Func. %Good : 100
Economic %Good: 100

1987 Year Built
Remodeled

8 Overall Bldg
Height

Comments:
NEW STORAGE UNIT DOORS
AND GENERAL REPAIRS
2015

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: 2560
Ave. Perimeter: 296
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: Low

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

Base Rate for Upper Floors = 14.05

Adjusted Square Foot Cost for Upper Floors = 14.05

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 8 Height per Story Multiplier: 1.000
Ave. Floor Area: 2,560 Perimeter: 296 Perim. Multiplier: 1.314
Refined Square Foot Cost for Upper Floors: 18.46

County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 25.293

Total Floor Area: 2,560 Base Cost New of Upper Floors = 64,749

Reproduction/Replacement Cost = 64,749
Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /100/100/100/44.0
Total Depreciated Cost = 28,490

ECF (201B COMMERCIAL GROUP B) 1.010 => TCV of Bldg: 3 = 28,774
Replacement Cost/Floor Area= 25.29 Est. TCV/Floor Area= 11.24

(1) Excavation/Site Prep:

(2) Foundation:

	Footings	X	Poured Conc		Brick/Stone		Block

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

	Many Above Ave.		Average Typical		Few None		
	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		

(9) Sprinklers:

(10) Heating and Cooling:

	Gas Oil		Coal Stoker		Hand Fired Boiler

(11) Electric and Lighting:

Outlets:		Fixtures:
Few Average Many Unfinished Typical		Few Average Many Unfinished Typical
Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

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

Sketch by Apex Sketch

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

Parcel Number: 009-013-003-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CHEMICAL BANK	REDMAN ROBERT & SHAWN	99,501	05/15/2015	CD	BANK SALE	2015-01930	PTA	100.0
PORTER GARY	CHEMICAL BANK	159,982	07/25/2014	SD	SHERIFF'S DEED	2014-02739		0.0
PORTER ALLEN A	LOGSMITH LLC	1	04/05/2013	QC	RELATED PARTY	2013-01016 QD	PTA	0.0
LAKE CITY MINI-STORAGE LL	PORTER ALLEN A	175,000	02/01/2013	WD	Arms Length	2012-0325	PTA	100.0

Property Address

6121 W JENNINGS RD

Owner's Name/Address

REDMAN ROBERT & SHAWN
1796 S BARBARA DR
LAKE CITY MI 49651

Tax Description

. SEC 13 T22N R8W BEG 508.05 FT N 87 DEG 43' 57" W OF NE COR TH S 31' 30" W 265 FT N 87 DEG 43' 57" W 120 FT N 31' 30" E 265 FT S 87 DEG43' 57" E 120 FT TO POB. .73 A.

Comments/Influences

Class: 201 COMMERCIAL-IM Zoning:

School: LAKE CITY - 57020

P.R.E. 0%

MAP #:

2018 Est TCV 93,203 TCV/TFA: 14.90

Building Permit(s)	Date	Number	Status

X	Improved		Vacant

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

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

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
M-55/66 $300	120.00	265.00	1.0000	0.0000	300	100*		0
COMMERCIAL $.75/SQFT		0.73 Acres			32670	100		23,849

* denotes lines that do not contribute to the total acreage calculation.

120 Actual Front Feet, 0.73 Total Acres Total Est. Land Value = 23,849

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	11,900	34,700	46,600			39,716C
2017	11,900	27,000	38,900			38,900S
2016	15,900	34,900	50,800	39,000M		39,000S
2015	18,000	32,000	50,000			50,000S

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	06/14/2015	INSPECTED
TPC	05/07/2013	INSPECTED

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

Desc. of Bldg/Section: CAL 208
Calculator Occupancy: Warehouse, Mini

Class: D,Pole
Floor Area: 3,630
Gross Bldg Area: 6,254
Stories Above Grd: 1
Average Sty Hght : 10
Bsmnt Wall Hght

Depr. Table : 4%
Effective Age : 20
Physical %Good: 44
Func. %Good : 100
Economic %Good: 100

1987	Year Built
	Remodeled
	Overall Bldg Height

Comments:
2015 NEW DOORS
2015CONCRETE FLOORS
CRACKED FROM BRICK WALL
ADDITION IN BETWEEN
UNITS

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: 3630
Ave. Perimeter: 304
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: Low

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

Base Rate for Upper Floors = 14.05

Adjusted Square Foot Cost for Upper Floors = 14.05

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 10 Height per Story Multiplier: 1.040
Ave. Floor Area: 3,630 Perimeter: 304 Perim. Multiplier: 1.183
Refined Square Foot Cost for Upper Floors: 17.29

County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 23.682

Total Floor Area: 3,630 Base Cost New of Upper Floors = 85,965

Reproduction/Replacement Cost = 85,965
Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /100/100/100/44.0
Total Depreciated Cost = 37,825

ECF (201B COMMERCIAL GROUP B) 1.010 => TCV of Bldg: 1 = 38,203
Replacement Cost/Floor Area= 23.68 Est. TCV/Floor Area= 10.52

(1) Excavation/Site Prep:

(2) Foundation:

		Footings						
X	Poured Conc		Brick/Stone		Block			

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

	Many Above Ave.		Average Typical		Few None		
	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		

(9) Sprinklers:

(10) Heating and Cooling:

	Gas Oil		Coal Stoker		Hand Fired Boiler

(11) Electric and Lighting:

Outlets:		Fixtures:
Few Average Many Unfinished Typical		Few Average Many Unfinished Typical
Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer

(13) Roof Structure: Slope=0

(14) Roof Cover:

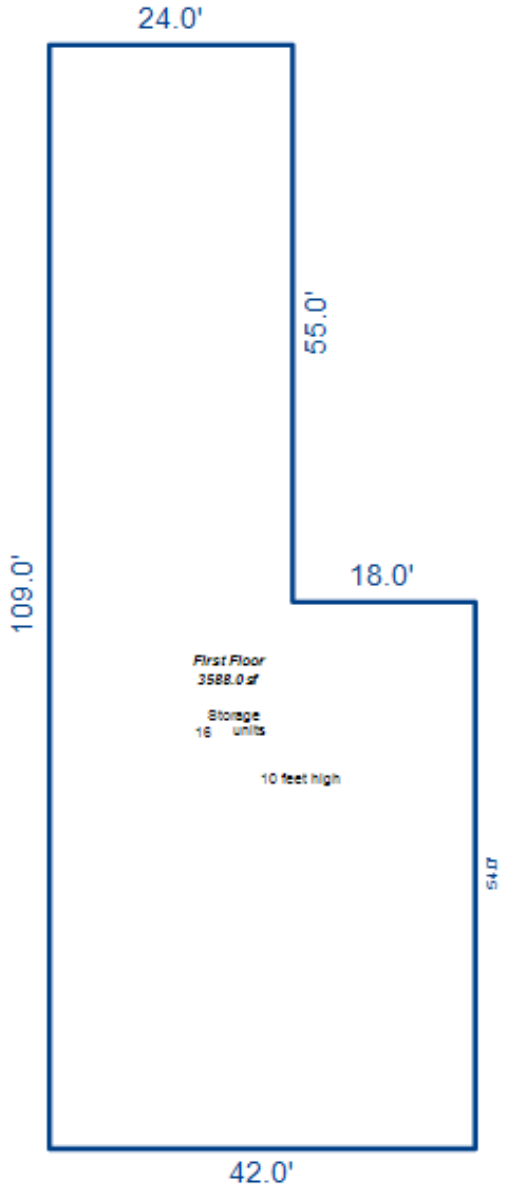
(39) Miscellaneous:

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

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

Parcel Number: 009-013-003-00, Commercial/Industrial Building 1 Printed on 04/24/2018



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

Desc. of Bldg/Section: CAL 208
Calculator Occupancy: Warehouse, Mini

Class: D,Pole
Floor Area: 1,024
Gross Bldg Area: 6,254
Stories Above Grd: 1
Average Sty Hght : 10
Bsmnt Wall Hght

Depr. Table : 4%
Effective Age : 20
Physical %Good: 44
Func. %Good : 100
Economic %Good: 100

1987	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: 1024
Ave. Perimeter: 160
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: Low

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

Class: D,Pole Quality: Low Cost Percent Adj: +0

Base Rate for Upper Floors = 14.05

Adjusted Square Foot Cost for Upper Floors = 14.05

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 10 Height per Story Multiplier: 1.040
Ave. Floor Area: 1,024 Perimeter: 160 Perim. Multiplier: 1.482
Refined Square Foot Cost for Upper Floors: 21.65

County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 29.667

Total Floor Area: 1,024 Base Cost New of Upper Floors = 30,379

Reproduction/Replacement Cost = 30,379
Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /100/100/100/44.0
Total Depreciated Cost = 13,367

ECF (201B COMMERCIAL GROUP B) 1.010 => TCV of Bldg: 2 = 13,501
Replacement Cost/Floor Area= 29.67 Est. TCV/Floor Area= 13.18

(1) Excavation/Site Prep:

(2) Foundation:

	Footings							
X	Poured Conc		Brick/Stone		Block			

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

	Many Above Ave.		Average Typical		Few None
	Total Fixtures		Urinals		
	3-Piece Baths		Wash Bowls		
	2-Piece Baths		Water Heaters		
	Shower Stalls		Wash Fountains		
	Toilets		Water Softeners		

(9) Sprinklers:

(10) Heating and Cooling:

	Gas Oil		Coal Stoker		Hand Fired Boiler

(11) Electric and Lighting:

	Outlets:		Fixtures:
	Few Average Many Unfinished Typical		Few Average Many Unfinished Typical
	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer

(13) Roof Structure: Slope=0

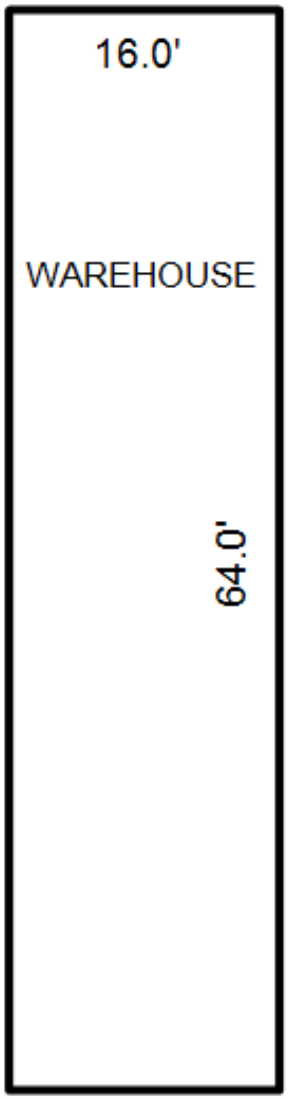
(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

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



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

Desc. of Bldg/Section: CAL 208
Calculator Occupancy: Warehouse, Mini

Class: D,Pole
Floor Area: 1,600
Gross Bldg Area: 6,254
Stories Above Grd: 1
Average Sty Hght : 10
Bsmnt Wall Hght

Depr. Table : 4%
Effective Age : 20
Physical %Good: 44
Func. %Good : 100
Economic %Good: 100

1967	Year Built Remodeled
10	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: 1600
Ave. Perimeter: 156
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: Low

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

Base Rate for Upper Floors = 14.05

Adjusted Square Foot Cost for Upper Floors = 14.05

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 10 Height per Story Multiplier: 1.040
Ave. Floor Area: 1,600 Perimeter: 156 Perim. Multiplier: 1.240
Refined Square Foot Cost for Upper Floors: 18.12

County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 24.823

Total Floor Area: 1,600 Base Cost New of Upper Floors = 39,717

Reproduction/Replacement Cost = 39,717
Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /100/100/100/44.0
Total Depreciated Cost = 17,475

ECF (201B COMMERCIAL GROUP B) 1.010 => TCV of Bldg: 3 = 17,650
Replacement Cost/Floor Area= 24.82 Est. TCV/Floor Area= 11.03

(1) Excavation/Site Prep:

(2) Foundation:

	Footings							
X	Poured Conc		Brick/Stone		Block			

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

	Many Above Ave.		Average Typical		Few None

	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners

(9) Sprinklers:

(10) Heating and Cooling:

	Gas Oil		Coal Stoker		Hand Fired Boiler

(11) Electric and Lighting:

	Outlets:		Fixtures:
	Few Average Many Unfinished Typical		Few Average Many Unfinished Typical
	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer

(13) Roof Structure: Slope=0

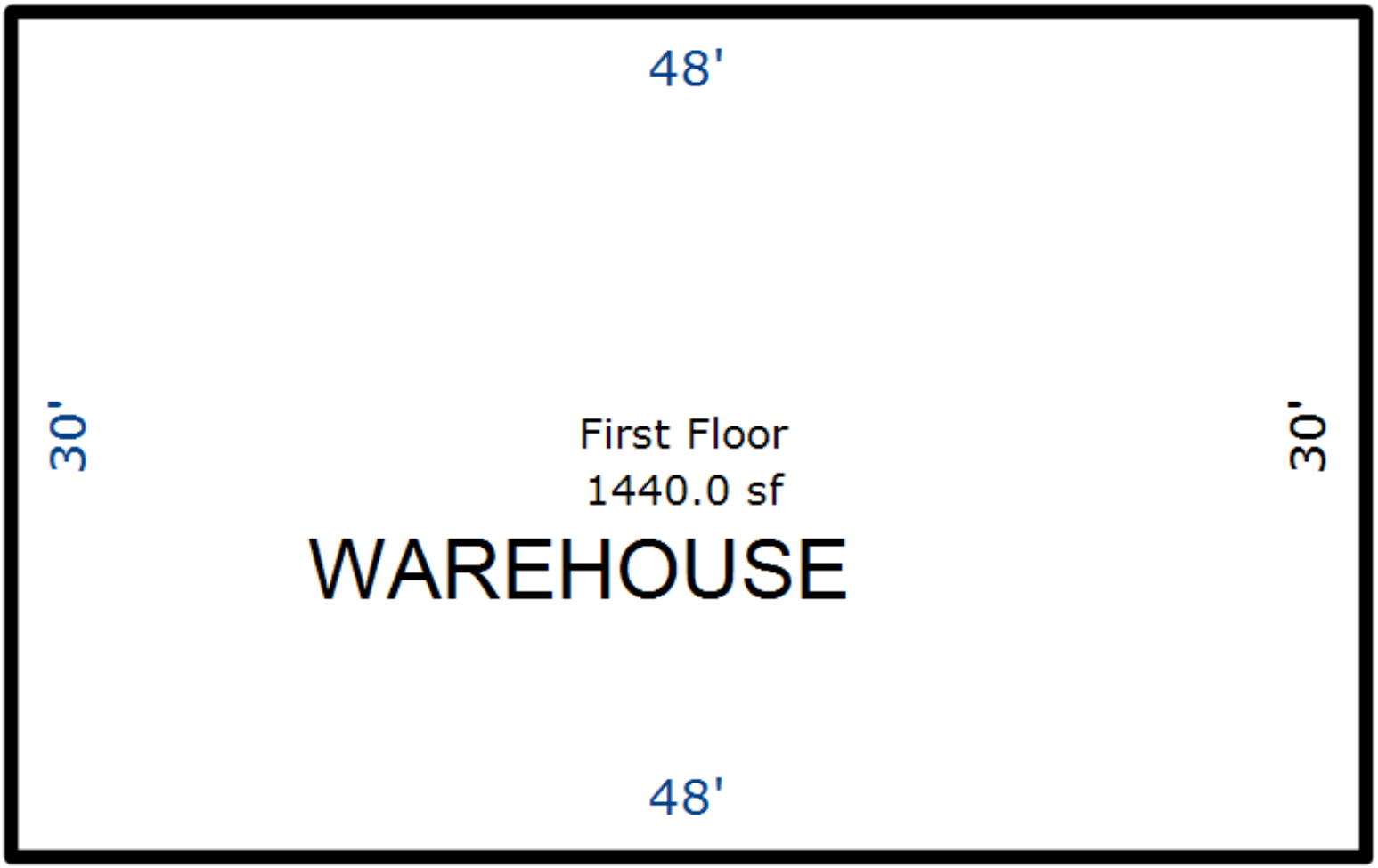
(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

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



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

Parcel Number: 009-013-004-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BALDWIN ROBERT E ESTATE	FLINT CHARLES & TERI	52,500	07/03/2013	WD	ESTATE SALE	2013-02278 WD	PTA	100.0
BALDWIN ROBERT E	BALDWIN ROBERT E ESTATE	0	03/01/2013	DC	CERTIFICATE OF DEATH	2013-01967 DC		100.0
BALDWIN BONNIE (DECEASED)	BALDWIN ROBERT E (WIDOWER	0	10/09/2007	OTH	Not Qualified	2008/798		0.0

Property Address

2090 S MOREY RD

Owner's Name/Address

FLINT CHARLES & TERI
8452 W JENNINGS RD
LAKE CITY MI 49651

Tax Description

. SEC 13 T22N R8W (0*1998) NE 1/4 OF NE 1/4 OF NE 1/4 & N 1/2 OF N 1/2 OF SE 1/4 OF NE 1/4 OF NE 1/4 EXC BEG 100.05 FT N 87 DEG 43' 57" W OF NE COR TH S 31' 30" W 165 FT N 87 DEG 43' 57" W 408 FT S 31' 30" W 100 FT N 87 DEG43' 57" W 120 FT N 31' 30" E 265 FT S 87 DEG 43' 57" E 528 FT TO POB & EXC BEG N 87 DEG 43'57"W 408.5 FT & S 0 DEG 31'30"W 165 FT FROM NE COR SEC, TH S 0 DEG 31'30"W 100 FT, N 87 DEG 43'57"W 100 FT, N 0 DEG 31'30"E 100 FT, S 87 DEG 43'57"E 100 FT TO POB & EXC N 420 TO OF E 408.05FT OF NE 1/4 OF NE

Parcel Map

Class: 201 COMMERCIAL-IM Zoning:

School: LAKE CITY - 57020

P.R.E. 0%

MAP #:

2018 Est TCV 127,204 TCV/TFA: 23.56

Building Permit(s)	Date	Number	Status
MISSING PERMIT	12/31/2017	2015-9999	100%
VIOLATION LETTER	10/26/2017	2017-9998	100%

X	Improved		Vacant

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

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

Who	When	What
JWV	11/24/2017	INSPECTED
TPC	10/06/2015	INSPECTED
TPC	06/14/2015	INSPECTED

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
40/FF	399.80	787.74	1.0000	0.0000	40	100*		0
Residentia 3 - 7 @$2800	7.23 Acres				2800	100		20,244

* denotes lines that do not contribute to the total acreage calculation.

400 Actual Front Feet, 7.23 Total Acres Total Est. Land Value = 20,244

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	10,100	53,500	63,600	58,550M		44,697C
2017	10,800	32,600	43,400			38,254C
2016	10,800	32,600	43,400			37,913C
2015	25,000	12,800	37,800			37,800S

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1940 196	2014

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	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:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		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: 1040 S.F.
Crawl: 1271 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors	
	No Floor	SF

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	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:

(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

Class: D
Effec. Age: 40
Floor Area: 2311
Total Base Cost: 102,597
Total Base New : 141,583
Total Depr Cost: 84,950
Estimated T.C.V: 76,455

CntyMult
X 1.380
E.C.F.
X 0.900

(16) Porches/Decks

Area	Type
128	CGEP (1 Story)
20	CCP (1 Story)
216	Treated Wood

(17) Garage

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:

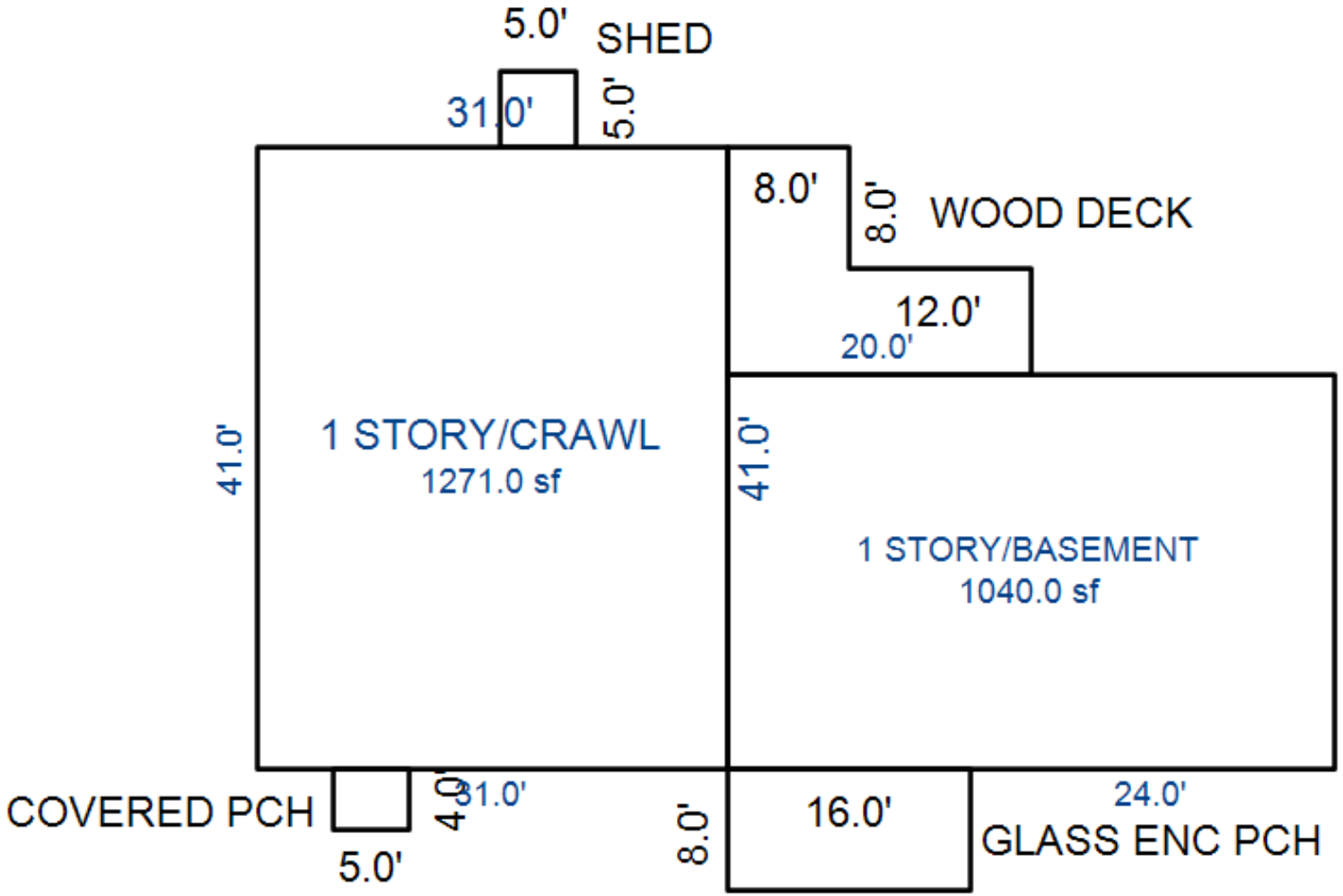
Carport Area:
Roof:

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1 Story	Siding	Crawl Space	41.94	-6.71	0.66	1271	45,616
1 Story	Siding	Basement	41.94	0.00	0.66	1040	44,304

Other Additions/Adjustments	Rate	Size	Cost
(14) Water/Sewer			
Well, 50 Feet	1575.00	1	1,575
1000 Gal Septic	2720.00	1	2,720
(15) Built-Ins & Fireplaces			
Appliance Allowance	1235.00	1	1,235
(16) Porches			
CGEP (1 Story), Standard	36.23	128	4,637
CCP (1 Story), Standard	56.11	20	1,122
(16) Deck/Balcony			
Treated Wood,Standard	6.42	216	1,387

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 84,950
ECF (201C COMMERCIAL GROUP C) 0.900 => TCV of Bldg: 1 = 76,455

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



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

Desc. of Bldg/Section: GARAGE 3 BAYS
Calculator Occupancy: Warehouse, Mini

Class: D
Floor Area: 1,008
Gross Bldg Area: 3,088
Stories Above Grd: 1
Average Sty Hght : 8
Bsmnt Wall Hght

Depr. Table : 4%
Effective Age : 25
Physical %Good: 36
Func. %Good : 100
Economic %Good: 100

1986 Year Built
2013 Remodeled

8 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: 1008
Ave. Perimeter: 128
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: Low

<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Low Cost Percent Adj: +0

Base Rate for Upper Floors = 15.85

Adjusted Square Foot Cost for Upper Floors = 15.85

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 8 Height per Story Multiplier: 1.000
Ave. Floor Area: 1,008 Perimeter: 128 Perim. Multiplier: 1.361
Refined Square Foot Cost for Upper Floors: 21.57

County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 29.553

Total Floor Area: 1,008 Base Cost New of Upper Floors = 29,790

Reproduction/Replacement Cost = 29,790
Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 36 /100/100/100/36.0
Total Depreciated Cost = 10,724

ECF (201C COMMERCIAL GROUP C) 0.850 => TCV of Bldg: 1 = 9,116
Replacement Cost/Floor Area= 29.55 Est. TCV/Floor Area= 9.04

(1) Excavation/Site Prep:

(2) Foundation:

	Footings				
X	Poured Conc		Brick/Stone		Block

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

	Many Above Ave.		Average Typical		Few None

	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners

(9) Sprinklers:

(10) Heating and Cooling:

	Gas Oil		Coal Stoker		Hand Fired Boiler

(11) Electric and Lighting:

	Outlets:		Fixtures:
	Few Average Many Unfinished Typical		Few Average Many Unfinished Typical
	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer

(13) Roof Structure: Slope=0

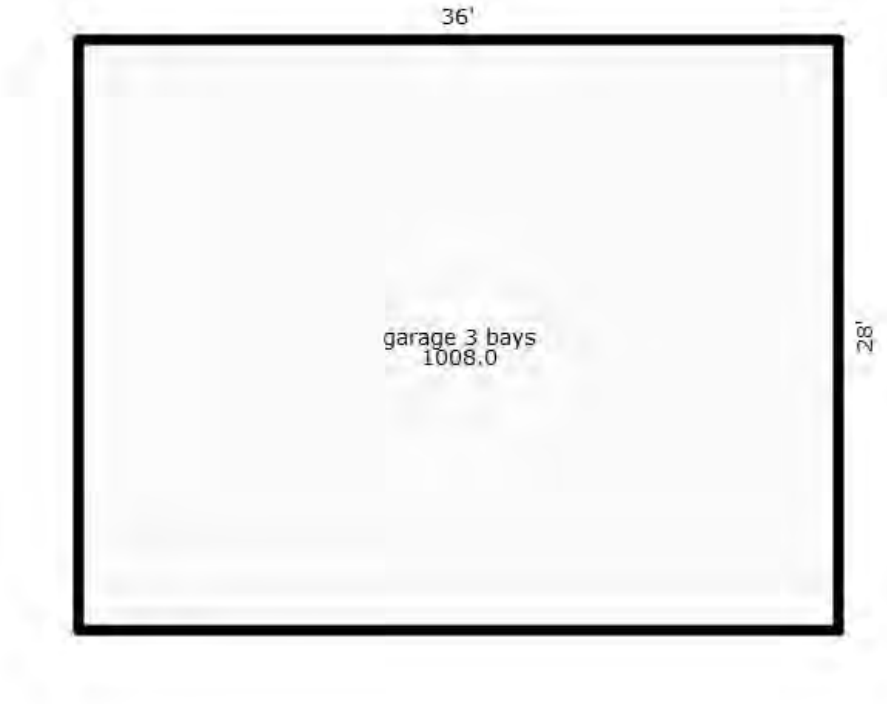
(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

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



Sketch by Apex Sketch

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

Desc. of Bldg/Section: IN WOODS WEST OF HOUSE
Calculator Occupancy: Shed, Utility, 4 Wall

Class: D,Pole
Floor Area: 1,280
Gross Bldg Area: 3,088
Stories Above Grd: 1
Average Sty Hght : 8
Bsmnt Wall Hght

Depr. Table : 4%
Effective Age : 1
Physical %Good: 96
Func. %Good : 100
Economic %Good: 100

	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: 1280
Ave. Perimeter: 144
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: Low

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

Base Rate for Upper Floors = 8.25

Adjusted Square Foot Cost for Upper Floors = 8.25

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 8 Height per Story Multiplier: 0.960
Ave. Floor Area: 1,280 Perimeter: 144 Perim. Multiplier: 1.073
Refined Square Foot Cost for Upper Floors: 8.50

County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 11.642

Total Floor Area: 1,280 Base Cost New of Upper Floors = 14,902

Reproduction/Replacement Cost = 14,902
Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0
Total Depreciated Cost = 14,306

ECF (201C COMMERCIAL GROUP C) 0.850 => TCV of Bldg: 2 = 12,160
Replacement Cost/Floor Area= 11.64 Est. TCV/Floor Area= 9.50

(1) Excavation/Site Prep:

(2) Foundation:

	Footings							
X	Poured Conc		Brick/Stone		Block			

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

	Many Above Ave.		Average Typical		Few None

	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners

(9) Sprinklers:

(10) Heating and Cooling:

	Gas Oil		Coal Stoker		Hand Fired Boiler

(11) Electric and Lighting:

	Outlets:		Fixtures:
	Few Average Many Unfinished Typical		Few Average Many Unfinished Typical
	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer

(13) Roof Structure: Slope=0

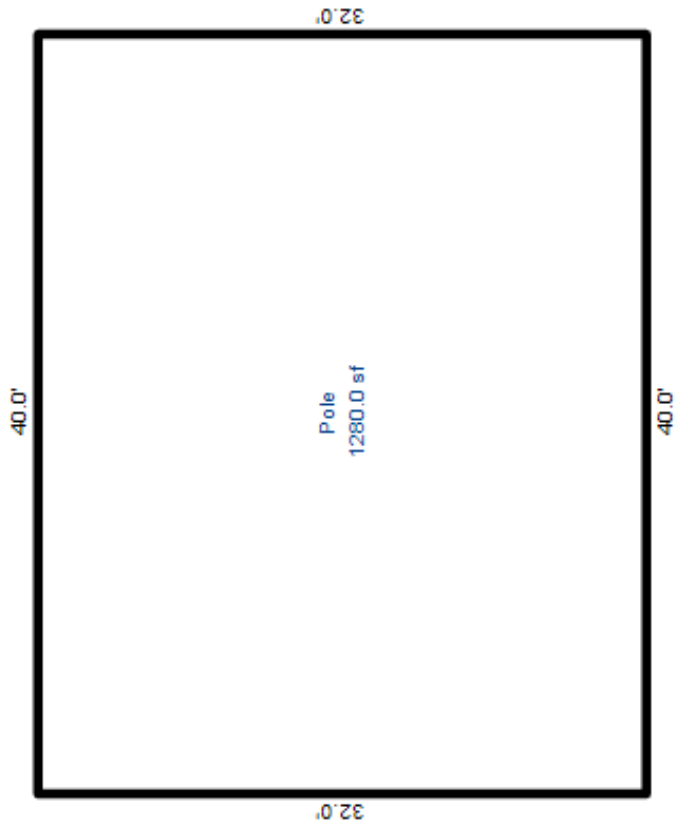
(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

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



house

garage 3 stalls

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

Desc. of Bldg/Section: 2 STALL
Calculator Occupancy: Shed, Utility, 4 Wall

Class: D,Pole
Floor Area: 440
Gross Bldg Area: 3,088
Stories Above Grd: 1
Average Sty Hght : 8
Bsmnt Wall Hght

Depr. Table : 4%
Effective Age : 1
Physical %Good: 96
Func. %Good : 100
Economic %Good: 100

2017	Year Built
	Remodeled
	Overall Bldg Height

Comments:
NE ON PARCEL NEAR CONSIGNMENT SHOP

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: 440
Ave. Perimeter: 84
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: Low

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

Base Rate for Upper Floors = 8.25

Adjusted Square Foot Cost for Upper Floors = 8.25

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 8 Height per Story Multiplier: 0.960
Ave. Floor Area: 440 Perimeter: 84 Perim. Multiplier: 1.279
Refined Square Foot Cost for Upper Floors: 10.13

County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 13.878

Total Floor Area: 440 Base Cost New of Upper Floors = 6,106

Reproduction/Replacement Cost = 6,106
Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0
Total Depreciated Cost = 5,862

ECF (201C COMMERCIAL GROUP C) 0.850 => TCV of Bldg: 3 = 4,983
Replacement Cost/Floor Area= 13.88 Est. TCV/Floor Area= 11.32

(1) Excavation/Site Prep:

(2) Foundation:

	Footings						
X	Poured Conc		Brick/Stone		Block		

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

	Many Above Ave.		Average Typical		Few None

	Total Fixtures		Urinals
	3-Piece Baths		Wash Bowls
	2-Piece Baths		Water Heaters
	Shower Stalls		Wash Fountains
	Toilets		Water Softeners

(9) Sprinklers:

(10) Heating and Cooling:

	Gas Oil		Coal Stoker		Hand Fired Boiler

(11) Electric and Lighting:

	Outlets:		Fixtures:
	Few Average Many Unfinished Typical		Few Average Many Unfinished Typical
	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer

(13) Roof Structure: Slope=0

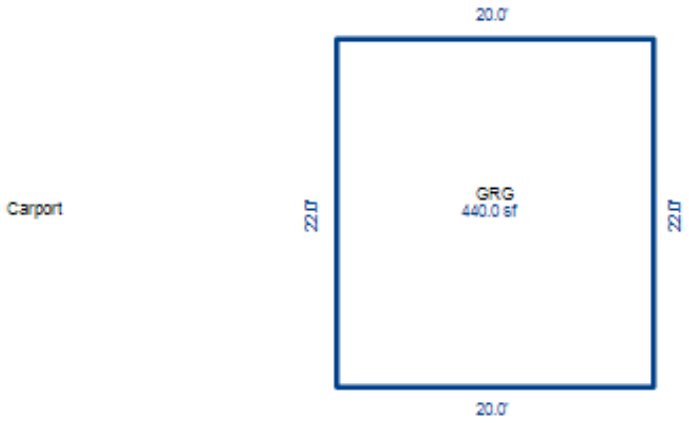
(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

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



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

Desc. of Bldg/Section: NE ON PARCEL
Calculator Occupancy: Shed, Utility, 4 Wall

Class: D,Pole
Floor Area: 360
Gross Bldg Area: 3,088
Stories Above Grd: 1
Average Sty Hght : 8
Bsmnt Wall Hght

Depr. Table : 4%
Effective Age : 1
Physical %Good: 96
Func. %Good : 100
Economic %Good: 100

2017 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: 360
Ave. Perimeter: 76
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: Low

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

Base Rate for Upper Floors = 8.25

Adjusted Square Foot Cost for Upper Floors = 8.25

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 8 Height per Story Multiplier: 0.960
Ave. Floor Area: 360 Perimeter: 76 Perim. Multiplier: 1.332
Refined Square Foot Cost for Upper Floors: 10.55

County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 14.453

Total Floor Area: 360 Base Cost New of Upper Floors = 5,203

Reproduction/Replacement Cost = 5,203
Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0
Total Depreciated Cost = 4,995

ECF (201C COMMERCIAL GROUP C) 0.850 => TCV of Bldg: 4 = 4,246
Replacement Cost/Floor Area= 14.45 Est. TCV/Floor Area= 11.79

(1) Excavation/Site Prep:

(2) Foundation:

	Footings	X	Poured Conc		Brick/Stone		Block

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

	Many Above Ave.		Average Typical		Few None

	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners

(9) Sprinklers:

(10) Heating and Cooling:

	Gas Oil		Coal Stoker		Hand Fired Boiler

(11) Electric and Lighting:

Outlets:		Fixtures:
Few Average Many Unfinished Typical		Few Average Many Unfinished Typical
Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer

(13) Roof Structure: Slope=0

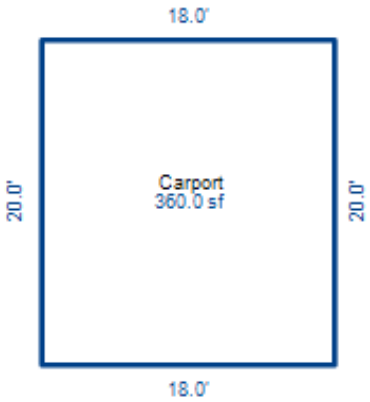
(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

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



GRG

house

pole garage

garage 3 stalls

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

Parcel Number: 009-013-004-60 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MANITOU LAKE & LAND LLC	FLINT CHARLES A & TERI A	205,000	11/08/2007	WD	Arms Length	2007/3930		100.0

Property Address

2070 S MOREY RD

Owner's Name/Address

FLINT CHARLES A & TERI A
8452 W JENNINGS RD
Lake City MI 49651

Tax Description

SEC 13 T22N R8W (0*2003) BEG N 87 DEG 43'57"W 308.05 FT FROM NE COR OF NE 1/4 TH N 87 DEG 43'57"W 100 FTS 0 DEG 31'30"W 420 FT, S 87 DEG 43'57"E 403.62 FT, N 01 DEG 07'43"E 215.8 FT, N 88 DEG 44'49"W 305.77 FT, N 0 DEG 31'30"E 209.56 FT TO POB EXC W'LY 100 FT OF N'LY 325 FT THOF. 1.7A.

Comments/Influences

03 SPLIT 100X292' FROM W END FOR 04 (JENNINGS RD FRONTAGE)

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

Class: 201 COMMERCIAL-IM Zoning:
School: LAKE CITY - 57020
P.R.E. 0%
MAP #:
2018 Est TCV 357,773 TCV/TFA: 39.70

Building Permit(s)	Date	Number	Status
Commercial	08/19/2014	2014-0328	100%

X Improved | Vacant

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

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

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	06/14/2015	INSPECTED
TPC	10/20/2014	INSPECTED

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
M-55/66 $300	215.00	354.00	1.0000	0.0000	300	100*		0
COMMERCIAL $.75/SQFT		1.75 Acres			32670	100		57,074

* denotes lines that do not contribute to the total acreage calculation.
215 Actual Front Feet, 1.75 Total Acres Total Est. Land Value = 57,074

Land Improvement Cost Estimates

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.51	1.37	22800	50	23,583
Total Estimated Land Improvements True Cash Value =					23,583

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	28,500	150,400	178,900			128,458C
2017	28,500	147,300	175,800			125,816C
2016	28,500	129,800	158,300			124,694C
2015	32,300	119,700	152,000			124,322C

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

Desc. of Bldg/Section:
Calculator Occupancy: Store, Warehouse Discount

Class: D
Floor Area: 8,200
Gross Bldg Area: 9,013
Stories Above Grd: 1
Average Sty Hght : 12
Bsmnt Wall Hght

Depr. Table : 2%
Effective Age : 15
Physical %Good: 74
Func. %Good : 100
Economic %Good: 100

1998 Year Built
Remodeled

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, Radiant 100
Heat#2: Space Heaters, Radiant 0%
Ave. SqFt/Story: 8200
Ave. Perimeter: 460
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 Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 35.65

(10) Heating system: Space Heaters, Radiant Cost/SqFt: -1.70 100%
Adjusted Square Foot Cost for Upper Floors = 33.95

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 12 Height per Story Multiplier: 0.920
Ave. Floor Area: 8,200 Perimeter: 460 Perim. Multiplier: 0.985
Refined Square Foot Cost for Upper Floors: 30.77

County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 42.149

Total Floor Area: 8,200 Base Cost New of Upper Floors = 345,620

Reproduction/Replacement Cost = 345,620
Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 74 /100/100/100/74.0
Total Depreciated Cost = 255,758

<<<<< Segregated Cost Computations >>>>>
Costs taken from Segregated Cost Section 3: Stores & Commercials

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

Total Base Cost New = 0
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

(1) Excavation/Site Prep:

(2) Foundation: | | Footings | X | Poured Conc | | Brick/Stone | | Block

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

	Many Above Ave.		Average Typical		Few None

	Total Fixtures		Urinals
	3-Piece Baths		Wash Bowls
	2-Piece Baths		Water Heaters
	Shower Stalls		Wash Fountains
	Toilets		Water Softeners

(9) Sprinklers:

(10) Heating and Cooling:

	Gas Oil		Coal Stoker		Hand Fired Boiler

(11) Electric and Lighting:

Outlets:		Fixtures:
Few Average Many Unfinished Typical		Few Average Many Unfinished Typical
Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer

(13) Roof Structure: Slope=0

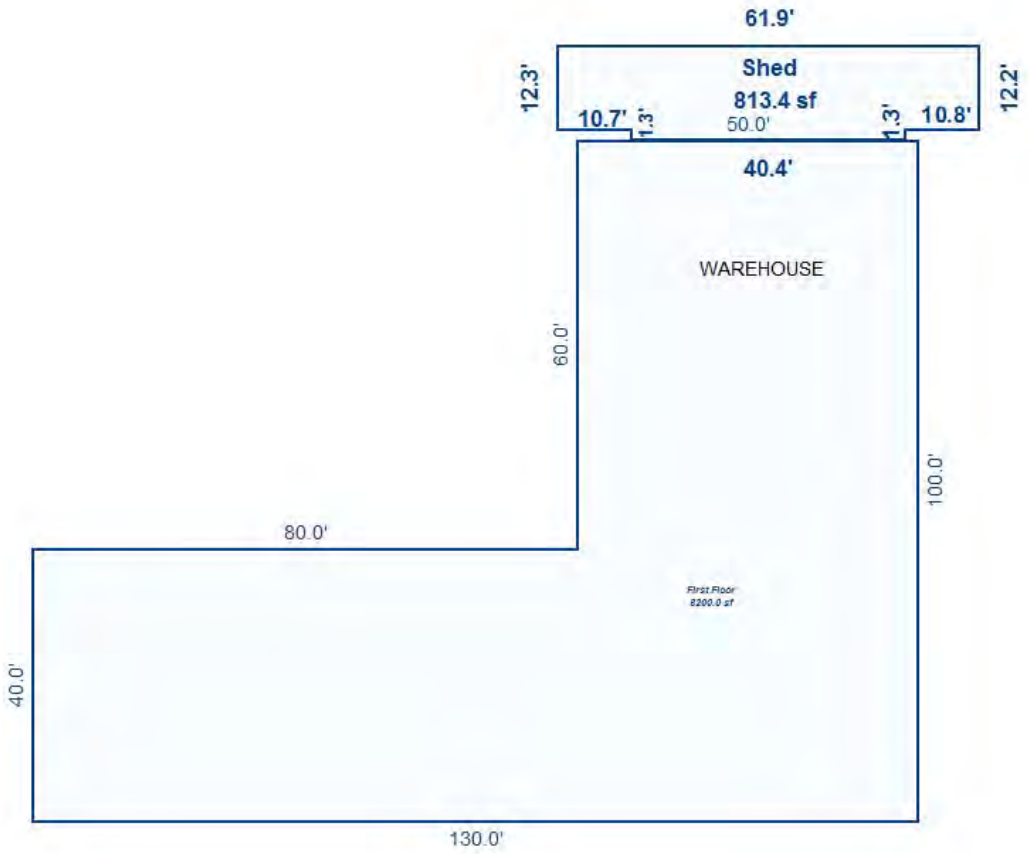
(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

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



Sketch by Apex Sketch

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

Desc. of Bldg/Section: NORTH END OF BLDG - STORAGE
Calculator Occupancy: Shed, Utility, 4 Wall

Class: D,Pole
Floor Area: 813
Gross Bldg Area: 9,013
Stories Above Grd: 1
Average Sty Hght : 12
Bsmnt Wall Hght

Depr. Table : 4%
Effective Age : 15
Physical %Good: 54
Func. %Good : 100
Economic %Good: 100

2014 Year Built
Remodeled

Overall Bldg Height

Comments:
MARKET VALUE OF ADDITION $10/SQFT IN 2014

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: 813
Ave. Perimeter: 150
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: Low

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

Base Rate for Upper Floors = 8.25

Adjusted Square Foot Cost for Upper Floors = 8.25

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 12 Height per Story Multiplier: 1.040
Ave. Floor Area: 813 Perimeter: 150 Perim. Multiplier: 1.262
Refined Square Foot Cost for Upper Floors: 10.83

County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 14.834

Total Floor Area: 813 Base Cost New of Upper Floors = 12,060

Reproduction/Replacement Cost = 12,060
Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /100/100/100/54.0
Total Depreciated Cost = 6,513

ECF (201B COMMERCIAL GROUP B) 1.010 => TCV of Bldg: 2 = 6,578
Replacement Cost/Floor Area= 14.83 Est. TCV/Floor Area= 8.09

(1) Excavation/Site Prep:

(2) Foundation:

	Footings				
X	Poured Conc		Brick/Stone		Block

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

	Many Above Ave.		Average Typical		Few None

	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners

(9) Sprinklers:

(10) Heating and Cooling:

	Gas Oil		Coal Stoker		Hand Fired Boiler

(11) Electric and Lighting:

Outlets:		Fixtures:
Few Average Many Unfinished Typical		Few Average Many Unfinished Typical
Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

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

Parcel Number: 009-013-004-90 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LAKE CITY DG PROPERTIES L	LAKE CITY DOLLAR GENERAL	0	02/16/2005	WD	Not Qualified	05-0/1006		100.0
HUNTER PLACE PROPERTIES L	LAKE CITY DQ PROPERTIES L	0	08/26/2004	WD	Not Qualified	04-0/3714		0.0

Property Address

6067 W JENNINGS RD

Owner's Name/Address

LAKE CITY DOLLAR GENERAL LLC
330 HAMILTON ROW SUITE 300
BIRMINGHAM MI 48009

Tax Description

SEC 13 T22N R8W (0*2003) BEG N 87 DEG 43'57"W 308.05 FT FROM NE COR OF NE 1/4, TH N 87 DEG 43'57"W 100 FT, S 00 DEG 31'30"W 325 FT, S 87 DEG 43'57"E 100 FT, N OO DEG 31'30"E 325 FT TO POB. .75A.

Comments/Influences

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Class: 201 COMMERCIAL-IM Zoning:
School: LAKE CITY - 57020
P.R.E. 0%
MAP #:
2018 Est TCV 330,751 TCV/TFA: 40.09

Building Permit(s)	Date	Number	Status
Commercial	11/14/2003	20030042	Complete

X	Improved		Vacant

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

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

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	05/19/2014	INSPECTED
TC	06/01/2010	INSPECTED

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
M66 N OF JENNIN	100.00	292.00	1.0000	0.0000	350	100*		0
COMMERCIAL $.75/SQFT		0.67 Acres			32670	100		21,889

* denotes lines that do not contribute to the total acreage calculation.
100 Actual Front Feet, 0.67 Total Acres Total Est. Land Value = 21,889

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	9000.0	85	100	7,650

Total Estimated Land Improvements True Cash Value = 7,650

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	10,900	154,500	165,400			143,520C
2017	10,900	151,100	162,000			140,569C
2016	14,600	132,100	146,700			139,316C
2015	17,500	121,400	138,900			138,900S

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

Desc. of Bldg/Section: DISCOUNT STORE CAL 190
Calculator Occupancy: Store, Discount

Class: D,Pole
Floor Area: 8,250
Gross Bldg Area: 8,250
Stories Above Grd: 1
Average Sty Hght : 12
Bsmnt Wall Hght

Depr. Table : 2%
Effective Age : 10
Physical %Good: 82
Func. %Good : 100
Economic %Good: 100

2004 Year Built / Remodeled

12 Overall Bldg Height

Comments:

Construction Cost

	High		Above Ave.	X	Ave.		Low

** ** Calculator Cost Data ** **
Quality: Low Cost Adj: %+0 $/SqFt:0.00
Heat#1: Package Heating & Cooling 100
Heat#2: No Heating or Cooling 0%
Ave. SqFt/Story: 8250
Ave. Perimeter: 382
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: 8125
Type: Low

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

Base Rate for Upper Floors = 31.30

(10) Heating system: Package Heating & Cooling Cost/SqFt: 3.30 100%
Adjusted Square Foot Cost for Upper Floors = 34.60

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 12 Height per Story Multiplier: 0.920
Ave. Floor Area: 8,250 Perimeter: 382 Perim. Multiplier: 0.949
Refined Square Foot Cost for Upper Floors: 30.21

County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 41.386

Total Floor Area: 8,250 Base Cost New of Upper Floors = 341,432

8,125 Sq.Ft. of Sprinklers @ 2.00, County Mult.:1.37 Cost New = 22,263

Reproduction/Replacement Cost = 363,695
Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0
Total Depreciated Cost = 298,230

<<<<< Segregated Cost Computations >>>>>
Costs taken from Segregated Cost Section 3: Stores & Commercials

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

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

(1) Excavation/Site Prep:

(2) Foundation:

	Footings						
X	Poured Conc		Brick/Stone		Block		

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

	Many / Above Ave.		Average / Typical		Few / None

	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners

(9) Sprinklers:

(10) Heating and Cooling:

	Gas / Oil		Coal / Stoker		Hand Fired / Boiler

(11) Electric and Lighting:

	Outlets:		Fixtures:
	Few Average Many Unfinished Typical		Few Average Many Unfinished Typical
	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

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

Sketch by Apex IV™

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

Parcel Number: 009-013-005-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KOBISKA BASIL & ETHEL TRU	KOBISKA BASIL & ETHEL TRU	1	09/10/2010	QC	QUIT CLAIM	2013-03365 QD		0.0

Property Address

2160 S MOREY RD

Owner's Name/Address

KOBISKA BASIL & ETHEL TRUST
6474 BROADWAY
LAKE CITY MI 49651

Tax Description

. SEC 13 T22N R8W S 1/2 OF N 1/2 OF SE 1/4 OF NE 1/4 OF NE1/4. 2.50 A.

Comments/Influences

SEGREGATED COSTS ARE FOR LOADING DOCK

Class: 201 COMMERCIAL–IM Zoning:

School: LAKE CITY - 57020

P.R.E. 0%

MAP #:

2018 Est TCV 133,709 TCV/TFA: 18.21

Building Permit(s)	Date	Number	Status
Commercial	06/28/2013	2013-0269	100%

X Improved Vacant

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

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

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	06/14/2015	INSPECTED
TPC	10/20/2014	INSPECTED

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
40/FF	165.00	660.00	1.0000	0.0000	40	100*		0
Residentia 1 - 2.99 @$5500	2.50 Acres				5500	100		13,750

* denotes lines that do not contribute to the total acreage calculation.

165 Actual Front Feet, 2.50 Total Acres Total Est. Land Value = 13,750

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	6,900	60,000	66,900			51,509C
2017	6,900	56,800	63,700			50,450C
2016	6,900	60,700	67,600	50,000M		50,000C
2015	10,300	49,300	59,600			51,666C

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

Desc. of Bldg/Section: 4 BAY GARAGE
Calculator Occupancy: Warehouse, Storage

Class: D
Floor Area: 5,040
Gross Bldg Area: 7,344
Stories Above Grd: 1
Average Sty Hght : 16
Bsmnt Wall Hght

Depr. Table : 2%
Effective Age : 25
Physical %Good: 60
Func. %Good : 100
Economic %Good: 100

1987 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: Space Heaters, Gas with Fan 50%
Heat#2: Space Heaters, Gas with Fan 0%
Ave. SqFt/Story: 5040
Ave. Perimeter: 284
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: Low

<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Low Cost Percent Adj: +0

Base Rate for Upper Floors = 19.45

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 0.00 50%
Adjusted Square Foot Cost for Upper Floors = 19.45

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 16 Height per Story Multiplier: 1.040
Ave. Floor Area: 5,040 Perimeter: 284 Perim. Multiplier: 1.064
Refined Square Foot Cost for Upper Floors: 21.52

County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 29.486

Total Floor Area: 5,040 Base Cost New of Upper Floors = 148,609

Reproduction/Replacement Cost = 148,609
Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0
Total Depreciated Cost = 89,166

ECF (201C COMMERCIAL GROUP C) 0.850 => TCV of Bldg: 1 = 75,791
Replacement Cost/Floor Area= 29.49 Est. TCV/Floor Area= 15.04

(1) Excavation/Site Prep:

(2) Foundation:

	Footings	X	Poured Conc		Brick/Stone		Block	

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

	Many Above Ave.		Average Typical		Few None		
	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		

(9) Sprinklers:

(10) Heating and Cooling:

	Gas Oil		Coal Stoker		Hand Fired Boiler

(11) Electric and Lighting:

Outlets:		Fixtures:
Few Average Many Unfinished Typical		Few Average Many Unfinished Typical
Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer

(13) Roof Structure: Slope=0

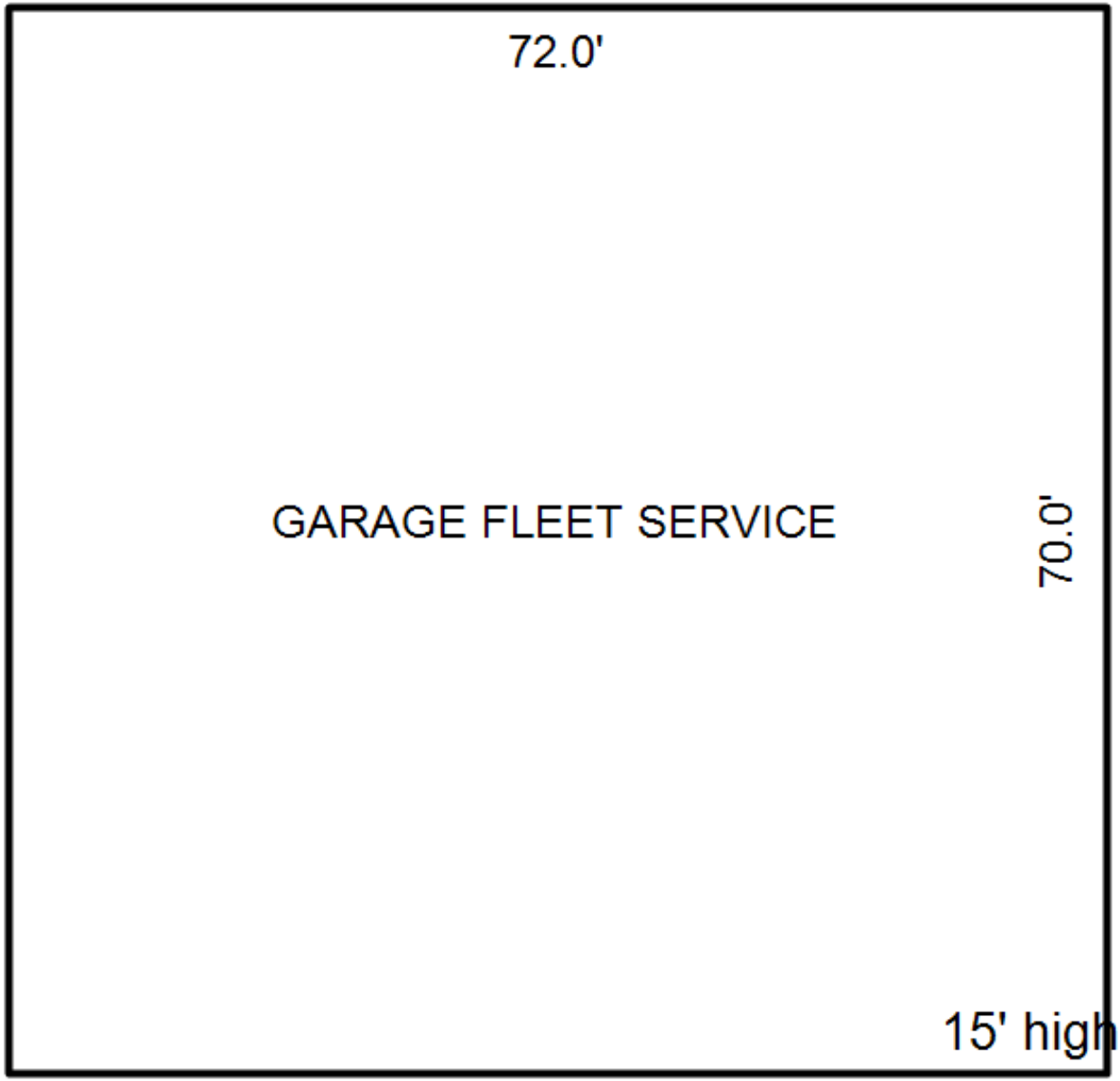
(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

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



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

Desc. of Bldg/Section: CAL 238
Calculator Occupancy: Warehouse, Storage

Class: D
Floor Area: 1,440
Gross Bldg Area: 7,344
Stories Above Grd: 1
Average Sty Hght : 14
Bsmnt Wall Hght

Depr. Table : 2.5%
Effective Age : 25
Physical %Good: 53
Func. %Good : 100
Economic %Good: 100

1976	Year Built Remodeled
	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 50%
Heat#2: Space Heaters, Gas with Fan 0%
Ave. SqFt/Story: 1440
Ave. Perimeter: 168
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 Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 27.50

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 0.00 50%
Adjusted Square Foot Cost for Upper Floors = 27.50

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 14 Height per Story Multiplier: 1.000
Ave. Floor Area: 1,440 Perimeter: 168 Perim. Multiplier: 1.321
Refined Square Foot Cost for Upper Floors: 36.33

County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 49.769

Total Floor Area: 1,440 Base Cost New of Upper Floors = 71,667

Reproduction/Replacement Cost = 71,667
Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 53 /100/100/100/53.0
Total Depreciated Cost = 37,983

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

Item Desciption	Cost Col.	Rate	# or SqFt	Height Adj.	Storys Adj.	Base Cost
(4) Floor Structure:						
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>						

(1) Excavation/Site Prep:

(2) Foundation:

	Footings							
X	Poured Conc		Brick/Stone		Block			

(3) Frame:

(4) Floor Structure:
196 SqFt, Wood Joists and Sheathing

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

	Many Above Ave.		Average Typical		Few None
	Total Fixtures		Urinals		
	3-Piece Baths		Wash Bowls		
	2-Piece Baths		Water Heaters		
	Shower Stalls		Wash Fountains		
	Toilets		Water Softeners		

(9) Sprinklers:

(10) Heating and Cooling:

	Gas Oil		Coal Stoker		Hand Fired Boiler

(11) Electric and Lighting:

Outlets:		Fixtures:
Few		Few
Average		Average
Many		Many
Unfinished		Unfinished
Typical		Typical
Flex Conduit		Incandescent
Rigid Conduit		Fluorescent
Armored Cable		Mercury
Non-Metalic		Sodium Vapor
Bus Duct		Transformer

(13) Roof Structure: Slope=0
240 SqFt, Open Wood System for Cor

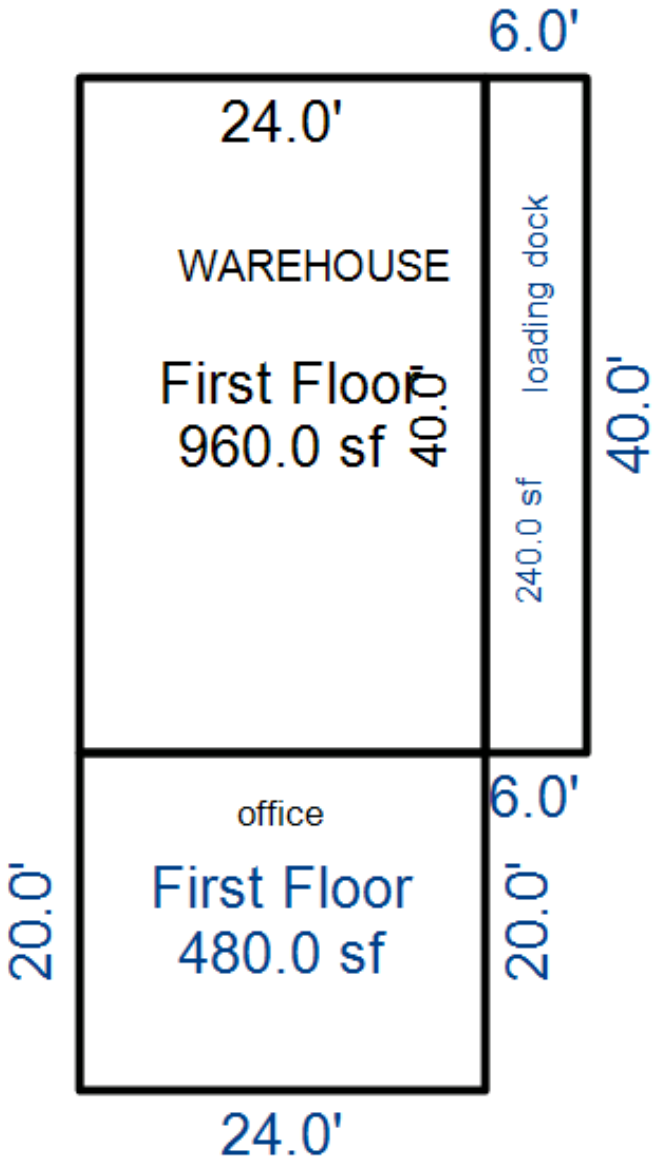
(14) Roof Cover:
240 SqFt, Alum./Steel Corrugated o

(39) Miscellaneous:

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

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



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

Desc. of Bldg/Section: LOCATED @ BACK OF LOT
Calculator Occupancy: Shed, Equipment, 4 Wall

Class: D,Pole
Floor Area: 864
Gross Bldg Area: 7,344
Stories Above Grd: 1
Average Sty Hght : 10
Bsmnt Wall Hght

Depr. Table : 2%
Effective Age : 20
Physical %Good: 67
Func. %Good : 100
Economic %Good: 100

	Year Built Remodeled
	Overall Bldg Height

Comments:
NO CONCRETE -

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: 864
Ave. Perimeter: 120
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 Number of Stories Multiplier: 1.000
Average Height per Story: 10 Height per Story Multiplier: 1.000
Ave. Floor Area: 864 Perimeter: 120 Perim. Multiplier: 1.142
Refined Square Foot Cost for Upper Floors: 16.84

County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 23.077

Total Floor Area: 864 Base Cost New of Upper Floors = 19,938

Reproduction/Replacement Cost = 19,938
Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 67 /100/100/100/67.0
Total Depreciated Cost = 13,359

ECF (201C COMMERCIAL GROUP C) 0.850 => TCV of Bldg: 3 = 11,355
Replacement Cost/Floor Area= 23.08 Est. TCV/Floor Area= 13.14

(1) Excavation/Site Prep:

(2) Foundation:

	Footings							
X	Poured Conc		Brick/Stone		Block			

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

	Many Above Ave.		Average Typical		Few None

	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners

(9) Sprinklers:

(10) Heating and Cooling:

	Gas Oil		Coal Stoker		Hand Fired Boiler

(11) Electric and Lighting:

Outlets:		Fixtures:
Few Average Many Unfinished Typical		Few Average Many Unfinished Typical
Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer

(13) Roof Structure: Slope=0

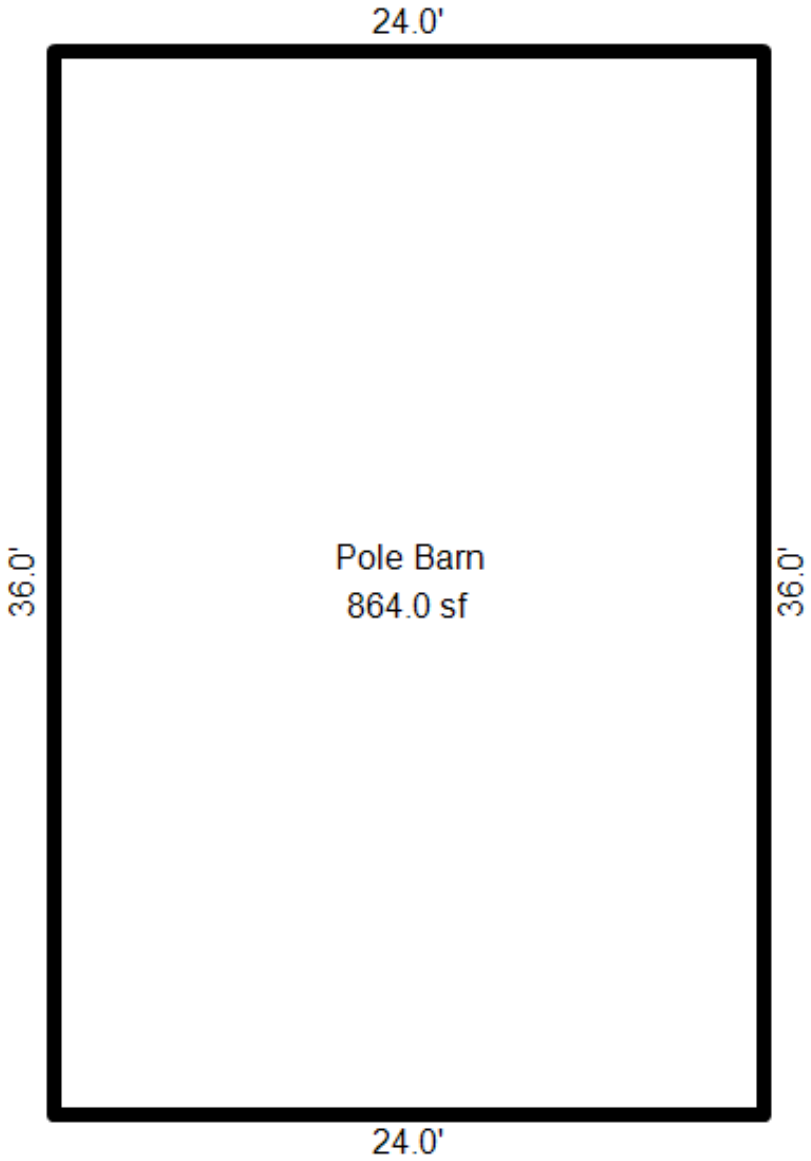
(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

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



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

Parcel Number: 009-013-006-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KOBISKA BASIL & ETHEL TRU	KOBISKA BASIL & ETHEL TRU	100	09/10/2010	QC	QUIT CLAIM	2013-03367		0.0
		65,000	08/01/1995	WD	Download	01-0:1957		0.0

Property Address

2170 S MOREY RD

Owner's Name/Address

KOBISKA BASIL & ETHEL TRUST
6474 W BROADWAY ST
LAKE CITY MI 49651

Tax Description

. SEC 13 T22N R8W N 1/2 OF S 1/2 OF SE 1/4 OF NE 1/4 OF NE1/4. 2.50 A.

Comments/Influences

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Class: 201 COMMERCIAL-IM Zoning:

School: LAKE CITY - 57020

P.R.E. 0%

MAP #:

2018 Est TCV 94,915 TCV/TFA: 28.21

Building Permit(s)	Date	Number	Status
MISSING PERMIT	06/14/2015	2015-2170	100%

X Improved | Vacant

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

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

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	06/14/2015	INSPECTED

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
40/FF	165.00	660.00	1.0000	0.0000	40	100*		0
Residentia 1 - 2.99 @$5500	2.50 Acres				5500	100		13,750

* denotes lines that do not contribute to the total acreage calculation.

165 Actual Front Feet, 2.50 Total Acres Total Est. Land Value = 13,750

Land Improvement Cost Estimates

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.51	1.37	3800	50	3,931
Total Estimated Land Improvements True Cash Value =					3,931

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	6,900	40,600	47,500			45,328C
2017	6,900	38,600	45,500			44,396C
2016	6,900	41,000	47,900	44,000M		44,000C
2015	10,300	33,200	43,500			41,599C

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

Building Type	Farm Utility Storage She				
Year Built					
Class/Construction	D,Pole				
Quality/Exterior	Low Cost				
Base Rate/SF	3.31				
# of Walls, Perimeter	Lean-To, 64				
Perimeter Mult.	X 1.478 = 4.90				
Height	10				
Story Height Mult.	X 1.000 = 4.90				
Heating System	No Heating/Cooling				
Heat Adj./SF					
Misc. Adjustment					
Misc. Adj./SF					
County Multiplier	X 1.38 = 6.76				
Final Rate/SF	$6.76				
Length/Width/Area	20 x 12 = 240				
Cost New	$ 1,623				
Phy./Func./Econ. %Good	55/100/100 55.0				
Depreciated Cost	$ 893				
+ Unit-In-Place Items	$ 0				
Description, Size X Rate X %Good = Cost Itemized ->\ Unit-In-Place ->\ Items ->					
E.C.F.	X 1.10				
% Good	55				
Est. True Cash Value	$ 982				
Comments:	HORSE STALL BACK OF LOT				
Total Estimated True Cash Value of Agricultural Improvements / This Card: 982 / All Cards: 982					

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

Desc. of Bldg/Section: CAL 140
Calculator Occupancy: Office Building

Class: D
Floor Area: 2,788
Gross Bldg Area: 3,364
Stories Above Grd
Average Sty Hght
Bsmnt Wall Hght

Depr. Table : 2%
Effective Age : 38
Physical %Good: 46
Func. %Good : 100
Economic %Good: 100

1975 Year Built
1978 Remodeled

Overall Bldg Height

Comments:
FUNCTIONAL OBSOLENCE
DUE TO FLOOR PLAN

Construction Cost

	High		Above Ave.		Ave.	X	Low

** ** Calculator Cost Data ** **
Quality: Low Cost Adj: %+0 $/SqFt:0.00
Heat#1: Forced Air Furnace 100
Heat#2: Package Heating & Cooling 0%
Ave. SqFt/Story
Ave. Perimeter: 232
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: Low

<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Low Cost Percent Adj: +0

Base Rate for Upper Floors = 49.30

(10) Heating system: Forced Air Furnace Cost/SqFt: 3.90 100%
Adjusted Square Foot Cost for Upper Floors = 53.20

0 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 0 Height per Story Multiplier: 0.900
Ave. Floor Area: 0 Perimeter: 232 Perim. Multiplier: 1.000
Refined Square Foot Cost for Upper Floors: 47.88

County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 65.596

Total Floor Area: 2,788 Base Cost New of Upper Floors = 182,881

Reproduction/Replacement Cost = 182,881
Eff.Age:38 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 46 /100/100/100/46.0
Total Depreciated Cost = 84,125

ECF (201C COMMERCIAL GROUP C) 0.850 => TCV of Bldg: 1 = 71,506
Replacement Cost/Floor Area= 65.60 Est. TCV/Floor Area= 25.65

(1) Excavation/Site Prep:

(2) Foundation:

	Footings	X	Poured Conc		Brick/Stone		Block

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

	Many Above Ave.		Average Typical		Few None

	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners

(9) Sprinklers:

(10) Heating and Cooling:

	Gas Oil		Coal Stoker		Hand Fired Boiler

(11) Electric and Lighting:

	Outlets:		Fixtures:
	Few Average Many Unfinished Typical		Few Average Many Unfinished Typical
	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer

(13) Roof Structure: Slope=0

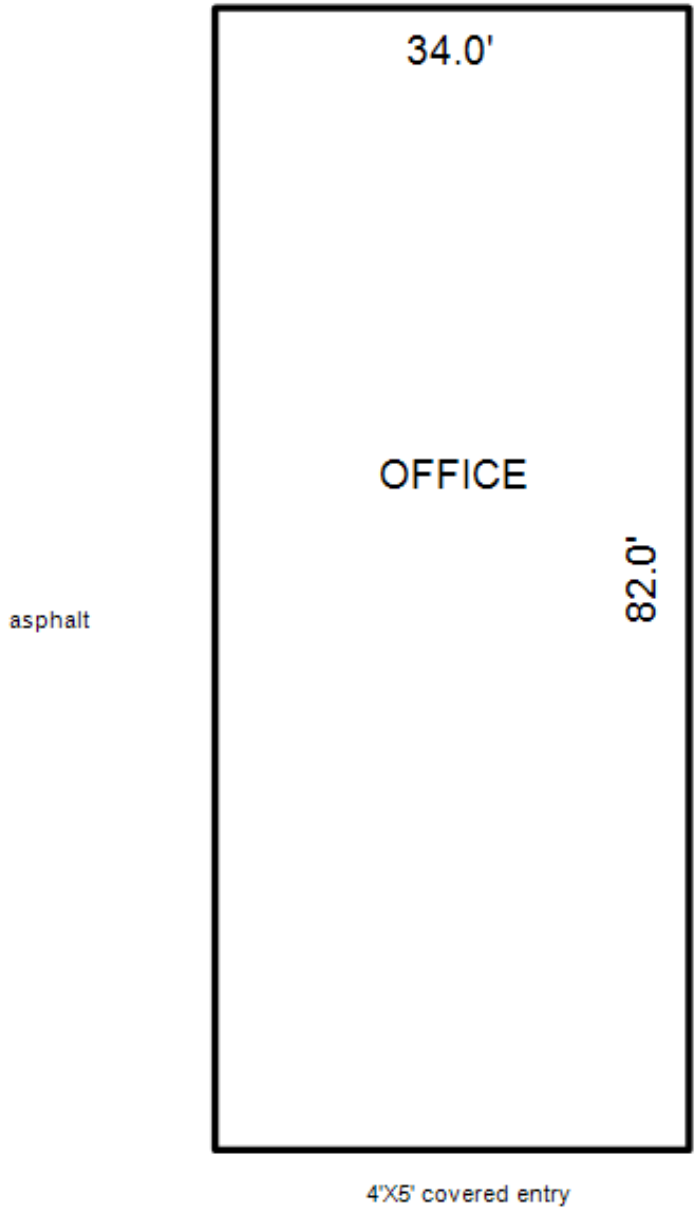
(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

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



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

Desc. of Bldg/Section: BACK OF PARKING LOT
Calculator Occupancy: Shed, Equipment, 4 Wall

Class: D
Floor Area: 576
Gross Bldg Area: 3,364
Stories Above Grd: 1
Average Sty Hght : 8
Bsmnt Wall Hght

Depr. Table : 4%
Effective Age : 25
Physical %Good: 36
Func. %Good : 100
Economic %Good: 100

	Year Built
	Remodeled
	Overall Bldg Height

Comments:
RELOCATED STRUCTURE

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: 576
Ave. Perimeter: 96
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 Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 16.85

Adjusted Square Foot Cost for Upper Floors = 16.85

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 8 Height per Story Multiplier: 0.960
Ave. Floor Area: 576 Perimeter: 96 Perim. Multiplier: 1.215
Refined Square Foot Cost for Upper Floors: 19.65

County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 26.926

Total Floor Area: 576 Base Cost New of Upper Floors = 15,509

Reproduction/Replacement Cost = 15,509
Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 36 /100/100/100/36.0
Total Depreciated Cost = 5,583

ECF (201C COMMERCIAL GROUP C) 0.850 => TCV of Bldg: 2 = 4,746
Replacement Cost/Floor Area= 26.93 Est. TCV/Floor Area= 8.24

(1) Excavation/Site Prep:

(2) Foundation:

		Footings					
X	Poured Conc		Brick/Stone		Block		

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

	Many Above Ave.		Average Typical		Few None

	Total Fixtures		Urinals
	3-Piece Baths		Wash Bowls
	2-Piece Baths		Water Heaters
	Shower Stalls		Wash Fountains
	Toilets		Water Softeners

(9) Sprinklers:

(10) Heating and Cooling:

	Gas Oil		Coal Stoker		Hand Fired Boiler

(11) Electric and Lighting:

	Outlets:		Fixtures:
	Few Average Many Unfinished Typical		Few Average Many Unfinished Typical
	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer

(13) Roof Structure: Slope=0

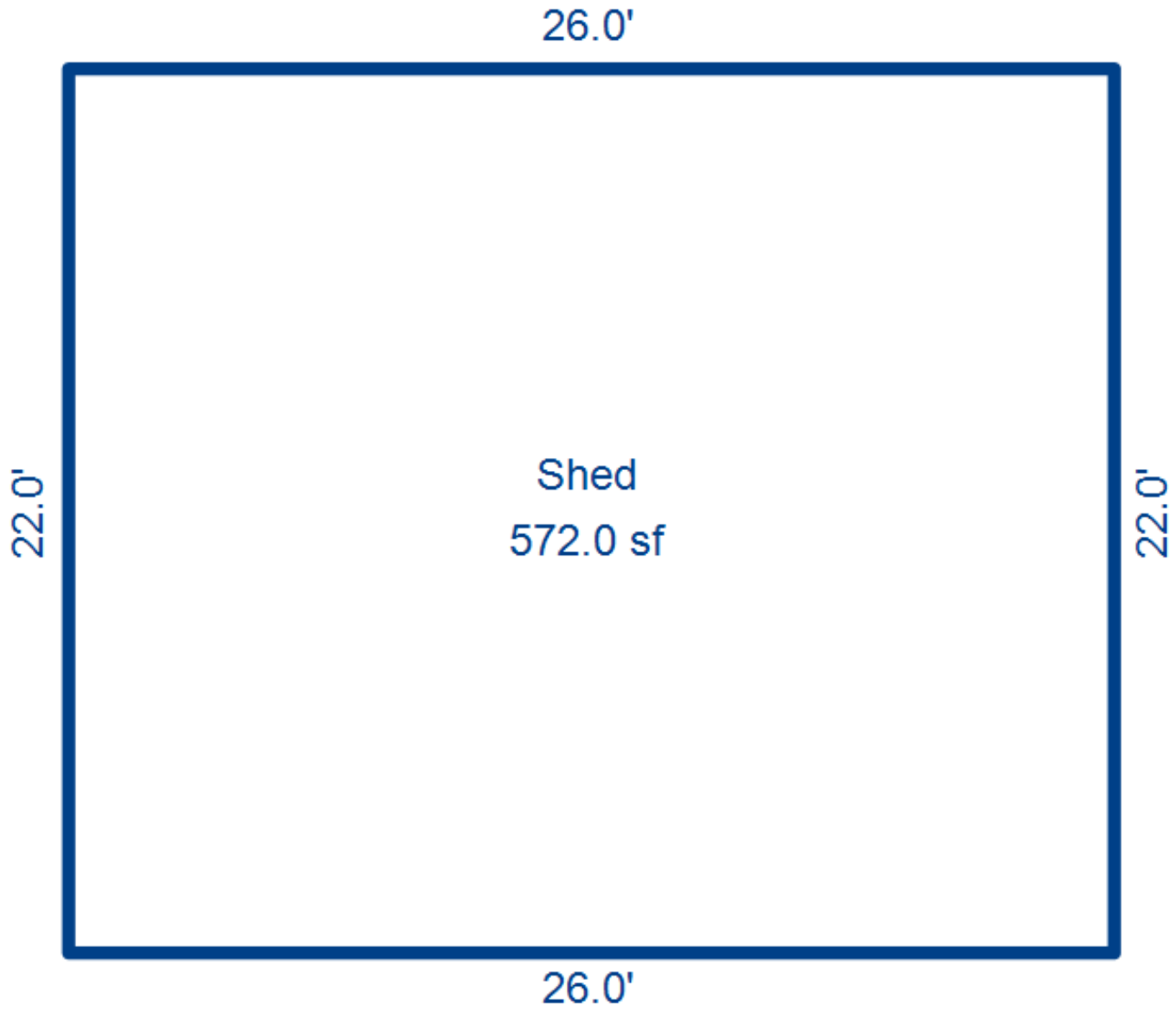
(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

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



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

Parcel Number: 009-013-007-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROOT MARTHA (FORMER SPOUS	ROOT ROBERT M (SM)	0	08/22/2008	QC	Not Qualified	2008/2923		0.0

Property Address
2234 S MOREY RD

Class: 401 RESIDENTIAL-I Zoning:

School: LAKE CITY - 57020

P.R.E. 100% 07/20/1994

MAP #:

2018 Est TCV 39,992 TCV/TFA: 30.21

Building Permit(s)	Date	Number	Status

Owner's Name/Address
ROOT ROBERT M
2234 S MOREY ROAD
LAKE CITY MI 49651

X Improved | Vacant

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
40/FF	164.00	660.00	1.0000	0.0000	40	100*		0
Residentia 1 - 2.99 @$5500	2.48 Acres				5500	100		13,668

* denotes lines that do not contribute to the total acreage calculation.
164 Actual Front Feet, 2.48 Total Acres Total Est. Land Value = 13,668

Public Improvements

	Dirt Road
	Gravel Road
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
D/W/P: 4in Ren. Conc.	4.21	1.00	5000	0	0

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 5000	5000.00	1.00	1.0	94	4,700

Total Estimated Land Improvements True Cash Value = 4,700

Topography of Site

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

Tax Description
. SEC 13 T22N R8W S 1/2 OF S 1/2 OF SE 1/4 OF NE 1/4 OF NE1/4. 2.50 A.

Comments/Influences

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	6,800	13,200	20,000			20,000S
2017	6,800	13,200	20,000			20,000S
2016	6,800	14,200	21,000			21,000S
2015	10,300	11,800	22,100			22,100S

Who	When	What
TPC	12/27/2017	INSPECTED

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

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

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: HUD

Yr Built	Remodeled
1970	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 465 S.F.
Crawl: 640 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors	
	No Floor	SF

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

Class: Average
Effec. Age: 35
Floor Area:
Total Base Cost: 88,238
Total Base New : 121,769
Total Depr Cost: 43,248
Estimated T.C.V: 21,624

CntyMult
X 1.380
E.C.F.
X 0.500

(16) Porches/Decks

Area	Type
256	CCP (1 Story)
576	Treated Wood

(17) Garage

Year Built: 1980
Car Capacity:
Class: C
Exterior: Block
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 1
Area: 1232
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

< Cost Estimates for Res. Building: 1 Mobile Home Class: Average Quality >

(11) Heating System: Wall Furnace

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
Base	Unit	Ribbed	Metal	45.39	-0.75	-6	684	28,671

(Rate adjusted for Basement under 68 percent of Unit)

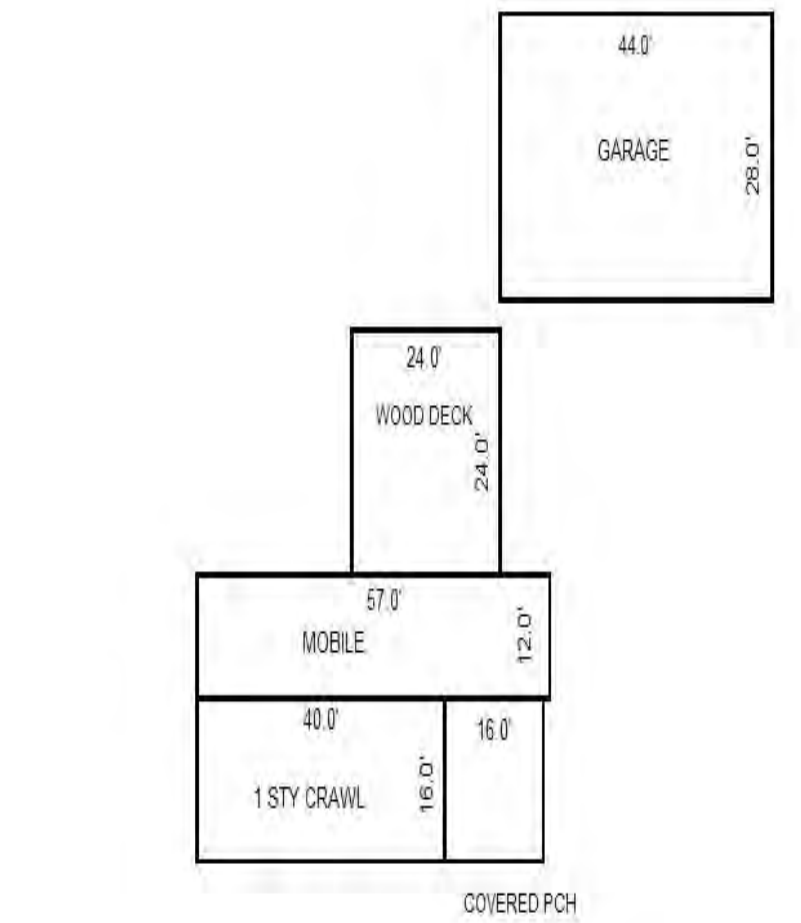
Other Additions/Adjustments	Rate	Size	Cost
Addition/Crawl	37.50	640	24,000
Free Standing Roof	4.57	684	3,126
(9) Foundation			
Foundation Wall: Concrete	6.92	0	0
(13) Plumbing			
Average Fixture(s)	530.00	1	530
(14) Water/Sewer			
Well, 100 Feet	2425.00	1	2,425
1000 Gal Septic	2720.00	1	2,720
(15) Built-Ins & Fireplaces			
Appliance Allowance	1235.00	1	1,235
(16) Porches			
CCP (1 Story), Standard	19.00	256	4,864
(17) Garages			
Class:C Exterior: Block Foundation: 18 Inch (Unfinished)			
Base Cost	13.85	1232	17,063
Mechanical Doors	350.00	1	350

Notes: HOLLY PARK
Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 41,047
Separately Depreciated Items:

(16) Deck/Balcony			
Treated Wood,Standard	5.65	576	3,254

County Multiplier = 1.38 => Cost New = 4,491
Phy/Ab.Phy/Func/Econ/Comb.%Good= 49/100/100/100/49.0, Depr.Cost = 2,201
<<<<< 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***

Parcel Number: 009-013-008-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FENSTERMACHER DONALD D &	LASKOWSKI DAVID P	3,000	08/23/2011	OTH	EASEMENT	2011-02896 EAS	PTA	0.0
SHIBLER DONALD E	LASKOWSKI DAVID P	139,000	07/06/2005	WD	Arms Length	05-0/2679		100.0
LASKOWSKI ELLEN M	LASKOWSKI DAVID P	0	07/06/2005	QC	Not Qualified	05-0/2680		0.0
SHIBLER DONALD E TRUST	SHIBLER DONALD E	0	06/11/2004	QC	Not Qualified	04-0/3010		0.0

Property Address
6215 W JENNINGS RD

Owner's Name/Address
LASKOWSKI DAVID P
P O BOX 38
LAKE CITY MI 49651

Tax Description
. SEC 13 T22N R8W W 210 FT OF E 631.37 FT OF W 1/2 OF NE 1/4 OF NE 1/4. 6.3545A.

Comments/Influences

Class: 401 RESIDENTIAL-I Zoning:
School: LAKE CITY - 57020
P.R.E. 100% 07/06/2005
MAP #:
2018 Est TCV 140,836 TCV/TFA: 83.24

Building Permit(s)	Date	Number	Status
Shed	10/16/2012	2012-0545	100%
Addition	08/27/2009	20090433	100%
Pole Barn	06/30/2006	20060181	Complete

X	Improved		Vacant

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

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

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	12/28/2012	INSPECTED
TPC	10/16/2012	INSPECTED

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
40/FF	210.00	1317.17	1.0000	0.0000	40	100*		0
Residentia 3 - 7 @$2800	6.35 Acres				2800	100		17,780

* denotes lines that do not contribute to the total acreage calculation.
210 Actual Front Feet, 6.35 Total Acres Total Est. Land Value = 17,780

Land Improvement Cost Estimates

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.61	1.00	2550	0	0
D/W/P: 3.5 Concrete	3.44	1.00	448	0	0
Shed: Wood Frame	9.36	1.00	240	94	2,112

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 = 4,487

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	8,900	61,500	70,400			58,948C
2017	9,500	59,700	69,200			57,736C
2016	9,500	56,300	65,800			57,222C
2015	13,100	52,600	65,700			57,051C

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

Building Type
X Single Family
Mobile Home
Town Home
Duplex
A-Frame

X Wood Frame

Building Style: 1S

Yr Built	Remodeled
1972	0

Condition: Average

Room List
Basement
1st Floor
2nd Floor
3 Bedrooms

(1) Exterior
Wood/Shingle
Aluminum/Vinyl
Brick
X Brick/Siding
Insulation

(2) Windows
X Many Avg. Few
X Large Avg. Small

X Wood Sash
Metal Sash
Vinyl Sash
X Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
X Storms & Screens

(3) Roof
X Gable Hip Flat
Gambrel Mansard Shed

X Asphalt Shingle

Chimney: Block

(3) Roof (cont.)
Eavestrough
Insulation
0 Front Overhang
0 Other Overhang

(4) Interior
X Drywall Paneled
Plaster Wood T&G

Trim & Decoration: Ex X Ord Min

Size of Closets: Lg X Ord Small

Doors Solid X H.C.

(5) Floors
Kitchen:
Other:
Other:

(6) Ceilings
X Drywall

(7) Excavation
Basement: 1188 S.F.
Crawl: 504 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

(10) Floor Support
Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling
X Gas Wood
Oil Coal
Elec. Steam

Forced Air w/o Ducts
Forced Air w/ Ducts
Forced Hot Water
Electric Baseboard
Elec. Ceil. Radiant
Radiant (in-floor)
Electric Wall Heat
Space Heater
Wall/Floor Furnace
X Forced Heat & Cool
Heat Pump
No Heating/Cooling

Central Air
Wood Furnace

(12) Electric
150 Amps Service

No./Qual. of Fixtures: Ex. X Ord. Min

No. of Elec. Outlets: Many X Ave. Few

(13) Plumbing
1 Average Fixture(s)
1 3 Fixture Bath
2 Fixture Bath
Softener, Auto
Softener, Manual
Solar Water Heat
No Plumbing
Extra Toilet
Extra Sink
Separate Shower
Ceramic Tile Floor
Ceramic Tile Wains
Ceramic Tub Alcove
Vent Fan

(14) Water/Sewer
Public Water
Public Sewer
1 Water Well
1 1000 Gal Septic
2000 Gal Septic

Lump Sum Items:

(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

Class: C -5
Effec. Age: 35
Floor Area: 1692
Total Base Cost: 134,881
Total Base New : 186,136
Total Depr Cost: 120,989
Estimated T.C.V: 118,569

CntyMult X 1.380
E.C.F. X 0.980

(16) Porches/Decks

Area	Type
42	CCP (1 Story)
160	Treated Wood

(17) Garage
Year Built: 1972
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?:
Auto. Doors: 2
Mech. Doors: 0
Area: 672
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

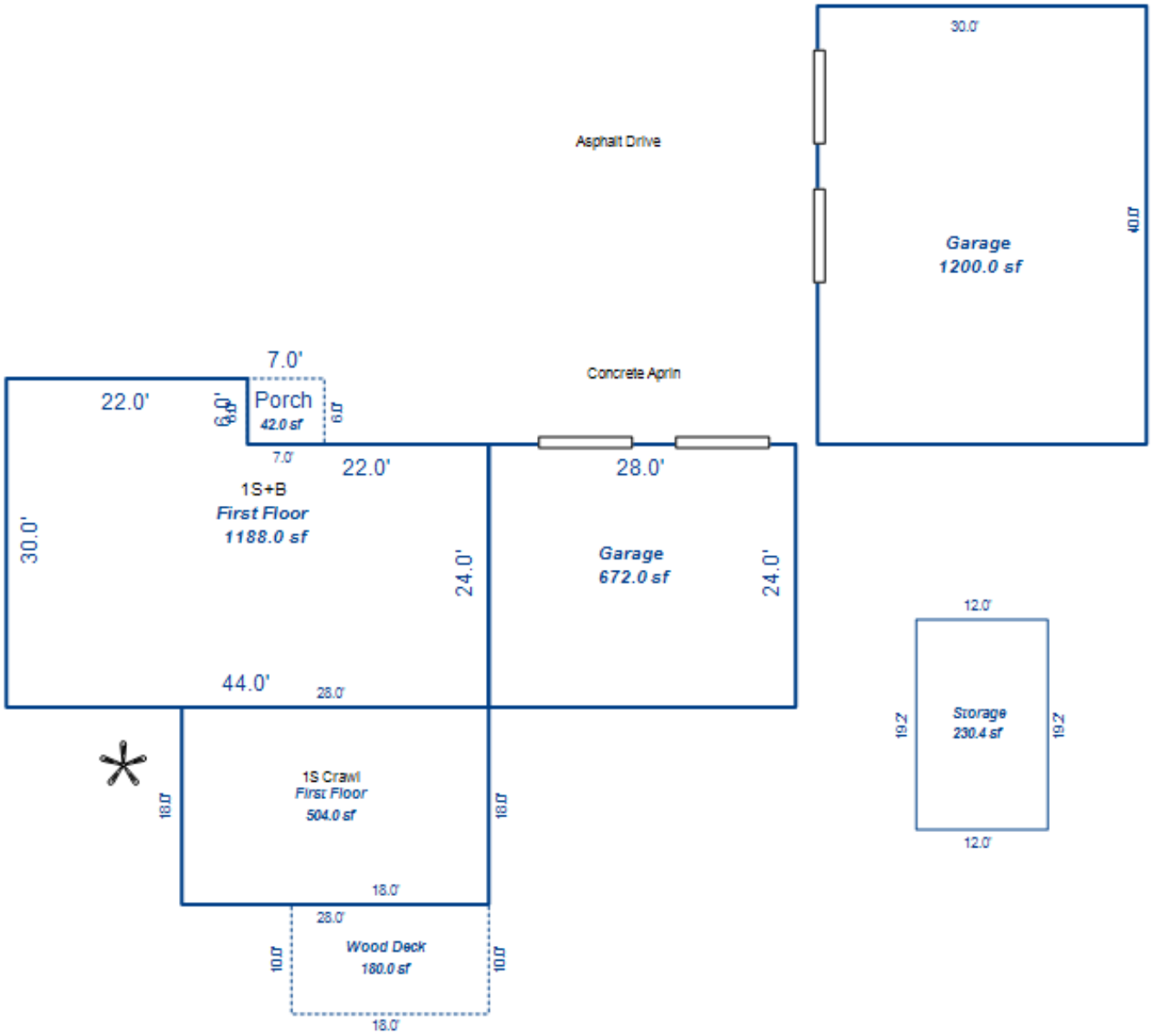
Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	58.60	0.00	1.82	1188	71,779
1	Story Siding	Crawl Space	58.60	-8.07	1.82	504	26,384

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	760.00	1	760
(14) Water/Sewer			
Well, 100 Feet	2700.00	1	2,700
1000 Gal Septic	3085.00	1	3,085
(15) Built-Ins & Fireplaces			
Appliance Allowance	1915.00	1	1,915
(16) Porches			
CCP (1 Story), Standard	42.74	42	1,795
(16) Deck/Balcony			
Treated Wood,Standard	7.39	160	1,182
(17) Garages			
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	17.84	672	11,988
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	2	750
Class:C Exterior: Pole Foundation: 42 Inch (Unfinished)			
Base Cost	10.91	1200	13,092
Automatic Doors	375.00	2	750

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 120,989
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 118,569

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

Parcel Number: 009-013-008-00, Residential Building 1 Printed on 04/24/2018



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

Parcel Number: 009-013-009-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FENSTERMACHER DONALD D	LEASEE DUTCHMAN TREE FARM	0	04/11/2012	OTH	Reference	2012-01093 AFF		0.0

Property Address

W JENNINGS RD

Owner's Name/Address

FENSTERMACHER DONALD D
7000 PACKER DR NE
BELMONT MI 49306

Tax Description

. SEC 13 T22N R8W W 210 FT OF E 421.37 FT OF W 1/2 OF NE 1/4 OF NE 1/4. 6.3636 A.

Comments/Influences

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Class: 402 RESIDENTIAL-V Zoning:

School: LAKE CITY - 57020

P.R.E. 0%

MAP #:

2018 Est TCV 17,808

Building Permit(s)	Date	Number	Status

	Improved		Vacant

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

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

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	08/28/2017	INSPECTED
TPC	09/13/2015	INSPECTED

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
40/FF	421.37	657.48	1.0000	0.0000	40	100*		0
Residentia 3 - 7 @$2800		6.36 Acres			2800	100		17,808

* denotes lines that do not contribute to the total acreage calculation.

421 Actual Front Feet, 6.36 Total Acres Total Est. Land Value = 17,808

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	8,900	0	8,900			6,604C
2017	9,500	0	9,500			6,469C
2016	9,500	0	9,500			6,412C
2015	8,400	0	8,400			6,393C

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

Parcel Number: 009-013-010-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHOLTEN PHILIP J & DIANA	SCHOLTEN FARMS LLC	0	04/03/2009	QC	Not Qualified	2009/1273		0.0
SCHOLTEN PHILIP J & DIANA	SCHOLTEN PHILIP J TRUST &	0	06/08/2005	QC	Not Qualified	05-0/2283		0.0
		9,000	12/01/1994	WD	Download	290:1030		0.0

Property Address

W JENNINGS RD

Owner's Name/Address

SCHOLTEN FARMS LLC
3840 S LACHONE RD
Lake City MI 49651

Tax Description

. SEC 13 T22N R8W E 211.37 FT OF W 1/2 OF NE 1/4 OF NE 1/4. 6.4052 A.

Comments/Influences

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Class: 102 AGRICULTURAL– Zoning:

School: LAKE CITY - 57020

P.R.E. 100% 02/05/2007 Qual. Ag.

MAP #:

2018 Est TCV 23,076

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

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

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

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	08/28/2017	INSPECTED
TPC	09/13/2015	INSPECTED

Land Value Estimates for Land Table Ag 1 .A - Agriculture

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 125/FF	211.37	1321.00	1.0000	0.0000	125	100*		0
AG SW 2014 3 -7 Acres		6.41 Acres			3600	100		23,076

* denotes lines that do not contribute to the total acreage calculation.

211 Actual Front Feet, 6.41 Total Acres Total Est. Land Value = 23,076

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	11,500	0	11,500			6,604C
2017	11,500	0	11,500			6,469C
2016	11,900	0	11,900			6,412C
2015	13,200	0	13,200			6,393C

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

Parcel Number: 009-013-011-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HOFFMAN KAROLYN K	HOFFMAN DIANNE L	0	03/04/2010	QC	Reference	2010-539QC	PTA	100.0
HOFFMAN GARY C (DECEASED)	HOFFMAN KAROLYN KAY (WIDO	0	09/11/2009	OTH	Not Qualified	2009/3932		0.0

Property Address

W JENNINGS RD

Owner's Name/Address

HOFFMAN DIANNE L
PO BOX 24
LAKE CITY MI 49651

Tax Description

. SEC 13 T22N R8W NW 1/4 OF NE 1/4 OF SEC 13, T22N, R8W., EXC W 807.6 FT OF S 60 RDS & EXC PLAT PRT THOF. ALSO W 29.99 FT OF NE 1/4 OF NE 1/4 OF SEC 13, T22N, R8W. 13.4811A.

Comments/Influences

Class: 402 RESIDENTIAL-V | Zoning:

School: LAKE CITY - 57020

P.R.E. 0%

MAP #:

2018 Est TCV 26,962

Building Permit(s)	Date	Number	Status

	Improved		Vacant

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

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

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	08/28/2017	INSPECTED
TPC	10/06/2015	INSPECTED

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @$2000	13.48 Acres		2000	100				26,962
	13.48 Total Acres				Total Est. Land Value =			26,962

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	13,500	0	13,500			13,068C
2017	12,800	0	12,800			12,800S
2016	14,200	0	14,200			14,200S
2015	14,200	0	14,200			14,200S

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

Parcel Number: 009-013-011-50 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

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

Property Address	Class: 102 AGRICULTURAL–	Zoning:	Building Permit(s)	Date	Number	Status
W JENNINGS RD	School: LAKE CITY - 57020					
	P.R.E. 100% 01/31/2013 Qual. Ag.					
Owner's Name/Address	MAP #:					
DUTCHMAN PROPERTIES LLC 9689 W WALKER ROAD MANTON MI 49663	2018 Est TCV 27,620					

Tax Description

. SEC 13 T22N R8W W 807.6 FT OF S 60 RDS OF NW 1/4 OF NE 1/4 OF SEC 13, T22N, R8W. EXC W 200 FT THOF. 13.8091A.

Comments/Influences

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	Improved	X	Vacant

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

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

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	08/28/2017	INSPECTED
JWV	11/08/2016	INSPECTED

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>20@$2000	13.81 Acres		2000	100				27,620
	13.81 Total Acres				Total Est. Land Value =			27,620

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	13,800	0	13,800			12,088C
2017	13,800	0	13,800			11,840C
2016	12,400	0	12,400			11,735C
2015	11,700	0	11,700			11,700S

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

Parcel Number: 009-013-012-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

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					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
BUNTING TEDDY D JR 125 HIDDEN PINES DRIVE MOUNT HOLLY NC 28120-9283	2018 Est TCV 19,800					

Tax Description

. SEC 13 T22N R8W BEG AT THE N 1/4 POST OF SEC 13; TH S ALONG N & S 1/4 LINE 20 RDS; TH E'LY 16 RDS; TH N'LY 20 RDS; TH W'LY ALONG N LINE OF SAID SEC TO PT OF B. 2 A.

Comments/Influences

	Improved	X	Vacant

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

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

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	07/18/2017	INSPECTED
TPC	09/13/2015	INSPECTED

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GROUP H $75/FF	264.00	297.00	1.0000	1.0000	75	100		19,800
264 Actual Front Feet, 1.80 Total Acres							Total Est. Land Value =	19,800

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	9,900	0	9,900			4,120C
2017	9,900	0	9,900			4,036C
2016	9,900	0	9,900			4,000C
2015	9,900	0	9,900			3,989C

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

Parcel Number: 009-013-013-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VANDERWEIDE STEPHEN J	DUTCHMAN PROPERTIES LLC	0	05/16/2003	QC	Not Qualified	04-0/1128		0.0

Property Address

W ROBERTS RD

Owner's Name/Address

DUTCHMAN PROPERTIES LLC
9689 W WALKER ROAD
MANTON MI 49663

Tax Description

. SEC 13 T22N R8W S 1/2 OF N 1/2 EXC NW 1/4 OF SW 1/4 OF NW 1/4 & EXC N 650 FT OF E 444 FT THOF & EXC S 33 FT OF S 1/2 OF NW 1/4 & EXC N 66 FT OF E 485 FT OF S 1/2 OF NW 1/4 & EXC S 33 FT OF W 1904.71 FT OF S 1/2 OF NE 1/4 & EXC S 66 FT OF E 132 FT OF W 2036.71 FT OF S 1/2 OF NE 1/4; ALSO W 1/2 OF NE 1/4 OF NW 1/4 EXC W 165 FT OF N 365 FT THOF; ALSO PCL A OF SURVEY RECORDED IN LIBER S1 PP 75-82. 178.2843A

Comments/Influences

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Class: 102 AGRICULTURAL– Zoning:

School: LAKE CITY - 57020

P.R.E. 100% 07/20/1994 Qual. Ag.

MAP #:

2018 Est TCV 609,271

Building Permit(s)	Date	Number	Status

	Improved		Vacant

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

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

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	09/16/2016	INSPECTED
TPC	06/14/2015	INSPECTED

Land Value Estimates for Land Table Ag 1 .A - Agriculture

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2014 121 - 400 Acres	153.28 Acres				3600	100		551,808
AG SW 2014 UNTILLABLE	25.00 Acres				1700	100		42,500
	178.28 Total Acres				Total Est. Land Value =			594,308

Land Improvement Cost Estimates

Description	Rate	CountyMult.	Size	%Good	Cash Value
Agricultural Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
8' DIAMETER WELL	15750.00	1.00	1.0	95	14,963
Total Estimated Land Improvements True Cash Value =					14,963

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	297,200	7,400	304,600			77,889C
2017	297,200	7,400	304,600			76,287C
2016	298,600	7,500	306,100			75,607C
2015	267,400	7,500	274,900			75,381C

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

Parcel Number: 009-013-014-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHOLTEN FARMS, LLC	DUTCHMAN TREE FARMS LLC	329,000	02/08/2012	LC	LAND CONTRACT	2012-01472		100.0
NORTHERN PINES NURSERY	SCHOLTEN FARMS, LLC	0	06/08/2005	QC	Not Qualified	05-0/2282		0.0

Property Address
2300 S MOREY RD

Owner's Name/Address
DUTCHMAN TREE FARMS LLC
9689 W WALKER RD
MANTON MI 49663

Class: 401 RESIDENTIAL-I Zoning:
School: LAKE CITY - 57020
P.R.E. 100% 01/01/2006 Qual. Ag.
MAP #:
2018 Est TCV 372,149 TCV/TFA: 32.12

Building Permit(s)	Date	Number	Status
Pole Barn	12/31/2015	2015	100%
Reroof	06/09/2006	20060149	Complete

X Improved Vacant

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

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

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I 100/FF	466.00	444.00	1.0000	1.0000	100	100		46,600
466 Actual Front Feet, 4.75 Total Acres							Total Est. Land Value =	46,600

Land Improvement Cost Estimates

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	824	0	0

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

Tax Description

2012-01472 LCT BEGINNING 183 AND 2/6 FEET SOUTH OF THE NORTHEAST CORNER OF THE SOUTH HALF (S1/2) OF THE NORTHEAST QUARTER (NE 1/4) THENCE SOUTH 466 AND 4/6 FEET THENCE WEST 444 FEET; THENCE NORTH 466 AND 4/6 FEET; THENCE EAST 444 FEET TO THE POINT OF BEGINNING, SECTION 13, TOWNSHIP 22 NORTH, RANGE 8 WEST, LAKE TOWNSHIP,
MISSAUKEE COUNTY, MICHIGAN
FORERLY DESCRIBED / CONDENSED AS: SEC 13 T22N R8W BEG 183 2/6 FT S OF NE COR OF S 1/2 OF NE 1/4 TH S 466 4/6 FT W 444 FT N

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	23,300	162,800	186,100			148,667C
2017	23,300	161,700	185,000			145,610C
2016	23,300	154,500	177,800			144,312C
2015	23,300	77,600	100,900			93,831C

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	12/07/2015	INSPECTED
TPC	11/16/2015	INSPECTED

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

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1912	1960

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

X	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
X	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		
X	Tile		

(7) Excavation

Basement: 470 S.F.
Crawl: 800 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors
	No Floor SF

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

120	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

Class: C +5
Effec. Age: 30
Floor Area: 1590
Total Base Cost: 117,843
Total Base New : 162,623
Total Depr Cost: 113,836
Estimated T.C.V: 111,559

CntyMult
X 1.380
E.C.F.
X 0.980

(16) Porches/Decks

Area	Type
192	CCP (1 Story)
686	Treated Wood
130	Brzwy, FW

(17) Garage

Year Built: 1960
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: 312
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

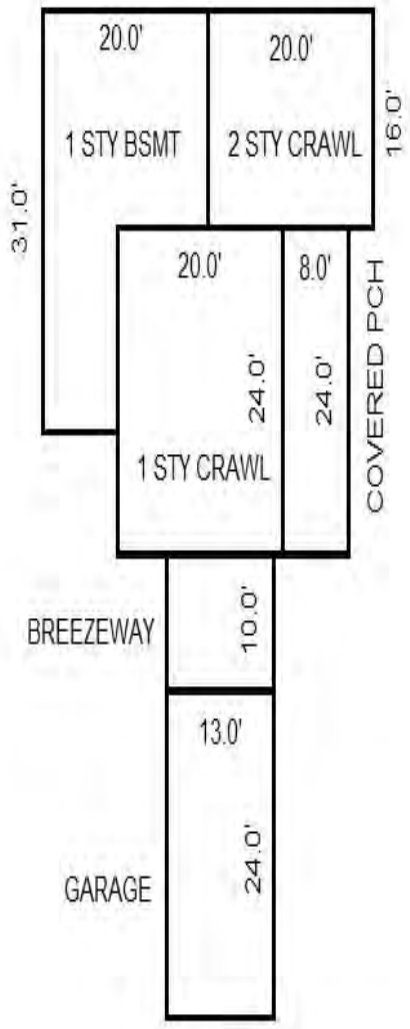
Carport Area:
Roof:

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	67.66	-9.63	0.00	480	27,854
1	Story Siding	Mich Bsmnt.	67.66	-4.82	0.00	470	29,535
2	Story Siding	Crawl Space	106.96	-9.63	0.00	320	31,146

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			
Well, 100 Feet	2700.00	1	2,700
1000 Gal Septic	3085.00	1	3,085
(15) Built-Ins & Fireplaces			
Appliance Allowance	1915.00	1	1,915
(16) Porches			
CCP (1 Story), Standard	22.72	192	4,362
(16) Deck/Balcony			
Treated Wood,Standard	6.10	686	4,185
(16) Breezeways			
Frame Wall,Finished	27.75	130	3,608
(17) Garages			
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	25.70	312	8,018
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 113,836
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 111,559

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



Sketch by Apex IV™

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: HUD

Yr Built	Remodeled
1986	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

X	Wood Sash
X	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
X	Flat		Shed

	Asphalt Shingle
X	Metal

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	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:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

Class: C
Effec. Age: 25
Floor Area: 924
Total Base Cost: 60,580
Total Base New : 83,601
Total Depr Cost: 62,701
Estimated T.C.V: 34,485

CntyMult
X 1.380
E.C.F.
X 0.550

(16) Porches/Decks

Area	Type

(17) Garage

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:

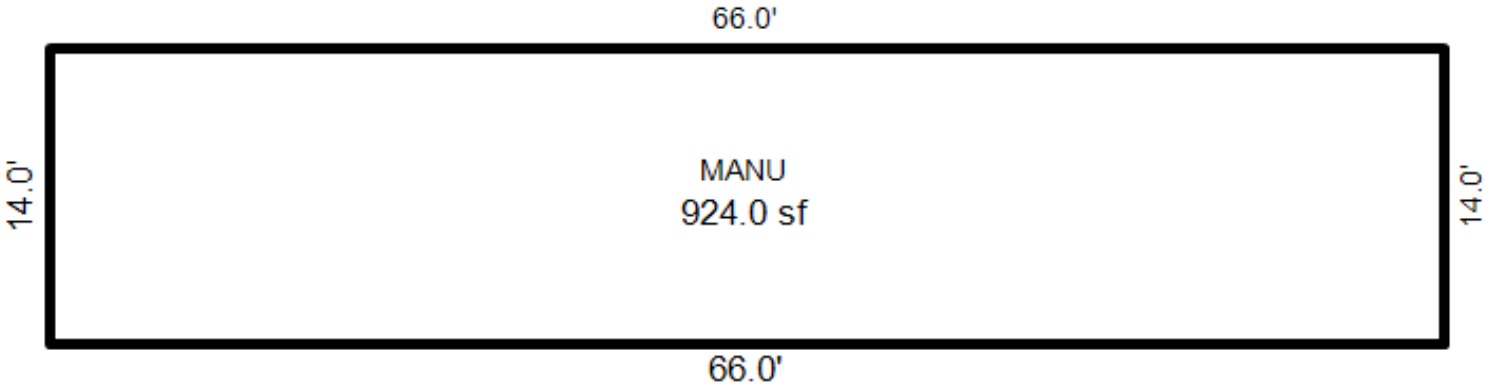
Carport Area:
Roof:

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	68.29	-14.48	0.00	924	49,720

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	1	2,400
(14) Water/Sewer			
Well, 100 Feet	2700.00	1	2,700
1000 Gal Septic	3085.00	1	3,085
(15) Built-Ins & Fireplaces			
Appliance Allowance	1915.00	1	1,915

Notes: 1986 FAIRMONT
Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 62,701
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.550 => TCV of Bldg: 2 = 34,485

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

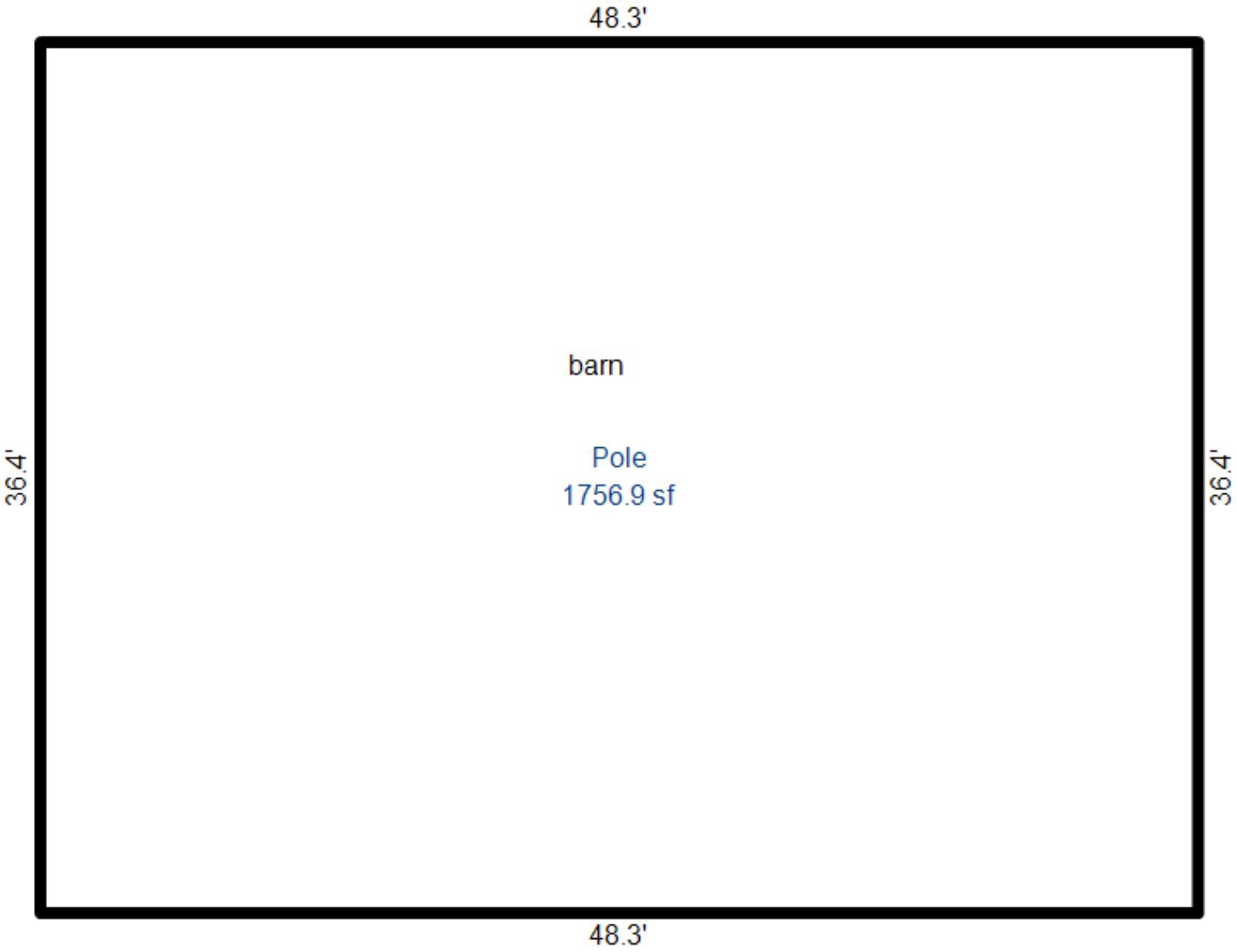


*** Information herein deemed reliable but not guaranteed***

Building Type	Barn - General Purpose				
Year Built	1969				
Class/Construction	D,Pole				
Quality/Exterior	Low Cost				
Base Rate/SF	10.10				
# of Walls, Perimeter	4 Wall, 169				
Perimeter Mult.	X 1.034 = 10.44				
Height	11				
Story Height Mult.	X 1.019 = 10.64				
Heating System	No Heating/Cooling				
Heat Adj./SF					
Misc. Adjustment					
Misc. Adj./SF					
County Multiplier	X 1.38 = 14.69				
Final Rate/SF	$14.69				
Length/Width/Area	48 x 36 = 1728				
Cost New	$ 25,377				
Phy./Func./Econ. %Good	45/80/100 36.0				
Depreciated Cost	$ 9,136				
+ Unit-In-Place Items	$ 0				
Description, Size X Rate X %Good = Cost Itemized ->* Unit-In-Place ->* Items ->*					
E.C.F.	X 1.10				
% Good	45				
Est. True Cash Value	$ 10,049				
Comments:					

Total Estimated True Cash Value of Agricultural Improvements / This Card: 10049 / All Cards: 10049

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



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

Desc. of Bldg/Section: BUILT 1991 + ADD 2015
Calculator Occupancy: Shed, Equipment, 4 Wall

Class: D,Pole
Floor Area: 4,437
Gross Bldg Area: 9,071
Stories Above Grd: 1
Average Sty Hght : 11
Bsmnt Wall Hght

Depr. Table : 2%
Effective Age : 15
Physical %Good: 74
Func. %Good : 100
Economic %Good: 100

1991	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, Radiant 100
Heat#2: No Heating or Cooling 0%
Ave. SqFt/Story: 4437
Ave. Perimeter: 277
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

(10) Heating system: Space Heaters, Radiant Cost/SqFt: 0.20 100%
Adjusted Square Foot Cost for Upper Floors = 14.95

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 11 Height per Story Multiplier: 1.020
Ave. Floor Area: 4,437 Perimeter: 277 Perim. Multiplier: 0.941
Refined Square Foot Cost for Upper Floors: 14.35

County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 19.659

Total Floor Area: 4,437 Base Cost New of Upper Floors = 87,225

Reproduction/Replacement Cost = 87,225
Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 74 /100/100/100/74.0
Total Depreciated Cost = 64,547

ECF (416 RESIDENTIAL RURAL/ NON SUB) 1.100 => TCV of Bldg: 1 = 71,001
Replacement Cost/Floor Area= 19.66 Est. TCV/Floor Area= 16.00

(1) Excavation/Site Prep:

(2) Foundation:

	Footings							
X	Poured Conc		Brick/Stone		Block			

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

	Many Above Ave.		Average Typical		Few None		
	Total Fixtures		Urinals				
	3-Piece Baths		Wash Bowls				
	2-Piece Baths		Water Heaters				
	Shower Stalls		Wash Fountains				
	Toilets		Water Softeners				

(9) Sprinklers:

(10) Heating and Cooling:

	Gas Oil		Coal Stoker		Hand Fired Boiler

(11) Electric and Lighting:

Outlets:		Fixtures:
Few Average Many Unfinished Typical		Few Average Many Unfinished Typical
Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer

(13) Roof Structure: Slope=0

(14) Roof Cover:

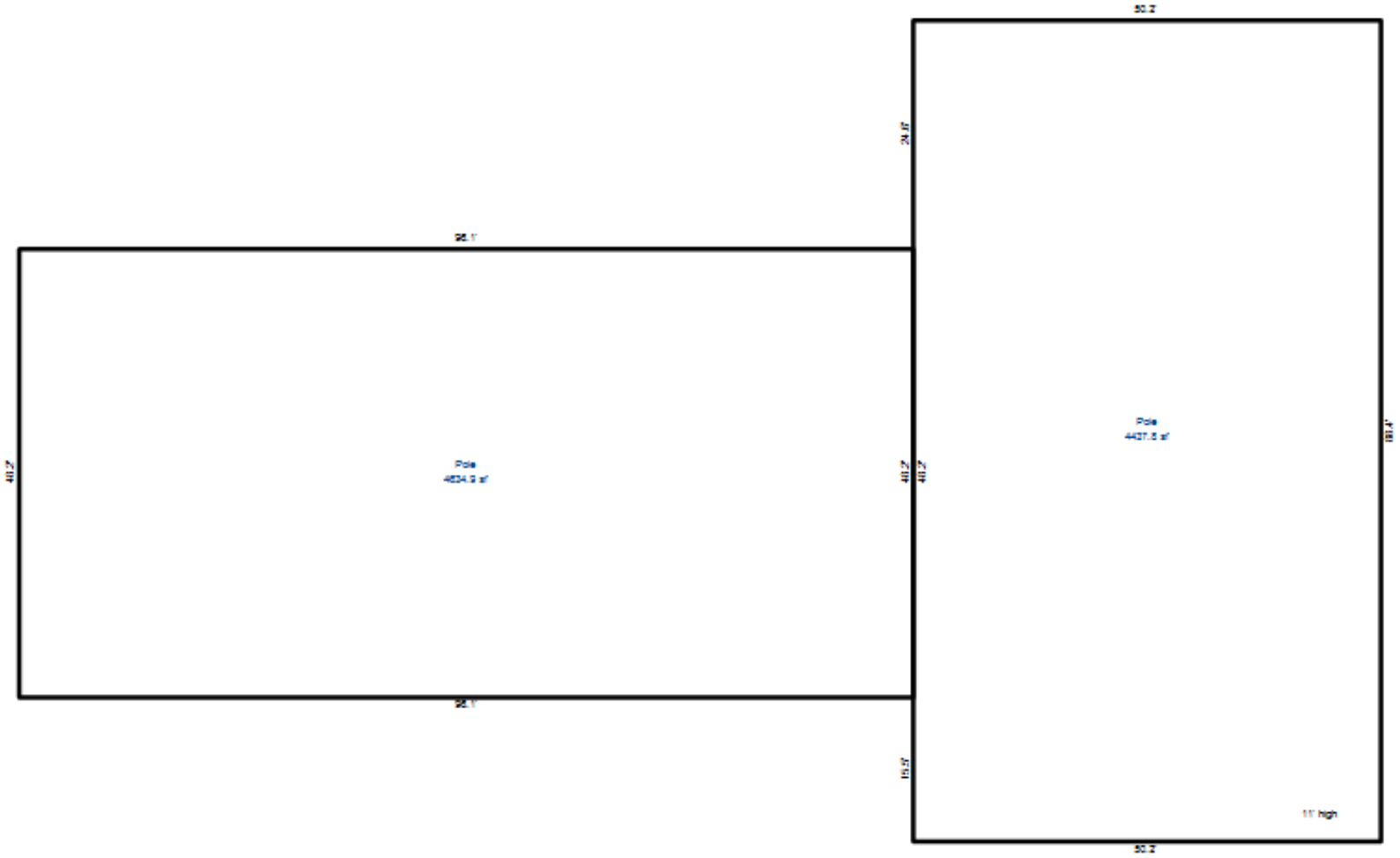
(39) Miscellaneous:

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

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

Parcel Number: 009-013-014-00, Commercial/Industrial Building 1 Printed on 04/24/2018



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

Desc. of Bldg/Section: ADDITION BUILT 2015
Calculator Occupancy: Shed, Equipment, 4 Wall

Class: D,Pole
Floor Area: 4,634
Gross Bldg Area: 9,071
Stories Above Grd: 1
Average Sty Hght : 14
Bsmnt Wall Hght

Depr. Table : 4%
Effective Age : 1
Physical %Good: 96
Func. %Good : 100
Economic %Good: 100

2015 Year Built Remodeled

14 Overall Bldg Height

Comments:
2015 ADDTION - REMOVED 48' FROM PERIMETER FOR SIDE WALL SHARED WITH ORIGINAL BUILD. -TIM

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: 4634
Ave. Perimeter: 240
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 Number of Stories Multiplier: 1.000
Average Height per Story: 14 Height per Story Multiplier: 1.080
Ave. Floor Area: 4,634 Perimeter: 240 Perim. Multiplier: 0.913
Refined Square Foot Cost for Upper Floors: 14.54

County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 19.925

Total Floor Area: 4,634 Base Cost New of Upper Floors = 92,334

Reproduction/Replacement Cost = 92,334
Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0
Total Depreciated Cost = 88,641

ECF (416 RESIDENTIAL RURAL/ NON SUB) 1.100 => TCV of Bldg: 2 = 97,505
Replacement Cost/Floor Area= 19.93 Est. TCV/Floor Area= 21.04

(1) Excavation/Site Prep:

(2) Foundation: Footings

X	Poured Conc		Brick/Stone		Block

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

	Many Above Ave.		Average Typical		Few None

	Total Fixtures		Urinals
	3-Piece Baths		Wash Bowls
	2-Piece Baths		Water Heaters
	Shower Stalls		Wash Fountains
	Toilets		Water Softeners

(9) Sprinklers:

(10) Heating and Cooling:

	Gas Oil		Coal Stoker		Hand Fired Boiler

(11) Electric and Lighting:

Outlets:		Fixtures:
Few Average Many Unfinished Typical		Few Average Many Unfinished Typical
Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

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

Parcel Number: 009-013-015-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MICH CONFERENCE ASS'N OF	MOVIMIENTO MISIONERO MUND	30,000	11/01/2013	WD	WARRANTY DEED	2013-03834 WD	PTA	100.0

Property Address	Class: 700 EXEMPT	Zoning:	Building Permit(s)	Date	Number	Status
2260 S MOREY RD	School: LAKE CITY - 57020					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
	2018 Est TCV 0 TCV/TFA: 0.00					

MOVIMIENTO MISIONERO MUNDIOT INC
2260 S MOREY RD
LAKE CITY MI 49651

Tax Description

2013-03834 BEGINNING 108 2/6 FEET SOUTH OF THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE NORTHEAST 1/ 4 OF SECTION 13, TOWN 22 NORTH, RANGE 8 WEST; THENCE SOUTH ALONG THE SECTION LINE 75 FEET; THENCE WEST 444 FEET; THENCE NORTH 75 FEET; THENCE EAST 444 FEET TO THE PLACE OF BEGINNING. LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN
FORMERLY ABV AS: SEC 13 T22N R8W BEG 108 2/6 FT S OF NE COR OF S 1/2 OF NE 1/4 TH S 75 FT W 444 FT N 75 FT E 444 FT TO BEG. 7645 A

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X	Improved		Vacant

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

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

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	05/01/2012	INSPECTED
TPC	11/29/2010	INSPECTED

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
B GRADE 125/FF	75.00	444.00	1.0000	1.0000	125	100		9,375
75 Actual Front Feet, 0.76 Total Acres							Total Est. Land Value =	9,375

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

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

Desc. of Bldg/Section:
Calculator Occupancy: Warehouse, Storage

Class: D,Pole
Floor Area: 2,069
Gross Bldg Area: 2,069
Stories Above Grd: 1
Average Sty Hght : 12
Bsmnt Wall Hght

Depr. Table : 2.5%
Effective Age : 15
Physical %Good: 68
Func. %Good : 100
Economic %Good: 100

1988	Year Built
	Remodeled
	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 100
Heat#2: Space Heaters, Gas with Fan 0%
Ave. SqFt/Story: 2069
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

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

Base Rate for Upper Floors = 23.60

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 23.60

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 12 Height per Story Multiplier: 0.960
Ave. Floor Area: 2,069 Perimeter: 192 Perim. Multiplier: 1.219
Refined Square Foot Cost for Upper Floors: 27.62

County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 37.836

Total Floor Area: 2,069 Base Cost New of Upper Floors = 78,283

Reproduction/Replacement Cost = 78,283
Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 68 /100/100/100/68.0
Total Depreciated Cost = 53,233

ECF (201C COMMERCIAL GROUP C) 0.850 => TCV of Bldg: 1 = 45,248
Replacement Cost/Floor Area= 37.84 Est. TCV/Floor Area= 21.87

(1) Excavation/Site Prep:

(2) Foundation:

		Footings						
X	Poured Conc		Brick/Stone		Block			

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

	Many Above Ave.		Average Typical		Few None		
	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		

(9) Sprinklers:

(10) Heating and Cooling:

	Gas Oil		Coal Stoker		Hand Fired Boiler

(11) Electric and Lighting:

Outlets:		Fixtures:
Few Average Many Unfinished Typical		Few Average Many Unfinished Typical
Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer

(13) Roof Structure: Slope=0

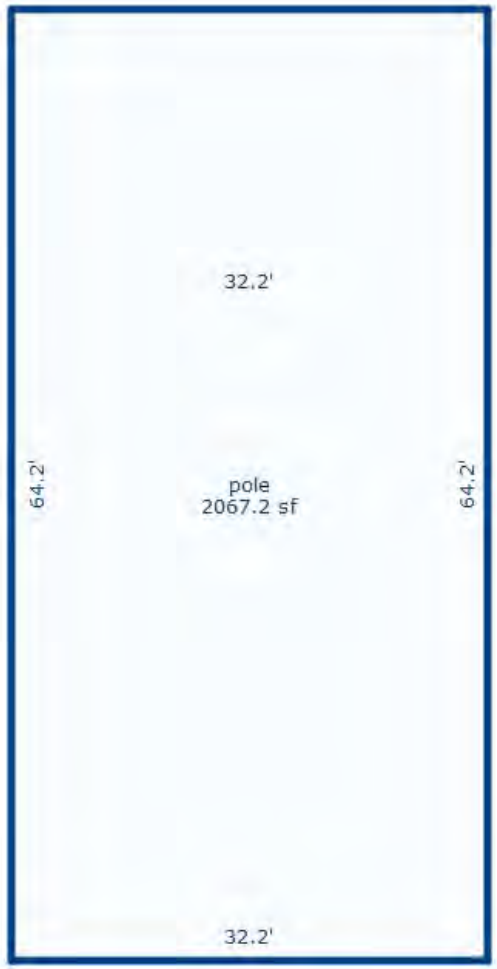
(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

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



Sketch by Apex Sketch

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

Parcel Number: 009-013-016-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROOT JOAN	ROOT TONY A	33,700	02/05/2013	WD	FAMILY SALE	2013-634	PTA	0.0

Property Address
2236 S MOREY RD

Owner's Name/Address
ROOT TONY A
2236 S MOREY ROAD
LAKE CITY MI 49651

Class: 401 RESIDENTIAL-I Zoning:
School: LAKE CITY - 57020
P.R.E. 100% 07/20/1994
MAP #:
2018 Est TCV 125,823 TCV/TFA: 110.57

Building Permit(s)	Date	Number	Status
Other	10/14/2010	2010	100%

X Improved | Vacant

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

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

Tax Description
2013-00634 WD BEGINNING AT THE NORTHEAST CORNER OF THE SOUTH ONE HALF (Sl/2) OF THE NORTHEAST ONE QUARTER (NEl/4) OF SECTION THIRTEEN (13) TOWN 22 NORTH, RANGE 8 WEST, THENCE SOUTH 108-2/6 FEET; THENCE WEST 444 FEET; THENCE NORTH 108-2/6 FEET; THENCE EAST 444 FEET TO THE PLACE OF BEGINNING.
. SEC 13 T22N R8W N 108 2/6 FT OF E 444 FT OF S 1/2 OF NE 1/4. 1.1042 A.

Comments/Influences

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GROUP I 100/FF	108.00	444.00	1.0000	1.0000	100	100		10,800
108 Actual Front Feet, 1.10 Total Acres							Total Est. Land Value =	10,800

Land Improvement Cost Estimates

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	930	66	1,964
Shed: Wood Frame	7.23	1.00	480	20	694
Total Estimated Land Improvements True Cash Value =					2,658

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	5,400	57,500	62,900			48,272C
2017	5,400	55,800	61,200			47,280C
2016	5,400	52,600	58,000			46,859C
2015	5,400	49,000	54,400			46,719C

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	05/01/2012	INSPECTED

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

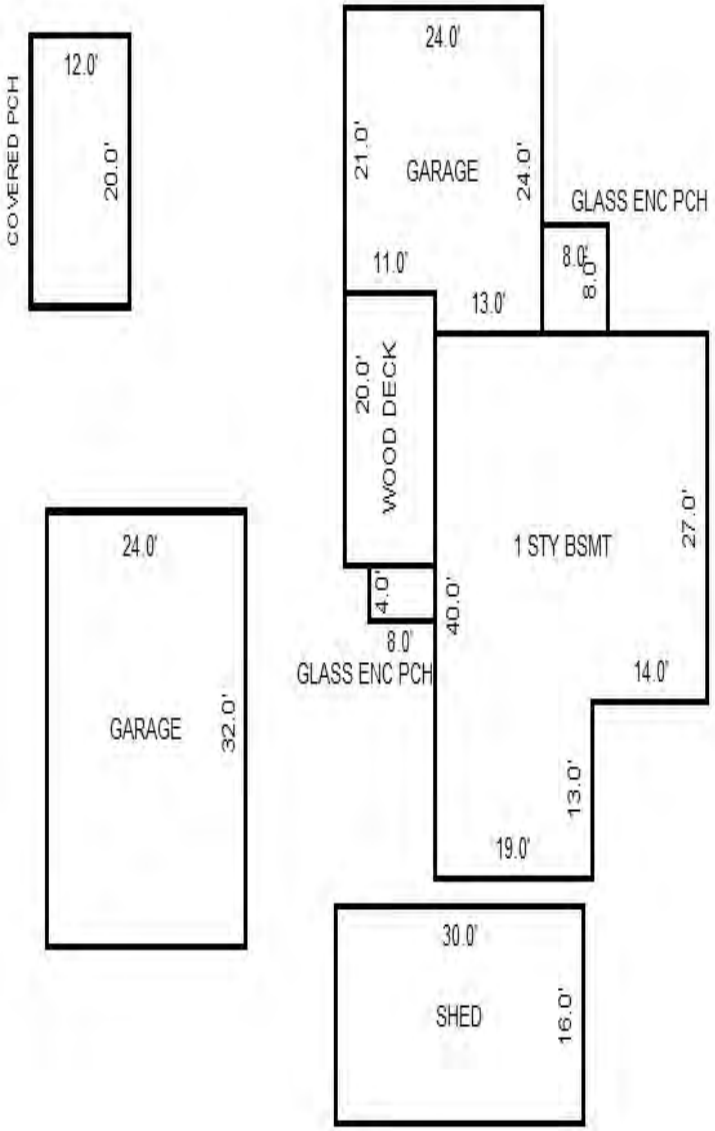
Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage
X	Single Family		Eavestrough	X	Gas	1	Appliance Allow.		Interior 1 Story	Area	Type	Year Built: 1962
	Mobile Home		Insulation		Wood		Cook Top		Interior 2 Story	64	CGEP (1 Story)	Car Capacity:
	Town Home	0	Front Overhang		Oil		Dishwasher		2nd/Same Stack	32	CGEP (1 Story)	Class: CD
	Duplex	0	Other Overhang		Coal		Garbage Disposal		Two Sided	240	CCP (1 Story)	Exterior: Siding
	A-Frame	(4) Interior			Elec.		Bath Heater	1	Exterior 1 Story	220	Treated Wood	Brick Ven.: 0
X	Wood Frame	X	Drywall		Steam		Vent Fan		Exterior 2 Story			Stone Ven.: 0
			Paneled	X	Forced Air w/o Ducts		Hot Tub		Prefab 1 Story			Common Wall: 1/2 Wal
Building Style: 1S			Plaster		Forced Air w/ Ducts		Unvented Hood		Prefab 2 Story			Foundation: 42 Inch
			Wood T&G		Forced Hot Water		Vented Hood		Heat Circulator			Finished ?:
Yr Built 1962	Remodeled 0	Trim & Decoration			Electric Baseboard		Intercom		Raised Hearth			Auto. Doors: 0
			Ex X Ord Min		Elec. Ceil. Radiant		Jacuzzi Tub		Wood Stove			Mech. Doors: 1
Condition: Average		Size of Closets			Radiant (in-floor)		Jacuzzi repl.Tub		Direct-Vented Ga			Area: 615
			Lg X Ord Small		Electric Wall Heat		Oven					% Good: 0
Room List		Doors	Solid X H.C.		Space Heater		Microwave					Storage Area: 0
	Basement	(5) Floors			Wall/Floor Furnace		Standard Range					No Conc. Floor: 0
	1st Floor	Kitchen:			Forced Heat & Cool		Self Clean Range					
	2nd Floor	Other:			Heat Pump		Sauna					Bsmnt Garage:
3	Bedrooms	Other:			No Heating/Cooling		Trash Compactor					
(1) Exterior		(6) Ceilings			Central Air		Central Vacuum					Carport Area:
	Wood/Shingle	X	Drywall		Wood Furnace		Security System					Roof:
	Aluminum/Vinyl	(7) Excavation		(12) Electric								
X	Brick	Basement: 1138 S.F.		100	Amps Service							
		Crawl: 0 S.F.		No./Qual. of Fixtures								
	Insulation	Slab: 0 S.F.			Ex. X Ord. Min							
(2) Windows		Height to Joists: 0.0		No. of Elec. Outlets								
X	Many Avg. Few	(8) Basement			Many X Ave. Few							
X	Large Avg. Small	8	Conc. Block	(13) Plumbing								
X	Wood Sash		Poured Conc.	1	Average Fixture(s)							
X	Metal Sash		Stone	1	3 Fixture Bath							
	Vinyl Sash		Treated Wood		2 Fixture Bath							
	Double Hung	X	Concrete Floor		Softener, Auto							
X	Horiz. Slide	(9) Basement Finish			Softener, Manual							
	Casement	1138	Recreation SF		Solar Water Heat							
	Double Glass		Living SF		No Plumbing							
	Patio Doors	1	Walkout Doors		Extra Toilet							
	Storms & Screens		No Floor SF		Extra Sink							
(3) Roof		(10) Floor Support			Separate Shower							
	Gable	Joists:			Ceramic Tile Floor							
X	Hip	Unsupported Len:			Ceramic Tile Wains							
	Flat	Cntr.Sup:			Ceramic Tub Alcove							
	Gambrel				Vent Fan							
	Mansard			(14) Water/Sewer								
	Shed				Public Water							
X	Asphalt Shingle				Public Sewer							
				1	Water Well							
Chimney: Block				1	1000 Gal Septic							
					2000 Gal Septic							
				Lump Sum Items:								

Class: CD
Effec. Age: 35
Floor Area: 1138 CntyMult
Total Base Cost: 130,779 X 1.380
Total Base New : 180,475 E.C.F.
Total Depr Cost: 114,658 X 0.980
Estimated T.C.V: 112,365

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	57.89	0.00	0.00	1138	65,879
Other Additions/Adjustments				Rate		Size	Cost
(1) Exterior							
Brick Veneer				8.00		640	5,120
Walk out Basement Door(s)				700.00		1	700
(13) Plumbing							
Average Fixture(s)				630.00		1	630
(14) Water/Sewer							
Well, 100 Feet				2550.00		1	2,550
1000 Gal Septic				2895.00		1	2,895
(15) Built-Ins & Fireplaces							
Appliance Allowance				1415.00		1	1,415
Fireplace: Exterior 1 Story				3450.00		1	3,450
(16) Porches							
CGEP (1 Story), Standard				51.40		64	3,290
CGEP (1 Story), Standard				74.14		32	2,372
CCP (1 Story), Standard				20.33		240	4,879
(16) Deck/Balcony							
Treated Wood,Standard				6.67		220	1,467
(17) Garages							
Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)							
Base Cost				17.85		615	10,978
Common Wall: 1/2 Wall				-625.00		1	-625
Mechanical Doors				350.00		1	350
Class:CD Exterior: Block Foundation: 42 Inch (Unfinished)							
Base Cost				16.44		768	12,626

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 105,825
Separately Depreciated Items:
(9) Basement Finish
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

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



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

Parcel Number: 009-013-018-80 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HARRINGTON WM C & EDITH S	HARRINGTON EDITH S	0	07/14/2017	QC	FAMILY SALE	2017-02696	PTA	0.0
HARRINGTON EDITH S	HARRINGTON EDITH S	0	07/14/2017	QC	FAMILY SALE	2017-02697		0.0

Property Address

6781 W JENNINGS RD

Owner's Name/Address

HARRINGTON EDITH S
6781 W JENNINGS RD
LAKE CITY MI 49651

Tax Description

. SEC 13 T22N R8W W 165 FT OF N 365 FT OF W 1/2 OF W 1/2 OF NE 1/4 OF NW 1/4.
1.3826 A.

Comments/Influences

Class: 401 RESIDENTIAL-I Zoning:

School: LAKE CITY - 57020

P.R.E. 100% 07/20/1994

MAP #:

2018 Est TCV 55,508 TCV/TFA: 59.30

Building Permit(s)	Date	Number	Status

X Improved | Vacant

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
40/FF	165.00	365.00	1.0000	1.0000	40	100		6,600
165 Actual Front Feet, 1.38 Total Acres							Total Est. Land Value =	6,600

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

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

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	01/27/2012	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	3,300	24,500	27,800			21,544C
2017	3,300	22,500	25,800			21,101C
2016	3,300	22,300	25,600			20,913C
2015	3,300	19,500	22,800			20,851C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1930	1977

Condition: Average

Room List

1	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
X	Avg.		Avg.
X	Few	X	Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Block

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord	X	Min

Size of Closets

	Lg	X	Ord		Small

Doors			Solid	X	H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Plaster		

(7) Excavation

Basement: 408 S.F.
Crawl: 528 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors	
	No Floor	SF

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

Class: D
Effec. Age: 45
Floor Area: 936
Total Base Cost: 59,379
Total Base New : 81,943
Total Depr Cost: 49,906
Estimated T.C.V: 48,908

CntyMult
X 1.380
E.C.F.
X 0.980

(16) Porches/Decks

Area	Type

(17) Garage

Year Built: 2002
Car Capacity:
Class: D
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 960
% Good: 93
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	49.21	0.00	0.66	408	20,347
1	Story Siding	Crawl Space	49.21	-8.58	0.66	264	10,901
1	Story Siding	Crawl Space	49.21	-8.58	0.66	264	10,901

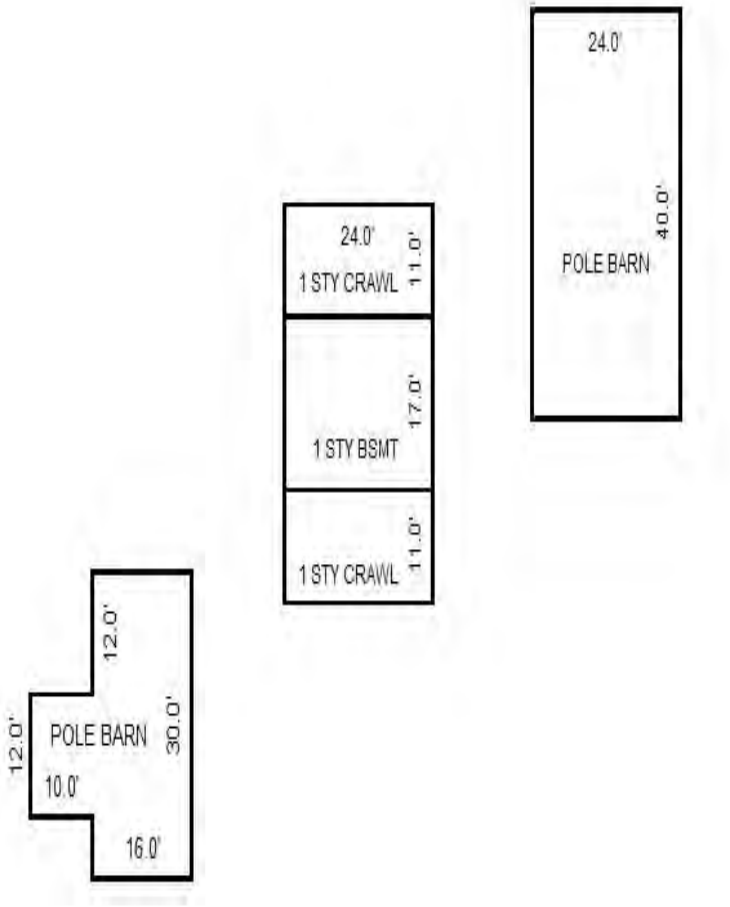
Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	525.00	1	525
2 Fixture Bath	1100.00	1	1,100
(14) Water/Sewer			
Well, 100 Feet	2425.00	1	2,425
1000 Gal Septic	2720.00	1	2,720
(15) Built-Ins & Fireplaces			
Appliance Allowance	1235.00	1	1,235

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 38,066
Separately Depreciated Items:
(17) Garages
Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)

Base Cost	9.61	960	9,226

County Multiplier = 1.38 => Cost New = 12,731
Phy/Ab.Phy/Func/Econ/Comb.%Good= 93/100/100/100/93.0, Depr.Cost = 11,840
Total Depreciated Cost = 49,906
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 48,908

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



Sketch by Apex IV™

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

Parcel Number: 009-013-019-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MILLER JOHN & JUDY	MILLER JUDY	0	05/20/2005	QC	Not Qualified	05-0/2266		0.0

Property Address

W JENNINGS RD

Owner's Name/Address

MILLER JUDY
3909 S 8 MILE RD
Falmouth MI 49632

Taxpayer's Name/Address

MILLER JUDY
3909 S 8 MILE RD
Falmouth MI 49632

Tax Description

. SEC 13 T22N R8W N 193 FT OF NW 1/4 OF NW 1/4 EXC W 330 FT THOF. 4.3864A.

Comments/Influences

Class: 402 RESIDENTIAL-V Zoning:

School: LAKE CITY - 57020

P.R.E. 0%

MAP #:

2018 Est TCV 19,300

Building Permit(s)	Date	Number	Status

	Improved		Vacant

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GROUP I 100/FF	193.00	990.82	1.0000	1.0000	100	100		19,300
193 Actual Front Feet, 4.39 Total Acres							Total Est. Land Value =	19,300

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

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

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	05/08/2017	INSPECTED
TPC	03/19/2012	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	9,700	0	9,700			6,693C
2017	9,700	0	9,700			6,556C
2016	9,700	0	9,700			6,498C
2015	9,700	0	9,700			6,479C

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

Parcel Number: 009-013-019-20 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JENEMA JUDY ANN (MILLER)	MILLER CASEY JOHN	0	04/19/2017	WD	RELATED PARTY	2017-01387		0.0
JENEMA JUDY A (MILLER)	MILLER CASEY JOHN	30,000	11/10/2011	LC	RELATED PARTY	2012-00154	PTA	100.0
LEGGETT CRAFT LLC	JENEMA JUDY A	1	09/01/2011	QC	QUIT CLAIM	2011-02874	PTA	100.0
MILLER JUDY A	LEGGETT CRAFT LLC	30,000	01/29/2010	LC	Arms Length	2010-314WD		100.0

Property Address

6991 W JENNINGS RD

Owner's Name/Address

MILLER CASEY JOHN
6870 W KELLY RD
LAKE CITY MI 49651

Tax Description

. SEC 13 T22N R8W N 193 FT OF W 230 FT OF NW 1/4 OF NW 1/4. 1.4621A.

Comments/Influences

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Class: 201 COMMERCIAL-IM Zoning:

School: LAKE CITY - 57020

P.R.E. 0%

MAP #:

2018 Est TCV 89,377 TCV/TFA: 34.31

Building Permit(s)	Date	Number	Status
Commercial	01/27/2012	2012-6991	100%

X Improved | Vacant

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

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

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	05/08/2017	INSPECTED
TPC	05/10/2016	INSPECTED

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> $15000				15000	100			15,000
193 Actual Front Feet, 1.43 Total Acres							Total Est. Land Value =	15,000

Land Improvement Cost Estimates

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	2.98	1.42	261	50	552
D/W/P: 4in Concrete	3.12	1.42	173	50	383
Shed: Wood Frame	8.24	1.42	160	50	937
Total Estimated Land Improvements True Cash Value =					1,872

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	7,500	37,200	44,700			15,143C
2017	7,200	37,200	44,400			14,832C
2016	7,200	38,400	45,600			14,205C
2015	7,200	37,900	45,100			14,163C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 2.5S

Yr Built	Remodeled
1900	1991

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Block

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Plaster		

(7) Excavation

Basement: 0 S.F.
Crawl: 1300 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors	
	No Floor	SF

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
2	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: D
Effec. Age: 45
Floor Area: 2605
Total Base Cost: 106,141
Total Base New : 146,475
Total Depr Cost: 80,561
Estimated T.C.V: 72,505

CntyMult
X 1.380
E.C.F.
X 0.900

(16) Porches/Decks

Area	Type
441	CCP (1 Story)

(17) Garage

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:

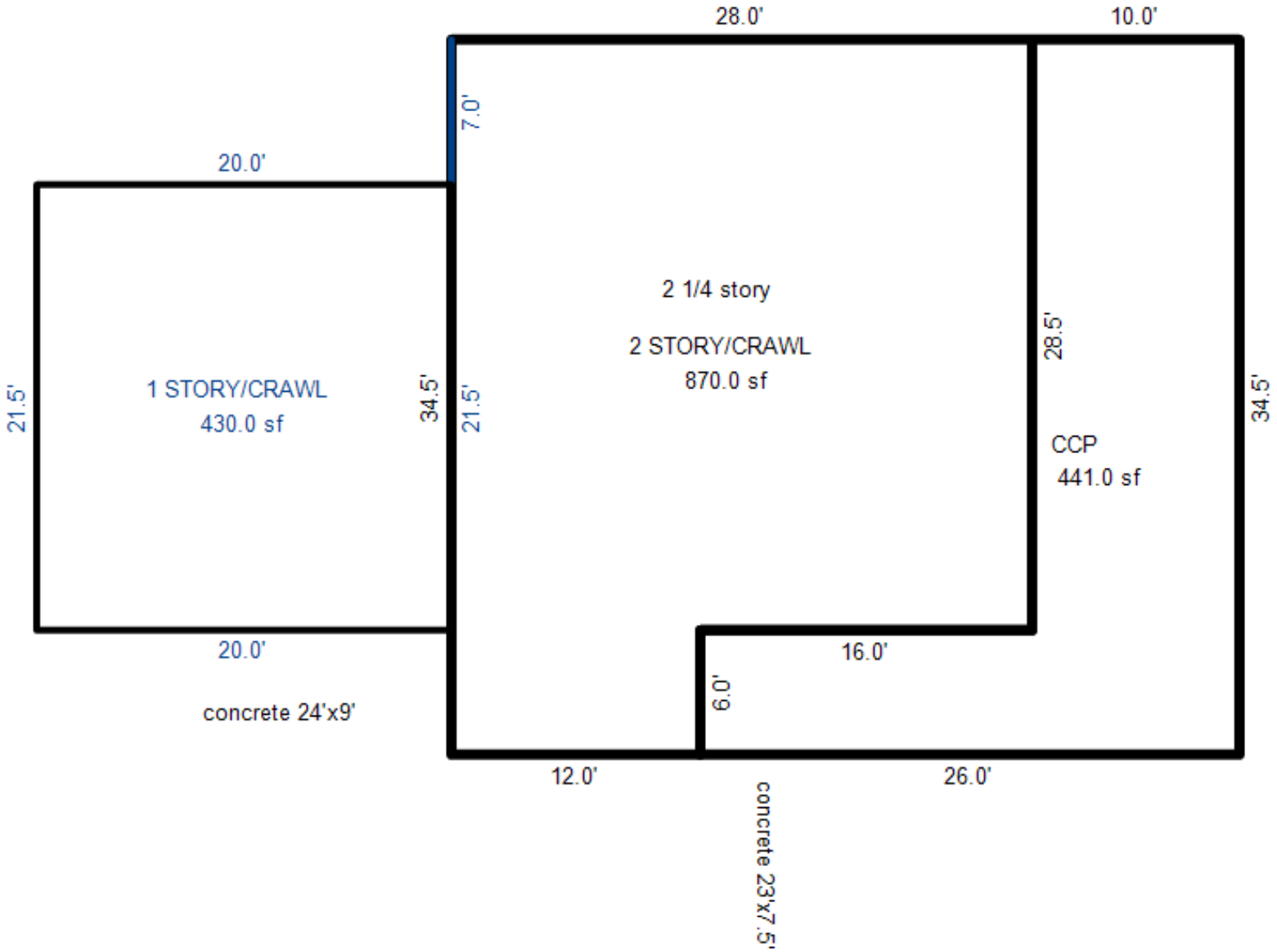
Carport Area:
Roof:

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2.5	Story Siding	Crawl Space	85.31	-7.84	1.52	870	68,721
1	Story Siding	Crawl Space	45.97	-7.84	0.66	430	16,680

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	525.00	1	525
(14) Water/Sewer			
Well, 50 Feet	1575.00	1	1,575
1000 Gal Septic	2720.00	1	2,720
(15) Built-Ins & Fireplaces			
Appliance Allowance	1235.00	1	1,235
Fireplace: Exterior 2 Story	3700.00	2	7,400
(16) Porches			
CCP (1 Story), Standard	16.52	441	7,285

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 80,561
ECF (201C COMMERCIAL GROUP C) 0.900 => TCV of Bldg: 1 = 72,505

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



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

Parcel Number: 009-013-019-30 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MILLER JOHN R	MILLER JUDY A	0	05/20/2005	QC	Not Qualified	05-0/2266		0.0

Property Address

W JENNINGS RD

Owner's Name/Address

MILLER JUDY A
3909 S 8 MILE RD
Falmouth MI 49632

Taxpayer's Name/Address

MILLER JUDY A
3909 S 8 MILE RD
Falmouth MI 49632

Tax Description

. SEC 13 T22N R8W NW 1/4 OF NW 1/4 EXC N 193 FT THOF & EXCBEG 193 FT S OF NW COR TH S 645 FT, E 250 FT, N 645 FT, W 250 FT TO POB. 30.4497A.

Comments/Influences

08-27-08 CLASS CHG FROM AG TO RES..NOT 50% FARMED..BEST USE IS RES.

Class: 402 RESIDENTIAL-V | Zoning:

School: LAKE CITY - 57020

P.R.E. 0% Qual. Ag.

MAP #:

2018 Est TCV 73,370

Building Permit(s)	Date	Number	Status

Improved | X | Vacant

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
Residentia	30 - 65 $2000	22.29 Acres	2000	100				44,570
Residentia	AG 3600/A	8.00 Acres	3600	100				28,800
Residentia	ROW @ ZERO	0.17 Acres	0	0			GREEN RD ROW	0
		30.45 Total Acres					Total Est. Land Value =	73,370

Public Improvements

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

Topography of Site

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

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	05/08/2017	INSPECTED
TPC	06/14/2015	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	36,700	0	36,700			15,112C
2017	30,500	0	30,500			14,802C
2016	27,400	0	27,400			14,670C
2015	24,400	0	24,400			14,627C

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

Parcel Number: 009-013-020-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		115,000	10/01/2001	WD	Download	01-0:4270		0.0

Property Address

2061 S GREEN RD

Owner's Name/Address

ROGERS LARRY & SUSAN
P O BOX 600
2061 S GREEN RD
LAKE CITY MI 49651

Tax Description

. SEC 13 T22N R8W COMM 333 FT S OF NW COR SEC 13 S 175 FT E 250 FT N 175 FT W 250 FT TO POB. 1.0044 A.

Comments/Influences

Class: 401 RESIDENTIAL-I Zoning:

School: LAKE CITY - 57020

P.R.E. 100% 04/11/2002

MAP #:

2018 Est TCV 132,303 TCV/TFA: 68.13

Building Permit(s)	Date	Number	Status

X Improved Vacant

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

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

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	06/24/2015	INSPECTED
TPC	03/19/2012	INSPECTED

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GROUP H $75/FF	175.00	250.00	1.0000	1.0000	75	100		13,125
175 Actual Front Feet, 1.00 Total Acres							Total Est. Land Value =	13,125

Land Improvement Cost Estimates

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	615	71	1,397
D/W/P: Asphalt Paving	1.51	1.00	480	71	515
Shed: Wood Frame	7.23	1.00	720	71	3,696
Shed: Wood Frame	8.75	1.00	192	71	1,193
Total Estimated Land Improvements True Cash Value =					6,801

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	6,600	59,600	66,200			53,755C
2017	6,600	57,800	64,400			52,650C
2016	6,600	54,600	61,200			52,181C
2015	6,600	51,000	57,600			52,025C

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

Residential Building 1 of 1 Parcel Number: 009-013-020-00 Printed on 04/24/2018

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1972	1988

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Block

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 1942 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors	
	No Floor	SF

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

Class: CD
Effec. Age: 35
Floor Area: 1942
Total Base Cost: 127,837
Total Base New : 176,415
Total Depr Cost: 114,670
Estimated T.C.V: 112,377

CntyMult
X 1.380
E.C.F.
X 0.980

(16) Porches/Decks

Area	Type
24	CCP (1 Story)
224	Treated Wood

(17) Garage

Year Built: 1972
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1.5 Wal
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 650
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

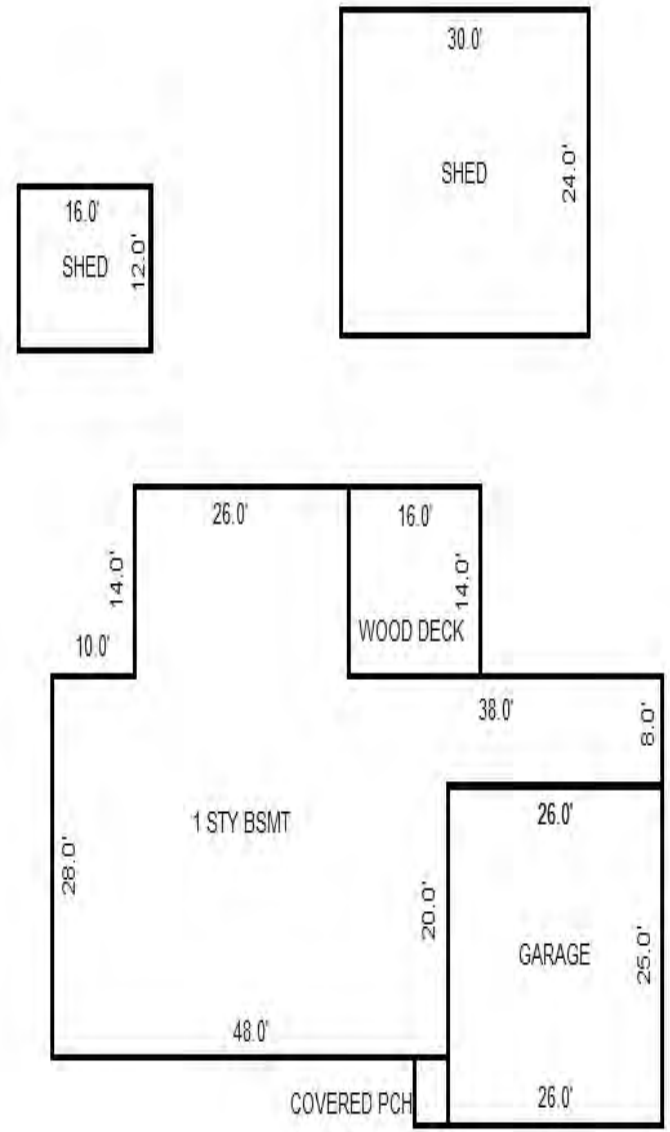
Carport Area:
Roof:

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	53.19	0.00	0.00	1942	103,295

Other Additions/Adjustments	Rate	Size	Cost
(1) Exterior			
Brick Veneer	8.00	192	1,536
(13) Plumbing			
Average Fixture(s)	630.00	1	630
3 Fixture Bath	1975.00	1	1,975
2 Fixture Bath	1325.00	1	1,325
(14) Water/Sewer			
Well, 100 Feet	2550.00	1	2,550
1000 Gal Septic	2895.00	1	2,895
(15) Built-Ins & Fireplaces			
Appliance Allowance	1415.00	1	1,415
(16) Porches			
CCP (1 Story), Standard	52.78	24	1,267
(16) Deck/Balcony			
Treated Wood,Standard	6.65	224	1,490
(17) Garages			
Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	17.40	650	11,310
Common Wall: 1.5 Wall	-1850.00	1	-1,850

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 114,670
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 112,377

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



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

Parcel Number: 009-013-021-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

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
2071 S GREEN RD	School: LAKE CITY - 57020					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
BOUZA LARRY A 6451 W JENNINGS RD LAKE CITY MI 49651	2018 Est TCV 67,148 TCV/TFA: 64.57					

Tax Description

. SEC 13 T22N R8W BEG 508 FT S OF NW COR TH S 110 FT E 250 FT N 110 FT W 250 FT TO POB. .6313 A.

Comments/Influences

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X	Improved		Vacant	

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

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

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	06/14/2015	INSPECTED
TPC	03/19/2012	INSPECTED

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GROUP H $75/FF	110.00	250.00	1.0000	1.0000	75	100		8,250
110 Actual Front Feet, 0.63 Total Acres							Total Est. Land Value =	8,250

Land Improvement Cost Estimates

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	96	71	234
Shed: Wood Frame	11.06	1.00	120	71	942
Total Estimated Land Improvements True Cash Value =					1,176

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	4,100	29,500	33,600			30,170C
2017	4,100	28,600	32,700			29,550C
2016	4,100	26,900	31,000			29,287C
2015	4,100	25,100	29,200			29,200S

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1974	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
X	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1040 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors
	No Floor SF

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil	X	Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
X	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

150	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

Class: C -5
Effec. Age: 33
Floor Area: 1040
Total Base Cost: 63,703
Total Base New : 87,910
Total Depr Cost: 58,900
Estimated T.C.V: 57,722

CntyMult
X 1.380
E.C.F.
X 0.980

(16) Porches/Decks

Area	Type

(17) Garage

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:

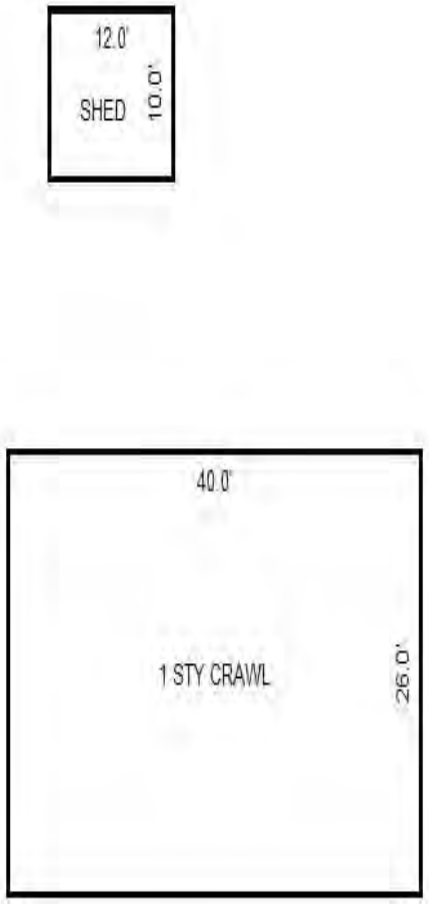
Carport Area:
Roof:

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	63.40	-9.20	0.00	1040	56,368

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	760.00	1	760
(14) Water/Sewer			
Well, 50 Feet	1575.00	1	1,575
1000 Gal Septic	3085.00	1	3,085
(15) Built-Ins & Fireplaces			
Appliance Allowance	1915.00	1	1,915

Phy/Ab.Phy/Func/Econ/Comb.%Good= 67/100/100/100/67.0, Depr.Cost = 58,900
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 57,722

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



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

Parcel Number: 009-013-022-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		26,500	05/01/1995	WD	Download	293:887		0.0

Property Address

2081 S GREEN RD

Owner's Name/Address

BOUZA LARRY A & BONNIE
6451 W JENNINGS ROAD
LAKE CITY MI 49651

Tax Description

. SEC 13 T22N R8W BEG 618 FT S OF NW COR TH S 110 FT E 250 FT, N 110 FT, W 250 FT TO POB. .6313 A.

Comments/Influences

Class: 401 RESIDENTIAL-I Zoning:

School: LAKE CITY - 57020

P.R.E. 0%

MAP #:

2018 Est TCV 69,328 TCV/TFA: 66.66

Building Permit(s)	Date	Number	Status

X Improved | Vacant

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

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

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	03/19/2012	INSPECTED

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GROUP H $75/FF	110.00	250.00	1.0000	1.0000	75	100		8,250
110 Actual Front Feet, 0.63 Total Acres							Total Est. Land Value =	8,250

Land Improvement Cost Estimates

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	11.06	1.00	120	71	942
Total Estimated Land Improvements True Cash Value =					942

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	4,100	30,600	34,700			31,100C
2017	4,100	29,600	33,700			30,461C
2016	4,100	27,900	32,000			30,190C
2015	4,100	26,000	30,100			30,100S

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1975	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

X	Wood Sash
X	Metal Sash
	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable Hip Flat		Gambrel Mansard Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord	X	Min

Size of Closets

	Lg		Ord	X	Small

Doors			Solid	X	H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1040 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors
	No Floor SF

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas Wood		Oil Coal	X	Elec. Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

Class: C
Effec. Age: 35
Floor Area: 1040
Total Base Cost: 68,409
Total Base New : 94,405
Total Depr Cost: 61,363
Estimated T.C.V: 60,136

CntyMult
X 1.380
E.C.F.
X 0.980

(16) Porches/Decks

Area	Type
16	CPP
9	CPP

(17) Garage

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:

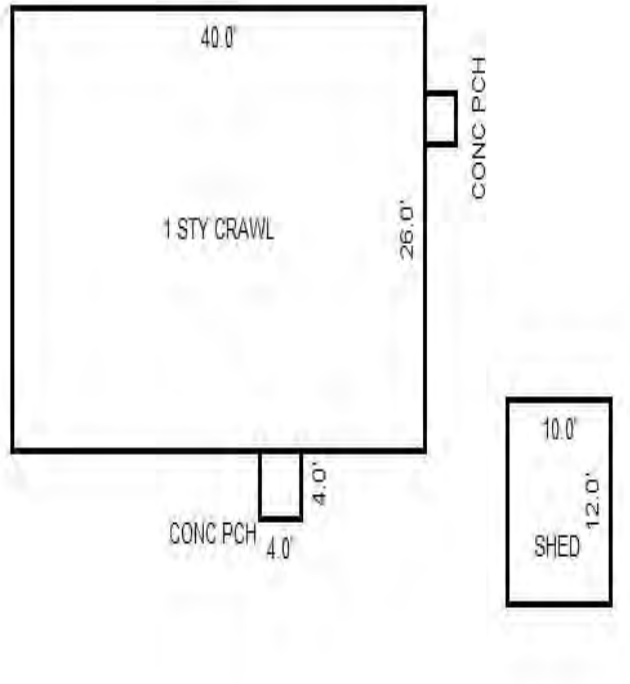
Bsmnt Garage:

Carport Area:
Roof:

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	66.74	-9.68	-0.27	1040	59,062
Other Additions/Adjustments				Rate		Size	Cost
(13) Plumbing							
Average Fixture(s)				760.00		1	760
(14) Water/Sewer							
Well, 100 Feet				2700.00		1	2,700
1000 Gal Septic				3085.00		1	3,085
(15) Built-Ins & Fireplaces							
Appliance Allowance				1915.00		1	1,915
(16) Porches							
CPP, Standard				34.45		16	551
CPP, Standard				37.40		9	337

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 61,363
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 60,136

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



Sketch by Apex IV™

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

Parcel Number: 009-013-023-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HELSEL DANIEL	THEOBALD JAMES & JAMIE	70,000	11/18/2015	LC	LAND CONTRACT	2015-03806	PTA	100.0
DEUTSCHE BANK TRUST COMPA	HELSEL DANIEL	27,000	06/29/2015	CD	BANK SALE	2015-02714		100.0
GODDARD JAMES & SUSAN	DEUTSCHE BANK TRUST COMPA	0	09/25/2014	AFF	AFFIDAVITABANDONMENT	2014-03319	PTA	0.0
GODDARD JAMES & SUSAN	DEUTSCHE BANK TRUST COMPA	94,785	08/08/2014	SD	SHERIFF'S DEED	2014-02816		0.0

Property Address
2101 S GREEN RD

Owner's Name/Address
THEOBALD JAMES & JAMIE
2101 S GREEN RD
LAKE CITY MI 49651

Tax Description
. SEC 13 T22N R8W BEG 728 FT S OF NW COR TH S 110 FT E 250 FT, N 110 FT, W 250 FT TO POB. .6313 A.

Comments/Influences

Class: 401 RESIDENTIAL-I Zoning:
School: LAKE CITY - 57020
P.R.E. 100% 06/21/2016
MAP #:
2018 Est TCV 73,775 TCV/TFA: 47.29

Building Permit(s)	Date	Number	Status

X Improved Vacant

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

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

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

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	06/14/2015	INSPECTED
KEN	08/30/2004	INSPECTED

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H $75/FF	110.00	250.00	1.0000	1.0000	75	100		8,250
110 Actual Front Feet, 0.63 Total Acres							Total Est. Land Value =	8,250

Land Improvement Cost Estimates

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	11.43	1.00	99	50	566
Total Estimated Land Improvements True Cash Value =					566

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	4,100	32,800	36,900			30,596C
2017	4,100	30,500	34,600			29,967C
2016	4,100	25,600	29,700		29,700W	29,700S
2015	4,100	37,900	42,000	42,000J		41,082C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: BOCA/STATE

Yr Built	Remodeled
1975	2004

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
X	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Block

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1560 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors
	No Floor SF

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
1	Wood Stove
	Direct-Vented Ga

Class: C -5
Effec. Age: 35
Floor Area: 1560
Total Base Cost: 104,828
Total Base New : 144,663
Total Depr Cost: 92,799
Estimated T.C.V: 64,959

CntyMult
X 1.380
E.C.F.
X 0.700

(16) Porches/Decks

Area	Type
110	CCP (1 Story)
240	Treated Wood

(17) Garage

Year Built: 1996
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

Bsmnt Garage:

Carport Area:
Roof:

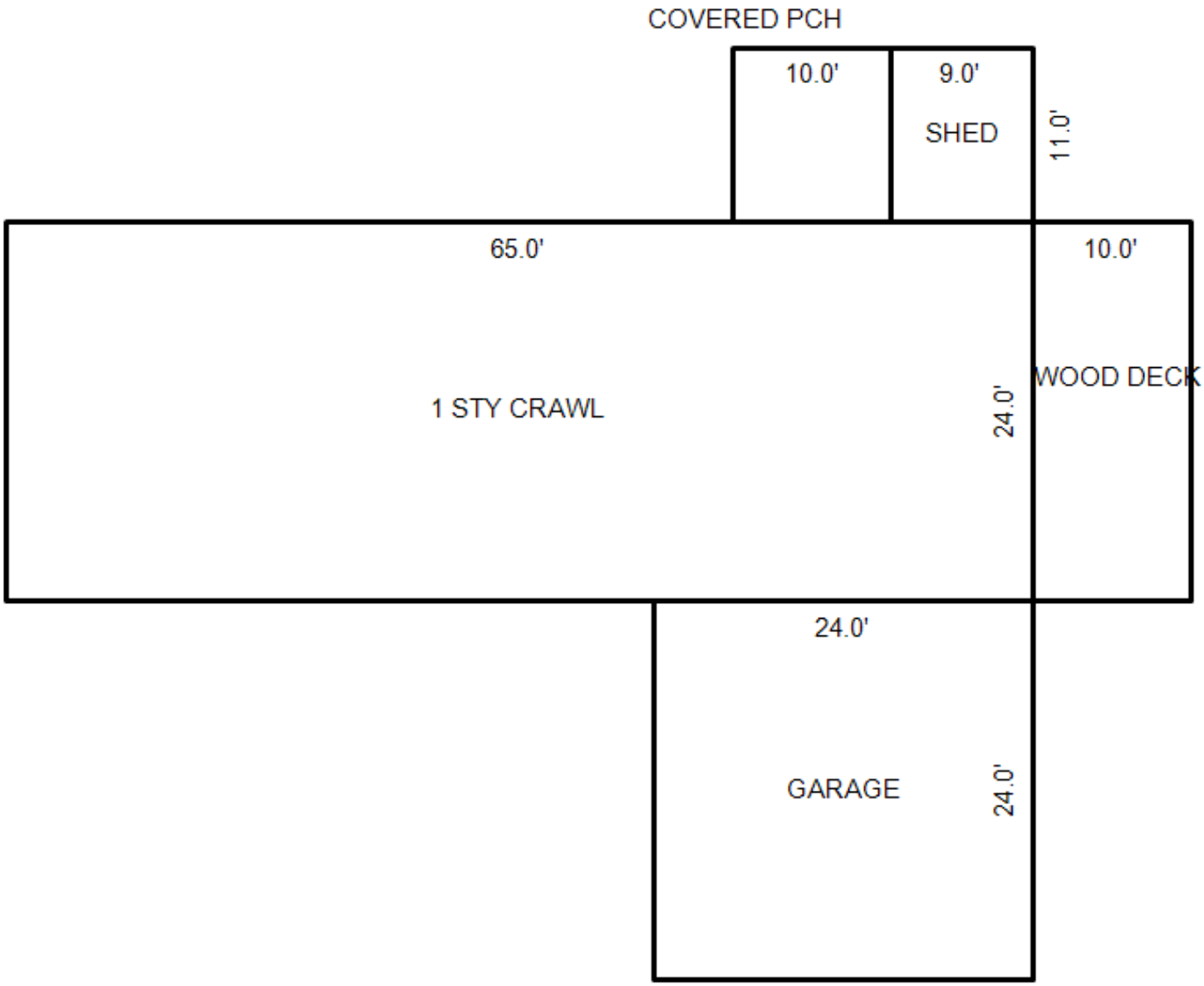
Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	59.32	-8.26	0.00	1560	79,654

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			
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
Fireplace: Wood Stove	1350.00	1	1,350
(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: MODULAR (MRBC)
ROOF 1996
Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 89,743
Separately Depreciated Items:

(16) Porches			
CCP (1 Story), Standard	28.51	110	3,136
County Multiplier = 1.38 =>		Cost New =	4,328
Phy/Ab.Phy/Func/Econ/Comb.%Good= 25/100/100/100/25.0,		Depr.Cost =	1,082
(16) Deck/Balcony			
Treated Wood,Standard	6.85	240	1,644
County Multiplier = 1.38 =>		Cost New =	2,269
Phy/Ab.Phy/Func/Econ/Comb.%Good= 87/100/100/100/87.0,		Depr.Cost =	1,974
	Total Depreciated Cost =		92,799
ECF (416 RESIDENTIAL RURAL/ NON SUB)	0.700 => TCV of Bldg: 1 =		64,959

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



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

Parcel Number: 009-013-024-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

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
2021 S GREEN RD	School: LAKE CITY - 57020					
	P.R.E. 100% 07/20/1994					
Owner's Name/Address	MAP #:					
BROOKS GREGORY A & KIMBERLY A 2021 S GREEN RD LAKE CITY MI 49651	2018 Est TCV 95,177 TCV/TFA: 72.10					

Tax Description

. SEC 13 T22N R8W BEG 193 FT S OF NW COR TH E 250 FT S 140 FT, W 250 FT, N 140 FT TO POB. .8035 A.

Comments/Influences

X	Improved		Vacant

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

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

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	05/10/2016	INSPECTED
TPC	06/24/2015	INSPECTED

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GROUP H $75/FF	140.00	250.00	1.0000	1.0000	75	100		10,500
140 Actual Front Feet, 0.80 Total Acres							Total Est. Land Value =	10,500

Land Improvement Cost Estimates

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	288	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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	5,300	42,300	47,600			40,635C
2017	5,300	41,000	46,300			39,800C
2016	5,300	38,700	44,000			39,445C
2015	5,300	36,000	41,300			39,328C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1981	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable Hip Flat		Gambrel Mansard Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 1320 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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam	

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

Class: CD
Effec. Age: 35
Floor Area: 1320
Total Base Cost: 95,787
Total Base New : 132,185
Total Depr Cost: 85,921
Estimated T.C.V: 84,202

CntyMult
X 1.380
E.C.F.
X 0.980

(16) Porches/Decks

Area	Type
80	CCP (1 Story)
192	Treated Wood

(17) Garage

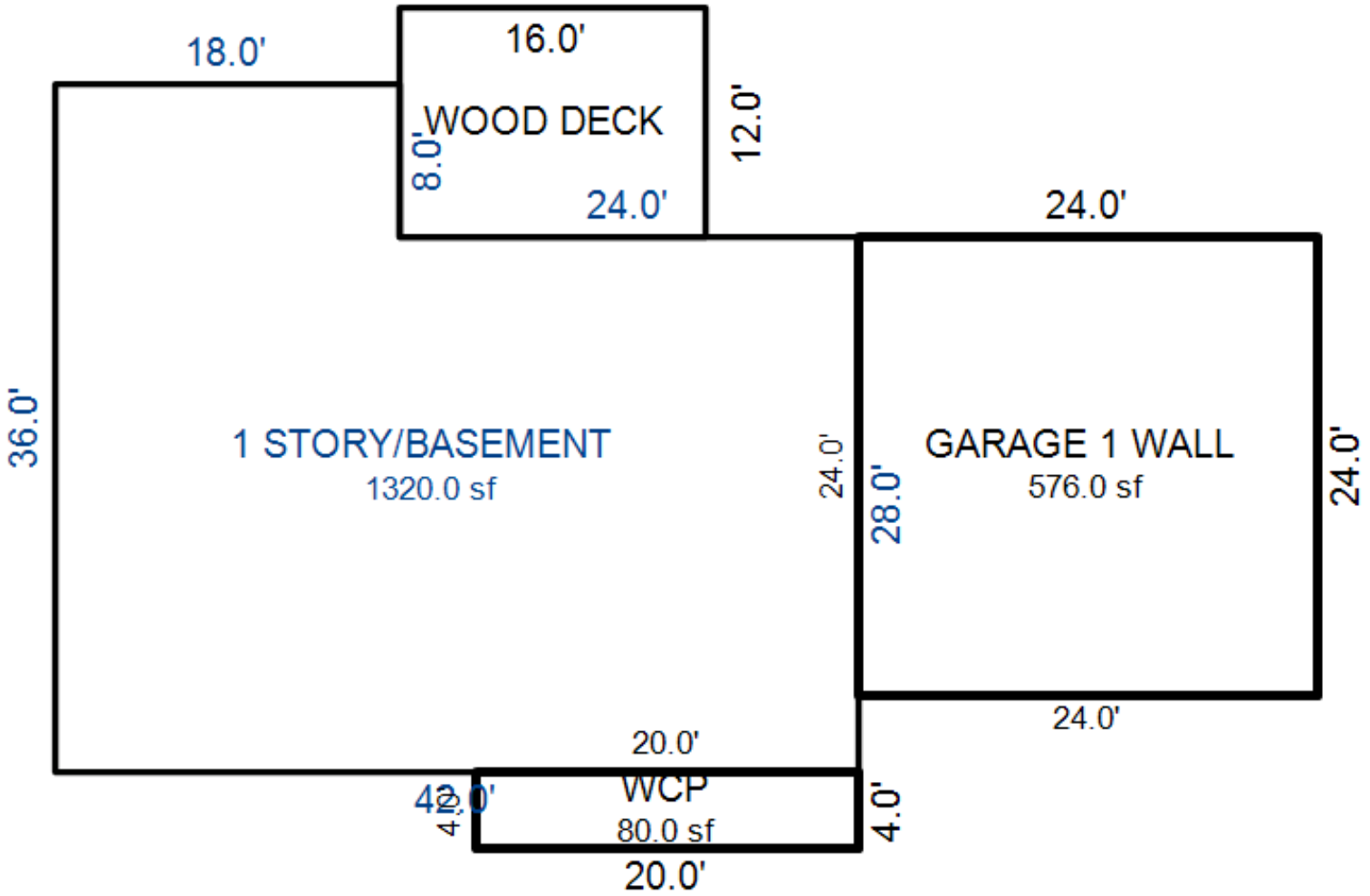
Year Built: 1981
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 2
Area: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	56.39	0.00	0.00	1320	74,435
Other Additions/Adjustments				Rate		Size	Cost
(13) Plumbing							
Average Fixture(s)				630.00		1	630
(14) Water/Sewer							
Well, 100 Feet				2550.00		1	2,550
1000 Gal Septic				2895.00		1	2,895
(15) Built-Ins & Fireplaces							
Appliance Allowance				1415.00		1	1,415
(16) Porches							
CCP (1 Story), Standard				30.65		80	2,452
(16) Deck/Balcony							
Treated Wood,Standard				6.81		192	1,308
(17) Garages							
Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)							
Base Cost				18.45		576	10,627
Common Wall: 1 Wall				-1225.00		1	-1,225
Mechanical Doors				350.00		2	700
Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost =							85,921
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 =							84,202

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



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

Parcel Number: 009-013-026-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

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
2301 S GREEN RD	School: LAKE CITY - 57020		Addition	10/13/2006	20060331	Complete
	P.R.E. 100% 07/20/1994					
Owner's Name/Address	MAP #:					
DE WITT KRIS L 2301 S GREEN RD LAKE CITY MI 49651	2018 Est TCV 148,958 TCV/TFA: 66.00					

Tax Description

. SEC 13 T22N R8W N 224 FT OF W 200 FT OF S 1/2 OF NW 1/4. & N224 FT OF NW/4 OF SW/4 OF NW/4 EXC W 200 FT THOF 3.3894 Ac. M/L.

Comments/Influences

05-16-07 Combined 013-027-45 with this pcl for 2008.

X	Improved	
	Vacant	

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

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

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	06/14/2015	INSPECTED
TPC	02/20/2012	INSPECTED

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
$65 /FF	224.00	659.23	1.0000	1.0000	65	100		14,560
224 Actual Front Feet, 3.39 Total Acres							Total Est. Land Value =	14,560

Land Improvement Cost Estimates

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	120	73	301
Total Estimated Land Improvements True Cash Value =					301

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	7,300	67,200	74,500			64,772C
2017	7,300	65,100	72,400			63,440C
2016	7,300	61,300	68,600			62,875C
2015	7,300	57,000	64,300			62,687C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1.75S

Yr Built	Remodeled
1960	1991

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 988 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors
	No Floor SF

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam	

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

Class: C
Effec. Age: 33
Floor Area: 2257 CntyMult
Total Base Cost: 143,684 X 1.380
Total Base New : 198,284 E.C.F.
Total Depr Cost: 136,834 X 0.980
Estimated T.C.V: 134,097

(16) Porches/Decks

Area	Type
24	CCP (1 Story)
160	Treated Wood
176	Treated Wood
252	Brzwy, FW

(17) Garage

Year Built: 1991
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1/2 Wal
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 528
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

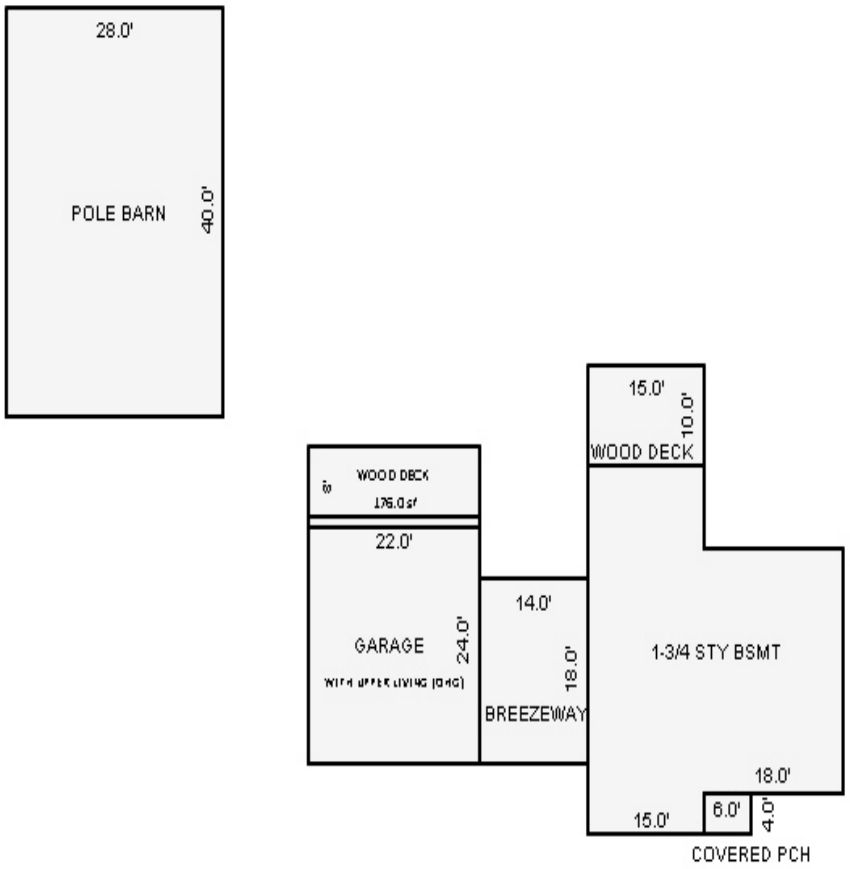
Carport Area:
Roof:

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75 Story	Siding	Mich Bsmnt.	90.97	-4.38	0.00	988	85,551
1 Story	Siding	Overhang	36.43	0.00	0.00	528	19,235

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	760.00	1	760
(14) Water/Sewer			
Well, 50 Feet	1575.00	1	1,575
1000 Gal Septic	3085.00	1	3,085
(15) Built-Ins & Fireplaces			
Appliance Allowance	1915.00	1	1,915
(16) Porches			
CCP (1 Story), Standard	54.99	24	1,320
(16) Deck/Balcony			
Treated Wood,Standard	7.39	160	1,182
(16) Breezeways			
Frame Wall,Finished	27.75	252	6,993
(17) Garages			
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	20.00	528	10,560
Common Wall: 1/2 Wall	-650.00	1	-650
Phy/Ab.Phy/Func/Econ/Comb.%Good= 67/100/100/100/67.0,		Depr.Cost =	121,609
Separately Depreciated Items:			
(16) Deck/Balcony			
Treated Wood,Standard	7.29	176	1,283
County Multiplier = 1.38 =>		Cost New =	1,771
Phy/Ab.Phy/Func/Econ/Comb.%Good= 97/100/100/100/97.0,		Depr.Cost =	1,717
(17) Garages			
Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)			
Base Cost	9.71	1120	10,875

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

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



Sketch by Apex Medina™

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

Parcel Number: 009-013-027-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MISSAUKEE COUNTY TREASURE	KELLER RAYMOND M	15,500	09/11/2012	QC	QUIT CLAIM	2012-03006		100.0
SCHLEUBER PENNY L	MISSAUKEE COUNTY TREASURE	0	05/08/2012	AFF	FORFEITED TO COUNTY	2012-01714 AFF		0.0

Property Address

2321 S GREEN RD

Owner's Name/Address

KELLER RAYMOND M
2345 S GREEN RD
LAKE CITY MI 49651

Tax Description

SEC 13 T22N R8W (4*2006) NW 1/4 OF SW 1/4 OF NW 1/4 EXC N 224 FT THOF & EXC S 292.44 FT THOF. 2.1798 A m/l
Split on 09/14/2006 into 009-013-027-45;

Comments/Influences

9-14-06 Last name changed from Auger to Schleuber per Co. split info.
Split/Comb. on 09/14/2006 completed
09/14/2006 RAY (Exempt..adj owner)
;
Parent Parcel(s): 009-013-027-00;
Child Parcel(s): 009-013-027-45;

Class: 201 COMMERCIAL–IM Zoning:

School: LAKE CITY - 57020

P.R.E. 0%

MAP #:

2018 Est TCV 27,981 TCV/TFA: 9.87

Building Permit(s)	Date	Number	Status

X Improved Vacant

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

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

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	06/14/2015	INSPECTED
TPC	01/08/2015	INSPECTED

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GRAGE C	40/FF	143.88	660.00 1.0000	1.0000	40	100		5,755
144 Actual Front Feet, 2.18 Total Acres							Total Est. Land Value =	5,755

Land Improvement Cost Estimates

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Concrete	3.35	1.37	228	50	523
Shed: Wood Frame	7.23	1.37	1891	0	0
Total Estimated Land Improvements True Cash Value =					523

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	2,900	11,100	14,000			10,982C
2017	2,900	10,500	13,400			10,757C
2016	2,900	13,900	16,800			10,662C
2015	2,900	12,400	15,300			10,631C

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

Desc. of Bldg/Section: BLOCK GRG FRONT OF LOT
Calculator Occupancy: Shed, Equipment, 4 Wall

Class: D
Floor Area: 1,036
Gross Bldg Area: 2,836
Stories Above Grd: 1
Average Sty Hght : 10
Bsmnt Wall Hght

Depr. Table : 2%
Effective Age : 30
Physical %Good: 55
Func. %Good : 100
Economic %Good: 100

1976 Year Built
Remodeled

Overall Bldg Height

Comments:

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: 1036
Ave. Perimeter: 148
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 Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 16.85

Adjusted Square Foot Cost for Upper Floors = 16.85

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 10 Height per Story Multiplier: 1.000
Ave. Floor Area: 1,036 Perimeter: 148 Perim. Multiplier: 1.153
Refined Square Foot Cost for Upper Floors: 19.43

County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 26.616

Total Floor Area: 1,036 Base Cost New of Upper Floors = 27,575

Reproduction/Replacement Cost = 27,575
Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 55 /100/100/100/55.0
Total Depreciated Cost = 15,166

ECF (201C COMMERCIAL GROUP C) 0.850 => TCV of Bldg: 1 = 12,891
Replacement Cost/Floor Area= 26.62 Est. TCV/Floor Area= 12.44

(1) Excavation/Site Prep:

(2) Foundation:

	Footings				
X	Poured Conc		Brick/Stone		Block

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

	Many Above Ave.		Average Typical		Few None

	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners

(9) Sprinklers:

(10) Heating and Cooling:

	Gas Oil		Coal Stoker		Hand Fired Boiler

(11) Electric and Lighting:

	Outlets:		Fixtures:
	Few Average Many Unfinished Typical		Few Average Many Unfinished Typical
	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer

(13) Roof Structure: Slope=0

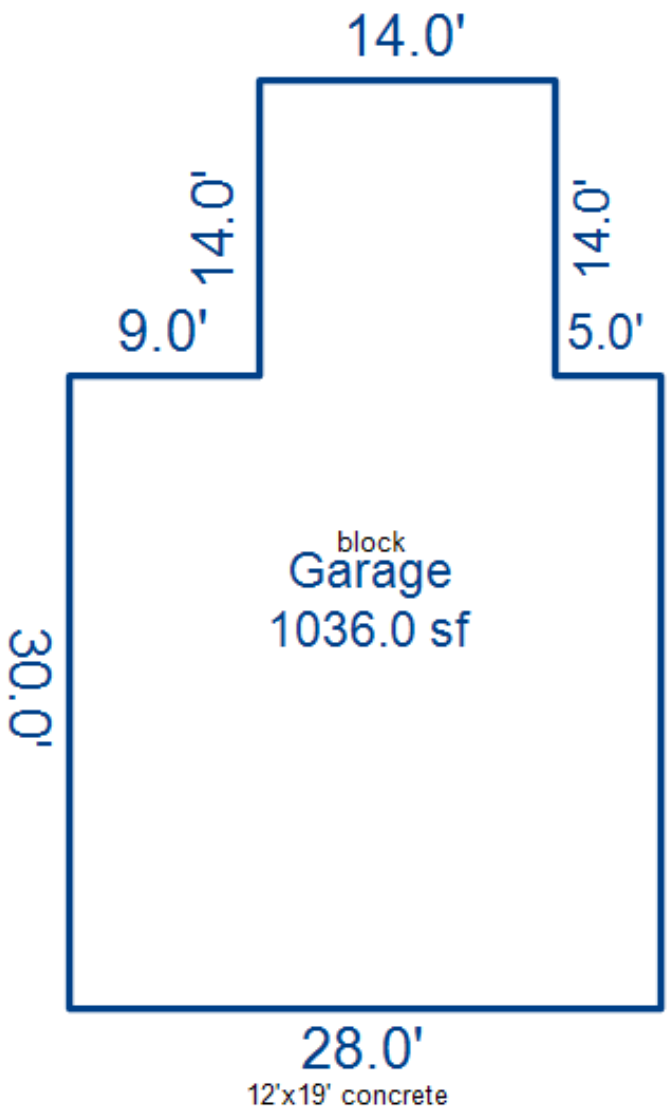
(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

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



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

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

Class: D,Pole
Floor Area: 1,800
Gross Bldg Area: 2,836
Stories Above Grd: 1
Average Sty Hght : 10
Bsmnt Wall Hght

Depr. Table : 2%
Effective Age : 35
Physical %Good: 49
Func. %Good : 100
Economic %Good: 100

1950 Year Built
Remodeled

Overall Bldg Height

Comments:
HISTORIC CONSTRUCTION

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: 1800
Ave. Perimeter: 180
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: Low

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

Base Rate for Upper Floors = 8.25

Adjusted Square Foot Cost for Upper Floors = 8.25

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 10 Height per Story Multiplier: 1.000
Ave. Floor Area: 1,800 Perimeter: 180 Perim. Multiplier: 1.040
Refined Square Foot Cost for Upper Floors: 8.58

County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 11.755

Total Floor Area: 1,800 Base Cost New of Upper Floors = 21,158

Reproduction/Replacement Cost = 21,158
Eff.Age:35 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 49 /100/100/100/49.0
Total Depreciated Cost = 10,368

ECF (201C COMMERCIAL GROUP C) 0.850 => TCV of Bldg: 2 = 8,812
Replacement Cost/Floor Area= 11.75 Est. TCV/Floor Area= 4.90

(1) Excavation/Site Prep:

(2) Foundation:

	Footings				
X	Poured Conc		Brick/Stone		Block

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

	Many Above Ave.		Average Typical		Few None

	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners

(9) Sprinklers:

(10) Heating and Cooling:

	Gas Oil		Coal Stoker		Hand Fired Boiler

(11) Electric and Lighting:

	Outlets:		Fixtures:
	Few Average Many Unfinished Typical		Few Average Many Unfinished Typical
	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer

(13) Roof Structure: Slope=0

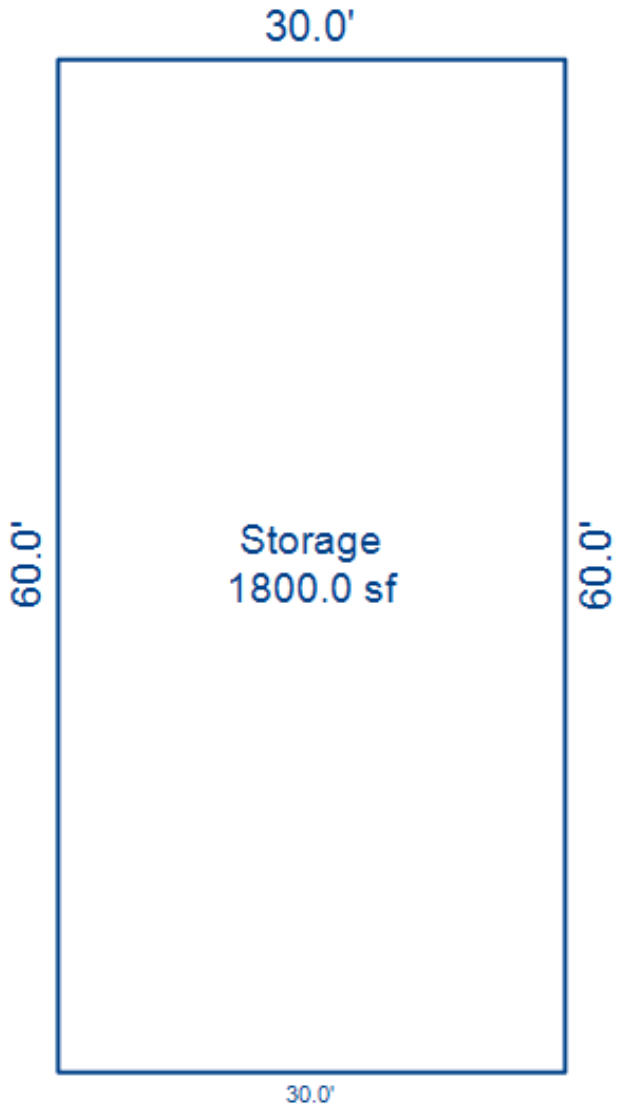
(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

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



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

Parcel Number: 009-013-027-50 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		130,000	07/01/2002	WD	Download	02-0:3370		0.0

Property Address

2345 S GREEN RD

Owner's Name/Address

KELLER RAY & LORALYN
2345 S GREEN ROAD
LAKE CITY MI 49651

Tax Description

. SEC 13 T22N R8W S 292.44 FT OF NW 1/4 OF SW 1/4 OF NW 1/4. 4.4309A.

Comments/Influences

Gave -10% Functional to 2'nd Add'n (Boathouse) due to only 1 door. Alos used 3 wall construction due to common wall.

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Class: 201 COMMERCIAL-IM Zoning:

School: LAKE CITY - 57020

P.R.E. 0%

MAP #:

2018 Est TCV 473,837 TCV/TFA: 16.73

Building Permit(s)	Date	Number	Status
Pole Barn	10/31/2017	2017-0546	100%
Pole Barn	05/28/2010	20100248	100%
Pole Barn	09/12/2007	20070650	100%
Addition	11/16/2005	20050403	100%

X Improved | Vacant

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

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

Who	When	What
JWV	12/20/2017	INSPECTED
TPC	06/14/2015	INSPECTED
TPC	07/01/2011	INSPECTED

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors * 292.44' X 660'

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
COMMERCIAL 4-6A 5700		4.43 Acres		5700	100			25,257
		4.43 Total Acres				Total Est. Land Value =		25,257

Land Improvement Cost Estimates

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	3.39	1.37	780	50	1,811
Total Estimated Land Improvements True Cash Value =					1,811

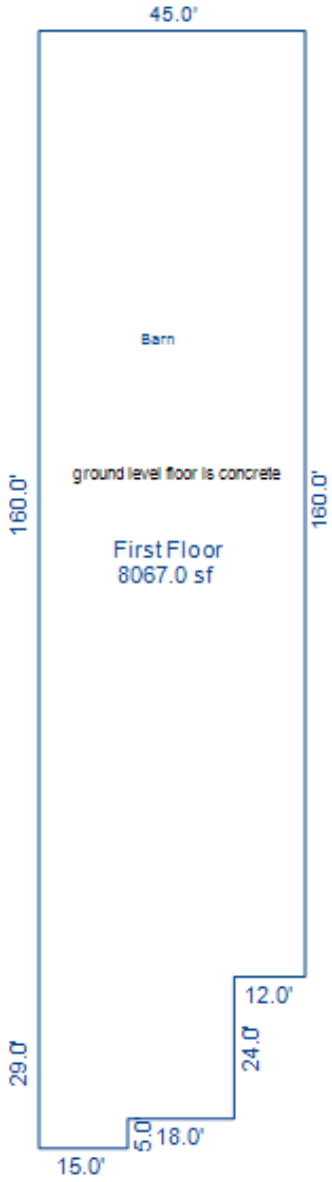
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	12,600	224,300	236,900			194,534C
2017	12,600	209,100	221,700			184,069C
2016	6,600	191,500	198,100			182,428C
2015	5,800	191,800	197,600			181,883C

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

Building Type	Barn - General Purpose				
Year Built	1930				
Class/Construction	D,Frame				
Quality/Exterior	Average				
Base Rate/SF	16.80				
# of Walls, Perimeter	4 Wall, 410				
Perimeter Mult.	X 0.927 = 17.06				
Height	20				
Story Height Mult.	X 1.192 = 20.33				
Heating System	Space Heaters, Fan				
Heat Adj./SF	+ 1.600 = 18.40				
Misc. Adjustment					
Misc. Adj./SF					
County Multiplier	X 1.38 = 28.06				
Final Rate/SF	$28.06				
Length/Width/Area	160 x 45 = 7200				
Cost New	$ 202,016				
Phy./Func./Econ. %Good	45/100/100 45.0				
Depreciated Cost	$ 90,907				
+ Unit-In-Place Items	$ 0				
Description, Size X Rate X %Good = Cost Itemized ->* Unit-In-Place ->* Items ->*					
E.C.F.	X 1.10				
% Good	45				
Est. True Cash Value	$ 99,998				
Comments:					

Total Estimated True Cash Value of Agricultural Improvements / This Card: 99998 / All Cards: 99998

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



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

Desc. of Bldg/Section: CAL 168
Calculator Occupancy: Shed, Boat Storage, 4 Wall

Class: D,Pole
Floor Area: 21,600
Gross Bldg Area: 28,317
Stories Above Grd: 1
Average Sty Hght : 16
Bsmnt Wall Hght

Depr. Table : 2%
Effective Age : 20
Physical %Good: 67
Func. %Good : 100
Economic %Good: 100

1987 Year Built
2017 Remodeled

Overall Bldg Height

Comments:
POLE CONSTRUCTION DIRT FLOOR. BOAT RACKS = WOOD CONSTRUCTION
2006 ADDITION 80X120'
2007 BOAT STORAGE (2'ND PB ADD'N) 80'X90'

Construction Cost

	High		Above Ave.	X	Ave.		Low

** ** Calculator Cost Data ** **
Quality: Low Cost Adj: %+0 $/SqFt:-2.0
Heat#1: No Heating or Cooling 0%
Heat#2: No Heating or Cooling 0%
Ave. SqFt/Story: 21600
Ave. Perimeter: 700
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: Low

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

Base Rate for Upper Floors = 14.50

Misc. Rate Adj.(for upper flrs): COMPACTED EARTH FLOOR Cost/Sq.Ft.: -2.04
Adjusted Square Foot Cost for Upper Floors = 12.46

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 16 Height per Story Multiplier: 1.120
Ave. Floor Area: 21,600 Perimeter: 700 Perim. Multiplier: 0.863
Refined Square Foot Cost for Upper Floors: 12.04

County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 16.499

Total Floor Area: 21,600 Base Cost New of Upper Floors = 356,386

Reproduction/Replacement Cost = 356,386
Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 67 /100/100/100/67.0
Total Depreciated Cost = 238,779

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

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

(13) Roof Structure:
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

(1) Excavation/Site Prep:

(2) Foundation:

	Footings							
X	Poured Conc		Brick/Stone		Block			

(3) Frame:

(4) Floor Structure:
X Wood Joists and Sheathing

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

	Many Above Ave.		Average Typical		Few None
	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		

(9) Sprinklers:

(10) Heating and Cooling:

	Gas Oil		Coal Stoker		Hand Fired Boiler

(11) Electric and Lighting:

Outlets:		Fixtures:
Few Average Many Unfinished Typical		Few Average Many Unfinished Typical
Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer

(13) Roof Structure: Slope=0
256 SqFt, Wood Joists, Wood or Com

(14) Roof Cover:
256 SqFt, Alum./Steel Corrugated o

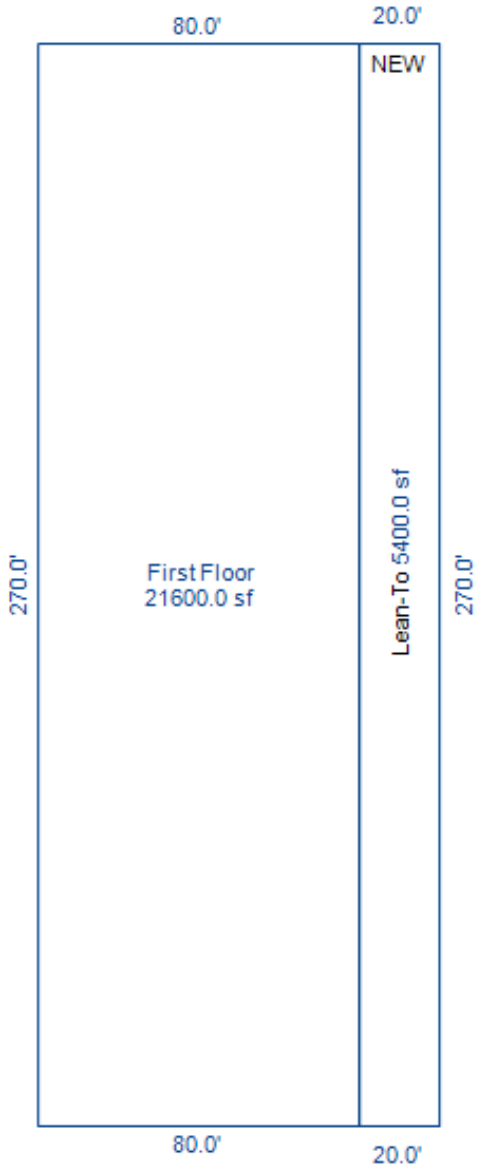
(39) Miscellaneous:

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

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

Parcel Number: 009-013-027-50, Commercial/Industrial Building 1 Printed on 04/24/2018



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

Desc. of Bldg/Section: AT GREEN RD - WITH OFFICE
Calculator Occupancy: Warehouse, Storage

Class: D,Pole
Floor Area: 2,417
Gross Bldg Area: 28,317
Stories Above Grd: 1
Average Sty Hght : 14
Bsmnt Wall Hght

Depr. Table : 2.5%
Effective Age : 5
Physical %Good: 88
Func. %Good : 100
Economic %Good: 100

2010 Year Built
Remodeled

Overall Bldg Height

Comments:
BOAT STORAGE AND REPAIR BUILDING

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 100
Heat#2: Space Heaters, Gas with Fan 0%
Ave. SqFt/Story: 2417
Ave. Perimeter: 200
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 = 23.60

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 23.60

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 14 Height per Story Multiplier: 1.000
Ave. Floor Area: 2,417 Perimeter: 200 Perim. Multiplier: 1.177
Refined Square Foot Cost for Upper Floors: 27.78

County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 38.055

Total Floor Area: 2,417 Base Cost New of Upper Floors = 91,978

Reproduction/Replacement Cost = 91,978
Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 88 /100/100/100/88.0
Total Depreciated Cost = 80,941

ECF (201C COMMERCIAL GROUP C) 0.850 => TCV of Bldg: 2 = 68,800
Replacement Cost/Floor Area= 38.05 Est. TCV/Floor Area= 28.46

(1) Excavation/Site Prep:

(2) Foundation:

	Footings	X	Poured Conc		Brick/Stone		Block

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

	Many Above Ave.		Average Typical		Few None
	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		

(9) Sprinklers:

(10) Heating and Cooling:

	Gas Oil		Coal Stoker		Hand Fired Boiler

(11) Electric and Lighting:

Outlets:		Fixtures:
Few Average Many Unfinished Typical		Few Average Many Unfinished Typical
Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer

(13) Roof Structure: Slope=0

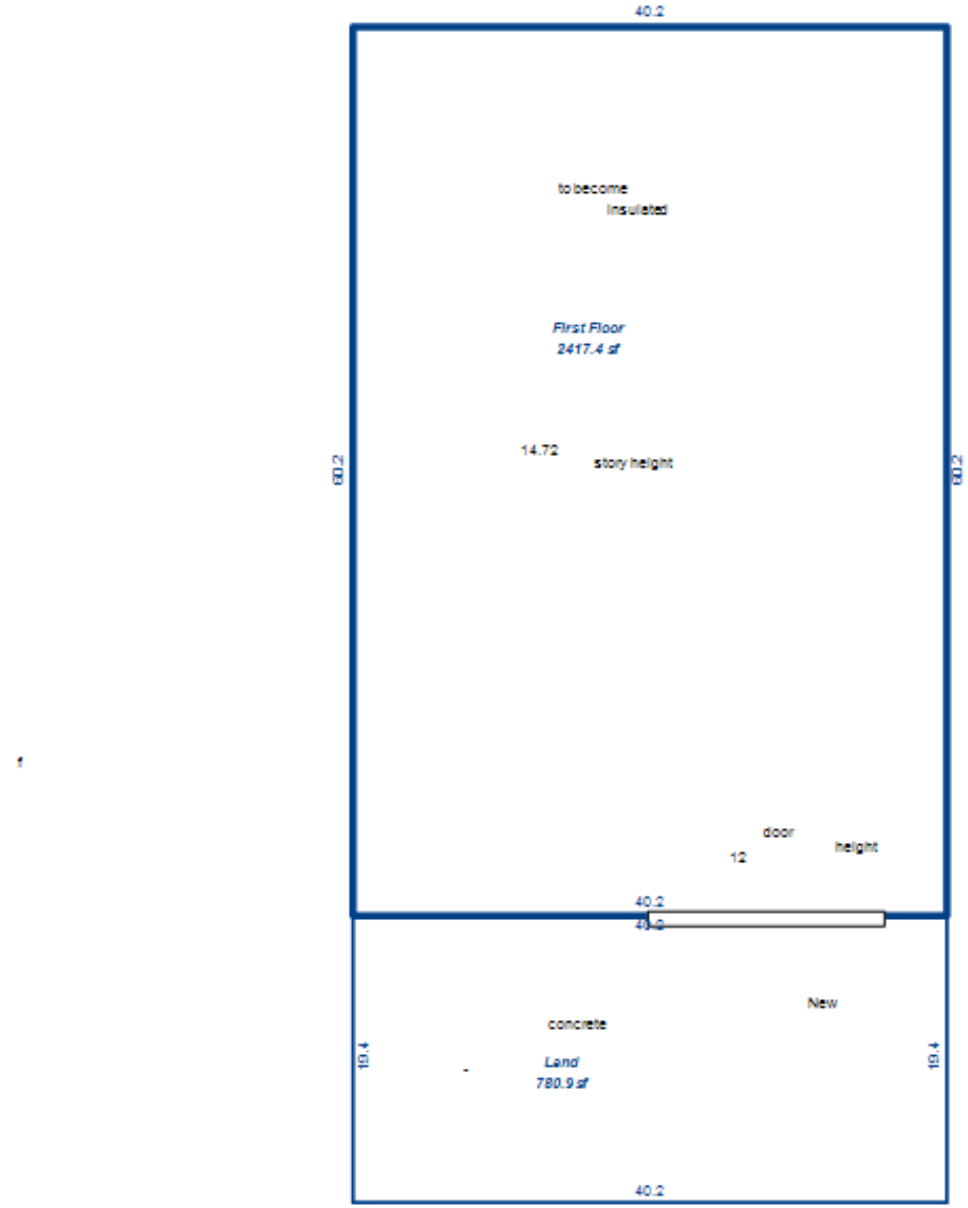
(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

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



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

Desc. of Bldg/Section: SOUTH OF DRIVE AT RD
Calculator Occupancy: Shed, Equipment, 4 Wall

Class: D,Pole
Floor Area: 4,300
Gross Bldg Area: 28,317
Stories Above Grd: 1
Average Sty Hght : 17
Bsmnt Wall Hght

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

2011	Year Built Remodeled
14	Overall Bldg Height

Comments:
11/4/11 NO CONCRETE FLOOR -TIM

Construction Cost

	High		Above Ave.		Ave.	X	Low

** ** Calculator Cost Data ** **
Quality: Average Adj: %+0 $/SqFt:-2.4
Heat#1: No Heating or Cooling 0%
Heat#2: No Heating or Cooling 0%
Ave. SqFt/Story: 4300
Ave. Perimeter: 290
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

Misc. Rate Adj.(for upper flrs): COMPACTED EARTH FLOOR Cost/Sq.Ft.: -2.49
Adjusted Square Foot Cost for Upper Floors = 12.26

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 17 Height per Story Multiplier: 1.135
Ave. Floor Area: 4,300 Perimeter: 290 Perim. Multiplier: 0.955
Refined Square Foot Cost for Upper Floors: 13.29

County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 18.206

Total Floor Area: 4,300 Base Cost New of Upper Floors = 78,285

Reproduction/Replacement Cost = 78,285
Eff.Age:4 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 92 /100/100/100/92.0
Total Depreciated Cost = 72,022

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

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

Total Base Cost New = 0
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

(1) Excavation/Site Prep:

(2) Foundation:

	Footings							
X	Poured Conc		Brick/Stone		Block			

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

	Many Above Ave.		Average Typical		Few None
	Total Fixtures		Urinals		
	3-Piece Baths		Wash Bowls		
	2-Piece Baths		Water Heaters		
	Shower Stalls		Wash Fountains		
	Toilets		Water Softeners		

(9) Sprinklers:

(10) Heating and Cooling:

	Gas Oil		Coal Stoker		Hand Fired Boiler

(11) Electric and Lighting:

Outlets:		Fixtures:
	Few	
	Average	
	Many	
	Unfinished	
	Typical	
	Flex Conduit	Incandescent
	Rigid Conduit	Fluorescent
	Armored Cable	Mercury
	Non-Metalic	Sodium Vapor
	Bus Duct	Transformer

(13) Roof Structure: Slope=0

(14) Roof Cover:

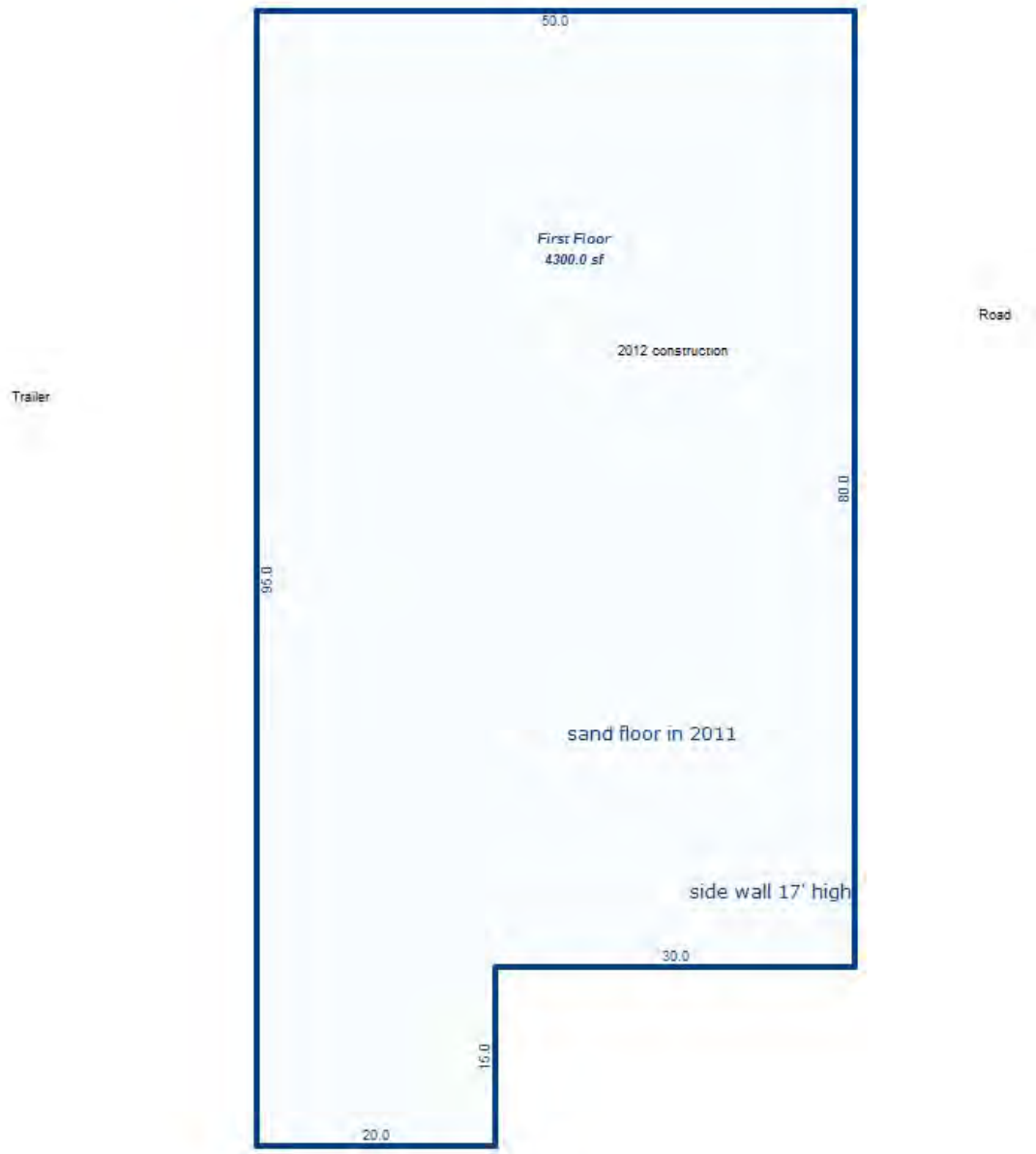
(39) Miscellaneous:

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

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

Parcel Number: 009-013-027-50, Commercial/Industrial Building 3 Printed on 04/24/2018



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

Parcel Number: 009-013-028-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

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

Property Address	Class: 700 EXEMPT	Zoning:	Building Permit(s)	Date	Number	Status
W ROBERTS RD	School: LAKE CITY - 57020					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
MISSAUKEE COUNTY ROAD COMMISSION	2018 Est TCV 0					

Improved | X | Vacant

Land Value Estimates for Land Table .

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
			7.283 Acres		0	100		0
			7.28 Total Acres		Total Est. Land Value =			0

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

Tax Description

. SEC 13 T22N R8W A STRIP OF LAND LYING 33 FT EACH SIDE OF W 4542.88 OF E & W 1/4 LINE & LYING 66 FT EACH SIDE OF E 132 FT OF W 4674.88 FT OF E & W 1/4 LINE. 7.2832 A.

Comments/Influences

Who	When	What
TPC	12/27/2017	INSPECTED

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

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

Parcel Number: 009-013-030-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

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
6275 W ROBERTS RD	School: LAKE CITY - 57020					
	P.R.E. 100% 07/20/1994					
Owner's Name/Address	MAP #:					
MURRAY JUDY TRUSTEE 6275 W ROBERTS ROAD LAKE CITY MI 49651	2018 Est TCV 165,656 TCV/TFA: 106.19					

Tax Description

. SEC 13 T22N R8W PCLS B, C & D OF THE SURVEY RECORDED IN LIBER S-1 AT PP 75-82. 30.04 A.

Comments/Influences

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X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	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
X	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
X	Wetland
X	Flood Plain

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

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
Residentia LTDACCESS@$1200	30.04 Acres		1200	100				36,048
	30.04 Total Acres				Total Est. Land Value =			36,048

Land Improvement Cost Estimates

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	480	0	0

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	18,000	64,800	82,800			67,087C
2017	18,000	62,900	80,900			65,708C
2016	15,000	58,900	73,900			65,122C
2015	15,000	54,900	69,900			64,928C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1991	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable Hip Flat		Gambrel Mansard Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 1560 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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam	

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

150	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

Class: CD
Effec. Age: 18
Floor Area: 1560
Total Base Cost: 116,016
Total Base New : 160,102
Total Depr Cost: 131,284
Estimated T.C.V: 128,658

CntyMult
X 1.380
E.C.F.
X 0.980

(16) Porches/Decks

Area	Type
24	CCP (1 Story)

(17) Garage

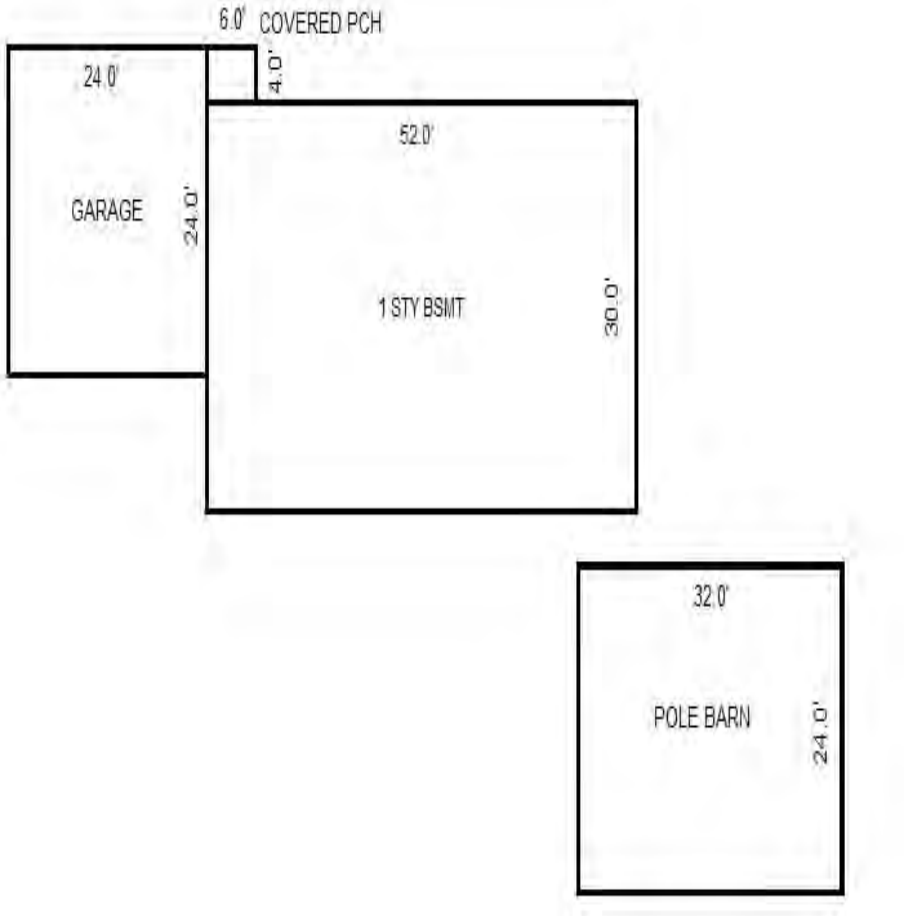
Year Built: 1991
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?:
Auto. Doors: 1
Mech. Doors: 0
Area: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	54.91	0.00	1.87	1560	88,577
Other Additions/Adjustments				Rate		Size	Cost
(13) Plumbing							
Average Fixture(s)				630.00		1	630
(14) Water/Sewer							
Well, 100 Feet				2550.00		1	2,550
1000 Gal Septic				2895.00		1	2,895
(15) Built-Ins & Fireplaces							
Appliance Allowance				1415.00		1	1,415
(16) Porches							
CCP (1 Story), Standard				52.78		24	1,267
(17) Garages							
Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)							
Base Cost				18.45		576	10,627
Common Wall: 1 Wall				-1225.00		1	-1,225
Automatic Doors				375.00		1	375
Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)							
Base Cost				11.14		768	8,556
Mechanical Doors				350.00		1	350
Phy/Ab.Phy/Func/Econ/Comb.%Good= 82/100/100/100/82.0, Depr.Cost =							131,284
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 =							128,658

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



Sketch by Apex IV™

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

Parcel Number: 009-013-031-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

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
6431 W ROBERTS RD	School: LAKE CITY - 57020					
	P.R.E. 100% 07/20/1994					
Owner's Name/Address	MAP #:					
NELSON BARBARA & BECKER GREGORY 500 N 7 MILE RD LAKE CITY MI 49651	2018 Est TCV 17,947 TCV/TFA: 0.00					

X Improved | | Vacant

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
40/FF	332.00	1281.70	1.0000	1.0000	40	100		13,280
332 Actual Front Feet, 9.77 Total Acres							Total Est. Land Value =	13,280

Taxpayer's Name/Address

NORTHWESTERN MORTGAGE CO
P.O. BOX 809
625 S GARFIELD
TRAVERSE CITY MI 49685-0809

Tax Description

. SEC 13 T22N R8W PCL E OF THE SURVEY RECORDED IN LIBER S-1 AT PP 75-82. 10.02 A.

Comments/Influences

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

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

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	11/04/2016	INSPECTED
TPC	03/19/2012	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	6,600	2,400	9,000			7,211C
2017	6,600	2,200	8,800			7,063C
2016	6,600	400	7,000			7,000S
2015	6,600	400	7,000			7,000S

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1973	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable Hip Flat		Gambrel Mansard Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors
	No Floor SF

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam	

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	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:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	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

Class: CD
Effec. Age: 40
Floor Area: 0
Total Base Cost: 5,751
Total Base New : 7,936
Total Depr Cost: 4,762
Estimated T.C.V: 4,667

CntyMult
X 1.380
E.C.F.
X 0.980

(16) Porches/Decks

Area	Type

(17) Garage

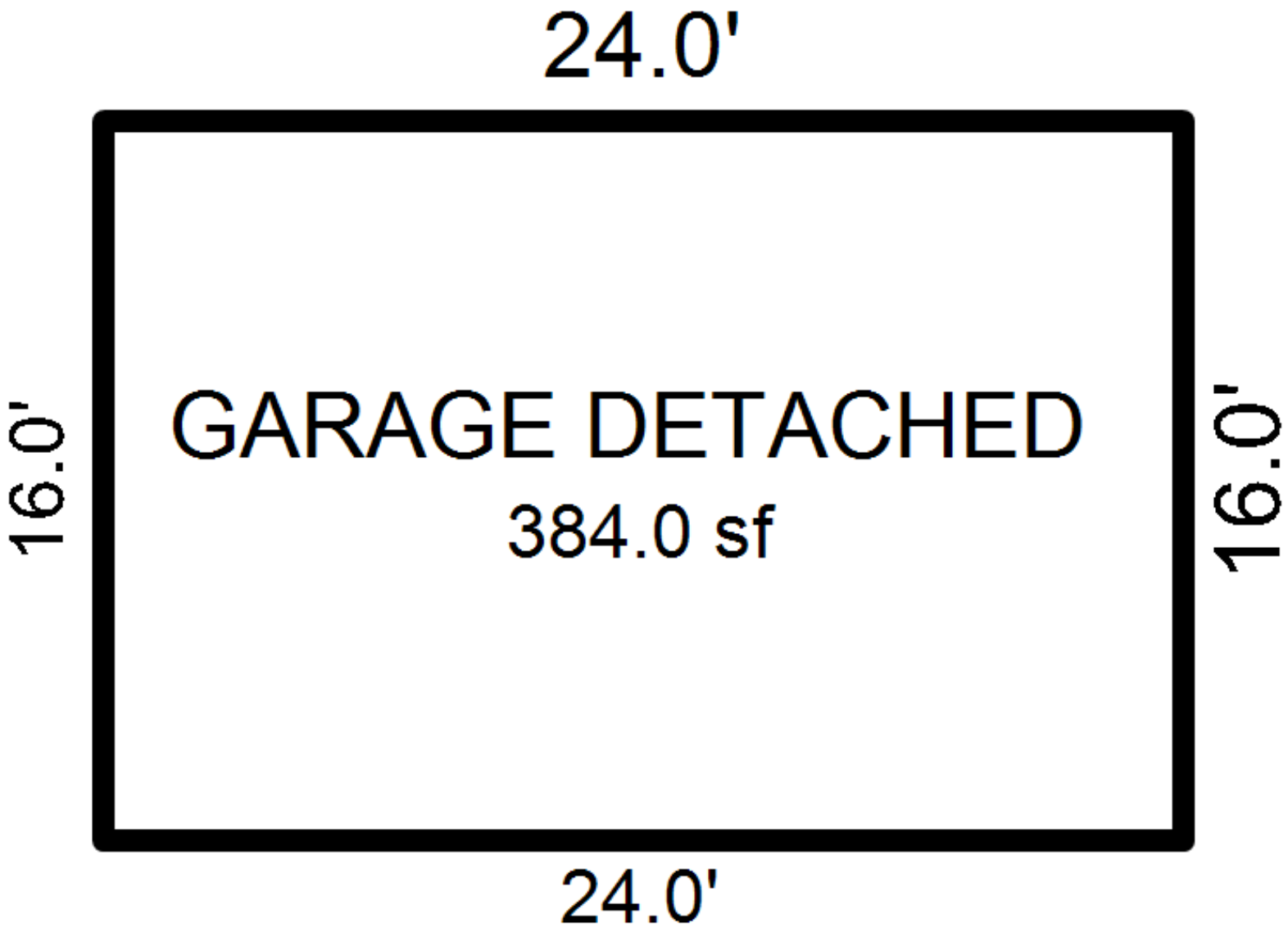
Year Built: 1973
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 384
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
Other Additions/Adjustments			Rate			Size	Cost
(13) Plumbing							
3 Fixture Bath			1975.00			-1	-1,975
(17) Garages							
Class:CD	Exterior: Siding	Foundation: 18 Inch	(Unfinished)				
Base Cost			20.12			384	7,726
Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,					Depr.Cost =		4,762
ECF (416 RESIDENTIAL RURAL/ NON SUB)			0.980 => TCV of Bldg: 1 =				4,667

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



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

Parcel Number: 009-013-032-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

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 ROBERTS RD	School: LAKE CITY - 57020					
	P.R.E. 100% 07/20/1994					
Owner's Name/Address	MAP #:					
NELSON BARBARA & BECKER GREGORY 500 N 7 MILE RD LAKE CITY MI 49651	2018 Est TCV 16,600					

Improved | X | Vacant

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
50/FF	332.00	1282.00	1.0000	1.0000	50	100		16,600
332 Actual Front Feet, 9.77 Total Acres							Total Est. Land Value =	16,600

Taxpayer's Name/Address

NORTHWESTERN MORTGAGE CO
P.O. BOX 809
625 S GARFIELD
TRAVERSE CITY MI 49685-0809

Tax Description

. SEC 13 T22N R8W PCL F OF THE SURVEY RECORDED IN LIBER S-1 AT PP 75-82. 10.03 A.

Comments/Influences

Public Improvements

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

Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	8,300	0	8,300			5,940C
2017	8,300	0	8,300			5,818C
2016	8,300	0	8,300			5,767C
2015	8,300	0	8,300			5,750C

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	09/16/2016	INSPECTED
TPC	03/19/2012	INSPECTED

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

Parcel Number: 009-013-033-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

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 ROBERTS RD	School: LAKE CITY - 57020					
	P.R.E. 100% 07/20/1994					
Owner's Name/Address	MAP #:					
NELSON BARBARA & BECKER GREGORY 500 N 7 MILE RD LAKE CITY MI 49651	2018 Est TCV 21,450					

Improved | X | Vacant

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
$65 /FF	330.00	1282.90	1.0000	1.0000	65	100		21,450
330 Actual Front Feet, 9.72 Total Acres							Total Est. Land Value =	21,450

Taxpayer's Name/Address

NORTHWESTERN MORTGAGE CO
P.O. BOX 809
625 S GARFIELD
TRAVERSE CITY MI 49685-0809

Tax Description

. SEC 13 T22N R8W PCL G OF THE SURVEY RECORDED IN LIBER S-1 AT PP 75-82. 10.04 A.

Comments/Influences

	Public Improvements
	Dirt Road
	Gravel Road
X	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
X	Wooded
	Pond
	Waterfront
	Ravine
X	Wetland
	Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	10,700	0	10,700			8,585C
2017	10,700	0	10,700			8,409C
2016	10,700	0	10,700			8,334C
2015	10,700	0	10,700			8,310C

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	09/16/2016	INSPECTED
TPC	03/19/2012	INSPECTED

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

Parcel Number: 009-013-034-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DUTCHMAN PROPERTIES LLC	MILLER CASEY JOHN(NO MARI	135,000	08/15/2005	LC	Arms Length	05-0/3217		100.0
MILLER LEOLA ESTATE	DUTCHMAN PROPERTIES LLC	135,000	08/12/2005	WD	Repeat Sales	05-0/3194		100.0

Property Address

6870 W KELLY RD

Owner's Name/Address

MILLER CASEY JOHN
6870 W KELLY RD
LAKE CITY MI 49651

Tax Description

SEC 13 T22N R8W (3*2004)
SW 1/4 OF SW 1/4 EXC BEG AT SW COR, E 448 FT, N 462 FT, E 118 FT, N 462 FT, E 754 FT, N 396 FT, W TO W SEC LINE, S TO POB.
17.25 A M/L

Comments/Influences

REMOVE OLD PC FOR 08.
2004 Split to 034-50, 034-70, 034-90 for 2005.

Class: 401 RESIDENTIAL-I Zoning:

School: LAKE CITY - 57020

P.R.E. 100% 08/15/2005

MAP #:

2018 Est TCV 137,853 TCV/TFA: 114.88

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	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
X	Swamp
	Wooded
X	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	03/19/2012	INSPECTED

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
SALES & EQ RATE			17.250 Acres		2,100	100		36,225
			17.25 Total Acres		Total Est. Land Value =			36,225

Land Improvement Cost Estimates

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	288	71	703
Total Estimated Land Improvements True Cash Value =					703

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	18,100	50,800	68,900			58,021C
2017	18,100	49,300	67,400			56,828C
2016	18,100	46,400	64,500			56,322C
2015	18,100	43,200	61,300			56,154C

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

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1981	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
X	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 1200 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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

150	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C -5
Effec. Age: 27
Floor Area: 1200
Total Base Cost: 102,146
Total Base New : 140,961
Total Depr Cost: 102,984
Estimated T.C.V: 100,925

CntyMult
X 1.380
E.C.F.
X 0.980

(16) Porches/Decks

Area	Type
32	CCP (1 Story)
208	Treated Wood

(17) Garage

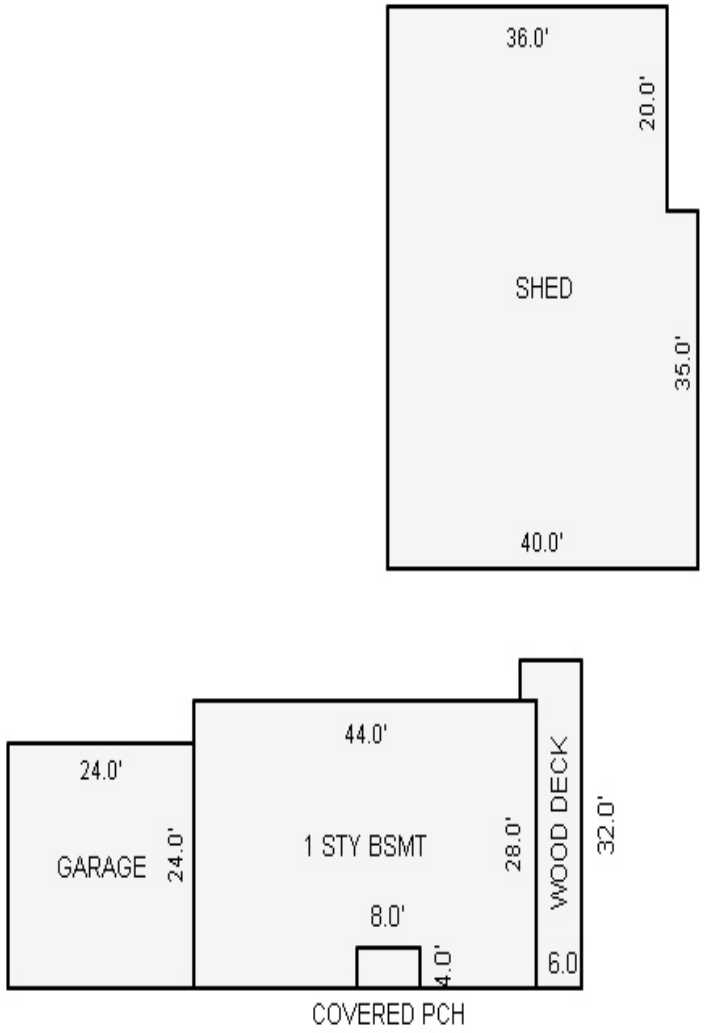
Year Built: 1981
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	61.77	0.00	0.00	1200	74,124
Other Additions/Adjustments				Rate		Size	Cost
(13) Plumbing							
Average Fixture(s)				760.00		1	760
3 Fixture Bath				2400.00		1	2,400
(14) Water/Sewer							
Well, 100 Feet				2700.00		1	2,700
1000 Gal Septic				3085.00		1	3,085
(15) Built-Ins & Fireplaces							
Appliance Allowance				1915.00		1	1,915
Fireplace: Exterior 1 Story				3875.00		1	3,875
(16) Porches							
CCP (1 Story), Standard				49.04		32	1,569
(16) Deck/Balcony							
Treated Wood,Standard				7.01		208	1,458
(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= 73/100/100/100/73.0, Depr.Cost =							102,398
Separately Depreciated Items:							
Unit-in-Place Cost Items:							
GARAGE				1.00		500	500
County Multiplier = 1.38 => Cost New =							690
Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost =							587
Total Depreciated Cost =							102,984
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 =							100,925

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



Sketch by Apex Medina™

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

Parcel Number: 009-013-034-50 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MILLER LEOLA	CUNNINGHAM ARIC DALE	99	07/12/2004	QC	Not Qualified	04-0/3137		100.0

Property Address

GREEN RD

Owner's Name/Address

CUNNINGHAM ARIC DALE
2320 APA; OOSA RD
HENDERSON NV 89002

Tax Description

SEC 13 T22N R8W (0*2004)
N 396 FT OF SW/4 OF SW/4 12 A M/L

Comments/Influences

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Class: 402 RESIDENTIAL-V Zoning:

School: LAKE CITY - 57020

P.R.E. 0%

MAP #:

2018 Est TCV 25,200

Building Permit(s)	Date	Number	Status

	Improved		Vacant
		X	

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	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
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	03/19/2012	INSPECTED

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
SALES & EQ RATE			12.000	Acres	2,100	100		25,200
			12.00	Total Acres			Total Est. Land Value =	25,200

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	12,600	0	12,600			12,600S
2017	12,600	0	12,600			12,600S
2016	12,600	0	12,600			12,600S
2015	12,600	0	12,600			12,600S

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

Parcel Number: 009-013-034-70 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SMITH ANNE E & CUNNINGHAM	AAA CMS TRUST	1	04/16/2016	QC	FAMILY SALE	2016-01560		0.0
MILLER ALMAN B	SMITH ANNE E & CUNNINGHAM	99	07/12/2004	QC	Not Qualified	04-0/3138		100.0

Property Address
2881 S GREEN RD

Owner's Name/Address
AAA CMS TRUST
483 HAZEL ST
HENDERSON NV 89015

Tax Description
SEC 13 T22N R8W (0*2004)
W 566 FT OF SW/4 OF SW/4 EXC N 396 FT THOF & EXC S 462 FT THOF.
6 A M/L

Comments/Influences
04 Split from 034-00 for 05..house & grg moved on..totally gutted,,being remodeled.

Class: 401 RESIDENTIAL-I Zoning:
School: LAKE CITY - 57020
P.R.E. 0%
MAP #:
2018 Est TCV 75,238 TCV/TFA: 111.96

Building Permit(s)	Date	Number	Status
Demolition/Removal	05/26/2015	2015-0181	100%
New House	10/04/2005	20050344	Complete
Other	07/30/2004	20040288	Complete

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	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
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	12/07/2015	INSPECTED
TPC	04/06/2015	INSPECTED

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
40/FF	463.00	564.49	1.0000	1.0000	40	100		18,520
463 Actual Front Feet, 6.00 Total Acres							Total Est. Land Value =	18,520

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	9,300	28,300	37,600			31,665C
2017	9,300	27,500	36,800			31,014C
2016	9,300	9,800	19,100			15,476C
2015	9,300	18,600	27,900			24,050C

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

Residential Building 1 of 1 Parcel Number: 009-013-034-70 Printed on 04/24/2018

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
0	2005

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

	Wood Sash
X	Metal Sash
	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 672 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors
	No Floor SF

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam	

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

Class: CD
Effec. Age: 30
Floor Area: 672
Total Base Cost: 59,375
Total Base New : 81,938
Total Depr Cost: 57,875
Estimated T.C.V: 56,718

CntyMult
X 1.380
E.C.F.
X 0.980

(16) Porches/Decks

Area	Type
216	Treated Wood

(17) Garage

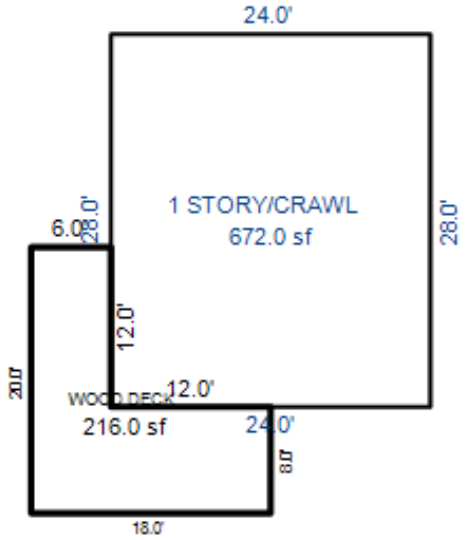
Year Built:
Car Capacity:
Class: CD
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 2016
% Good: 0
Storage Area: 0
No Conc. Floor: 2016

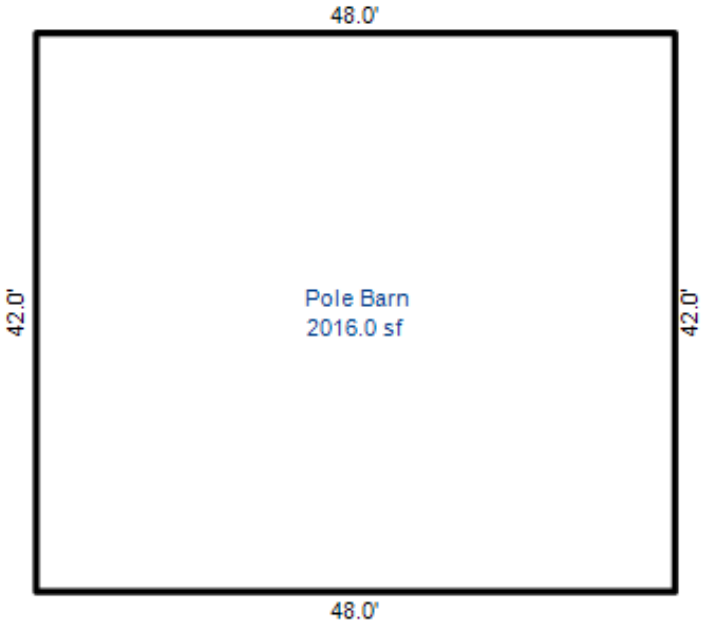
Bsmnt Garage:

Carport Area:
Roof:

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	64.97	-9.74	0.00	672	37,115
Other Additions/Adjustments				Rate		Size	Cost
(13) Plumbing							
Average Fixture(s)				630.00		1	630
(14) Water/Sewer							
Well, 100 Feet				2550.00		1	2,550
1000 Gal Septic				2895.00		1	2,895
(15) Built-Ins & Fireplaces							
Appliance Allowance				1415.00		1	1,415
(17) Garages							
Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)							
Base Cost				9.71		2016	19,575
No Floor Deduction				-3.10		2016	-6,250
Notes: RELOCATED HOME							
Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost =							55,961
Separately Depreciated Items:							
(16) Deck/Balcony							
Treated Wood,Standard				6.69		216	1,445
County Multiplier = 1.38 =>					Cost New =		1,994
Phy/Ab.Phy/Func/Econ/Comb.%Good= 96/100/100/100/96.0, Depr.Cost =							1,914
					Total Depreciated Cost =		57,875
ECF (416 RESIDENTIAL RURAL/ NON SUB)			0.980 => TCV of Bldg: 1 =				56,718

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





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

Parcel Number: 009-013-034-90 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SMITH ANNE E & CUNNINGHAM	AAA CMS TRUST	0	04/08/2016	QC	FAMILY SALE	2106-0161		0.0
MILLER ALMAN B	SMITH ANNE E & CUNNINGHAM	99	07/12/2004	QC	Not Qualified	04-0/3139		100.0

Property Address
2909 S GREEN RD

Owner's Name/Address
AAA CMS TRUST
4516 INEZ DR
LAS VEGAS NV 89130

Tax Description
SEC 13 T22N R8W (0*2004)
S 462 FT OF W 448 FT OF SW/4 OF SW/4.
4.75 A M/L

Comments/Influences

Class: 102 AGRICULTURAL– Zoning:
School: LAKE CITY - 57020
P.R.E. 100% 03/21/2017 Qual. Ag.
MAP #:
2018 Est TCV 17,107

Building Permit(s)	Date	Number	Status

	Improved		Vacant
	Public Improvements		
	Dirt Road		
	Gravel Road		
X	Paved Road		
	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		
	Wooded		
	Pond		
	Waterfront		
	Ravine		
	Wetland		
	Flood Plain		

Land Value Estimates for Land Table Ag 1 .A - Agriculture

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 75/FF	462.00	448.00	1.0000	0.0000	75	100*		0
AG SW 2014 8 - 17 Acres		4.75 Acres			3600	100		17,107

* denotes lines that do not contribute to the total acreage calculation.
462 Actual Front Feet, 4.75 Total Acres Total Est. Land Value = 17,107

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	05/09/2017	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	8,600	0	8,600			8,457C
2017	8,600	0	8,600			8,284C
2016	9,200	17,500	26,700			23,473C
2015	9,200	16,300	25,500			23,403C

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

Parcel Number: 009-013-035-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VANDERWEIDE STEPHEN J & D	DUTCHMAN PROPERTIES LLC	0	05/16/2003	QC	Not Qualified	04-0/1128		0.0

Property Address

W ROBERTS RD

Owner's Name/Address

DUTCHMAN PROPERTIES LLC
9689 WALKER ROAD
MANTON MI 49663

Tax Description

. SEC 13 T22N R8W PCL H OF THE SURVEY RECORDED IN LIBER S-1 AT PP 75-82. 10.01 A.

Comments/Influences

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Class: 102 AGRICULTURAL– Zoning:

School: LAKE CITY - 57020

P.R.E. 100% 07/20/1994 Qual. Ag.

MAP #:

2018 Est TCV 35,003

Building Permit(s)	Date	Number	Status

	Improved		Vacant
	Public Improvements		
	Dirt Road		
	Gravel Road		
X	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		
X	Wooded		
	Pond		
	Waterfront		
	Ravine		
	Wetland		
	Flood Plain		

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

Land Value Estimates for Land Table Ag 1 .A - Agriculture

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2014 8 - 17 Acres		9.72 Acres		3600	100			35,003
		9.72 Total Acres			Total Est. Land Value =			35,003

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	17,500	0	17,500			8,585C
2017	17,500	0	17,500			8,409C
2016	18,000	0	18,000			8,334C
2015	14,600	0	14,600			8,310C

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

Parcel Number: 009-013-036-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BRACHEL CHRISTOPHER S	MCLEOD CRAIG & TONYA	22,000	06/05/2012	WD	WARRANTY DEED	2012-02053	PTA	100.0

Property Address
6635 W ROBERTS RD

Owner's Name/Address
MCLEOD CRAIG & TONYA
6635 W ROBERTS RD
LAKE CITY MI 49651

Tax Description
. SEC 13 T22N R8W PCL I OF THE SURVEY RECORDED IN LIBER S-1 AT PP 75-82. 10.01 A.

Comments/Influences

Class: 401 RESIDENTIAL-I Zoning:
School: LAKE CITY - 57020
P.R.E. 100% 09/25/2013
MAP #:
2018 Est TCV 335,390 TCV/TFA: 97.75

Building Permit(s)	Date	Number	Status
New House	08/14/2012	2012-0385	100%
Garage	06/05/2012	2012-0220	100%

X Improved | Vacant

Public Improvements

	Dirt Road
	Gravel Road
X	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
	Flood Plain

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	11/05/2013	INSPECTED
TPC	03/22/2013	INSPECTED

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
$65 /FF	330.00	1284.00	1.0000	1.0000	65	100		21,450
330 Actual Front Feet, 9.73 Total Acres							Total Est. Land Value =	21,450

Land Improvement Cost Estimates

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	5.31	1.00	2275	0	0
D/W/P: 4in Concrete	4.23	1.00	288	0	0
Fencing: Wd, Split, 4 Rail	12.75	1.00	160	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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	10,700	157,000	167,700			133,038C
2017	10,700	155,700	166,400			130,302C
2016	10,700	140,500	151,200			122,104C
2015	10,700	129,700	140,400			121,739C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: 1.25S

Yr Built	Remodeled
2013	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	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:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		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: 1424 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

1000	Recreation	SF
	Living	SF
1	Walkout Doors	
	No Floor	SF

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
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
	1000 Gal Septic
1	2000 Gal Septic

Lump Sum Items:

(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
1	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Ga

Class: BC
Effec. Age: 4
Floor Area: 2151
Total Base Cost: 207,460
Total Base New : 286,295
Total Depr Cost: 274,843
Estimated T.C.V: 269,346

CntyMult
X 1.380
E.C.F.
X 0.980

(16) Porches/Decks

Area	Type
146	WCP (1 Story)
220	WGEP (1 Story)
346	WPP

(17) Garage

Year Built: 2013
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 1
Mech. Doors: 0
Area: 1063
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

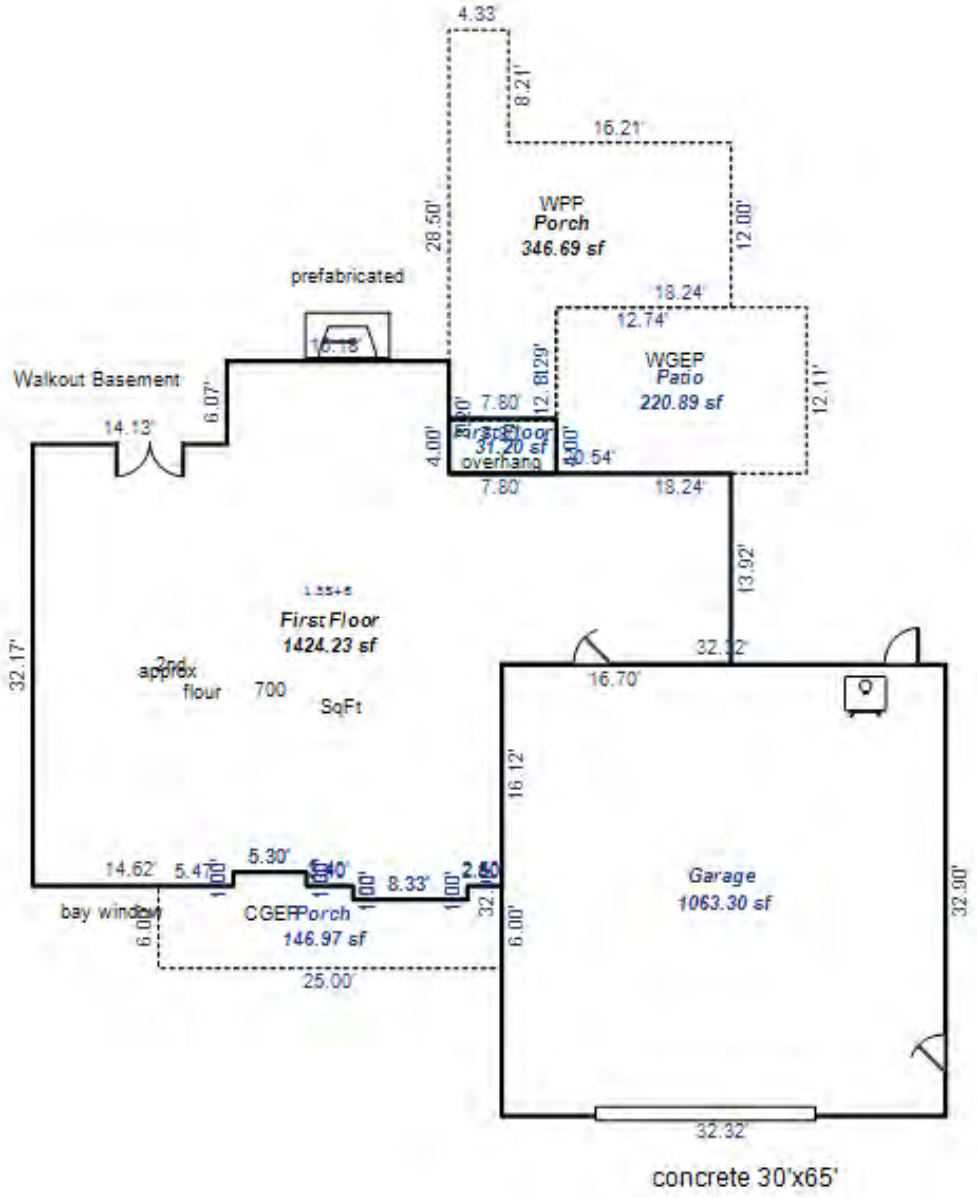
Carport Area:
Roof:

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5 Story	Siding	Basement	94.09	0.00	0.00	1424	133,984
0.5 Story	Siding	Overhang	17.45	0.00	0.00	30	524

Other Additions/Adjustments	Rate	Size	Cost
(9) Basement Finish			
Basement Recreation Finish	13.50	1000	13,500
Walk out Basement Door(s)	1025.00	1	1,025
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	1	3,525
(14) Water/Sewer			
Well, 100 Feet	3050.00	1	3,050
2000 Gal Septic	5650.00	1	5,650
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Prefab 1 Story	3630.00	1	3,630
Fireplace: Wood Stove	2000.00	1	2,000
(16) Porches			
WCP (1 Story), Standard	27.65	146	4,037
WGEP (1 Story), Standard	41.14	220	9,051
WPP, Standard	10.38	346	3,591
(17) Garages			
Class:BC Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	19.65	1063	20,888
Common Wall: 1 Wall	-1150.00	1	-1,150
Automatic Doors	425.00	1	425

Phy/Ab.Phy/Func/Econ/Comb.%Good= 96/100/100/100/96.0, Depr.Cost = 274,843
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 269,346

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



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

Building Type	Loafing Sheds				
Year Built	2016				
Class/Construction	D,Pole				
Quality/Exterior	Low Cost				
Base Rate/SF	4.00				
# of Walls, Perimeter	4 Wall, 124				
Perimeter Mult.	X 1.156 = 4.62				
Height	8				
Story Height Mult.	X 0.963 = 4.45				
Heating System	No Heating/Cooling				
Heat Adj./SF					
Misc. Adjustment					
Misc. Adj./SF					
County Multiplier	X 1.38 = 6.15				
Final Rate/SF	$6.15				
Length/Width/Area	41 x 21 = 861				
Cost New	$ 5,291				
Phy./Func./Econ. %Good	98/100/100 98.0				
Depreciated Cost	$ 5,185				
+ Unit-In-Place Items	$ 0				
Description, Size X Rate X %Good = Cost Itemized ->* Unit-In-Place ->* Items ->*					
E.C.F.	X 1.10				
% Good	98				
Est. True Cash Value	$ 5,704				
Comments:					

Total Estimated True Cash Value of Agricultural Improvements / This Card: 5704 / All Cards: 5704

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

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

Class: D,Pole
Floor Area: 1,280
Gross Bldg Area: 1,280
Stories Above Grd: 1
Average Sty Hght : 10
Bsmnt Wall Hght

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

2013	Year Built Remodeled
10	Overall Bldg Height

Comments:

Construction Cost

	High		Above Ave.		Ave.	X	Low

** ** Calculator Cost Data ** **
Quality: Average Adj: %+0 $/SqFt:0.00
Heat#1: Wall or Floor Furnace 50%
Heat#2: No Heating or Cooling 0%
Ave. SqFt/Story: 1280
Ave. Perimeter: 144
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

(10) Heating system: Wall or Floor Furnace Cost/SqFt: -0.15 50%
Adjusted Square Foot Cost for Upper Floors = 14.68

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 10 Height per Story Multiplier: 1.000
Ave. Floor Area: 1,280 Perimeter: 144 Perim. Multiplier: 1.073
Refined Square Foot Cost for Upper Floors: 15.75

County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 21.572

Total Floor Area: 1,280 Base Cost New of Upper Floors = 27,613

Reproduction/Replacement Cost = 27,613
Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 92 /100/100/100/92.0
Total Depreciated Cost = 25,404

Unit in Place Items	Rate	Quantity	Cnty	Arch	%Good	Depr.Cost
/CI4/ROOC/ALUSCCOTPPA	2.20	384	1.37	1.00	100	1,157
/CI1/FRAC/WOOPF/1214A	19.15	6	1.37	1.00	100	157

ECF (416 RESIDENTIAL RURAL/ NON SUB) 1.100 => TCV of Bldg: 1 = 29,390
Replacement Cost/Floor Area= 22.60 Est. TCV/Floor Area= 22.96

(1) Excavation/Site Prep:

(2) Foundation:

	Footings								
X	Poured Conc		Brick/Stone		Block				

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

	Many Above Ave.		Average Typical		Few None		
	Total Fixtures		Urinals				
	3-Piece Baths		Wash Bowls				
	2-Piece Baths		Water Heaters				
	Shower Stalls		Wash Fountains				
	Toilets		Water Softeners				

(9) Sprinklers:

(10) Heating and Cooling:

	Gas Oil		Coal Stoker		Hand Fired Boiler

(11) Electric and Lighting:

Outlets:		Fixtures:
Few Average Many Unfinished Typical		Few Average Many Unfinished Typical
Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer

(13) Roof Structure: Slope=0

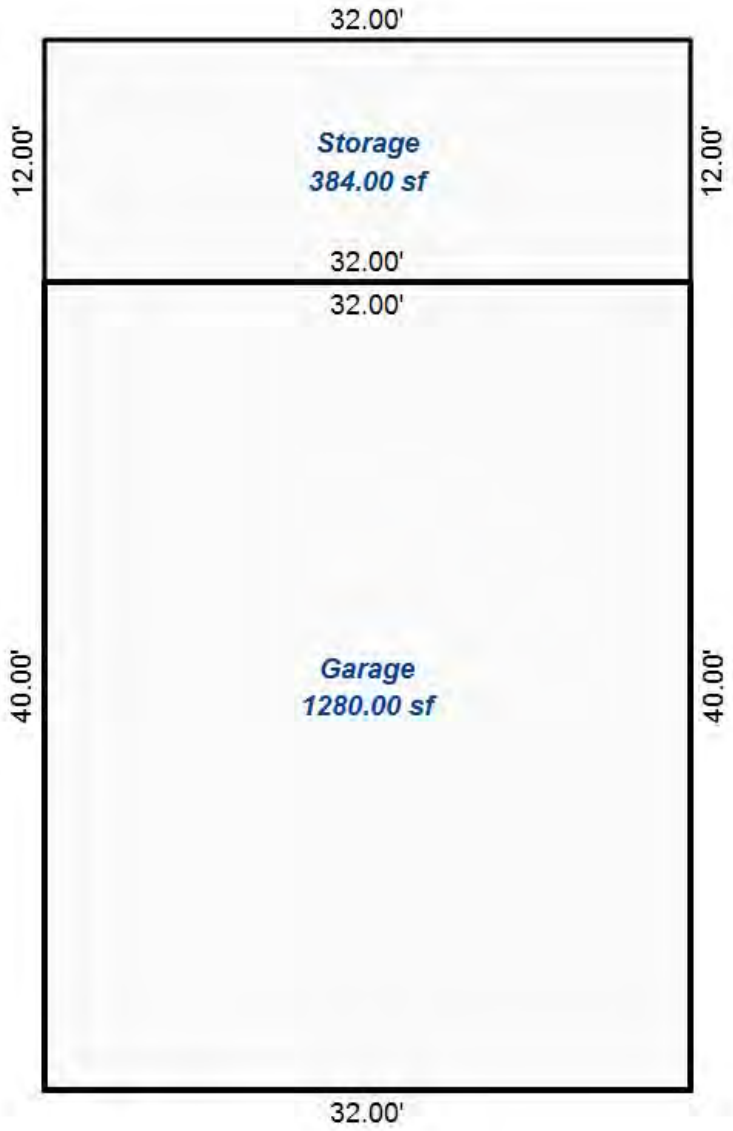
(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

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



Sketch by Apex Sketch

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

Parcel Number: 009-013-037-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GAYLORD JEFFREY M & KRIST	PRECZEWSKI EDWARD & KIMBE	147,000	08/16/2013	WD	WARRANTY DEED	2013-02813 WD	PTA	100.0
GAYLORD JACK C & THERESE	GAYLORD JEFFREY M & KRIST	86,000	08/15/2013	WD	LAND CONTRACT	2013-02812 WD	PTA	0.0

Property Address
6655 W ROBERTS RD

Class: 401 RESIDENTIAL-I Zoning:
School: LAKE CITY - 57020
P.R.E. 100% 08/20/2013
MAP #:
2018 Est TCV 195,104 TCV/TFA: 145.17

Building Permit(s)	Date	Number	Status
Pole Barn	06/20/2014	2014-0201	100%

Owner's Name/Address
PRECZEWSKI EDWARD & KIMBERLY
6655 ROBERTS ROAD
LAKE CITY MI 49651

X Improved | Vacant

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
$65 /FF	662.50	1286.00	1.0000	1.0000	65	100		43,063
663 Actual Front Feet, 19.56 Total Acres							Total Est. Land Value =	43,063

Tax Description
SEC 13 T22N R8W PCLS J & K OF THE SURVEY RECORDED IN LIBER S-1 PP 75-82. 20.05A.

Public Improvements

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

Land Improvement Cost Estimates

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Concrete	3.61	1.00	500	0	0
Shed: Wood Frame	11.06	1.00	120	50	663

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.5	95	1,425
Total Estimated Land Improvements True Cash Value =					2,088

Comments/Influences

Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	21,500	76,100	97,600			88,209C
2017	21,500	73,800	95,300			86,395C
2016	21,500	69,400	90,900			85,625C
2015	21,500	64,700	86,200			85,369C

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	12/23/2014	INSPECTED
TPC	09/29/2014	INSPECTED

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1993	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 1344 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

530	Recreation	SF
	Living	SF
	Walkout Doors	
	No Floor	SF

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

X	Central Air
X	Wood Furnace

(12) Electric

150	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

Class: C
Effec. Age: 20
Floor Area: 1344
Total Base Cost: 138,599
Total Base New : 191,266
Total Depr Cost: 153,013
Estimated T.C.V: 149,953

CntyMult
X 1.380
E.C.F.
X 0.980

(16) Porches/Decks

Area	Type
64	CCP (1 Story)
120	WPP
474	Roof Cover Onl

(17) Garage

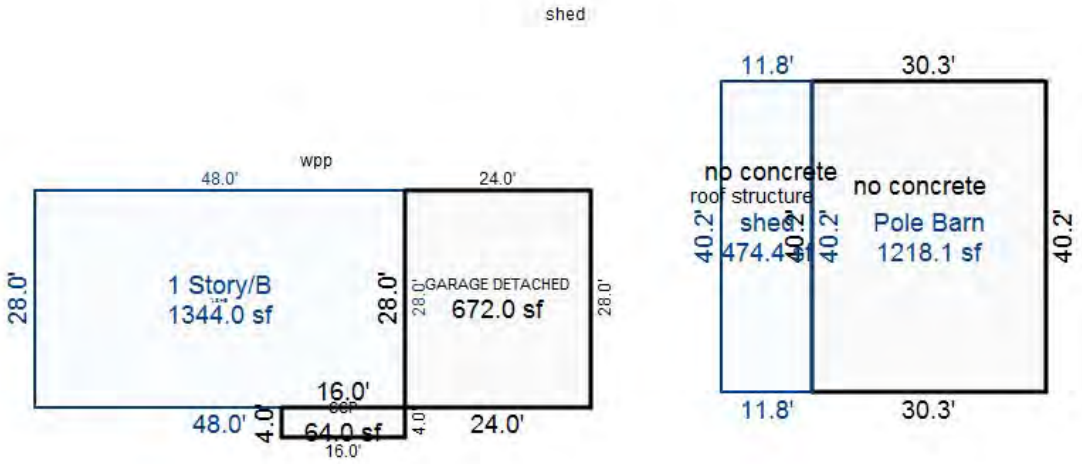
Year Built: 1993
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 1
Mech. Doors: 0
Area: 672
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1 Story	Siding	Basement	63.87	0.00	0.00	1344	85,841
Other Additions/Adjustments				Rate		Size	Cost
Wood Furnace Add-On				1575.00		1	1,575
(9) Basement Finish							
Basement Recreation Finish				11.45		530	6,069
(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
(16) Porches							
CCP (1 Story), Standard				34.76		64	2,225
WPP, Standard				13.27		120	1,592
(16) Deck/Balcony							
Roof Cover Only,Standard				8.95		474	4,242
(17) Garages							
Class:C Exterior: Siding Foundation: 42 Inch (Finished)							
Base Cost				21.14		672	14,206
Common Wall: 1 Wall				-1300.00		1	-1,300
Automatic Doors				375.00		1	375
Class:C Exterior: Pole Foundation: 42 Inch (Unfinished)							
Base Cost				10.91		1218	13,288
Automatic Doors				375.00		2	750
Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost =							153,013
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 =							149,953

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



Sketch by Apex Sketch

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

Parcel Number: 009-013-039-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

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
6795 W ROBERTS RD	School: LAKE CITY - 57020					
	P.R.E. 100% 07/20/1994					
Owner's Name/Address	MAP #:					
KEELEAN MARILYN M 6795 W ROBERTS ROAD LAKE CITY MI 49651	2018 Est TCV 102,947 TCV/TFA: 76.60					

X Improved | | Vacant

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
$65 /FF	330.00	1287.00	1.0000	1.0000	65	100		21,450
330 Actual Front Feet, 9.75 Total Acres							Total Est. Land Value =	21,450

Land Improvement Cost Estimates

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.51	1.00	2000	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					2,375

Public Improvements

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

Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	10,700	40,800	51,500			44,091C
2017	10,700	37,900	48,600			43,185C
2016	10,700	32,100	42,800			42,800S
2015	10,700	34,400	45,100			42,976C

Tax Description

. SEC 13 T22N R8W PCL L OF THE SURVEY RECORDED IN LIBER S-1 AT PP 75-82. 10.04 A.

Comments/Influences

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	03/19/2012	INSPECTED

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

Residential Building 1 of 1 Parcel Number: 009-013-039-00 Printed on 04/24/2018

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: BOCA/STATE

Yr Built	Remodeled
1992	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

X	Wood Sash
X	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
X	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord	X	Min

Size of Closets

	Lg		Ord	X	Small

Doors			Solid	X	H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Tile		

(7) Excavation

Basement: 0 S.F.
Crawl: 1344 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors	
	No Floor	SF

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

150	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

Class: CD
Effec. Age: 19
Floor Area: 1344
Total Base Cost: 101,119
Total Base New : 139,544
Total Depr Cost: 113,031
Estimated T.C.V: 79,122

CntyMult
X 1.380
E.C.F.
X 0.700

(16) Porches/Decks

Area	Type
64	WGEP (1 Story)
48	Treated Wood
320	Treated Wood
81	Brzwy, KW

(17) Garage

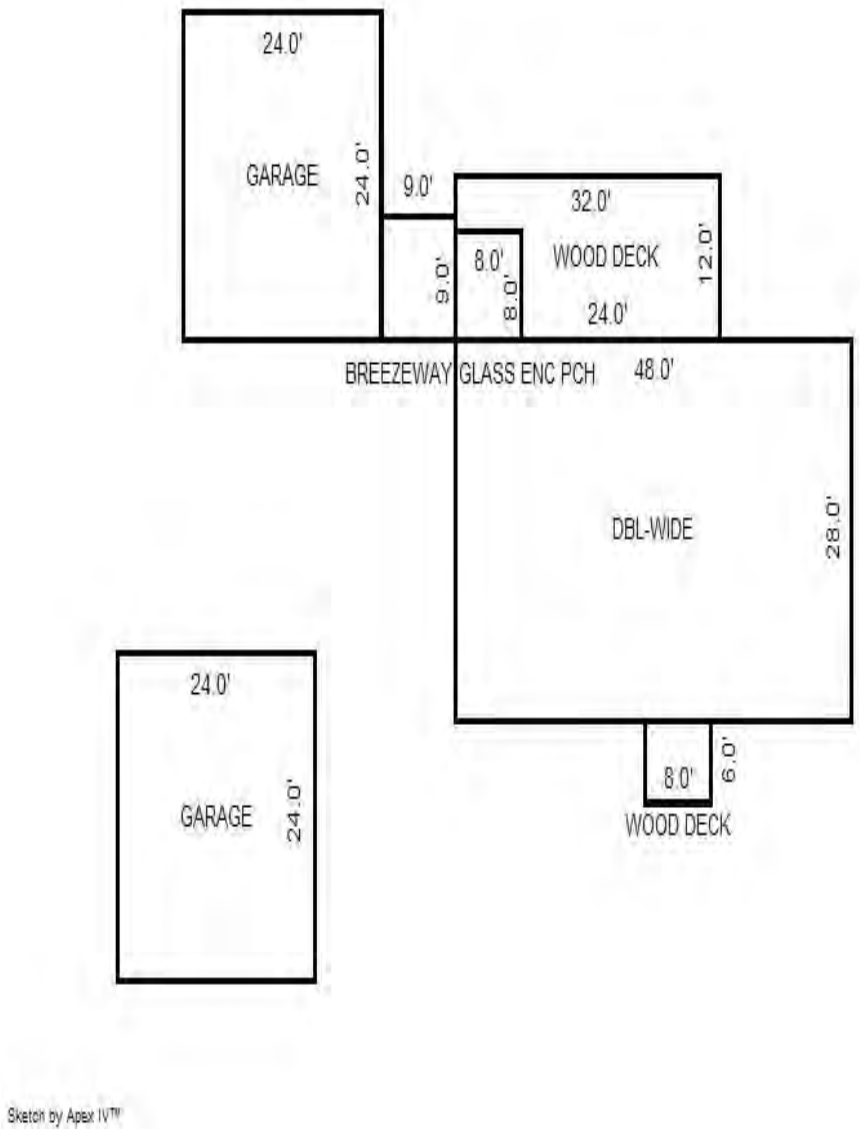
Year Built: 1992
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1 Story	Siding	Crawl Space	56.24	-8.10	-0.71	1344	63,746
Other Additions/Adjustments				Rate		Size	Cost
(13) Plumbing							
Average Fixture(s)				630.00		1	630
3 Fixture Bath				1975.00		1	1,975
(14) Water/Sewer							
Well, 100 Feet				2550.00		1	2,550
1000 Gal Septic				2895.00		1	2,895
(15) Built-Ins & Fireplaces							
Appliance Allowance				1415.00		1	1,415
(16) Porches							
WGEP (1 Story), Standard				50.62		64	3,240
(16) Deck/Balcony							
Treated Wood,Standard				10.15		48	487
Treated Wood,Standard				6.29		320	2,013
(16) Breezeways							
Knee Wall,Unfinished				34.75		81	2,815
(17) Garages							
Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)							
Base Cost				16.80		576	9,677
Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)							
Base Cost				16.80		576	9,677
Phy/Ab.Phy/Func/Econ/Comb.%Good= 81/100/100/100/81.0, Depr.Cost =							113,031
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.700 => TCV of Bldg: 1 =							79,122

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



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

Parcel Number: 009-013-040-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VANDERWEIDE STEPHEN J & D	DUTCHMAN PROPERTIES LLC	0	05/16/2003	QC	Not Qualified	04-0/1128		0.0

Property Address

W ROBERTS RD

Owner's Name/Address

DUTCHMAN PROPERTIES LLC
9689 WALKER ROAD
MANTON MI 49663

Taxpayer's Name/Address

DUTCHMAN PROPERTIES LLC
9689 WALKER ROAD
MANTON MI 49663

Tax Description

. SEC 13 T22N R8W PCLS M & N OF THE SURVEY RECORDED IN LIBER S-1 AT PP 75-82. 20.09 A.

Comments/Influences

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Class: 102 AGRICULTURAL– Zoning:

School: LAKE CITY - 57020

P.R.E. 100% 07/20/1994 Qual. Ag.

MAP #:

2018 Est TCV 72,324

Building Permit(s)	Date	Number	Status

	Improved		Vacant
		X	

	Public Improvements
	Dirt Road
	Gravel Road
X	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
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	12/27/2017	INSPECTED

Land Value Estimates for Land Table Ag 1 .A - Agriculture

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2014 18 - 29 Acres		20.09 Acres			3600	100		72,324
		20.09 Total Acres			Total Est. Land Value =			72,324

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	36,200	0	36,200			12,719C
2017	36,200	0	36,200			12,458C
2016	37,200	0	37,200			12,347C
2015	30,100	0	30,100			12,311C

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

Parcel Number: 009-013-042-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MAURY BARBARA J (DC OF)	MAURY RICHARD C (HER HUSB	0	02/27/2006	OTH	Not Qualified	2007/3875		0.0

Property Address

W ROBERTS RD

Owner's Name/Address

MAURY RICHARD C
117 NORA DR
Lake City MI 49651

Class: 401 RESIDENTIAL-I Zoning:

School: LAKE CITY - 57020

P.R.E. 0%

MAP #:

2018 Est TCV 46,571 TCV/TFA: 0.00

Building Permit(s)	Date	Number	Status

X Improved Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	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
	Flood Plain

Tax Description

. SEC 13 T22N R8W N 220 FT OF PCL O OF THE SURVEY RECORDED IN LIBER S-1 AT PP 75-82. 1.1768 A.

Comments/Influences

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
40/FF	233.00	187.00	1.0000	1.0000	40	100		9,320
233 Actual Front Feet, 1.00 Total Acres							Total Est. Land Value =	9,320

Land Improvement Cost Estimates

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.42	1.00	3224	84	3,846
Total Estimated Land Improvements True Cash Value =					3,846

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	06/14/2015	INSPECTED
TPC	03/19/2012	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	4,700	18,600	23,300			20,560C
2017	4,700	18,100	22,800			20,138C
2016	4,700	17,100	21,800			19,959C
2015	4,700	15,200	19,900			19,900S

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
	Wood Frame

Building Style: GRG

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	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:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		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:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.	X	Min

No. of Elec. Outlets

	Many		Ave.	X	Few

(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:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	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

Class: D
Effec. Age: 17
Floor Area: 0
Total Base Cost: 29,760
Total Base New : 41,069
Total Depr Cost: 34,087
Estimated T.C.V: 33,405

CntyMult
X 1.380
E.C.F.
X 0.980

(16) Porches/Decks

Area	Type

(17) Garage

Year Built: 1992
Car Capacity:
Class: D
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 3200
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
Other Additions/Adjustments			Rate			Size	Cost
(17) Garages							
Class:D	Exterior: Pole	Foundation: 18 Inch	(Unfinished)				
Base Cost			9.30			3200	29,760
Phy/Ab.Phy/Func/Econ/Comb.%Good= 83/100/100/100/83.0,					Depr.Cost =		34,087
ECF (416 RESIDENTIAL RURAL/ NON SUB)			0.980	=> TCV of Bldg:	1	=	33,405

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

Sketch by Apex IV™

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

Parcel Number: 009-013-043-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RESSLER JAMES L & LINDA L	RESSLER JAMES L TRUST	0	04/07/2017	QC	RELATED PARTY	2017-01003	PTA	0.0

Property Address

2641 S GREEN RD

Owner's Name/Address

RESSLER JAMES L TRUST
11728 N BASS LAKE RD
IRONS MI 49644

Class: 401 RESIDENTIAL-I Zoning:

School: LAKE CITY - 57020

P.R.E. 0%

MAP #:

2018 Est TCV 92,673 TCV/TFA: 78.01

Building Permit(s)	Date	Number	Status

X Improved Vacant

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value G> RURAL SITES					15000	100		15,000
40/FF	0.00	233.00	1.0000	1.0000	40	100		0

815 Actual Front Feet, 4.36 Total Acres Total Est. Land Value = 15,000

Land Improvement Cost Estimates

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	24	71	55
Total Estimated Land Improvements True Cash Value =					55

Public Improvements

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

Topography of Site

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

Tax Description

SEC 13 T22N R8W THE N 1035 FT OF PARCEL O OF SURVEY REC IN LIBER S-1, PP 72-82 INCL EXC N 220 FT THEREOF. 4.3594 A M/L.

Comments/Influences

04 COMBO W/043-25 FOR 05

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	7,500	38,800	46,300			42,411C
2017	16,300	38,200	54,500			41,539C
2016	16,300	36,000	52,300			41,169C
2015	16,300	33,500	49,800			41,046C

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	04/25/2017	INSPECTED
TPC	11/05/2013	INSPECTED

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1979	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(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
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 1188 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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

Class: CD
Effec. Age: 35
Floor Area: 1188
Total Base Cost: 88,296
Total Base New : 121,849
Total Depr Cost: 79,202
Estimated T.C.V: 77,618

CntyMult
X 1.380
E.C.F.
X 0.980

(16) Porches/Decks

Area	Type
36	Treated Wood

(17) Garage

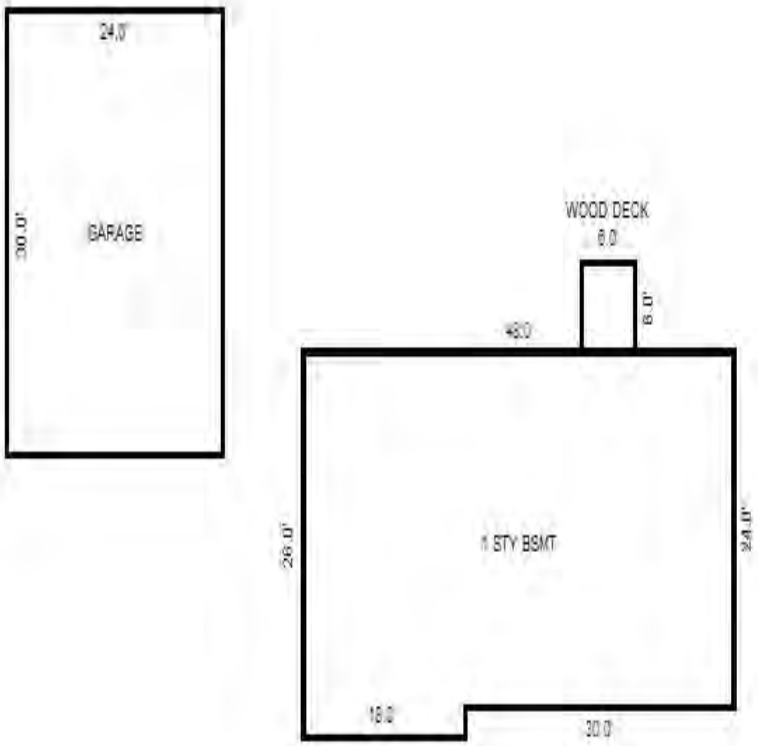
Year Built: 1979
Car Capacity:
Class: D
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 1
Area: 720
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	57.42	0.00	0.00	1188	68,215
Other Additions/Adjustments				Rate		Size	Cost
(13) Plumbing							
Average Fixture(s)				630.00		1	630
2 Fixture Bath				1325.00		1	1,325
(14) Water/Sewer							
Well, 100 Feet				2550.00		1	2,550
1000 Gal Septic				2895.00		1	2,895
(15) Built-Ins & Fireplaces							
Appliance Allowance				1415.00		1	1,415
(16) Deck/Balcony							
Treated Wood,Standard				11.92		36	429
(17) Garages							
Class:D Exterior: Siding Foundation: 18 Inch (Unfinished)							
Base Cost				14.60		720	10,512
Mechanical Doors				325.00		1	325
Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost =							79,202
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 =							77,618

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



Sketch by Apex IV™

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

Parcel Number: 009-013-044-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		38,000	11/01/1999	WD	Download	332:613		0.0

Property Address

2741 S GREEN RD

Owner's Name/Address

VANDERWEIDE STEPHEN J & DEBRA
9689 W WALKER ROAD
MANTON MI 49663

Taxpayer's Name/Address

VANDERWEIDE STEPHEN J & DEBRA
9689 W WALKER ROAD
MANTON MI 49663

Tax Description

. SEC 13 T22N R8W PCL O OF THE SURVEY RECORDED IN LIBER S-1 AT PP 75-82 EXC N 1035 FT THEREOF. 1.5351 A.

Comments/Influences

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

Class: 401 RESIDENTIAL-I Zoning:

School: LAKE CITY - 57020

P.R.E. 0%

MAP #:

2018 Est TCV 53,172 TCV/TFA: 49.19

Building Permit(s)	Date	Number	Status

X Improved Vacant

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
40/FF	233.00	287.00	1.0000	1.0000	40	100		9,320
233 Actual Front Feet, 1.53 Total Acres							Total Est. Land Value =	9,320

Land Improvement Cost Estimates

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	48	71	109
Shed: Wood Frame	10.15	1.00	100	30	305
Total Estimated Land Improvements True Cash Value =					414

Public Improvements

- Dirt Road
- Gravel Road
- X 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
- Flood Plain

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	11/05/2013	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	4,700	21,900	26,600			24,074C
2017	4,700	21,200	25,900			23,579C
2016	4,700	20,000	24,700			23,369C
2015	4,700	18,600	23,300			23,300S

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1975	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many Avg.		Large Avg.
X	Few	X	Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1081 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors	
	No Floor	SF

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

Class: D
Effec. Age: 35
Floor Area: 1081
Total Base Cost: 49,414
Total Base New : 68,191
Total Depr Cost: 44,324
Estimated T.C.V: 43,438

CntyMult
X 1.380
E.C.F.
X 0.980

(16) Porches/Decks

Area	Type

(17) Garage

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:

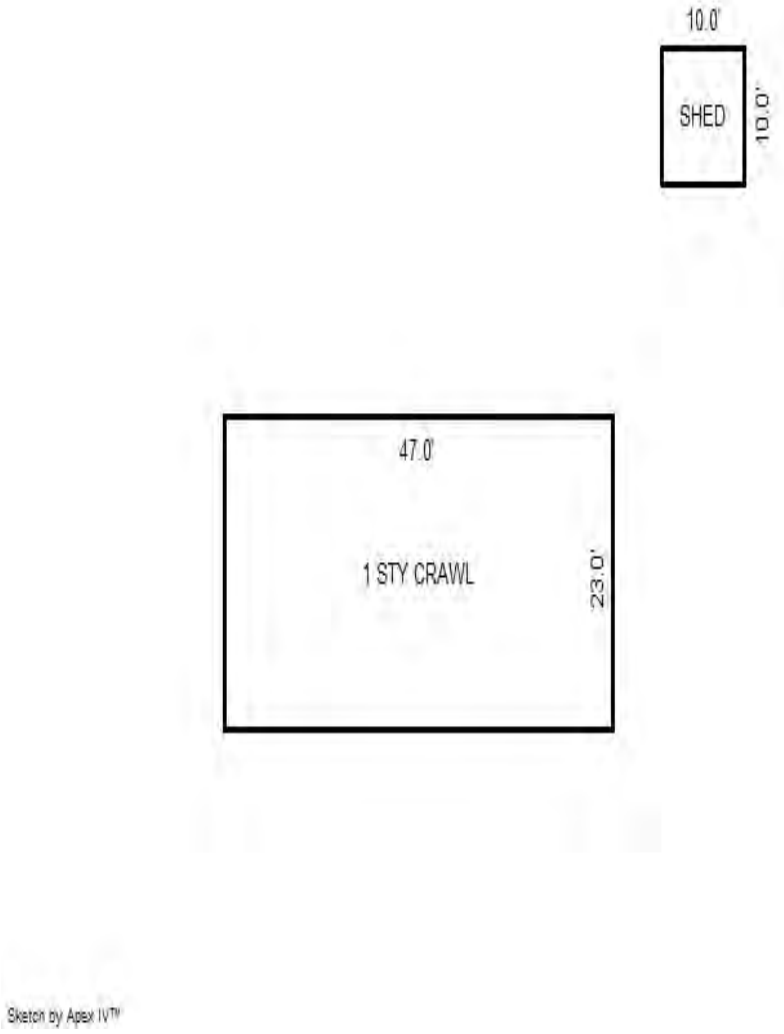
Carport Area:
Roof:

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	47.70	-8.25	0.66	1081	43,359

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	525.00	1	525
(14) Water/Sewer			
Well, 50 Feet	1575.00	1	1,575
1000 Gal Septic	2720.00	1	2,720
(15) Built-Ins & Fireplaces			
Appliance Allowance	1235.00	1	1,235

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 44,324
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 43,438

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



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

Parcel Number: 009-013-045-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BENAVIDES BROCK	BENAVIDES BROCK & KELLI J	0	07/28/2015	QC	RELATED PARTY	2015-02862		0.0
KOOP JERRY JR & PATTI JO	BENAVIDES BROCK	225,000	07/08/2015	WD	Arms Length	2015-02346	PTA	100.0
		128,500	06/01/1995	WD	Download	294:617		0.0

Property Address

6666 W KELLY RD

Owner's Name/Address

BENAVIDES BROCK & KELLI JO
6666 W KELLY RD
LAKE CITY MI 49651

Class: 401 RESIDENTIAL-I Zoning:

School: LAKE CITY - 57020

P.R.E. 100% 07/28/2015

MAP #:

2018 Est TCV 180,245 TCV/TFA: 104.49

Building Permit(s)	Date	Number	Status
Garage	02/02/2005	20040334	Complete

X Improved Vacant

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
40/FF	500.00	1320.00	1.0000	0.0000	40	100*		0
Residentia 8 - 17 @$2000	14.77 Acres		2000		100			29,546
Residentia ROAD @ ZERO	0.38 Acres		0		100			0

* denotes lines that do not contribute to the total acreage calculation.

500 Actual Front Feet, 15.15 Total Acres Total Est. Land Value = 29,546

Land Improvement Cost Estimates

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	1200	0	0

Residential Local Cost Land Improvements

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 = 2,425

Public Improvements

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

Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	14,800	75,300	90,100			86,844C
2017	14,000	73,100	87,100			85,058C
2016	15,500	68,800	84,300			84,300S
2015	13,600	69,000	82,600			76,179C

Tax Description

PARCEL P: THAT PART OF THE SOUTHEAST% OF THE SOUTHWEST 1/4 OF SECTION 13, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 13; THENCE S89°29' 18"E ALONG THE SOUTH LINE OF SAID SECTION 13, 499.98 FEET; THENCE NORTH 01DEG 06'19"'W 1318.3 7 FEET TO THE NORTH LINE OF THE SOUTHEAST1/4 OF THE SOUTHWEST1/4 OF SAID SECTION 13; THENCE S89°38'20"W ALONG THE SAID NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4.

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	03/19/2012	INSPECTED

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

Residential Building 1 of 1 Parcel Number: 009-013-045-00 Printed on 04/24/2018

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1.25S

Yr Built	Remodeled
1983	0

Condition: Average

Room List

	Basement
	1st Floor
3	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many	X	Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
X	Casement
X	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Block

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 1359 S.F.
Crawl: 150 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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

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

Class: C +5
Effec. Age: 18
Floor Area: 1725
Total Base Cost: 133,704
Total Base New : 184,512
Total Depr Cost: 151,300
Estimated T.C.V: 148,274

CntyMult
X 1.380
E.C.F.
X 0.980

(16) Porches/Decks

Area	Type
48	WCP (1 Story)
24	CPP
150	Treated Wood

(17) Garage

Year Built: 1983
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1/2 Wal
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 2
Area: 420
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

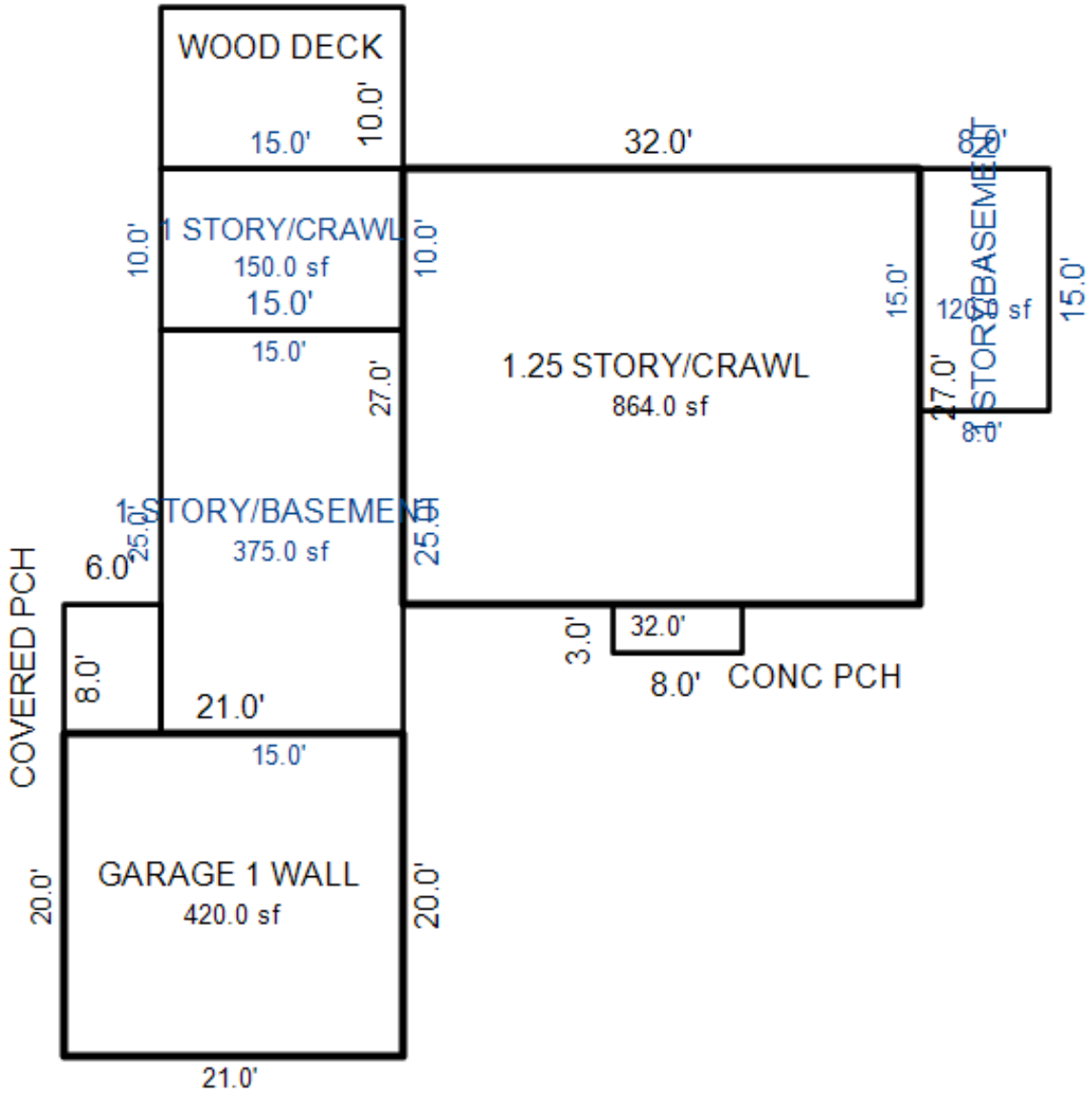
Carport Area:
Roof:

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25 Story	Siding	Basement	75.75	0.00	0.00	864	65,448
1 Story	Siding	Basement	65.87	0.00	0.00	375	24,701
1 Story	Siding	Basement	65.87	0.00	0.00	120	7,904
1 Story	Siding	Crawl Space	65.87	-9.21	0.00	150	8,499

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	1	2,400
(14) Water/Sewer			
Well, 100 Feet	2700.00	1	2,700
1000 Gal Septic	3085.00	1	3,085
(15) Built-Ins & Fireplaces			
Appliance Allowance	1915.00	1	1,915
Fireplace: Interior 1 Story	3250.00	1	3,250
(16) Porches			
WCP (1 Story), Standard	38.16	48	1,832
CPP, Standard	28.54	24	685
(16) Deck/Balcony			
Treated Wood,Standard	7.45	150	1,118
(17) Garages			
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	22.28	420	9,358
Common Wall: 1/2 Wall	-650.00	1	-650
Mechanical Doors	350.00	2	700

Phy/Ab.Phy/Func/Econ/Comb.%Good= 82/100/100/100/82.0, Depr.Cost = 151,300
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 148,274

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



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

Parcel Number: 009-013-046-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BENAVIDES BROCK	BENAVIDES BROCK & KELLI J	0	07/28/2015	QC	RELATED PARTY	2015-02862		0.0
KOOP JERRY JR & PATTI JO	BENAVIDES BROCK	0	07/08/2015	PTA	PTA	PTA	PTA	100.0

Property Address

W KELLY RD

Owner's Name/Address

BENAVIDES BROCK & KELLI JO
6666 W KELLY RD
LAKE CITY MI 49651

Class: 402 RESIDENTIAL-V Zoning:

School: LAKE CITY - 57020

P.R.E. 100% 07/20/1994

MAP #:

2018 Est TCV 38,419 TCV/TFA: 0.00

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	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
X	Wetland
	Flood Plain

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
40/FF	417.70	1317.00	1.0000	0.0000	40	100*		0
Residentia 8 - 17 @$2000	12.32 Acres				2000	100		24,648
Residentia ROAD @ ZERO	0.32 Acres				0	100		0

* denotes lines that do not contribute to the total acreage calculation.

418 Actual Front Feet, 12.64 Total Acres Total Est. Land Value = 24,648

Land Improvement Cost Estimates

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.61	1.00	4500	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

Tax Description

PARCEL Q: THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT A POINT ON THE SOUTH LINE OF SAID SECTION 13, WHICH POINT BEING S89°29'48"W 403.55 FEET FROM THE SOUTH 1/4 CORNER OF SAID SECTION 13; THENCE S89°29'48"W ALONG THE SAID SOUTH LINE OF SECTION 13 417.72 FEET; THENCE NORTH 01 °06'19"W 1318.37 FEET TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 13; THENCE N89°38'20"E ALONG THE SAID

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	12,300	6,900	19,200			18,888C
2017	11,700	6,800	18,500			18,500S
2016	12,900	6,500	19,400			19,400S
2015	13,300	0	13,300			10,111C

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	07/28/2015	INSPECTED
TPC	03/19/2012	INSPECTED

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

Building Type

X Single Family
Mobile Home
Town Home
Duplex
A-Frame

Wood Frame

Building Style: GRG

Yr Built	Remodeled
1983 GAR	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
Gambrel Mansard Shed

Asphalt Shingle

Chimney:

(3) Roof (cont.)

Eavestrough
Insulation
0 Front Overhang
0 Other Overhang

(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:

(11) Heating/Cooling

Gas Heat Wood Heat Oil Heat Coal Elec. Heat Steam

Forced Air w/o Ducts
Forced Air w/ Ducts
Forced Hot Water
Electric Baseboard
Elec. Ceil. Radiant
Radiant (in-floor)
Electric Wall Heat
Space Heater
Wall/Floor Furnace
Forced Heat & Cool
Heat Pump
X No Heating/Cooling

Central Air
Wood Furnace

(12) Electric

0 Amps Service

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:

(15) Built-ins

Appliance Allow.
Cook Top
Dishwasher
Garbage Disposal
Bath Heater
Vent Fan
Hot Tub
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

Class: C +5
Effec. Age: 18
Floor Area: 0
Total Base Cost: 8,135
Total Base New : 11,226
Total Depr Cost: 9,205
Estimated T.C.V: 9,021

CntyMult
X 1.380
E.C.F.
X 0.980

(16) Porches/Decks

Area	Type

(17) Garage

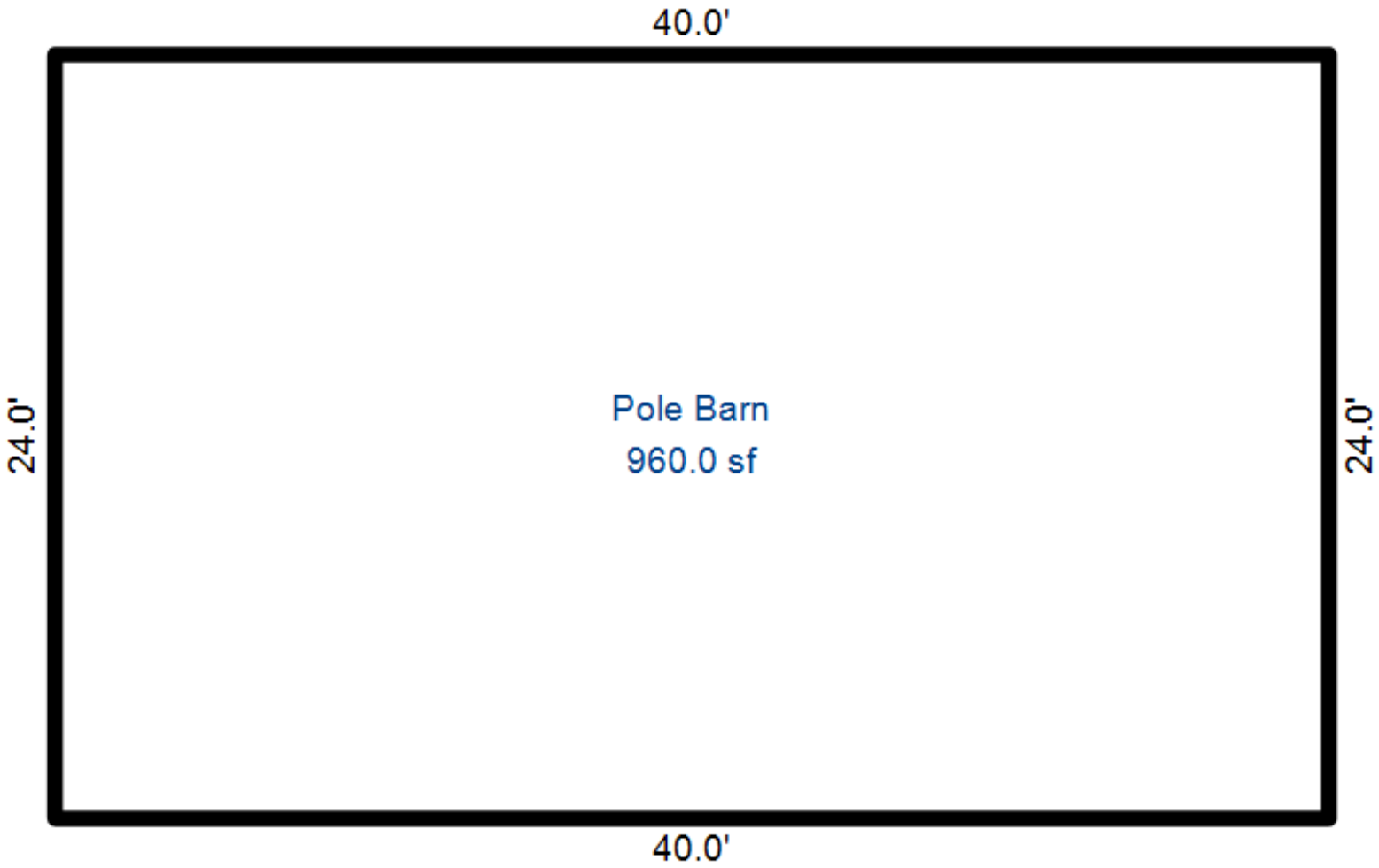
Year Built:
Car Capacity:
Class: C
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 2
Area: 920
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Stories	Exterior	Foundation	Rate	Bsmnt-Adj Rate	Heat-Adj	Size	Cost
Other Additions/Adjustments						Size	Cost
(13) Plumbing							
3 Fixture Bath			2400.00			-1	-2,400
(17) Garages							
Class:C	Exterior: Pole	Foundation: 18 Inch	(Unfinished)				
Base Cost			10.69			920	9,835
Mechanical Doors			350.00			2	700
Phy/Ab.Phy/Func/Econ/Comb.%Good= 82/100/100/100/82.0, Depr.Cost =							9,205
ECF (416 RESIDENTIAL RURAL/ NON SUB)			0.980 => TCV of Bldg: 1 =				9,021

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



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

Parcel Number: 009-013-047-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		18,000	11/01/1996	WD	Download	308:228		0.0

Property Address

6506 W KELLY RD

Owner's Name/Address

TROLZ TERRY S & TONYA L
P O BOX 614
6506 W KELLY ROAD
LAKE CITY MI 49651

Tax Description

SEC 13 T22N R8W PCLS R & S OF THE SURVEY RECORDED IN LIBER S-1 PP 75-82. 21.03A.

Comments/Influences

Class: 401 RESIDENTIAL-I Zoning:

School: LAKE CITY - 57020

P.R.E. 100% 04/11/2002

MAP #:

2018 Est TCV 293,179 TCV/TFA: 128.31

Building Permit(s)	Date	Number	Status
Roof Structure	09/28/2005	20050338	Complete

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	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
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	12/27/2017	INSPECTED

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
Residentia	30 - 65 $2000	21.03 Acres	2000	100				42,060
		21.03 Total Acres			Total Est. Land Value =			42,060

Land Improvement Cost Estimates

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					950

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	21,000	125,600	146,600			107,832C
2017	21,000	121,800	142,800			105,615C
2016	18,900	114,500	133,400			104,673C
2015	16,800	106,600	123,400			104,360C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1.25S

Yr Built	Remodeled
2001	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
	Horiz. Slide
X	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 1828 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
1	Walkout Doors
	No Floor SF

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

150	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

Class: C +5
Effec. Age: 10
Floor Area: 2285
Total Base Cost: 205,535
Total Base New : 283,638
Total Depr Cost: 255,274
Estimated T.C.V: 250,169

CntyMult
X 1.380
E.C.F.
X 0.980

(16) Porches/Decks

Area	Type
50	CCP (1 Story)
618	Treated Wood

(17) Garage

Year Built: 2001
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?:
Auto. Doors: 2
Mech. Doors: 0
Area: 768
% Good: 0
Storage Area: 0
No Conc. Floor: 0

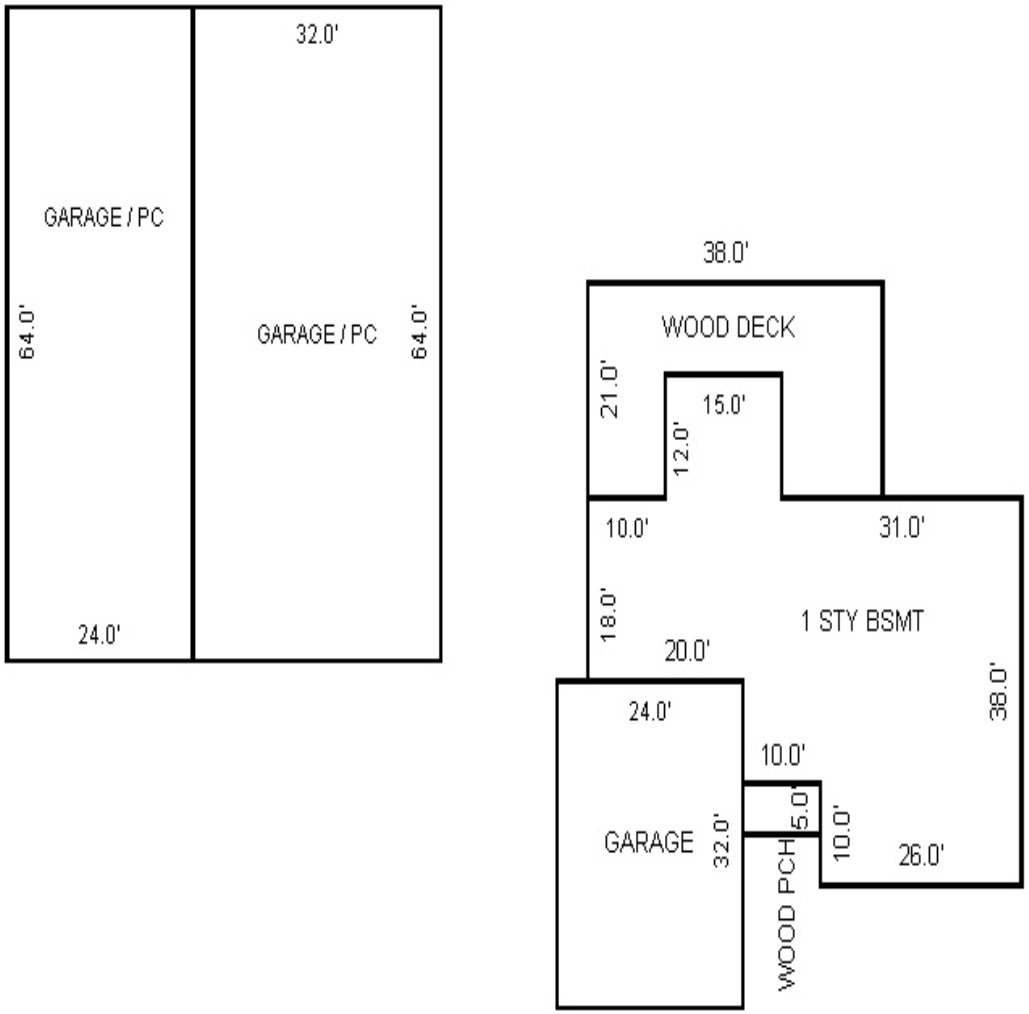
Bsmnt Garage:

Carport Area:
Roof:

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25 Story	Siding	Basement	73.68	0.00	2.55	1828	139,348
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							
Well, 100 Feet				2700.00		1	2,700
1000 Gal Septic				3085.00		1	3,085
(15) Built-Ins & Fireplaces							
Appliance Allowance				1915.00		1	1,915
(16) Porches							
CCP (1 Story), Standard				37.70		50	1,885
(16) Deck/Balcony							
Treated Wood,Standard				6.13		618	3,788
(17) Garages							
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)							
Base Cost				16.72		768	12,841
Common Wall: 1 Wall				-1300.00		1	-1,300
Automatic Doors				375.00		2	750
Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)							
Base Cost				10.13		2048	20,746
Mechanical Doors				350.00		2	700
Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)							
Base Cost				10.13		1536	15,560
Common Wall: 1 Wall				-768.75		1	-769
Mechanical Doors				350.00		1	350

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 255,274
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 250,169

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



Sketch by Apex IV™

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

Parcel Number: 009-013-048-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COOK HAROLD E (DEC) & JOA	BAKER ROBERT & NANCY	100,000	09/21/2011	WD	WARRANTY DEED	PTA	PTA	100.0
COOK HAROLD E		0	04/13/2010	DC	CERTIFICATE OF DEATH	2011-02983	PTA	0.0

Property Address

2740 S MOREY RD

Owner's Name/Address

BAKER ROBERT & NANCY
2740 S MOREY RD
LAKE CITY MI 49651

Tax Description

. SEC 13 T22N R8W BEG AT SE COR OF N 1/2 OF SE 1/4 TH W 300 FT; N 235 FT; E 300 FT; S 235 FT; TO PT OF BEG. 1.61 A.

Comments/Influences

Class: 401 RESIDENTIAL-I Zoning:

School: LAKE CITY - 57020

P.R.E. 100% 09/23/2011

MAP #:

2018 Est TCV 123,837 TCV/TFA: 84.53

Building Permit(s)	Date	Number	Status

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	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
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	10/12/2011	INSPECTED

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
40/FF	235.00	300.00	1.0000	1.0000	40	100		9,400
235 Actual Front Feet, 1.62 Total Acres							Total Est. Land Value =	9,400

Land Improvement Cost Estimates

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	500	94	1,504
D/W/P: Asphalt Paving	1.51	1.00	600	94	852
Shed: Wood Frame	7.23	1.00	540	45	1,757
Total Estimated Land Improvements True Cash Value =					4,113

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	4,700	57,200	61,900			50,663C
2017	4,700	55,500	60,200			49,621C
2016	4,700	52,300	57,000			49,179C
2015	4,700	48,900	53,600			49,032C

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

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1.25S

Yr Built	Remodeled
1955	1972

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 884 S.F.
Crawl: 360 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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

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

Class: CD
Effec. Age: 35
Floor Area: 1465
Total Base Cost: 125,502
Total Base New : 173,193
Total Depr Cost: 112,576
Estimated T.C.V: 110,324

CntyMult
X 1.380
E.C.F.
X 0.980

(16) Porches/Decks

Area	Type
28	CGEP (1 Story)
63	CCP (1 Story)
140	Treated Wood
105	Brzwy, FW

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1/2 Wal
Foundation: 42 Inch
Finished ?:
Auto. Doors: 1
Mech. Doors: 0
Area: 900
% Good: 0
Storage Area: 0
No Conc. Floor: 0

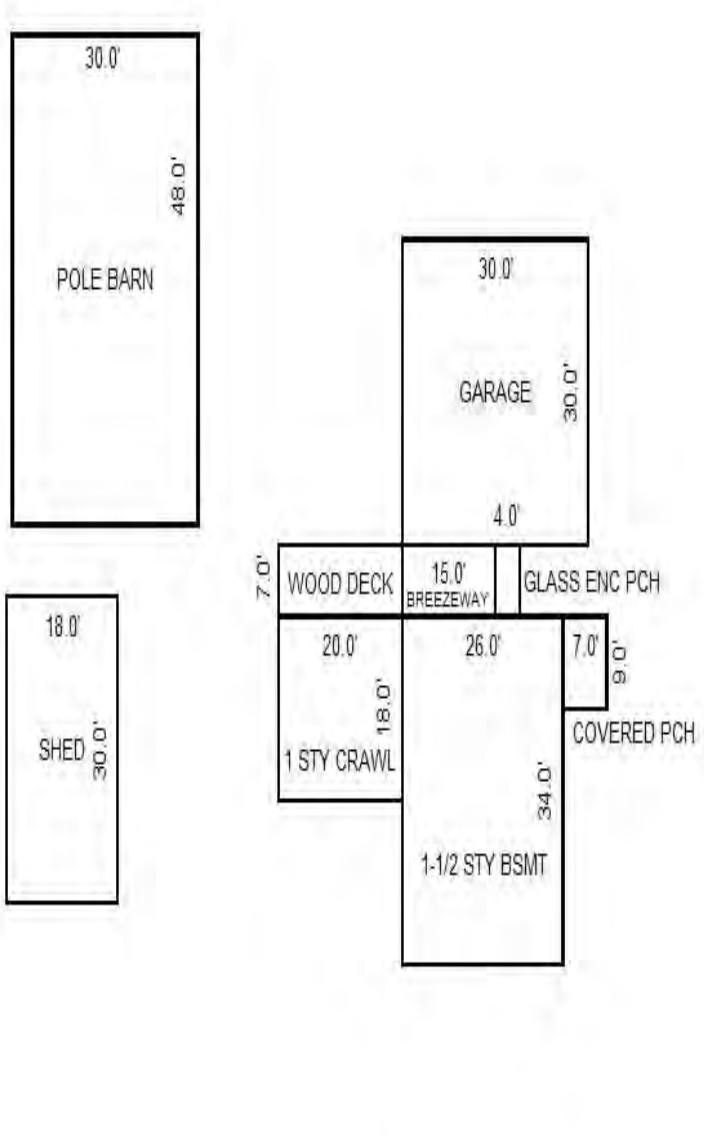
Bsmnt Garage:

Carport Area:
Roof:

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25 Story	Siding	Basement	66.08	0.00	0.00	884	58,415
1 Story	Siding	Crawl Space	56.98	-8.27	0.00	360	17,536

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	630.00	1	630
3 Fixture Bath	1975.00	1	1,975
(14) Water/Sewer			
Well, 100 Feet	2550.00	1	2,550
1000 Gal Septic	2895.00	1	2,895
(15) Built-Ins & Fireplaces			
Appliance Allowance	1415.00	1	1,415
Fireplace: Interior 1 Story	2900.00	1	2,900
Fireplace: Wood Stove	1125.00	1	1,125
(16) Porches			
CGEP (1 Story), Standard	78.14	28	2,188
CCP (1 Story), Standard	33.55	63	2,114
(16) Deck/Balcony			
Treated Wood,Standard	7.32	140	1,025
(16) Breezeways			
Frame Wall,Finished	27.25	105	2,861
(17) Garages			
Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	14.88	900	13,392
Common Wall: 1/2 Wall	-625.00	1	-625
Automatic Doors	375.00	1	375
Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)			
Base Cost	9.71	1440	13,982
Automatic Doors	375.00	2	750
Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,		Depr.Cost =	112,576
ECF (416 RESIDENTIAL RURAL/ NON SUB)	0.980 => TCV of Bldg: 1 =		110,324

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



Sketch by Apex IV™

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

Parcel Number: 009-013-050-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CORPE BARBARA A	CORPE CLINTON & BARBARA H	0	08/07/2014	QC	QUIT CLAIM	2014-02709		0.0

Property Address
6400 W KELLY RD

Owner's Name/Address
CORPE CLINTON & BARBARA
6400 W KELLY ROAD
LAKE CITY MI 49651

Class: 401 RESIDENTIAL-I Zoning:
School: LAKE CITY - 57020
P.R.E. 100% 07/20/1994
MAP #:
2018 Est TCV 196,817 TCV/TFA: 79.23

Building Permit(s)	Date	Number	Status
Roof Structure	10/27/2016	2016-0564	100%
Addition	03/22/2016	2016-0075	100%
Garage	09/26/2013	2013-0474	100%
Addition	06/16/2006	20060158	100%

Tax Description
. SEC 13 T22N R8W PCL T OF THE SURVEY RECORDED IN LIBER S-1 AT PP 75-82. 10.01 A.

Comments/Influences

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X	Improved		Vacant

Public Improvements

	Dirt Road
	Gravel Road
X	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
	Flood Plain

Who	When	What
TPC	12/27/2017	INSPECTED
JWV	12/10/2016	INSPECTED
JWV	10/03/2016	INSPECTED

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
$65 /FF	330.00	1321.32	1.0000	1.0000	65	100		21,450
330 Actual Front Feet, 10.01 Total Acres							Total Est. Land Value =	21,450

Land Improvement Cost Estimates

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	1603	0	0
D/W/P: 4in Ren. Conc.	4.21	1.00	360	94	1,425

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 =					4,988

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	10,700	87,700	98,400	0M		0
2017	10,700	85,100	95,800	0M		0
2016	10,700	72,400	83,100	0M		0
2015	10,700	67,400	78,100	0M		0

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1.5S

Yr Built	Remodeled
1978 198	2016

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable Hip Flat		Gambrel Mansard Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 1436 S.F.
Crawl: 600 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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam	

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

Class: C
Effec. Age: 30
Floor Area: 2484
Total Base Cost: 179,975
Total Base New : 248,366
Total Depr Cost: 173,856
Estimated T.C.V: 170,379

CntyMult
X 1.380
E.C.F.
X 0.980

(16) Porches/Decks

Area	Type
240	WCP (1 Story)
360	Treated Wood
80	Treated Wood
512	Roof Cover Onl

(17) Garage

Year Built: 1978
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 1
Area: 440
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

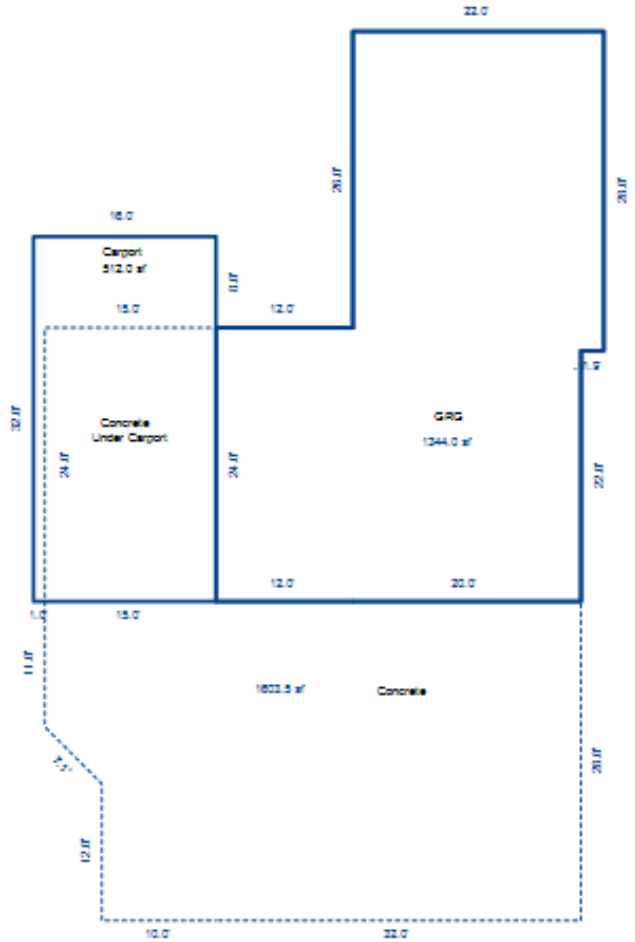
Carport Area:
Roof:

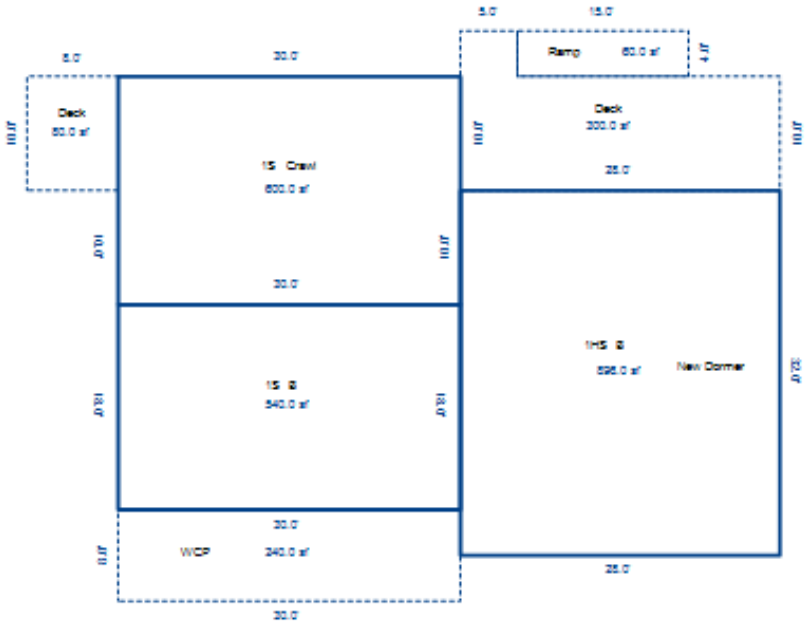
Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	76.68	0.00	0.00	896	68,705
1	Story Siding	Crawl Space	60.16	-8.09	0.00	600	31,242
1	Story Siding	Basement	60.16	0.00	0.00	540	32,486

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			
Well, 50 Feet	1575.00	1	1,575
1000 Gal Septic	3085.00	1	3,085
(15) Built-Ins & Fireplaces			
Appliance Allowance	1915.00	1	1,915
(16) Porches			
WCP (1 Story), Standard	20.35	240	4,884
(16) Deck/Balcony			
Treated Wood,Standard	6.49	360	2,336
Treated Wood,Standard	8.82	80	706
Roof Cover Only,Standard	8.60	512	4,403
(17) Garages			
Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	19.70	440	8,668
Mechanical Doors	350.00	1	350
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	18.55	616	11,427
Common Wall: 1 Wall	-1300.00	1	-1,300
Mechanical Doors	350.00	1	350
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	26.85	288	7,733
Common Wall: 1 Wall	-1300.00	1	-1,300

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

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





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

Parcel Number: 009-013-051-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

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
6366 W KELLY RD	School: LAKE CITY - 57020					
	P.R.E. 100% 07/20/1994					
Owner's Name/Address	MAP #:					
HUNT THEODORE C & WENDY S 6366 W KELLY ROAD LAKE CITY MI 49651-9065	2018 Est TCV 154,439 TCV/TFA: 82.50					

Tax Description

. SEC 13 T22N R8W PCL U OF THE SURVEY RECORDED IN LIBER S-1 AT PP 75-82. 10.01 A.

Comments/Influences

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X	Improved		Vacant	

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	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
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	11/05/2013	INSPECTED

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
$65 /FF	330.00	1321.32	1.0000	1.0000	65	100		21,450
330 Actual Front Feet, 10.01 Total Acres							Total Est. Land Value =	21,450

Land Improvement Cost Estimates

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					950

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	10,700	66,500	77,200			55,888C
2017	10,700	64,500	75,200			54,739C
2016	10,700	60,700	71,400			54,251C
2015	10,700	53,200	63,900			54,089C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: BI

Yr Built	Remodeled
1990	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
X	Metal Sash
	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors	
	No Floor	SF

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

Class: C -5
Effec. Age: 16
Floor Area: 1872
Total Base Cost: 116,230
Total Base New : 160,397
Total Depr Cost: 134,734
Estimated T.C.V: 132,039

CntyMult
X 1.380
E.C.F.
X 0.980

(16) Porches/Decks

Area	Type
120	WPP

(17) Garage

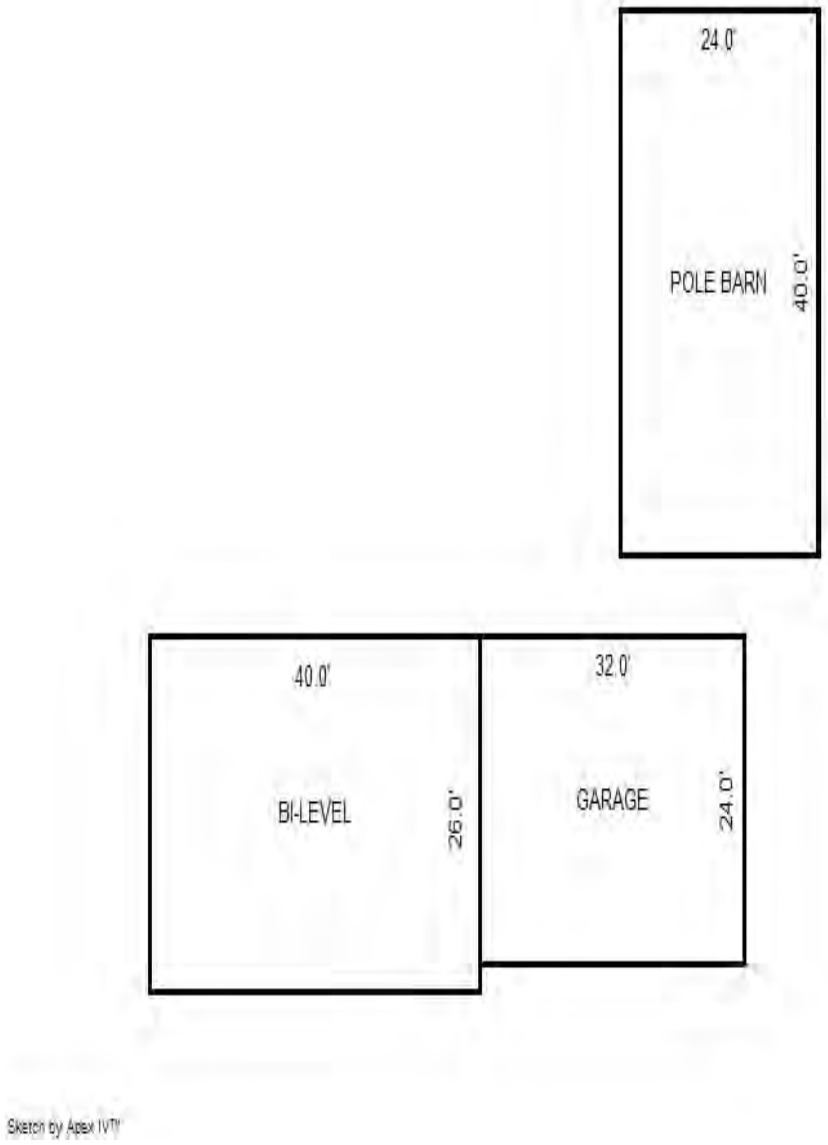
Year Built: 1990
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 1
Area: 768
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
Bi-Level	Siding	Bi-Lev. 80%	81.75	0.00	0.00	1040	85,020
Other Additions/Adjustments				Rate		Size	Cost
(13) Plumbing							
Average Fixture(s)				760.00		1	760
(14) Water/Sewer							
Well, 50 Feet				1575.00		1	1,575
1000 Gal Septic				3085.00		1	3,085
(15) Built-Ins & Fireplaces							
Appliance Allowance				1915.00		1	1,915
(16) Porches							
WPP, Standard				13.27		120	1,592
(17) Garages							
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)							
Base Cost				16.72		768	12,841
Common Wall: 1 Wall				-1300.00		1	-1,300
Mechanical Doors				350.00		1	350
Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)							
Base Cost				10.46		960	10,042
Mechanical Doors				350.00		1	350
Phy/Ab.Phy/Func/Econ/Comb.%Good= 84/100/100/100/84.0, Depr.Cost =							134,734
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 =							132,039

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



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

Parcel Number: 009-013-052-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		14,000	11/01/1999	WD	Download	332:1124		0.0

Property Address

W KELLY RD

Owner's Name/Address

HUNT THEODORE C & WENDY S
6366 W KELLY RD
LAKE CITY MI 49651

Tax Description

. SEC 13 T22N R8W PCL V OF THE SURVEY RECORDED IN LIBER S-1 AT PP 75-82. 10.02 A.

Comments/Influences

Class: 402 RESIDENTIAL-V Zoning:

School: LAKE CITY - 57020

P.R.E. 0%

MAP #:

2018 Est TCV 23,790

Building Permit(s)	Date	Number	Status

	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	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
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	11/26/2011	INSPECTED

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
$65 /FF	366.00	1192.54	1.0000	1.0000	65	100		23,790
366 Actual Front Feet, 10.02 Total Acres							Total Est. Land Value =	23,790

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	11,900	0	11,900			11,466C
2017	11,900	0	11,900			11,231C
2016	11,900	0	11,900			11,131C
2015	11,900	0	11,900			11,098C

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

Parcel Number: 009-013-053-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
POLLINGTON LYLE & LICE LO	SHEPLER JORDAN & CANDICE	6,000	04/20/2016	WD	Arms Length	2016-01461	PTA	100.0
WALSH PATRICK TRUSTEE	POLLINGTON LYLE	7,000	09/12/2013	QC	QUIT CLAIM	2013-03416 QC		100.0
WALSH PATRICK	WALSH PATRICK TRUSTEE	0	04/15/2010	QC	FAMILY SALE	2010_1269QC	PTA	0.0
CUMMINGS CHRISTINE P	WALSH PATRICK WILLIAM	1	09/29/2004	QC	Not Qualified	04-0/4073		100.0

Property Address
6150 W KELLY RD

Class: 402 RESIDENTIAL-V Zoning:
School: LAKE CITY - 57020
P.R.E. 0%
MAP #:
2018 Est TCV 5,000

Building Permit(s)	Date	Number	Status
Demolition/Removal	04/04/2005	20050043	Complete

Owner's Name/Address
SHEPLER JORDAN & CANDICE
2033 W MOORESTOWN RD
LAKE CITY MI 49651

Improved | X | Vacant

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A $5000			5000	100				5,000
222 Actual Front Feet, 1.02 Total Acres					Total Est. Land Value =			5,000

Tax Description
. SEC 13 T22N R8W S 200 FT OF E 222 FT OF SW 1/4 OF SE 1/4. 1.0193 A.

Comments/Influences

	Public Improvements
	Dirt Road
	Gravel Road
X	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
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	3,500	0	3,500			3,500S

Who	When	What
TPC	12/27/2017	INSPECTED

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

Parcel Number: 009-013-054-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LEHMANN DANA F	LEHMANN GARY L & DANA F	0	06/25/2010	QC	FAMILY SALE	2010-2351QC	PTA	0.0

Property Address

W KELLY RD

Owner's Name/Address

LEHMANN GARY L & DANA F
7921 EAST PARIS SE
CALEDONIA MI 49316

Class: 102 AGRICULTURAL– Zoning:

School: LAKE CITY - 57020

P.R.E. 100% 07/20/1994 Qual. Ag.

MAP #:

2018 Est TCV 127,592

Building Permit(s)	Date	Number	Status

	Improved		Vacant
		X	

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	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
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	12/27/2017	INSPECTED
JWV	11/08/2016	INSPECTED

Tax Description

. SEC 13 T22N R8W SE 1/4 OF SE 1/4. 40 A.

Comments/Influences

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Land Value Estimates for Land Table Ag 1 .A - Agriculture

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2014 30 - 65 ACRES	34.97 Acres		3600	100				125,892
AG SW 2014 UNTILLABLE	1.00 Acres		1700	100				1,700
AG SW 2014 ROW	4.03 Acres		0	100				0
	40.00 Total Acres						Total Est. Land Value =	127,592

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	63,800	0	63,800			31,940C
2017	63,800	0	63,800			31,284C
2016	74,000	0	74,000			31,005C
2015	60,000	0	60,000			30,913C

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

Parcel Number: 009-014-001-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MISSAUKEE SANITARY DRAIN	LAKE TOWNSHIP	0	07/01/2010	WD	RELATED PARTY	2010/675		100.0
LAKE TOWNSHIP	ARLENE PROPERTIES LLC	146,000	07/01/2010	WD	Arms Length	2010-2463WD	PTA	100.0

Property Address

GREEN RD

Owner's Name/Address

ARLENE PROPERTIES LLC
9689 W WALKER RD
MANTON MI 49663

Class: 102 AGRICULTURAL– Zoning:

School: LAKE CITY - 57020

P.R.E. 100% 05/01/2010 Qual. Ag.

MAP #:

2018 Est TCV 284,400

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

Land Value Estimates for Land Table Ag 1 .A - Agriculture

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2014 66 - 120 Acres	79.00 Acres		3600	100				284,400
	79.00 Total Acres				Total Est. Land Value =			284,400

	Public Improvements
	Dirt Road
	Gravel Road
X	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
	Flood Plain

Tax Description

. SEC 14 T22N R8W E 1/2 OF NE 1/4 EXC N 10 RDS OF E 16 RDSOF SE 1/4 OF NE 1/4. 79 A.

Comments/Influences

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	142,200	0	142,200			73,393C
2017	142,200	0	142,200			71,884C
2016	142,200	0	142,200			71,243C
2015	118,500	0	118,500			71,030C

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	06/14/2015	INSPECTED

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

Parcel Number: 009-014-002-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ARLENE PROPERTIES LLC &	DEZEEUW BRANDON & AMBER	194,900	05/16/2012	WD	LAND CONTRACT	2012-01870 WD		0.0
ARLENE PROPERTIES LLC &	DEZEEUW BRANDON & AMBER	194,900	12/01/2010	LC	PTA	2010-5249LC	PTA	0.0
RENDON BRUCE R & DAIRE L	ARLENE PROPPERTIES LLC &	577,000	05/15/2007	WD	Multiple Improved	2007/1814		0.0

Property Address

7351 W JENNINGS RD

Owner's Name/Address

DEZEEUW BRANDON & AMBER
7351 W JENNINGS RD
LAKE CITY MI 49651

Tax Description

SEC 14 T22N R8W BEG 440 FT W OF THE NE COR OF W/2 OF NE/4, TH S 450 FT. W 535 FT N 450 FT, E 535 FT TO POB. 5.5269 AC. M/L
SPLIT ON 09/04/2008 INTO 009-014-002-10;

Comments/Influences

REMOVE LUMP SUM BLDGS FROM ROLL FOR 2010 (-2700 LOSS & LOSSES)
Split/Comb. on 09/04/2008 completed 09/04/2008 RAY ;
Parent Parcel(s): 009-014-002-00;
Child Parcel(s): 009-014-002-10;

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

Class: 101 AG - IMPROVED Zoning:

School: LAKE CITY - 57020

P.R.E. 100% 12/01/2010 Qual. Ag.

MAP #:

2018 Est TCV 246,909 TCV/TFA: 118.76

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

	Dirt Road
	Gravel Road
X	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
	Flood Plain

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	11/15/2011	INSPECTED

Land Value Estimates for Land Table Ag 1 .A - Agriculture

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 50/FF	535.00	450.00	1.0000	0.0000	50	100*		0
AG SW 2014 3 -7 Acres		5.53 Acres			3600	100		19,897

* denotes lines that do not contribute to the total acreage calculation.
535 Actual Front Feet, 5.53 Total Acres Total Est. Land Value = 19,897

Land Improvement Cost Estimates

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	97	970
Total Estimated Land Improvements True Cash Value =					970

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	9,900	113,600	123,500			71,690C
2017	9,900	111,600	121,500			70,216C
2016	10,200	98,600	108,800			69,590C
2015	13,400	84,700	98,100			69,382C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1.25S

Yr Built	Remodeled
1942	2001

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall	X	Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 1386 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
8	Poured Conc.
	Stone
	Treated Wood
X	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors	
	No Floor	SF

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

Class: C
Effec. Age: 35
Floor Area: 2079
Total Base Cost: 141,741
Total Base New : 195,602
Total Depr Cost: 127,142
Estimated T.C.V: 124,599

CntyMult
X 1.380
E.C.F.
X 0.980

(16) Porches/Decks

Area	Type
65	CCP (1 Story)
120	WCP (1 Story)

(17) Garage

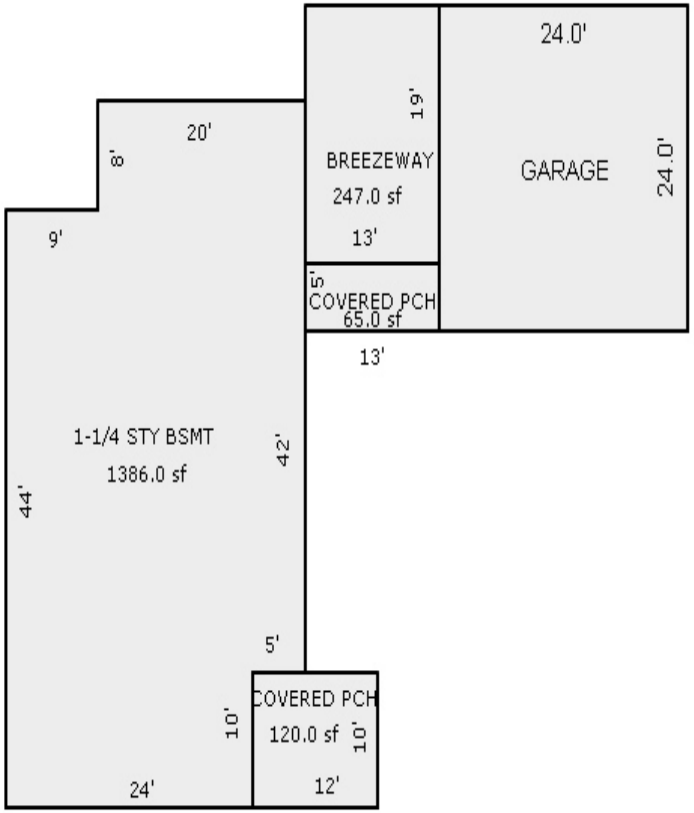
Year Built: 1999
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?:
Auto. Doors: 1
Mech. Doors: 0
Area: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5 Story	Siding	Basement	80.92	0.00	2.87	1386	116,133
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							
Well, 100 Feet				2700.00		1	2,700
1000 Gal Septic				3085.00		1	3,085
(15) Built-Ins & Fireplaces							
Appliance Allowance				1915.00		1	1,915
(16) Porches							
CCP (1 Story), Standard				34.55		65	2,246
WCP (1 Story), Standard				26.40		120	3,168
(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
Automatic Doors				375.00		1	375
Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost =							127,142
ECF (101 AGRICULTURE)				0.980 => TCV of Bldg: 1 =			124,599

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



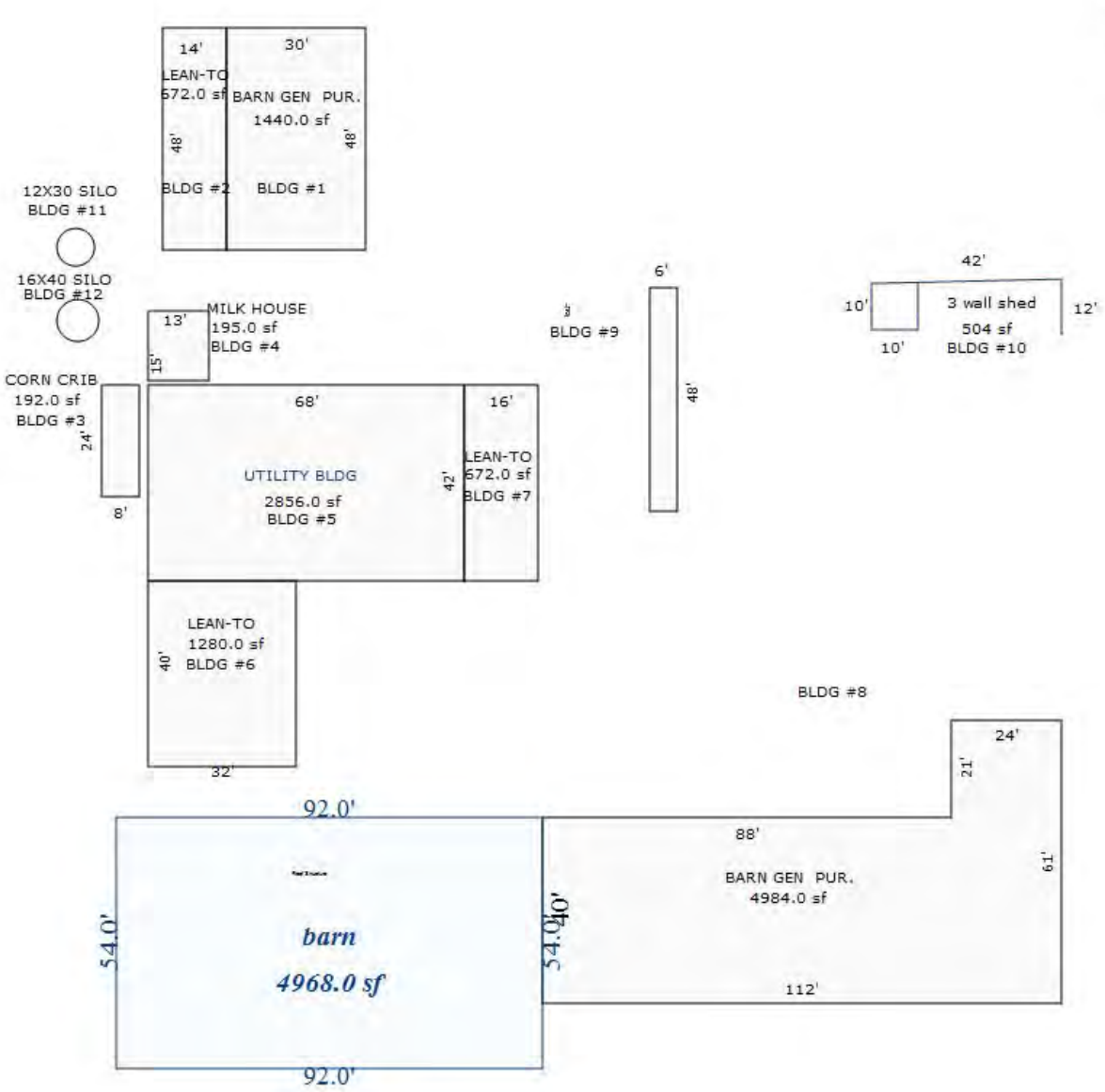
Sketch by Apex Medina™

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

Building Type	Barn - General Purpose	Utility Lean-Tos	Corn Crib - Wire Mesh	Milk Houses	Barn - Free-Stall
Year Built	1968	1995	1960	1950	2014
Class/Construction	D,Pole	D,Frame	Wood Covered	C	D,Pole
Quality/Exterior	Low Cost	Low Cost	N/A	Average	Average
Base Rate/SF	10.10	3.65	12.38	31.45	10.00
# of Walls, Perimeter	4 Wall, 156	Lean-To, 124	4 Wall, 64	4 Wall, 56	4 Wall, 144
Perimeter Mult.	X 1.062 = 10.73	X 1.262 = 4.61	X 1.653 = 20.46	X 1.531 = 48.15	X 0.918 = 9.18
Height	8	8	0	8	10
Story Height Mult.	X 0.963 = 10.33	X 0.963 = 4.44	X 0.946 = 19.36	X 0.963 = 46.37	X 1.000 = 9.18
Heating System	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling
Heat Adj./SF					
Misc. Adjustment					
Misc. Adj./SF					
County Multiplier	X 1.38 = 14.25	X 1.38 = 6.13	X 1.38 = 26.72	X 1.38 = 63.99	X 1.38 = 12.67
Final Rate/SF	$14.25	$6.13	$26.72	$63.99	$12.67
Length/Width/Area	48 x 30 = 1440	48 x 14 = 672	24 x 8 = 192	15 x 13 = 195	56 x 48 = 2688
Cost New	$ 20,526	$ 4,119	$ 5,129	$ 12,478	$ 34,053
Phy./Func./Econ. %Good	41/100/100 41.0	70/100/100 70.0	35/100/100 35.0	35/25/100 8.8	98/100/100 98.0
Depreciated Cost	$ 8,416	$ 2,883	$ 1,795	$ 1,092	$ 33,372
+ Unit-In-Place Items	$ 0	$ 0	$ 0	$ 0	$ 0
Description, Size X Rate X %Good = Cost Itemized ->, Unit-In-Place ->, Items ->					
E.C.F.	X 1.15	X 1.15	X 1.15	X 1.15	X 1.15
% Good	41	70	35	35	98
Est. True Cash Value	$ 9,678	$ 3,316	$ 2,065	$ 1,256	$ 38,377
Comments:		ATTACHED TO BLDG #1			DRY COW BARN 2014, AT THE

Total Estimated True Cash Value of Agricultural Improvements / This Card: 54692 / All Cards: 101443

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

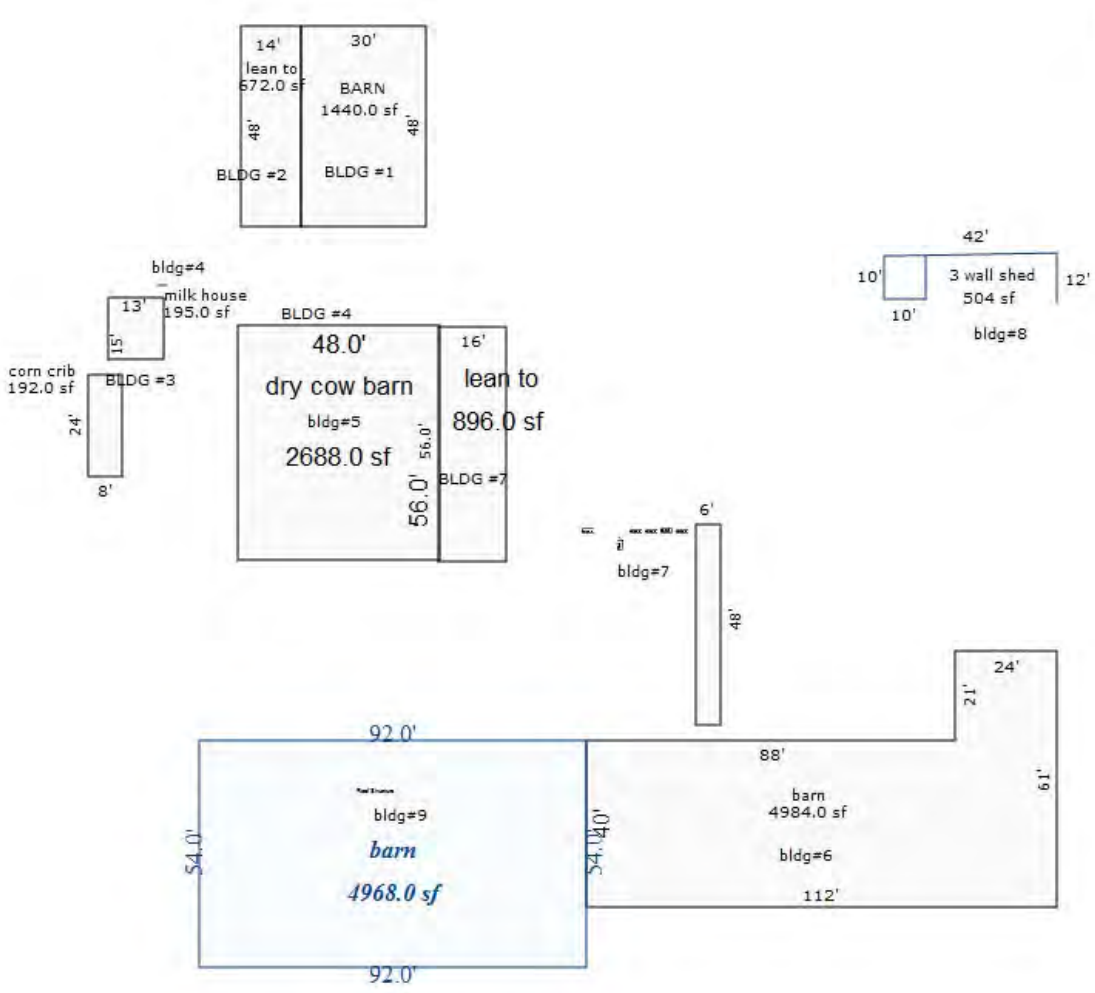


Sketch by Apex Sketch

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

Building Type	Farm Utility Buildings	Bunk Feeder	Farm Utility Storage She	Feeder Barns (Cattle Shed	
Year Built	1981	1993	1991	2011	
Class/Construction	D,Pole	Two Sided	D,Pole	D,Pole	
Quality/Exterior	Average	Plank	Low Cost	Low Cost	
Base Rate/SF	7.60	20.88	3.31	3.48	
# of Walls, Perimeter	4 Wall, 346	Roof: X	No-Wall, 108	No-Wall, 292	
Perimeter Mult.	X 0.960 = 7.30	+ 36.50 = 57.38	X 0.670 = 2.22	X 0.466 = 1.62	
Height	12	Apron: X	10	12	
Story Height Mult.	X 1.038 = 7.57	+ 14.10 = 71.48	X 1.000 = 2.22	X 1.038 = 1.69	
Heating System	No Heating/Cooling	Feeder: No Controler	No Heating/Cooling	No Heating/Cooling	
Heat Adj./SF		+ 0.00 = 71.48			
Misc. Adjustment		N/A			
Misc. Adj./SF		N/A			
County Multiplier	X 1.38 = 10.45	X 1.38 = 98.64	X 1.38 = 3.07	X 1.38 = 2.33	
Final Rate/SF	$10.45	$98.64	$3.07	$2.33	
Length/Width/Area	(L or Odd Shaped) 4984	Length: 48	42 x 12 = 504	92 x 54 = 4968	
Cost New	$ 52,088	$ 4,735	$ 1,545	$ 11,557	
Phy./Func./Econ. %Good	50/100/100 50.0	72/75/100 54.0	62/100/100 62.0	96/100/100 96.0	
Depreciated Cost	$ 26,044	$ 2,557	$ 958	$ 11,095	
+ Unit-In-Place Items	$ 0	$ 0	$ 0	$ 0	
Description, Size X Rate X %Good = Cost Itemized ->, Unit-In-Place ->, Items ->					
E.C.F.	X 1.15	X 1.15	X 1.15	X 1.15	
% Good	50	72	62	96	
Est. True Cash Value	$ 29,951	$ 2,940	$ 1,101	$ 12,759	
Comments:				ATTACHED TO 4984SQFT	
Total Estimated True Cash Value of Agricultural Improvements / This Card: 46751 / All Cards: 101443					

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



Sketch by Apex Sketch

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

Parcel Number: 009-014-002-10 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

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

Property Address	Class: 102 AGRICULTURAL–	Zoning:	Building Permit(s)	Date	Number	Status
7351 W JENNINGS RD	School: LAKE CITY - 57020					
	P.R.E. 100% 07/20/1994 Qual. Ag.					
Owner's Name/Address	MAP #:					
	2018 Est TCV 268,092					

ARLENE PROPERTIES LLC &
DUTCHMAN PROPERTIES LLC
9689 W WALKER RD
Manton MI 49663

Taxpayer's Name/Address

ARLENE PROPERTIES LLC &
9689 W WALKER RD
Manton MI 49663

Tax Description

SEC 14 T22N R8W W/2 OF NE/4 EXC BEG 440 FT W OF THE NE COR, TH S 450 FT. W 535 FT N 450 FT, E 535 FT TO POB. 74.4731 Ac. M/L
Split on 09/04/2008 from 009-014-002-00;

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	Improved	
X	Vacant	

	Public Improvements
	Dirt Road
	Gravel Road
X	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
	Flood Plain

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	06/14/2015	INSPECTED

Land Value Estimates for Land Table Ag 1 .A - Agriculture

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2014 66 - 120 Acres	74.47 Acres		3600	100				268,092
	74.47 Total Acres				Total Est. Land Value =			268,092

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	134,000	0	134,000			39,278C
2017	134,000	0	134,000			38,471C
2016	134,000	0	134,000			38,128C
2015	111,700	0	111,700			38,014C

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

Parcel Number: 009-014-003-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

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
2280 S GREEN RD	School: LAKE CITY - 57020					
	P.R.E. 100% 07/20/1994					
Owner's Name/Address	MAP #:					
VANCONANT BARBARA J 2280 S GREEN RD LAKE CITY MI 49651	2018 Est TCV 38,394 TCV/TFA: 46.54					

X	Improved		Vacant

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

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

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
40/FF	165.00	264.00	1.0000	1.0000	40	100		6,600
165 Actual Front Feet, 1.00 Total Acres							Total Est. Land Value =	6,600

Tax Description

. SEC 14 T22N R8W BEG AT NE COR OF SE 1/4 OF NE 1/4 W 16 RDS S 10 RDS E 16 RDS N 10 RDS TO BEG. 1 A.

Comments/Influences

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	06/14/2015	INSPECTED
TPC	03/19/2012	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	3,300	15,900	19,200			14,380C
2017	3,300	14,600	17,900			14,085C
2016	3,300	14,500	17,800			13,960C
2015	3,300	12,700	16,000			13,919C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1.25S

Yr Built	Remodeled
1886	1978

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.	X	Avg.
X	Few		Small

X	Wood Sash
X	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
X	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord	X	Min

Size of Closets

	Lg		Ord	X	Small

Doors			Solid	X	H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Tile		

(7) Excavation

Basement: 0 S.F.
Crawl: 660 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors
	No Floor SF

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

Class: D
Effec. Age: 45
Floor Area: 825
Total Base Cost: 42,744
Total Base New : 58,987
Total Depr Cost: 32,443
Estimated T.C.V: 31,794

CntyMult
X 1.380
E.C.F.
X 0.980

(16) Porches/Decks

Area	Type
200	Treated Wood

(17) Garage

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:

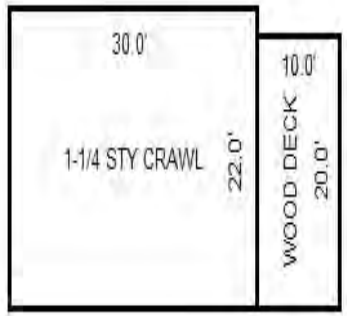
Bsmnt Garage:

Carport Area:
Roof:

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25 Story	Siding	Crawl Space	62.22	-9.43	0.83	660	35,389
Other Additions/Adjustments				Rate		Size	Cost
(13) Plumbing							
Average Fixture(s)				525.00		1	525
(14) Water/Sewer							
Well, 50 Feet				1575.00		1	1,575
1000 Gal Septic				2720.00		1	2,720
(15) Built-Ins & Fireplaces							
Appliance Allowance				1235.00		1	1,235
(16) Deck/Balcony							
Treated Wood,Standard				6.50		200	1,300

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 32,443
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 31,794

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



Sketch by Apex IV™

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

Parcel Number: 009-014-004-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RENDON BRUCE R & DAIRE L	ARLENE PROPERTIES LLC & D	577,000	05/15/2007	WD	Multiple Reference	2007/1814		0.0

Property Address

W JENNINGS RD

Owner's Name/Address

ARLENE PROPERTIES LLC & DUTCHMAN
DUTCHMAN PROPERTIES LLC
9689 W WALKER RD
Manton MI 49663

Tax Description

PA 116 1980 SEC 14 T22N R8W E 1/2 OF NW 1/4 EXC COMM AT NE COR W 518.31 FT S 00 DEG 27' 30" E 514.50 FT E 255.16 FT S 00 DEG 33' 10" E 310.50 FTE 264 FT N 825 FT TO POB & EXC FORMER RR R/W & EXC S 800 FT OF W 1100 FT THOF. 50.2691A.

Comments/Influences

Class: 102 AGRICULTURAL– Zoning:

School: LAKE CITY - 57020

P.R.E. 100% 07/21/1994 Qual. Ag.

MAP #:

2018 Est TCV 180,972

Building Permit(s)	Date	Number	Status

	Improved		Vacant
	Public Improvements		
	Dirt Road		
	Gravel Road		
X	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		
	Flood Plain		

Land Value Estimates for Land Table Ag 1 .A - Agriculture

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2014 30 - 65 ACRES	50.27 Acres		3600	100				180,972
	50.27 Total Acres				Total Est. Land Value =			180,972

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	90,500	0	90,500			18,330C
2017	90,500	0	90,500			17,953C
2016	93,000	0	93,000			17,793C
2015	75,400	0	75,400			17,740C

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	06/14/2015	INSPECTED

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

Parcel Number: 009-014-004-80 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MISSAUKEE COUNTY SANITARY	LAKE TOWNSHIP	0	01/20/2010	WD	Download	2010/676		100.0

Property Address	Class: 700 EXEMPT	Zoning:	Building Permit(s)	Date	Number	Status
S DICKERSON RD X	School: LAKE CITY - 57020					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
LAKE TOWNSHIP 8105 W KELLY ROAD LAKE CITY MI 49651	2018 Est TCV 0 TCV/TFA: 0.00					

Tax Description

. SEC 14 T22N R8W S 800 FT OF W 1100 FT OF E 1/2 OF NW 1/420.202A.

Comments/Influences

8 X 18 SHED (VINYL SIDING)

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X Improved | Vacant

Public Improvements

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

Topography of Site

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

Who	When	What
TPC	12/27/2017	INSPECTED

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18 -29 @$2000	20.20 Acres		2000	100				40,400
	20.20 Total Acres				Total Est. Land Value =			40,400

Land Improvement Cost Estimates

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.46	1.00	144	90	1,097
Total Estimated Land Improvements True Cash Value =					1,097

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

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

Desc. of Bldg/Section: CAL 58
Calculator Occupancy: Garage, Fleet Service

Class: C
Floor Area: 1,792
Gross Bldg Area: 1,792
Stories Above Grd: 1
Average Sty Hght : 12
Bsmnt Wall Hght

Depr. Table : 2.5%
Effective Age : 9
Physical %Good: 80
Func. %Good : 100
Economic %Good: 100

2001 Year Built
Remodeled

Overall Bldg Height

Comments:
12X24 OFFICE AREA IN LOWER RT CORNER

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: 1792
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: C Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 57.60

Adjusted Square Foot Cost for Upper Floors = 57.60

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 12 Height per Story Multiplier: 0.960
Ave. Floor Area: 1,792 Perimeter: 0 Perim. Multiplier: 1.000
Refined Square Foot Cost for Upper Floors: 55.30

County Multiplier: 1.42, Final Square Foot Cost for Upper Floors = 78.520

Total Floor Area: 1,792 Base Cost New of Upper Floors = 140,708

Reproduction/Replacement Cost = 140,708
Eff.Age:9 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 80 /100/100/100/80.0
Total Depreciated Cost = 112,567

ECF (201A GENERAL COMMERCIAL) 1.120 => TCV of Bldg: 1 = 126,075
Replacement Cost/Floor Area= 78.52 Est. TCV/Floor Area= 70.35

(1) Excavation/Site Prep:

(2) Foundation:

	Footings	X	Poured Conc		Brick/Stone		Block

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

	Many Above Ave.		Average Typical		Few None

	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners

(9) Sprinklers:

(10) Heating and Cooling:

	Gas Oil		Coal Stoker		Hand Fired Boiler

(11) Electric and Lighting:

Outlets:		Fixtures:
Few Average Many Unfinished Typical		Few Average Many Unfinished Typical
Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

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

Sketch by Apex IV™

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

Parcel Number: 009-014-005-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VANBAR PROPERTY MANAGEMEN	BARTLETT JUSTIN & KRISTA	0	11/05/2012	WD	LAND CONTRACT	2012-03588		0.0
VAN BAR PROPERTY MANAGEME	BARTLETT JUSTIN & KRISTIN	132,159	04/18/2010	WD	RELATED PARTY	2010-0819QC		100.0
WRIGHT TERRY C & BARBARA	VANBAR PROPERTY MANAGEMEN	140,000	06/14/2007	WD	Arms Length	2007/2200		100.0

Property Address
7555 W JENNINGS RD

Owner's Name/Address
BARTLETT JUSTIN & KRISTA
7555 W JENNINGS RD
Lake City MI 49651

Class: 401 RESIDENTIAL-I Zoning:
School: LAKE CITY - 57020
P.R.E. 100% 05/01/2010
MAP #:
2018 Est TCV 172,225 TCV/TFA: 79.51

Building Permit(s)	Date	Number	Status
Addition	08/29/2014	2014-0352	100%

X Improved | Vacant

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
50/FF	264.00	499.95	1.0000	1.0000	50	100		13,200

264 Actual Front Feet, 3.03 Total Acres Total Est. Land Value = 13,200

Land Improvement Cost Estimates

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.61	1.00	950	0	0
Shed: Wood Frame	9.03	1.00	280	94	2,378

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 = 3,328

	Public Improvements
	Dirt Road
	Gravel Road
X	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
	Flood Plain

Tax Description
SEC 14 T22N R8W E 16 RDS OF N 50 RDS OF E 1/2 OF NW 1/4 EXC S 325 FT THOF. 3.0303A. 2010 PARCEL 009-014-005-00 SPLIT ON 10/04/2010
2010 COUNTY SPLIT REQUEST - PARENT 014-005-00 CHILD 1.9697AC - 014-005-60
SEC 14 T22N R8W N 50 RDS OF E 16 RDS OF E 1/2 OF NW 1/4. 5 A.
SPLIT ON 10/03/2010 INTO 009-014-005-60; HISTORY-SEC 14 T22N R8W E 16 RDS OF N 50 RDS OF E 1/2 OF NW 1/4 EXC S 325 FT THOF. 3.0303A. 2010 Parcel 009-014-005-00 Split on 10/04/2010

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	6,600	79,500	86,100			72,645C
2017	6,600	77,100	83,700			71,151C
2016	6,600	72,600	79,200			70,517C
2015	6,600	67,700	74,300			70,307C

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	06/14/2015	INSPECTED
TPC	12/19/2014	INSPECTED

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1971 201	2014

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 1458 S.F.
Crawl: 48 S.F.
Slab: 660 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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil	X	Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

X	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
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:

(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

Class: C -5
Effec. Age: 35
Floor Area: 2166
Total Base Cost: 177,117
Total Base New : 244,422
Total Depr Cost: 158,874
Estimated T.C.V: 155,697

CntyMult
X 1.380
E.C.F.
X 0.980

(16) Porches/Decks

Area	Type
36	CCP (1 Story)
12	WPP
395	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 3
Area: 2640
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

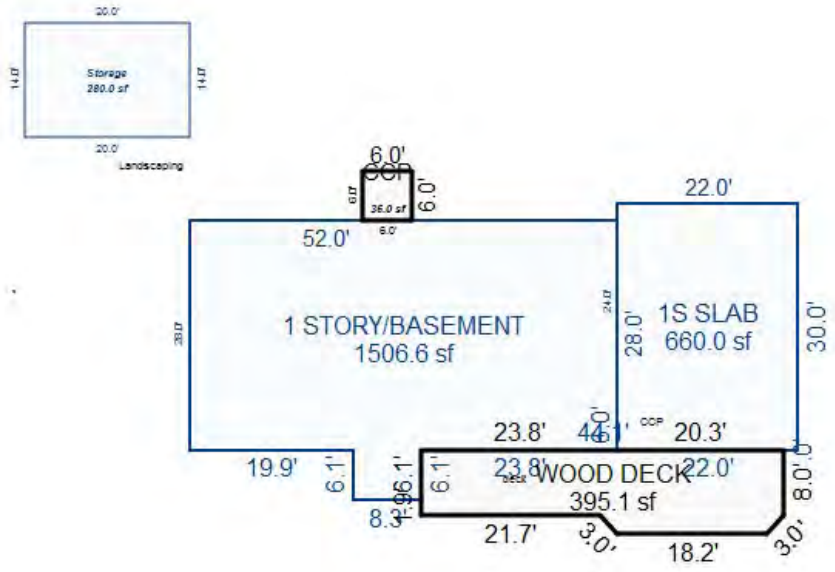
Carport Area:
Roof:

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	56.77	0.00	4.47	1458	89,288
1	Story Siding	Crawl Space	56.77	-7.56	4.47	48	2,577
1	Story Siding	Slab	56.77	-9.48	4.47	660	34,162

Other Additions/Adjustments	Rate	Size	Cost
(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
(16) Porches			
CCP (1 Story), Standard	46.52	36	1,675
WPP, Standard	36.65	12	440
(16) Deck/Balcony			
Treated Wood,Standard	6.46	395	2,552
(17) Garages			
Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	13.50	2640	35,640
Mechanical Doors	350.00	3	1,050

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 158,874
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 155,697

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



Sketch by Apex Sketch

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

Parcel Number: 009-014-005-60 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DUTCHMAN PROPERTIES LLC		0	03/03/2010	QC	Split Vacant	2010-1202QC	PTA	0.0

Property Address

W JENNINGS RD

Owner's Name/Address

DUTCHMAN PROPERTIES LLC
& ARLENE PROPERTIES LLC
9689 W WALKER RD
MANTON MI 49663

Class: 102 AGRICULTURAL– Zoning:

School: LAKE CITY - 57020

P.R.E. 100% 01/31/2013 Qual. Ag.

MAP #:

2018 Est TCV 7,486

Building Permit(s)	Date	Number	Status

Improved | X | Vacant

Land Value Estimates for Land Table Ag 1 .A - Agriculture

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2014 IRRIGATED 3800/	1.97 Acres		3800	100				7,486
	1.97 Total Acres				Total Est. Land Value =			7,486

Public Improvements

	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
	Flood Plain

Tax Description

SEC 14 T22N R8W S 325 FT OF E 16 RDS OF N 50 RDS OF E 1/2 OF NW 1/4. 1.9697A. 2010 SPLIT OF 009-014-005-00 ON 10/04/2010
2010 SPLIT - PARENT 014-005-00 CHILD 1.9697AC - 014-005-60
SEC 14 T22N R8W N 50 RDS OF E 16 RDS OF E 1/2 OF NW 1/4. 5 A.
SPLIT ON 10/03/2010 FROM 009-014-005-00; 2010 COUNTY SPLIT REQUEST
HISTORY-SEC 14 T22N R8W S 325 FT OF E 16 RDS OF N 50 RDS OF E 1/2 OF NW 1/4. 1.9697A. 2010 Split of 009-014-005-00 on 10/04/2010

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	3,700	0	3,700			2,622C
2017	3,700	0	3,700			2,569C
2016	3,500	0	3,500			2,547C
2015	3,000	0	3,000			2,540C

Who	When	What
TPC	12/27/2017	INSPECTED
JWV	11/08/2016	INSPECTED
TPC	06/14/2015	INSPECTED

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

Parcel Number: 009-014-006-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
THOMPSON RICHARD E & MARI	GREINER ROGER & CONNIE E	81,500	05/25/2007	WD	Arms Length	2007/1970		100.0

Property Address

7611 W JENNINGS RD

Owner's Name/Address

GREINER ROGER & CONNIE E
7611 JENNINGS RD
LAKE CITY MI 49651

Tax Description

. SEC 14 T22N R8W COMM 518.31 FT W OF NE COR OF E 1/2 OF NW 1/4 TH S 00 DEG 27' 30" E 514.50 FT E 255.16 FT N 514.50 FT W TO BEG. 3.0138A.

Comments/Influences

Class: 401 RESIDENTIAL-I Zoning:

School: LAKE CITY - 57020

P.R.E. 100% 05/25/2007

MAP #:

2018 Est TCV 69,684 TCV/TFA: 62.00

Building Permit(s)	Date	Number	Status

X Improved Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	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
	Flood Plain

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	06/14/2015	INSPECTED

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
50/FF	255.00	514.50	1.0000	1.0000	50	100		12,750
255 Actual Front Feet, 3.01 Total Acres							Total Est. Land Value =	12,750

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	6,400	28,400	34,800			25,403C
2017	6,400	26,100	32,500			24,881C
2016	6,400	25,900	32,300			24,660C
2015	6,400	22,700	29,100			24,587C

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

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1920 194	2002

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Stone/Siding
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Block

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1124 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors	
	No Floor	SF

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

Class: CD
Effec. Age: 45
Floor Area: 1124
Total Base Cost: 76,543
Total Base New : 105,629
Total Depr Cost: 58,096
Estimated T.C.V: 56,934

CntyMult
X 1.380
E.C.F.
X 0.980

(16) Porches/Decks

Area	Type
36	CCP (1 Story)

(17) Garage

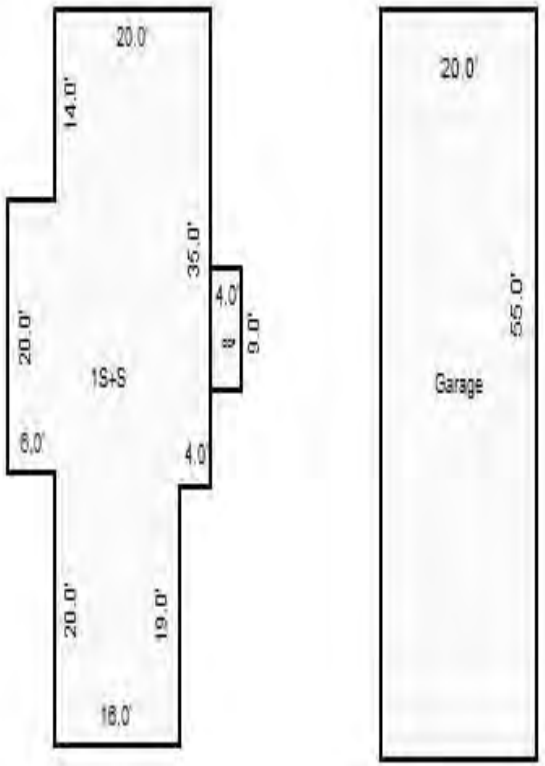
Year Built: 1960
Car Capacity:
Class: D
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 1100
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	58.04	-10.17	0.00	1124	53,806
Other Additions/Adjustments				Rate		Size	Cost
(13) Plumbing							
Average Fixture(s)				630.00		1	630
(14) Water/Sewer							
Well, 100 Feet				2550.00		1	2,550
1000 Gal Septic				2895.00		1	2,895
(15) Built-Ins & Fireplaces							
Appliance Allowance				1415.00		1	1,415
(16) Porches							
CCP (1 Story), Standard				44.63		36	1,607
(17) Garages							
Class:D Exterior: Siding Foundation: 18 Inch (Unfinished)							
Base Cost				12.40		1100	13,640
Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost =							58,096
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 =							56,934

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



Sketch by Apex Medina™

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

Parcel Number: 009-014-007-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

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

Property Address	Class: 700 EXEMPT	Zoning:	Building Permit(s)	Date	Number	Status
W JENNINGS RD	School: LAKE CITY - 57020					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
MISSAUKEE COUNTY ROAD COMMISSION	2018 Est TCV 0					

Tax Description

. SEC 14 T22N R8W FORMER RR R/W ACROSS E 1/2 OF NW 1/4... 1.5151 A.
7-30-08....Chgd legal per Dawn

Comments/Influences

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	Improved	X	Vacant

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

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

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	06/14/2015	INSPECTED

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A $5000			5000	100				5,000
83 Actual Front Feet, 1.51 Total Acres							Total Est. Land Value =	5,000

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

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

Parcel Number: 009-014-008-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KITCHEN RICHARD A & ELIZA	KITCHEN FAMILY TRUST	0	04/21/2011	LC	ASSIGNMENT OF INTERE	2011-01407		0.0
		28,000	07/01/2000	WD	Download	02-0:0179		0.0

Property Address

7855 W JENNINGS RD

Owner's Name/Address

KITCHEN RICHARD A & ELIZABETH
7855 W JENNINGS ROAD
LAKE CITY MI 49651

Tax Description

. SEC 14 T22N R8W THAT PART OF NE 1/4 OF NW 1/4 OF NW 1/4 LYING N OF S LINE OF FORMER RR R/W. 2.50 A.

Comments/Influences

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Class: 401 RESIDENTIAL-I Zoning:

School: LAKE CITY - 57020

P.R.E. 100% 12/31/2004

MAP #:

2018 Est TCV 105,795 TCV/TFA: 58.51

Building Permit(s)	Date	Number	Status
MH	09/27/2002	20020366	Complete

X Improved | Vacant

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

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

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	05/01/2016	INSPECTED
TPC	06/14/2015	INSPECTED

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
SALES & EQ RATE			2.500 Acres		4,800	100		12,000
			2.50 Total Acres		Total Est. Land Value =			12,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	6,000	46,900	52,900			38,105C
2017	6,000	43,500	49,500			37,322C
2016	6,000	37,000	43,000			36,990C
2015	6,000	33,100	39,100			36,880C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: BOCA/STATE

Yr Built	Remodeled
1998	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 1456 S.F.
Crawl: 352 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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

150	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

Class: CD
Effec. Age: 18
Floor Area: 1808
Total Base Cost: 118,410
Total Base New : 163,405
Total Depr Cost: 133,992
Estimated T.C.V: 93,795

CntyMult
X 1.380
E.C.F.
X 0.700

(16) Porches/Decks

Area	Type
153	WPP

(17) Garage

Year Built: 2002
Car Capacity:
Class: CD
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 1
Area: 1280
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

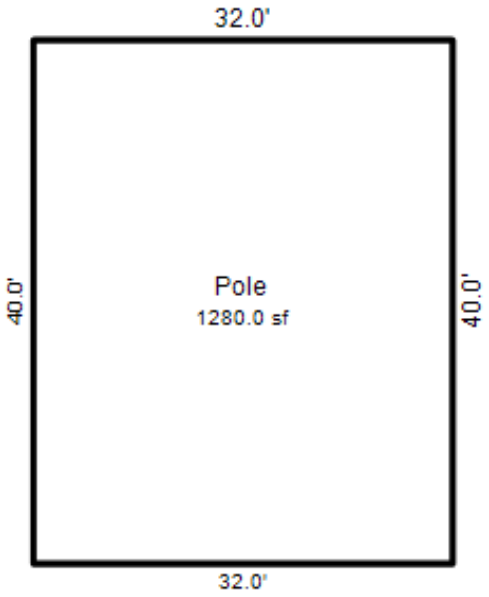
Carport Area:
Roof:

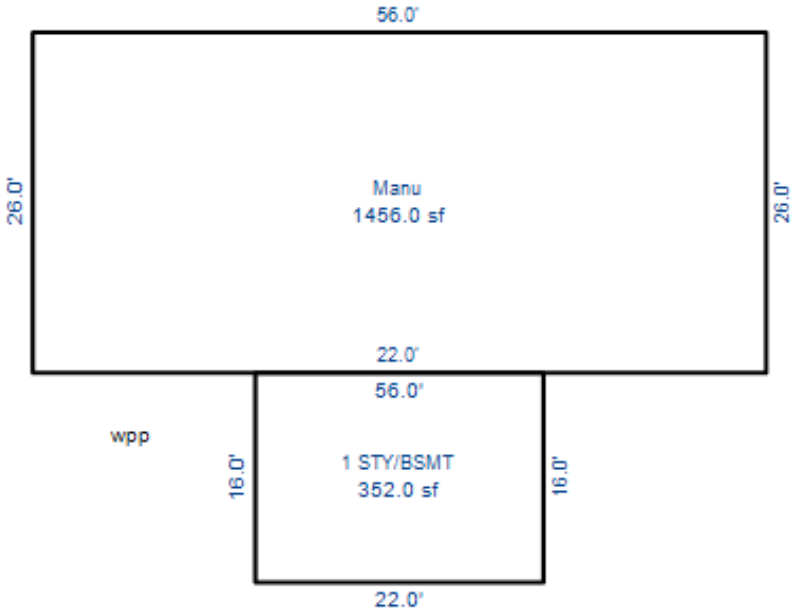
Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	53.68	0.00	0.00	1456	78,158
1	Story Siding	Crawl Space	53.68	-7.49	0.00	352	16,259

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	630.00	1	630
3 Fixture Bath	1975.00	1	1,975
(14) Water/Sewer			
Well, 100 Feet	2550.00	1	2,550
1000 Gal Septic	2895.00	1	2,895
(15) Built-Ins & Fireplaces			
Appliance Allowance	1415.00	1	1,415
(16) Porches			
WPP, Standard	11.43	153	1,749
(17) Garages			
Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)			
Base Cost	9.71	1280	12,429
Mechanical Doors	350.00	1	350

Notes: SKYLINE
Phy/Ab.Phy/Func/Econ/Comb.%Good= 82/100/100/100/82.0, Depr.Cost = 133,992
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.700 => TCV of Bldg: 1 = 93,795

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





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

Parcel Number: 009-014-009-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KITCHEN RICHARD B & ADELI	KITCHEN FAMILY TRUST	0	04/21/2011	LC	ASSIGNMENT OF INTERE	2011-01408		0.0
KITCHEN RICHARD & ADELINE	BRISENO TIMOTHY & CARRI (	115,000	10/03/2008	LC	Not Qualified	2008/3412		0.0

Property Address

2291 S DICKERSON RD

Owner's Name/Address

BRISENO TIMOTHY & CARRI
2291 DICKERSON ROAD
LAKE CITY MI 49651

Class: 401 RESIDENTIAL-I Zoning:

School: LAKE CITY - 57020

P.R.E. 100% 10/01/2008

MAP #:

2018 Est TCV 200,905 TCV/TFA: 114.35

Building Permit(s)	Date	Number	Status

X Improved | Vacant

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18 -29 @$2000	20.00 Acres		2000	100				40,000
	20.00 Total Acres				Total Est. Land Value =			40,000

Land Improvement Cost Estimates

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	500	0	0
D/W/P: Asphalt Paving	1.61	1.00	2128	0	0
D/W/P: 3.5 Concrete	3.44	1.00	90	0	0
Shed: Wood Frame	11.06	1.00	120	97	1,287
Shed: Wood Frame	11.06	1.00	120	97	1,287

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 5000	5000.00	1.00	1.0	94	4,700
Total Estimated Land Improvements True Cash Value =					7,274

Public Improvements

	Dirt Road
	Gravel Road
X	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
	Flood Plain

Tax Description

. SEC 14 T22N R8W W/2 OF SW/4 OF NW/4. 20 Ac. M/L.
Split on 08/20/2008 into 009-014-009-20

Comments/Influences

PB BUILT IN 92 .NO PERMIT DECK FOR 95..NO PERMIT 01 SPLIT 1.43 AC TO 009-85 FOR 02 ADD 2 SHEDS FOR 08. ADD PB FOR 10. Split/Comb. on 08/20/2008 completed 08/20/2008 RAY ;
Parent Parcel(s): 009-014-009-00;
Child Parcel(s): 009-014-009-20, ;

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	20,000	80,500	100,500			83,114C
2017	20,000	78,300	98,300			81,405C
2016	20,000	74,200	94,200			80,679C
2015	21,000	68,800	89,800			80,438C

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	06/14/2015	INSPECTED
TPC	07/01/2011	INSPECTED

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

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1991	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 1085 S.F.
Crawl: 672 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
8	Poured Conc.
	Stone
	Treated Wood
X	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors
	No Floor SF

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
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:

(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

Class: C
Effec. Age: 20
Floor Area: 1757
Total Base Cost: 129,154
Total Base New : 178,232
Total Depr Cost: 142,586
Estimated T.C.V: 139,734

CntyMult
X 1.380
E.C.F.
X 0.980

(16) Porches/Decks

Area	Type
160	CCP (1 Story)
638	Treated Wood

(17) Garage

Year Built: 1991
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: 520
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

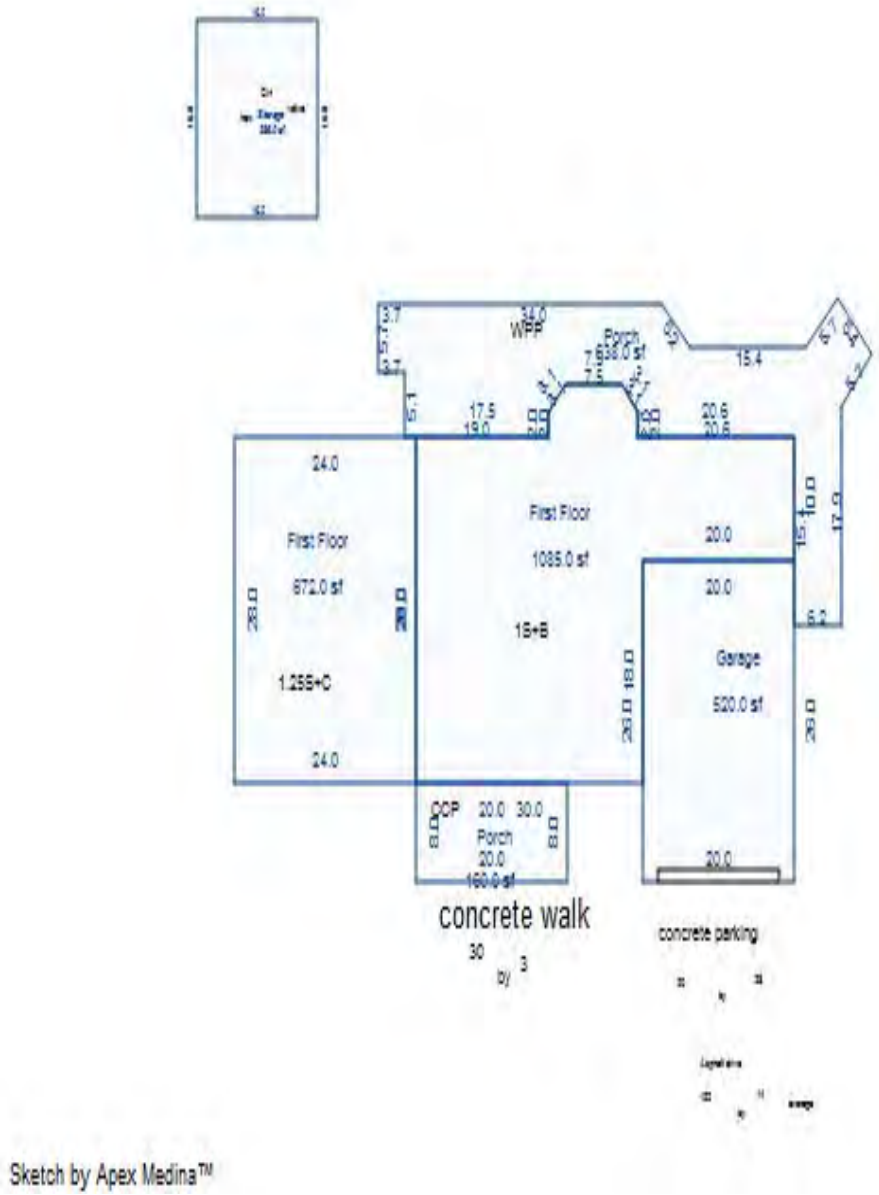
Carport Area:
Roof:

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	61.40	0.00	0.00	1085	66,619
1	Story Siding	Crawl Space	61.40	-8.42	0.00	672	35,603

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	1	2,400
(14) Water/Sewer			
Well, 100 Feet	2700.00	1	2,700
1000 Gal Septic	3085.00	1	3,085
(15) Built-Ins & Fireplaces			
Appliance Allowance	1915.00	1	1,915
(16) Porches			
CCP (1 Story), Standard	24.35	160	3,896
(16) Deck/Balcony			
Treated Wood,Standard	6.11	638	3,898
(17) Garages			
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	20.15	520	10,478
Common Wall: 2 Wall	-2575.00	1	-2,575
Automatic Doors	375.00	1	375

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 142,586
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 139,734

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



Sketch by Apex Medina™

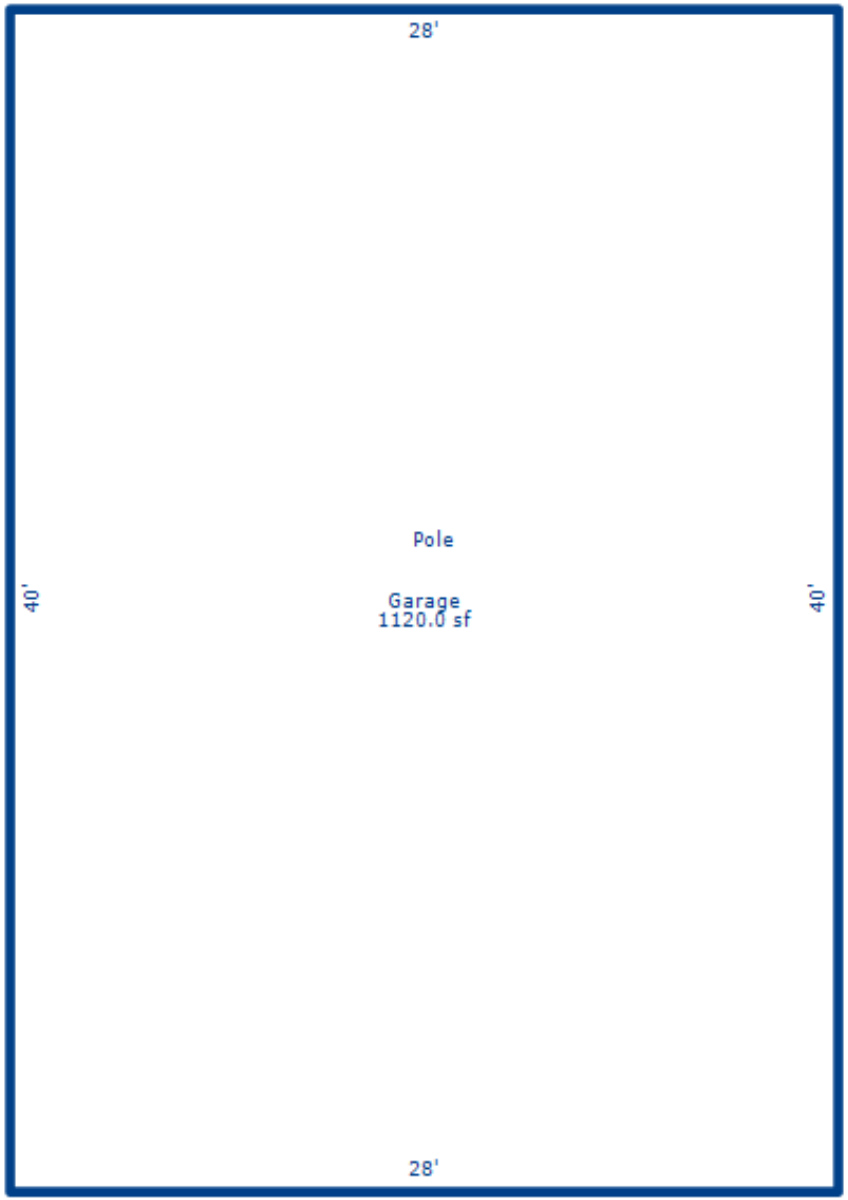
*** Information herein deemed reliable but not guaranteed***

Building Type	Farm Utility Buildings	Farm Utility Buildings			
Year Built	1992	2009			
Class/Construction	D,Pole	D,Pole			
Quality/Exterior	Low Cost	Low Cost			
Base Rate/SF	4.45	4.45			
# of Walls, Perimeter	4 Wall, 136	4 Wall, 140			
Perimeter Mult.	X 1.096 = 4.88	X 1.084 = 4.82			
Height	10	12			
Story Height Mult.	X 1.000 = 4.88	X 1.038 = 5.01			
Heating System	No Heating/Cooling	No Heating/Cooling			
Heat Adj./SF					
Misc. Adjustment					
Misc. Adj./SF					
County Multiplier	X 1.38 = 6.73	X 1.38 = 6.91			
Final Rate/SF	$6.73	$6.91			
Length/Width/Area	40 x 28 = 1120	40 x 30 = 1200			
Cost New	$ 7,538	$ 8,292			
Phy./Func./Econ. %Good	62/100/100 62.0	96/100/100 96.0			
Depreciated Cost	$ 4,674	$ 7,960			
+ Unit-In-Place Items	$ 0	$ 0			
Description, Size X Rate X %Good = Cost Itemized ->, Unit-In-Place ->, Items ->					
E.C.F.	X 1.10	X 1.10			
% Good	62	96			
Est. True Cash Value	$ 5,141	$ 8,756			
Comments:	CONCRETE FLOOR	DIRT FLOOR			

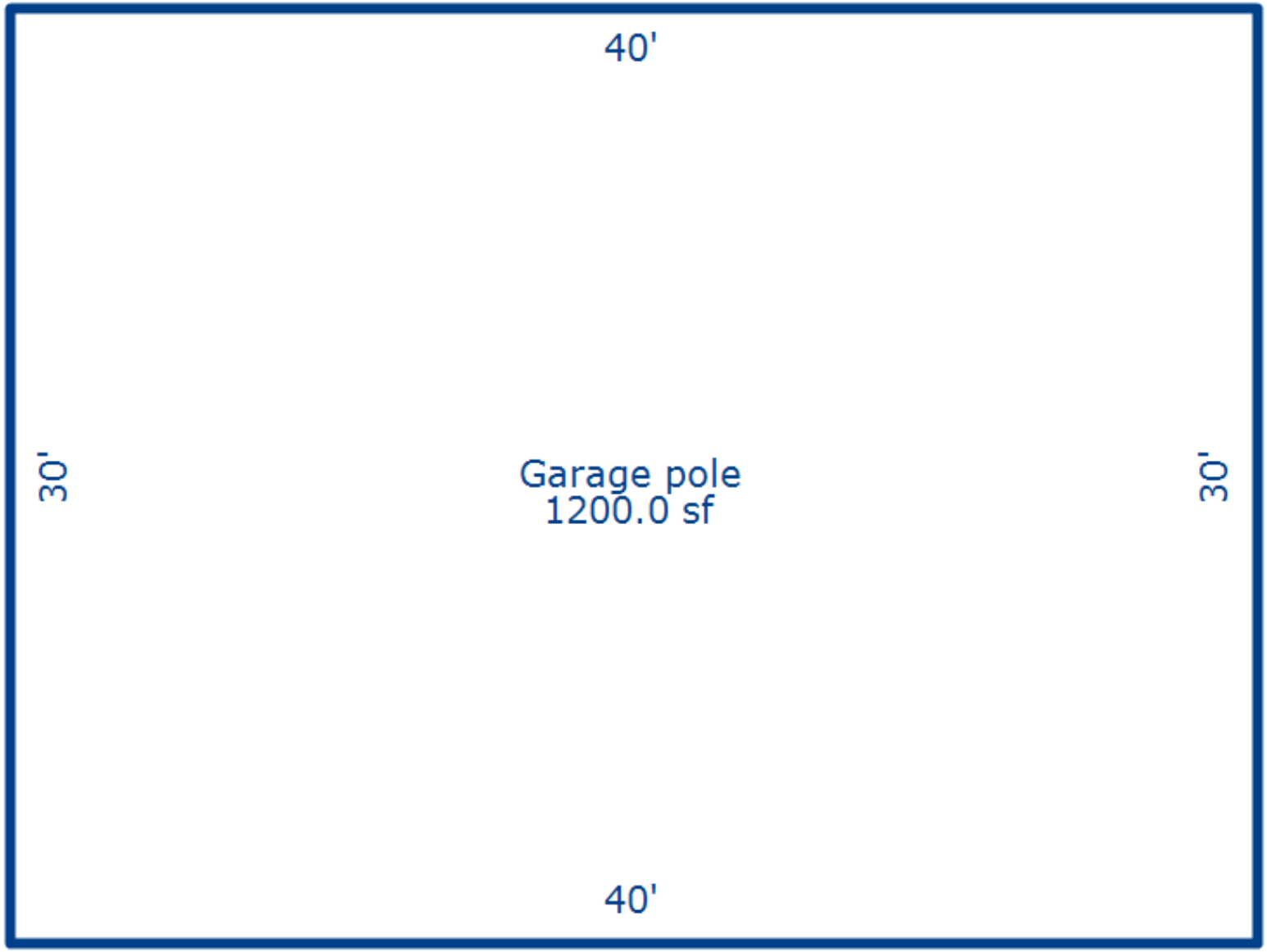
Total Estimated True Cash Value of Agricultural Improvements / This Card: 13897 / All Cards: 13897

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

Parcel Number: 009-014-009-00, Agricultural Building 1 Printed on 04/24/2018



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



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

Parcel Number: 009-014-009-20 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KITCHEN RICHARD & ADELINE	KITCHEN RICHARD & ADELINE	100	04/21/2011	QC	QUIT CLAIM	2011-01409	PTA	0.0

Property Address

2213 S DICKERSON RD

Owner's Name/Address

KITCHEN RICHARD B & ADELINE L
BRISENO TIMOTHY J & CARRI M
2213 DICKERSON ROAD
LAKE CITY MI 49651

Tax Description

. SEC 14 T22N R8W (8*2001) W 1/2 OF NW 1/4 LYING S OF FORMER RR R/W, EXC BEG AT INTERSECTION OF FORMER RR R/W & W LINE SEC 14 TH S 200 FT, E PAR WITH RR R/W 270 FT, N 200 FT TO S LINE RR R/W W'LY ALONG RR R/W 270 FT TO POB & EXC BEG 693.23 FT S OF NW COR OF NW 1/4 TH S 231.43 FT, E 270 FT, N 231.43 FT, W 270 FT TO POB & EXC W/2 OF SW/4 OF NW/4. 50.5558 AC. M/L.
SPLIT ON 08/20/2008 FROM 009-014-009-00;

Comments/Influences

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

Class: 101 AG - IMPROVED Zoning:
School: LAKE CITY - 57020
P.R.E. 100% 08/20/2008
MAP #:
2018 Est TCV 262,633 TCV/TFA: 115.19

Building Permit(s)	Date	Number	Status
	06/10/2009	20090246	Complete
Garage	09/13/2007	20070660	Complete
MH	07/12/2007	20070442	Complete

X Improved Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	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
X	Wetland
	Flood Plain

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	06/14/2015	INSPECTED
RJG	12/05/2008	INSPECTED

Land Value Estimates for Land Table Ag 1 .A - Agriculture

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2014 30 - 65 ACRES	25.56 Acres		3600	100				92,016
AG SW 2014 SURPLUS 1700/	25.00 Acres		1700	100				42,500
	50.56 Total Acres						Total Est. Land Value =	134,516

Land Improvement Cost Estimates

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	3.78	1.00	520	0	0
D/W/P: Crushed Rock	1.22	1.00	28	0	0
Fencing: Wire Mesh, #9	1.87	1.00	472	0	0

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	100	2,500
Total Estimated Land Improvements True Cash Value =					2,500

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	67,300	64,000	131,300			94,384C
2017	67,300	73,000	140,300			92,443C
2016	69,800	72,500	142,300			91,619C
2015	75,800	54,300	130,100			91,345C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: BOCA/STATE

Yr Built	Remodeled
2007	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 2280 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors	
	No Floor	SF

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

Class: CD
Effec. Age: 8
Floor Area: 2280
Total Base Cost: 141,346
Total Base New : 195,058
Total Depr Cost: 179,453
Estimated T.C.V: 125,617

CntyMult
X 1.380
E.C.F.
X 0.700

(16) Porches/Decks

Area	Type
54	WPP
49	Treated Wood
120	Treated Wood
140	Brzwy, FW

(17) Garage

Year Built: 2007
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 2
Mech. Doors: 0
Area: 787
% Good: 0
Storage Area: 0
No Conc. Floor: 0

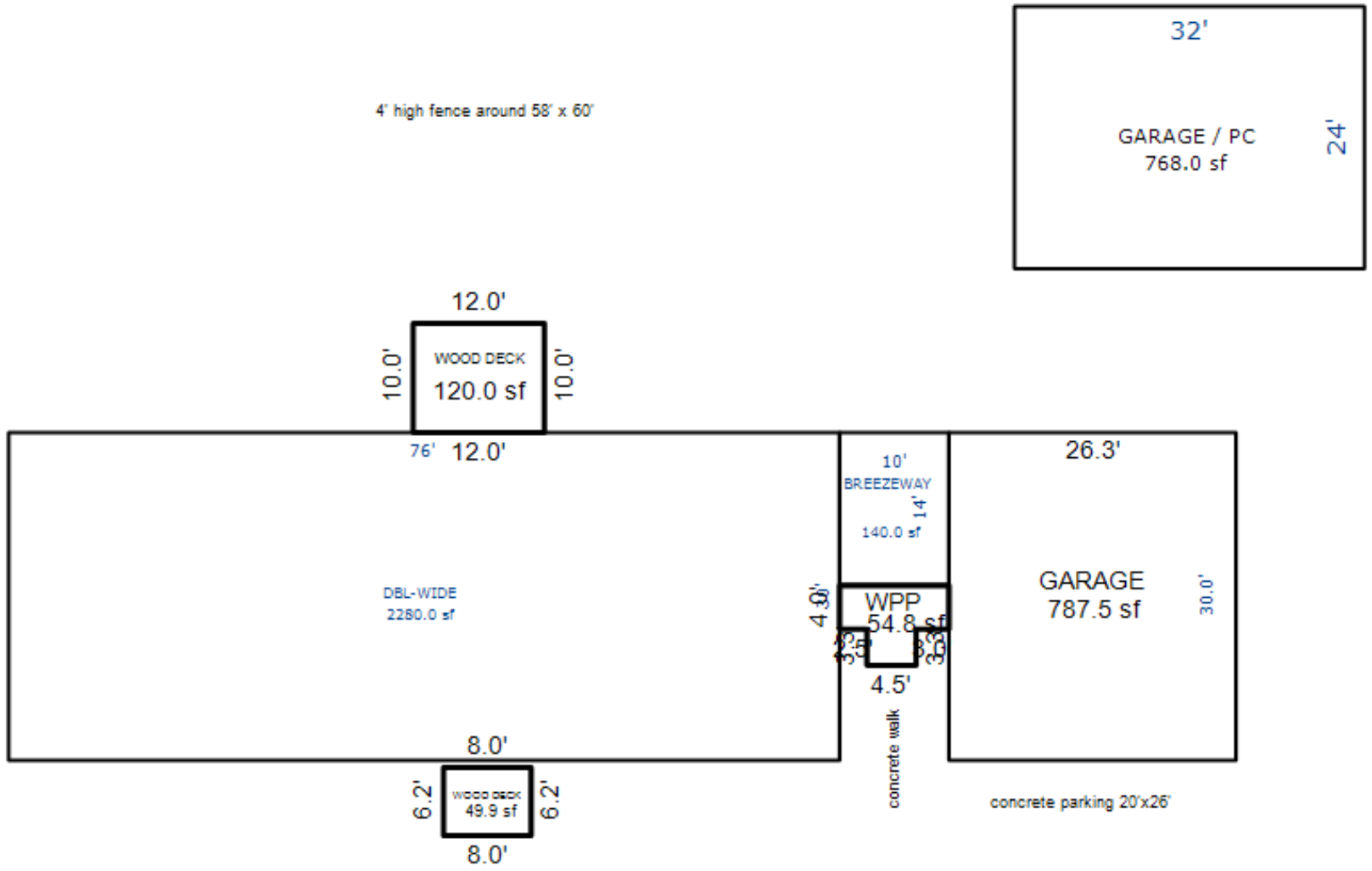
Bsmnt Garage:

Carport Area:
Roof:

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	52.07	-7.05	0.00	2280	102,646

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	630.00	1	630
3 Fixture Bath	1975.00	1	1,975
2 Fixture Bath	1325.00	1	1,325
(14) Water/Sewer			
Well, 100 Feet	2550.00	1	2,550
1000 Gal Septic	2895.00	1	2,895
(15) Built-Ins & Fireplaces			
Appliance Allowance	1415.00	1	1,415
(16) Porches			
WPP, Standard	17.68	54	955
(16) Deck/Balcony			
Treated Wood,Standard	10.00	49	490
Treated Wood,Standard	7.59	120	911
(16) Breezeways			
Frame Wall,Finished	27.25	140	3,815
(17) Garages			
Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	15.80	787	12,435
Automatic Doors	375.00	2	750
Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)			
Base Cost	11.14	768	8,556
Phy/Ab.Phy/Func/Econ/Comb.%Good= 92/100/100/100/92.0,		Depr.Cost =	179,453
ECF (101 AGRICULTURE)	0.700 => TCV of Bldg: 1 =		125,617

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



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

Parcel Number: 009-014-009-85 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

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
2175 S DICKERSON RD	School: LAKE CITY - 57020					
	P.R.E. 100% 02/03/2004					
Owner's Name/Address	MAP #:					
BRISENO BABETTA R 2175 S DICKERSON ROAD LAKE CITY MI 49651	2018 Est TCV 72,690 TCV/TFA: 53.76					

Tax Description

SEC 14 T22N R8W (0*2001) BEG 693.23 FT S OF NW COR OF NW 1/4 TH S 231.43 FT, E 270 FT, N 231.43 FT, W 270 FT TO POB. 1.4345A.

Comments/Influences

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	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
	Flood Plain

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	06/14/2015	INSPECTED

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
40/FF	231.00	270.00	1.0000	1.0000	40	100		9,240
231 Actual Front Feet, 1.43 Total Acres							Total Est. Land Value =	9,240

Land Improvement Cost Estimates

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.51	1.00	1400	0	0

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	4,600	31,700	36,300			30,226C
2017	4,600	29,500	34,100			29,605C
2016	4,600	24,900	29,500			29,341C
2015	4,600	26,700	31,300			29,254C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: BOCA/STATE

Yr Built	Remodeled
1999	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1352 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors
	No Floor SF

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

150	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

Class: CD
Effec. Age: 12
Floor Area: 1352
Total Base Cost: 73,523
Total Base New : 101,461
Total Depr Cost: 89,286
Estimated T.C.V: 62,500

CntyMult
X 1.380
E.C.F.
X 0.700

(16) Porches/Decks

Area	Type

(17) Garage

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:

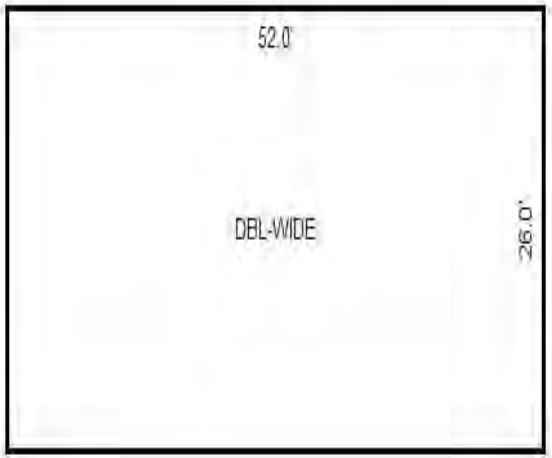
Carport Area:
Roof:

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	56.18	-8.09	-0.71	1352	64,058

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	630.00	1	630
3 Fixture Bath	1975.00	1	1,975
(14) Water/Sewer			
Well, 100 Feet	2550.00	1	2,550
1000 Gal Septic	2895.00	1	2,895
(15) Built-Ins & Fireplaces			
Appliance Allowance	1415.00	1	1,415

Notes: 1999 SKYLINE #45330269LAB
Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/100/88.0, Depr.Cost = 89,286
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.700 => TCV of Bldg: 1 = 62,500

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



Sketch by Apex IV™

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

Parcel Number: 009-014-009-90 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PETERSON ARLIE O & GEORGI	MOLITOR DANIEL C & PAMELA	103,000	08/01/2006	WD	Arms Length	06-0/2822		100.0

Property Address
2065 S DICKERSON RD

Owner's Name/Address
MOLITOR DANIEL C & PAMELA
2065 S DICKERSON ROAD
LAKE CITY MI 49651

Class: 401 RESIDENTIAL-I Zoning:
School: LAKE CITY - 57020
P.R.E. 100% 08/01/2006
MAP #:
2018 Est TCV 87,618 TCV/TFA: 52.15

Building Permit(s)	Date	Number	Status

X Improved | Vacant

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
40/FF	242.87	270.00	1.0000	1.0000	40	100		9,715
200 Actual Front Feet, 1.64 Total Acres							Total Est. Land Value =	9,715

Land Improvement Cost Estimates

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.42	1.00	1200	50	852
Total Estimated Land Improvements True Cash Value =					852

Public Improvements

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

Topography of Site

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

Tax Description
. SEC 14 T22N R8W BEG AT INTERSECTION W SEC LINE AND S LINE FORMER RR R/W TH S 200 FT, E PAR WITH RR R/W 270 FT, N 200 FT TO S LINE RR R/W, W'LY ALONG RR R/W 270 FT TO POB.1.2397A.

Comments/Influences

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	06/14/2015	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	4,900	38,900	43,800			36,364C
2017	4,900	36,200	41,100			35,617C
2016	4,900	30,400	35,300			35,300S
2015	4,900	32,700	37,600			35,356C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: BOCA/STATE

Yr Built	Remodeled
1994	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	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

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1680 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors	
	No Floor	SF

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

150	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

Class: D
Effec. Age: 15
Floor Area: 1680
Total Base Cost: 93,966
Total Base New : 129,673
Total Depr Cost: 110,072
Estimated T.C.V: 77,051

CntyMult
X 1.380
E.C.F.
X 0.700

(16) Porches/Decks

Area	Type
160	Treated Wood
144	Brzwy, FW

(17) Garage

Year Built: 1994
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

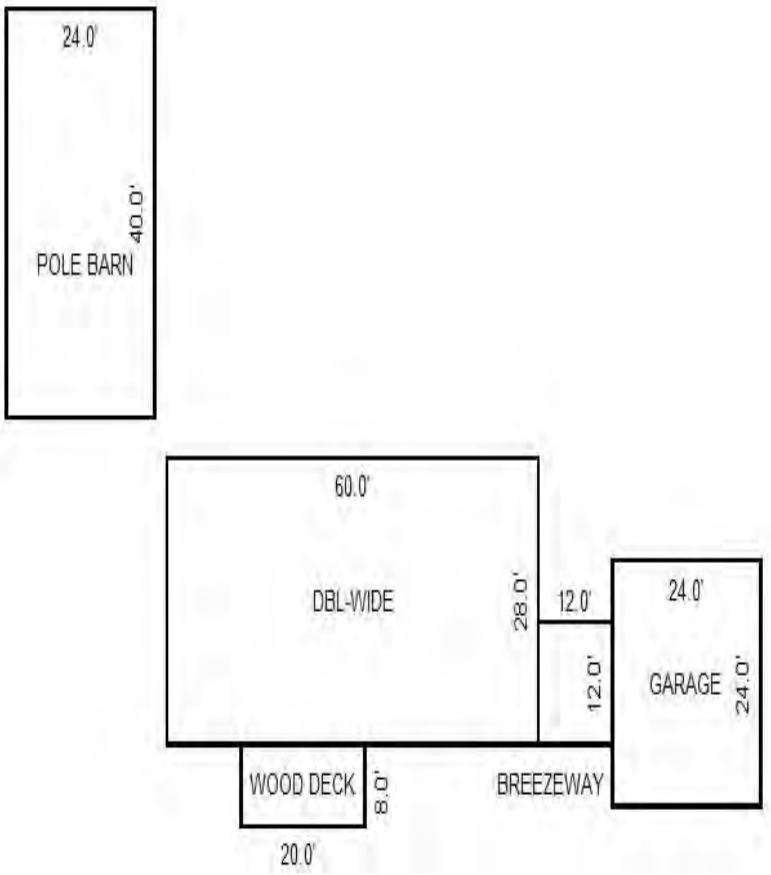
Bsmnt Garage:

Carport Area:
Roof:

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1 Story	Siding	Crawl Space	43.98	-7.31	0.00	1680	61,606

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	525.00	1	525
3 Fixture Bath	1650.00	1	1,650
(14) Water/Sewer			
Well, 100 Feet	2425.00	1	2,425
1000 Gal Septic	2720.00	1	2,720
(15) Built-Ins & Fireplaces			
Appliance Allowance	1235.00	1	1,235
(16) Breezeways			
Frame Wall,Finished	26.75	144	3,852
(17) Garages			
Class:D Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	17.65	576	10,166
Common Wall: 1 Wall	-1175.00	1	-1,175
Mechanical Doors	325.00	1	325
Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)			
Base Cost	9.61	960	9,226
Mechanical Doors	325.00	1	325
Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,		Depr.Cost =	108,948
Separately Depreciated Items:			
(16) Deck/Balcony			
Treated Wood,Standard	6.79	160	1,086
County Multiplier = 1.38 =>		Cost New =	1,499
Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0,		Depr.Cost =	1,124
		Total Depreciated Cost =	110,072
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.700 => TCV of Bldg: 1 =			77,051

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



Sketch by Apex IV™

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

Parcel Number: 009-014-010-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MUSSELMAN WENDY & PREHN J	EUBANK WILLIAM & GINA	129,842	09/15/2017	LC	Arms Length	2017-03775		100.0
MUSSELMAN WENDY ETAL	MUSSELMAN WENDY	0	12/29/2016	QC	RELATED PARTY	2016-04232		0.0
FORD WILLIAM C III & BARB	MUSSELMAN WENDY ETAL*	112,000	06/26/2009	WD	Multiple Improved	2009/2457		100.0

Property Address
7931 W JENNINGS RD

Owner's Name/Address
EUBANK WILLIAM & GINA
7931 W JENNINGS RD
LAKE CITY MI 49651

Tax Description
. SEC 14 T22N R8W NW 1/4 OF NW 1/4 OF NW 1/4 LYING N OF RR. 2.75 A.

Comments/Influences

Class: 401 RESIDENTIAL-I Zoning:
School: LAKE CITY - 57020
P.R.E. 0%
MAP #:
2018 Est TCV 130,696 TCV/TFA: 90.51

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	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
	Flood Plain

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	10/27/2015	INSPECTED

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
40/FF	668.00	179.33	1.0000	1.0000	40	100		26,720
668 Actual Front Feet, 2.75 Total Acres							Total Est. Land Value =	26,720

Land Improvement Cost Estimates

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	600	50	1,032
Shed: Wood Frame	8.97	1.00	288	45	1,162
Total Estimated Land Improvements True Cash Value =					2,194

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	13,400	51,900	65,300			65,300S
2017	13,400	54,300	67,700			55,638C
2016	13,400	51,100	64,500			55,142C
2015	13,400	47,300	60,700			54,978C

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

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1974	1988

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.

(5) Floors

Kitchen: Pergo
Other: Carpeted
Other: Linoleum

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 1444 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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

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

Class: C -5
Effec. Age: 40
Floor Area: 1444
Total Base Cost: 125,117
Total Base New : 172,662
Total Depr Cost: 103,859
Estimated T.C.V: 101,782

CntyMult
X 1.380
E.C.F.
X 0.980

(16) Porches/Decks

Area	Type
196	WCP (1 Story)
200	Pine
320	Treated Wood
180	Roof Cover Onl
120	Brzwy, FW

(17) Garage

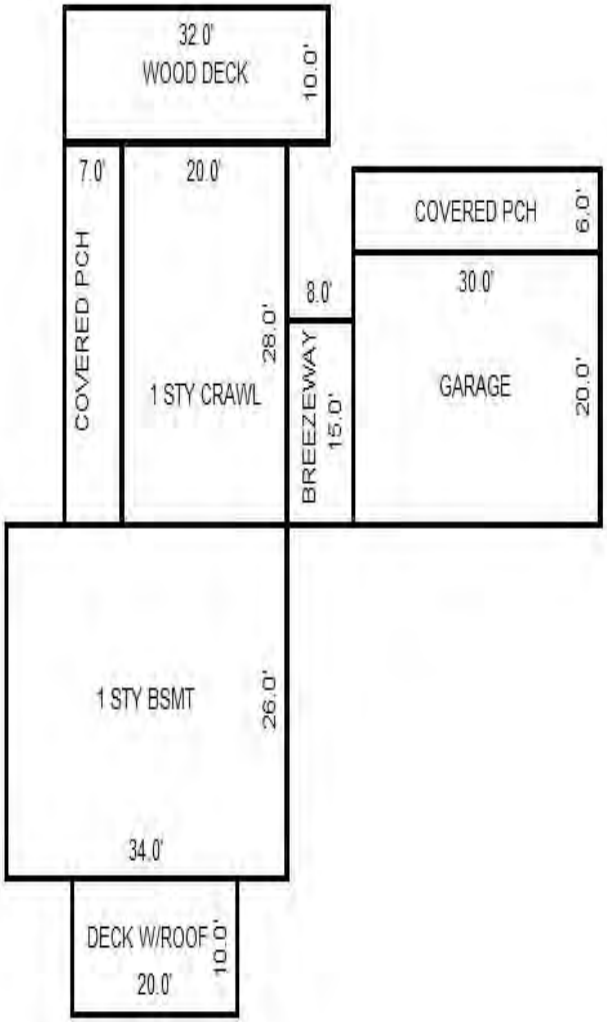
Year Built: 1974
Car Capacity: 2
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?:
Auto. Doors: 1
Mech. Doors: 0
Area: 780
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	59.99	0.00	0.00	884	53,031
1	Story Siding	Mich Bsmnt.	59.99	-4.21	0.00	560	31,237
Other Additions/Adjustments					Rate	Size	Cost
Walk out Basement Door(s)					775.00	1	775
(13) Plumbing							
Average Fixture(s)					760.00	1	760
2 Fixture Bath					1600.00	1	1,600
(14) Water/Sewer							
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
Fireplace: Interior 1 Story					3250.00	1	3,250
Fireplace: Wood Stove					1350.00	1	1,350
(16) Deck/Balcony							
Pine	w/Roof,Standard				16.50	200	3,300
Treated Wood,Standard					6.59	320	2,109
Roof Cover Only,Standard					11.50	180	2,070
(17) Garages							
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)							
Base Cost					16.58	780	12,932
Common Wall: 1 Wall					-1300.00	1	-1,300
Automatic Doors					375.00	1	375
Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost =							97,757
Separately Depreciated Items:							
(16) Porches							
WCP (1 Story), Standard					21.75	196	4,263
County Multiplier = 1.38 => Cost New =							5,883
Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost =							4,177
<<<<< 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***

Parcel Number: 009-014-011-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MUSSELMAN WENDY & PREHN J	EUBANK WILLIAM & GINA	129,842	09/15/2017	LC	Arms Length	2017-03775		100.0
MUSSELMAN WENDY ETAL	MUSSELMAN WENDY	0	12/29/2016	QC	RELATED PARTY	2016-04232		0.0
FORD WILLIAM C III & BARB	MUSSELMAN WENDY ETAL*	0	06/26/2009	WD	Multiple Reference	2009/2457		100.0

Property Address

W JENNINGS RD

Owner's Name/Address

EUBANK WILLIAM & GINA
7931 W JENNINGS RD
LAKE CITY MI 49651

Class: 402 RESIDENTIAL-V | Zoning:

School: LAKE CITY - 57020

P.R.E. 100% 05/01/2010

MAP #:

2018 Est TCV 5,000

Building Permit(s)	Date	Number	Status

Tax Description

. SEC 14 T22N R8W FORMER RR R/W LYING ACROSS NW 1/4 OF NW 1/4 OF NW 1/4 EXC BEG 237.84 FT S OF NW COR SEC 14, TH N 84 DEG 10' E 83.43 FT, TH S 50.26 FT TO POB. 1.4188A.

Comments/Influences

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	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
	Flood Plain

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	06/14/2015	INSPECTED

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A $5000				5000	100			5,000
83 Actual Front Feet, 1.53 Total Acres							Total Est. Land Value =	5,000

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

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

Parcel Number: 009-014-011-95 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

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
2051 S DICKERSON RD	School: LAKE CITY - 57020		Reroof	06/01/2006	20060130	Complete
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
CONTINENTAL TELEPHONE CO 112 W ELM SYCAMORE IL 60178	2018 Est TCV 0 TCV/TFA: 0.00					

X Improved | Vacant

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
COMMERCIAL SITE VALUE 10K	0.09 Acres		10000	100				930
	0.09 Total Acres				Total Est. Land Value =			930

Taxpayer's Name/Address

CONTINENTAL TELEPHONE CO
112 W ELM
SYCAMORE IL 60178

Tax Description

. SEC 14 T22N R8W BEG 237.84 FT S OF NW COR SEC 14, TH N 84 DEG 10' E 83.43 FT, TH S 50.26 FT, TH S 84 DEG 10' W 83.43 FT TH N 50.26 FT TO POB, TH N 84 DEG 10' E 83.43 FT, TH S 50.26 FT TO POB. .0963A.

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

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	06/14/2015	INSPECTED

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

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

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

Class: C
Floor Area: 288
Gross Bldg Area: 288
Stories Above Grd: 1
Average Sty Hght : 9
Bsmnt Wall Hght

Depr. Table : 4%
Effective Age : 12
Physical %Good: 61
Func. %Good : 100
Economic %Good: 100

1982 Year Built
2006 Remodeled

Overall Bldg Height

Comments:

Construction Cost

	High		Above Ave.		Ave.	X	Low

** ** Calculator Cost Data ** **
Quality: Average Adj: %+0 $/SqFt:0.00
Heat#1: Package Heating & Cooling 100
Heat#2: Space Heaters, Gas with Fan 0%
Ave. SqFt/Story: 288
Ave. Perimeter
Has Elevators:

*** Basement Info ***
Area: 2334
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: C Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 21.70

(10) Heating system: Package Heating & Cooling Cost/SqFt: 4.70 100%
Bsmnt Heating system: Hot Water, Radiant Floor Cost/SqFt: 0.00
Adjusted Square Foot Cost for Upper Floors = 26.40
Adjusted Square Foot Cost for Basement = 0.00

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 9 Height per Story Multiplier: 0.980
Ave. Floor Area: 288 Perimeter: 0 Perim. Multiplier: 1.000
Basement Area: 2,334 Perimeter: 0 Basement Perim. Multiplier: 1.000
Basement Height: 0 Basement Height Multiplier: 0.960
Refined Square Foot Cost for Upper Floors: 25.87
Refined Square Foot Cost for Basement: 0.00

County Multiplier: 1.42, Final Square Foot Cost for Upper Floors = 36.738
for Basement = 0.000

Total Floor Area: 288 Base Cost New of Upper Floors = 10,581
Basement Area: 2,334 Base Cost New of Basement = 0

Reproduction/Replacement Cost = 10,581
Eff.Age:12 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 61 /100/100/100/61.0
Total Depreciated Cost = 6,454
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

(1) Excavation/Site Prep:

(2) Foundation:

	Footings	X	Poured Conc		Brick/Stone		Block	

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

	Many Above Ave.		Average Typical		Few None		
	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners				

(9) Sprinklers:

(10) Heating and Cooling:

	Gas Oil		Coal Stoker		Hand Fired Boiler

(11) Electric and Lighting:

Outlets:		Fixtures:
Few Average Many Unfinished Typical		Few Average Many Unfinished Typical
Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

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

Parcel Number: 009-014-012-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KITCHEN CLYDE R ESTATE	KITCHEN BENJAMIN C	10	03/07/2015	QC	PROBATE COURT	2015-01440	PTA	0.0
KITCHEN CLYDE R	KITCHEN MICHAEL C	10	03/07/2015	QC	PROBATE COURT	2015-01438	PTA	0.0
KITCHEN CLYDE R	KITCHEN THOMAS A	10	03/07/2015	QC	PROBATE COURT	2015-01436	PTA	0.0

Property Address

2689 S DICKERSON RD

Owner's Name/Address

KITCHEN BENJAMIN C
7770 W KELLY RD
LAKE CITY MI 49651

Tax Description

NW1/4 OF THE SW1/4 S14T22NR8W LAKE TOWNSHIP MISSAUKEE COUNTY 40A M/L SPLIT 3/7/2015 2015-01438 & 2015-01440 SPLIT TO 009-014-012-25, -55, -65 FORMERLY. SEC 14 T22N R8W SW 1/4 EXC E 1/2 OF E 1/2 OF SW 1/4 OF SW 1/4 & EXC W 1/2 OF W 1/2 OF SE 1/4 OF SW 1/4. 140A.

Comments/Influences

EXEMPT SPLIT OF > 40A CHILDS (2) & TRANSFER LOT LINE TO ADJ PIN (2)

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Class: 101 AG - IMPROVED Zoning:

School: LAKE CITY - 57020

P.R.E. 100% 07/21/1994 Qual. Ag.

MAP #:

2018 Est TCV 193,018 TCV/TFA: 198.58

Building Permit(s)	Date	Number	Status

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	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
TPC	12/27/2017	INSPECTED
TPC	05/10/2016	INSPECTED
TPC	05/04/2015	INSPECTED

Land Value Estimates for Land Table Ag 1 .A - Agriculture

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2014 30 - 65 ACRES		36.25 Acres		3600		100		130,500
AG SW 2014 UNTILLABLE		2.75 Acres		1700		100		4,675
AG SW 2014 ROW		1.00 Acres		0		100		0
		40.00 Total Acres				Total Est. Land Value =		135,175

Land Improvement Cost Estimates

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	7.77	1.00	320	50	1,243
Total Estimated Land Improvements True Cash Value =					1,243

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	67,600	28,900	96,500			29,682C
2017	67,600	28,900	96,500			29,072C
2016	74,000	28,200	102,200			28,813C
2015	210,000	23,500	233,500			80,334C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1.25S

Yr Built	Remodeled
1920	1960

Condition: Fair

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle		
X	Aluminum/Vinyl		
	Brick		
			Insulation

(2) Windows

X	Many	X	Large
	Avg.		Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Block

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord	X	Min

Size of Closets

	Lg		Ord	X	Small

Doors			Solid	X	H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 672 S.F.
Crawl: 300 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
8	Poured Conc.
	Stone
	Treated Wood
X	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors	
	No Floor	SF

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

Class: CD
Effec. Age: 45
Floor Area: 972
Total Base Cost: 75,103
Total Base New : 103,643
Total Depr Cost: 57,003
Estimated T.C.V: 51,303

CntyMult
X 1.380
E.C.F.
X 0.900

(16) Porches/Decks

Area	Type
24	Treated Wood

(17) Garage

Year Built: 1920
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

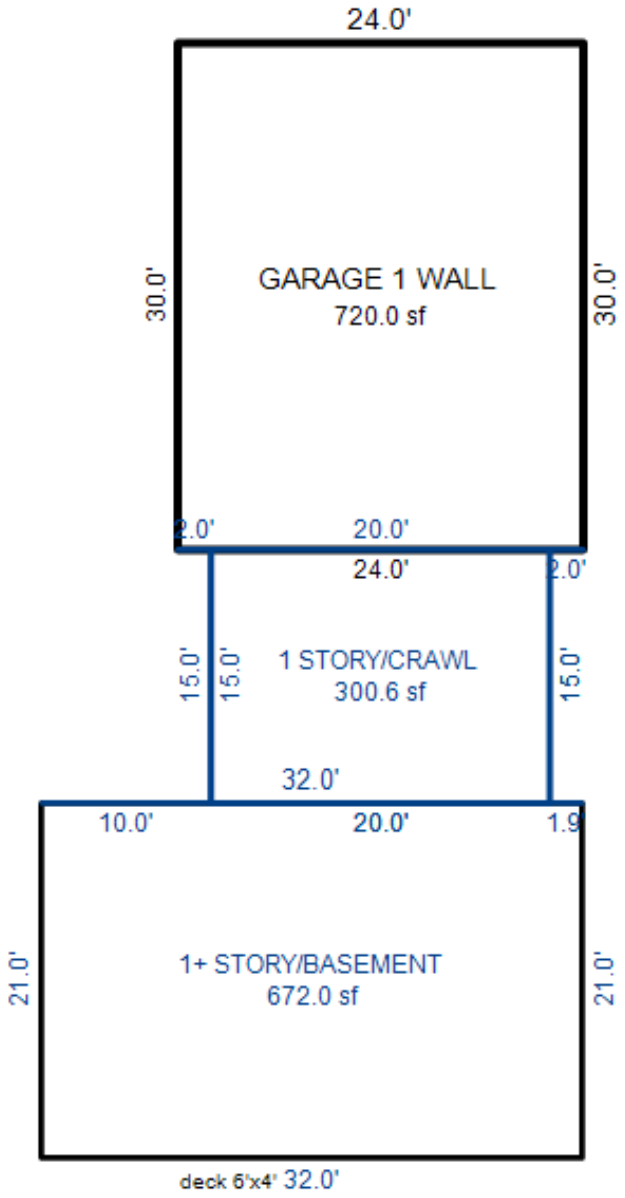
Bsmnt Garage:

Carport Area:
Roof:

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1+ Story	Siding	Basement	61.87	0.00	0.00	672	41,577
1 Story	Siding	Crawl Space	59.70	-8.83	0.00	300	15,261

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	630.00	1	630
(14) Water/Sewer			
Well, 50 Feet	1575.00	1	1,575
1000 Gal Septic	2895.00	1	2,895
(15) Built-Ins & Fireplaces			
Appliance Allowance	1415.00	1	1,415
(16) Deck/Balcony			
Treated Wood,Standard	14.09	24	338
(17) Garages			
Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	16.58	720	11,938
Common Wall: 1 Wall	-1225.00	1	-1,225
Mechanical Doors	350.00	2	700
Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0,		Depr.Cost =	57,003
ECF (101 AGRICULTURE)	0.900 => TCV of Bldg: 1	=	51,303

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

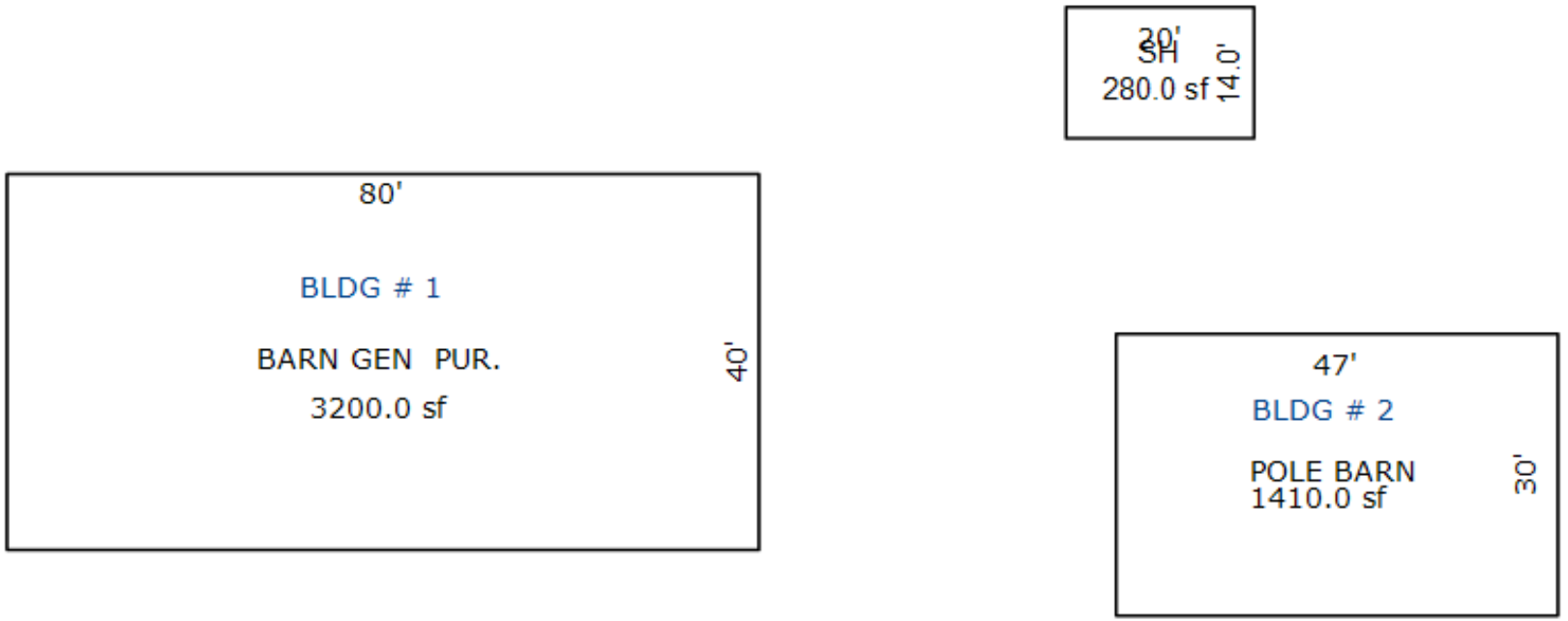


*** Information herein deemed reliable but not guaranteed***

Building Type	Barn - General Purpose	Farm Utility Buildings			
Year Built	1920	1972			
Class/Construction	D,Frame	D,Pole			
Quality/Exterior	Low Cost	Low Cost			
Base Rate/SF	12.20	4.45			
# of Walls, Perimeter	4 Wall, 240	4 Wall, 154			
Perimeter Mult.	X 0.974 = 11.88	X 1.064 = 4.73			
Height	30	10			
Story Height Mult.	X 1.423 = 16.91	X 1.000 = 4.73			
Heating System	No Heating/Cooling	No Heating/Cooling			
Heat Adj./SF					
Misc. Adjustment					
Misc. Adj./SF					
County Multiplier	X 1.38 = 23.33	X 1.38 = 6.53			
Final Rate/SF	$23.33	$6.53			
Length/Width/Area	40 x 80 = 3200	47 x 30 = 1410			
Cost New	$ 74,671	$ 9,213			
Phy./Func./Econ. %Good	20/0/100 0.0	50/100/100 50.0			
Depreciated Cost	$ 0	$ 4,606			
+ Unit-In-Place Items	$ 0	$ 0			
Description, Size X Rate X %Good = Cost Itemized ->\ Unit-In-Place ->\ Items ->					
E.C.F.	X 1.15	X 1.15			
% Good	20	50			
Est. True Cash Value	$ 0	$ 5,297			
Comments:	NO VALUE BARN AT NORTH O	NEAREST HOUSE			

Total Estimated True Cash Value of Agricultural Improvements / This Card: 5297 / All Cards: 5297

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



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

Parcel Number: 009-014-012-25 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KITCHEN CLYDE R ESTATE	KITCHEN MICHAEL C	10	03/07/2015	QC	PROBATE COURT	2015-01438	PTA	0.0

Property Address

W KELLY RD

Owner's Name/Address

KITCHEN MICHAEL C
20030 RIVERSIDE DR
PICKFORD MI 49774

Tax Description

NE 1/4 OF THE SW 1/4 ND ALSO HE E 15 A OF THE SE 1/4 OF THE SW 1/4 OF SECTION 14T22NR8W LAKE TOWNSHIP MISSAUKE COUNTY MICHIGAN 55A M/L
3/7/2015 EXEMPT SPLIT 2015-01438 FROM 014-012-00

Comments/Influences

3/7/2015 2015-01438 QC EXEMPT SPLIT FROM 09-014-012-00 55A M/L

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

Class: 101 AG - IMPROVED | Zoning:
School: LAKE CITY - 57020
P.R.E. 100% 08/24/2015 Qual. Ag.
MAP #:
2018 Est TCV 164,104

Building Permit(s)	Date	Number	Status

	Improved		Vacant
	Public Improvements		
	Dirt Road		
	Gravel Road		
X	Paved Road		
	Storm Sewer		
	Sidewalk		
	Water		
	Sewer		
X	Electric		
X	Gas		
	Curb		
	Street Lights		
	Standard Utilities		
	Underground Utils.		
	Topography of Site		
X	Level		
	Rolling		
	Low		
	High		
	Landscaped		
	Swamp		
X	Wooded		
	Pond		
	Waterfront		
	Ravine		
	Wetland		
	Flood Plain		

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	05/10/2016	INSPECTED
TPC	05/04/2015	INSPECTED

Land Value Estimates for Land Table Ag 1 .A - Agriculture

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2014 30 - 65 ACRES		37.50 Acres		3600	100			135,000
AG SW 2014 UNTILLABLE		17.12 Acres		1700	100			29,104
AG SW 2014 ROW		0.38 Acres		0	100			0
		55.00 Total Acres					Total Est. Land Value =	164,104

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	82,100	0	82,100			29,328C
2017	82,100	0	82,100			28,725C
2016	87,500	0	87,500			28,469C
2015	0	0	0		0W	0

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

Parcel Number: 009-014-012-55 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KITCHEN THOMAS A & LORETT	COBB MICHAEL JR & KATE	1	09/25/2015	WD	RELATED PARTY	2015-03270	PTA	0.0
KITCHEN CLYDE R ESTATE	KITCHEN THOMAS A	10	03/07/2015	QC	PROBATE COURT	2015-01436	PTA	0.0

Property Address

7618 W KELLY RD

Owner's Name/Address

COBB MICHAEL JR & KATE
7618 W KELLY RD
LAKE CITY MI 49651

Tax Description

SEC 14 T22N R8W (2*2015) E 990 FT OF SE 1/4 OF SW 1/4 EXC E 495 FT THOF. 15A. SPLIT/COMBINED ON 05/08/2015 FROM 009-014-012-00;

Comments/Influences

Class: 401 RESIDENTIAL-I Zoning:

School: LAKE CITY - 57020

P.R.E. 100% 06/16/2016

MAP #:

2018 Est TCV 248,935 TCV/TFA: 141.92

Building Permit(s)	Date	Number	Status
Pole Barn	09/21/2017	2017-0469	100%
New House	10/12/2015	2015-0511	100%

X Improved | Vacant

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

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

Who	When	What
JWV	11/10/2017	INSPECTED
TPC	07/11/2016	INSPECTED
TPC	04/17/2016	INSPECTED

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @$2000	15.00 Acres		2000	100				30,000
	15.00 Total Acres				Total Est. Land Value =			30,000

Land Improvement Cost Estimates

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
OUTDOOR FURNACE	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					2,375

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	15,000	109,500	124,500			112,006C
2017	14,300	83,000	97,300			86,392C
2016	15,800	44,600	60,400		60,400W	52,421C
2015	0	0	0			0

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

Residential Building 1 of 1 Parcel Number: 009-014-012-55 Printed on 04/24/2018

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: 1S

Yr Built	Remodeled
2016	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	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:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		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: 1754 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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

X	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
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
	1000 Gal Septic
1	2000 Gal Septic

Lump Sum Items:

(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

Class: C +5
Effec. Age: 2
Floor Area: 1754
Total Base Cost: 163,398
Total Base New : 225,489
Total Depr Cost: 220,979
Estimated T.C.V: 216,560

CntyMult
X 1.380
E.C.F.
X 0.980

(16) Porches/Decks

Area	Type
144	WCP (1 Story)
286	WPP
480	Roof Cover Onl
480	Roof Cover Onl

(17) Garage

Year Built: 2017
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: 1600
% Good: 0
Storage Area: 0
No Conc. Floor: 0

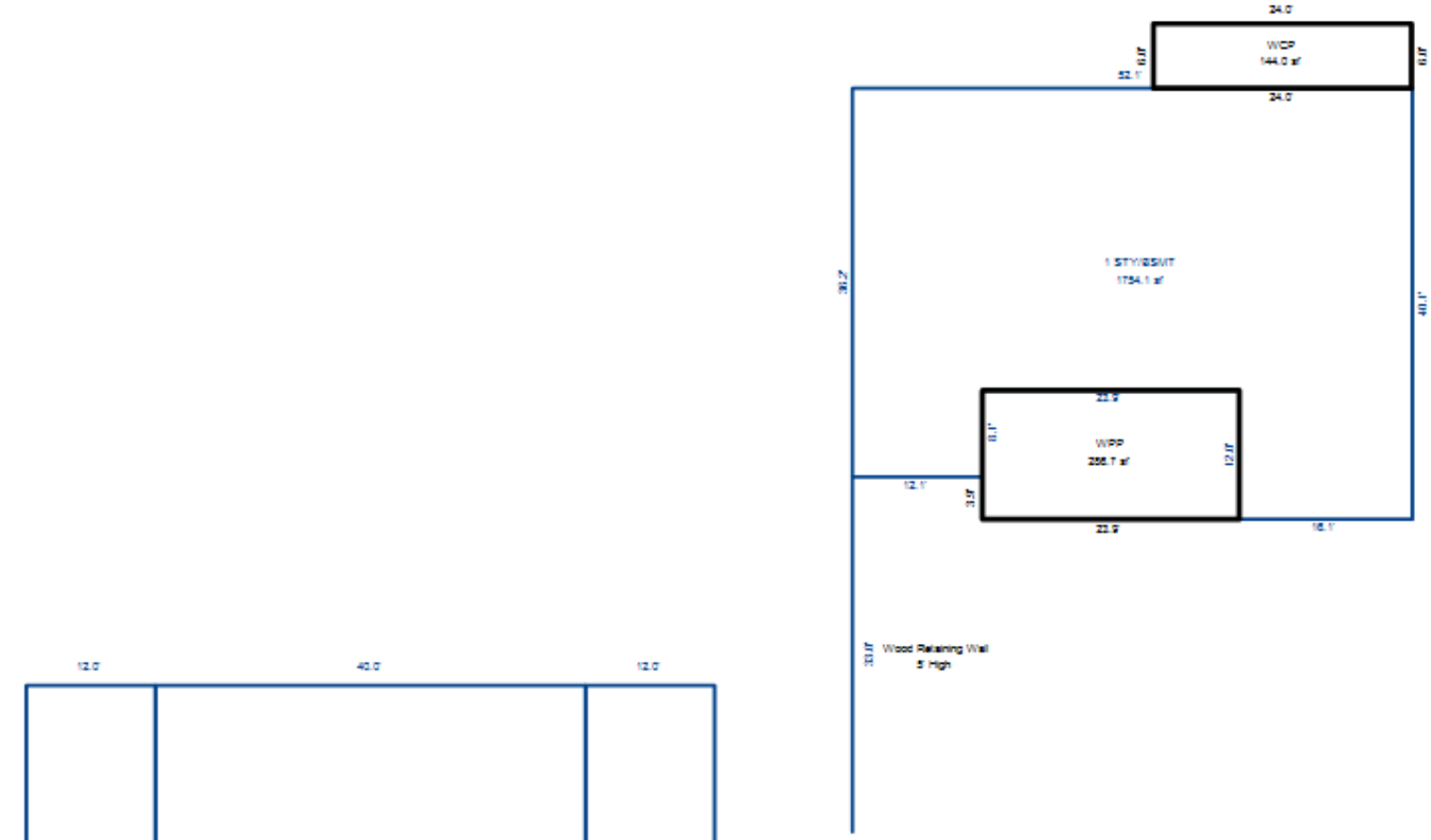
Bsmnt Garage:

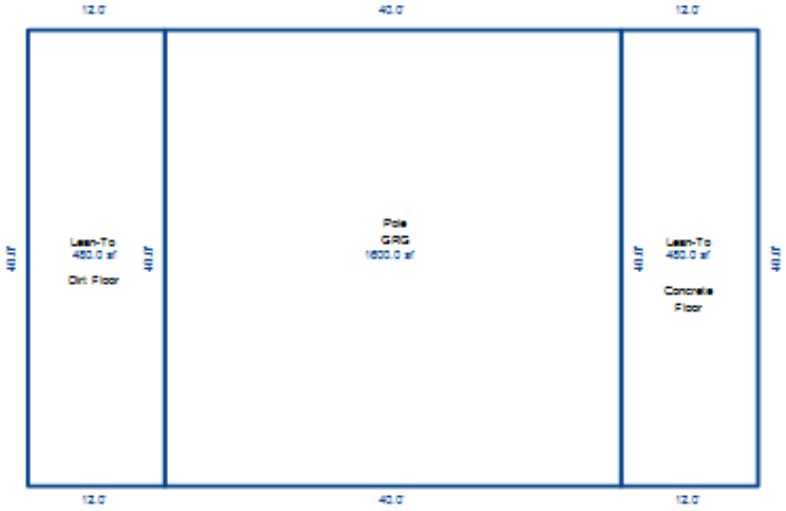
Carport Area:
Roof:

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	65.46	0.00	2.01	1754	118,342
Other Additions/Adjustments				Rate		Size	Cost
Wood Furnace Add-On				1575.00		1	1,575
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							
Well, 50 Feet				1575.00		1	1,575
2000 Gal Septic				5000.00		1	5,000
(15) Built-Ins & Fireplaces							
Appliance Allowance				1915.00		1	1,915
(16) Porches							
WCP (1 Story), Standard				24.46		144	3,522
WPP, Standard				9.42		286	2,694
(16) Deck/Balcony							
Roof Cover Only,Standard				8.60		480	4,128
Roof Cover Only,Standard				8.60		480	4,128
(17) Garages							
Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)							
Base Cost				10.13		1600	16,208
Automatic Doors				375.00		1	375
Phy/Ab.Phy/Func/Econ/Comb.%Good= 98/100/100/100/98.0, Depr.Cost =							220,979
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 =							216,560

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

Parcel Number: 009-014-012-55, Residential Building 1 Printed on 04/24/2018





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

Parcel Number: 009-014-012-65 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KITCHEN CLYDE R ESTATE	KITCHEN THOMAS A	10	03/07/2015	QC	PROBATE COURT	2014-01436	PTA	0.0

Property Address

W KELLY RD

Owner's Name/Address

KITCHEN THOMAS A
7770 W KELLY RD
LAKE CITY MI 49651

Tax Description

Comments/Influences

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Class: 101 AG - IMPROVED Zoning:

School: LAKE CITY - 57020

P.R.E. 100% 08/24/2015 Qual. Ag.

MAP #:

2018 Est TCV 108,000

Building Permit(s)	Date	Number	Status

Improved | X | Vacant

Public Improvements

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

Topography of Site

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

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	05/08/2017	INSPECTED

Land Value Estimates for Land Table Ag 1 .A - Agriculture

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2014 30 - 65 ACRES	30.00 Acres		3600	100				108,000
	30.00 Total Acres				Total Est. Land Value =			108,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	54,000	0	54,000			15,996C
2017	54,000	0	54,000			15,667C
2016	55,500	0	55,500			15,528C
2015	0	0	0		0W	0

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

Parcel Number: 009-014-012-85 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

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 KELLY RD	School: LAKE CITY - 57020					
	P.R.E. 100% 07/21/1994					
Owner's Name/Address	MAP #:					
KITCHEN THOMAS 7770 W KELLEY ROAD LAKE CITY MI 49651	2018 Est TCV 20,000					

Tax Description

. SEC 14 T22N R8W W 1/2 OF W 1/2 OF SE 1/4 OF SW 1/4. 10A.

Comments/Influences

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	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
	Flood Plain

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	05/04/2015	INSPECTED
TPC	01/27/2012	INSPECTED

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>20@$2000	10.00 Acres		2000	100				20,000
	10.00 Total Acres				Total Est. Land Value =			20,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	10,000	0	10,000			6,272C
2017	10,000	0	10,000			6,143C
2016	10,500	0	10,500			6,089C
2015	10,500	0	10,500			6,071C

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

Parcel Number: 009-014-012-90 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

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
7770 W KELLY RD	School: LAKE CITY - 57020					
	P.R.E. 100% 07/21/1994					
Owner's Name/Address	MAP #:					
KITCHEN THOMAS 7770 W KELLY ROAD LAKE CITY MI 49651	2018 Est TCV 103,396 TCV/TFA: 88.37					

Tax Description

. SEC 14 T22N R8W E 1/2 OF E 1/2 OF SW 1/4 OF SW 1/4. 10A.

Comments/Influences

X	Improved	
	Vacant	

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @$2000	10.00 Acres		2000	100				20,000
	10.00 Total Acres				Total Est. Land Value =			20,000

	Public Improvements
	Dirt Road
	Gravel Road
X	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
	Flood Plain

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	01/27/2012	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	10,000	41,700	51,700			44,047C
2017	9,500	40,400	49,900			43,142C
2016	10,500	38,000	48,500			42,758C
2015	10,500	35,400	45,900			42,631C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1987	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1170 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors	
	No Floor	SF

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

Class: CD
Effec. Age: 23
Floor Area: 1170
Total Base Cost: 81,070
Total Base New : 111,877
Total Depr Cost: 85,098
Estimated T.C.V: 83,396

CntyMult
X 1.380
E.C.F.
X 0.980

(16) Porches/Decks

Area	Type
250	Treated Wood
36	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: D
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 1360
% Good: 71
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	57.59	-8.41	0.00	1170	57,541

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	630.00	1	630
2 Fixture Bath	1325.00	1	1,325
(14) Water/Sewer			
Well, 100 Feet	2550.00	1	2,550
1000 Gal Septic	2895.00	1	2,895
(15) Built-Ins & Fireplaces			
Appliance Allowance	1415.00	1	1,415
(16) Deck/Balcony			
Treated Wood,Standard	6.55	250	1,638
Treated Wood,Standard	11.92	36	429

Phy/Ab.Phy/Func/Econ/Comb.%Good= 77/100/100/100/77.0, Depr.Cost = 72,705

Separately Depreciated Items:

(17) Garages

Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)

Base Cost	9.30	1360	12,648

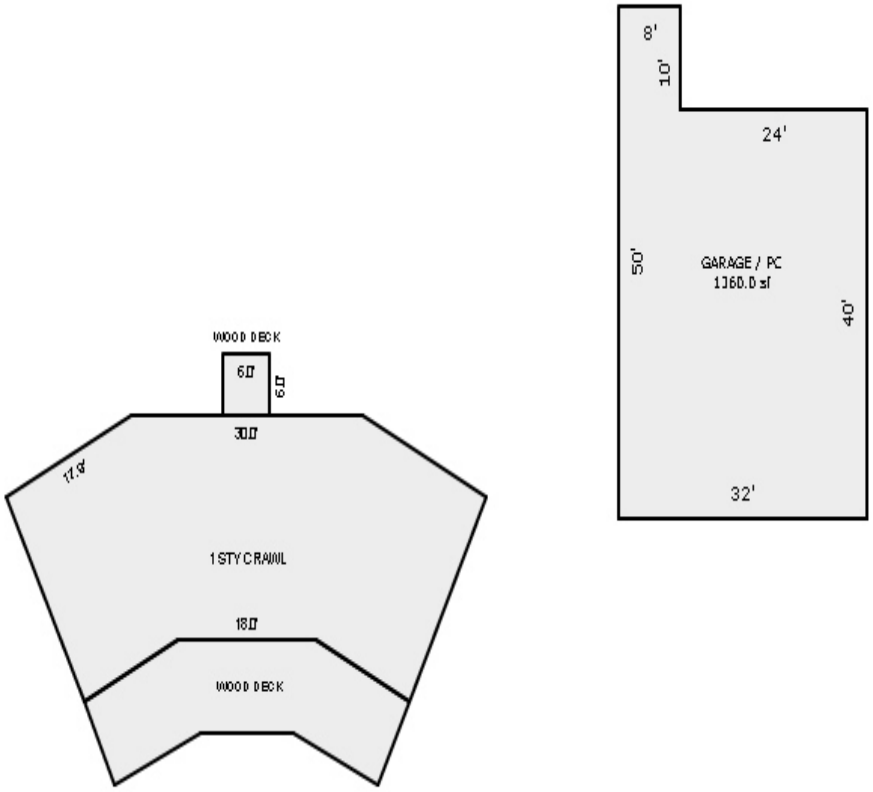
County Multiplier = 1.38 => Cost New = 17,454

Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 12,393

Total Depreciated Cost = 85,098

ECF (101 AGRICULTURE) 0.980 => TCV of Bldg: 1 = 83,396

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



Sketch by Apex Medina™

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

Parcel Number: 009-014-013-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DUTCHMAN PROPERTIES LLC	NORTHERN PIES NURSERY INC	0	04/16/2012	OTH	AGREEMENT	2012-01612 & 0	PTA	0.0
VANDERWEIDE STEPHEN J	DUTCHMAN PROPERTIES LLC	0	05/16/2003	QC	Not Qualified	04-0/1128		0.0

Property Address

GREEN RD

Owner's Name/Address

DUTCHMAN PROPERTIES LLC
9689 W WALKER ROAD
MANTON MI 49663

Tax Description

. SEC 14 T22N R8W N 1/2 OF SE 1/4. 80 A.

Comments/Influences

Class: 102 AGRICULTURAL– Zoning:

School: LAKE CITY - 57020

P.R.E. 100% 07/21/1994 Qual. Ag.

MAP #:

2018 Est TCV 225,500

Building Permit(s)	Date	Number	Status

Improved | X | Vacant

Land Value Estimates for Land Table Ag 1 .A - Agriculture

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2014 66 - 120 Acres	48.00 Acres		3600	100				172,800
AG SW 2014 UNTILLABLE	31.00 Acres		1700	100				52,700
AG SW 2014 ROW	1.00 Acres		0	100				0
	80.00 Total Acres		Total Est. Land Value =					225,500

	Public Improvements
	Dirt Road
	Gravel Road
X	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
	Flood Plain

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	05/10/2016	INSPECTED
TPC	06/14/2015	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	112,800	0	112,800			31,038C
2017	112,800	0	112,800			30,400C
2016	126,000	0	126,000			30,129C
2015	107,000	0	107,000			30,039C

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

Parcel Number: 009-014-014-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DUTCHMAN PROPERTIES LLC	PEARSON JOHN L & MARIA J	1	10/31/2016	QC	RELATED PARTY	2016-03809	PTA	0.0

Property Address

W KELLY RD

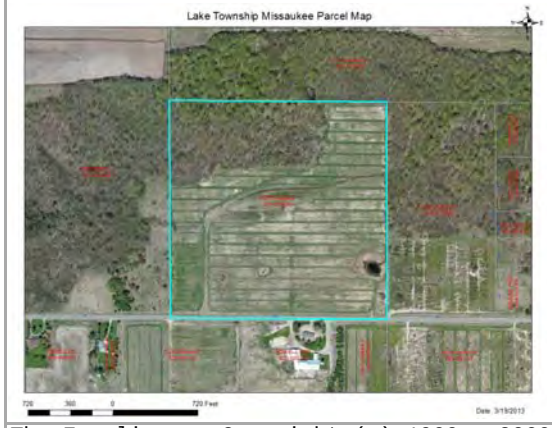
Owner's Name/Address

PEARSON JOHN L & MARIA J
10919 WEST KELLY RD
LAKE CITY MI 49651

Tax Description

. SEC 14 T22N R8W SW 1/4 OF SE 1/4. 40 A.

Comments/Influences



Class: 102 AGRICULTURAL– Zoning:

School: LAKE CITY - 57020

P.R.E. 100% 07/21/1994 Qual. Ag.

MAP #:

2018 Est TCV 68,000

Building Permit(s)	Date	Number	Status

	Improved		Vacant

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

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

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	05/09/2017	INSPECTED

Land Value Estimates for Land Table Ag 1 .A - Agriculture

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2014 SURPLUS 1700/	40.00 Acres		1700	100				68,000
	40.00 Total Acres				Total Est. Land Value =			68,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	34,000	0	34,000			26,523C
2017	34,000	0	34,000			25,978C
2016	36,000	0	36,000			25,747C
2015	34,000	0	34,000			25,670C

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

Parcel Number: 009-014-015-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WALTERS CHARLES J & KATHE	DUTCHMAN PROPERTIES LLC	62,000	01/20/2006	LC	Arms Length	06-0/196		0.0

Property Address

W KELLY RD

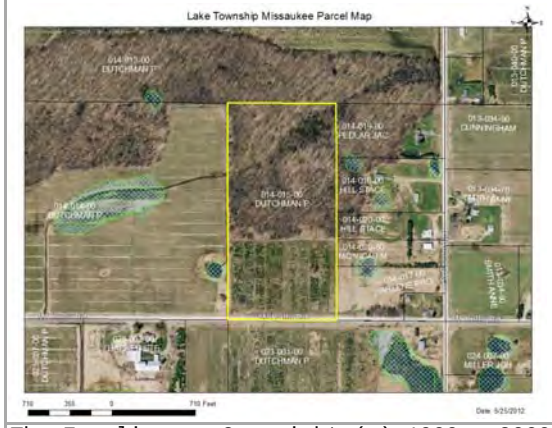
Owner's Name/Address

DUTCHMAN PROPERTIES LLC
9689 W WALKER RD
Manton MI 49663

Tax Description

. SEC 14 T22N R8W W 1/2 OF SE 1/4 OF SE 1/4. 20 A.

Comments/Influences



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Class: 102 AGRICULTURAL– Zoning:

School: LAKE CITY - 57020

P.R.E. 100% 01/12/2006 Qual. Ag.

MAP #:

2018 Est TCV 34,000

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

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

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

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	05/08/2017	INSPECTED

Land Value Estimates for Land Table Ag 1 .A - Agriculture

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2014 SURPLUS 1700/	20.00 Acres		1700	100				34,000
	20.00 Total Acres				Total Est. Land Value =			34,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	17,000	0	17,000			9,746C
2017	17,000	0	17,000			9,546C
2016	18,000	0	18,000			9,461C
2015	17,000	0	17,000			9,433C

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

Parcel Number: 009-014-017-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ARLENE PROPERTIES LLC	HUNT THOMAS W	0	09/15/2010	WD	Split Improved	2010-4261WD &	PTA	0.0
PEER JOHN W & PITZ AMY L	HOUSEHOLD FINANCE CORP	50,778	12/19/2009	SD	Not Qualified	2008/3292		100.0
HOUSEHOLD FINANCE CORP	ARLENE PROPERTIES LLC	24,000	12/09/2009	OTH	Not Qualified	2010/35		100.0
PEER JOHN W & AMY L (DIVO	PEER JOHN W & PITZ AMY (T	0	05/30/2008	QC	Not Qualified	2008/2449		0.0

Property Address

S GREEN RD

Owner's Name/Address

ARLENE PROPERTIES LLC
9689 W WALKER ROAD
MANTON MI 49663

Tax Description

S 1/2 OF SE 1/4 OF SE 1/4 OF SE 1/4 EXC E 250FT OF S170FT THEREOF SEC 14 T22N R8W 4.0243
SPLIT ON 12/23/2010 INTO 009-014-017-90; SEC 14 T22N R8W S 1/2 OF SE 1/4 OF SE 1/4 OF SE 1/4. 5A.
HISOTRY-SEC 14 T22N R8W S 1/2 OF SE 1/4 OF SE 1/4 OF SE 1/4 EXC E 250 FT OF S 170 FT THOF. 4.0243A. 2010 PARCEL
009-014-017-00 SPLIT ON 12/23/2010

Comments/Influences

Split/Comb. on 12/23/2010 completed.

Class: 102 AGRICULTURAL–	Zoning:	Building Permit(s)	Date	Number	Status
School: LAKE CITY - 57020					
P.R.E. 0%					
MAP #:					
2018 Est TCV 8,851					

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	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
	Flood Plain

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	05/08/2017	INSPECTED
TPC	11/02/2015	INSPECTED

Land Value Estimates for Land Table Ag 1 .A - Agriculture

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2014 UNTILLED 2200	4.02 Acres		2200	100				8,851
	4.02 Total Acres				Total Est. Land Value =			8,851

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	4,400	0	4,400			3,512C
2017	4,400	0	4,400			3,440C
2016	3,600	0	3,600			3,410C
2015	3,400	0	3,400			3,400S

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Parcel Number: 009-014-017-90 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HUNT THOMAS W & ANN M	HUNT THOMAS W & ANN M	0	12/20/2016	QC	LIFE ESTATE	2016-04185	PTA	0.0
HUNT THOMAS W & ANN M	HUNT THOMAS W & ANN M	0	11/29/2016	QC	RELATED PARTY	2016-03899		0.0
HUNT THOMAS & ANN FAMILY	HUNT THOMAS W & ANN M	1	07/14/2016	QC	RELATED PARTY	2016-02388	PTA	0.0
HUNT THOMAS W & ANN M	HUNT THOMAS W & ANN M	1	07/14/2016	QC	RELATED PARTY	2016-02389	PTA	0.0

Property Address

2980 S GREEN RD

Owner's Name/Address

HUNT THOMAS W & ANN M
2980 S GREEN RD
LAKE CITY MI 49651

Tax Description

E 250FT OF S 170FT OF SE /14 OF SE 1/4
SEC 14 T22N R8W
SPLIT ON 12/23/2010 FROM 009-014-017-00;
FROM SEC 14 T22N R8W S 1/2 OF SE 1/4 OF
SE 1/4 OF SE 1/4. 5A.
HISTORY-SEC 14 T22N R8W E 250 FT OF S 170
FT OF SE 1/4 OF SE 1/4. .9757A. 2010
Split of 009-014-017-00 on 12/23/2010

Comments/Influences

MLS 1820817 REMODELED 2 BEDROOM AND 1

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Missaukee, Michigan

Class: 401 RESIDENTIAL-I Zoning:

School: LAKE CITY - 57020

P.R.E. 100% 11/01/2016

MAP #:

2018 Est TCV 68,682 TCV/TFA: 79.59

Building Permit(s)	Date	Number	Status

X Improved Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	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
	Flood Plain

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	08/01/2016	INSPECTED
TPC	01/27/2012	INSPECTED

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
40/FF	250.00	170.00	1.0000	1.0000	40	100		10,000
250 Actual Front Feet, 0.98 Total Acres							Total Est. Land Value =	10,000

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	5,000	29,300	34,300			17,382C
2017	5,000	28,500	33,500			17,025C
2016	5,000	22,700	27,700	27,700D		16,874C
2015	5,000	19,900	24,900			16,824C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1921 REM	2011

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall	X	Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord	X	Min

Size of Closets

	Lg		Ord	X	Small

Doors		Solid	X	H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Plaster		

(7) Excavation

Basement: 735 S.F.
Crawl: 128 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
X	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors	
	No Floor	SF

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

60	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

Class: CD
Effec. Age: 35
Floor Area: 863
Total Base Cost: 64,380
Total Base New : 88,844
Total Depr Cost: 54,675
Estimated T.C.V: 53,581

CntyMult
X 1.380
E.C.F.
X 0.980

(16) Porches/Decks

Area	Type
90	WGEP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 600
% Good: 25
Storage Area: 0
No Conc. Floor: 600

Bsmnt Garage:

Carport Area:
Roof:

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Mich Bsmnt.	61.20	-4.56	0.00	735	41,630
1	Story Siding	Crawl Space	61.20	-9.11	0.00	128	6,668

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	630.00	1	630
(14) Water/Sewer			
Well, 50 Feet	1575.00	1	1,575
1000 Gal Septic	2895.00	1	2,895
(15) Built-Ins & Fireplaces			
Appliance Allowance	1415.00	1	1,415
(16) Porches			
WGEP (1 Story), Standard	44.43	90	3,999

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 52,754

Separately Depreciated Items:

(17) Garages

Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)

Base Cost	12.38	600	7,428
No Floor Deduction	-3.10	600	-1,860

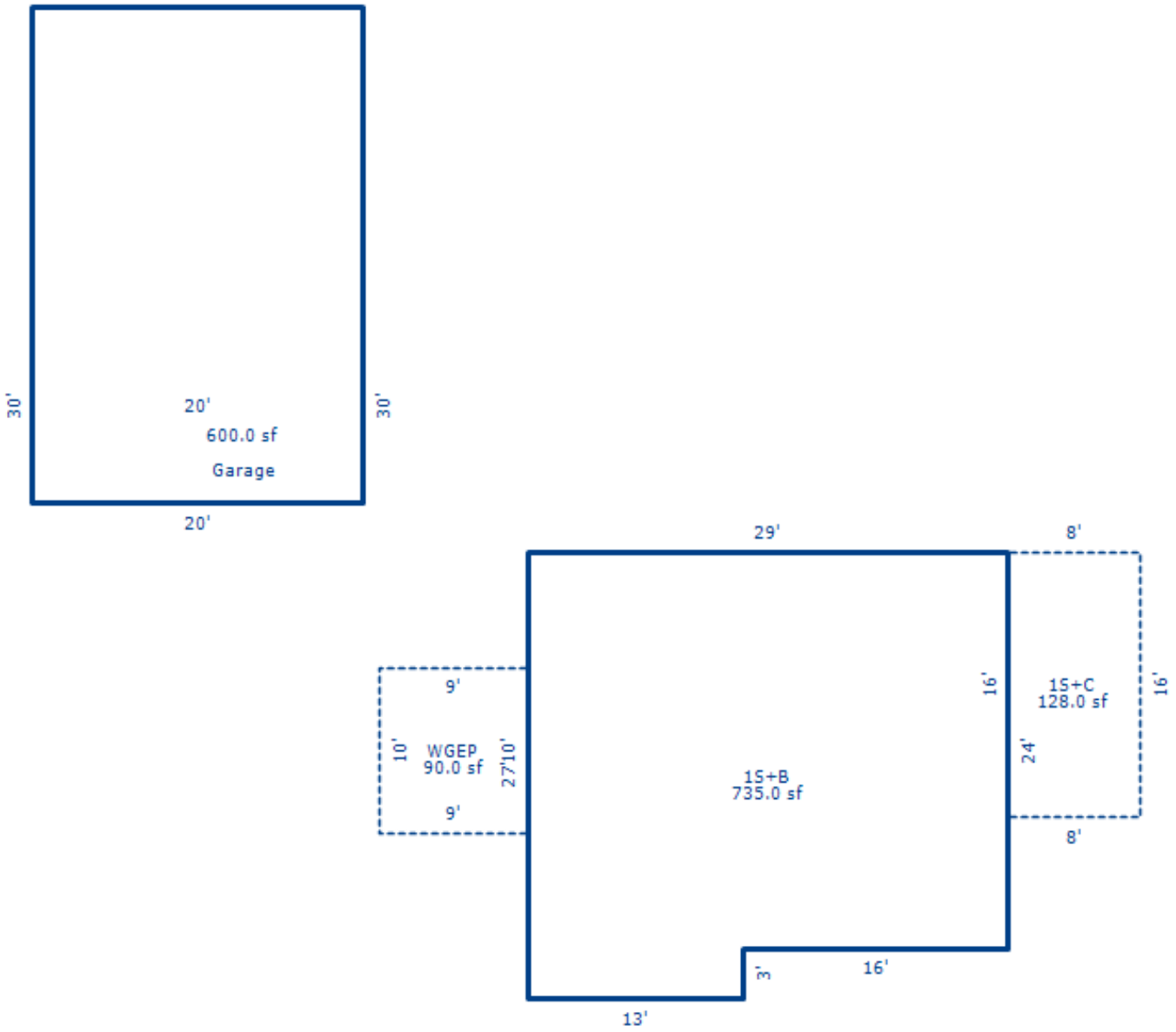
County Multiplier = 1.38 => Cost New = 7,684

Phy/Ab.Phy/Func/Econ/Comb.%Good= 25/100/100/100/25.0, Depr.Cost = 1,921

Total Depreciated Cost = 54,675

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 53,581

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



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

Building Type	Barn - General Purpose				
Year Built					
Class/Construction	D,Pole				
Quality/Exterior	Average				
Base Rate/SF	14.15				
# of Walls, Perimeter	4 Wall, 140				
Perimeter Mult.	X 1.084 = 15.34				
Height	0				
Story Height Mult.	X 0.946 = 14.51				
Heating System	No Heating/Cooling				
Heat Adj./SF					
Misc. Adjustment					
Misc. Adj./SF					
County Multiplier	X 1.38 = 20.02				
Final Rate/SF	$20.02				
Length/Width/Area	30 x 40 = 1200				
Cost New	$ 24,029				
Phy./Func./Econ. %Good	35/50/100 17.5				
Depreciated Cost	$ 4,205				
+ 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	$ 4,626				
Comments:					

Total Estimated True Cash Value of Agricultural Improvements / This Card: 4626 / All Cards: 4626

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

Parcel Number: 009-014-018-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

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
2830 S GREEN RD	School: LAKE CITY - 57020					
	P.R.E. 100% 07/21/1994					
Owner's Name/Address	MAP #:					
HILL STACEY R 2830 S GREEN ROAD LAKE CITY MI 49651	2018 Est TCV 81,809 TCV/TFA: 56.81					

Tax Description

. SEC 14 T22N R8W S 1/2 OF NE 1/4 OF SE 1/4 OF SE 1/4. 5 A.

Comments/Influences

X	Improved	
	Vacant	

	Public Improvements
	Dirt Road
	Gravel Road
X	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
	Flood Plain

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	01/27/2012	INSPECTED

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
40/FF	330.00	660.00	1.0000	1.0000	40	100		13,200
330 Actual Front Feet, 5.00 Total Acres							Total Est. Land Value =	13,200

Land Improvement Cost Estimates

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.51	1.00	1800	0	0

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	6,600	34,300	40,900			27,603C
2017	6,600	31,900	38,500			27,036C
2016	6,600	26,900	33,500			26,795C
2015	6,600	28,800	35,400			26,715C

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

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: BOCA/STATE

Yr Built	Remodeled
1992	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1440 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors	
	No Floor	SF

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

Class: CD
Effec. Age: 20
Floor Area: 1440
Total Base Cost: 87,550
Total Base New : 120,819
Total Depr Cost: 96,655
Estimated T.C.V: 67,659

CntyMult
X 1.380
E.C.F.
X 0.700

(16) Porches/Decks

Area	Type

(17) Garage

Year Built: 1976
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: 1144
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

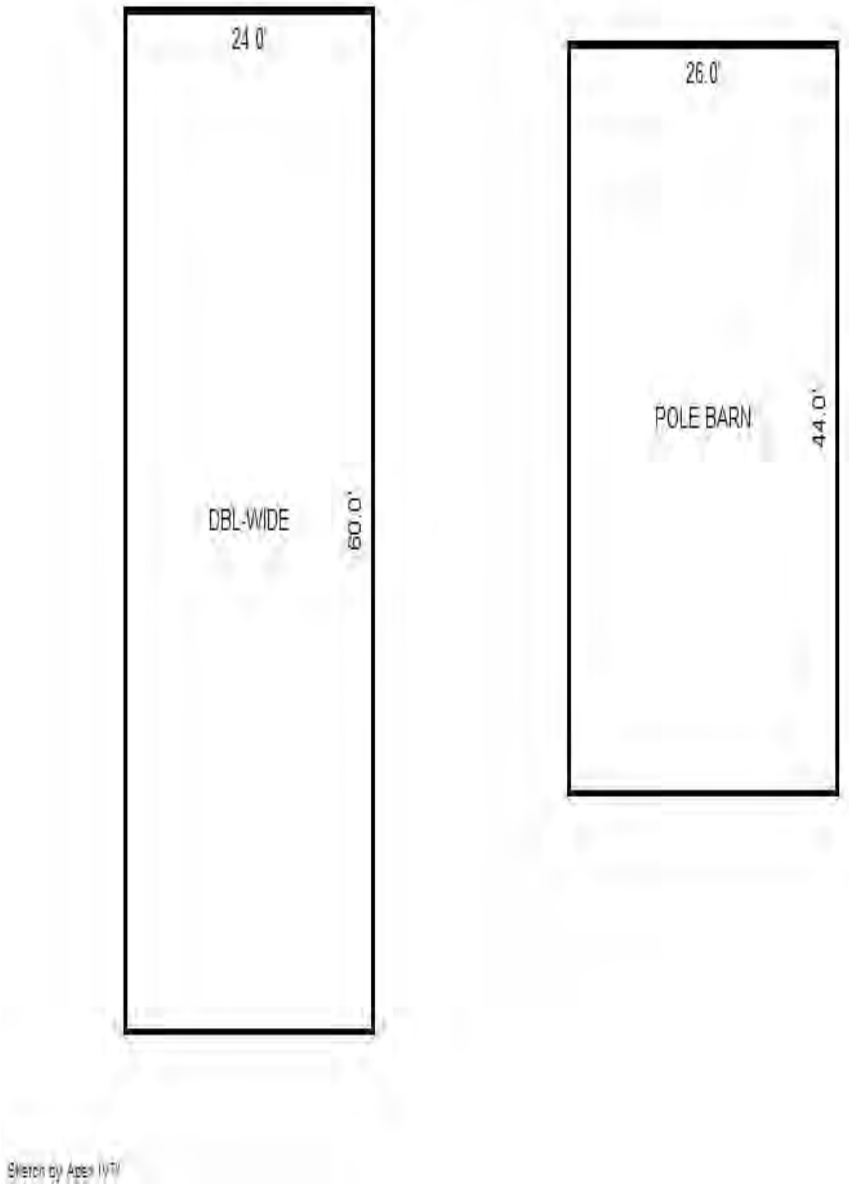
Carport Area:
Roof:

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	55.60	-7.96	0.00	1440	68,602

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	630.00	1	630
2 Fixture Bath	1325.00	1	1,325
(14) Water/Sewer			
Well, 50 Feet	1575.00	1	1,575
1000 Gal Septic	2895.00	1	2,895
(15) Built-Ins & Fireplaces			
Appliance Allowance	1415.00	1	1,415
(17) Garages			
Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)			
Base Cost	9.71	1144	11,108

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 96,655
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.700 => TCV of Bldg: 1 = 67,659

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



Sketch by Apex IV™

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

Parcel Number: 009-014-019-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

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
2800 S GREEN RD	School: LAKE CITY - 57020					
	P.R.E. 100% 07/21/1994					
Owner's Name/Address	MAP #:					
PEDLAR JACK W 2800 S GREEN ROAD LAKE CITY MI 49651	2018 Est TCV 119,238 TCV/TFA: 70.97					

Tax Description

. SEC 14 T22N R8W N 1/2 OF NE 1/4 OF SE 1/4 OF SE 1/4. 5 A.

Comments/Influences

X	Improved		Vacant	

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	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
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	11/20/2013	INSPECTED
TPC	01/27/2012	INSPECTED

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
40/FF	330.00	662.00	1.0000	1.0000	40	100		13,200
330 Actual Front Feet, 5.01 Total Acres							Total Est. Land Value =	13,200

Land Improvement Cost Estimates

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	1122	0	0
Shed: Wood Frame	9.85	1.00	120	94	1,111

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.5	95	1,425
Total Estimated Land Improvements True Cash Value =					2,536

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	6,600	53,000	59,600			49,443C
2017	6,600	51,400	58,000			48,427C
2016	6,600	48,500	55,100			47,996C
2015	6,600	45,200	51,800			47,853C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1.5S

Yr Built	Remodeled
1976	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 1120 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors	
	No Floor	SF

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil	X	Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

Class: CD
Effec. Age: 30
Floor Area: 1680
Total Base Cost: 109,331
Total Base New : 150,877
Total Depr Cost: 105,614
Estimated T.C.V: 103,502

CntyMult
X 1.380
E.C.F.
X 0.980

(16) Porches/Decks

Area	Type
192	WCP (1 Story)
240	Brzwy, FW

(17) Garage

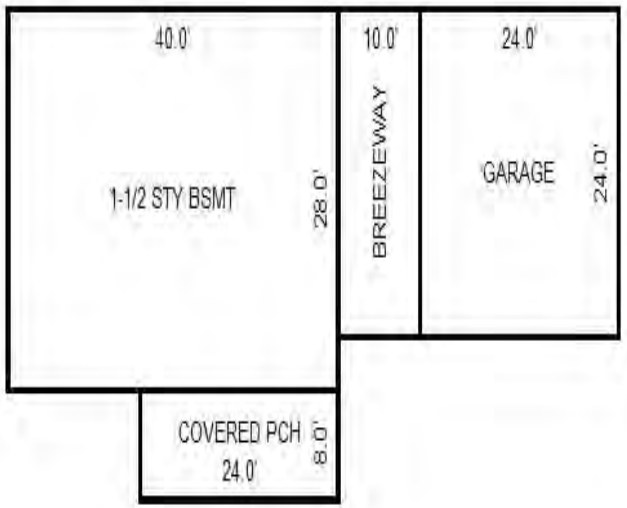
Year Built: 1991
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 1
Area: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	73.96	0.00	-0.32	1120	82,477
Other Additions/Adjustments				Rate		Size	Cost
(13) Plumbing							
Average Fixture(s)				630.00		1	630
(14) Water/Sewer							
Well, 50 Feet				1575.00		1	1,575
1000 Gal Septic				2895.00		1	2,895
(15) Built-Ins & Fireplaces							
Appliance Allowance				1415.00		1	1,415
(16) Porches							
WCP (1 Story), Standard				21.08		192	4,047
(16) Breezeways							
Frame Wall,Finished				27.25		240	6,540
(17) Garages							
Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)							
Base Cost				18.45		576	10,627
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 =							105,614
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 =							103,502

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



Sketch by Apex IV™

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

Parcel Number: 009-014-020-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HILL STACEY R	MISSAUKEE COUNTY TREASURE	0	02/26/2016	OTH	FORFEITED TO COUNTY	2016-00581		0.0

Property Address
2870 S GREEN RD

Class: 201 COMMERCIAL-IM Zoning:
School: LAKE CITY - 57020
P.R.E. 0%
MAP #:
2018 Est TCV 79,184 TCV/TFA: 34.25

Building Permit(s)	Date	Number	Status

Owner's Name/Address
HILL STACEY R
2830 S GREEN RD
LAKE CITY MI 49651

X Improved Vacant

Public Improvements

	Dirt Road
	Gravel Road
X	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
	Flood Plain

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GRAGE C	40/FF	165.00	660.00 1.0000	1.0000	40	100		6,600
165 Actual Front Feet, 2.50 Total Acres							Total Est. Land Value =	6,600

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
. SEC 14 T22N R8W N 1/2 OF N 1/2 OF S 1/2 OF E 1/2 OF SE 1/4 OF SE 1/4. 2.5A.

Comments/Influences

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	3,300	36,300	39,600			30,653C
2017	3,300	35,200	38,500			30,023C
2016	3,300	37,900	41,200			29,756C
2015	3,300	36,600	39,900			29,667C

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	01/27/2012	INSPECTED

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

Desc. of Bldg/Section: CAL 52
Calculator Occupancy: Garage, Service/Repair

Class: C
Floor Area: 2,312
Gross Bldg Area: 2,312
Stories Above Grd: 1
Average Sty Hght : 10
Bsmnt Wall Hght

Depr. Table : 2.25%
Effective Age : 30
Physical %Good: 51
Func. %Good : 100
Economic %Good: 100

1981 Year Built
Remodeled

Overall Bldg Height

Comments:
THIS PORTION OF BLDG IS BLOCK

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 100
Heat#2: Space Heaters, Gas with Fan 0%
Ave. SqFt/Story: 2312
Ave. Perimeter: 210
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: C Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 38.85

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 38.85

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 10 Height per Story Multiplier: 0.920
Ave. Floor Area: 2,312 Perimeter: 210 Perim. Multiplier: 1.193
Refined Square Foot Cost for Upper Floors: 42.64

County Multiplier: 1.42, Final Square Foot Cost for Upper Floors = 60.549

Total Floor Area: 2,312 Base Cost New of Upper Floors = 139,990

Reproduction/Replacement Cost = 139,990
Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 51 /100/100/100/51.0
Total Depreciated Cost = 71,395

ECF (201B COMMERCIAL GROUP B) 1.010 => TCV of Bldg: 1 = 72,109
Replacement Cost/Floor Area= 60.55 Est. TCV/Floor Area= 31.19

(1) Excavation/Site Prep:

(2) Foundation:

	Footings	X	Poured Conc		Brick/Stone		Block

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

	Many Above Ave.		Average Typical		Few None

	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners

(9) Sprinklers:

(10) Heating and Cooling:

	Gas Oil		Coal Stoker		Hand Fired Boiler

(11) Electric and Lighting:

Outlets:		Fixtures:
Few Average Many Unfinished Typical		Few Average Many Unfinished Typical
Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer

(13) Roof Structure: Slope=0

(14) Roof Cover:

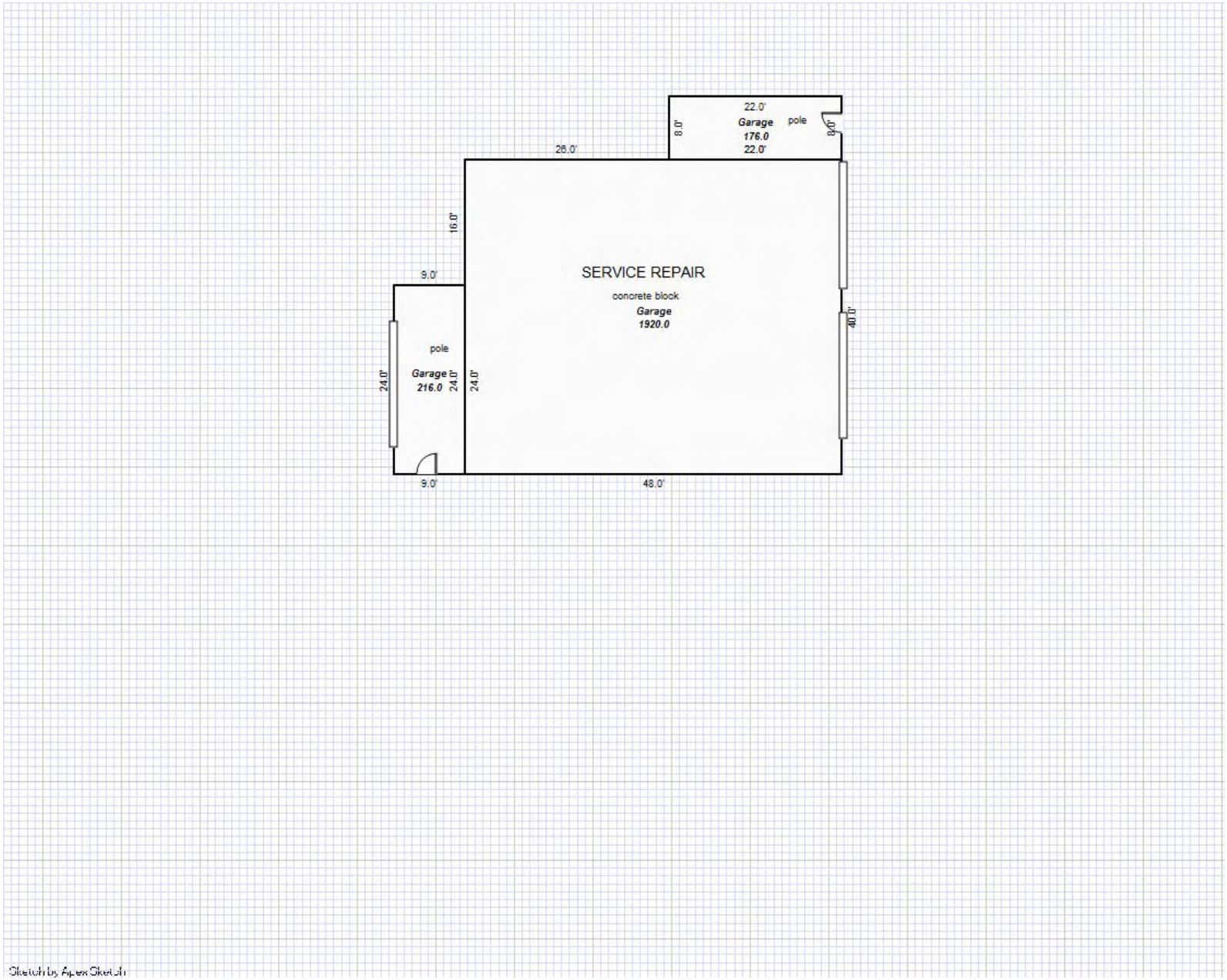
(39) Miscellaneous:

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

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

Parcel Number: 009-014-020-00, Commercial/Industrial Building 1 Printed on 04/24/2018



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

Parcel Number: 009-014-020-50 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MCVICAR MICHELLE	MCVICAR MATTHEW	1	01/21/2016	QC	RELATED PARTY	2016-00202	PTA	0.0
MC VICAR MARK	MCVICAR MICHELLE & BRIGGS	1	09/05/2014	QC	QUIT CLAIM	2014-03029	PTA	0.0
BAKER JANICE KAE (WIFE OF	MC VICAR MARK (MM)	0	12/12/2008	QC	Not Qualified	2009/3543		0.0

Property Address

2882 S GREEN RD

Owner's Name/Address

MCVICAR MATTHEW &
BRIGGS BONNIE M
5880 W SOUTHVIEW RD
LAKE CITY MI 49651

Tax Description

. SEC 14 T22N R8W S 1/2 OF N 1/2 OF S 1/2 OF E 1/2 OF SE 1/4 OF SE 1/4. 2.5A.

Comments/Influences

Class: 201 COMMERCIAL-IM Zoning:

School: LAKE CITY - 57020

P.R.E. 0%

MAP #:

2018 Est TCV 40,288 TCV/TFA: 26.23

Building Permit(s)	Date	Number	Status

X Improved Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	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
	Flood Plain

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	05/19/2014	INSPECTED
TPC	01/27/2012	INSPECTED

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GRAGE C	40/FF 165.00	660.00	1.0000	1.0000	40	100		6,600
165 Actual Front Feet, 2.50 Total Acres							Total Est. Land Value =	6,600

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	3,300	16,800	20,100			14,709C
2017	3,300	16,500	19,800			14,407C
2016	3,300	17,800	21,100			14,279C
2015	3,300	17,100	20,400			14,237C

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

Desc. of Bldg/Section: CAL 52
Calculator Occupancy: Garage, Service/Repair

Class: D,Pole
Floor Area: 1,536
Gross Bldg Area: 1,536
Stories Above Grd: 1
Average Sty Hght : 14
Bsmnt Wall Hght

Depr. Table : 2%
Effective Age : 28
Physical %Good: 57
Func. %Good : 100
Economic %Good: 100

1986	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: Space Heaters, Gas with Fan 100
Heat#2: No Heating or Cooling 0%
Ave. SqFt/Story: 1536
Ave. Perimeter: 160
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: Low

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

Base Rate for Upper Floors = 22.30

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 22.30

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 14 Height per Story Multiplier: 1.000
Ave. Floor Area: 1,536 Perimeter: 160 Perim. Multiplier: 1.247
Refined Square Foot Cost for Upper Floors: 27.81

County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 38.097

Total Floor Area: 1,536 Base Cost New of Upper Floors = 58,517

Reproduction/Replacement Cost = 58,517
Eff.Age:28 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 57 /100/100/100/57.0
Total Depreciated Cost = 33,355

ECF (201B COMMERCIAL GROUP B) 1.010 => TCV of Bldg: 1 = 33,688
Replacement Cost/Floor Area= 38.10 Est. TCV/Floor Area= 21.93

(1) Excavation/Site Prep:

(2) Foundation:

		Footings						
X	Poured Conc		Brick/Stone		Block			

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

	Many Above Ave.		Average Typical		Few None		
	Total Fixtures		Urinals				
	3-Piece Baths		Wash Bowls				
	2-Piece Baths		Water Heaters				
	Shower Stalls		Wash Fountains				
	Toilets		Water Softeners				

(9) Sprinklers:

(10) Heating and Cooling:

	Gas Oil		Coal Stoker		Hand Fired Boiler

(11) Electric and Lighting:

Outlets:		Fixtures:
Few Average Many Unfinished Typical		Few Average Many Unfinished Typical
Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

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

Sketch by Apex IV™

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

Parcel Number: 009-015-002-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BORSUM ERVIN & BETTY J TR	BORSUM DENNIS M & DEBRA	0	10/28/2010	QC	FAMILY SALE	2010-4859QC	PTA	0.0

Property Address	Class: 102 AGRICULTURAL–	Zoning:	Building Permit(s)	Date	Number	Status
DICKERSON RD	School: LAKE CITY - 57020					
	P.R.E. 100% 08/01/1994 Qual. Ag.					
Owner's Name/Address	MAP #:					
BORSUM DENNIS M & DEBRA -JT FRS 2540 S DICKERSON ROAD LAKE CITY MI 49651	2018 Est TCV 25,500					

Tax Description

. SEC 15 T22N R8W S 1/2 OF N 1/2 OF S 1/2 OF SE 1/4 OF NE 1/4 & S 1/2 OF S 1/2 OF SE 1/4 OF NE 1/4 15A.

Comments/Influences

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	Improved	X	Vacant

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

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

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	05/08/2017	INSPECTED

Land Value Estimates for Land Table Ag 1 .A - Agriculture

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2014 SURPLUS 1700/	15.00 Acres		1700	100				25,500
	15.00 Total Acres				Total Est. Land Value =			25,500

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	12,800	0	12,800			4,451C
2017	12,800	0	12,800			4,360C
2016	13,500	0	13,500			4,322C
2015	22,500	0	22,500			4,310C

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

Parcel Number: 009-015-002-25 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

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
2540 S DICKERSON RD	School: LAKE CITY - 57020		Pole Barn	08/27/2007	20070592	Complete
	P.R.E. 100% 07/21/1994					
Owner's Name/Address	MAP #:					
BORSUM DENNIS M 2540 S DICKERSON ROAD LAKE CITY MI 49651	2018 Est TCV 189,285 TCV/TFA: 236.61					

X Improved | | Vacant

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
Residentia	30 - 65 $2000		60.00 Acres		2000	100		120,000
			60.00 Total Acres				Total Est. Land Value =	120,000

Land Improvement Cost Estimates

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	3.39	1.00	144	94	459
Total Estimated Land Improvements True Cash Value =					459

Taxpayer's Name/Address

BORSUM DENNIS M
2540 S DICKERSON ROAD
LAKE CITY MI 49651

Tax Description

. SEC 15 T22N R8W NE 1/4 OF SE 1/4 & N 1/2 OF SE 1/4 OF SE 1/4. 60A.

Comments/Influences

ADD OLD BARN FOR 2009.

Public Improvements

	Dirt Road
	Gravel Road
X	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
X	Wooded
	Pond
	Waterfront
	Ravine
X	Wetland
	Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	60,000	34,600	94,600			55,653C
2017	60,000	31,800	91,800			54,509C
2016	54,000	31,600	85,600			54,023C
2015	48,000	27,700	75,700			53,862C

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	06/14/2015	INSPECTED
TPC	07/07/2011	INSPECTED

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1930	1985

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 800 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
8	Poured Conc.
	Stone
	Treated Wood
X	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors	
	No Floor	SF

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

150	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

Class: D
Effec. Age: 40
Floor Area: 800
Total Base Cost: 84,944
Total Base New : 117,223
Total Depr Cost: 70,230
Estimated T.C.V: 68,826

CntyMult
X 1.380
E.C.F.
X 0.980

(16) Porches/Decks

Area	Type
147	WCP (1 Story)
128	Treated Wood
189	Brzwy, FW

(17) Garage

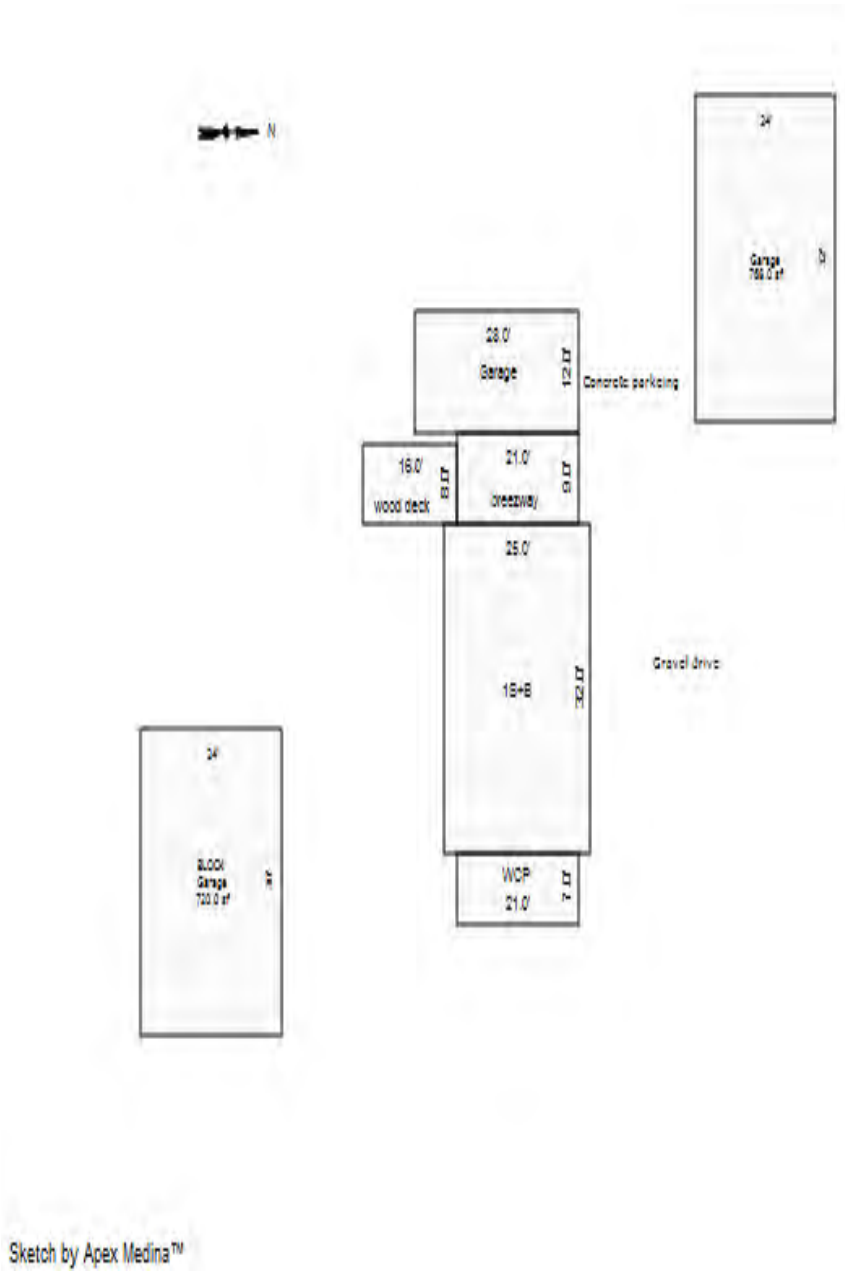
Year Built: 1985
Car Capacity:
Class: D
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 1
Area: 336
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	51.10	0.00	0.66	800	41,408
Other Additions/Adjustments				Rate		Size	Cost
(13) Plumbing							
Average Fixture(s)				525.00		1	525
(14) Water/Sewer							
Well, 50 Feet				1575.00		1	1,575
1000 Gal Septic				2720.00		1	2,720
(15) Built-Ins & Fireplaces							
Appliance Allowance				1235.00		1	1,235
(16) Porches							
WCP (1 Story), Standard				22.24		147	3,269
(16) Deck/Balcony							
Treated Wood,Standard				7.11		128	910
(16) Breezeways							
Frame Wall,Finished				26.75		189	5,056
(17) Garages							
Class:D Exterior: Siding Foundation: 18 Inch (Unfinished)							
Base Cost				20.42		336	6,861
Mechanical Doors				325.00		1	325
Class:D Exterior: Block Foundation: 42 Inch (Unfinished)							
Base Cost				16.31		720	11,743
Class:D Exterior: Pole Foundation: 42 Inch (Unfinished)							
Base Cost				11.48		768	8,817
Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost =							69,920
Separately Depreciated Items:							
Unit-in-Place Cost Items:							
BARN				1.00		500	500
County Multiplier = 1.38 => Cost New =							690
Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/100/45.0, Depr.Cost =							311
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>							

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



Sketch by Apex Medina™

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

Parcel Number: 009-015-003-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MOLITOR DON & BETTY A	MOLITOR DON & BETTY FAMIL	1	02/01/2012	QC	QUIT CLAIM	2012-00330		0.0

Property Address

2400 S DICKERSON RD

Owner's Name/Address

MOLITOR DON & BETTY FAMILY TRUST
MOLITOR DON & BETTY FAMILY TRUST
2400 S DICKERSON
LAKE CITY MI 49651

Tax Description

. SEC 15 T22N R8W N 1/2 OF SE 1/4 OF NE 1/4 & N 1/2 OF N 1/2 OF S 1/2 OF SE 1/4 OF NE 1/4. 25 A.

Comments/Influences

Class: 401 RESIDENTIAL-I Zoning:

School: LAKE CITY - 57020

P.R.E. 100% 07/21/1994

MAP #:

2018 Est TCV 169,403 TCV/TFA: 89.92

Building Permit(s)	Date	Number	Status
Reroof	03/13/2006	20060031	Complete

X	Improved		Vacant

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

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

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	11/08/2010	INSPECTED

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18 -29 @$2000	25.00 Acres		2000	100				50,000
	25.00 Total Acres				Total Est. Land Value =			50,000

Land Improvement Cost Estimates

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.51	1.00	3000	0	0

Residential Local Cost Land Improvements

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 =					2,425

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	25,000	59,700	84,700			70,820C
2017	25,000	57,900	82,900			69,364C
2016	25,000	54,500	79,500			68,746C
2015	25,000	50,800	75,800			68,541C

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

Building Type	
X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1.5S

Yr Built	Remodeled
1977	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable Hip Flat		Gambrel Mansard Shed

X	Asphalt Shingle

Chimney: Block

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
X	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord	X	Min

Size of Closets

	Lg		Ord	X	Small

Doors			Solid	X	H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Tile		

(7) Excavation

Basement: 936 S.F.
Crawl: 480 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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

150	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

Class: CD
Effec. Age: 35
Floor Area: 1884
Total Base Cost: 135,187
Total Base New : 186,558
Total Depr Cost: 119,366
Estimated T.C.V: 116,978

CntyMult
X 1.380
E.C.F.
X 0.980

(16) Porches/Decks

Area	Type
160	WCP (1 Story)
288	WCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class: D
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 1
Mech. Doors: 1
Area: 840
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

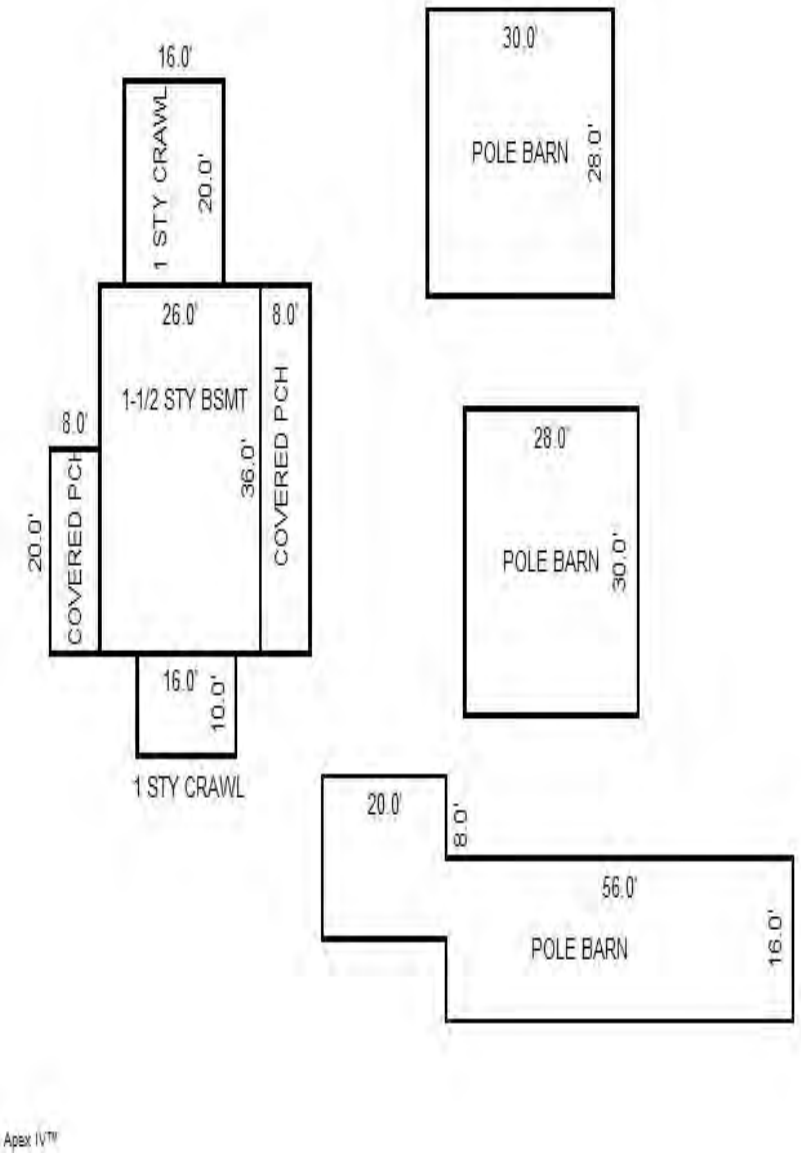
Carport Area:
Roof:

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	70.87	0.00	0.00	936	66,334
1	Story Siding	Crawl Space	55.73	-7.99	0.00	160	7,638
1	Story Siding	Crawl Space	55.73	-7.99	0.00	320	15,277

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	630.00	1	630
2 Fixture Bath	1325.00	1	1,325
(14) Water/Sewer			
Well, 50 Feet	1575.00	1	1,575
1000 Gal Septic	2895.00	1	2,895
(15) Built-Ins & Fireplaces			
Appliance Allowance	1415.00	1	1,415
(16) Porches			
WCP (1 Story), Standard	22.62	160	3,619
WCP (1 Story), Standard	18.49	288	5,325
(17) Garages			
Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)			
Base Cost	10.22	840	8,585
Automatic Doors	350.00	1	350
Mechanical Doors	325.00	1	325
Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)			
Base Cost	10.22	840	8,585
Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)			
Base Cost	9.30	1216	11,309

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 121,263
Separately Depreciated Items:
Square footage # 3 is depreciated at 56 %Good... Base Cost Was = 15,277
County Multiplier = 1.38 => Cost New = 21,082
Phy/Ab.Phy/Func/Econ/Comb.%Good= -9/100/100/100/-9.0, Depr.Cost = -1,897
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 116,978

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



Sketch by Apex IV™

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

Parcel Number: 009-015-006-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

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

Property Address	Class: 700 EXEMPT	Zoning:	Building Permit(s)	Date	Number	Status
	School: LAKE CITY - 57020					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
MISSAUKEE COUNTY ROAD COMMISSION 1199 N MOREY RD LAKE CITY MI 49651	2018 Est TCV 0					

Improved | X | Vacant

Land Value Estimates for Land Table .

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
			0.00 Total Acres		Total Est. Land Value =			0

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

Tax Description

. SEC 15 T22N R8W N 20 FT OF FORMER RR R/W LYING ACROSS NE 1/4 OF NW 1/4 & RIGHT OF WAY FOR JENNINGS RD.

Comments/Influences

Who	When	What
TPC	12/27/2017	INSPECTED

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

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

Parcel Number: 009-015-007-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		65,000	04/01/2003	WD	Download	03-0:1789		0.0

Property Address
2155 S BLODGETT RD

Owner's Name/Address
ATEN EDWARD
7640 W WALKER ROAD
MANTON MI 49663

Tax Description
SEC 15 T22N R8W (0*1998) BEG 1581.5 FT N OF W 1/4 COR TH N 412.29FT, S 86 DEG 54'50"E 240.84 FT, N 96.94 FT, S 86 DEG 54'50"E 264.89 FT, S 482 FT W 505 FT TO POB. 5.21A.

Comments/Influences
98 SPLIT TO 007-10,20,30,35,40,45,& 50 FOR 99

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Class: 401 RESIDENTIAL-I Zoning:
School: LAKE CITY - 57020
P.R.E. 0%
MAP #:
2018 Est TCV 73,320 TCV/TFA: 34.91

Building Permit(s)	Date	Number	Status
MANUFACTURED	11/13/2006	20060446	Complete
MANUFACTURED	11/13/2006	20060445	Complete

X Improved Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	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
	Flood Plain

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	08/10/2015	INSPECTED

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value G> RURAL SITES				15000	100			15,000
412 Actual Front Feet, 5.65 Total Acres							Total Est. Land Value =	15,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	7,500	29,200	36,700			36,700S
2017	8,700	34,500	43,200			37,837C
2016	8,700	29,000	37,700			37,500C
2015	8,700	30,700	39,400			37,388C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: HUD

Yr Built	Remodeled
1999	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors	
	No Floor	SF

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

Class: D
Effec. Age: 12
Floor Area: 1120
Total Base Cost: 49,054
Total Base New : 67,695
Total Depr Cost: 59,571
Estimated T.C.V: 32,764

CntyMult
X 1.380
E.C.F.
X 0.550

(16) Porches/Decks

Area	Type

(17) Garage

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:

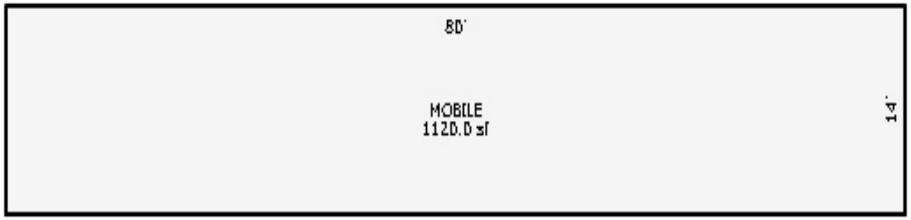
Carport Area:
Roof:

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1 Story	Siding	Piers	47.35	-11.85	0.66	1120	40,499

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	525.00	1	525
3 Fixture Bath	1650.00	1	1,650
(14) Water/Sewer			
Well, 100 Feet	2425.00	1	2,425
1000 Gal Septic	2720.00	1	2,720
(15) Built-Ins & Fireplaces			
Appliance Allowance	1235.00	1	1,235

Notes: 1999 MH (2161 S BLODGETT)
Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/100/88.0, Depr.Cost = 59,571
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.550 => TCV of Bldg: 1 = 32,764

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



Sketch by Apex Medina™

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: HUD

Yr Built	Remodeled
1990 EST	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors	
	No Floor	SF

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

Class: D
Effec. Age: 25
Floor Area: 980
Total Base Cost: 44,893
Total Base New : 61,953
Total Depr Cost: 46,465
Estimated T.C.V: 25,556

CntyMult
X 1.380
E.C.F.
X 0.550

(16) Porches/Decks

Area	Type

(17) Garage

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:

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	48.70	-12.28	0.66	980	36,338

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	525.00	1	525
3 Fixture Bath	1650.00	1	1,650
(14) Water/Sewer			
Well, 100 Feet	2425.00	1	2,425
1000 Gal Septic	2720.00	1	2,720
(15) Built-Ins & Fireplaces			
Appliance Allowance	1235.00	1	1,235

Notes: 2155 S BLODGETT
Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 46,465
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.550 => TCV of Bldg: 2 = 25,556

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

Sketch by Apex Medina™

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

Parcel Number: 009-015-007-10 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
OTTEWELL DONAD & YVONNE	BRONSON PEGGY	148,500	06/05/2014	WD	WARRANTY DEED	2014-02010	PTA	100.0
DIRKSE RICHARD L & KAY S	OTTEWELL DONAD & YVONNE	146,000	04/19/2013	WD	WARRANTY DEED	2013-01433 WD	PTA	100.0
		28,000	07/01/2000	WD	Download	338:1268		0.0

Property Address
8757 W JENNINGS RD

Class: 401 RESIDENTIAL-I Zoning:
School: LAKE CITY - 57020
P.R.E. 100% 06/15/2014
MAP #:
2018 Est TCV 172,906 TCV/TFA: 156.62

Building Permit(s)	Date	Number	Status

Owner's Name/Address
BRONSON PEGGY
8754 W JENNINGS RD
LAKE CITY MI 49651

X Improved | Vacant

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @$2000	8.57 Acres		2000	100				17,140
	8.57 Total Acres				Total Est. Land Value =			17,140

Land Improvement Cost Estimates

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	576	0	0

Residential Local Cost Land Improvements

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

	Public Improvements
	Dirt Road
	Gravel Road
X	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
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Tax Description
2013-01433 WD The East 66 feet of theW 1/2 of NW l/4 of Section 15, T22N,R8W., lying North ofthe South right of way line of the foRMerCadillac & Lake City Railroad right of way and South of Jennings Road, EXCEPT all that parcel described in Liber 261, page 848, Missaukee County Records. AND Parcel A-2, as shown in Book of Surveys S-3, page 489 to 492 inclusive, Missaukee County Records. (Being a part of W 1/2 of NW 1/4 of Section 15, T22N, R8W.) Including a 66 foot wide easement for ingress, egress and utilities lying adjacent to and 66 feet Northerly of a line described as:

Who	When	What
TPC	12/27/2017	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	8,600	77,900	86,500			77,804C
2017	8,100	75,600	83,700			76,204C
2016	9,000	71,100	80,100			75,525C
2015	9,000	66,300	75,300			75,300S

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
2002	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 1104 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
8	Poured Conc.
	Stone
	Treated Wood
X	Concrete Floor

(9) Basement Finish

1072	Recreation	SF
	Living	SF
1	Walkout Doors	
	No Floor	SF

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
3	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
1	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

Class: C +5
Effec. Age: 10
Floor Area: 1104
Total Base Cost: 131,479
Total Base New : 181,441
Total Depr Cost: 156,521
Estimated T.C.V: 153,391

CntyMult
X 1.380
E.C.F.
X 0.980

(16) Porches/Decks

Area	Type
48	CCP (1 Story)
48	WPP

(17) Garage

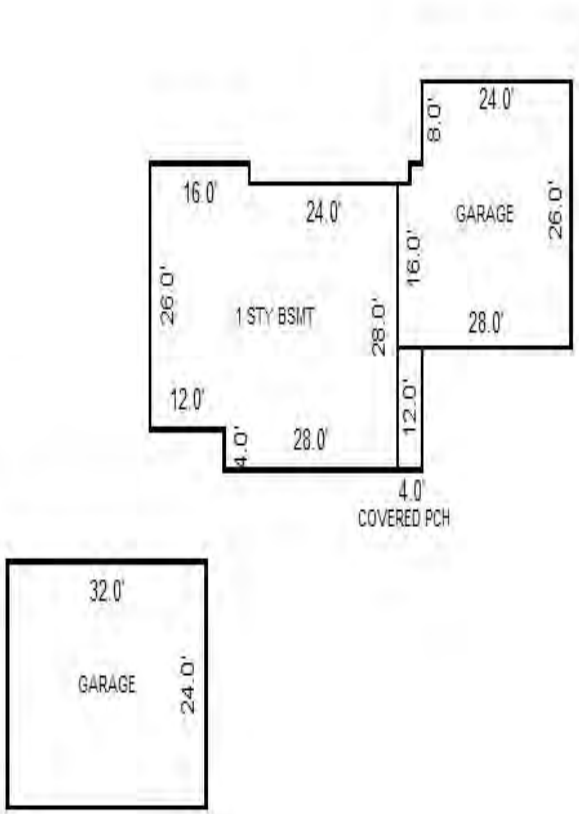
Year Built: 2002
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 1
Mech. Doors: 0
Area: 692
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	69.33	0.00	2.01	1104	78,759
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		2	4,800
Separate Shower				775.00		1	775
(14) Water/Sewer							
Well, 100 Feet				2700.00		1	2,700
1000 Gal Septic				3085.00		1	3,085
(15) Built-Ins & Fireplaces							
Appliance Allowance				1915.00		1	1,915
(16) Porches							
CCP (1 Story), Standard				38.96		48	1,870
WPP, Standard				19.51		48	936
(17) Garages							
Class:C Exterior: Siding Foundation: 42 Inch (Finished)							
Base Cost				20.91		692	14,470
Common Wall: 1 Wall				-1300.00		1	-1,300
Automatic Doors				375.00		1	375
Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)							
Base Cost				11.60		768	8,909
Automatic Doors				375.00		1	375
Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost =							148,052
Separately Depreciated Items:							
(9) Basement Finish							
Basement Recreation Finish				11.45		1072	12,274
County Multiplier = 1.38 =>						Cost New =	16,939
Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0, Depr.Cost =							8,469
<<<<< 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***

Parcel Number: 009-015-007-20 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BROWN WESLEY D & MELISSA	ALLPRO RENT LLC	0	01/31/2017	QC	RELATED PARTY	2017-00298		100.0
		12,500	11/01/2001	WD	Download	320:1326		0.0

Property Address
2235 S BLODGETT RD

Owner's Name/Address
ALLPRO RENT LLC
2425 S BLODGETT ROAD
LAKE CITY MI 49651

Tax Description
SEC 15 T22N R8W (0*1998) BEG 1371.5 FT N OF W 1/4 COR TH N 210 FT, E 1325.12 FT, S 0 DEG 01'45"W 630 FTW 819.8 FT, N 420 FT, W 505 FT TO POB. 14.29A.

Comments/Influences

Class: 401 RESIDENTIAL-I Zoning:
School: LAKE CITY - 57020
P.R.E. 0%
MAP #:
2018 Est TCV 185,777 TCV/TFA: 82.06

Building Permit(s)	Date	Number	Status
REPAIR	05/21/2015	2015-0172	100%

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	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
X	Pond
	Waterfront
	Ravine
X	Wetland
	Flood Plain

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	08/10/2015	INSPECTED

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
50/FF	210.00	505.00	1.0000	1.0000	50	100		10,500
Residentia 8 - 17 @$2000	11.86 Acres				2000	100		23,710
210 Actual Front Feet, 14.29 Total Acres							Total Est. Land Value =	34,210

Land Improvement Cost Estimates

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	624	0	0

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	17,100	75,800	92,900			92,900S
2017	13,600	78,200	91,800			91,800S
2016	15,000	77,600	92,600			92,600S
2015	15,000	79,800	94,800			93,968C

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

Building Type

	Single Family
	Mobile Home
	Town Home
X	Duplex
	A-Frame

X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
2002	2015

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
5	Bedrooms

(1) Exterior

X	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1132 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors
	No Floor SF

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	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:

(15) Built-ins

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

(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

Class: C -5
Effec. Age: 10
Floor Area: 1132
Total Base Cost: 173,243
Total Base New : 239,075
Total Depr Cost: 215,167
Estimated T.C.V: 150,617

CntyMult
X 1.380
E.C.F.
X 0.700

(16) Porches/Decks

Area	Type
80	WCP (1 Story)
80	WCP (1 Story)
257	Treated Wood
65	Treated Wood

(17) Garage

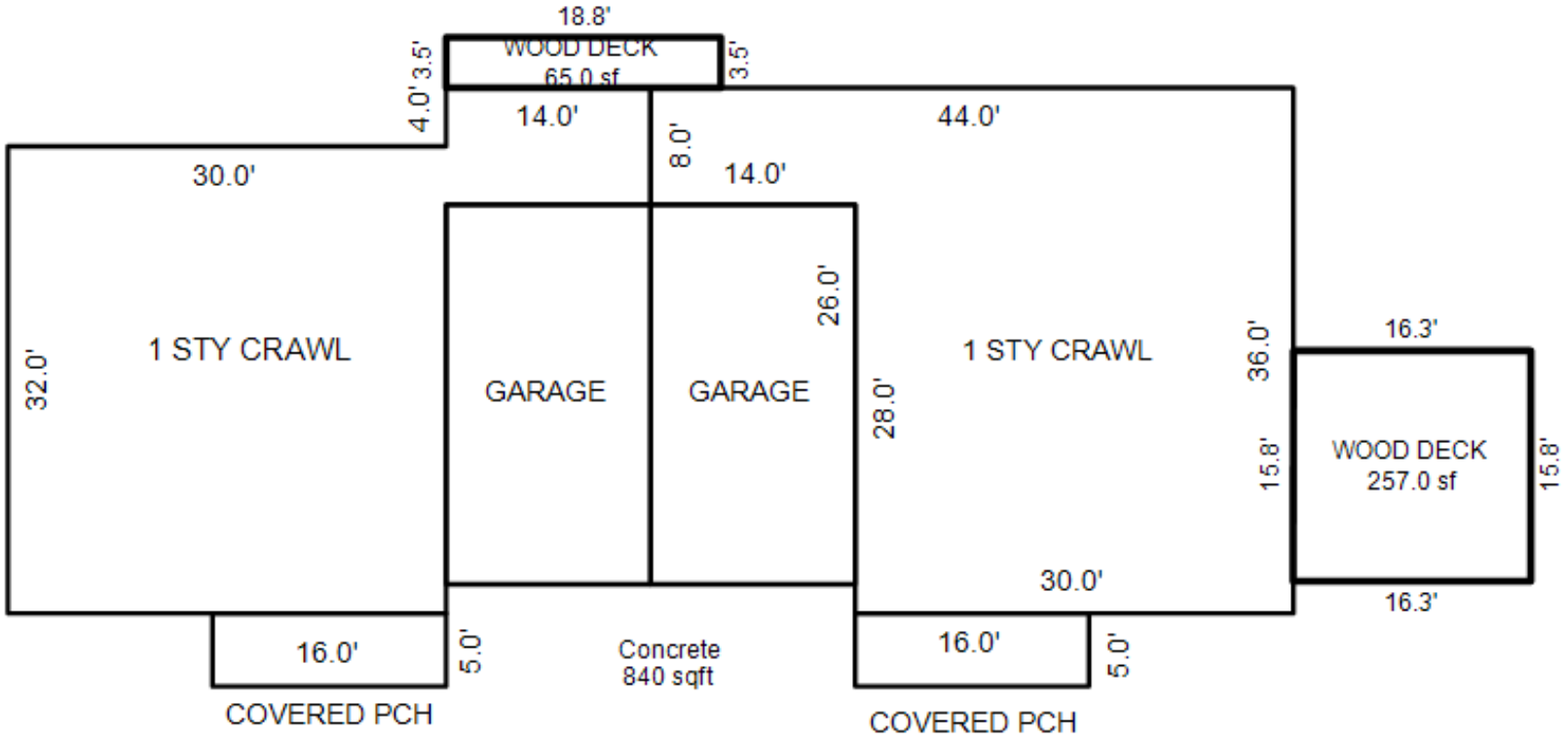
Year Built: 2002
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 2 Wall
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 1
Mech. Doors: 0
Area: 364
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	50.39	-6.53	0.00	1132	49,650
2 Exterior Units, (@6% more)			Base cost of Exterior units =				105,257
Other Additions/Adjustments				Rate		Size	Cost
(13) Plumbing							
Average Fixture(s)				760.00		2	3,040
3 Fixture Bath				2400.00		1	4,800
(14) Water/Sewer							
Well, 100 Feet				2700.00		1	2,700
1000 Gal Septic				3085.00		1	3,085
(15) Built-Ins & Fireplaces							
Appliance Allowance				1915.00		2	7,660
(16) Porches							
WCP (1 Story), Standard				31.12		80	4,979
WCP (1 Story), Standard				31.12		80	4,979
(16) Deck/Balcony							
Treated Wood,Standard				6.78		257	3,485
Treated Wood,Standard				9.47		65	1,231
(17) Garages							
Class:C Exterior: Siding Foundation: 42 Inch (Finished)							
Base Cost				28.04		364	20,413
Common Wall: 2 Wall				-2575.00		1	-5,150
Automatic Doors				375.00		1	750
Class:C Exterior: Siding Foundation: 42 Inch (Finished)							
Base Cost				28.04		364	20,413
Common Wall: 2 Wall				-2575.00		1	-5,150
Automatic Doors				375.00		1	750
Notes: DUPLEX							
Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,					Depr.Cost =		215,167
ECF (416 RESIDENTIAL RURAL/ NON SUB)			0.700 => TCV of Bldg: 1 =				150,617

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



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

Parcel Number: 009-015-007-30 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WISMER TODD	WISMER ANN	1	08/25/2011	OTH	DIVORCE JUDGEMENT	2011-03053 DIV	PTA	0.0
		4,750	07/01/1998	WD	Download	320:1117		0.0

Property Address

S BLODGETT RD

Owner's Name/Address

WISMER ANN
8453 E COLE RD
DURAND MI 48429-9427

Tax Description

SEC 15 T22N R8W (0*1998) BEG 1161.5 FT N OF W 1/4 COR TH N 210 FT E 505 FT, S 210 FT, W 505 FT TO POB. 2.43A.

Comments/Influences

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Class: 402 RESIDENTIAL-V | Zoning:

School: LAKE CITY - 57020

P.R.E. 0%

MAP #:

2018 Est TCV 10,500

Building Permit(s)	Date	Number	Status

[ ] Improved [X] Vacant

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
50/FF	210.00	505.00	1.0000	1.0000	50	100		10,500
210 Actual Front Feet, 2.44 Total Acres							Total Est. Land Value =	10,500

Public Improvements

- [ ] Dirt Road
- [ ] Gravel Road
- [X] 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
- [ ] Flood Plain

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	08/10/2015	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	5,300	0	5,300			4,639C
2017	6,800	0	6,800			4,544C
2016	6,800	0	6,800			4,504C
2015	6,800	0	6,800			4,491C

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

Parcel Number: 009-015-007-35 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		4,750	07/01/1998	WD	Download	03-0:2816		0.0

Property Address
2265 S BLODGETT RD

Owner's Name/Address
KLINE PHYLLIS
2265 S BLODGETT ROAD
LAKE CITY MI 49651

Tax Description
SEC 15 T22N R8W (0*1998) BEG 951.5 FT N OF W 1/4 COR TH N 210 FT,E 505 FT, S 210 FT, W 505 FT TO POB. 2.43A.

Comments/Influences

Class: 401 RESIDENTIAL-I Zoning:
School: LAKE CITY - 57020
P.R.E. 100% 07/21/1998
MAP #:
2018 Est TCV 95,970 TCV/TFA: 70.98

Building Permit(s)	Date	Number	Status

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	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
	Flood Plain

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	09/25/2012	INSPECTED

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
50/FF	210.00	505.00	1.0000	1.0000	50	100		10,500
210 Actual Front Feet, 2.44 Total Acres							Total Est. Land Value =	10,500

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	5,300	42,700	48,000			41,412C
2017	6,800	39,700	46,500			40,561C
2016	6,800	33,400	40,200			40,200S
2015	6,800	35,900	42,700			40,335C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: BOCA/STATE

Yr Built	Remodeled
1998	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

X	Ex		Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1352 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors	
	No Floor	SF

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
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:

(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

Class: CD
Effec. Age: 10
Floor Area: 1352
Total Base Cost: 97,763
Total Base New : 134,913
Total Depr Cost: 121,422
Estimated T.C.V: 84,995

CntyMult
X 1.380
E.C.F.
X 0.700

(16) Porches/Decks

Area	Type
64	Brzwy, FW

(17) Garage

Year Built: 1999
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: 768
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

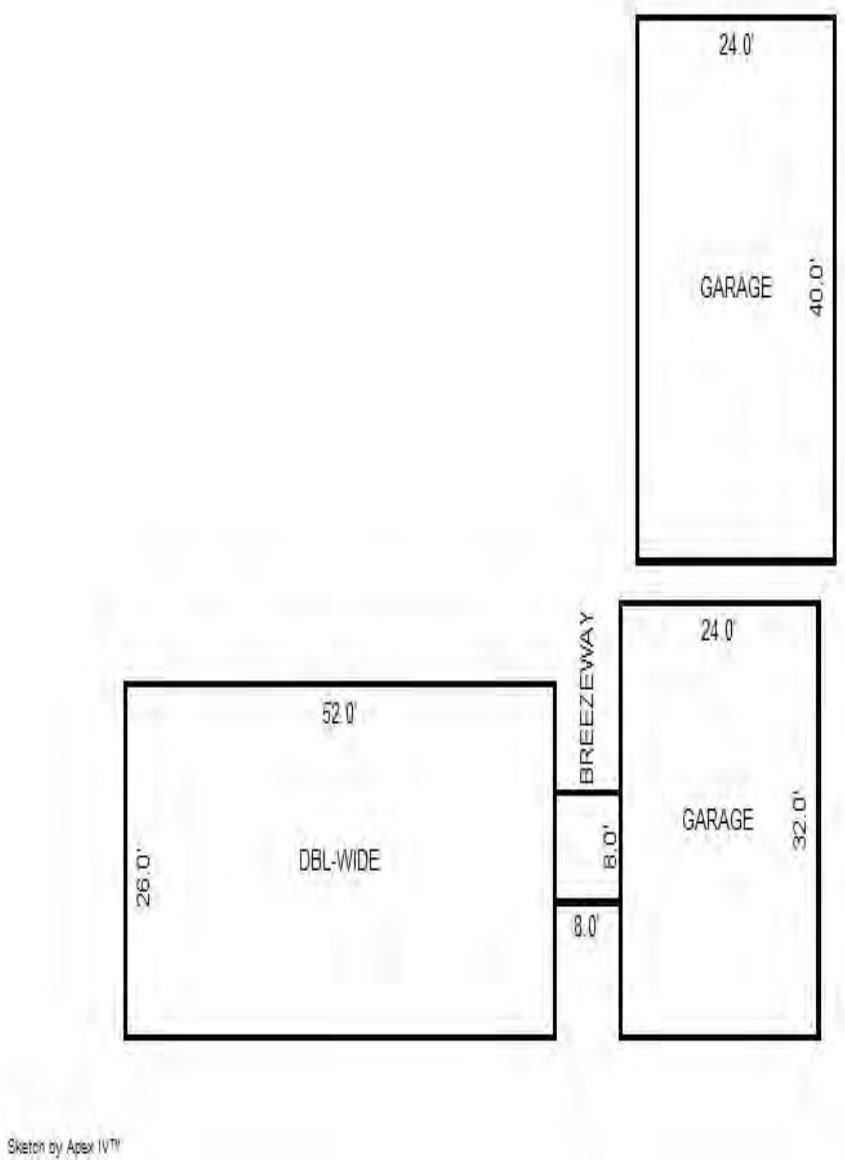
Carport Area:
Roof:

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	56.18	-8.09	-0.71	1352	64,058

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	630.00	1	630
3 Fixture Bath	1975.00	1	1,975
(14) Water/Sewer			
Well, 100 Feet	2550.00	1	2,550
1000 Gal Septic	2895.00	1	2,895
(15) Built-Ins & Fireplaces			
Appliance Allowance	1415.00	1	1,415
(16) Breezeways			
Frame Wall,Finished	27.25	64	1,744
(17) Garages			
Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	14.85	768	11,405
Mechanical Doors	350.00	2	700
Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)			
Base Cost	10.46	960	10,042
Mechanical Doors	350.00	1	350

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 121,422
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.700 => TCV of Bldg: 1 = 84,995

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



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

Parcel Number: 009-015-007-40 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		17,000	07/01/2001	WD	Download	01-0:2960		0.0

Property Address

S BLODGETT RD

Owner's Name/Address

CHASE MICHAEL P & DENISE K
2230 S BLODGETT ROAD
LAKE CITY MI 49651

Tax Description

SEC 15 T22N R8W (0*1998) BEG 741.5 FT N OF W 1/4 COR TH N 210 FT,E 505 FT, S 210 FT, W 505 FT TO POB. 2.43A.

Comments/Influences

Class: 402 RESIDENTIAL-V Zoning:

School: LAKE CITY - 57020

P.R.E. 100% 04/12/2004

MAP #:

2018 Est TCV 10,050

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	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
	Flood Plain

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
50/FF	201.00	505.00	1.0000	1.0000	50	100		10,050
201 Actual Front Feet, 2.33 Total Acres							Total Est. Land Value =	10,050

Parcel Map

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	08/10/2015	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	5,000	0	5,000			5,000S
2017	6,500	0	6,500			6,352C
2016	6,500	0	6,500			6,296C
2015	6,500	0	6,500			6,278C

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

Parcel Number: 009-015-007-45 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

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 BLODGETT RD	School: LAKE CITY - 57020					
	P.R.E. 100% 04/12/2004					
Owner's Name/Address	MAP #:					
CHASE MICHAEL P & DENISE K 2230 S BLODGETT ROAD LAKE CITY MI 49651	2018 Est TCV 10,500					

Tax Description

SEC 15 T22N R8W (0*1998) BEG 531.5 FT N OF W 1/4 COR TH N 210 FT,E 505 FT, S 210 FT, W 505 FT TO POB. 2.43A.

Comments/Influences

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	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
	Flood Plain

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	08/10/2015	INSPECTED

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
50/FF	210.00	505.00	1.0000	1.0000	50	100		10,500
210 Actual Front Feet, 2.44 Total Acres							Total Est. Land Value =	10,500

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	5,300	0	5,300			5,300S
2017	6,800	0	6,800			6,352C
2016	6,800	0	6,800			6,296C
2015	6,800	0	6,800			6,278C

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

Parcel Number: 009-015-007-50 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

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

Property Address	Class: 102 AGRICULTURAL–	Zoning:	Building Permit(s)	Date	Number	Status
S BLODGETT RD	School: LAKE CITY - 57020					
	P.R.E. 100% 04/11/2007 Qual. Ag.					
Owner's Name/Address	MAP #:					
BROWN EARL M & BONNIE 8928 W OAK LANE LAKE CITY MI 49651	2018 Est TCV 30,168					

Tax Description

SEC 15 T22N R8W (0*1998) BEG 321.5 FT N OF W 1/4 COR TH N 210 FT,E 505 FT, N 420 FT, E 411.20 FT, S 630 FT, W 916.20 FT TO POB. 8.3817A.
Split on 05/16/2007 into 009-015-007-65;

Comments/Influences

Split/Comb. on 05/16/2007 completed 05/16/2007 RAY ;
Parent Parcel(s): 009-015-007-50;
Child Parcel(s): 009-015-007-65;

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	Improved		Vacant
	Public Improvements		
	Dirt Road		
	Gravel Road		
X	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		
	Flood Plain		

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	12/07/2015	INSPECTED

Land Value Estimates for Land Table Ag 1 .A - Agriculture

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2014 8 - 17 Acres		8.38 Acres			3600	100		30,168
		8.38 Total Acres			Total Est. Land Value =			30,168

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	15,100	0	15,100			6,426C
2017	15,100	0	15,100			6,294C
2016	15,500	0	15,500			6,238C
2015	12,600	0	12,600			6,220C

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

Parcel Number: 009-015-007-65 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BROWN WESLEY D		0	12/03/2009	OTH	Not Qualified	2009/4295		0.0
BROWN EARL M & BONNIE (HW	BROWN WESLEY D (MM)	10	01/05/2007	QC	Not Qualified	2007/38		0.0

Property Address

2425 S BLODGETT RD

Owner's Name/Address

BROWN WESLEY D
2425 S BLODGETT RD
Lake City MI 49651

Tax Description

SEC 15 T22N R8W BEG 321.65 FT N & 916.2 FT E OF W/4 COR, TH N 630 FT, E 408.60 FT W 408.28 FT TO POB.
Split on 05/16/2007 from 009-015-007-50;

Comments/Influences

Split/Comb. on 05/16/2007 completed 05/16/2007 RAY ;
Parent Parcel(s): 009-015-007-50;
Child Parcel(s): 009-015-007-65;

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

Class: 401 RESIDENTIAL-I Zoning:
School: LAKE CITY - 57020
P.R.E. 100% 09/25/2007
MAP #:
2018 Est TCV 520,457 TCV/TFA: 129.02

Building Permit(s)	Date	Number	Status
Pole Barn	09/22/2015	2015-0461	100%
New House	04/11/2007	20070142	100%

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	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
	Flood Plain

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	12/07/2015	INSPECTED
RJG	12/04/2008	INSPECTED

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
40/FF	408.00	630.00	1.0000	1.0000	40	100		16,320
408 Actual Front Feet, 5.90 Total Acres							Total Est. Land Value =	16,320

Land Improvement Cost Estimates

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Crushed Rock	1.29	1.00	500	0	0
D/W/P: Patio Blocks	9.80	1.00	400	0	0
D/W/P: 4in Ren. Conc.	5.31	1.00	35	0	0
Fencing: Vnyl,Picket,36-48	16.49	1.00	48	0	0
Shed: Metal Prefab	8.49	1.00	300	50	1,274
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
OUTDOOR FURNACE	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					6,024

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	8,200	252,000	260,200			189,442C
2017	8,200	244,400	252,600			185,546C
2016	8,200	230,000	238,200			183,891C
2015	8,200	184,100	192,300			155,126C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1.75S

Yr Built	Remodeled
2007	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many	X	Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
	Horiz. Slide
X	Casement
X	Double Glass
X	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		
X	Cathedra		

(7) Excavation

Basement: 2490 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

1200	Recreation	SF
	Living	SF
1	Walkout Doors	
	No Floor	SF

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
X	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

X	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

X	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
3	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
1	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: BC
Effec. Age: 8
Floor Area: 4034
Total Base Cost: 400,345
Total Base New : 552,477
Total Depr Cost: 508,278
Estimated T.C.V: 498,113

CntyMult
X 1.380
E.C.F.
X 0.980

(16) Porches/Decks

Area	Type
72	CCP (1 Story)
160	WCP (1 Story)
72	WGEP (1 Story)
60	WPP
72	CCP (1 Story)

(17) Garage

Year Built: 2007
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1.5 Wal
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 2
Mech. Doors: 0
Area: 888
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

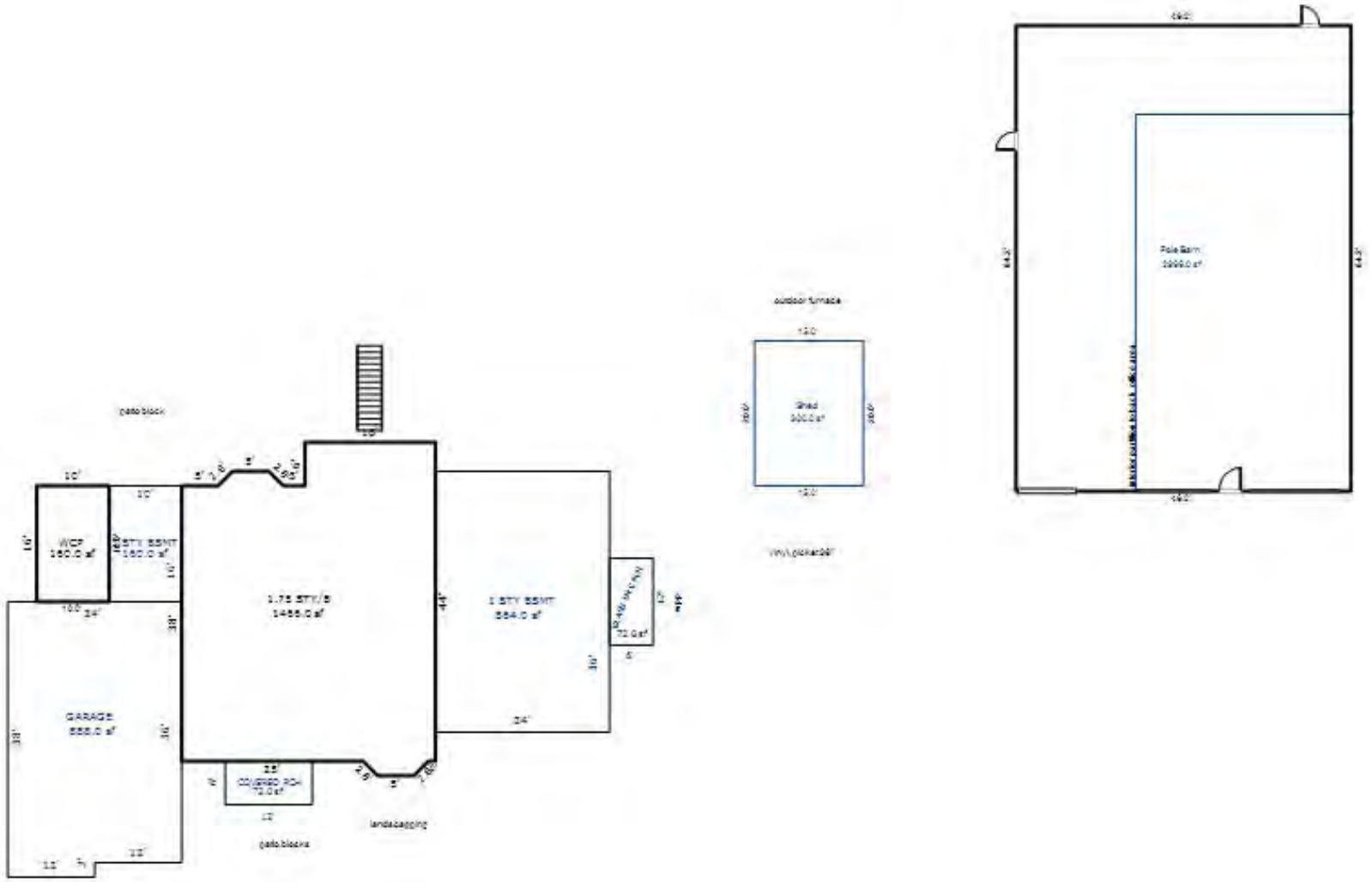
Carport Area:
Roof:

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75 Story	Siding	Basement	98.88	0.00	13.46	1466	164,690
1 Story	Siding	Basement	70.52	0.00	7.66	160	12,509
1 Story	Siding	Basement	70.52	0.00	7.66	864	67,548
1 Story	Siding	Overhang	37.43	0.00	0.00	444	16,619

Other Additions/Adjustments	Rate	Size	Cost
(1) Exterior			
Brick Veneer	8.80	1076	9,469
(9) Basement Finish			
Basement Recreation Finish	13.50	1200	16,200
Walk out Basement Door(s)	1025.00	1	1,025
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	2	7,050
2 Fixture Bath	2350.00	1	2,350
(14) Water/Sewer			
Well, 200 Feet	5700.00	1	5,700
1000 Gal Septic	3550.00	1	3,550
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Exterior 2 Story	5875.00	1	5,875
(16) Porches			
CCP (1 Story), Standard	36.13	72	2,601
WCP (1 Story), Standard	26.83	160	4,293
WGEP (1 Story), Standard	66.75	72	4,806
WPP, Standard	19.56	60	1,174
CCP (1 Story), Standard	36.13	72	2,601
(17) Garages			
Class:BC Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	22.36	888	19,856

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

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



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

Parcel Number: 009-015-007-70 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CHASE HOME FINANCE	SWANSON GORDON J & JUDY L	55,000	04/06/2010	WD	Arms Length	2010_1207WD		100.0
EBELS ANDY S & AMY K	CHASE HOME FINANCE	0	01/16/2010	SD	Not Used In Study	2009/277		0.0
		0	01/16/2010	SD	FORECLOSURE	2009-277SD	PTA	0.0
GROESBECK GARY F & NELDA	EBELS ANDY S & AMY K (HW)	128,900	09/22/2006	WD	Arms Length	06-0/3504		100.0

Property Address

8909 W JENNINGS RD

Owner's Name/Address

SWANSON GORDON J & JUDY L
JOINT TENANTS
8909 JENNINGS RD
LAKE CITY MI 49651

Tax Description

. SEC 15 T22N R8W THAT PART OF W 1/2 OF NW 1/4 LYING S OF JENNINGS RD & N OF N LINE FORMER RR R/W EXC W 250 FT THOF & EXC BEG AT NE COR LYING S OF JENNINGS RD W'LY ALONG HWY 535 FT S TO RR R/W E TO E LINE OF W 1/2 OF NW 1/4 N TO POB EXC JENNINGS RD LIBER 261 PG 854. APP 5A.

Comments/Influences

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

Class: 401 RESIDENTIAL-I Zoning:

School: LAKE CITY - 57020

P.R.E. 100% 10/31/2010

MAP #:

2018 Est TCV 92,195 TCV/TFA: 97.56

Building Permit(s)	Date	Number	Status

X	Improved		Vacant

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

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

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	08/10/2015	INSPECTED
TPC	12/17/2011	INSPECTED

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
40/FF	279.60	778.97	1.0000	1.0000	40	100		11,184
280 Actual Front Feet, 5.00 Total Acres							Total Est. Land Value =	11,184

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 2500	2500.00	1.00	1.0	100	2,500
Total Estimated Land Improvements True Cash Value =					2,500

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	5,600	40,500	46,100			37,267C
2017	5,600	37,400	43,000			36,501C
2016	5,600	37,200	42,800			36,176C
2015	7,500	32,700	40,200			36,068C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1920	2007

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Stone

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 945 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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam		

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

150	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:
1,170

(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
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 40
Floor Area: 945
Total Base Cost: 86,659
Total Base New : 124,270
Total Depr Cost: 77,017
Estimated T.C.V: 75,477

CntyMult
X 1.380
E.C.F.
X 0.980

(16) Porches/Decks

Area	Type
120	CCP (1 Story)
850	Treated Wood

(17) Garage

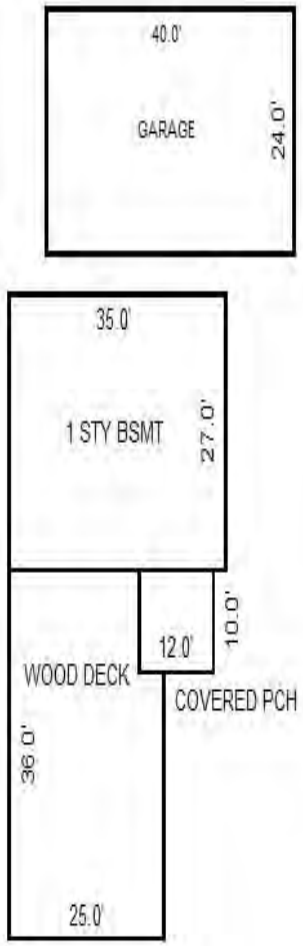
Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 2
Area: 960
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	60.06	0.00	0.00	945	56,757
Other Additions/Adjustments				Rate		Size	Cost
(13) Plumbing							
Average Fixture(s)				630.00		1	630
(14) Water/Sewer							
Well, 50 Feet				1575.00		1	1,575
1000 Gal Septic				2895.00		1	2,895
(15) Built-Ins & Fireplaces							
Appliance Allowance				1415.00		1	1,415
Fireplace: Exterior 1 Story				1725.00		1	1,725
(17) Garages							
Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)							
Base Cost				13.39		960	12,854
Mechanical Doors				350.00		2	700
Lump Sum Item(s):							
1170 SQ FT BARN				4.00		1170.0	4,680
Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,					Depr.Cost =		67,848
Separately Depreciated Items:							
(16) Porches							
CCP (1 Story), Standard				26.13		120	3,136
County Multiplier = 1.38 =>					Cost New =		4,327
Phy/Ab.Phy/Func/Econ/Comb.%Good= 66/100/100/100/66.0,					Depr.Cost =		2,856
(16) Deck/Balcony							
Treated Wood,Standard				5.85		850	4,973
County Multiplier = 1.38 =>					Cost New =		6,862
Phy/Ab.Phy/Func/Econ/Comb.%Good= 92/100/100/100/92.0,					Depr.Cost =		6,313
					Total Depreciated Cost =		77,017
ECF (416 RESIDENTIAL RURAL/ NON SUB)				0.980 => TCV of Bldg: 1 =			75,477

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



Sketch by Apex IV™

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

Building Type	Barn - General Purpose				
Year Built	1950				
Class/Construction	D,Pole				
Quality/Exterior	Low Cost				
Base Rate/SF	10.10				
# of Walls, Perimeter	4 Wall, 200				
Perimeter Mult.	X 0.996 = 10.06				
Height	0				
Story Height Mult.	X 0.946 = 9.52				
Heating System	No Heating/Cooling				
Heat Adj./SF					
Misc. Adjustment					
Misc. Adj./SF					
County Multiplier	X 1.38 = 13.13				
Final Rate/SF	$13.13				
Length/Width/Area	40 x 60 = 2400				
Cost New	$ 31,518				
Phy./Func./Econ. %Good	35/25/100 8.8				
Depreciated Cost	$ 2,758				
+ 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	$ 3,034				
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 3034 / All Cards: 3034					

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

Parcel Number: 009-015-007-80 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

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
2447 S BLODGET RD	School: LAKE CITY - 57020					
	P.R.E. 100% 04/11/2007 Qual. Ag.					
Owner's Name/Address	MAP #:					
BROWN EARL & BONNIE L TRUSTEE 8928 W OAK LANE LAKE CITY MI 49651	2018 Est TCV 47,936 TCV/TFA: 12.42					

Tax Description

. SEC 15 T22N R8W BEG AT W 1/4 POST TH N 321.5 FT,E 505 FTS 550 FT,W 505 FT,N 228.5 FT TO POB. 6.3762A.

Comments/Influences

Growing Christmas trees. MH is migrant housing approved by the State annually per Mrs. Brown 4-17-07. Chg 24x60 Roof Structure to PB for 08.

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	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
X	Wetland
	Flood Plain

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	08/10/2015	INSPECTED

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
40/FF	550.00	505.00	1.0000	0.0000	40	100*		0
Residentia 3 - 7 @$2800	6.38 Acres				2800	100		17,853

* denotes lines that do not contribute to the total acreage calculation.

550 Actual Front Feet, 6.38 Total Acres Total Est. Land Value = 17,853

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	8,900	15,100	24,000			22,406C
2017	9,600	15,100	24,700			21,946C
2016	9,600	15,400	25,000			21,751C
2015	11,000	16,400	27,400			21,686C

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

Residential Building 1 of 1 Parcel Number: 009-015-007-80 Printed on 04/24/2018

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: HUD

Yr Built	Remodeled
0	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
X	Flat		Shed

	Asphalt Shingle
X	Metal

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	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:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(12) Electric

150	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

Class: Average
Effec. Age: 30
Floor Area:
Total Base Cost: 37,070
Total Base New : 51,156
Total Depr Cost: 17,905
Estimated T.C.V: 8,952

CntyMult
X 1.380
E.C.F.
X 0.500

(16) Porches/Decks

Area	Type

(17) Garage

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:

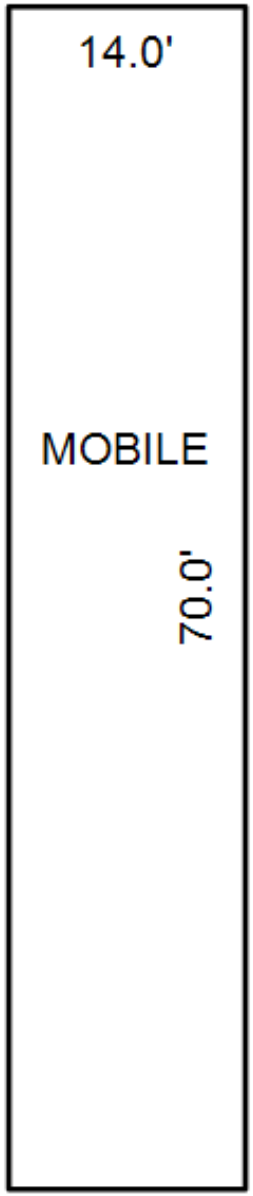
< Cost Estimates for Res. Building: 1 Mobile Home Class: Average Quality >

(11) Heating System: Wall Furnace

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Metal	34.46	-0.75	-6	980	31,010
Other Additions/Adjustments				Rate		Size	Cost
(9) Foundation							
Foundation Wall: Concrete				6.92		0	0
(13) Plumbing							
Average Fixture(s)				530.00		1	530
(14) Water/Sewer							
Well, 50 Feet				1575.00		1	1,575
1000 Gal Septic				2720.00		1	2,720
(15) Built-Ins & Fireplaces							
Appliance Allowance				1235.00		1	1,235

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 17,905
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV of Bldg: 1 = 8,952

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



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

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

Class: D,Pole
Floor Area: 1,440
Gross Bldg Area: 2,880
Stories Above Grd: 1
Average Sty Hght : 14
Bsmnt Wall Hght

Depr. Table : 4%
Effective Age : 20
Physical %Good: 44
Func. %Good : 100
Economic %Good: 100

	Year Built
	Remodeled
	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 100
Heat#2: Space Heaters, Gas with Fan 0%
Ave. SqFt/Story: 1440
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

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 14.75

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 14 Height per Story Multiplier: 1.080
Ave. Floor Area: 1,440 Perimeter: 0 Perim. Multiplier: 1.000
Refined Square Foot Cost for Upper Floors: 15.93

County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 21.824

Total Floor Area: 1,440 Base Cost New of Upper Floors = 31,427

Reproduction/Replacement Cost = 31,427
Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /100/100/100/44.0
Total Depreciated Cost = 13,828

ECF (416 RESIDENTIAL RURAL/ NON SUB) 1.100 => TCV of Bldg: 1 = 15,211
Replacement Cost/Floor Area= 21.82 Est. TCV/Floor Area= 10.56

(1) Excavation/Site Prep:

(2) Foundation:

		Footings						
X	Poured Conc		Brick/Stone		Block			

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

	Many Above Ave.		Average Typical		Few None		
	Total Fixtures		Urinals				
	3-Piece Baths		Wash Bowls				
	2-Piece Baths		Water Heaters				
	Shower Stalls		Wash Fountains				
	Toilets		Water Softeners				

(9) Sprinklers:

(10) Heating and Cooling:

	Gas Oil		Coal Stoker		Hand Fired Boiler

(11) Electric and Lighting:

Outlets:		Fixtures:
Few Average Many Unfinished Typical		Few Average Many Unfinished Typical
Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

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

Desc. of Bldg/Section: 1 WALL W/ROOF
Calculator Occupancy: Shed, Utility, 3 Wall

Class: D,Pole
Floor Area: 1,440
Gross Bldg Area: 2,880
Stories Above Grd: 1
Average Sty Hght : 10
Bsmnt Wall Hght

Depr. Table : 4%
Effective Age : 20
Physical %Good: 44
Func. %Good : 100
Economic %Good: 100

	Year Built Remodeled
	Overall Bldg Height

Comments:
2015 - POSTED AS LOW COST TO ACCOMIDATE POLE FRAME WITH ROOF, (1) REAR WALL ONLY AND PARTIAL ALONG ROOF ON EAST SIDE. WEST SIDE IS PART OF THE POLE

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: 1440
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: Low

<<<<< 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

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 10 Height per Story Multiplier: 1.000
Ave. Floor Area: 1,440 Perimeter: 0 Perim. Multiplier: 1.000
Refined Square Foot Cost for Upper Floors: 6.20

County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 8.494

Total Floor Area: 1,440 Base Cost New of Upper Floors = 12,231

Reproduction/Replacement Cost = 12,231
Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /100/100/100/44.0
Total Depreciated Cost = 5,382

ECF (416 RESIDENTIAL RURAL/ NON SUB) 1.100 => TCV of Bldg: 2 = 5,920
Replacement Cost/Floor Area= 8.49 Est. TCV/Floor Area= 4.11

(1) Excavation/Site Prep:

(2) Foundation:

		Footings					
X	Poured Conc		Brick/Stone		Block		

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

	Many Above Ave.		Average Typical		Few None

	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners

(9) Sprinklers:

(10) Heating and Cooling:

	Gas Oil		Coal Stoker		Hand Fired Boiler

(11) Electric and Lighting:

	Outlets:		Fixtures:
	Few Average Many Unfinished Typical		Few Average Many Unfinished Typical
	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer

(13) Roof Structure: Slope=0

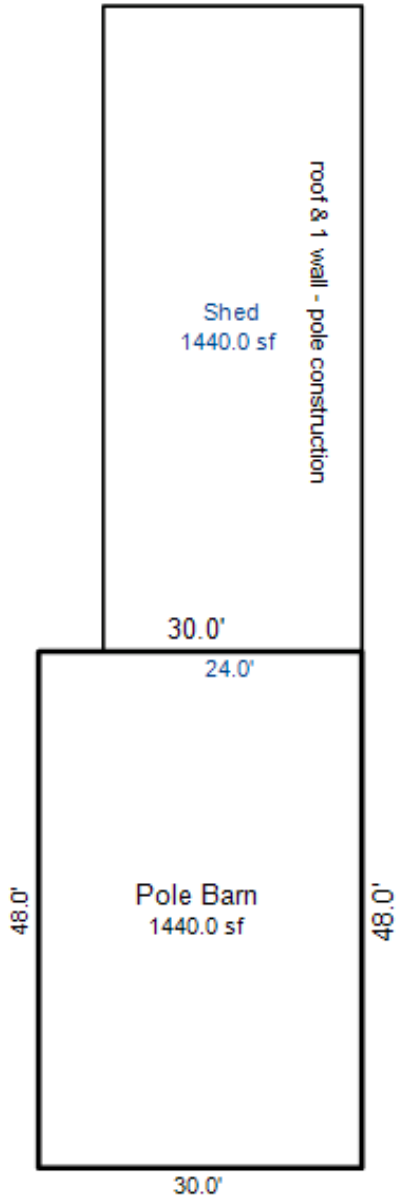
(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

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



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

Parcel Number: 009-015-007-90 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

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
2111 S BLODGETT RD	School: LAKE CITY - 57020					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
	2018 Est TCV 21,689 TCV/TFA: 20.38					

ATEN EDWARD
7640 W WALKER ROAD
MANTON MI 49663

Tax Description

. SEC 15 T22N R8W FORMER C & LC RR R/W LYING ACROSS NW 1/4OF NW 1/4 EXC E 1079.17 FT THOF. .5521A.

Comments/Influences

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X	Improved	
	Vacant	

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	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
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	12/27/2017	INSPECTED

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A $5000			5000	100				5,000
100 Actual Front Feet, 0.55 Total Acres							Total Est. Land Value =	5,000

Land Improvement Cost Estimates

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.24	1.00	160	35	462
Total Estimated Land Improvements True Cash Value =					462

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	2,500	8,300	10,800			10,800S
2017	2,500	8,300	10,800			10,800S
2016	2,500	9,100	11,600			11,600S
2015	4,100	10,700	14,800			14,800S

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

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: HUD

Yr Built	Remodeled
1988	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	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:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(12) Electric

150	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

Class: Average
Effec. Age: 25
Floor Area:
Total Base Cost: 53,448
Total Base New : 73,759
Total Depr Cost: 32,454
Estimated T.C.V: 16,227

CntyMult
X 1.380
E.C.F.
X 0.500

(16) Porches/Decks

Area	Type

(17) Garage

Year Built: 1987
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 1
Area: 320
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

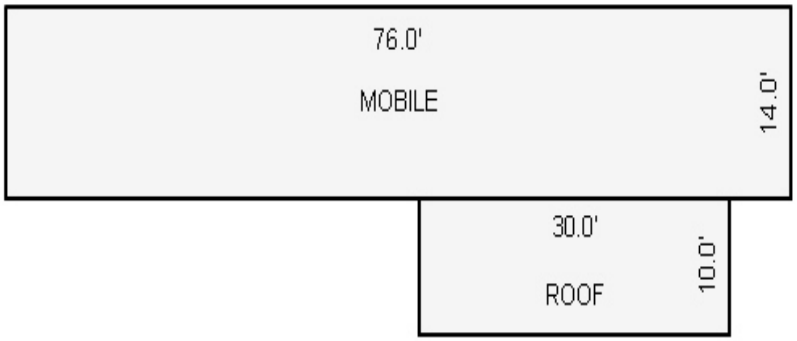
< Cost Estimates for Res. Building: 1 Mobile Home Class: Average Quality >

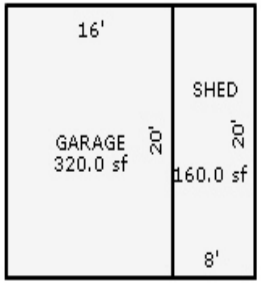
(11) Heating System: Forced Warm Air

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Siding	Comp.Shingle	33.88	1.24	0	1064	37,368
Other Additions/Adjustments				Rate		Size	Cost
Free Standing Roof				4.57		300	1,371
(2) Skirting							
Metal/Vinyl				5.70		180	1,026
(9) Foundation							
Foundation Wall: Concrete				6.92		0	0
(13) Plumbing							
Average Fixture(s)				530.00		1	530
(14) Water/Sewer							
Well, 50 Feet				1575.00		1	1,575
1000 Gal Septic				2720.00		1	2,720
(15) Built-Ins & Fireplaces							
Appliance Allowance				1235.00		1	1,235
(17) Garages							
Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)							
Base Cost				22.73		320	7,274
Mechanical Doors				350.00		1	350

Notes: 1988 REDMAN
Phy/Ab.Phy/Func/Econ/Comb.%Good= 44/100/100/100/44.0, Depr.Cost = 32,454
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV of Bldg: 1 = 16,227

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





Sketch by Apex Medina™

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

Parcel Number: 009-015-008-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GUNNERSON MATTHEW	CICCHELLI RYAN G	77,000	08/01/2015	LC	LAND CONTRACT	2015-04002		100.0
KLINE JOAN	GUNNERSON MATTHEW	34,000	02/05/2015	WD	WARRANTY DEED	2015-00502	PTA	100.0

Property Address
8821 W JENNINGS RD

Owner's Name/Address
CICCHELLI RYAN G
8821 W JENNINGS RD
LAKE CITY MI 49651

Class: 401 RESIDENTIAL-I Zoning:
School: LAKE CITY - 57020
P.R.E. 100% 12/11/2015
MAP #:
2018 Est TCV 51,918 TCV/TFA: 47.03

Building Permit(s)	Date	Number	Status
Garage	09/01/2011	2011-0475	100%

X Improved Vacant

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	.50	-1.0	AC	M/L	8000	100		8,000
160 Actual Front Feet, 0.50 Total Acres							Total Est. Land Value =	8,000

Tax Description
. SEC 15 T22N R8W BEG ON S R/W LINE OF JENNINGS RD 375 FT W OF E LINE OF W 1/2 OF NW 1/4 TH S TO S LINE OF FORMER RR R/W W 160 FT ON SAID S LINE N TO RD R/W E TO POB. .5576A.

Comments/Influences

	Public Improvements
	Dirt Road
	Gravel Road
X	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
	Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	4,000	22,000	26,000			21,530C
2017	4,000	20,400	24,400			21,088C
2016	3,800	17,100	20,900			20,900S
2015	3,800	18,400	22,200			21,336C

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	08/20/2015	INSPECTED
TPC	11/14/2011	INSPECTED

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

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

Residential Building 1 of 1 Parcel Number: 009-015-008-00 Printed on 04/24/2018

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: BOCA/STATE

Yr Built	Remodeled
1986	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	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:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
1	Wood Stove
	Direct-Vented Ga

Class: D
Effec. Age: 24
Floor Area: 1104
Total Base Cost: 59,821
Total Base New : 82,553
Total Depr Cost: 62,741
Estimated T.C.V: 43,918

CntyMult
X 1.380
E.C.F.
X 0.700

(16) Porches/Decks

Area	Type
140	Treated Wood
20	Treated Wood

(17) Garage

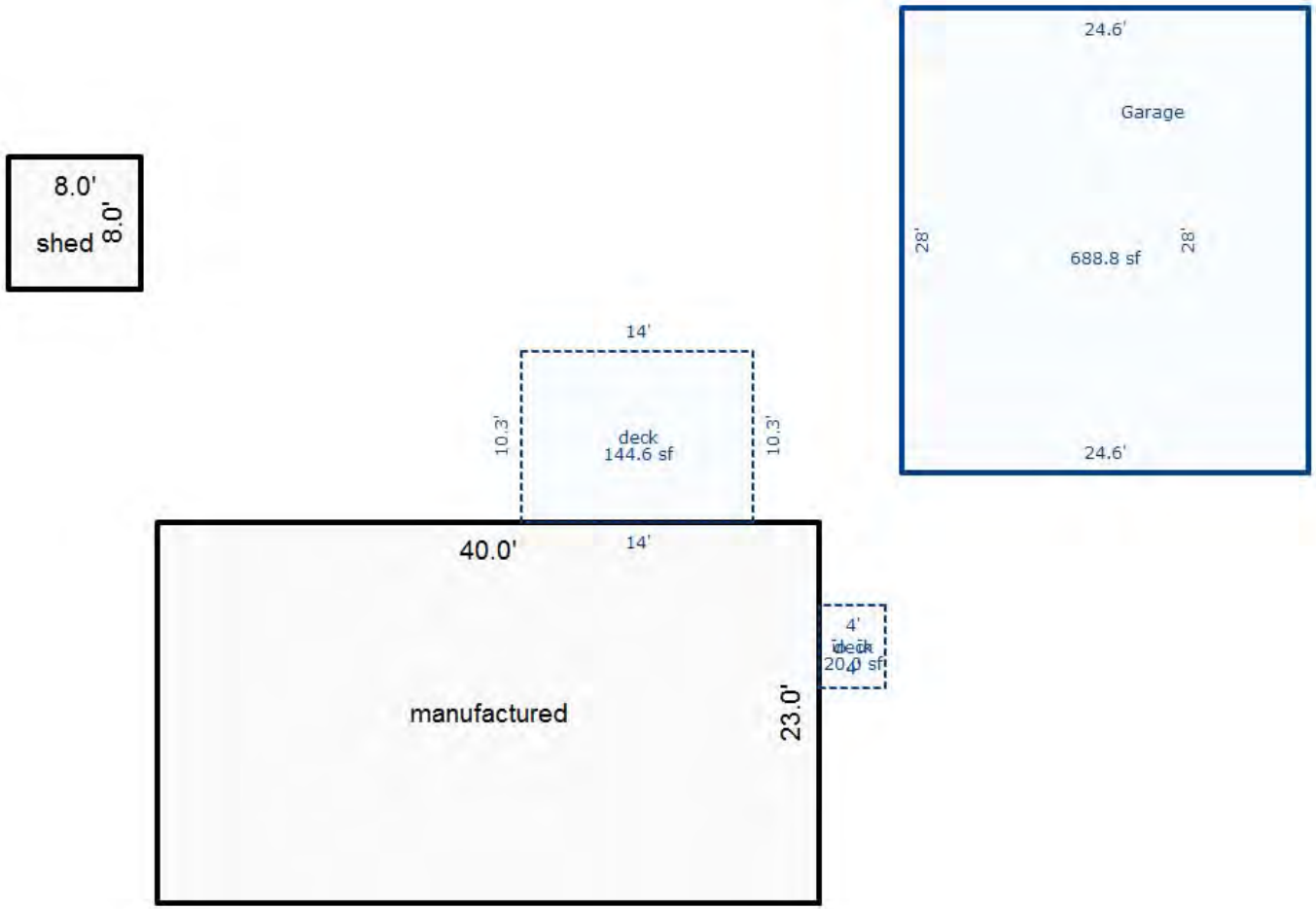
Year Built: 2011
Car Capacity:
Class: D
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 1
Mech. Doors: 0
Area: 689
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1 Story	Siding	Piers	47.49	-11.89	0.66	1104	40,031
Other Additions/Adjustments				Rate		Size	Cost
(13) Plumbing							
Average Fixture(s)				525.00		1	525
(14) Water/Sewer							
Well, 50 Feet				1575.00		1	1,575
1000 Gal Septic				2720.00		1	2,720
(15) Built-Ins & Fireplaces							
Appliance Allowance				1235.00		1	1,235
Fireplace: Wood Stove				950.00		1	950
(16) Deck/Balcony							
Treated Wood,Standard				6.97		140	976
Treated Wood,Standard				15.57		20	311
(17) Garages							
Class:D Exterior: Siding Foundation: 42 Inch (Unfinished)							
Base Cost				16.18		689	11,148
Automatic Doors				350.00		1	350
Phy/Ab.Phy/Func/Econ/Comb.%Good= 76/100/100/100/76.0, Depr.Cost =							62,741
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.700 => TCV of Bldg: 1 =							43,918

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



Sketch by Apex Sketch

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

Parcel Number: 009-015-009-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LIPSCOMB WANDA	GREGROY JAMES A & WELCH S	30,000	06/03/2016	LC	Arms Length	2016-01988	PTA	100.0
SHAEFFER DOROTHY & LIPSCO	LIPSCOMB WANDA	0	07/24/2012	DC	CERTIFICATE OF DEATH		PTA	0.0
SHAEFFER DOROTHY & MARK	SHAEFFER DOROTHY & LIPSCO	0	01/26/2011	QC	FAMILY SALE	2011-284	PTA	0.0
SHAEFFER MARK ROBERT		0	10/27/2010	DC	DEATH CERTIFICATE	2011-283DC	PTA	0.0

Property Address
8801 W JENNINGS RD

Owner's Name/Address
WELCH SCOTT E &
GREGROY JAMES A
8801 W JENNINGS RD
LAKE CITY MI 49651

Tax Description
SEC 15 T22N R8W E 357.09 FT OF THAT PART OF W 1/2 OF NW 1/4LYING N OF S LINE OF FORMER RR R/W & S OF JENNINGS RD EXC JENNINGS RD LIBER261 PG 848 EXC E'/Y 66 FT THOF. .9363A.(4*1999)

Comments/Influences

Class: 401 RESIDENTIAL-I Zoning:
School: LAKE CITY - 57020
P.R.E. 100% 06/24/2016
MAP #:
2018 Est TCV 26,017 TCV/TFA: 27.74

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	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
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	06/20/2016	INSPECTED
TPC	09/21/2015	INSPECTED

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
40/FF	93.00	440.28	1.0000	1.0000	40	100		3,720
			0.940 Acres		0	100		0
93 Actual Front Feet, 1.88 Total Acres					Total Est. Land Value =			3,720
Fencing: Wire Mesh, #9			1.84	1.00	96	0		0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	1,900	11,100	13,000			13,000S
2017	1,900	11,100	13,000			13,000S
2016	1,900	5,100	7,000		7,000W	6,018C
2015	1,900	4,100	6,000			6,000S

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: HUD

Yr Built	Remodeled
1979	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
X	Flat		Shed

	Asphalt Shingle
X	Metal

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	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:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

Class: D
Effec. Age: 38
Floor Area: 938
Total Base Cost: 47,381
Total Base New : 65,386
Total Depr Cost: 40,539
Estimated T.C.V: 22,297

CntyMult
X 1.380
E.C.F.
X 0.550

(16) Porches/Decks

Area	Type

(17) Garage

Year Built: 1979
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: 432
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

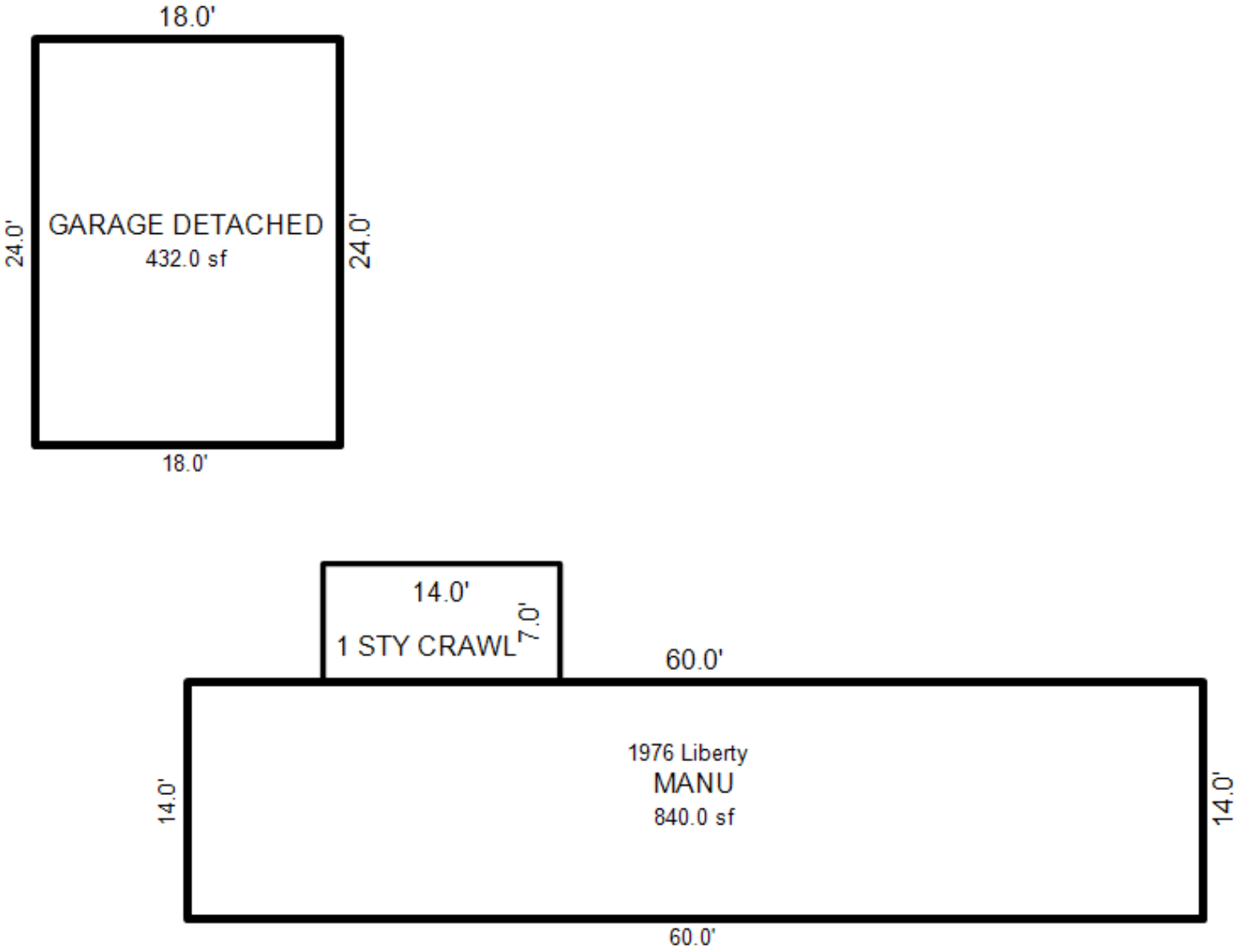
Carport Area:
Roof:

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	49.19	-12.43	0.66	840	31,433
1	Story Siding	Piers	49.19	-12.43	0.66	98	3,667

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	525.00	1	525
(14) Water/Sewer			
Well, 50 Feet	1575.00	1	1,575
1000 Gal Septic	2720.00	1	2,720
(15) Built-Ins & Fireplaces			
Appliance Allowance	1235.00	1	1,235
(17) Garages			
Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)			
Base Cost	13.66	432	5,901
Mechanical Doors	325.00	1	325

Notes: 1979 LIBERTY
Phy/Ab.Phy/Func/Econ/Comb.%Good= 62/100/100/100/62.0, Depr.Cost = 40,539
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.550 => TCV of Bldg: 1 = 22,297

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



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

Parcel Number: 009-015-010-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

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
8951 W JENNINGS RD	School: LAKE CITY - 57020					
	P.R.E. 100% 07/21/1994					
Owner's Name/Address	MAP #:					
RICHARDS JOHN JR 1021 NORTH RD APT D1 FENTON MI 48430	2018 Est TCV 20,233 TCV/TFA: 21.57					

Tax Description

. SEC 15 T22N R8W BEG AT NW COR OF W 1/2 OF NW 1/4 S OF HWY E'LY & PAR WITH HWY 250 FT S TO RR R/W W'LY ALONG RR TO SEC LINE N TO BEG. 1.6 A.

Comments/Influences

POVERTY EXEMPTION RENEWED BY 3-05 BOR AND BY 3-06 BOR. NO CHANGES REQUIRED TO OUR RECORDS PER DAWN. TWP TREASURER CAN FORGIVE TAXES.

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	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
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	08/10/2015	INSPECTED
TPC	04/08/2013	INSPECTED

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
40/FF	250.00	278.78	1.0000	1.0000	40	100		10,000
250 Actual Front Feet, 1.60 Total Acres							Total Est. Land Value =	10,000

Land Improvement Cost Estimates

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	12.61	1.00	64	50	404
Total Estimated Land Improvements True Cash Value =					404

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	5,000	5,100	10,100	10,100M		10,100C
2017	5,000	5,100	10,100	0M		0
2016	5,000	5,600	10,600	0M		0
2015	5,000	5,600	10,600	10,600M		0

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

Residential Building 1 of 1 Parcel Number: 009-015-010-00 Printed on 04/24/2018

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: HUD

Yr Built	Remodeled
1986	0

Condition: Poor

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	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:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

Class: Average
Effec. Age: 30
Floor Area:
Total Base Cost: 40,467
Total Base New : 55,845
Total Depr Cost: 19,659
Estimated T.C.V: 9,829

CntyMult
X 1.380
E.C.F.
X 0.500

(16) Porches/Decks

Area	Type
36	Treated Wood

(17) Garage

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:

< Cost Estimates for Res. Building: 1 Mobile Home Class: Average Quality >

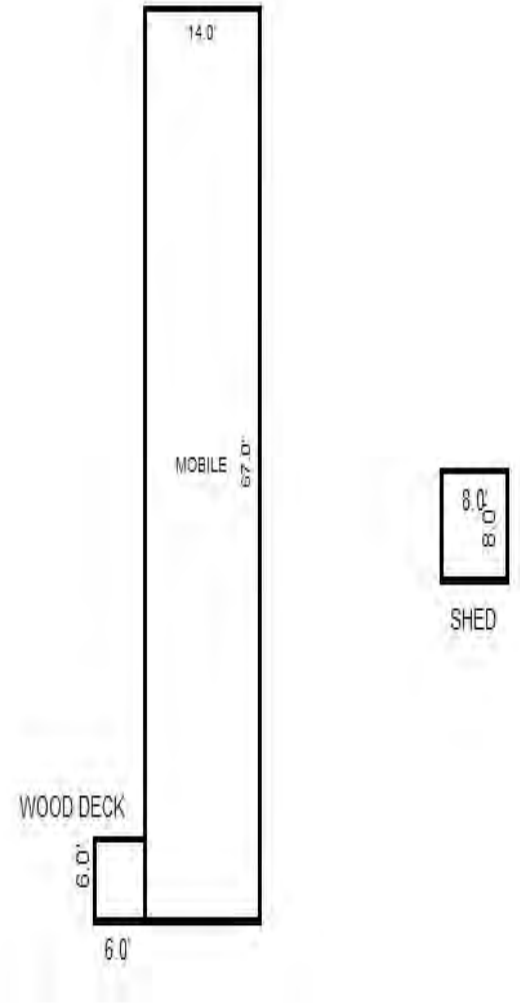
(11) Heating System: Wall Furnace

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Siding	Comp.Shingle	34.77	0.49	0	938	33,074
Other Additions/Adjustments				Rate		Size	Cost
(2) Skirting							
Metal/Vinyl				5.70		162	923
(9) Foundation							
Foundation Wall: Concrete				6.92		0	0
(13) Plumbing							
Average Fixture(s)				530.00		1	530
(14) Water/Sewer							
Well, 50 Feet				1575.00		1	1,575
1000 Gal Septic				2720.00		1	2,720
(15) Built-Ins & Fireplaces							
Appliance Allowance				1235.00		1	1,235

Notes: 1986 REDMAN
Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 19,348
Separately Depreciated Items:

(16) Deck/Balcony							
Treated Wood,Standard				11.39		36	410
County Multiplier = 1.38 =>						Cost New =	566
Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0,						Depr.Cost =	311
						Total Depreciated Cost =	19,659
ECF (416 RESIDENTIAL RURAL/ NON SUB)				0.500 => TCV of Bldg: 1 =			9,829

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



Sketch by Apex IV™

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

Parcel Number: 009-015-012-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ZEIGLER CYNTHIA S	BARRON JAMES D	0	10/17/2013	QC	QUIT CLAIM	2013-03582	PTA	0.0
TARRIS WALTER F	ZEIGLER CYNTHIA	93,500	02/22/2010	WD	Arms Length	2010/464		100.0

Property Address

8910 W JENNINGS RD

Owner's Name/Address

BARRON JAMES D
8910 W JENNINGS RD
LAKE CITY MI 49651

Tax Description

. SEC 15 T22N R8W THAT PART OF W 930 FT OF W 1/2 OF NW 1/4LYING N OF JENNINGS RD EXC W 250 FT THEREOF. 4.88 A.

Comments/Influences

Class: 401 RESIDENTIAL-I Zoning:

School: LAKE CITY - 57020

P.R.E. 100% 06/01/2015

MAP #:

2018 Est TCV 109,773 TCV/TFA: 81.92

Building Permit(s)	Date	Number	Status

X Improved Vacant

	Public Improvements
	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
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	06/01/2010	INSPECTED

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @$2800		4.88 Acres		2800	100			13,664
		4.88 Total Acres			Total Est. Land Value =			13,664

Land Improvement Cost Estimates

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	340	0	0
D/W/P: Asphalt Paving	1.61	1.00	2600	0	0
Shed: Wood Frame	10.48	1.00	154	35	565

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 =					5,315

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	6,800	48,100	54,900			46,610C
2017	7,300	46,700	54,000			45,652C
2016	7,300	44,100	51,400			45,245C
2015	7,300	41,200	48,500			45,110C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1977	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable Hip Flat		Gambrel Mansard Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1340 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors	
	No Floor	SF

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam	

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C -5
Effec. Age: 27
Floor Area: 1340
Total Base Cost: 91,966
Total Base New : 126,913
Total Depr Cost: 92,647
Estimated T.C.V: 90,794

CntyMult
X 1.380
E.C.F.
X 0.980

(16) Porches/Decks

Area	Type

(17) Garage

Year Built: 1977
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: 616
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

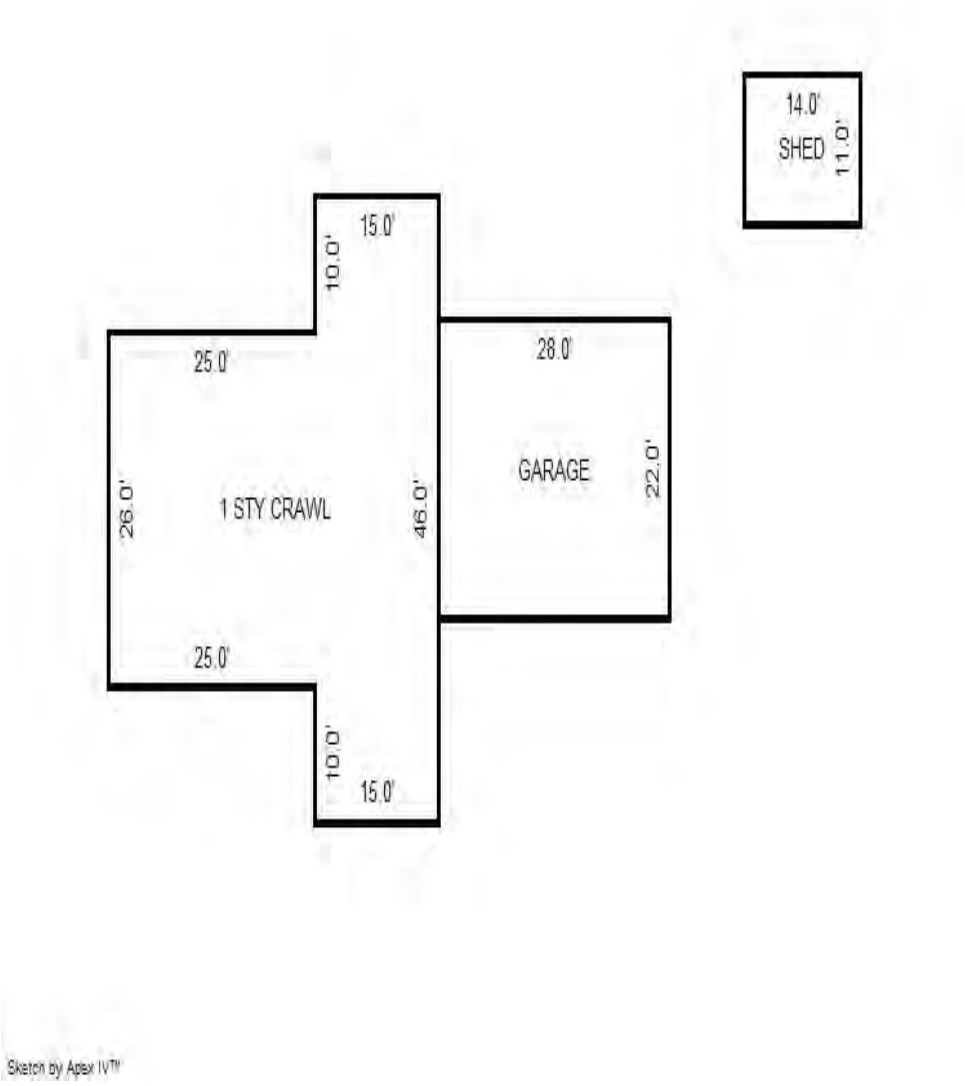
Carport Area:
Roof:

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	60.71	-8.60	0.00	1340	69,827

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
(17) Garages			
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	18.55	616	11,427
Common Wall: 1 Wall	-1300.00	1	-1,300

Phy/Ab.Phy/Func/Econ/Comb.%Good= 73/100/100/100/73.0, Depr.Cost = 92,647
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 90,794

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



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

Parcel Number: 009-015-013-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STODDARD CHELSI JO	BARTIN CHRISTOPHER & LEEA	101,000	03/15/2017	WD	Arms Length	2017-00786	PTA	100.0
HUNT KRISTI L	STODDARD CHELSI JO	80,000	06/24/2016	WD	Arms Length	2016-02176		100.0
THOLA DWAIN & CAROL	HUNT KRISTI L	79,000	12/30/2013	WD	WARRANTY DEED	2013-04382 WD	PTA	100.0
THOLA DWAIN & CAROL	CHEMICAL BANK ORE DEPT	68,056	11/01/2013	SD	SHERIFF'S DEED	2013-03891 SD	PTA	0.0

Property Address
8992 W JENNINGS RD

Owner's Name/Address
BARTIN CHRISTOPHER & LEEANN
8892 W JENNINGS RD
LAKE CITY MI 49651

Class: 401 RESIDENTIAL-I Zoning:
School: LAKE CITY - 57020
P.R.E. 100% 04/18/2017
MAP #:
2018 Est TCV 99,772 TCV/TFA: 90.13

Building Permit(s)	Date	Number	Status
Reroof	12/20/2013	2013-0620	100%

X Improved | Vacant

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A $5000				5000	100			5,000
186 Actual Front Feet, 1.79 Total Acres							Total Est. Land Value =	5,000

Land Improvement Cost Estimates

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	2072	0	0
Shed: Wood Frame	13.42	1.00	25	50	168
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	100	2,500
Total Estimated Land Improvements True Cash Value =					2,668

Public Improvements

	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
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
X	Wetland
	Flood Plain

Tax Description
2013-04382 ALL THAT PART OF THE WEST 250 FEET OF THE W 1/2 OF NW 1/4 OF SECTION 15 T22N, R8W., LYING NORTHERLY OF THE COUNTY ROAD.
FORMERLY ABBREVIATED AS SEC 15 T22N R8W W 250 FT OF THAT PART OF W 1/2 OF NW 1/4LYING N OF JENNINGS RD. 1.7992 A.

Comments/Influences
2013MLS" WITH AN OFFER ACCEPTABLE TO THE SELLER THEY WILL REPLACE THE ROOF PRIOR TO CLOSE."

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	2,500	47,400	49,900			49,900S
2017	2,500	39,000	41,500			41,500S
2016	2,500	41,800	44,300			39,028C
2015	3,500	38,900	42,400			38,912C

Who	When	What
JWV	08/25/2017	INSPECTED
TPC	04/17/2017	INSPECTED
TPC	01/08/2016	INSPECTED

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1979	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle
	Metal

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 1107 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

500	Recreation	SF
	Living	SF
1	Walkout Doors	
	No Floor	SF

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
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
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

Class: C +5
Effec. Age: 35
Floor Area: 1107
Total Base Cost: 104,775
Total Base New : 144,590
Total Depr Cost: 93,983
Estimated T.C.V: 92,104

CntyMult
X 1.380
E.C.F.
X 0.980

(16) Porches/Decks

Area	Type
591	Treated Wood

(17) Garage

Year Built: 1979
Car Capacity: 2
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 2
Mech. Doors: 0
Area: 504
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

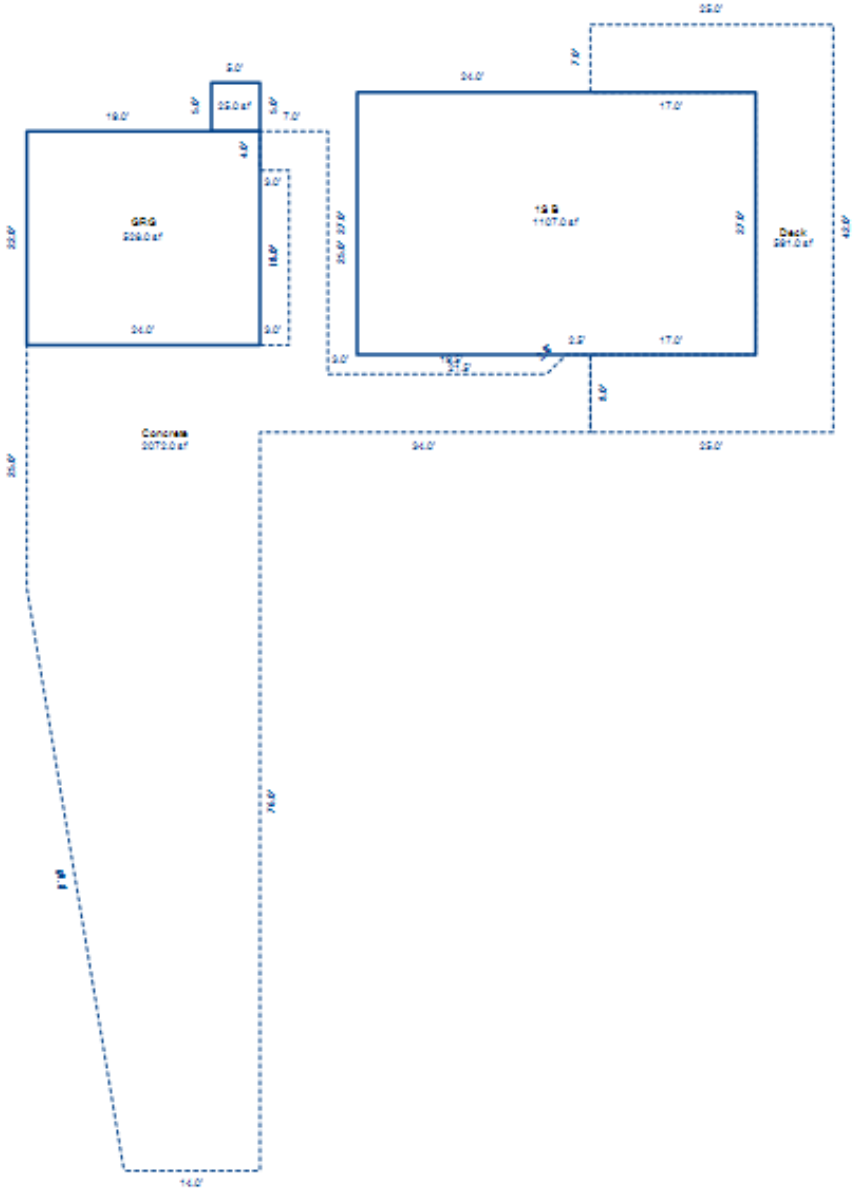
Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	69.29	0.00	0.00	1107	76,704

Other Additions/Adjustments	Rate	Size	Cost
(9) Basement Finish			
Basement Recreation Finish	11.45	500	5,725
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, 50 Feet	1575.00	1	1,575
(15) Built-Ins & Fireplaces			
Appliance Allowance	1915.00	1	1,915
(16) Deck/Balcony			
Treated Wood,Standard	6.15	591	3,635
(17) Garages			
Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	18.60	504	9,374
Automatic Doors	375.00	2	750

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 93,983
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 92,104

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

Parcel Number: 009-015-013-00, Residential Building 1 Printed on 04/24/2018



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

Parcel Number: 009-015-015-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WILLIS CHARLOTTE M	WILLIS CHARLOTTE M TRUST	0	05/10/2006	QC	Not Qualified	06-0/2259		0.0
WILLIS CHARLES FRANKLIN		0	08/03/1995	DC	DEATH CERTIFICATE	1995DC	PTA	0.0
HOUSE JOHN & JUANITA M	WILLIS CHARLES F & CHARLO	27,300	11/10/1989	WD	Arms Length	2010/2109	PTA	0.0

Property Address

8518 W KELLY RD

Owner's Name/Address

WILLIS CHARLOTTE M TRUST
8518 W KELLY ROAD
LAKE CITY MI 49651

Tax Description

. SEC 15 T22N R8W E 1/2 OF SE 1/4 OF SW 1/4. 20 A.

Comments/Influences

Class: 401 RESIDENTIAL-I Zoning:

School: LAKE CITY - 57020

P.R.E. 65% 04/11/1997

MAP #:

2018 Est TCV 184,727 TCV/TFA: 83.47

Building Permit(s)	Date	Number	Status

X Improved | Vacant

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

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

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	06/20/2016	INSPECTED
TPC	06/14/2015	INSPECTED

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
SALES & EQ RATE			20.000 Acres		2,100	100		42,000
			20.00 Total Acres		Total Est. Land Value =			42,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	21,000	71,400	92,400			73,194C
2017	21,000	67,600	88,600			71,689C
2016	21,000	66,200	87,200			71,050C
2015	21,000	60,000	81,000			70,838C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1995	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

X	Wood Sash
X	Metal Sash
	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Block

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord	X	Min

Size of Closets

	Lg		Ord	X	Small

Doors		Solid	X	H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1040 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors	
	No Floor	SF

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam	

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
X	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

Class: CD
Effec. Age: 20
Floor Area: 1040
Total Base Cost: 74,544
Total Base New : 102,870
Total Depr Cost: 83,084
Estimated T.C.V: 81,422

CntyMult
X 1.380
E.C.F.
X 0.980

(16) Porches/Decks

Area	Type
192	WGEP (1 Story)

(17) Garage

Year Built: 1996
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 1
Area: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

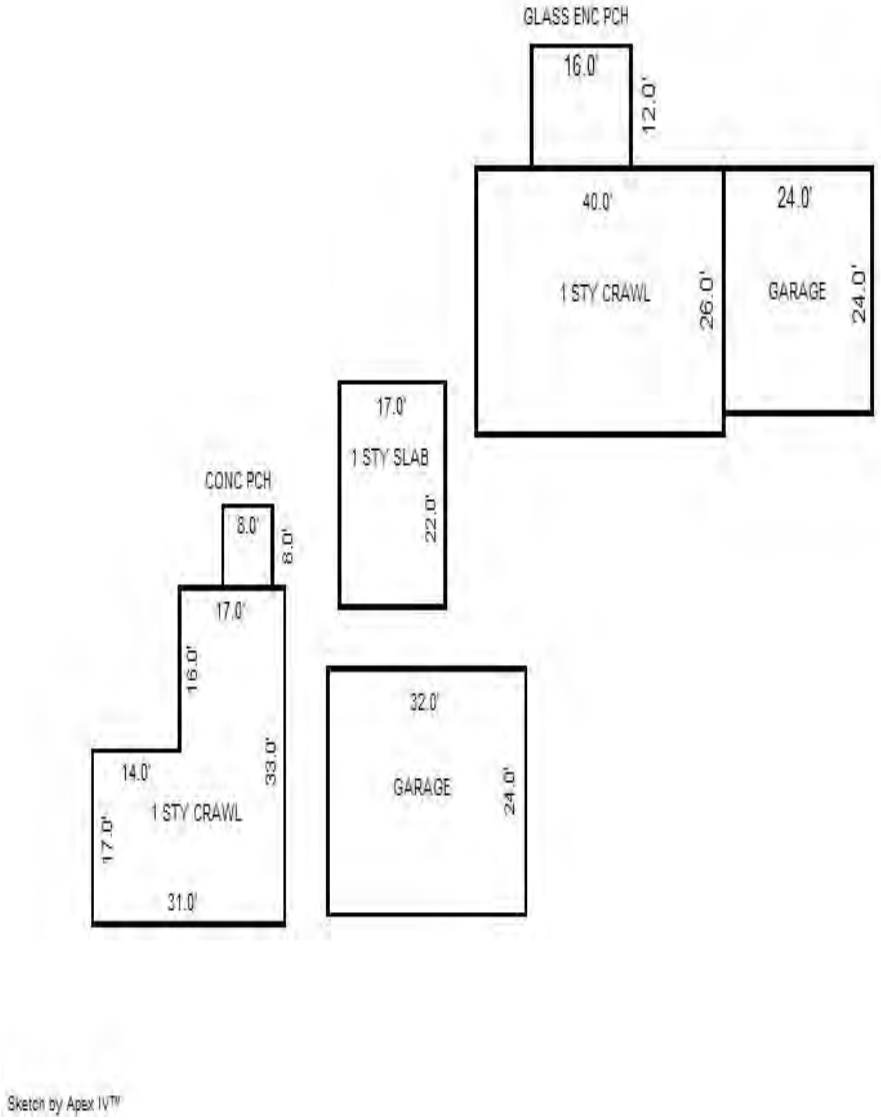
Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	58.89	-8.67	-2.85	1040	49,265

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	630.00	1	630
(14) Water/Sewer			
Well, 50 Feet	1575.00	1	1,575
1000 Gal Septic	2895.00	1	2,895
(15) Built-Ins & Fireplaces			
Appliance Allowance	1415.00	1	1,415
(17) Garages			
Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	18.45	576	10,627
Common Wall: 1 Wall	-1225.00	1	-1,225
Mechanical Doors	350.00	1	350

Notes: ARROW HOME
Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 72,347
Separately Depreciated Items:

(16) Porches			
WGEP (1 Story), Standard	31.31	192	6,012
County Multiplier = 1.38 =>		Cost New =	8,296
Phy/Ab.Phy/Func/Econ/Comb.%Good= 87/100/100/100/87.0,		Depr.Cost =	7,217
Unit-in-Place Cost Items:			
BARN	1.00	3000	3,000
County Multiplier = 1.38 =>		Cost New =	4,140
Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,		Depr.Cost =	3,519
		Total Depreciated Cost =	83,084
ECF (416 RESIDENTIAL RURAL/ NON SUB)	0.980 => TCV of Bldg: 1 =		81,422

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



Sketch by Apex IV™

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1962	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 799 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors	
	No Floor	SF

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

Class: CD
Effec. Age: 45
Floor Area: 799
Total Base Cost: 61,744
Total Base New : 85,207
Total Depr Cost: 47,110
Estimated T.C.V: 46,167

CntyMult
X 1.380
E.C.F.
X 0.980

(16) Porches/Decks

Area	Type
64	CPP

(17) Garage

Year Built: 1962
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 1
Area: 768
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	62.32	-9.30	0.00	799	42,363
Other Additions/Adjustments				Rate		Size	Cost
(13) Plumbing							
Average Fixture(s)				630.00		1	630
(14) Water/Sewer							
Well, 50 Feet				1575.00		1	1,575
1000 Gal Septic				2895.00		1	2,895
(15) Built-Ins & Fireplaces							
Appliance Allowance				1415.00		1	1,415
(17) Garages							
Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)							
Base Cost				14.85		768	11,405
Mechanical Doors				350.00		1	350
Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost =							46,020
Separately Depreciated Items:							
(16) Porches							
CPP, Standard				17.37		64	1,112
County Multiplier = 1.38 => Cost New =							1,534
Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost =							1,089
Total Depreciated Cost =							47,110
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 2 =							46,167

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
0	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	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

X	Gable Hip Flat		Gambrel Mansard Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 374 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors	
	No Floor	SF

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam	

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
X	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

Class: D
Effec. Age: 45
Floor Area: 374
Total Base Cost: 20,352
Total Base New : 28,085
Total Depr Cost: 15,447
Estimated T.C.V: 15,138

CntyMult
X 1.380
E.C.F.
X 0.980

(16) Porches/Decks

Area	Type

(17) Garage

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:

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	63.46	-11.86	-1.89	374	18,592
Other Additions/Adjustments				Rate		Size	Cost
(13) Plumbing							
Average Fixture(s)				525.00		1	525
(15) Built-Ins & Fireplaces							
Appliance Allowance				1235.00		1	1,235
Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost =							15,447
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 3 =							15,138

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

Parcel Number: 009-015-016-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
NIX LORI A	BARNES RONALD L	1	10/18/2017	QC	FAMILY SALE	2017-03239	PTA	0.0
BARNES RONALD L	BARNES RONALD L	0	10/18/2017	QC	FAMILY SALE	2017-03240	PTA	0.0
BARNES RONALD L	BARNES RONALD L & NIX LOR	0	09/15/2016	QC	RELATED PARTY	2016-03022	PTA	0.0

Property Address
8908 W KELLY RD

Owner's Name/Address
BARNES RONALD L
8908 W KELLY ROAD
LAKE CITY MI 49651

Tax Description
. SEC 15 T22N R8W SW 1/4 OF SW 1/4 EXC NW 1/4 THEREOF & EXC E 495 FT THOF. 15A.

Comments/Influences

Class: 401 RESIDENTIAL-I Zoning:
School: LAKE CITY - 57020
P.R.E. 100% 07/21/1994
MAP #:
2018 Est TCV 91,395 TCV/TFA: 90.67

Building Permit(s)	Date	Number	Status

X Improved Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	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
	Flood Plain

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	11/04/2016	INSPECTED

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @$2000	15.00 Acres		2000	100				30,000
	15.00 Total Acres				Total Est. Land Value =			30,000

Land Improvement Cost Estimates

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	2.98	1.00	170	0	0
Shed: Wood Frame	7.66	1.00	206	50	789

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.3	95	285
Total Estimated Land Improvements True Cash Value =					1,074

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	15,000	30,700	45,700			33,414C
2017	14,300	28,200	42,500			32,727C
2016	15,800	26,600	42,400			32,436C
2015	15,800	24,700	40,500			32,339C

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

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

Residential Building 1 of 1 Parcel Number: 009-015-016-00 Printed on 04/24/2018

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1962	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Block

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 1008 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors	
	No Floor	SF

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

Class: D
Effec. Age: 40
Floor Area: 1008
Total Base Cost: 74,338
Total Base New : 102,587
Total Depr Cost: 61,552
Estimated T.C.V: 60,321

CntyMult
X 1.380
E.C.F.
X 0.980

(16) Porches/Decks

Area	Type
112	CCP (1 Story)
170	CCP (1 Story)
181	Roof Cover Onl

(17) Garage

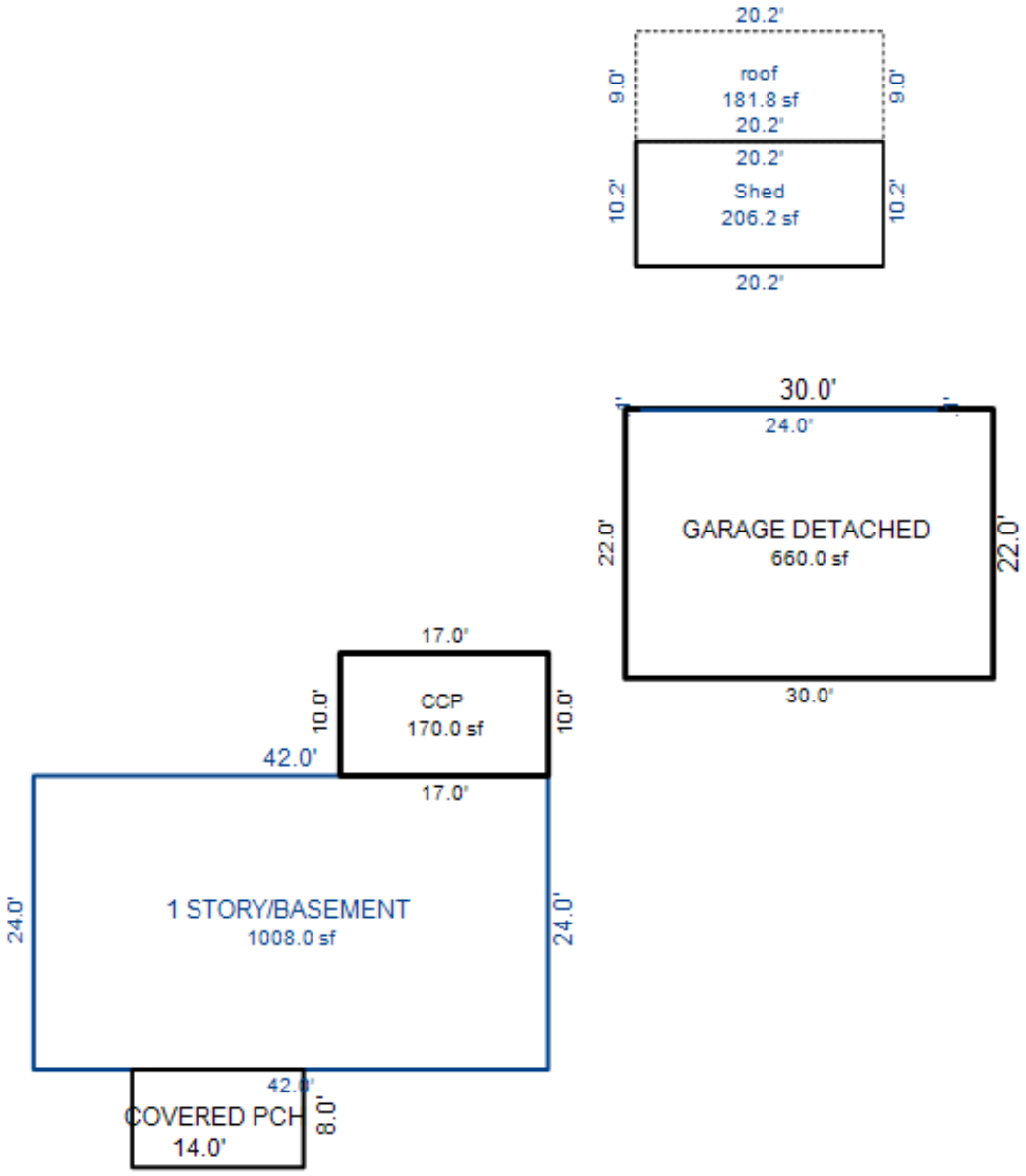
Year Built: 1962
Car Capacity:
Class: D
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 1
Area: 660
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	48.38	0.00	0.66	1008	49,432
Other Additions/Adjustments				Rate		Size	Cost
(13) Plumbing							
Average Fixture(s)				525.00		1	525
(14) Water/Sewer							
Well, 50 Feet				1575.00		1	1,575
1000 Gal Septic				2720.00		1	2,720
(15) Built-Ins & Fireplaces							
Appliance Allowance				1235.00		1	1,235
(16) Porches							
CCP (1 Story), Standard				25.93		112	2,904
CCP (1 Story), Standard				21.92		170	3,726
(16) Deck/Balcony							
Roof Cover Only,Standard				10.55		181	1,910
(17) Garages							
Class:D Exterior: Siding Foundation: 18 Inch (Unfinished)							
Base Cost				15.13		660	9,986
Mechanical Doors				325.00		1	325
Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost =							61,552
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 =							60,321

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



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

Parcel Number: 009-015-017-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FOSTER CRAIG C	FOSTER CRAIG & PUTMAN AMY	1	12/11/2017	QC	FAMILY SALE	2017-03910	PTA	50.0
FOSTER CRAIG C	FOSTER CRAIG C	0	12/16/2015	AFF	AFFIXTURE MANUFACTUR	2015-04175		0.0
FOSTER ERIKA	FOSTER CRAIG C	1	10/21/2011	QC	QUIT CLAIM	2011-03338	PTA	0.0
VANPELT JODY M & CONNIE M	FOSTER CRAIG C & ERICA AK	70,000	10/20/2011	WD	WARRANTY DEED	2011-03337	PTA	0.0

Property Address

8850 W KELLY RD

Owner's Name/Address

FOSTER CRAIG C & PUTMAN AMY N
8850 W KELLY RD
LAKE CITY MI 49651

Tax Description

SEC 15 T22N R8W E 495 FT OF SW 1/4 OF SW 1/4. 15A.

Comments/Influences

Terry Van Pelt deceased 8-6-04. Cert of Death @ L 04-0, P 3615.

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

Class: 401 RESIDENTIAL-I Zoning:

School: LAKE CITY - 57020

P.R.E. 100% 10/31/2008

MAP #:

2018 Est TCV 77,247 TCV/TFA: 49.26

Building Permit(s)	Date	Number	Status

X	Improved		Vacant

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

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

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	12/18/2017	INSPECTED

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @$2000	15.00 Acres		2000	100				30,000
	15.00 Total Acres				Total Est. Land Value =			30,000

Land Improvement Cost Estimates

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	2.98	1.00	500	0	0
Shed: Wood Frame	8.79	1.00	120	50	527

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 =					1,002

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	15,000	23,600	38,600			35,728S
2017	14,300	23,100	37,400			32,182C
2016	15,800	18,700	34,500			31,895C
2015	15,800	16,000	31,800			31,800S

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: HUD

Yr Built	Remodeled
1992	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	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:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

150	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

Class: D +10
Effec. Age: 20
Floor Area: 1568
Total Base Cost: 76,161
Total Base New : 105,102
Total Depr Cost: 84,082
Estimated T.C.V: 46,245

CntyMult
X 1.380
E.C.F.
X 0.550

(16) Porches/Decks

Area	Type
120	Treated Wood

(17) Garage

Year Built: 1992
Car Capacity:
Class: D
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 1280
% Good: 0
Storage Area: 0
No Conc. Floor: 1280

Bsmnt Garage:

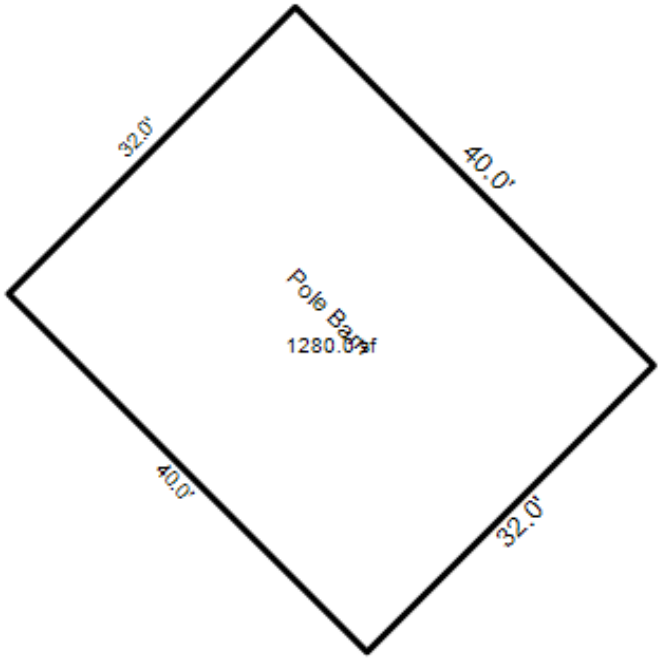
Carport Area:
Roof:

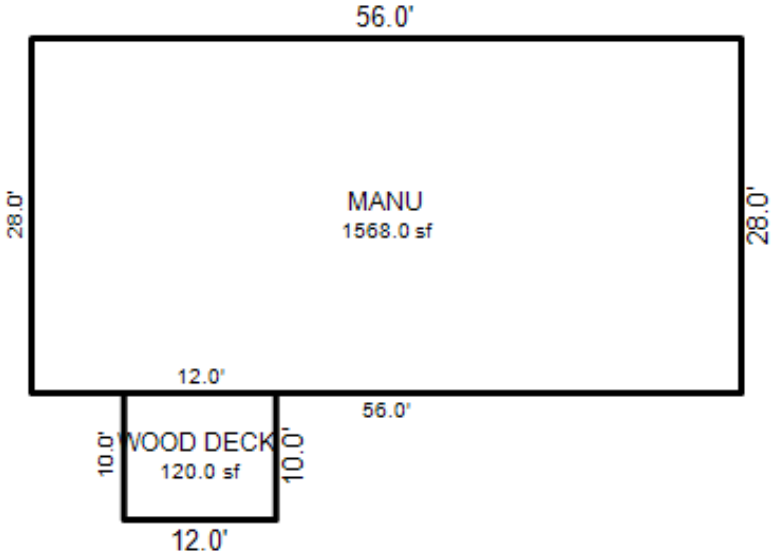
Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	48.94	-11.89	0.72	1568	59,223

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	525.00	1	525
2 Fixture Bath	1100.00	1	1,100
(14) Water/Sewer			
Well, 100 Feet	2425.00	1	2,425
1000 Gal Septic	2720.00	1	2,720
(15) Built-Ins & Fireplaces			
Appliance Allowance	1235.00	1	1,235
(16) Deck/Balcony			
Treated Wood,Standard	7.24	120	869
(17) Garages			
Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)			
Base Cost	9.30	1280	11,904
No Floor Deduction	-3.00	1280	-3,840

Notes: 2015-04175 AFFMAN 1991 COMMODORE GP01986AB
Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 84,082
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.550 => TCV of Bldg: 1 = 46,245

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





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

Parcel Number: 009-015-018-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

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
2835 S BLODGET RD	School: LAKE CITY - 57020					
	P.R.E. 100% 06/01/1995					
Owner's Name/Address	MAP #:					
SHERMAN DAVID P JR 2835 S BLODGET RD LAKE CITY MI 49651	2018 Est TCV 69,573 TCV/TFA: 62.12					

Tax Description

. SEC 15 T22N R8W NW 1/4 OF SW 1/4 OF SW 1/4. 10 A.

Comments/Influences

X	Improved	
	Vacant	

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

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

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	10/10/2016	INSPECTED

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @$2000	10.00 Acres		2000	100				20,000
	10.00 Total Acres				Total Est. Land Value =			20,000

Land Improvement Cost Estimates

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	3.78	1.00	800	0	0
Shed: Wood Frame	9.12	1.00	168	95	1,455

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 =					2,405

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	10,000	24,800	34,800			22,823C
2017	9,500	23,100	32,600			22,354C
2016	10,500	21,800	32,300			22,155C
2015	10,500	23,300	33,800			22,089C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: BOCA/STATE

Yr Built	Remodeled
1985	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	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:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

Class: CD
Effec. Age: 30
Floor Area: 1120
Total Base Cost: 68,274
Total Base New : 94,219
Total Depr Cost: 65,953
Estimated T.C.V: 46,167

CntyMult
X 1.380
E.C.F.
X 0.700

(16) Porches/Decks

Area	Type

(17) Garage

Year Built: 1995
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:

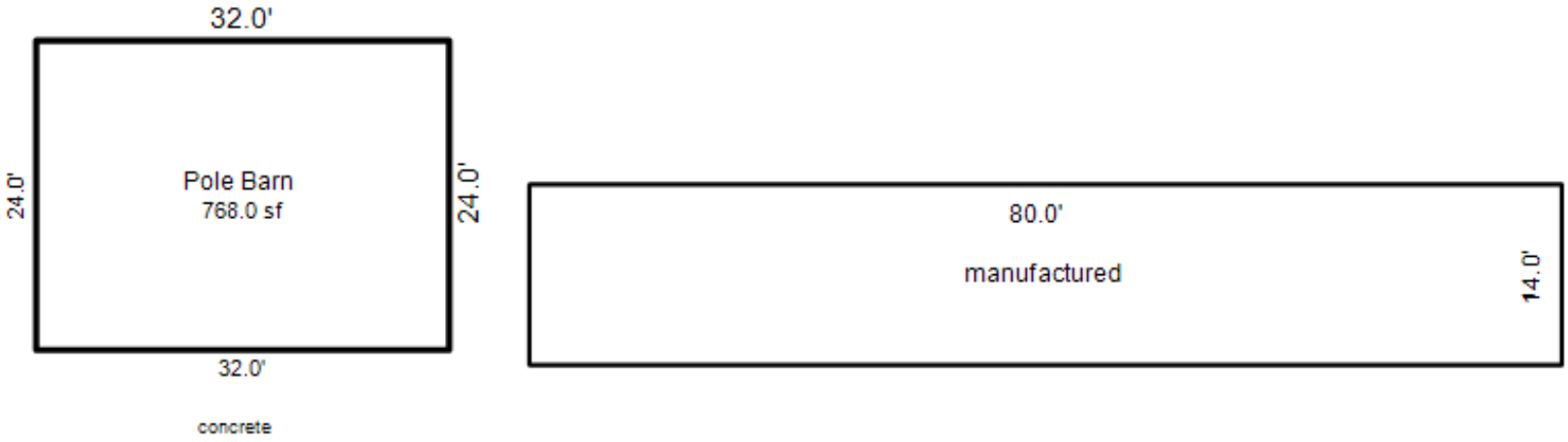
Carport Area:
Roof:

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	58.08	-12.34	0.00	1120	51,229

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	630.00	1	630
3 Fixture Bath	1975.00	1	1,975
(14) Water/Sewer			
Well, 50 Feet	1575.00	1	1,575
1000 Gal Septic	2895.00	1	2,895
(15) Built-Ins & Fireplaces			
Appliance Allowance	1415.00	1	1,415
(17) Garages			
Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)			
Base Cost	11.14	768	8,556

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 65,953
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.700 => TCV of Bldg: 1 = 46,167

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

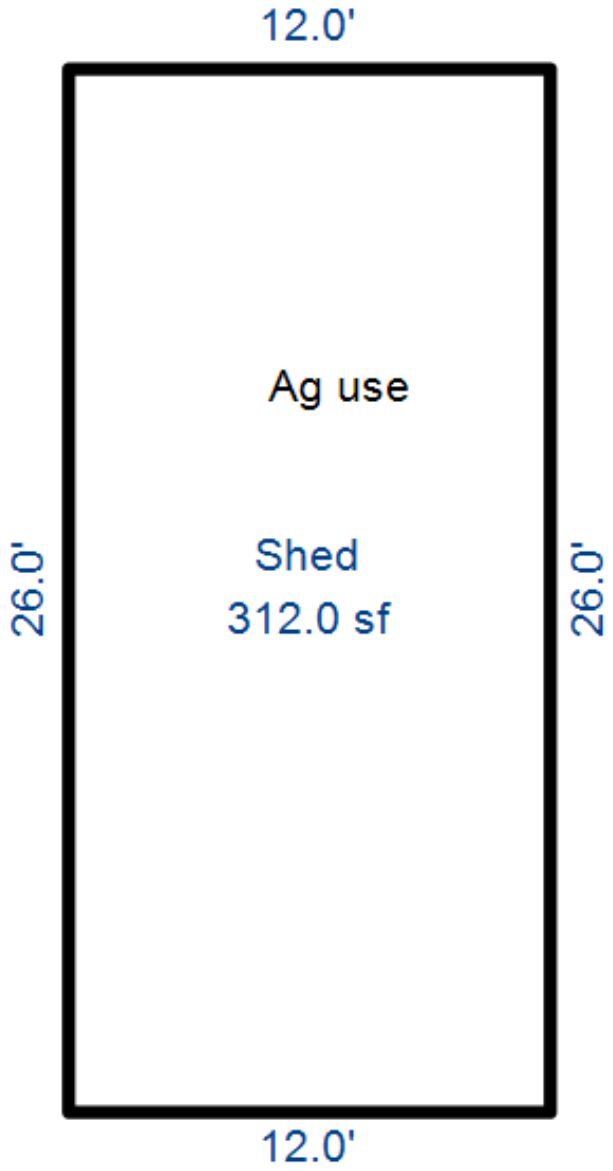


*** Information herein deemed reliable but not guaranteed***

Building Type	Farm Utility Storage She				
Year Built	2015				
Class/Construction	D,Pole				
Quality/Exterior	Low Cost				
Base Rate/SF	3.31				
# of Walls, Perimeter	No-Wall, 76				
Perimeter Mult.	X 0.709 = 2.35				
Height	10				
Story Height Mult.	X 1.000 = 2.35				
Heating System	No Heating/Cooling				
Heat Adj./SF					
Misc. Adjustment					
Misc. Adj./SF					
County Multiplier	X 1.38 = 3.24				
Final Rate/SF	$3.24				
Length/Width/Area	26 x 12 = 312				
Cost New	$ 1,011				
Phy./Func./Econ. %Good	90/100/100 90.0				
Depreciated Cost	$ 910				
+ Unit-In-Place Items	$ 0				
Description, Size X Rate X %Good = Cost Itemized ->* Unit-In-Place ->* Items ->*					
E.C.F.	X 1.10				
% Good	90				
Est. True Cash Value	$ 1,001				
Comments:					

Total Estimated True Cash Value of Agricultural Improvements / This Card: 1001 / All Cards: 1001

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



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

Parcel Number: 009-015-019-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MARSHALL DIANNA L	RICHARDS BRIAN	0	02/05/2018	WD	LAND CONTRACT	2018-00380		0.0
MARSHALL DIANNA L	RICHARDS BRIAN	28,500	04/20/2016	LC	Arms Length	2016-01454	PTA	100.0
FIRST NATIONAL BANK OF AM	MASHALL DIANNA L	10,000	04/18/2016	WD	LAND CONTRACT	2016-01453		0.0
FIRST NATIONAL BANK	MARSHALL DIANNA L	10,000	02/24/2012	LC	BANK SALE	2012-00559 MEM	PTA	100.0

Property Address
2611 S BLODGETT RD

Owner's Name/Address
RICHARDS BRIAN
9391 W KELLY RD
LAKE CITY MI 49651

Tax Description
SEC 15 T22N R8W (0*1998) BEG S 0 DEG 0'09"W 228.5 FT FROM W 1/4 COR TH E 505 FT, S 442.15 FT, N 88 DEG 56'20"W 505.12 FT, N 432.79 FT TO POB. 5.07A.

Comments/Influences

Class: 401 RESIDENTIAL-I Zoning:
School: LAKE CITY - 57020
P.R.E. 0%
MAP #:
2018 Est TCV 31,700 TCV/TFA: 29.14

Building Permit(s)	Date	Number	Status
MANUFACTURED	01/21/1999	1999-0005	100%
MANUFACTURED	12/31/1992	1992	100%

X Improved | Vacant

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

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

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

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	12/07/2015	INSPECTED
TPC	02/28/2012	INSPECTED

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A $5000			5000	100				5,000
442 Actual Front Feet, 5.12 Total Acres							Total Est. Land Value =	5,000

Land Improvement Cost Estimates

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.79	1.00	120	50	527
Shed: Wood Frame	8.79	1.00	120	50	527

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 =					1,530

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	2,500	13,400	15,900			15,900S
2017	2,500	13,400	15,900			15,900S
2016	2,500	11,000	13,500			12,008C
2015	3,500	11,700	15,200			11,973C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: HUD

Yr Built	Remodeled
1992	0

Condition: Fair

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	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:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	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
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
1	Wood Stove
	Direct-Vented Ga

Class: D
Effec. Age: 35
Floor Area: 1088
Total Base Cost: 51,020
Total Base New : 70,407
Total Depr Cost: 45,765
Estimated T.C.V: 25,170

CntyMult
X 1.380
E.C.F.
X 0.550

(16) Porches/Decks

Area	Type
56	WCP (1 Story)
80	Treated Wood

(17) Garage

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:

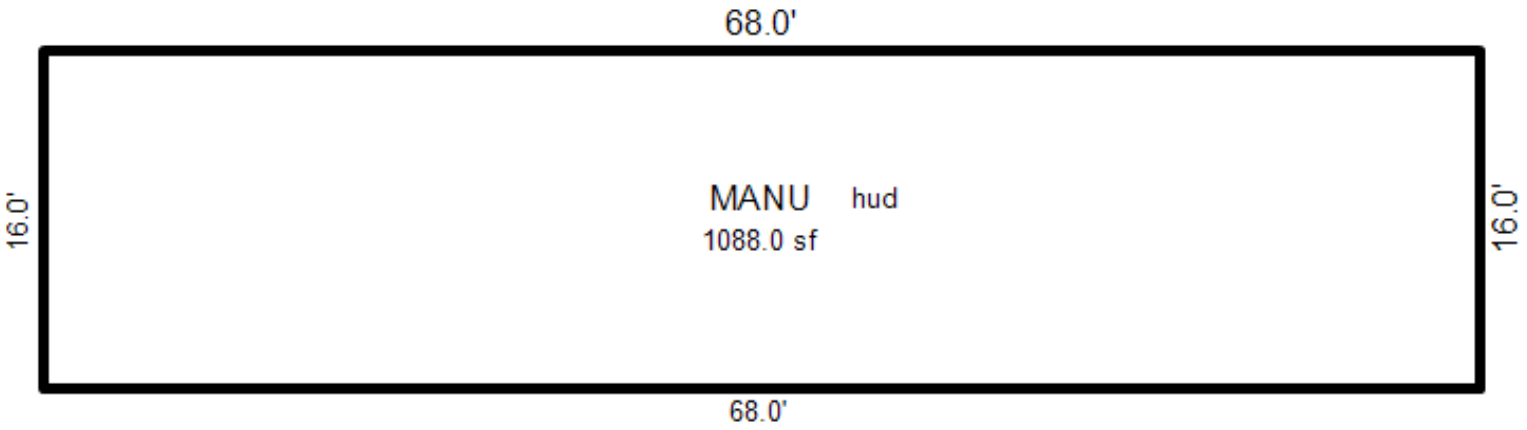
Carport Area:
Roof:

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	47.64	-11.94	0.66	1088	39,560

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
3 Fixture Bath	1650.00	1	1,650
(14) Water/Sewer			
Well, 100 Feet	2425.00	1	2,425
1000 Gal Septic	2720.00	1	2,720
(15) Built-Ins & Fireplaces			
Appliance Allowance	1235.00	1	1,235
Fireplace: Wood Stove	950.00	1	950
(16) Porches			
WCP (1 Story), Standard	32.74	56	1,833
(16) Deck/Balcony			
Treated Wood,Standard	8.08	80	646

Notes: 1992 MANOR - HUD
Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 45,765
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.550 => TCV of Bldg: 1 = 25,170

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



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

Parcel Number: 009-015-019-30 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COUSINO EARL J	LEWIS MARK	0	10/20/2014	QC	LAND CONTRACT	2014-03652		100.0
COUSINO EARL J	COUSINO EARL J (LE) &*	0	11/30/2006	QC	Not Qualified	06-0/4368		0.0
LEWIS MARK (SM)	COUSINO EARL J (SM)	0	06/06/2006	QC	Not Qualified	06-0/2737		0.0
LEWIS MARK W (SM)	COUSINO EARL J (SM)	1	01/31/2006	WD	Not Qualified	06-0/2738		100.0

Property Address
2621 S BLODGET RD

Owner's Name/Address
LEWIS MARK
2621 S BLODGET RD
LAKE CITY MI 49651

Tax Description
SEC 15 T22N R8W (3*1998) BEG S 0 DEG 0'09"W 661.29 FT & S 88 DEG 56'20"E 505.12 FT FROM W 1/4 COR, TH N 992.15 FT, E 819.48 FT, S 0 DEG 01'45"W 345.77 FT, S 0 DEG 02'11"W 661.55 FT, N 88 DEG 56'20"W 819.02 FT TO POB. 18.8A.

Comments/Influences
98 SPLIT FROM 019-00 FOR 99

Class: 401 RESIDENTIAL-I Zoning:
School: LAKE CITY - 57020
P.R.E. 100% 10/20/2014
MAP #:
2018 Est TCV 67,747 TCV/TFA: 55.71

Building Permit(s)	Date	Number	Status
MH	08/30/2004	20040339	Complete

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	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
X	Swamp
X	Wooded
X	Pond
	Waterfront
	Ravine
X	Wetland
	Flood Plain
X	PRIVATE RD

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	12/07/2015	INSPECTED

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18 -29 @$2000		18.00 Acres		2000	100			36,000
		18.00 Total Acres			Total Est. Land Value =			36,000

Land Improvement Cost Estimates

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	6.55	1.00	384	50	1,257
Total Estimated Land Improvements True Cash Value =					1,257

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	18,000	15,900	33,900			25,520C
2017	18,000	15,900	33,900			24,996C
2016	18,000	13,000	31,000			24,774C
2015	18,900	5,800	24,700			24,700S

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: HUD

Yr Built	Remodeled
1991	0

Condition: Fair

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	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

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	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:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	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
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	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

Class: D
Effec. Age: 25
Floor Area: 1216
Total Base Cost: 53,562
Total Base New : 73,915
Total Depr Cost: 55,436
Estimated T.C.V: 30,490

CntyMult
X 1.380
E.C.F.
X 0.550

(16) Porches/Decks

Area	Type
96	WGEP (1 Story)

(17) Garage

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:

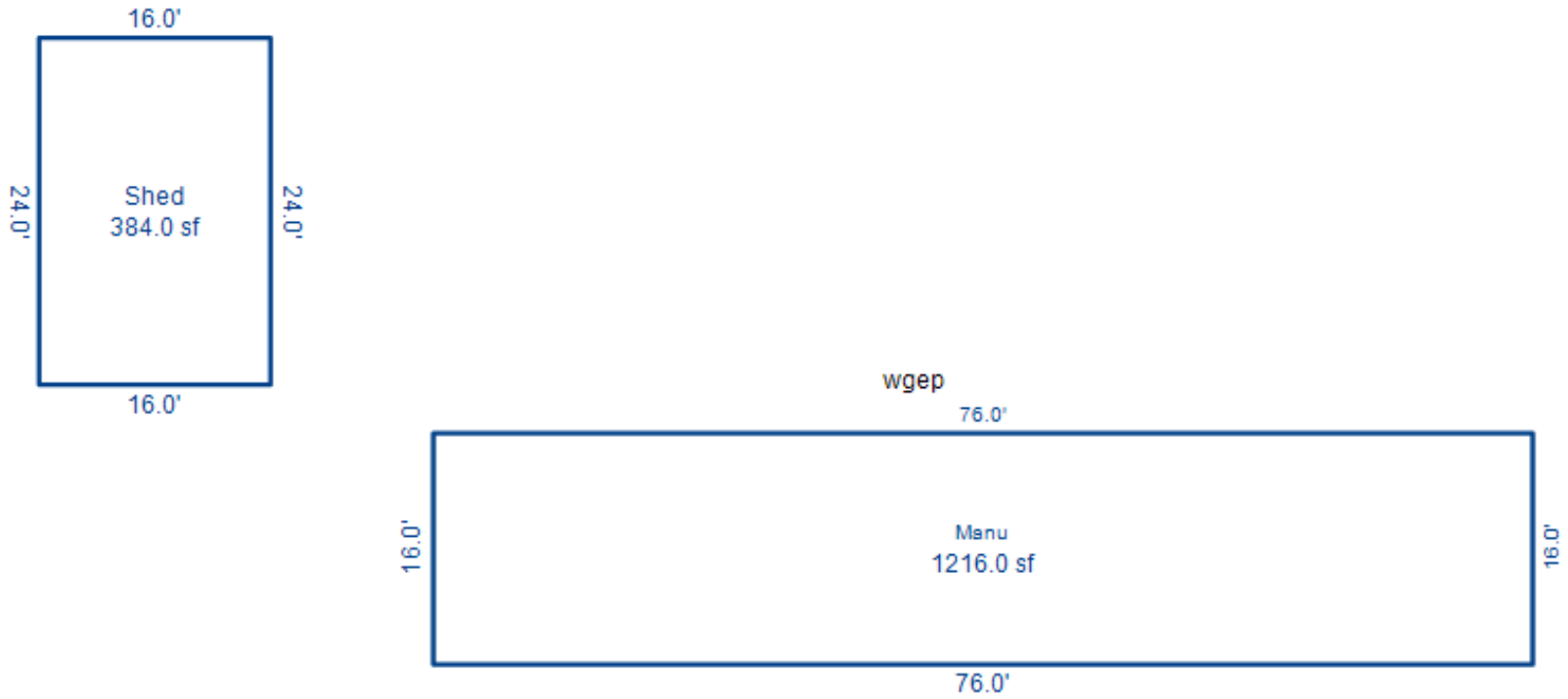
Bsmnt Garage:

Carport Area:
Roof:

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	46.56	-11.59	0.66	1216	43,326
Other Additions/Adjustments				Rate		Size	Cost
(13) Plumbing							
3 Fixture Bath				1650.00		1	1,650
(14) Water/Sewer							
Well, 100 Feet				2425.00		1	2,425
1000 Gal Septic				2720.00		1	2,720
(16) Porches							
WGEP (1 Story), Shallow				35.84		96	3,441

Notes: 1991 16X76 FAIRMONT
Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 55,436
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.550 => TCV of Bldg: 1 = 30,490

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



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

Parcel Number: 009-015-020-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		40,000	10/01/1999	WD	Download	332:396		0.0

Property Address

2675 S BLODGETT RD

Owner's Name/Address

ALDRICH ARNOLD & LANA M
P O BOX 127
LAKE CITY MI 49651

Tax Description

. SEC 15 T22N R8W S 1/2 OF NW 1/4 OF SW 1/4. 20 A.

Comments/Influences

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Class: 401 RESIDENTIAL-I Zoning:

School: LAKE CITY - 57020

P.R.E. 100% 05/17/2002

MAP #:

2018 Est TCV 144,068 TCV/TFA: 96.56

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	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
	Wooded
	Pond
	Waterfront
	Ravine
X	Wetland
	Flood Plain

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	12/07/2015	INSPECTED
TPC	04/08/2013	INSPECTED

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18 -29 @$2000		20.00 Acres		2000	100			40,000
		20.00 Total Acres					Total Est. Land Value =	40,000

Land Improvement Cost Estimates

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.75	1.00	80	71	611
Total Estimated Land Improvements True Cash Value =					611

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	20,000	52,000	72,000			58,867C
2017	20,000	50,500	70,500			57,657C
2016	20,000	47,500	67,500			57,143C
2015	20,000	44,200	64,200			56,973C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
2000	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1492 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors	
	No Floor	SF

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

Class: CD
Effec. Age: 13
Floor Area: 1492
Total Base Cost: 87,930
Total Base New : 121,343
Total Depr Cost: 105,569
Estimated T.C.V: 103,457

CntyMult
X 1.380
E.C.F.
X 0.980

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: D
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 1
Area: 704
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

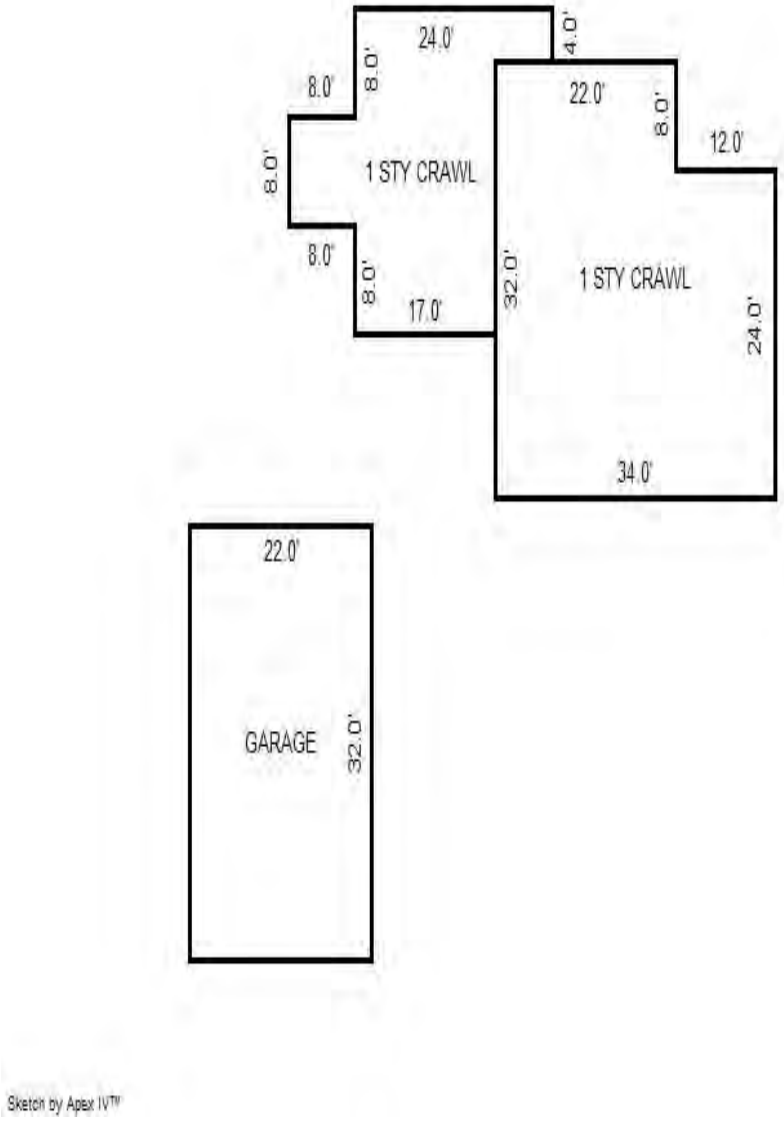
Carport Area:
Roof:

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	55.27	-7.88	0.00	992	47,011
1	Story Siding	Crawl Space	55.27	-7.88	0.00	500	23,695

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	630.00	1	630
(14) Water/Sewer			
Well, 50 Feet	1575.00	1	1,575
1000 Gal Septic	2895.00	1	2,895
(15) Built-Ins & Fireplaces			
Appliance Allowance	1415.00	1	1,415
(17) Garages			
Class:D Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	14.75	704	10,384
Mechanical Doors	325.00	1	325

Phy/Ab.Phy/Func/Econ/Comb.%Good= 87/100/100/100/87.0, Depr.Cost = 105,569
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 103,457

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



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

Parcel Number: 009-015-022-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BAUGHAN GERALD J & ADA M	BAUGHAN GERALD J & ADA M	0	11/03/2010	QC	FAMILY SALE	2010-4936QC TR	PTA	0.0

Property Address

8206 W KELLY RD

Owner's Name/Address

BAUGHAN GERALD J & ADA M TRUSTEES
8206 KELLY ROAD
LAKE CITY MI 49651

Tax Description

. SEC 15 T22N R8W W 1/2 OF W 1/2 OF S 1/2 OF SE 1/4 OF SE 1/4. 5 A.

Comments/Influences

Class: 401 RESIDENTIAL-I Zoning:

School: LAKE CITY - 57020

P.R.E. 100% 07/21/1994

MAP #:

2018 Est TCV 28,270 TCV/TFA: 22.87

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	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
	Flood Plain

Who	When	What
TPC	12/27/2017	INSPECTED

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
40/FF	330.00	660.00	1.0000	1.0000	40	100		13,200
330 Actual Front Feet, 5.00 Total Acres							Total Est. Land Value =	13,200

Land Improvement Cost Estimates

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	12.04	1.00	81	45	439
Total Estimated Land Improvements True Cash Value =					439

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	6,600	7,500	14,100			13,741C
2017	6,600	7,500	14,100			13,459C
2016	6,600	8,200	14,800			13,339C
2015	6,600	6,700	13,300			13,300S

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

Residential Building 1 of 1 Parcel Number: 009-015-022-00 Printed on 04/24/2018

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: HUD

Yr Built	Remodeled
1970	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
X	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord	X	Min

Size of Closets

	Lg		Ord	X	Small

Doors			Solid	X	H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Tile		

(7) Excavation

Basement: 0 S.F.
Crawl: 516 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors	
	No Floor	SF

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

Class: Average
Effec. Age: 30
Floor Area:
Total Base Cost: 60,585
Total Base New : 83,608
Total Depr Cost: 29,263
Estimated T.C.V: 14,631

CntyMult
X 1.380
E.C.F.
X 0.500

(16) Porches/Decks

Area	Type
144	WCP (1 Story)
60	WCP (1 Story)

(17) Garage

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:

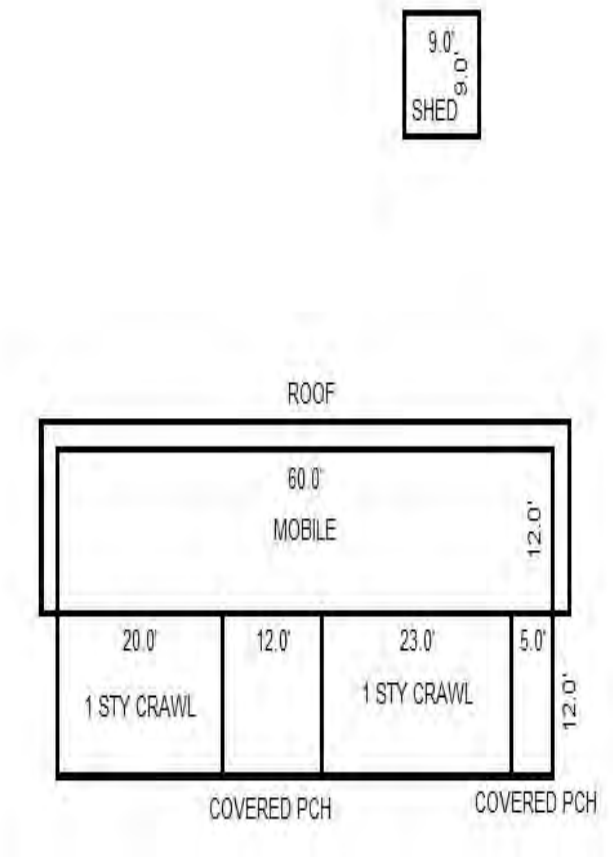
Carport Area:
Roof:

< Cost Estimates for Res. Building: 1 Mobile Home Class: Average Quality >

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Metal	38.41	-0.75	-6	720	25,456
Other Additions/Adjustments				Rate		Size	Cost
Addition/Crawl				37.50		516	19,350
Free Standing Roof				4.57		896	4,095
(2) Skirting							
Metal/Vinyl				5.70		84	479
(9) Foundation							
Foundation Wall: Concrete				6.92		0	0
(13) Plumbing							
Average Fixture(s)				530.00		1	530
(14) Water/Sewer							
Well, 50 Feet				1575.00		1	1,575
1000 Gal Septic				2720.00		1	2,720
(15) Built-Ins & Fireplaces							
Appliance Allowance				1235.00		1	1,235
(16) Porches							
WCP (1 Story), Standard				22.42		144	3,228
WCP (1 Story), Standard				31.96		60	1,918

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 29,263
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV of Bldg: 1 = 14,631

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



Sketch by Apex IV™

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

Parcel Number: 009-015-023-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HAZARD BOB N & CAROL A	DULL LARRY M & MELANIE S	0	07/01/2016	WD	LAND CONTRACT	2016-02464		0.0
HAZARD BOB & CAROL A	DULL LARRY & MELANIE	27,800	04/23/2010	LC	Arms Length	2011-00082LC	PTA	100.0
ROBERTS MARY ANN	HAZARD BOB & CAROL A (H/W	15,900	11/11/2006	WD	Arms Length	06-0/4192		100.0
ROBERTS ANNA TRUST*	ROBERTS MARY ANN	1	12/14/2004	QC	Not Qualified	04-0/5215		100.0

Property Address

8150 W KELLY RD

Owner's Name/Address

DULL LARRY M & MELANIE S
8150 W KELLY RD
LAKE CITY MI 49651

Tax Description

. SEC 15 T22N R8W E 1/2 OF W 1/2 OF S 1/2 OF SE 1/4 OF SE 1/4. 5 A.

Comments/Influences

Class: 401 RESIDENTIAL-I Zoning:
School: LAKE CITY - 57020
P.R.E. 100% 02/12/2011
MAP #:
2018 Est TCV 55,846 TCV/TFA: 76.71

Building Permit(s)	Date	Number	Status
Addition	08/30/2016	2016-0414	100%
SEWER	05/10/2010	2010-02424	100%

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	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
	Flood Plain

Who	When	What
TPC	12/27/2017	INSPECTED
JWV	10/15/2016	INSPECTED
TPC	05/18/2015	INSPECTED

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
40/FF	330.00	660.00	1.0000	1.0000	40	100		13,200
330 Actual Front Feet, 5.00 Total Acres							Total Est. Land Value =	13,200

Land Improvement Cost Estimates

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	9.59	1.00	80	50	384
Total Estimated Land Improvements True Cash Value =					384

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	6,600	21,300	27,900			26,559C
2017	6,600	20,700	27,300			26,013C
2016	6,600	13,500	20,100			11,213C
2015	6,600	12,600	19,200			11,180C

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

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

Building Type

X Single Family
Mobile Home
Town Home
Duplex
A-Frame

Wood Frame

Building Style: 1S

Yr Built	Remodeled
2010	2016

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:

(3) Roof (cont.)

Eavestrough
Insulation
0 Front Overhang
0 Other Overhang

(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: 448 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

Recreation SF
Living SF
Walkout Doors
No Floor SF

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

Gas Wood | Oil Coal | Elec. Steam

X Forced Air w/o Ducts
Forced Air w/ Ducts
Forced Hot Water
Electric Baseboard
Elec. Ceil. Radiant
Radiant (in-floor)
Electric Wall Heat
Space Heater
Wall/Floor Furnace
Forced Heat & Cool
Heat Pump
No Heating/Cooling

Central Air
Wood Furnace

(12) Electric

0 Amps Service

No./Qual. of Fixtures

Ex. | Ord. | Min

No. of Elec. Outlets

Many | Ave. | Few

(13) Plumbing

1 Average Fixture(s)
1 3 Fixture Bath
2 Fixture Bath
Softener, Auto
Softener, Manual
Solar Water Heat
No Plumbing
Extra Toilet
Extra Sink
Separate Shower
Ceramic Tile Floor
Ceramic Tile Wains
Ceramic Tub Alcove
Vent Fan

(14) Water/Sewer

Public Water
Public Sewer
1 Water Well
1 1000 Gal Septic
2000 Gal Septic

Lump Sum Items:

(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

Class: D -10
Effec. Age: 5
Floor Area: 728
Total Base Cost: 32,894
Total Base New : 45,394
Total Depr Cost: 43,124
Estimated T.C.V: 42,262

CntyMult
X 1.380
E.C.F.
X 0.980

(16) Porches/Decks

Area	Type

(17) Garage

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:

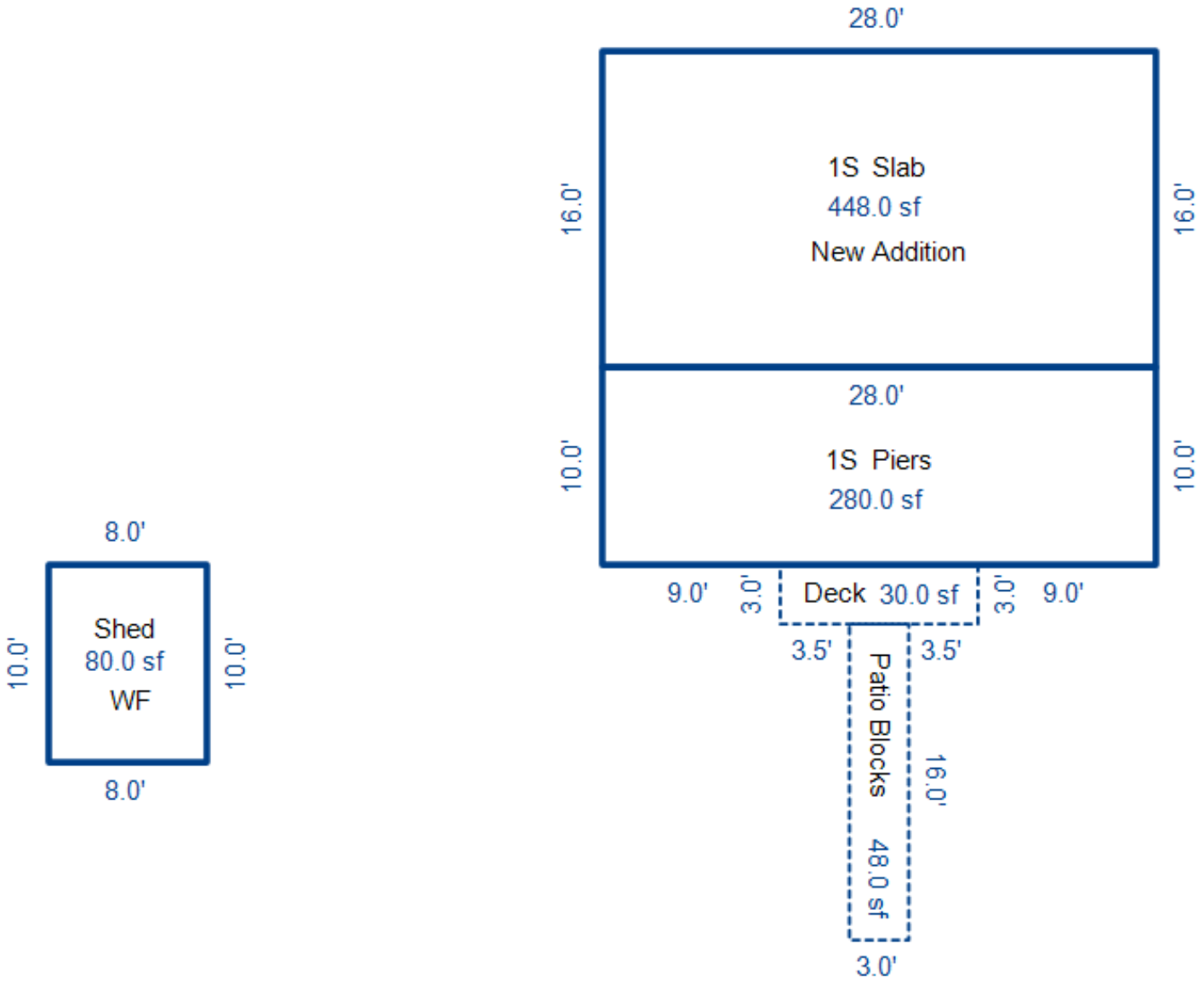
Carport Area:
Roof:

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	47.14	-9.20	0.00	448	16,997
1	Story Siding	Piers	47.14	-11.99	0.00	280	9,842

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	525.00	1	525
(14) Water/Sewer			
Well, 50 Feet	1575.00	1	1,575
1000 Gal Septic	2720.00	1	2,720
(15) Built-Ins & Fireplaces			
Appliance Allowance	1235.00	1	1,235

Notes: SHED CONVERTED TO DWELLING & 2016 POST & BEAM ADDITION
Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 43,124
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 42,262

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



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

Parcel Number: 009-015-024-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

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
8126 W KELLY RD	School: LAKE CITY - 57020					
	P.R.E. 100% 07/21/1994					
Owner's Name/Address	MAP #:					
CRANCE CHARLES F & DONNAJEAN L TRUST 8126 W KELLY ROAD LAKE CITY MI 49651	2018 Est TCV 36,052 TCV/TFA: 26.63					

Tax Description

. SEC 15 T22N R8W W 1/2 OF E 1/2 OF S 1/2 OF SE 1/4 OF SE 1/4. 5 A.

Comments/Influences

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X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	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
	Flood Plain

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	05/18/2015	INSPECTED
TPC	10/04/2011	INSPECTED

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
40/FF	330.00	660.00	1.0000	1.0000	40	100		13,200
330 Actual Front Feet, 5.00 Total Acres							Total Est. Land Value =	13,200

Land Improvement Cost Estimates

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.61	1.00	500	0	0

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	94	940
Total Estimated Land Improvements True Cash Value =					940

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	6,600	11,400	18,000			17,978C
2017	6,600	11,400	18,000			17,609C
2016	6,600	12,400	19,000			17,452C
2015	6,600	10,800	17,400			17,400S

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

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: HUD

Yr Built	Remodeled
1982	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 374 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors	
	No Floor	SF

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

Class: Average
Effec. Age: 25
Floor Area:
Total Base Cost: 72,173
Total Base New : 99,599
Total Depr Cost: 43,824
Estimated T.C.V: 21,912

CntyMult X 1.380
E.C.F. X 0.500

(16) Porches/Decks

Area	Type
80	Pine
67	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: D
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 2
Area: 1152
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

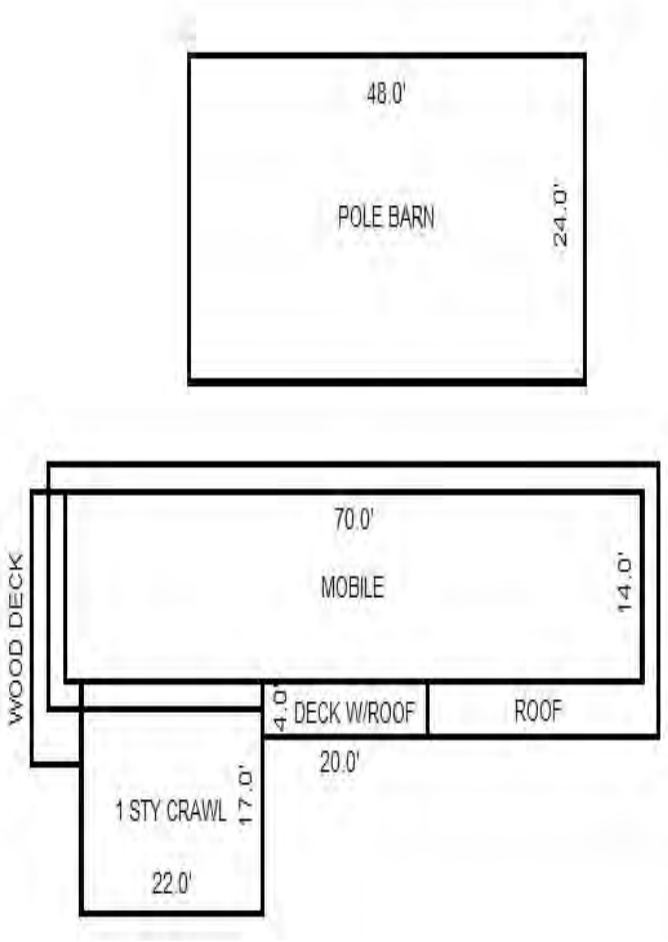
< Cost Estimates for Res. Building: 1 Mobile Home Class: Average Quality >

(11) Heating System: Forced Warm Air

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Metal	34.46	0.00	-6	980	31,745
Other Additions/Adjustments				Rate		Size	Cost
Addition/Crawl				37.50		374	14,025
Free Standing Roof				4.57		1293	5,909
(2) Skirting							
Metal/Vinyl				5.70		146	832
(9) Foundation							
Foundation Wall: Concrete				6.92		0	0
(13) Plumbing							
Average Fixture(s)				530.00		1	530
(14) Water/Sewer							
Well, 50 Feet				1575.00		1	1,575
1000 Gal Septic				2720.00		1	2,720
(15) Built-Ins & Fireplaces							
Appliance Allowance				1235.00		1	1,235
(16) Deck/Balcony							
Pine		w/Roof,Standard		20.80		80	1,664
Treated Wood,Standard				8.58		67	575
(17) Garages							
Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)							
Base Cost				9.30		1152	10,714
Mechanical Doors				325.00		2	650

Notes: 1982 MARLETTE
Phy/Ab.Phy/Func/Econ/Comb.%Good= 44/100/100/100/44.0, Depr.Cost = 43,824
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV of Bldg: 1 = 21,912

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



Sketch by Apex IV™

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

Parcel Number: 009-015-025-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		10,900	02/01/2001	WD	Download	03-0:5989		0.0

Property Address

2960 S DICKERSON RD

Owner's Name/Address

RADEN JUDITH D
2960 S DICKERSON ROAD
LAKE CITY MI 49651

Tax Description

. SEC 15 T22N R8W E 1/2 OF E 1/2 OF S 1/2 OF SE 1/4 OF SE 1/4. 5 A.

Comments/Influences

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Class: 401 RESIDENTIAL-I Zoning:

School: LAKE CITY - 57020

P.R.E. 100% 04/11/2002

MAP #:

2018 Est TCV 86,841 TCV/TFA: 55.67

Building Permit(s)	Date	Number	Status
Pole Barn	04/12/2012	2012-0101	100%

X Improved Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	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
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	05/18/2015	INSPECTED
TPC	07/30/2012	INSPECTED

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
40/FF	330.00	662.00	1.0000	1.0000	40	100		13,200

330 Actual Front Feet, 5.01 Total Acres Total Est. Land Value = 13,200

Land Improvement Cost Estimates

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	9.59	1.00	80	81	622

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 = 1,097

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	6,600	36,800	43,400			36,468C
2017	6,600	34,200	40,800			35,718C
2016	6,600	28,800	35,400			35,400S
2015	6,600	31,000	37,600			35,560C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: BOCA/STATE

Yr Built	Remodeled
2001	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1560 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors	
	No Floor	SF

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

150	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

Class: D +10
Effec. Age: 10
Floor Area: 1560
Total Base Cost: 83,442
Total Base New : 115,149
Total Depr Cost: 103,634
Estimated T.C.V: 72,544

CntyMult
X 1.380
E.C.F.
X 0.700

(16) Porches/Decks

Area	Type

(17) Garage

Year Built: 2012
Car Capacity:
Class: D
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 1
Area: 777
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

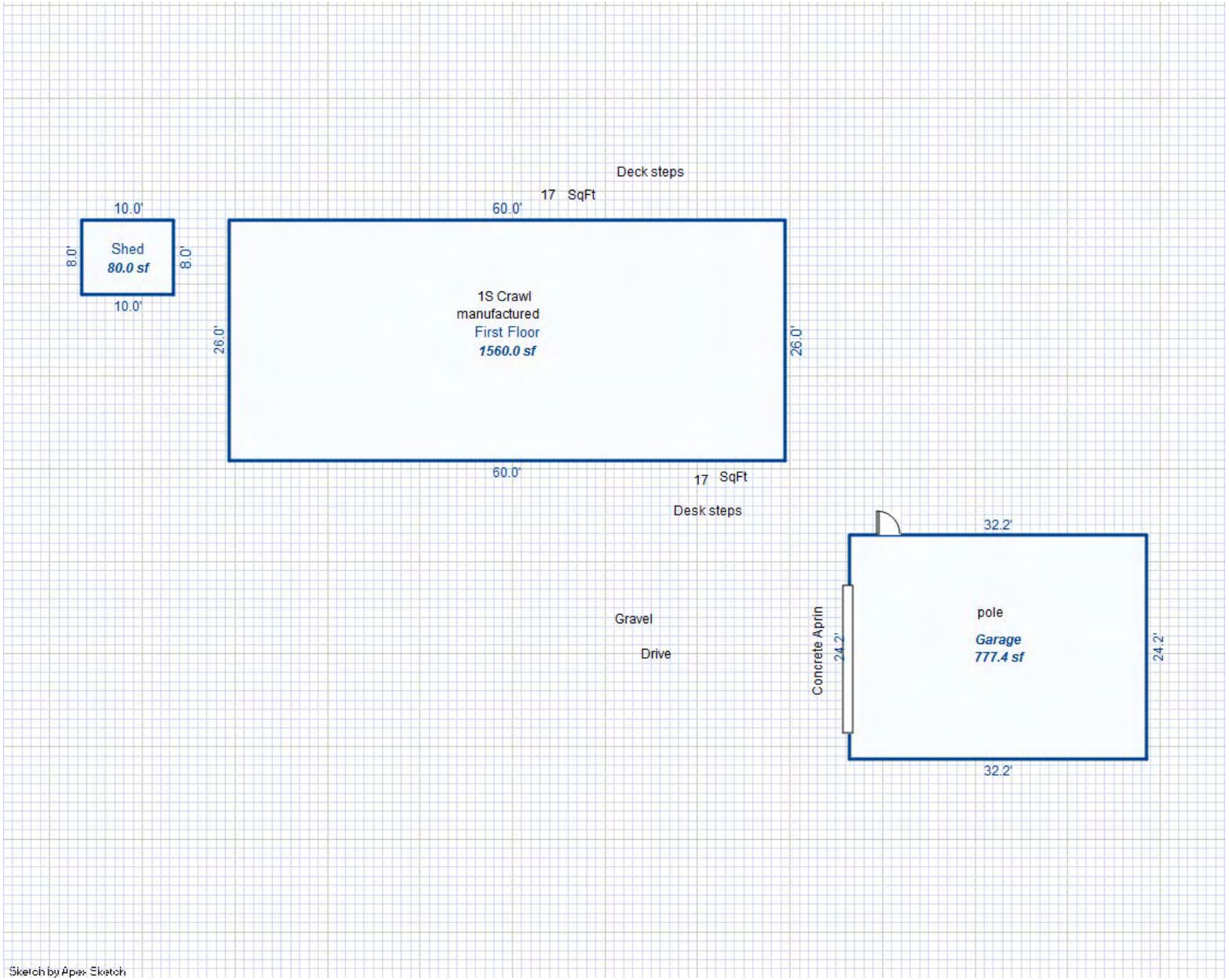
Carport Area:
Roof:

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	48.99	-8.22	0.00	1560	63,601

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	525.00	1	525
3 Fixture Bath	1650.00	1	1,650
(14) Water/Sewer			
Well, 50 Feet	1575.00	1	1,575
1000 Gal Septic	2720.00	1	2,720
(15) Built-Ins & Fireplaces			
Appliance Allowance	1235.00	1	1,235
(17) Garages			
Class:D Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	15.20	777	11,810
Mechanical Doors	325.00	1	325

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 103,634
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.700 => TCV of Bldg: 1 = 72,544

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



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

Parcel Number: 009-015-026-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HILL SHARON K (WIFE OF LE	HILL LEWIS H (MM)	0	08/03/2007	QC	Not Qualified	2007/2984		0.0

Property Address
8731 W JENNINGS RD

Owner's Name/Address
HILL LEWIS H
8731 W JENNINGS RD
LAKE CITY MI 49651

Taxpayer's Name/Address
HILL LEWIS H
8731 W JENNINGS RD
LAKE CITY MI 49651

Tax Description
SEC 15 T22N R8W (0*2007) E 1/2 OF NW 1/4 LYING S OF FORMER PENN RR R/W, ALSO FORMER PENN RR R/W LYING ACROSS NE 1/4 OF NW 1/4 EXC N 20 FT THOF, ALSO NE 1/4 OF SW 1/4, ALSO W 1/2 OF SE 1/4 OF SW 1/4. 122.4242A. Split on 10/09/2007 into 009-015-026-50;

Comments/Influences
SEVERAL OUT BLDGS..NO VALUE

Class: 101 AG - IMPROVED Zoning:
School: LAKE CITY - 57020
P.R.E. 100% 07/21/1994
MAP #:
2018 Est TCV 346,401 TCV/TFA: 335.01

Building Permit(s)	Date	Number	Status

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	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
	Flood Plain

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	05/22/2017	INSPECTED
TPC	06/14/2015	INSPECTED

Land Value Estimates for Land Table Ag 1 .A - Agriculture

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2014 SURPLUS 1700/		92.42 Acres		1700	100			157,114
AG SW 2014 30 - 65 ACRES		30.00 Acres		3600	100			108,000
		122.42 Total Acres					Total Est. Land Value =	265,114

Land Improvement Cost Estimates

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	9.24	1.00	160	50	739
Shed: Wood Frame	7.23	1.00	1306	50	4,721
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	100	1,000
Total Estimated Land Improvements True Cash Value =					6,460

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	132,600	40,600	173,200	0M		0
2017	132,600	39,500	172,100	0J		0
2016	138,700	37,300	176,000			139,181C
2015	123,600	17,100	140,700			122,614C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1976	2013

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
X	Avg.		Avg.
	Few	X	Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord	X	Min

Size of Closets

	Lg		Ord	X	Small

Doors			Solid	X	H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1034 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors
	No Floor SF

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
X	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

Class: CD
Effec. Age: 35
Floor Area: 1034
Total Base Cost: 85,121
Total Base New : 117,467
Total Depr Cost: 76,354
Estimated T.C.V: 74,827

CntyMult
X 1.380
E.C.F.
X 0.980

(16) Porches/Decks

Area	Type
214	CCP (1 Story)
192	Roof Cover Onl

(17) Garage

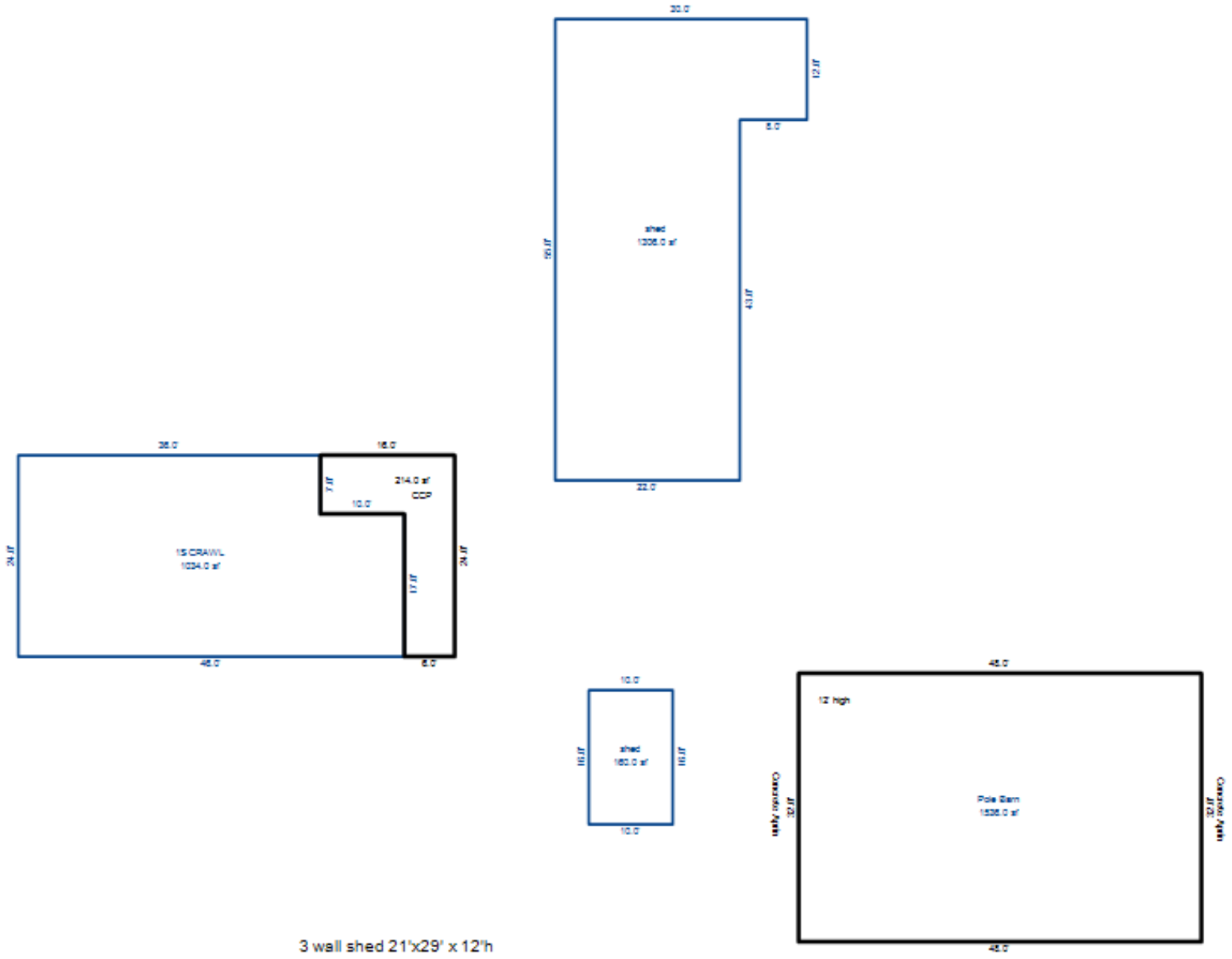
Year Built:
Car Capacity:
Class: CD
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 288
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	58.95	-8.69	-2.85	1034	49,022
Other Additions/Adjustments				Rate		Size	Cost
(13) Plumbing							
Average Fixture(s)				630.00		1	630
(14) Water/Sewer							
Well, 100 Feet				2550.00		1	2,550
1000 Gal Septic				2895.00		1	2,895
(15) Built-Ins & Fireplaces							
Appliance Allowance				1415.00		1	1,415
(16) Porches							
CCP (1 Story), Standard				21.06		214	4,507
(16) Deck/Balcony							
Roof Cover Only,Standard				10.50		192	2,016
(17) Garages							
Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)							
Base Cost				17.20		288	4,954
Class:C Exterior: Pole Foundation: 42 Inch (Unfinished)							
Base Cost				10.91		1536	16,758
Automatic Doors				375.00		1	375
Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost =							76,354
ECF (101 AGRICULTURE)				0.980 => TCV of Bldg: 1 =			74,827

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



3 wall shed 21'x29' x 12'h

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

Parcel Number: 009-015-026-50 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HILL SHARON K	HILL SHARON K	1	04/22/2015	QC	QUIT CLAIM	2015-01514	PTA	0.0
HILL LEWIS H (HUSBAND OF	HILL SHARON K (MW)	0	08/03/2007	WD	Not Qualified	2007/2985		0.0

Property Address

8366 W KELLY RD

Owner's Name/Address

HILL SHARON K
8366 W KELLY ROAD
LAKE CITY MI 49651

Class: 101 AG - IMPROVED Zoning:

School: LAKE CITY - 57020

P.R.E. 100% 07/21/1994

MAP #:

2018 Est TCV 469,029 TCV/TFA: 305.16

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table Ag 1 .A - Agriculture

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2014 121 - 400 Acres	89.10 Acres		3600	100				320,760
AG SW 2014 SURPLUS 1700/	41.00 Acres		1700	100				69,700
	130.10 Total Acres						Total Est. Land Value =	390,460

Land Improvement Cost Estimates

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	3.39	1.00	640	0	0
D/W/P: 4in Concrete	3.12	1.00	160	0	0
Shed: Wood Frame	7.38	1.00	249	50	919
Shed: Wood Frame	7.58	1.00	219	50	830

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 =					2,224

Public Improvements

	Dirt Road
	Gravel Road
X	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
X	Wooded
	Pond
	Waterfront
	Ravine
X	Wetland
	Flood Plain

Tax Description

SEC 15 T22N R8W (16*2007) W 1/2 OF SE 1/4 ALSO SW 1/4 OF NE 1/4 ALSO PCL A AS SHOWN IN BOOK OF SURVEYS S-1 P 320-321.
130.1A.
Split on 10/09/2007 from 009-015-026-00;

Comments/Influences

ADD PC GRG MISSING FROM ROLL, CONCRETE PORCH & SLAB FOR 2010.
Split/Comb. on 10/09/2007 completed 10/09/2007 RAY ;
Parent Parcel(s): 009-015-026-00;
Child Parcel(s): 009-015-026-50;

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	195,200	39,300	234,500			133,851C
2017	195,200	44,000	239,200			131,098C
2016	186,100	42,700	228,800			129,929C
2015	195,200	26,700	221,900			129,541C

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	06/14/2015	INSPECTED

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: BOCA/STATE

Yr Built	Remodeled
1982	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 1537 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors	
	No Floor	SF

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

Class: D
Effec. Age: 30
Floor Area: 1537
Total Base Cost: 96,979
Total Base New : 133,830
Total Depr Cost: 93,681
Estimated T.C.V: 65,577

CntyMult
X 1.380
E.C.F.
X 0.700

(16) Porches/Decks

Area	Type
127	CPP
110	CPP

(17) Garage

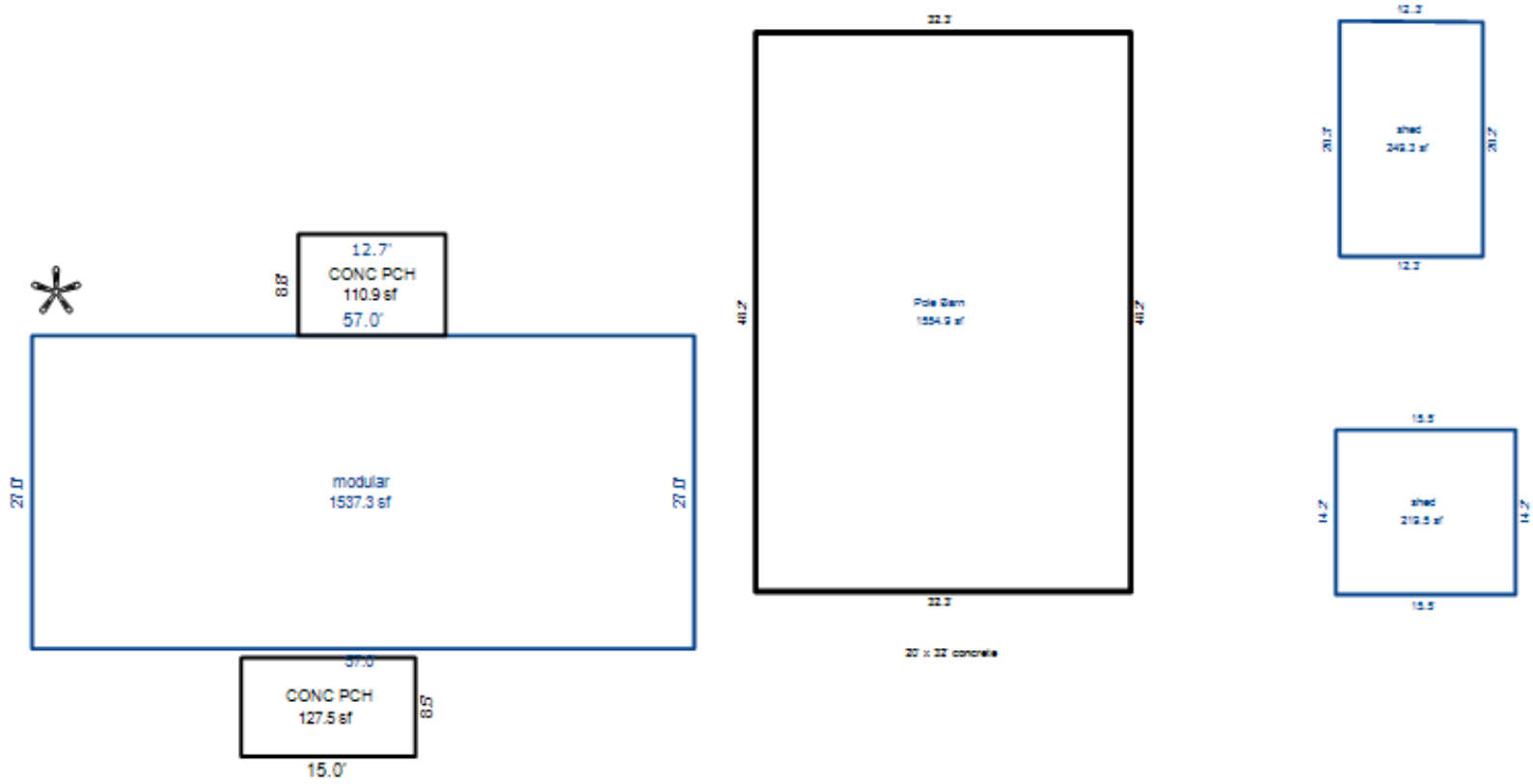
Year Built:
Car Capacity:
Class: D
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 3
Area: 1554
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	44.66	0.00	0.66	1537	69,657
Other Additions/Adjustments				Rate		Size	Cost
(13) Plumbing							
Average Fixture(s)				525.00		1	525
3 Fixture Bath				1650.00		1	1,650
(14) Water/Sewer							
Well, 50 Feet				1575.00		1	1,575
1000 Gal Septic				2720.00		1	2,720
(15) Built-Ins & Fireplaces							
Appliance Allowance				1235.00		1	1,235
(16) Porches							
CPP, Standard				12.53		127	1,591
CPP, Standard				13.59		110	1,495
(17) Garages							
Class:D Exterior: Pole Foundation: 42 Inch (Unfinished)							
Base Cost				10.01		1554	15,556
Mechanical Doors				325.00		3	975
Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost =							93,681
ECF (101 AGRICULTURE)				0.700 => TCV of Bldg: 1 =			65,577

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



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

Building Type	Farm Utility Buildings				
Year Built					
Class/Construction	D,Pole				
Quality/Exterior	Average				
Base Rate/SF	7.60				
# of Walls, Perimeter	4 Wall, 192				
Perimeter Mult.	X 1.024 = 7.78				
Height	0				
Story Height Mult.	X 0.946 = 7.36				
Heating System	No Heating/Cooling				
Heat Adj./SF					
Misc. Adjustment					
Misc. Adj./SF					
County Multiplier	X 1.38 = 10.16				
Final Rate/SF	$10.16				
Length/Width/Area	64 x 32 = 2048				
Cost New	$ 20,807				
Phy./Func./Econ. %Good	45/100/100 45.0				
Depreciated Cost	$ 9,363				
+ Unit-In-Place Items	$ 0				
Description, Size X Rate X %Good = Cost Itemized ->\ Unit-In-Place ->\ Items ->					
E.C.F.	X 1.15				
% Good	45				
Est. True Cash Value	$ 10,768				
Comments:					

Total Estimated True Cash Value of Agricultural Improvements / This Card: 10768 / All Cards: 10768

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

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

Parcel Number: 009-015-027-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

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 JENNINGS RD	School: LAKE CITY - 57020					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
ADAMS ALAN 4372 WALSH RD WHITMORE LAKE MI 48189	2018 Est TCV 16,500					

Tax Description

. SEC 15 T22N R8W THAT PART OF NW 1/4 OF NE 1/4 LYING N OF JENNINGS RD & W OF A LINE COMM AT 1/4 COR COM 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 TO POE. APP. 3 A.

Comments/Influences

	Improved		Vacant
	Public Improvements		
	Dirt Road		
	Gravel Road		
X	Paved Road		
	Storm Sewer		
	Sidewalk		
	Water		
X	Sewer		
X	Electric		
X	Gas		
	Curb		
	Street Lights		
	Standard Utilities		
	Underground Utils.		
	Topography of Site		
X	Level		
	Rolling		
	Low		
	High		
	Landscaped		
	Swamp		
	Wooded		
	Pond		
	Waterfront		
	Ravine		
	Wetland		
	Flood Plain		

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
Residentia 1 - 2.99 @$5500	3.00 Acres		5500	100				16,500
	3.00 Total Acres				Total Est. Land Value =			16,500

Who	When	What
TPC	12/27/2017	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	8,300	0	8,300			3,626C
2017	8,300	0	8,300			3,552C
2016	8,300	0	8,300			3,521C
2015	8,300	0	8,300			3,511C

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

Parcel Number: 009-015-028-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

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
8442 W JENNINGS RD	School: LAKE CITY - 57020					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
ADAMS ALAN 4372 WALSH ROAD WHITMORE LAKE MI 48189	2018 Est TCV 190,548 TCV/TFA: 384.17					

Tax Description

. SEC 15 T22N R8W BEG AT INTERSECTION OF N SEC LINE & MEANDER LINE ON W SIDE OF SAPPHIRE LAKE TH W ON SEC LINE 37.87 FT S 12 DEG 33' 25" E 167.68 FT S 3 DEG 25' 25" W 236.21 FT N 83 DEG 38' 45" E 189.89 FT N 3 DEG 40' 55" W 255.78 FT NW'LY ALONG MEANDER LINE TO POB EXC THAT PART LYING W'LY OF A LINE COMM AT 1/4 COR COM TO SEC 10 & 15 S 0 DEG 11' W 454.02 FT TO N R/W LINE JENNINGS RD TH N 84 DEG 23'55" E 482.07 FT N 0 DEG 08'12" W 264.04 FT N 36 DEG 49'23" W 73.38 FT N 17 DEG 42'28" W 74.35 FT N 10 DEG 44'20" E 121.33 FT TO

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X	Improved		Vacant

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

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

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	07/18/2017	INSPECTED
TPC	04/08/2013	INSPECTED

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
NON SUB LK FRNT	150.00	260.00	1.0000	1.0000	1000	100		150,000
150 Actual Front Feet, 0.90 Total Acres							Total Est. Land Value =	150,000

Land Improvement Cost Estimates

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.79	1.00	120	50	527
Shed: Wood Frame	8.79	1.00	120	50	527

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 =					1,530

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	75,000	20,300	95,300			58,997C
2017	67,500	18,200	85,700			57,784C
2016	67,500	18,100	85,600			57,269C
2015	67,500	17,900	85,400			57,098C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1948	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
X	Avg.		Avg.
	Few	X	Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Block

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord	X	Min

Size of Closets

	Lg		Ord	X	Small

Doors			Solid	X	H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 496 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors	
	No Floor	SF

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
X	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

Class: D
Effec. Age: 45
Floor Area: 496
Total Base Cost: 39,544
Total Base New : 54,570
Total Depr Cost: 30,014
Estimated T.C.V: 39,018

CntyMult
X 1.380
E.C.F.
X 1.300

(16) Porches/Decks

Area	Type
160	CGEP (1 Story)

(17) Garage

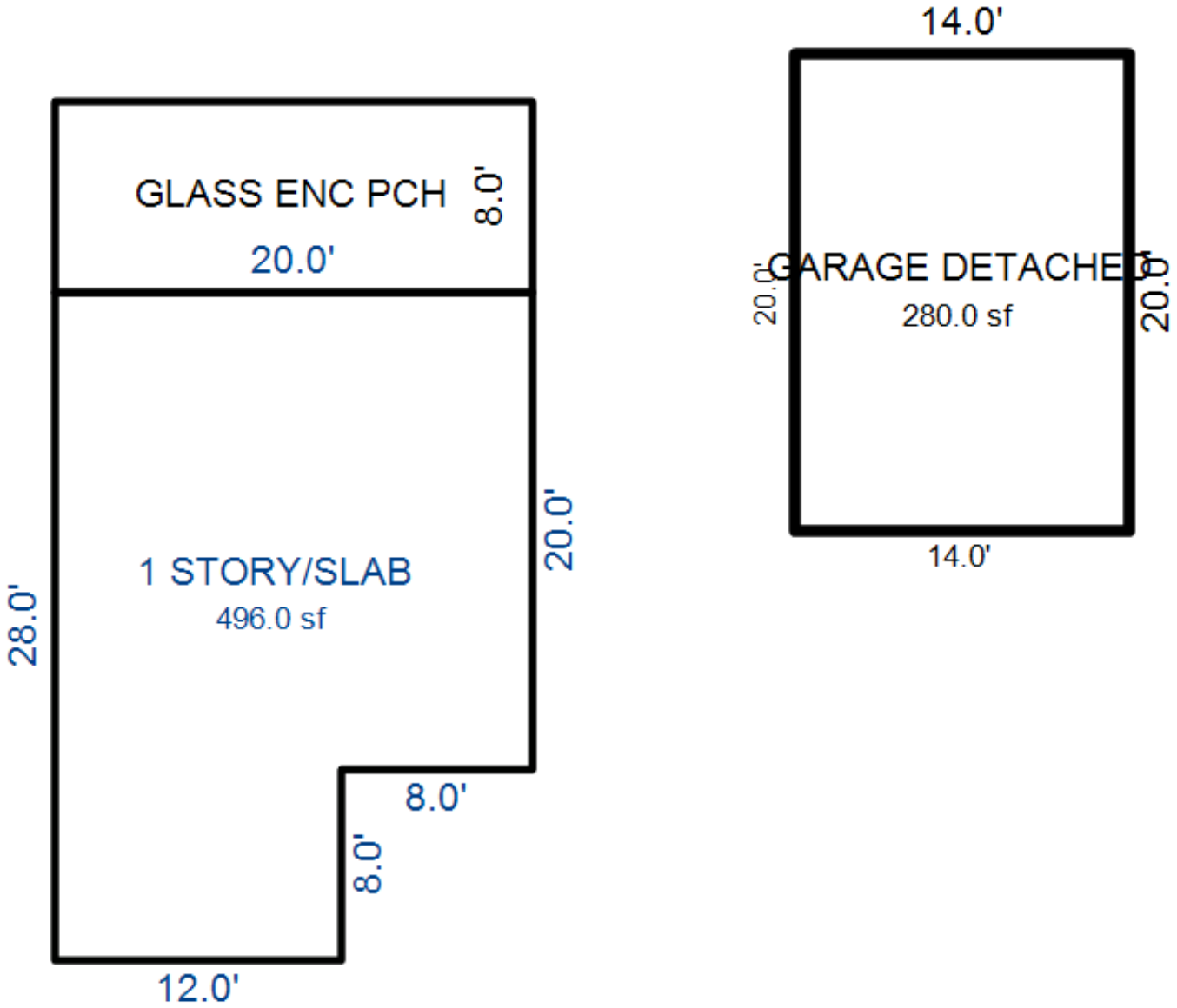
Year Built:
Car Capacity:
Class: D
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 1
Area: 280
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	58.69	-11.24	-1.89	496	22,598
Other Additions/Adjustments				Rate		Size	Cost
(13) Plumbing							
Average Fixture(s)				525.00		1	525
(14) Water/Sewer							
Public Sewer				912.00		1	912
Well, 100 Feet				2425.00		1	2,425
(15) Built-Ins & Fireplaces							
Appliance Allowance				1235.00		1	1,235
(16) Porches							
CGEP (1 Story), Standard				33.14		160	5,302
(17) Garages							
Class:D Exterior: Siding Foundation: 18 Inch (Unfinished)							
Base Cost				22.22		280	6,222
Mechanical Doors				325.00		1	325
Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost =							30,014
ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 =							39,018

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



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

Parcel Number: 009-015-029-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
REISNER ELIZABETH A & JOH	REISNER JOHN A & ELIZABET	0	04/30/2007	WD	Not Qualified	2007/1679		0.0
KOT MARION C (LE ETAL)	REISNER ELIZABETH A	132,000	11/03/2005	WD	Arms Length	05-0/4367		100.0
KOT MARION C RUPPEL	KOT MARION C (LE ETAL)	0	09/08/2004	WD	Not Qualified	04-0/3831		0.0

Property Address
8371 W JENNINGS RD

Owner's Name/Address
REISNER JOHN A & ELIZABETH A TRUST
821 SAN SALVADOR DR
LADY LAKE FL 32159

Class: 401 RESIDENTIAL-I Zoning:
School: LAKE CITY - 57020
P.R.E. 0%
MAP #:
2018 Est TCV 70,993 TCV/TFA: 73.95

Building Permit(s)	Date	Number	Status
Reroof	07/22/2008	20080359	Complete

Tax Description
. SEC 15 T22N R8W THAT PART OF NE 1/4 OF NE 1/4 LYING N OF RR R/W & S OF JENNINGS RD. EXCEPT W 66 FT THEREOF. 6.99 Ac. M/L.
Exempt Split on 07/01/2008 into 009-015-029-99;

Comments/Influences
Exempt Split/Comb. on 07/01/2008 completed 07/01/2008 RAY
;
Parent Parcel(s): 009-015-029-00;
Child Parcel(s): 009-015-029-99;

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X Improved | Vacant

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	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
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	04/08/2016	INSPECTED
TPC	06/14/2015	INSPECTED

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @$2800		6.99 Acres		2800	100			19,572
		6.99 Total Acres				Total Est. Land Value =		19,572

Land Improvement Cost Estimates

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	11.53	1.00	96	50	554
Total Estimated Land Improvements True Cash Value =					554

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	9,800	25,700	35,500			35,122C
2017	10,500	23,900	34,400			34,400S
2016	10,500	30,300	40,800			39,538C
2015	10,500	30,400	40,900			39,420C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: BOCA/STATE

Yr Built	Remodeled
1974	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
X	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 960 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors	
	No Floor	SF

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
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:

(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

Class: C -5
Effec. Age: 35
Floor Area: 960
Total Base Cost: 81,012
Total Base New : 111,796
Total Depr Cost: 72,668
Estimated T.C.V: 50,867

CntyMult
X 1.380
E.C.F.
X 0.700

(16) Porches/Decks

Area	Type
200	WSEP (1 Story)
32	CCP (1 Story)

(17) Garage

Year Built: 1976
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: 1020
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

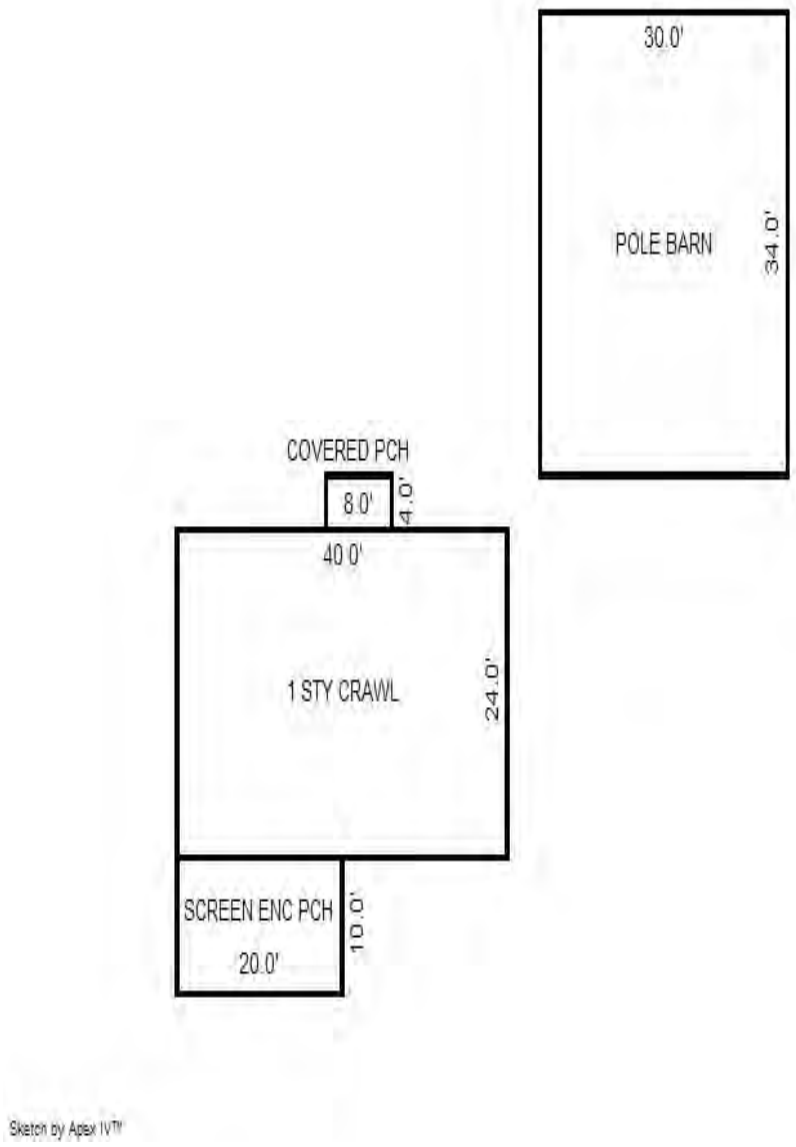
Carport Area:
Roof:

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	64.39	-9.39	0.00	960	52,800

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	1	2,400
(14) Water/Sewer			
Well, 100 Feet	2700.00	1	2,700
1000 Gal Septic	3085.00	1	3,085
(15) Built-Ins & Fireplaces			
Appliance Allowance	1915.00	1	1,915
(16) Porches			
WSEP (1 Story), Standard	25.50	200	5,100
CCP (1 Story), Standard	49.04	32	1,569
(17) Garages			
Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)			
Base Cost	10.13	1020	10,333
Mechanical Doors	350.00	1	350

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 72,668
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.700 => TCV of Bldg: 1 = 50,867

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



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

Parcel Number: 009-015-029-99 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MOLITOR DON & BETTY A	MOLITOR DON & BETTY FAMIL	1	02/01/2012	QC	QUIT CLAIM	2012-00330		0.0
REISNER JOHN A & ELIZABET	MOLITOR DONALD & BETTY A	0	04/30/2008	QC	Split Vacant	2008/1751		100.0

Property Address

W JENNINGS RD

Owner's Name/Address

MOLITOR DONALD &BETTY FAMILY TRUST
MOLITOR DONALD & BETTY A TTEES
2400 S DICKERSON
LAKE CITY MI 49651

Tax Description

. SEC 15 T22N R8W W 66 FT OF THAT PART OF NE 1/4 OF NE 1/4 LYING N OF RR R/W & S OF JENNINGS RD. .10Ac. M/L
Exempt Split on 07/01/2008 from 009-015-029-00; (Adjacent Owner)

Comments/Influences

Exempt Split/Comb. on 07/01/2008 completed 07/01/2008 RAY
;
Parent Parcel(s): 009-015-029-00;
Child Parcel(s): 009-015-029-99;
(Adjacent Owner)

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Class: 402 RESIDENTIAL-V | Zoning:

School: LAKE CITY - 57020

P.R.E. 100% 04/30/2008

MAP #:

2018 Est TCV 550

Building Permit(s)	Date	Number	Status

Improved | X | Vacant

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
40/FF	66.00	66.00	1.0000	0.0000	40	100*		0
Residentia 1 - 2.99 @$5500	0.10 Acres				5500	100		550

* denotes lines that do not contribute to the total acreage calculation.

66 Actual Front Feet, 0.10 Total Acres Total Est. Land Value = 550

	Public Improvements
	Dirt Road
	Gravel Road
X	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
	Flood Plain

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	300	0	300			300S
2017	300	0	300			300S
2016	300	0	300			300S
2015	300	0	300			300S

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

Parcel Number: 009-015-030-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MOLITOR DONALD & BETTY	BURCHARD LEWIS & LYNETTE	0	12/27/2007	PLC	Not Qualified	2007/4529		0.0
		58,000	02/01/2000	WD	Download	335:310		0.0

Property Address

W JENNINGS RD

Owner's Name/Address

BURCHARD LEWIS & LYNETTE
4144 33 RIDGE RD
Stevensville MI 49127

Class: 402 RESIDENTIAL-V Zoning:

School: LAKE CITY - 57020

P.R.E. 0%

MAP #:

2018 Est TCV 28,145

Building Permit(s)	Date	Number	Status

Improved | X | Vacant

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GROUP I $500	60.00	534.97	0.9382	1.0000	500	100		28,145
60 Actual Front Feet, 0.74 Total Acres					Total Est. Land Value =			28,145

Tax Description

. SEC 15 T22N R8W (0*1998) NE 1/4 OF NE 1/4 N OF JENNINGS RD EXC COMM AT NE COR N 89 DEG 25' W 1265.95 FT TO MEANDER COR ON SH OF LAKE TH S 80 DEG 39' 45" W 65 FT S 66 DEG 12' 52" W 14.96 FT TO POB TH S 66 DEG 12' 52" W 60 FT S 15 DEG 27' 00" E 248.29 FT N 66 DEG 29' 35" E 139.66 FT N58 DEG 41' 55" E 60.34 FT N 47 DEG 14' 42" W 259.95 FT TO POB. 1.24A. (0*1998) & PIN 009-01-01-99

Comments/Influences

98 SPLIT 18' FROM 010-010-00 FOR

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

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	03/30/2015	INSPECTED
TPC	05/04/2012	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	14,100	0	14,100			14,100S
2017	14,100	0	14,100			14,100S
2016	14,300	0	14,300			14,300S
2015	15,000	0	15,000			15,000S

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

Parcel Number: 009-015-031-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
R & D CUSTOM BUILDERS INC	THOMES ROGER L & CHARLENE	1	10/31/2005	QC	Not Qualified	05-0/4312		0.0
THOMAS ROGER L & CHARLENE	R & D CUSTOM BUILDERS INC	1	10/26/2005	QC	Not Qualified	05-0/4236		0.0

Property Address
2210 S DICKERSON RD

Class: 401 RESIDENTIAL-I Zoning:

School: LAKE CITY - 57020

P.R.E. 0%

MAP #:

2018 Est TCV 82,970 TCV/TFA: 40.67

Building Permit(s)	Date	Number	Status

Owner's Name/Address
THOMAS ROGER L & CHARLENE
3820 LA CHANCE RD
LAKE CITY MI 49651

X Improved Vacant

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	.50	-1.0	AC M/L		8000	100		8,000
204 Actual Front Feet, 0.89 Total Acres							Total Est. Land Value =	8,000

Tax Description
SEC 15 T22N R8W (1*2005)
BEG S 0 DEG 05'56"W 1080.35 FT FROM NE COR OR NE/4, TH S 0 DEG 05'56"W 203.99 FT N 89 DEG 09'23"W 190.98 FT, N 0 DEG 05'56"E 203.99 FT, S 89 DEG 09'23"E 190.98 FT TO POB. .89A

Comments/Influences
05 Split 1.7 Ac to 031-40 for 06 inc. pc grg.
05 Split 1.7 Ac to 031-70 for 06

Public Improvements

	Dirt Road
	Gravel Road
X	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
	Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	4,000	37,500	41,500			27,631C
2017	4,000	37,500	41,500			27,063C
2016	3,800	37,200	41,000			26,822C
2015	3,800	29,700	33,500			26,742C

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

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

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

Building Type

	Single Family
	Mobile Home
	Town Home
X	Duplex
	A-Frame

X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1974	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	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

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1020 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors
	No Floor SF

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	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:

(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

Class: CD
Effec. Age: 35
Floor Area: 1020 CntyMult
Total Base Cost: 119,397 X 1.380
Total Base New : 164,768 E.C.F.
Total Depr Cost: 107,100 X 0.700
Estimated T.C.V: 74,970

(16) Porches/Decks

Area	Type
20	Treated Wood
20	Treated Wood

(17) Garage

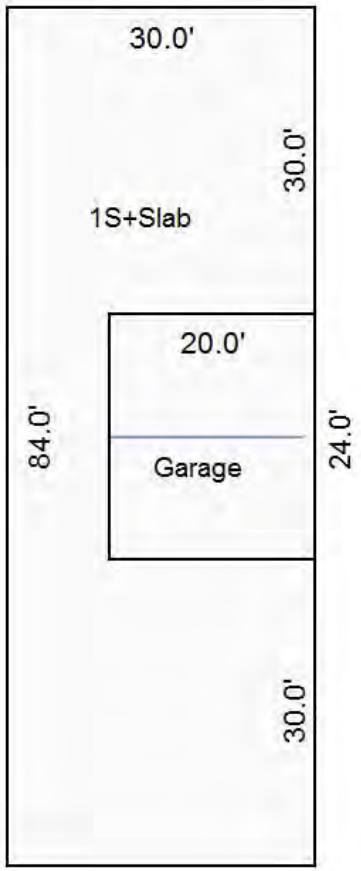
Year Built: 1974
Car Capacity: 1
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 2 Wall
Foundation: 42 Inch
Finished ?:
Auto. Doors: 2
Mech. Doors: 0
Area: 480
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	48.31	-7.37	0.00	1020	41,759
	2 Exterior Units, (@6% more)		Base cost of Exterior units =				88,529
Other Additions/Adjustments				Rate		Size	Cost
(13) Plumbing							
Average Fixture(s)				630.00		2	2,520
3 Fixture Bath				1975.00		1	3,950
(14) Water/Sewer							
Well, 50 Feet				1575.00		1	1,575
1000 Gal Septic				2895.00		1	2,895
(15) Built-Ins & Fireplaces							
Appliance Allowance				1415.00		1	2,830
(16) Deck/Balcony							
Treated Wood,Standard				16.26		20	650
Treated Wood,Standard				16.26		20	650
(17) Garages							
Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)							
Base Cost				20.05		480	19,248
Common Wall: 2 Wall				-2475.00		1	-4,950
Automatic Doors				375.00		2	1,500
Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost =							107,100
ECF (416 RESIDENTIAL RURAL/ NON SUB)			0.700 => TCV of Bldg: 1 =				74,970

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



Sketch by Apex Sketch

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

Parcel Number: 009-015-031-40 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
THOMAS ROGER L & CHARLENE	THOMAS R&C & THOMAS VIRGI	1	03/22/2007	WD	RELATED PARTY	2007-00930		0.0
R & D CUSTOM BUILDERS INC	THOMAS ROGER L & CHARLENE	1	10/31/2005	QC	Not Qualified	05-0/4312		0.0
THOMAS ROGER L & CHARLENE	R & D CUSTOM BUILDERS INC	1	10/26/2005	QC	Not Qualified	05-0/4236		0.0

Property Address
2184 S DICKERSON RD

Owner's Name/Address
THOMAS ROGER L & CHARLENE &
THOMAS VIRGINIA
2184 S DICKERSON
Lake City MI 49651

Tax Description
SEC 15 T22N R8W (0*2005)
BEG S 0 DEG 05'56" W 920.29 FT FROM NE COR OF NE/4, TH S 0 DEG 05'56"W 160.06 FT N 89 DEG 09'23"W 463.04 FT, S 0 DEG 05'56"E 160.06 FT, S 89 DEG 09'23"E 463.04 FT TO POB 1.7 A

Comments/Influences
MOVED GRG VALUES TO 031-70 FOR 06.
05 Split 1.7 Ac from 031-00 for 06

Class: 401 RESIDENTIAL-I Zoning:
School: LAKE CITY - 57020
P.R.E. 0%
MAP #:
2018 Est TCV 83,187 TCV/TFA: 88.88

Building Permit(s)	Date	Number	Status
New House	09/01/2005	200550293	Complete

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	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
	Flood Plain

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

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A $5000				5000	100			5,000
160 Actual Front Feet, 1.70 Total Acres							Total Est. Land Value =	5,000

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	2,500	39,100	41,600			34,904C
2017	2,500	37,900	40,400			34,187C
2016	2,500	35,700	38,200			33,883C
2015	3,500	33,200	36,700			33,782C

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

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1920 REL	2005

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
X	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 936 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors
	No Floor SF

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

Class: C
Effec. Age: 35
Floor Area: 936
Total Base Cost: 88,404
Total Base New : 121,997
Total Depr Cost: 79,298
Estimated T.C.V: 77,712

CntyMult
X 1.380
E.C.F.
X 0.980

(16) Porches/Decks

Area	Type
144	WGEP (1 Story)
120	WGEP (1 Story)

(17) Garage

Year Built: 2005
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1/2 Wal
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 1
Area: 624
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

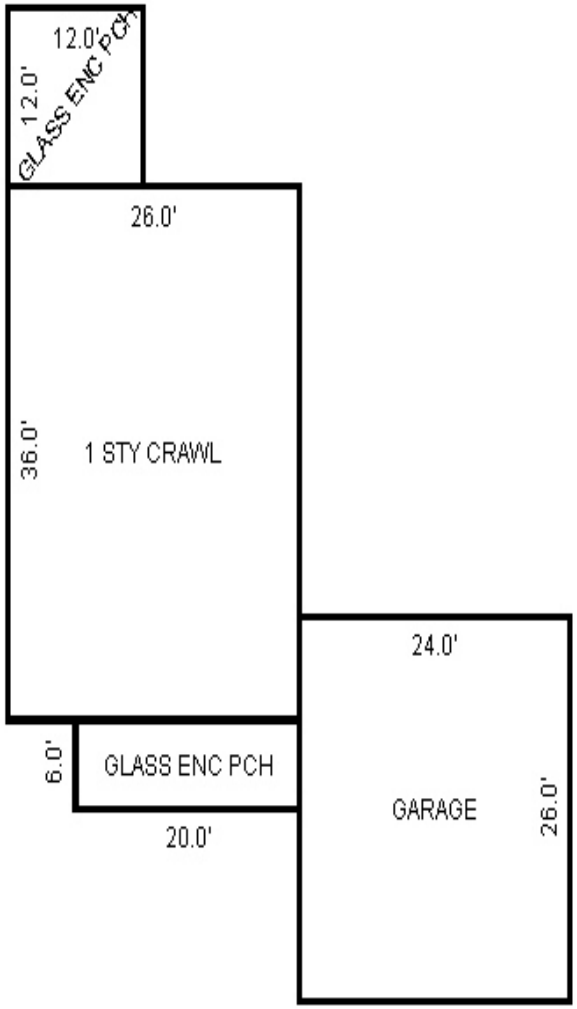
Carport Area:
Roof:

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	68.12	-9.95	1.92	936	56,244

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	1	2,400
(14) Water/Sewer			
Well, 100 Feet	2700.00	1	2,700
1000 Gal Septic	3085.00	1	3,085
(15) Built-Ins & Fireplaces			
Appliance Allowance	1915.00	1	1,915
(16) Porches			
WGEP (1 Story), Standard	36.83	144	5,304
WGEP (1 Story), Standard	40.12	120	4,814
(17) Garages			
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	18.40	624	11,482
Common Wall: 1/2 Wall	-650.00	1	-650
Mechanical Doors	350.00	1	350

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 79,298
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 77,712

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



Sketch by Apex IV™

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

Parcel Number: 009-015-031-70 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
THOMAS ROGER L & CHARLENE	THOMAS LLOYD J	0	03/30/2006	QC	Not Qualified	06-0/963		100.0

Property Address

2220 S DICKERSON RD

Owner's Name/Address

THOMAS LLOYD J
2220 S DICKERSON RD
Lake City MI 49651

Class: 401 RESIDENTIAL-I Zoning:

School: LAKE CITY - 57020

P.R.E. 100% 02/15/2007

MAP #:

2018 Est TCV 111,251 TCV/TFA: 61.81

Building Permit(s)	Date	Number	Status
RELOCATE HOME	09/01/2005	20050293	Complete
New House	05/17/2005	20050120	Complete

Tax Description

SEC 15 T22 R8W (0*2005)
BEG S 0 DEG 05'56"W 1284.34 FT FROM NE COR OF NE/4, TH S 0 DEG 05'56"W 40 FT. N 89 DEG 09'23"W 463.04 FT, N 0 DEG 05'56"E 243.99 FT, S 89 DEG 09'23"E 272.06 FT, S 0 DEG 05'56"W 203.99 FT, S 89 DEG 09'23"E 190.98 FT TO POB. 1.7A

Comments/Influences

MOVE EXISTING GRG VALUE FROM 031-00 TO THIS PCL FOR 06.
05 Split 1.7 Ac from 031-00 for 06

X	Improved	
	Vacant	

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

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

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

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
40/FF	204.00	363.00	1.0000	1.0000	40	100		8,160
204 Actual Front Feet, 1.70 Total Acres							Total Est. Land Value =	8,160

Land Improvement Cost Estimates

Description	Rate	CountyMult.	Size	%Good	Cash Value
Fencing: Wire Mesh, #9	1.87	1.00	460	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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	4,100	51,500	55,600			38,930C
2017	4,100	50,000	54,100			38,130C
2016	4,100	47,000	51,100			37,790C
2015	4,100	38,000	42,100			37,677C

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

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1955	2005

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
X	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
X	Casement
X	Double Glass Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1800 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors	
	No Floor	SF

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

Class: CD
Effec. Age: 35
Floor Area: 1800
Total Base Cost: 116,734
Total Base New : 161,093
Total Depr Cost: 104,710
Estimated T.C.V: 102,616

CntyMult
X 1.380
E.C.F.
X 0.980

(16) Porches/Decks

Area	Type

(17) Garage

Year Built: 2006
Car Capacity:
Class: CD
Exterior: Brick
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?:
Auto. Doors: 2
Mech. Doors: 0
Area: 648
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

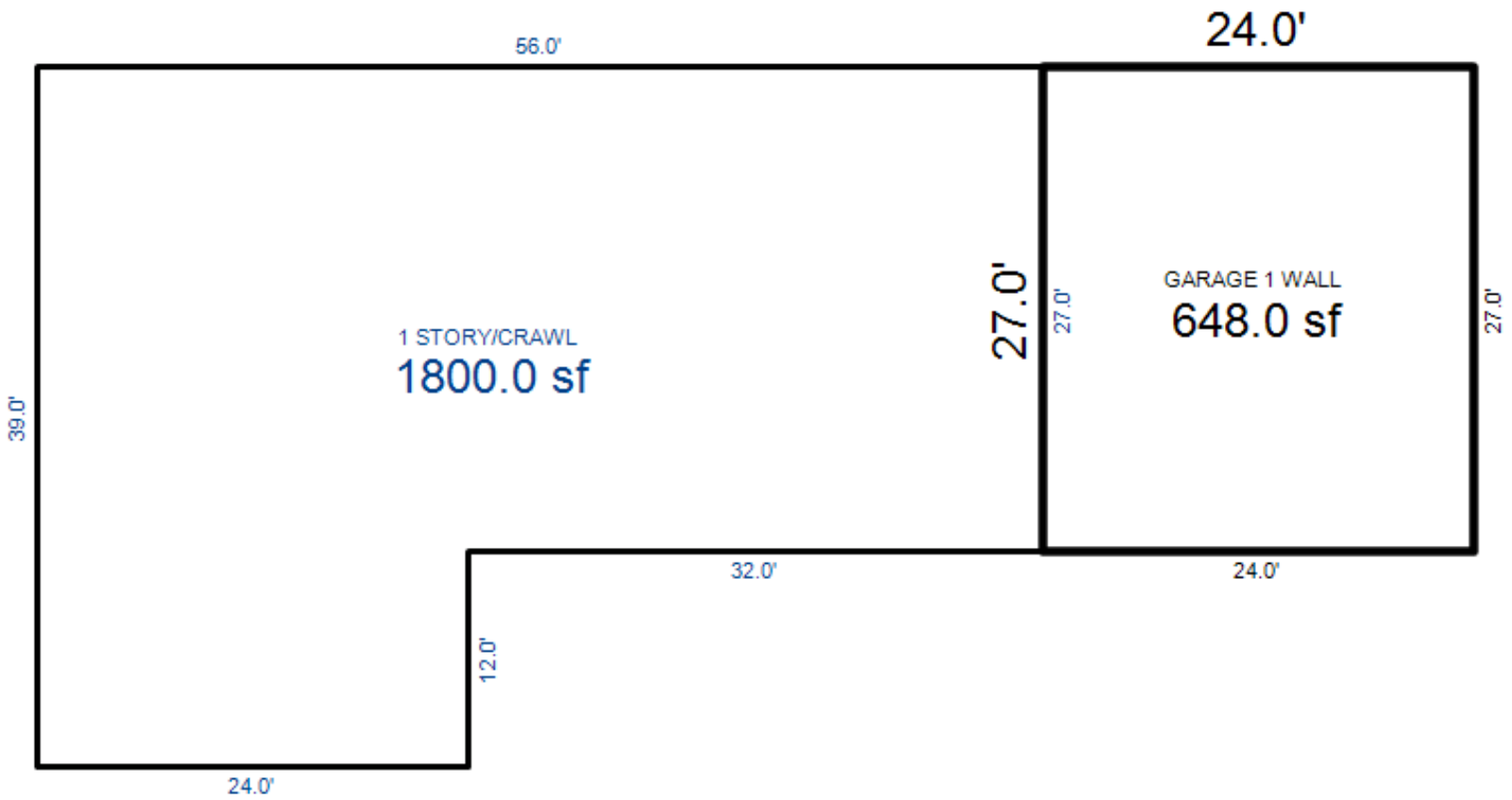
Carport Area:
Roof:

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Brick	Crawl Space	60.76	-7.50	0.00	1800	95,868

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	630.00	1	630
3 Fixture Bath	1975.00	1	1,975
(14) Water/Sewer			
Well, 100 Feet	2550.00	1	2,550
1000 Gal Septic	2895.00	1	2,895
(15) Built-Ins & Fireplaces			
Appliance Allowance	1415.00	1	1,415
(17) Garages			
Class:CD Exterior: Brick Foundation: 42 Inch (Unfinished)			
Base Cost	19.87	648	12,876
Common Wall: 1 Wall	-2225.00	1	-2,225
Automatic Doors	375.00	2	750

Notes: POST WW2 HOME
Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 104,710
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 102,616

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



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

Parcel Number: 009-015-033-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HESS EDWARD A & SANDRA	ATKINS SHAWN & TAMARA (H/	230,000	01/29/2007	WD	Arms Length	07-0/237		100.0
		35,000	07/01/1996	WD	Download	03-0:2346		0.0

Property Address

8399 W JENNINGS RD

Owner's Name/Address

ATKINS SHAWN & TAMARA
8399 W JENNINGS ROAD
LAKE CITY MI 49651

Class: 401 RESIDENTIAL-I Zoning:

School: LAKE CITY - 57020

P.R.E. 100% 03/01/2007

MAP #:

2018 Est TCV 329,030 TCV/TFA: 48.01

Building Permit(s)	Date	Number	Status
Pole Barn	10/19/2007	20070796	100%

X Improved | Vacant

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GROUP H $75/FF	405.00	881.96	1.0000	1.0000	75	100		30,375
405 Actual Front Feet, 8.20 Total Acres							Total Est. Land Value =	30,375

Land Improvement Cost Estimates

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	2340	0	0

Residential Local Cost Land Improvements

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 =					2,425

Public Improvements

- Dirt Road
- Gravel Road
- X 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
- Flood Plain

Tax Description

. SEC 15 T22N R8W PCL B AS SHOWN IN BOOK OF SURVEY'S S-1 PGS 320-321 MISS CO REC BEING A PART OF NW 1/4 OF NE 1/4 EXC JENNINGS RD LIBER 261 PG 846. 8.2A.

Comments/Influences

HOUSE COMPLETE FOR 05

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	11/08/2010	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	15,200	149,300	164,500			134,497C
2017	15,200	146,600	161,800			131,731C
2016	15,200	140,500	155,700			130,556C
2015	15,200	127,000	142,200			130,166C

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

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1.5S

Yr Built	Remodeled
2003	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
	Horiz. Slide
X	Casement
X	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 1260 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
8	Poured Conc.
	Stone
	Treated Wood
X	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors
	No Floor SF

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
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:

(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
1	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C +10
Effec. Age: 10
Floor Area: 2198
Total Base Cost: 163,661
Total Base New : 225,853
Total Depr Cost: 203,267
Estimated T.C.V: 199,202

CntyMult
X 1.380
E.C.F.
X 0.980

(16) Porches/Decks

Area	Type
288	CCP (1 Story)
56	Treated Wood
100	Treated Wood

(17) Garage

Year Built: 2003
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: 676
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

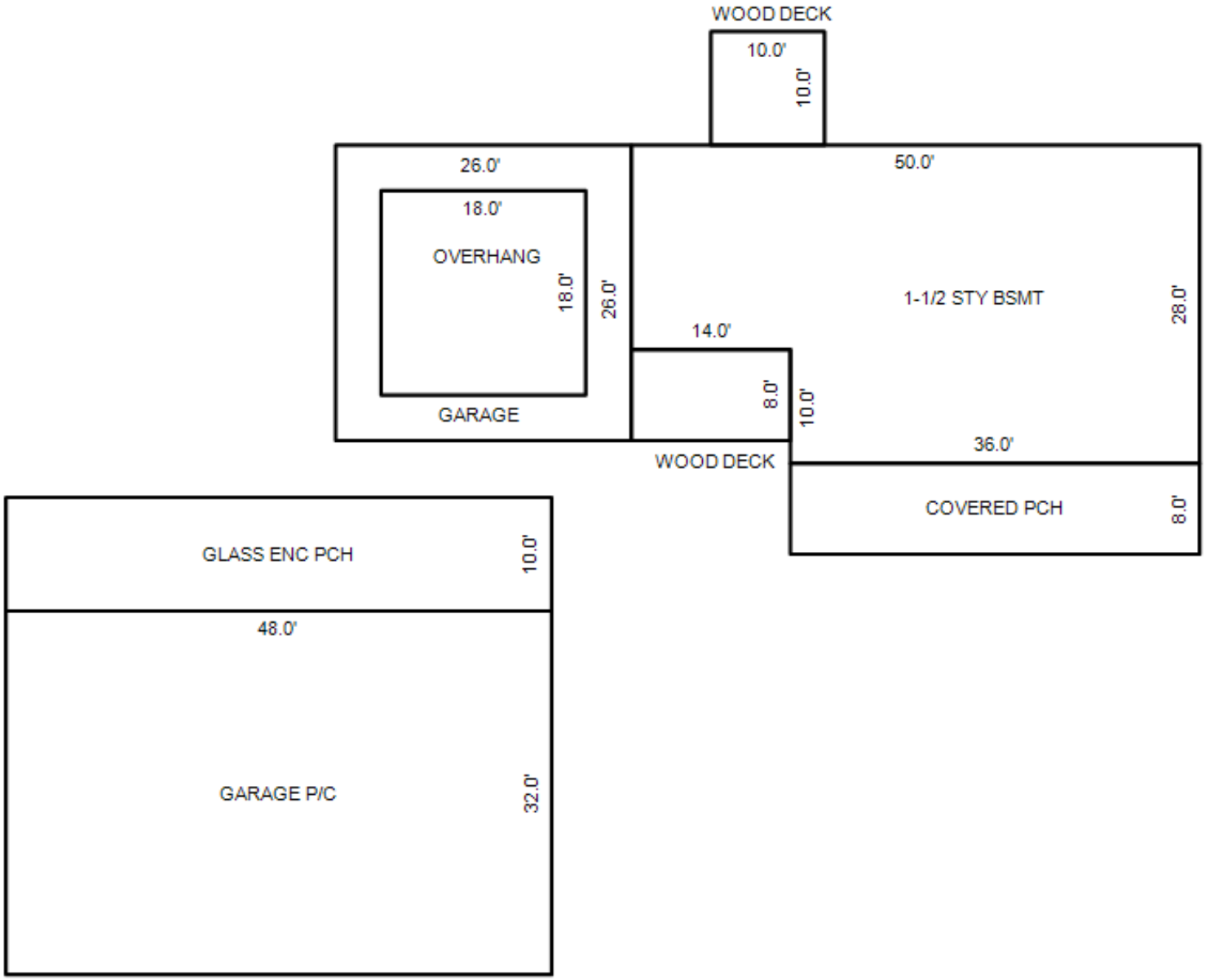
Carport Area:
Roof:

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	90.39	0.00	3.16	1260	117,873
1	Story Siding	Overhang	37.48	0.00	0.00	308	11,544

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	1	2,400
(14) Water/Sewer			
Well, 100 Feet	2700.00	1	2,700
1000 Gal Septic	3085.00	1	3,085
(15) Built-Ins & Fireplaces			
Appliance Allowance	1915.00	1	1,915
Fireplace: Prefab 2 Story	2505.00	1	2,505
(16) Porches			
CCP (1 Story), Standard	20.09	288	5,786
(16) Deck/Balcony			
Treated Wood,Standard	9.94	56	557
Treated Wood,Standard	8.30	100	830
(17) Garages			
Class:C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	21.09	676	14,257
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	2	750

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 203,267
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 199,202

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



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

Desc. of Bldg/Section: N. GARAGE W/ S. FACING WINDOWS
Calculator Occupancy: Warehouse, Storage

Class: D,Pole
Floor Area: 1,536
Gross Bldg Area: 4,656
Stories Above Grd: 1
Average Sty Hght
Bsmnt Wall Hght

Depr. Table : 2.5%
Effective Age : 10
Physical %Good: 78
Func. %Good : 100
Economic %Good: 100

2001 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: Space Heaters, Gas with Fan 0%
Heat#2: Space Heaters, Gas with Fan 0%
Ave. SqFt/Story: 2016
Ave. Perimeter: 180
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 = 16.75

Adjusted Square Foot Cost for Upper Floors = 16.75

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 0 Height per Story Multiplier: 0.880
Ave. Floor Area: 2,016 Perimeter: 180 Perim. Multiplier: 1.204
Refined Square Foot Cost for Upper Floors: 17.75

County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 24.313

Total Floor Area: 1,536 Base Cost New of Upper Floors = 37,345

Reproduction/Replacement Cost = 37,345
Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 78 /100/100/100/78.0
Total Depreciated Cost = 29,129

ECF (416 RESIDENTIAL RURAL/ NON SUB) 1.100 => TCV of Bldg: 1 = 32,042
Replacement Cost/Floor Area= 24.31 Est. TCV/Floor Area= 20.86

(1) Excavation/Site Prep:

(2) Foundation:

	Footings	X	Poured Conc		Brick/Stone		Block

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

	Many Above Ave.		Average Typical		Few None

	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners

(9) Sprinklers:

(10) Heating and Cooling:

	Gas Oil		Coal Stoker		Hand Fired Boiler

(11) Electric and Lighting:

Outlets:		Fixtures:
Few Average Many Unfinished Typical		Few Average Many Unfinished Typical
Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

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

Sketch by Apex Medina™

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

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

Class: D,Pole
Floor Area: 3,120
Gross Bldg Area: 4,656
Stories Above Grd: 1
Average Sty Hght : 14
Bsmnt Wall Hght

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

2009	Year Built Remodeled
	Overall Bldg Height

Comments:
1/12/2011 NO NEW NOTED ON PRIOR YEARS RECORD CARDS REGARDING CONSTRUCTION OF THIS BUILDING. -TIM

Construction Cost

	High		Above Ave.		Ave.	X	Low

** ** Calculator Cost Data ** **
Quality: Average Adj: %+0 $/SqFt:0.00
Heat#1: Electric Wall Heaters 100
Heat#2: No Heating or Cooling 0%
Ave. SqFt/Story: 3120
Ave. Perimeter: 224
Has Elevators:

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

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

* Sprinkler Info *
Area:
Type:

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

Base Rate for Upper Floors = 14.75

(10) Heating system: Electric Wall Heaters Cost/SqFt: -0.35 100%
Adjusted Square Foot Cost for Upper Floors = 14.40

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 14 Height per Story Multiplier: 1.080
Ave. Floor Area: 3,120 Perimeter: 224 Perim. Multiplier: 0.966
Refined Square Foot Cost for Upper Floors: 15.02

County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 20.582

Total Floor Area: 3,120 Base Cost New of Upper Floors = 64,215

Reproduction/Replacement Cost = 64,215
Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 92 /100/100/100/92.0
Total Depreciated Cost = 59,078

ECF (416 RESIDENTIAL RURAL/ NON SUB) 1.100 => TCV of Bldg: 2 = 64,986
Replacement Cost/Floor Area= 20.58 Est. TCV/Floor Area= 20.83

(1) Excavation/Site Prep:

(2) Foundation:

	Footings						
X	Poured Conc		Brick/Stone		Block		

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

	Many Above Ave.		Average Typical		Few None
	Total Fixtures		Urinals		
	3-Piece Baths		Wash Bowls		
	2-Piece Baths		Water Heaters		
	Shower Stalls		Wash Fountains		
	Toilets		Water Softeners		

(9) Sprinklers:

(10) Heating and Cooling:

	Gas Oil		Coal Stoker		Hand Fired Boiler

(11) Electric and Lighting:

	Outlets:		Fixtures:
	Few Average Many Unfinished Typical		Few Average Many Unfinished Typical
	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer

(13) Roof Structure: Slope=0

(14) Roof Cover:

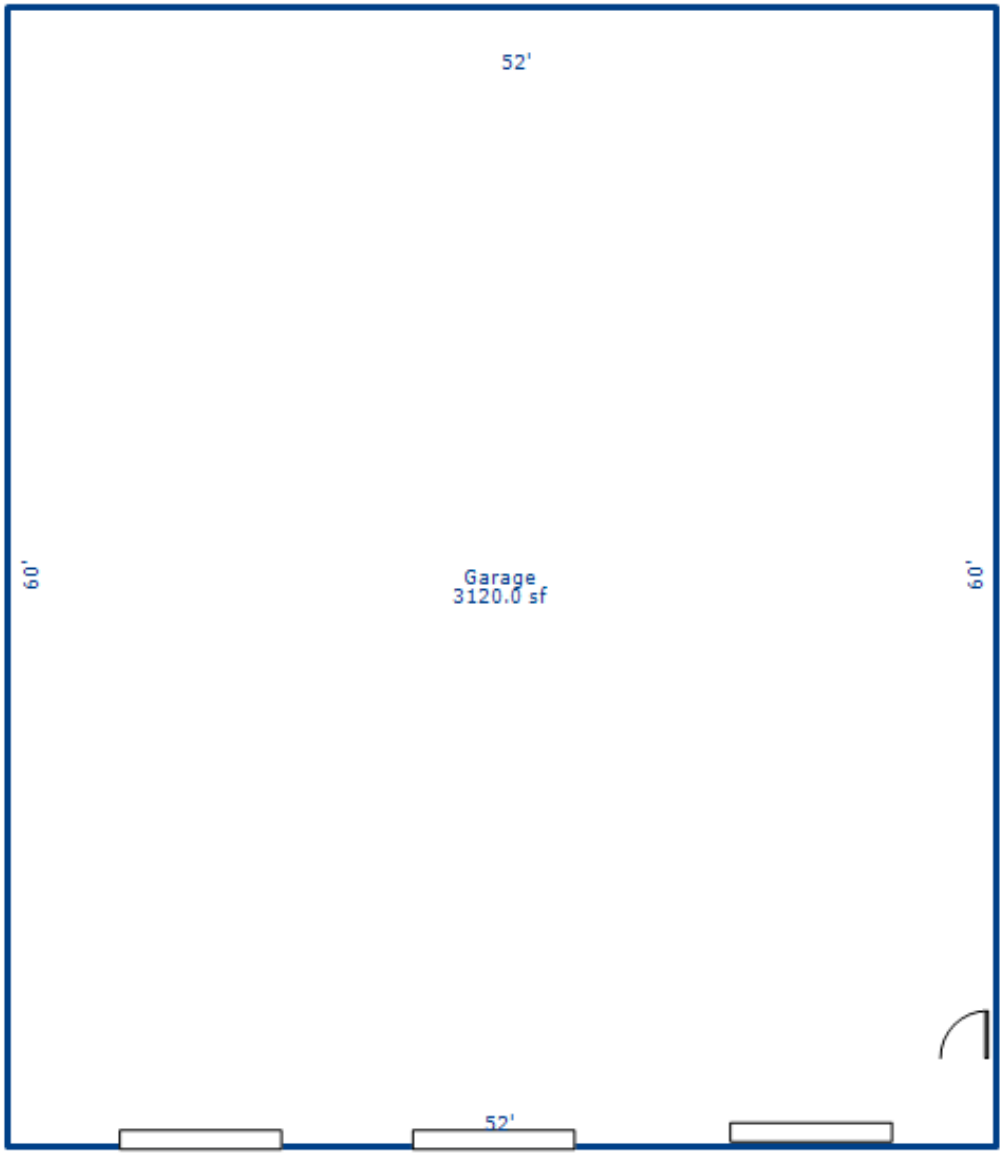
(39) Miscellaneous:

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

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

Parcel Number: 009-015-033-00, Commercial/Industrial Building 2 Printed on 04/24/2018



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

Parcel Number: 009-015-034-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

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
8283 W JENNINGS RD	School: LAKE CITY - 57020		Pole Barn	08/14/2009	20090412	Complete
	P.R.E. 0%		New House	10/17/2002	20030406	Complete
Owner's Name/Address	MAP #:					
GRAY JEFFREY L 426 KINGMAN ROAD MASON MI 48854	2018 Est TCV 105,500 TCV/TFA: 109.90					

Tax Description

SEC 15 T22N R8W (2*1998) N 1/2 OF E 1/2 OF PCL C RECORDED IN LIBER S-1 PP 320-321. 2.05A.

Comments/Influences

X	Improved	
	Vacant	

Public Improvements

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

Topography of Site

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

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	06/14/2015	INSPECTED
TPC	09/10/2012	INSPECTED

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
40/FF	192.00	465.09	1.0000	1.0000	40	100		7,680
192 Actual Front Feet, 2.05 Total Acres							Total Est. Land Value =	7,680

Land Improvement Cost Estimates

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	300	99	950
Total Estimated Land Improvements True Cash Value =					950

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	3,800	49,000	52,800			45,114C
2017	3,800	47,500	51,300			44,187C
2016	3,800	44,700	48,500			43,793C
2015	3,800	41,600	45,400			43,663C

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

Residential Building 1 of 1 Parcel Number: 009-015-034-00 Printed on 04/24/2018

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1.25S

Yr Built	Remodeled
2003	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable Hip Flat		Gambrel Mansard Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 768 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
8	Poured Conc.
	Stone
	Treated Wood
X	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors	
	No Floor	SF

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam		

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

150	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

Class: CD
Effec. Age: 10
Floor Area: 960
Total Base Cost: 79,587
Total Base New : 109,830
Total Depr Cost: 98,847
Estimated T.C.V: 96,870

CntyMult
X 1.380
E.C.F.
X 0.980

(16) Porches/Decks

Area	Type
128	Treated Wood
112	Treated Wood

(17) Garage

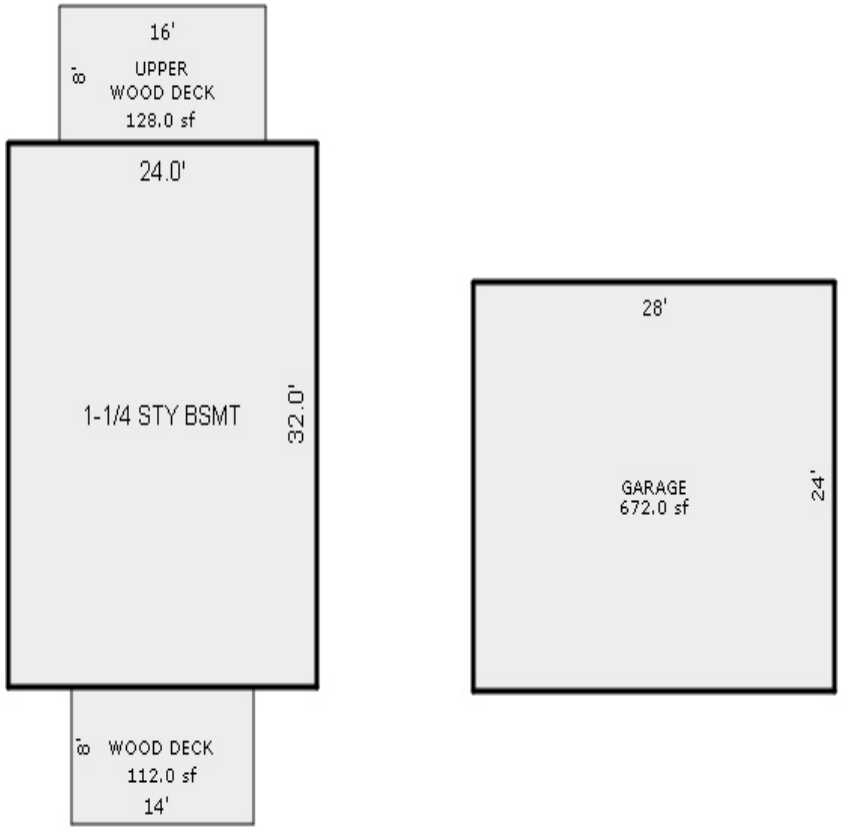
Year Built: 2009
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 2
Mech. Doors: 0
Area: 672
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25 Story	Siding	Basement	72.96	0.00	0.00	768	56,033
Other Additions/Adjustments				Rate		Size	Cost
(13) Plumbing							
Average Fixture(s)				630.00		1	630
3 Fixture Bath				1975.00		1	1,975
(14) Water/Sewer							
Well, 100 Feet				2550.00		1	2,550
1000 Gal Septic				2895.00		1	2,895
(15) Built-Ins & Fireplaces							
Appliance Allowance				1415.00		1	1,415
(16) Deck/Balcony							
Treated Wood,Standard				7.46		128	955
Treated Wood,Standard				7.73		112	866
(17) Garages							
Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)							
Base Cost				17.14		672	11,518
Automatic Doors				375.00		2	750
Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost =							98,847
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 =							96,870

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



Sketch by Apex Medina™

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

Parcel Number: 009-015-034-25 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		4,795	08/01/1998	WD	Download	01-0:3009		0.0

Property Address
8305 W JENNINGS RD

Owner's Name/Address
WRIGHT SCOTT D ETAL
2825 S STEVENSON ROAD
STANTON MI 48888

Tax Description
SEC 15 T22N R8W (0*1998) S 1/2 OF E 1/2 OF PCL C RECORDED IN LIBER S-1 PP 320-321. 2.05A.

Comments/Influences
98 SPLIT FROM 034-00 FOR 99

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

Class: 401 RESIDENTIAL-I | Zoning:
School: LAKE CITY - 57020
P.R.E. 0%
MAP #:
2018 Est TCV 39,986 TCV/TFA: 0.00

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	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
	Flood Plain
X	PRIVATE RD

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	06/14/2015	INSPECTED
TPC	09/10/2012	INSPECTED

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
Residentia 1 - 2.99 @$5500	2.05 Acres				5500	100		11,275
	2.05 Total Acres				Total Est. Land Value =			11,275

Land Improvement Cost Estimates

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
TRAVEL TRAILER	1.00	1.00	10000.0	95	9,500
Total Estimated Land Improvements True Cash Value =					9,500

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	5,600	14,400	20,000			14,197C
2017	5,600	14,400	20,000			13,905C
2016	5,600	13,800	19,400			13,781C
2015	5,600	12,700	18,300			13,740C

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

Residential Building 1 of 1 Parcel Number: 009-015-034-25 Printed on 04/24/2018

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: GRG

Yr Built	Remodeled
2000	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	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:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		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:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

Class: CD
Effec. Age: 8
Floor Area: 0
Total Base Cost: 15,448
Total Base New : 21,318
Total Depr Cost: 19,603
Estimated T.C.V: 19,211

CntyMult
X 1.380
E.C.F.
X 0.980

(16) Porches/Decks

Area	Type

(17) Garage

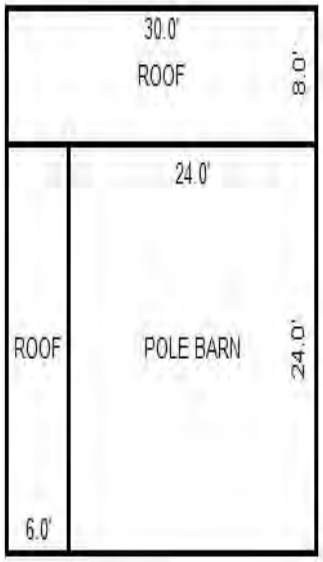
Year Built: 2000
Car Capacity:
Class: CD
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 1
Area: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Stories Exterior Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
Other Additions/Adjustments	Rate			Size	Cost
(13) Plumbing					
Average Fixture(s)	630.00			1	630
(14) Water/Sewer					
Well, 100 Feet	2550.00			1	2,550
1000 Gal Septic	2895.00			1	2,895
(15) Built-Ins & Fireplaces					
Appliance Allowance	1415.00			1	1,415
(17) Garages					
Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)					
Base Cost	12.60			576	7,258
Mechanical Doors	350.00			1	350
Phy/Ab.Phy/Func/Econ/Comb.%Good= 92/100/100/100/92.0, Depr.Cost =					19,168
Separately Depreciated Items:					
Unit-in-Place Cost Items:					
ROOF STRUCTURE	1.00			350	350
County Multiplier = 1.38 => Cost New =					483
Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost =					435
Total Depreciated Cost =					19,603
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 =					19,211

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



Sketch by Apex IV™

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

Parcel Number: 009-015-034-50 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROSS VICTOR D	WRIGHT SCOTT D STEPHEN H	5,000	10/22/2010	WD	Arms Length	2010-4668WD SP	PTA	0.0

Property Address

W JENNINGS RD

Owner's Name/Address

ROSS VICTOR D
1084 JENNA DR
DAVISON MI 48423

Class: 401 RESIDENTIAL-I Zoning:
School: LAKE CITY - 57020
P.R.E. 0%
MAP #:
2018 Est TCV 24,809 TCV/TFA: 0.00

Building Permit(s)	Date	Number	Status
Garage	07/14/2011	2011-0350	0%

X Improved Vacant

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
40/FF	195.80	444.94	1.0000	1.0000	40	100		7,832
196 Actual Front Feet, 2.00 Total Acres							Total Est. Land Value =	7,832

Public Improvements

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

Topography of Site

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

Tax Description

2011 ROLL SPLIT - OFF 2.10 AC MOL
10/22/2010 2010-4668 - 2011 ROLL SPLIT - 2.10 ACRES OFF 009-015-034-50 - CHILD PARCEL 009-015-035-60
SEC 15 T22N R8W W 1/2 OF PCL C RECORDED IN LIBER S-1 PP 320-321 EXC BEG N 89 DEG 09'23"W 1514.05 FT FROM SE COR OF NE 1/4 OF NE 1/4, TH N89 DEG 09'23"W 194.72 FT, N 0 DEG 03'30"E 469.89 FT, S 89 DEG 09'47"E 194.72 FT, S 0 DEG 03'30"W 469.91 FT TO POB. 2A.2011 PARCEL 009-015-034-50 SPLIT ON 02/23/2011
FORMERLY

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	3,900	8,500	12,400			10,609C
2017	3,900	8,600	12,500			10,391C
2016	3,900	8,100	12,000			10,299C
2015	3,900	7,100	11,000			10,269C

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	06/14/2015	INSPECTED
TPC	11/14/2011	INSPECTED

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: GRG

Yr Built	Remodeled
2011	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	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:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		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:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	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

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	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

Class: C
Effec. Age: 5
Floor Area: 0
Total Base Cost: 13,214
Total Base New : 18,236
Total Depr Cost: 17,324
Estimated T.C.V: 16,977

CntyMult
X 1.380
E.C.F.
X 0.980

(16) Porches/Decks

Area	Type

(17) Garage

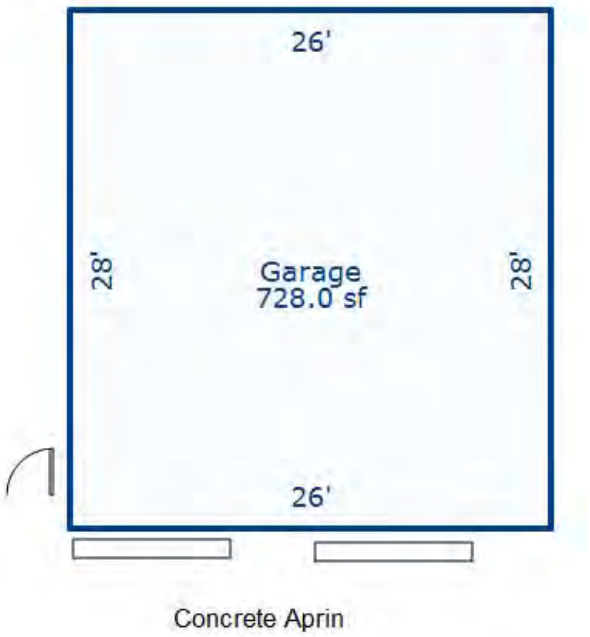
Year Built: 2011
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 2
Area: 728
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
Other Additions/Adjustments			Rate			Size	Cost
(17) Garages							
Class:C	Exterior: Siding	Foundation: 42 Inch	(Unfinished)				
Base Cost			17.19			728	12,514
Mechanical Doors			350.00			2	700
Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,					Depr.Cost =		17,324
ECF (416 RESIDENTIAL RURAL/ NON SUB)			0.980 => TCV of Bldg:		1 =		16,977

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



Sketch by Apex Sketch

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

Parcel Number: 009-015-034-60 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WRIGHT DENNIS J & JUDY A	WRIGHT DENNIS J & JUDY A	1	01/30/2018	QC	FAMILY SALE	2018-00464	PTA	0.0
WRIGHT SCOTT D STEPHEN H	WRIGHT DENNIS J & JUDY A	5,000	08/26/2011	WD	WARRANTY DEED	2011-03066 WD	PTA	100.0
ROSS VICTOR D	WRIGHT SCOTT D STEPHEN H	5,000	10/22/2010	WD	Split Vacant	2010-4668WD SP	PTA	100.0

Property Address

W JENNINGS RD

Owner's Name/Address

WRIGHT DENNIS J & JUDY A &
WRIGHT CHRISTOPHER & STOTT D
942 W HOLLAND LAKE RD
SIDNEY MI 48885

Tax Description

2011 ROLL SPLIT - OFF 2.10 AC MOL 10/22/2010 2010-4668 - 2011 ROLL SPLIT - 2.10 ACRES OFF 009-015-034-50 - CHILD PARCEL 009-015-035-60
SEC 15 T22N R8W BEG N 89 DEG 09'23"W 1514.05 FT FROM SE COR OF NE 1/4 OF NE 1/4, TH N89 DEG 09'23"W 194.72 FT, N 0 DEG 03'30"E 469.89 FT, S 89 DEG 09'47"E 194.72 FT, S 0 DEG 03'30"W 469.91 FT TO POB. SUBJ TO EASEMENT. 2.10A. 2011 SPLIT OF 009-015-034-50 ON 02/23/2011
FORMERLY
SEC 15 T22N R8W W 1/2 OF PCL C RECORDED

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Class: 401 RESIDENTIAL-I Zoning:
School: LAKE CITY - 57020
P.R.E. 0%
MAP #:
2018 Est TCV 28,657 TCV/TFA: 0.00

Building Permit(s)	Date	Number	Status
Pole Barn	05/24/2012	2012-0194	100%

X Improved | Vacant

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

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

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	06/14/2015	INSPECTED
TPC	09/10/2012	INSPECTED

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
40/FF	194.72	469.91	1.0000	1.0000	40	100		7,789
195 Actual Front Feet, 2.10 Total Acres							Total Est. Land Value =	7,789

Land Improvement Cost Estimates

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	12.07	1.00	80	95	918
Total Estimated Land Improvements True Cash Value =					918

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	3,900	10,400	14,300			9,597C
2017	3,900	10,500	14,400			9,400C
2016	3,900	9,900	13,800			9,317C
2015	3,900	8,800	12,700			9,290C

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

Building Type

X Single Family
Mobile Home
Town Home
Duplex
A-Frame

Wood Frame

Building Style: GRG

Yr Built	Remodeled
2012	0

Condition: Average

Room List

Basement
1st Floor
2nd Floor
Bedrooms

(1) Exterior

Wood/Shingle
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:

(3) Roof (cont.)

Eavestrough
Insulation
0 Front Overhang
0 Other Overhang

(4) Interior

Drywall Plaster
Paneled 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:

(11) Heating/Cooling

Gas Oil Elec.
Wood Coal Steam

Forced Air w/o Ducts
Forced Air w/ Ducts
Forced Hot Water
Electric Baseboard
Elec. Ceil. Radiant
Radiant (in-floor)
Electric Wall Heat
Space Heater
Wall/Floor Furnace
Forced Heat & Cool
Heat Pump
X No Heating/Cooling

Central Air
Wood Furnace

(12) Electric

0 Amps Service

No./Qual. of Fixtures

Ex. Ord. Min

No. of Elec. Outlets

Many Ave. Few

(13) Plumbing

1 Average Fixture(s)
3 Fixture Bath
2 Fixture Bath
Softener, Auto
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

Appliance Allow.
Cook Top
Dishwasher
Garbage Disposal
Bath Heater
Vent Fan
Hot Tub
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

Class: C
Effec. Age: 5
Floor Area: 0
Total Base Cost: 15,528
Total Base New : 21,429
Total Depr Cost: 20,357
Estimated T.C.V: 19,950

CntyMult
X 1.380
E.C.F.
X 0.980

(16) Porches/Decks

Area	Type

(17) Garage

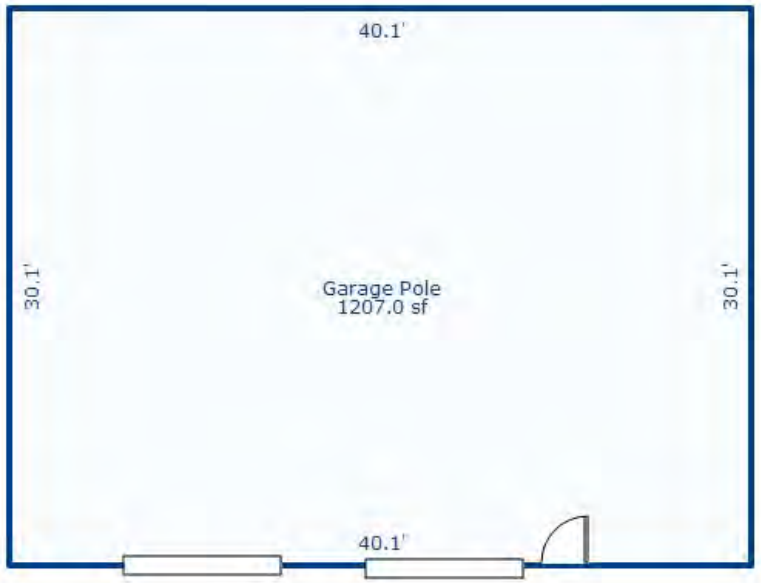
Year Built: 2012
Car Capacity:
Class: C
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 2
Area: 1200
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area: 347
Roof: Aluminum

Stories Exterior Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
Other Additions/Adjustments	Rate			Size	Cost
(17) Carports					
Aluminum	7.70			347	2,672
(17) Garages					
Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)					
Base Cost	10.13			1200	12,156
Mechanical Doors	350.00			2	700
Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost =					20,357
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 =					19,950

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



Sketch by Apex Sketch

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

Parcel Number: 009-015-035-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MOLITOR DON & BETTY A	MOLITOR DON & BETTY FAMIL	1	02/01/2012	QC	QUIT CLAIM	2012-00330		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
S DICKERSON RD	School: LAKE CITY - 57020					
	P.R.E. 100% 07/21/1994					
Owner's Name/Address	MAP #:					
MOLITOR DON & BETTY FAMILY TRUST MOLITOR DONALD & BETTY A TTEES 2400 S DICKERSON LAKE CITY MI 49651	2018 Est TCV 40,600					

Improved | X | Vacant

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18 -29 @$2000	20.30 Acres		2000	100				40,600
	20.30 Total Acres				Total Est. Land Value =			40,600

Tax Description

SEC 15 T22N R8W (3*2003) PCL D AS SHOWN IN BOOK OF SURVEYS S-1 PP 355 & 356 EXC BEG AT NE COR, TH S 0 DEG 05'56"E 328.56 FT, N 89 DEG 09'23" W 463.04 FT, N 0 DEG 05'56"E TO N LINE PCL D, E'LY ALONG N LINE TO POB. 20.3A.

Comments/Influences

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

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

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	06/14/2015	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	20,300	0	20,300			10,083C
2017	20,300	0	20,300			9,876C
2016	20,300	0	20,300			9,788C
2015	20,300	0	20,300			9,759C

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

Parcel Number: 009-015-035-90 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STEPHAN EDWARD D & MARY	STEPHAN EDWARD D & MARY	1	08/31/2015	QC	FAMILY SALE	2015-02922	PTA	0.0

Property Address

S DICKERSON RD

Owner's Name/Address

STEPHAN EDWARD D & MARY A
1801 X300 ARBUTUS AVE
LAKE CITY MI 49651

Tax Description

SEC 15 T22N R8W (0*2003) BEG AT NE COR OF PCL D AS SHOWN IN BOOK OF SURVEYS S-1 PP 355 & 356, TH S 0 DEG 05'56"W 328.56 FT, N 89 DEG 09'23"W 463.04 FT, N 0 DEG 05'56"E TO N LINE PCLD, E'LY ALONG N LINE TO POB. 3.3A.

Comments/Influences

03 SPLIT FROM 035-00 FOR 04

Class: 401 RESIDENTIAL-I Zoning:

School: LAKE CITY - 57020

P.R.E. 0%

MAP #:

2018 Est TCV 41,516 TCV/TFA: 0.00

Building Permit(s)	Date	Number	Status
Pole Barn	05/05/2004	20040109	Complete

X Improved Vacant

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

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

Who	When	What
TPC	12/27/2017	INSPECTED

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
40/FF	328.56	437.51	1.0000	1.0000	40	100		13,142
329 Actual Front Feet, 3.30 Total Acres							Total Est. Land Value =	13,142

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	6,600	14,200	20,800			16,957C
2017	6,600	13,700	20,300			16,609C
2016	6,600	12,900	19,500			16,461C
2015	6,600	11,300	17,900			16,412C

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

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

Building Type

X Single Family
Mobile Home
Town Home
Duplex
A-Frame

Wood Frame

Building Style: GRG

Yr Built	Remodeled
0	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 | Gambrel Mansard Shed

Asphalt Shingle

Chimney:

(3) Roof (cont.)

Eavestrough
Insulation
0 Front Overhang
0 Other Overhang

(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:

(11) Heating/Cooling

Gas Wood | Oil Coal | Elec. Steam

Forced Air w/o Ducts
Forced Air w/ Ducts
Forced Hot Water
Electric Baseboard
Elec. Ceil. Radiant
Radiant (in-floor)
Electric Wall Heat
Space Heater
Wall/Floor Furnace
Forced Heat & Cool
Heat Pump
X No Heating/Cooling

Central Air
Wood Furnace

(12) Electric

0 Amps Service

No./Qual. of Fixtures

Ex. | Ord. | Min

No. of Elec. Outlets

Many | Ave. | Few

(13) Plumbing

1 Average Fixture(s)
3 Fixture Bath
2 Fixture Bath
Softener, Auto
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

Appliance Allow.
Cook Top
Dishwasher
Garbage Disposal
Bath Heater
Vent Fan
Hot Tub
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

Class: CD
Effec. Age: 6
Floor Area: 0
Total Base Cost: 22,320
Total Base New : 30,802
Total Depr Cost: 28,954
Estimated T.C.V: 28,374

CntyMult
X 1.380
E.C.F.
X 0.980

(16) Porches/Decks

Area	Type

(17) Garage

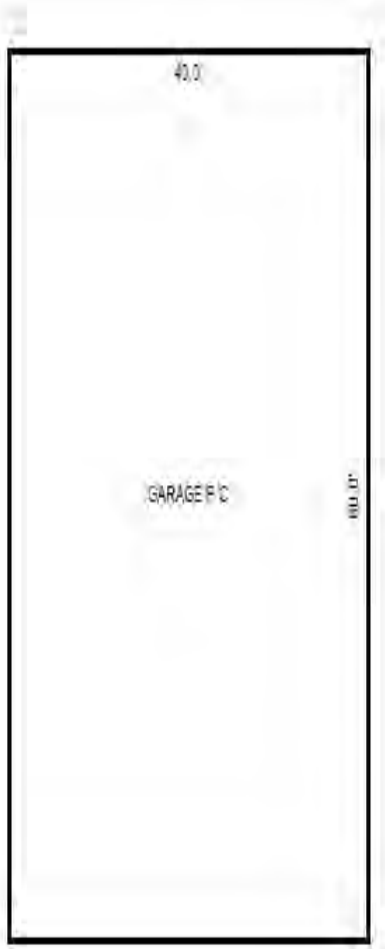
Year Built: 2004
Car Capacity:
Class: D
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 2400
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
Other Additions/Adjustments			Rate			Size	Cost
(17) Garages							
Class:D	Exterior: Pole	Foundation: 18 Inch	(Unfinished)				
Base Cost			9.30			2400	22,320
Phy/Ab.Phy/Func/Econ/Comb.%Good= 94/100/100/100/94.0, Depr.Cost =							28,954
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 =							28,374

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



Sketch by Apex IV™

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

Parcel Number: 009-015-036-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PORTER GARY V & GAIL A H&	MUSSELMAN STEVEN D E 1% I	0	11/04/2013	WD	RELATED PARTY	2013-03867 WD	PTA	1.0

Property Address

2150 S DICKERSON RD

Owner's Name/Address

PORTER GARY V
2150 DICKERSON RD
LAKE CITY MI 49651

Tax Description

. SEC 15 T22N R8W N 300 FT OF PCL E AS SHOWN IN BOOK OF SURVEYS S-1 PGS 355-356 MISS CO REC BEING A PART OF NE 1/4 OF NE 1/4. 3.1887 A.

Comments/Influences

GAVE XTRA 10% DEP TO PB'S DUE TO RESTRICTIVE UTILOITY. 839-2776

Class: 401 RESIDENTIAL-I Zoning:

School: LAKE CITY - 57020

P.R.E. 100% 07/21/1994

MAP #:

2018 Est TCV 115,198 TCV/TFA: 49.23

Building Permit(s)	Date	Number	Status
MANUFACTURED	06/11/2013	2013-0210	100%

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	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
	Flood Plain

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	06/14/2015	INSPECTED
TPC	08/05/2013	INSPECTED

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
40/FF	300.00	463.19	1.0000	1.0000	40	100		12,000
300 Actual Front Feet, 3.19 Total Acres							Total Est. Land Value =	12,000

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	6,000	51,600	57,600			42,276C
2017	6,000	47,900	53,900			41,407C
2016	6,000	48,200	54,200			41,038C
2015	6,000	41,700	47,700			40,916C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1973	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

X	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
X	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Tile		

(7) Excavation

Basement: 0 S.F.
Crawl: 1416 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors	
	No Floor	SF

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

150	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
2	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: D
Effec. Age: 40
Floor Area: 1416
Total Base Cost: 111,704
Total Base New : 154,152
Total Depr Cost: 92,491
Estimated T.C.V: 90,641

CntyMult X 1.380
E.C.F. X 0.980

(16) Porches/Decks

Area	Type
20	CCP (1 Story)
132	Brzwy, FW

(17) Garage

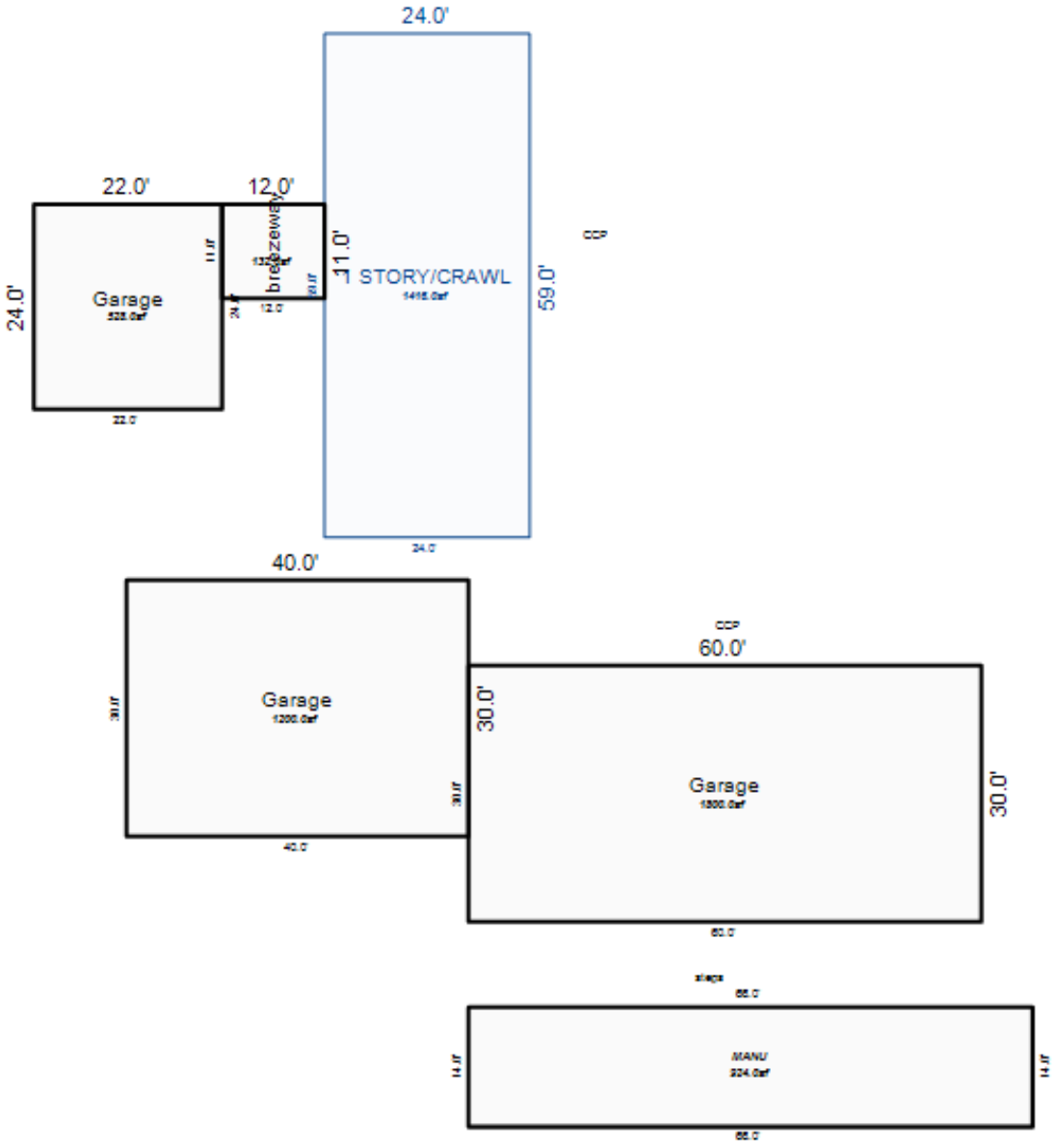
Year Built: 1973
Car Capacity:
Class: D
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 1
Area: 528
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	45.25	-7.66	0.66	1416	54,162
Other Additions/Adjustments				Rate		Size	Cost
(13) Plumbing							
Average Fixture(s)				525.00		1	525
3 Fixture Bath				1650.00		1	1,650
(14) Water/Sewer							
Well, 100 Feet				2425.00		1	2,425
1000 Gal Septic				2720.00		2	5,440
(15) Built-Ins & Fireplaces							
Appliance Allowance				1235.00		1	1,235
Fireplace: Exterior 1 Story				3050.00		1	3,050
(16) Porches							
CCP (1 Story), Standard				56.11		20	1,122
(16) Breezeways							
Frame Wall,Finished				26.75		132	3,531
(17) Garages							
Class:D Exterior: Siding Foundation: 42 Inch (Unfinished)							
Base Cost				18.35		528	9,689
Mechanical Doors				325.00		1	325
Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)							
Base Cost				9.30		1200	11,160
Mechanical Doors				325.00		1	325
Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)							
Base Cost				9.30		1800	16,740
Mechanical Doors				325.00		1	325
Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost =							92,491
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 =							90,641

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



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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: BOCA/STATE

Yr Built	Remodeled
1998 REL	0

Condition: Fair

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

	Wood/Shingle
	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:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		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:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

2	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
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	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

Class: Low
Effec. Age: 15
Floor Area:
Total Base Cost: 30,191
Total Base New : 41,663
Total Depr Cost: 24,165
Estimated T.C.V: 12,082

CntyMult
X 1.380
E.C.F.
X 0.500

(16) Porches/Decks

Area	Type
15	Treated Wood

(17) Garage

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:

< Cost Estimates for Res. Building: 2 Mobile Home Class: Low Quality >

(11) Heating System: Forced Warm Air

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Metal	28.12	0.00	0	924	25,983
Other Additions/Adjustments				Rate		Size	Cost
(9) Foundation							
Foundation Wall: Concrete				7.13		0	0
(13) Plumbing							
3 Fixture Bath				1215.00		1	1,215
(14) Water/Sewer							
1000 Gal Septic				2720.00		1	2,720
(16) Deck/Balcony							
Treated Wood,Standard				18.18		15	273

Notes: 2172 S DICKERSON RD
Phy/Ab.Phy/Func/Econ/Comb.%Good= 58/100/100/100/58.0, Depr.Cost = 24,165
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV of Bldg: 2 = 12,082

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

Parcel Number: 009-015-037-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		120,000	06/01/1999	WD	Download	328:1278		0.0

Property Address
8300 W JENNINGS RD

Owner's Name/Address
HOITENGA DONALD & DIANE
8300 W JENNINGS ROAD
LAKE CITY MI 49651

Tax Description
. SEC 15 T22N R8W COMM AT INT OF E 1/8 LINE SEC 15 & N R/W LINE OF CO RD IN NE 1/4 N 18 DEG 24' W 267.13 FT TO PT ON SH OF LAKE SAPPHIRE & 70 FT W OF SD 1/8 LINE TH S 69 DEG 20' W 143.3 FT TH S 3 DEG 12' 30" E 200 FT TO PT ON N R/W LINE OF SD CO RD TH NE'LY ALONG N R/W LINE TO POB. 1.1909 A.

Comments/Influences

Class: 401 RESIDENTIAL-I Zoning:
School: LAKE CITY - 57020
P.R.E. 100% 04/21/2003
MAP #:
2018 Est TCV 500,384 TCV/TFA: 266.73

Building Permit(s)	Date	Number	Status

X	Improved		Vacant

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

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	03/30/2015	INSPECTED
TPC	04/08/2013	INSPECTED

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
NON SUB LK FRNT	143.30	337.82	1.0000	1.0000	1000	100		143,300
143 Actual Front Feet, 1.11 Total Acres							Total Est. Land Value =	143,300

Land Improvement Cost Estimates

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 5000	5000.00	1.00	1.0	97	4,850
Total Estimated Land Improvements True Cash Value =					4,850

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	71,700	178,500	250,200			180,788C
2017	64,500	170,800	235,300			177,070C
2016	64,500	163,100	227,600			175,491C
2015	64,500	154,400	218,900			174,967C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
2003	0

Condition: Average

Room List

	Basement
2	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
	Horiz. Slide
X	Casement
X	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

X	Ex		Ord		Min

Size of Closets

X	Lg		Ord		Small

Doors		Solid	X	H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 1876 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
8	Poured Conc.
	Stone
	Treated Wood
X	Concrete Floor

(9) Basement Finish

1200	Recreation	SF
	Living	SF
1	Walkout Doors	
	No Floor	SF

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
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
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

Class: C +10
Effec. Age: 12
Floor Area: 1876 CntyMult
Total Base Cost: 213,238 X 1.380
Total Base New : 294,268 E.C.F.
Total Depr Cost: 258,996 X 1.360
Estimated T.C.V: 352,234

(16) Porches/Decks

Area	Type
196	WGEP (2 Story)
96	CCP (1 Story)
601	Treated Wood

(17) Garage

Year Built: 2002
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 2
Mech. Doors: 0
Area: 644
% Good: 0
Storage Area: 0
No Conc. Floor: 0

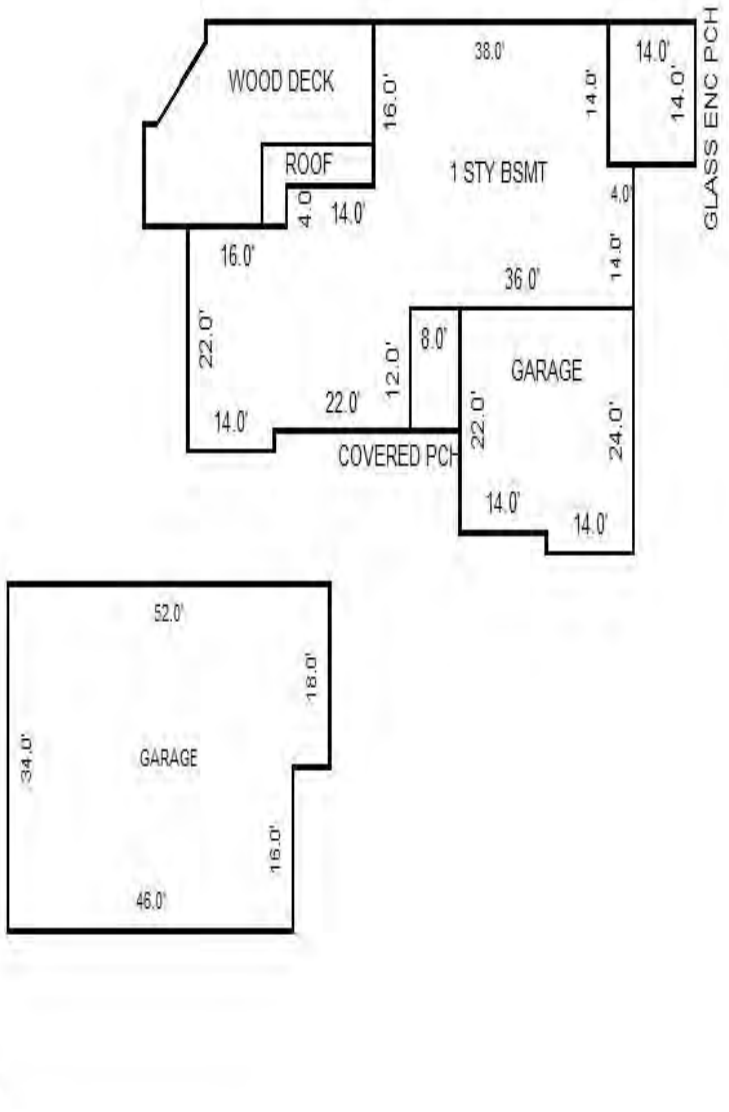
Bsmnt Garage:

Carport Area:
Roof:

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	66.90	0.00	2.11	1876	129,463
Other Additions/Adjustments				Rate		Size	Cost
(9) Basement Finish							
Basement Recreation Finish				11.45		1200	13,740
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
(16) Porches							
WGEP (2 Story), Standard				51.60		196	10,114
CCP (1 Story), Standard				30.27		96	2,906
(16) Deck/Balcony							
Treated Wood,Standard				6.15		601	3,696
(17) Garages							
Class:C Exterior: Siding Foundation: 42 Inch (Finished)							
Base Cost				21.47		644	13,827
Common Wall: 1 Wall				-1300.00		1	-1,300
Automatic Doors				375.00		2	750
Class:C Exterior: Siding Foundation: 42 Inch (Finished)							
Base Cost				17.35		1672	29,009
Automatic Doors				375.00		2	750

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/100/88.0, Depr.Cost = 258,262
Separately Depreciated Items:
Unit-in-Place Cost Items:
<<<<< 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***

Parcel Number: 009-015-038-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SANDAGE RICHARD L	SANDAGE KATHERINE M	0	09/25/1998	CD	CERTIFICATE OF DEATH	2012-00824 DC		0.0
SANDAGE RICHARD L	SANDAGE RICHARD L & KATHE	0	09/17/1998	QC	QUIT CLAIM	2012-00823	PTA	0.0

Property Address

8370 W JENNINGS RD

Owner's Name/Address

SANDAGE KATHERINE M
8370 W JENNINGS RD
LAKE CITY MI 49651

Class: 401 RESIDENTIAL-I Zoning:

School: LAKE CITY - 57020

P.R.E. 100% 07/21/1994

MAP #:

2018 Est TCV 253,470 TCV/TFA: 158.82

Building Permit(s)	Date	Number	Status

X Improved | Vacant

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

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
NON SUB LK FRNT	100.00	261.36	1.0000	1.0000	1000	100		100,000
100 Actual Front Feet, 0.60 Total Acres							Total Est. Land Value =	100,000

Land Improvement Cost Estimates

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.51	1.00	1200	0	0

Residential Local Cost Land Improvements

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

Tax Description

. SEC 15 T22N R8W THE E 100 FT OF THE W 200 FT OF THE W 500 FT; OF A PAR OF LAND DESC AS FOLLOWS, COM WHERE TH E 1/8 LINE OF SEC 15-22-8 INTER, WITH THE COUNTY H/W AS NOW ESTB ON THE NE 1/4 OF SEC 15, TH WzLY ALONG CENTERLINE OF SAID H/W 694 FT, TH DUE N TO SHORE OF SAPPHIRE LAKE, TH SEzLY ALONG THE SHORE OF LAKE 700 FT, MORE OR LESS, TO A PT LOCATED 70FT, DUE W OF SAID E 1/8 LINE OF SAID SEC 15, TH ON A STRAIGHT LINE TO PT OF BEG, ALL LOCATED IN NW 1/4 OF NE 1/4. .6A.

Comments/Influences

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	50,000	76,700	126,700			77,879C
2017	45,000	73,400	118,400			76,278C
2016	45,000	70,100	115,100			75,598C
2015	45,000	65,800	110,800			75,372C

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	03/30/2015	INSPECTED
TPC	05/04/2012	INSPECTED

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1962	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

X	Wood Sash
X	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Block

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 1596 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

792	Recreation	SF
	Living	SF
1	Walkout Doors	
	No Floor	SF

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

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

Class: CD
Effec. Age: 35
Floor Area: 1596
Total Base Cost: 123,856
Total Base New : 170,922
Total Depr Cost: 111,099
Estimated T.C.V: 151,095

CntyMult
X 1.380
E.C.F.
X 1.360

(16) Porches/Decks

Area	Type
112	CCP (1 Story)
708	Treated Wood

(17) Garage

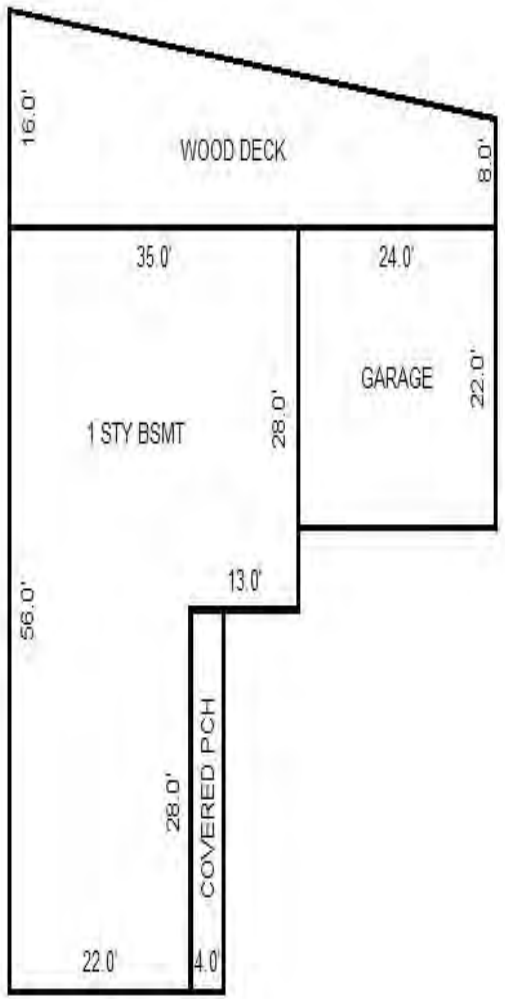
Year Built: 1962
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 1
Area: 528
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	54.66	0.00	0.00	1596	87,237
Other Additions/Adjustments				Rate		Size	Cost
(1) Exterior							
Stone Veneer				10.00		72	720
(9) Basement Finish							
Basement Recreation Finish				11.25		792	8,910
Walk out Basement Door(s)				700.00		1	700
(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, 100 Feet				2550.00		1	2,550
(15) Built-Ins & Fireplaces							
Appliance Allowance				1415.00		1	1,415
Fireplace: Interior 1 Story				2900.00		1	2,900
(16) Porches							
CCP (1 Story), Standard				27.14		112	3,040
(16) Deck/Balcony							
Treated Wood,Standard				5.85		708	4,142
(17) Garages							
Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)							
Base Cost				19.20		528	10,138
Common Wall: 1 Wall				-1225.00		1	-1,225
Mechanical Doors				350.00		1	350
Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost =							111,099
ECF (410- SAPPHIRE LAKE AREA)				1.360 => TCV of Bldg: 1 =			151,095

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



Sketch by Apex IV™

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

Parcel Number: 009-015-039-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		121,000	04/01/1999	WD	Download	328:323		0.0

Property Address

8280 W JENNINGS RD

Owner's Name/Address

KEBERLY PAUL W
9000 WARREN ROAD
PLYMOUTH MI 48170

Tax Description

. SEC 15 T22N R8W COMM AT NE COR N 89 DEG 25' 00" W ALG N LINE SEC 1265.95 FT TO MEANDER COR ON SH OF LAKE S 80 DEG 39' 45" W 65 FT S 66 DEG 12' 52" W 14.96 FT TO POB S 66 DEG 12' 52" W 60 FT S 15 DEG 27' 00" E 248.29 FT N 66 DEG 29' 35" E 139.66 FT N 58 DEG 41' 55" E 60.34 FT N 47 DEG 14'42" W 259.95 FT TO POB. .7 A.

Comments/Influences

Class: 401 RESIDENTIAL-I Zoning:

School: LAKE CITY - 57020

P.R.E. 0%

MAP #:

2018 Est TCV 169,735 TCV/TFA: 119.87

Building Permit(s)	Date	Number	Status
Addition	06/20/2017	2017-0259	60%

X	Improved		Vacant

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

Who	When	What
JWV	12/09/2017	INSPECTED
TPC	03/30/2015	INSPECTED
TPC	04/08/2013	INSPECTED

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
NON SUB LK FRNT	60.00	508.20	1.0000	1.0000	1000	100		60,000
60 Actual Front Feet, 0.70 Total Acres							Total Est. Land Value =	60,000

Land Improvement Cost Estimates

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	192	50	307
Total Estimated Land Improvements True Cash Value =					307

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	30,000	54,900	84,900			69,034C
2017	27,000	40,600	67,600			55,470C
2016	27,000	38,800	65,800			54,976C
2015	27,000	36,700	63,700			54,812C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1.5S

Yr Built	Remodeled
1976	2017

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable Hip Flat		Gambrel Mansard Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 1056 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
1	Walkout Doors	
	No Floor	SF

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas Wood		Oil Coal	X	Elec. Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 30
Floor Area: 1416
Total Base Cost: 86,102
Total Base New : 118,821
Total Depr Cost: 80,462
Estimated T.C.V: 109,428

CntyMult
X 1.380
E.C.F.
X 1.360

(16) Porches/Decks

Area	Type
42	WCP (1 Story)
240	Treated Wood
50	Wood Balcony

(17) Garage

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:

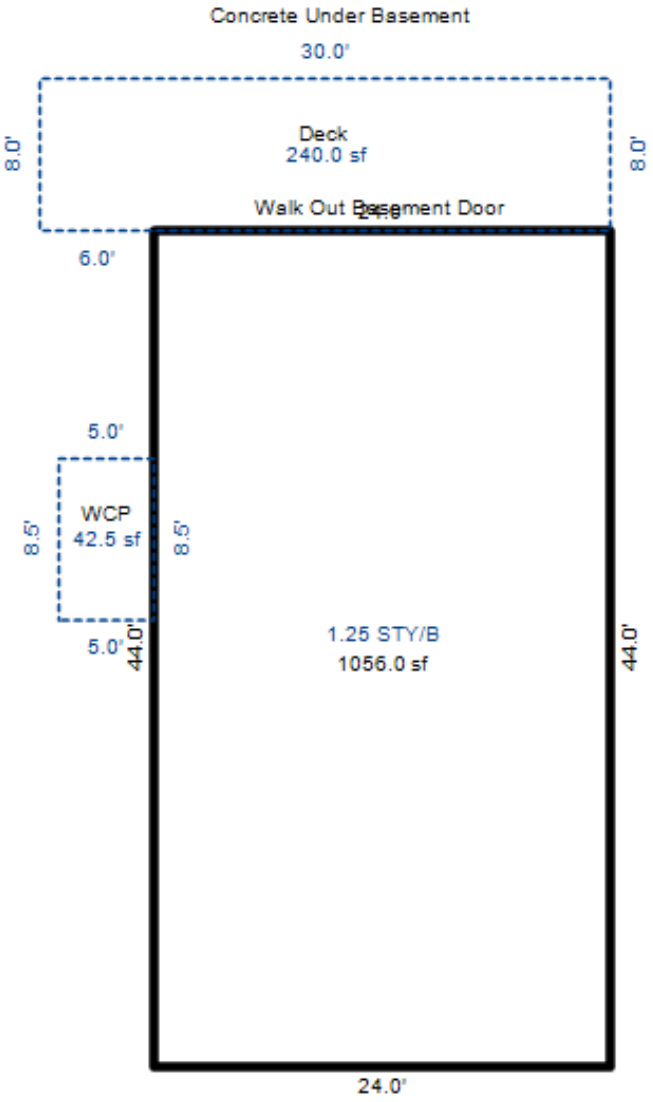
Carport Area:
Roof:

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	74.80	0.00	-0.32	720	53,626
1	Story Siding	Basement	58.72	0.00	-0.21	336	19,659

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, 50 Feet	1575.00	1	1,575
(15) Built-Ins & Fireplaces			
Appliance Allowance	1415.00	1	1,415
Fireplace: Exterior 1 Story	3450.00	1	3,450
(16) Porches			
WCP (1 Story), Standard	40.25	42	1,691
(16) Deck/Balcony			
Treated Wood,Standard	6.59	240	1,582
Wood Balcony	15.00	50	750

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 83,175
Separately Depreciated Items:
Square footage # 2 is depreciated at 60 %Good... Base Cost Was = 19,659
County Multiplier = 1.38 => Cost New = 27,130
Phy/Ab.Phy/Func/Econ/Comb.%Good=-10/100/100/100/-10.0, Depr.Cost = -2,713
ECF (410- SAPPHIRE LAKE AREA) 1.360 => TCV of Bldg: 1 = 109,428

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



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

Parcel Number: 009-015-040-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		62,000	01/01/1998	WD	Download	316:113		0.0

Property Address

8390 W JENNINGS RD

Owner's Name/Address

BANDELOW GERALD S
8390 JENNINGS ROAD
LAKE CITY MI 49651

Tax Description

. SEC 15 T22N R8W THE E 50 FT; OF THE W 100 FT; OF TH W 200 FT; TO TH W 500 FT; OF A PARC OF LAND DESCRIBED AS FOLLOWS: COM WHERE THE E 1/8 LINE OF SEC 15-22-8 INTERSECTS WIITH THE COUNTY ROAD AS NOW ESTAB ON THE NE 1/4 OF SEC 15 TH W'LY ALONG CENTER LINE OF SAID H/W 694 FT; TH DUE N TO THE SHORE LINE OF SAPPHIRE LAKE; TH E'LY ALONG SHORE OF SAID LAKE 700 FT MORE OR LESS TO A PT LOCATED 70 FT DUE W OF SAID1/8 LINE OF SAID SEC 15, TH ON A STRAIGHT LINE TO POB, ALL LOCATED IN SEC15, NW1/4 OF NE1/4. 2273A

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

Class: 401 RESIDENTIAL-I | Zoning:
School: LAKE CITY - 57020
P.R.E. 100% 02/09/1998
MAP #:
2018 Est TCV 218,657 TCV/TFA: 180.41

Building Permit(s)	Date	Number	Status
Garage	/ /	20030327	Complete

X Improved | Vacant

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

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

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

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	07/18/2017	INSPECTED
TPC	04/08/2013	INSPECTED

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value I> GROUP I 40K					45000	100		45,000
50 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	45,000

Land Improvement Cost Estimates

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	1300	0	0
Dock: Light posts	21.31	1.00	113	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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	22,500	86,800	109,300			80,962C
2017	12,500	72,100	84,600			66,858C
2016	12,500	68,900	81,400			66,262C
2015	12,500	65,300	77,800			66,064C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1964	1998

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
X	Avg.		Avg.
	Few	X	Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Block

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 1400 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

1200	Recreation	SF
	Living	SF
1	Walkout Doors	
	No Floor	SF

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
2	2 Fixture Bath
	Softener, Auto
	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
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
1	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C +10
Effec. Age: 35
Floor Area: 1212 CntyMult
Total Base Cost: 138,457 X 1.380
Total Base New : 191,071 E.C.F.
Total Depr Cost: 124,196 X 1.360
Estimated T.C.V: 168,907

(16) Porches/Decks

Area	Type
188	CPP
156	WPP
70	Treated Wood
48	Treated Wood
96	Wood Balcony

(17) Garage

Year Built: 2003
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: 512
No Conc. Floor: 0

Bsmnt Garage:

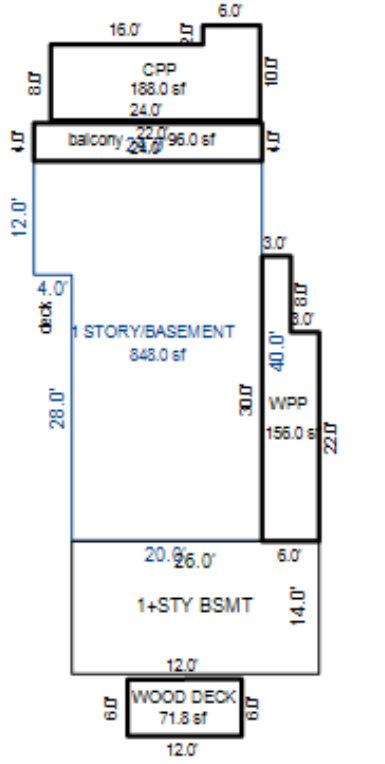
Carport Area:
Roof:

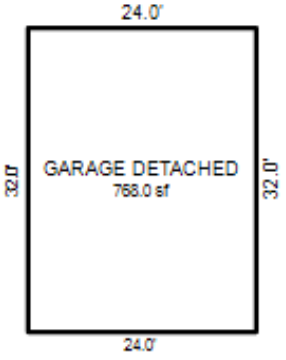
Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	71.41	0.00	0.00	848	60,556
1+	Story Siding	Basement	75.09	0.00	0.00	364	27,333

Other Additions/Adjustments	Rate	Size	Cost
(9) Basement Finish			
Basement Recreation Finish	11.45	1200	13,740
Walk out Basement Door(s)	775.00	1	775
(13) Plumbing			
Average Fixture(s)	760.00	1	760
2 Fixture Bath	1600.00	2	3,200
(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: Prefab 2 Story	2505.00	1	2,505
(16) Porches			
CPP, Basement	18.73	188	3,521
WPP, Standard	11.83	156	1,845
(16) Deck/Balcony			
Treated Wood,Standard	9.21	70	645
Treated Wood,Standard	10.56	48	507
Wood Balcony	17.50	96	1,680
(17) Garages			
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	16.72	768	12,841
Automatic Doors	375.00	2	750
Storage area over garage	3.95	512	2,022

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 124,196
ECF (410- SAPPHIRE LAKE AREA) 1.360 => TCV of Bldg: 1 = 168,907

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





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

Parcel Number: 009-015-041-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KEBERLY PAUL W & CAROL A	OLSON ERIK A & RENATA J	124,900	07/10/2017	WD	Arms Length	2017-02163	PTA	100.0
WINDIATE FRANCIS C & BEAR	KEBERLY PAUL W & CAROL A	50,000	06/26/2009	WD	Arms Length	2009/2458		100.0

Property Address
8400 W JENNINGS RD

Owner's Name/Address
OLSON ERIK A & RENATA J
9090 E 32 RD
CADILLAC MI 49601

Tax Description
. SEC 15 T22N R8W W 50 FT OF COMM WHERE E 1/8 LINE INTER CO HWY ON NE 1/4 SEC 15 TH W'LY ALG CTR LINE OF HWY 694 FT N TO SHORE SAPPHIRE LAKE E'LY ALG SH 700 FT TO PT 70 FT DUE W OF E 1/8 LINE TH ON STRAIGHT LINE TO POB. .2273 A.

Comments/Influences

Class: 401 RESIDENTIAL-I | Zoning:
School: LAKE CITY - 57020
P.R.E. 0%
MAP #:
2018 Est TCV 96,185 TCV/TFA: 184.97

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

	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
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	07/18/2017	INSPECTED
TPC	04/08/2013	INSPECTED

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value I> GROUP I 40K					45000	100		45,000
50 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	45,000

Land Improvement Cost Estimates

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Flagstone/Sand	9.95	1.00	80	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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	22,500	25,600	48,100			48,100S
2017	20,000	19,700	39,700			31,982C
2016	20,000	19,500	39,500			31,697C
2015	20,000	19,200	39,200			31,603C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1965	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable Hip Flat		Gambrel Mansard Shed

X	Asphalt Shingle

Chimney: Block

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 520 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors
	No Floor SF

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam	

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

Class: CD
Effec. Age: 40
Floor Area: 520
Total Base Cost: 47,111
Total Base New : 65,013
Total Depr Cost: 39,008
Estimated T.C.V: 50,710

CntyMult
X 1.380
E.C.F.
X 1.300

(16) Porches/Decks

Area	Type
96	WPP
20	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 1
Area: 960
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

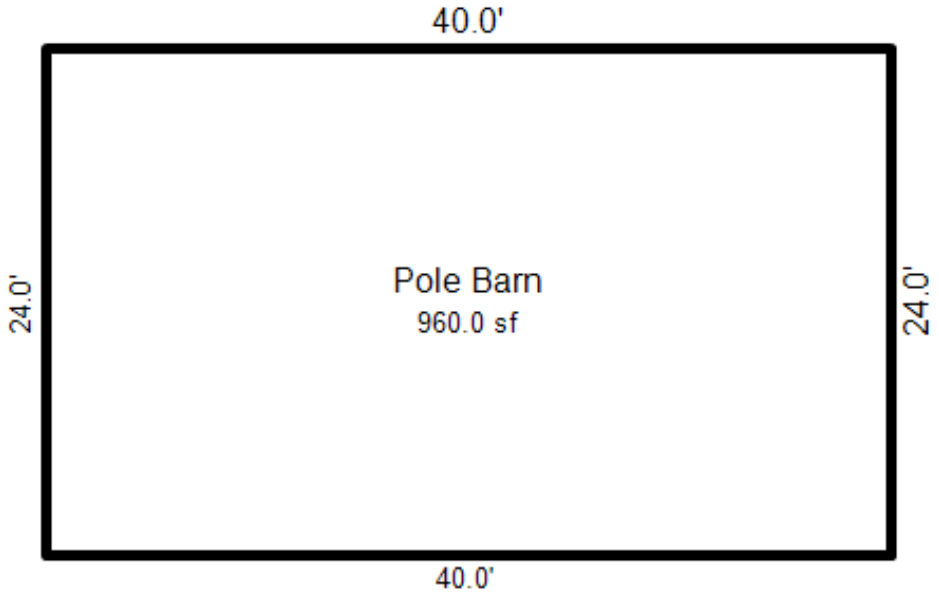
Carport Area:
Roof:

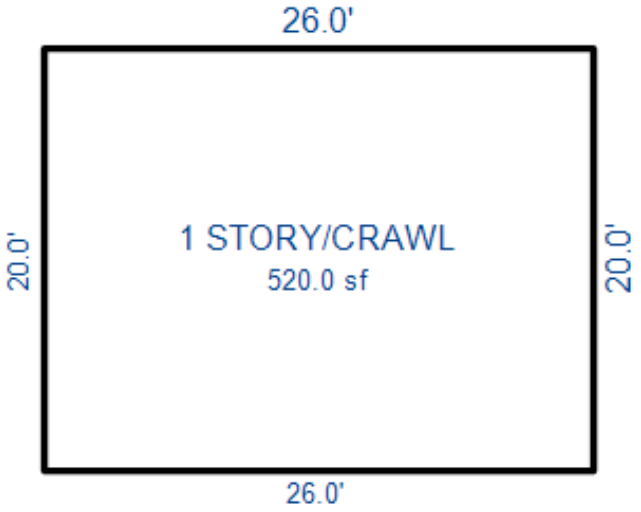
Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	69.82	-10.43	-0.21	520	30,774

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	630.00	1	630
(14) Water/Sewer			
Public Sewer	1025.00	1	1,025
Well, 50 Feet	1575.00	1	1,575
(15) Built-Ins & Fireplaces			
Appliance Allowance	1415.00	1	1,415
(16) Porches			
WPP, Standard	14.36	96	1,379
(16) Deck/Balcony			
Treated Wood,Standard	16.26	20	325
(17) Garages			
Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)			
Base Cost	10.04	960	9,638
Mechanical Doors	350.00	1	350

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 39,008
ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 50,710

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





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

Parcel Number: 009-015-043-00 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

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					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
DOWN PAUL A & DAO NOI 8815 S BLUFFVIEW DRIVE BERRIEN SPRINGS MI 49103	2018 Est TCV 23,850					

Tax Description

SEC 15 T22N R8W (TRACT*1997) THAT PART OF NE 1/4 OF NW 1/4 LYING N OFJENNINGS ROAD EXC W 400 FT THOF & EXC E 200 FT THOF. 9.5477A.

Comments/Influences

	Improved	X	Vacant

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

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	04/08/2013	INSPECTED

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @$2000		9.55 Acres		2000	100			19,100
		9.55 Total Acres			Total Est. Land Value =			19,100

Land Improvement Cost Estimates

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 5000	5000.00	1.00	1.0	95	4,750
Total Estimated Land Improvements True Cash Value =					4,750

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	9,600	2,300	11,900			8,677C
2017	9,100	2,300	11,400			8,499C
2016	10,000	2,400	12,400			8,424C
2015	10,000	2,400	12,400			8,399C

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

Parcel Number: 009-015-043-60 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

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
8670 W JENNINGS RD	School: LAKE CITY - 57020		Garage	05/03/2007	20070221	Complete
	P.R.E. 100% 07/21/1994					
Owner's Name/Address	MAP #:					
PARSONS CHARLES R & SUSAN E PO BOX 499 LAKE CITY MI 49651	2018 Est TCV 183,136 TCV/TFA: 92.59					

Tax Description

SEC 15 T22N R8W W 400 FT OF THAT PART OF NE 1/4 OF NW 1/4 LYING N OF JENNINGS ROAD & THAT PARTOF W 1/2 OF NW 1/4 LYING N OF JENNINGS ROAD EXC W 930 FT THOF. 9.9492A.

Comments/Influences

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X	Improved		Vacant	

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

Who	When	What
TPC	12/27/2017	INSPECTED

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @$2000		9.95 Acres		2000	100			19,900
		9.95 Total Acres			Total Est. Land Value =			19,900

Land Improvement Cost Estimates

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	1434	50	2,466
D/W/P: 3.5 Concrete	3.44	1.00	540	50	929
Shed: Wood Frame	9.83	1.00	192	50	943

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 =					5,308

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	10,000	81,600	91,600			77,327C
2017	9,500	79,200	88,700			75,737C
2016	10,400	74,700	85,100			75,062C
2015	10,400	69,700	80,100			74,838C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1S

Yr Built	Remodeled
1981	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
X	Metal Sash
	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

X	Ex		Ord		Min

Size of Closets

X	Lg		Ord		Small

Doors		Solid	X	H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 1120 S.F.
Crawl: 858 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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

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

Class: C
Effec. Age: 29
Floor Area: 1978
Total Base Cost: 159,968
Total Base New : 220,756
Total Depr Cost: 161,151
Estimated T.C.V: 157,928

CntyMult X 1.380
E.C.F. X 0.980

(16) Porches/Decks

Area	Type
240	WGEP (1 Story)
80	CCP (1 Story)
36	CCP (1 Story)
144	Treated Wood

(17) Garage

Year Built: 1981
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 483
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

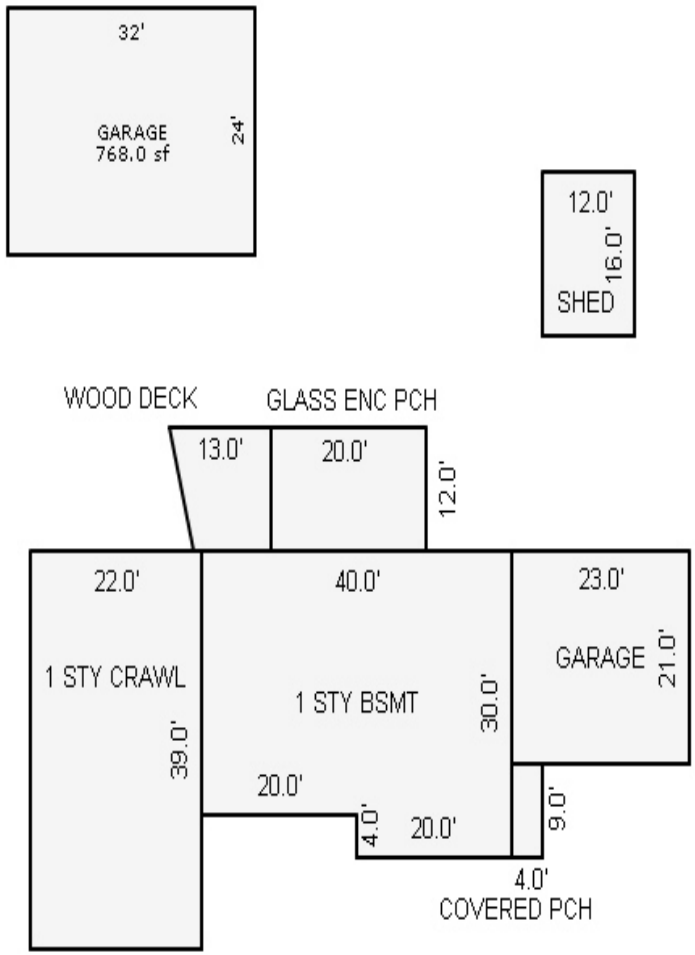
Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	60.40	-8.16	0.00	858	44,822
1	Story Siding	Basement	60.40	0.00	0.00	1120	67,648

Other Additions/Adjustments	Rate	Size	Cost
(1) Exterior			
Brick Veneer	8.25	156	1,287
(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, 50 Feet	1575.00	1	1,575
(15) Built-Ins & Fireplaces			
Appliance Allowance	1915.00	1	1,915
Fireplace: Interior 1 Story	3250.00	1	3,250
(16) Porches			
WGEP (1 Story), Standard	29.86	240	7,166
CCP (1 Story), Standard	31.93	80	2,554
CCP (1 Story), Standard	46.52	36	1,675
(16) Deck/Balcony			
Treated Wood,Standard	7.53	144	1,084
(17) Garages			
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	20.84	483	10,066
Common Wall: 1 Wall	-1300.00	1	-1,300

Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 144,682

Separately Depreciated Items:
(17) Garages
Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

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



Sketch by Apex Medina™

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

Parcel Number: 009-015-043-90 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

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					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
DOWN PAUL A & DAO NOI 8815 S BLUFFVIEW DRIVE BERRIEN SPRINGS MI 49103	2018 Est TCV 5,000					

Improved | X | Vacant

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
50/FF	100.00	475.50	1.0000	1.0000	50	100		5,000
100 Actual Front Feet, 1.09 Total Acres							Total Est. Land Value =	5,000

Taxpayer's Name/Address

DOWN PAUL A & DAO NOI
8815 S BLUFFVIEW DRIVE
BERRIEN SPRINGS MI 49103

Tax Description

SEC 15 T22N R8W (0*1997) THE E'LY 200 FT OF NE 1/4 OF NW 1/4 LYING N'LY OF JENNINGS ROAD EXC E'LY 100 FT THOF. 1.14A.

Comments/Influences

	Public Improvements
	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
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	04/08/2013	INSPECTED

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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Parcel Number: 009-015-043-95 Jurisdiction: LAKE TOWNSHIP County: Missaukee Printed on 04/24/2018

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
W JENNINGS RD	School: LAKE CITY - 57020					
	P.R.E. 100% 06/14/2000					
Owner's Name/Address	MAP #:					
DICKERSON ERIC A & MARIANNE 8508 W JENNINGS ROAD LAKE CITY MI 49651	2018 Est TCV 37,100 TCV/TFA: 0.00					

Taxpayer's Name/Address

NORTHWESTERN MORTGAGE COMPANY
P O BOX 809
625 S GARFIELD
TRAVERSE CITY MI 49685-0809

Tax Description

SEC 15 T22N R8W (0*1997) THE E'LY 100 FT OF THAT PART OF NE 1/4 OF NW 1/4 LYING N'LY OF JENNINGS ROAD. 1.06A.

Comments/Influences

SPLIT FROM 015-043-00 FOR 98 PB HAS HEAT PBG? (HAS SEWER)

X	Improved		Vacant

	Public Improvements
	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
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	12/27/2017	INSPECTED

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
$65 /FF	100.00	461.74	1.0000	1.0000	65	100		6,500
100 Actual Front Feet, 1.06 Total Acres					Total Est. Land Value =			6,500

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	3,300	15,300	18,600			14,823C
2017	3,300	14,800	18,100			14,519C
2016	3,300	13,900	17,200			14,390C
2015	3,300	12,200	15,500			14,347C

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Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
	Wood Frame

Building Style: GRG

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	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:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		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:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(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
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	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

Class: CD
Effec. Age: 5
Floor Area: 0
Total Base Cost: 26,638
Total Base New : 36,761
Total Depr Cost: 31,224
Estimated T.C.V: 30,600

CntyMult
X 1.380
E.C.F.
X 0.980

(16) Porches/Decks

Area	Type

(17) Garage

Year Built: 1998
Car Capacity:
Class: CD
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 0
Area: 1632
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
Other Additions/Adjustments			Rate			Size	Cost
(14) Water/Sewer							
Public Sewer			1025.00			1	1,025
(17) Garages							
Class:CD	Exterior: Pole	Foundation: 18 Inch	(Finished)				
Base Cost			12.41			1632	20,253
Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,					Depr.Cost =		27,896
Separately Depreciated Items:							
(17) Garages							
Class:D	Exterior: Pole	Foundation: 18 Inch	(Unfinished)				
Base Cost			11.59			624	7,232
No Floor Deduction			-3.00			624	-1,872
County Multiplier = 1.38 =>					Cost New =		7,397
Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/100/45.0,					Depr.Cost =		3,329
					Total Depreciated Cost =		31,224
ECF (416 RESIDENTIAL RURAL/ NON SUB)			0.980 => TCV of Bldg: 1 =				30,600

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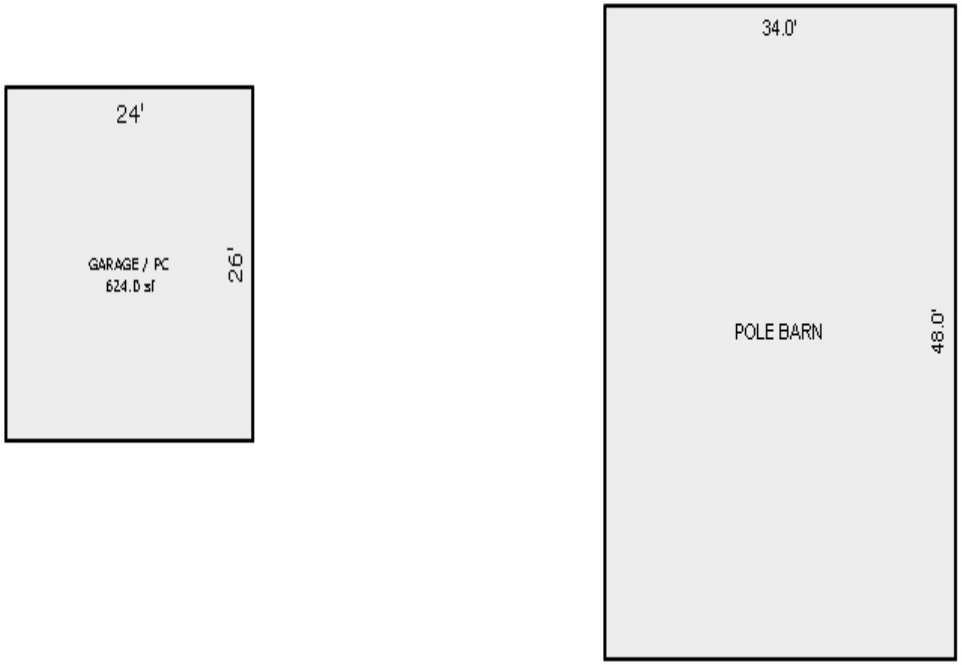

Sketch by Apex Medina™

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