

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	Class: 102 AGRICULTURAL-	Zoning:	Building Permit(s)	Date	Number	Status
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W KELLY RD	School: LAKE CITY - 57020					
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	P.R.E. 100% 07/22/1994 Qual. Ag.					
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Owner's Name/Address	MAP #:
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LEHMANN GARY L & DANA F 7921 EAST PARIS SE CALEDONIA MI 49316	2018 Est TCV 125,834
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X Improved	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture
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Public Improvements	* Factors *
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2014 30 - 65 ACRES	34.00	Acres	3600	100				122,400
AG SW 2014 ROW	4.00	Acres	0	100				0
AG SW 2014 UNTILLABLE	2.00	Acres	1700	100				3,400
40.00 Total Acres Total Est. Land Value =								125,800

	Shed: Wood Frame	7.44	1.00	240	0	0
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	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	62,900	0	62,900			29,375C
2017	62,900	0	62,900			28,771C
2016	74,000	0	74,000			28,515C
2015	60,000	0	60,000			28,430C



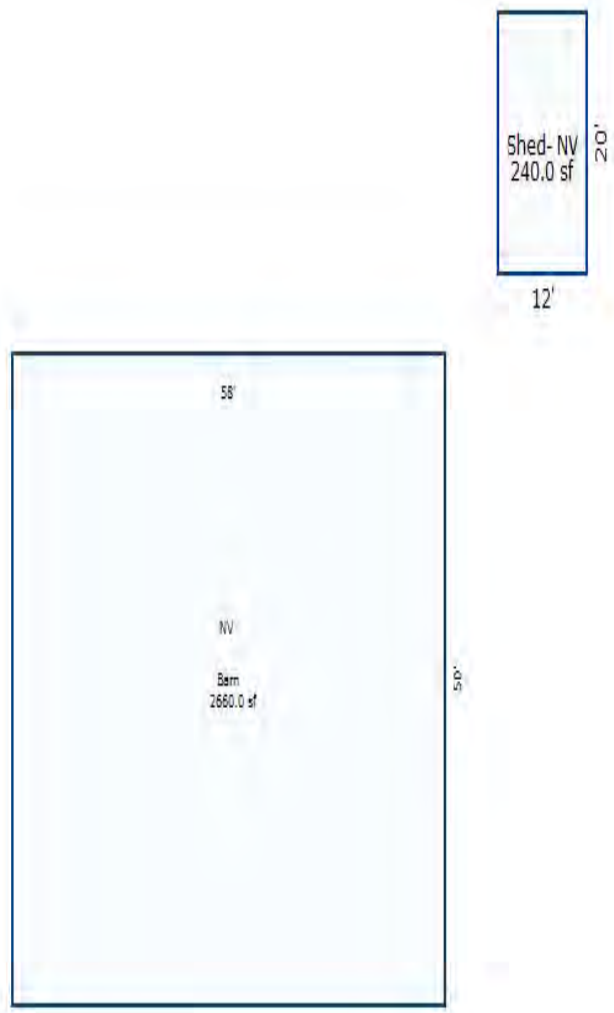
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*** Information herein deemed reliable but not guaranteed***

Building Type	Barn, General Purpose	Barn, General Purpose		
Year Built	1950	1900		
Class/Construction	D,Pole	D,Pole		
Quality/Exterior	Low Cost	Average		
Base Rate/SF	10.10	14.15		
# of Walls, Perimeter	4 Wall, 216	4 Wall, 64		
Perimeter Mult.	X 0.973 = 9.83	X 1.478 = 20.91		
Height	18	0		
Story Height Mult.	X 1.154 = 11.34	X 0.946 = 19.78		
Heating System	No Heating/Cooling	No Heating/Cooling		
Heat Adj./SF				
Misc. Adjustment				
Misc. Adj./SF				
County Multiplier	X 1.38 = 15.65	X 1.38 = 27.30		
Final Rate/SF	\$15.65	\$27.30		
Length/Width/Area	50 x 58 = 2900	12 x 20 = 240		
Cost New	\$ 45,385	\$ 6,553		
Phy./Func./Econ. %Good	30/1/20 0.1	35/1/10 0.0		
Depreciated Cost	\$ 27	\$ 2		
+ 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	30	35		
Est. True Cash Value	\$ 31	\$ 3		
Comments:	50X58 BARN & 12X20 SHED			

Total Estimated True Cash Value of Agricultural Improvements / This Card: 34 / All Cards: 34

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ALLEN SCOTT & TAMMY	ALLEN SCOTT & TAMMY	0	04/30/2012	AFF	AFFIXTURE MANUFACTUR	2012-01609 AFF	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6455 W KELLY RD	School: LAKE CITY - 57020					
	P.R.E. 100% 05/07/1996					
Owner's Name/Address	MAP #:					
ALLEN SCOTT & TAMMY 6455 W KELLY ROAD LAKE CITY MI 49651	2018 Est TCV 113,419 TCV/TFA: 49.57					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
				* Factors *							
. SEC 24 T22N R8W W 1/2 OF W 1/2 OF NW 1/4 OF NE 1/4. 10A.	X	Public Improvements		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Dirt Road	Gravel Road	\$65 /FF	330.00	1312.30	1.0000	1.0000	65	100		21,450
Comments/Influences	X			330 Actual Front Feet, 9.94 Total Acres Total Est. Land Value = 21,450							
				Land Improvement Cost Estimates							
CHG SKIRTING TO FDN FOR 08.	X			Description	Rate	CountyMult.	Size	%Good	Cash Value		
				D/W/P: 4in Ren. Conc.	3.39	1.00	432	0	0		
	X			Residential Local Cost Land Improvements							
				Description	Rate	CountyMult.	Size	%Good	Cash Value		
				Gas	LAND IMPROVE 1000	1000.00	1.00	1.0	95	950	
				Total Estimated Land Improvements True Cash Value = 950							



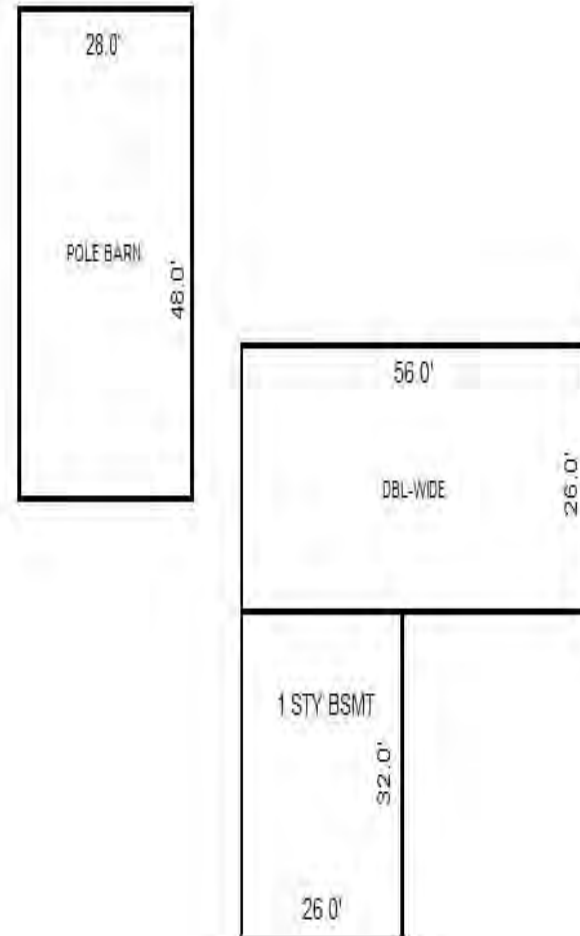
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2018	10,700	46,000	56,700			48,109C
X Rolling	2017	10,700	42,800	53,500			47,120C
Low	2016	10,700	36,000	46,700			46,700S
X High	2015	10,700	38,700	49,400			46,837C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
Who When What							
TPC 12/27/2017 INSPECTED							

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage										
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1997 Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 1344 % Good: 0 Storage Area: 0 No Conc. Floor: 0								
X	Wood Frame		Drywall Paneled		Plaster Wood T&G	X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling															
Building Style: BOCA/STATE		Trim & Decoration																						
Yr Built Remodeled 1994 ADD 2000		Ex	X	Ord		Min																		
Condition: Average		Lg	X	Ord		Small																		
Room List		(5) Floors																						
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:					(12) Electric																	
							125 Amps Service																	
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories Exterior			Foundation		Rate Bsmnt-Adj		Heat-Adj		Size Cost								
	Wood/Shingle Aluminum/Vinyl Brick						Ex.	X	Ord.		Min	1	Story Siding	Basement	42.00	0.00	0.66	832	35,493					
X	Insulation			No. of Elec. Outlets			1			1		Story Siding		Crawl Space	42.00	-6.73	0.66	1456	52,314					
(2) Windows		(7) Excavation		Many			X			Ave.			Few											
	Many Avg. Few		X	Large Avg. Small																				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Basement: 832 S.F. Crawl: 1456 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			1			Average Fixture(s)					525.00		1		525					
X	Double Glass Patio Doors Storms & Screens	(8) Basement		1			Average Fixture(s)			2			3 Fixture Bath					1650.00		1		1,650		
X	Asphalt Shingle	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		2			3 Fixture Bath			2			2 Fixture Bath											
X	Chimney:	(9) Basement Finish		Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer			1			Water/Sewer											
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors No Floor SF		(15) Built-Ins & Fireplaces			Appliance Allowance								1235.00		1		1,235					
X	Gambrel Mansard Shed	(10) Floor Support		Public Water Public Sewer Water Well			(17) Garages			Class:D Exterior: Pole			Foundation: 18 Inch (Unfinished)											
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1			1000 Gal Septic			2425.00			Well, 100 Feet					1		2,425				
				1			2000 Gal Septic			2720.00			1000 Gal Septic					1		2,720				
				Lump Sum Items:						1235.00			Appliance Allowance					1		1,235				
										Class:D Exterior: Pole			Foundation: 18 Inch (Unfinished)											
										Base Cost			9.30					1344		12,499				
										Automatic Doors			350.00					2		700				
										Notes: REDMAN 112B4740														
										Phy/Ab.Phy/Func/Econ/Comb.%Good= 86/100/100/100/86.0,			Depr.Cost =							130,027				
										ECF (416 RESIDENTIAL RURAL/ NON SUB)			0.700 => TCV of Bldg: 1 =							91,019				

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Sketch by Apex IVT

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)		Date	Number	Status			
6401 W KELLY RD		School: LAKE CITY - 57020									
Owner's Name/Address		P.R.E. 100% 07/22/1994									
PEER SAMUEL T 6401 W KELLY ROAD LAKE CITY MI 49651		MAP #:		2018 Est TCV 173,176 TCV/TFA: 133.62							
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
. SEC 24 T22N R8W E 1/2 OF W 1/2 OF NW 1/4 OF NE 1/4. 10A.		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		\$65 /FF	330.00	1312.80	1.0000	1.0000	65	100	21,450
		Paved Road		330 Actual Front Feet, 9.95 Total Acres			Total Est. Land Value =		21,450		
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		X	Electric								
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X	Level								
		X	Rolling								
		Low									
		X	High								
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2018	10,700	75,900	86,600		70,226C	
		TPC 12/27/2017 INSPECTED			2017	10,700	73,600	84,300		68,782C	
		TPC 08/05/2014 INSPECTED			2016	10,700	69,200	79,900		68,169C	
					2015	10,700	64,400	75,100		67,966C	

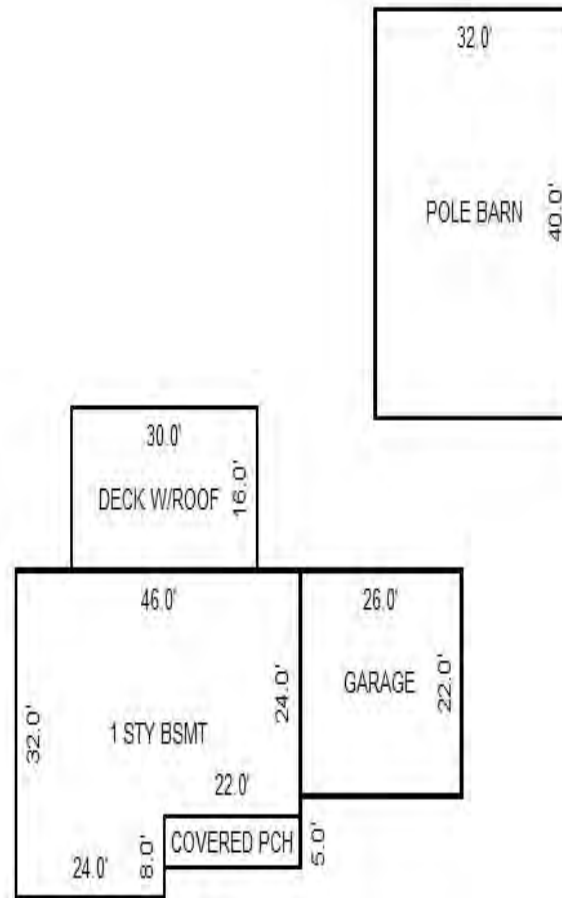


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 110 480	Type CCP (1 Story) Treated Wood	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: 572 % Good: 0 Storage Area: 0 No Conc. Floor: 0						
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G														
Building Style: 1S		Trim & Decoration																	
Yr Built 1996	Remodeled 0	X	Ex		Ord		Min												
Condition: Average		X	Lg		Ord		Small												
Room List		(5) Floors																	
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:					(12) Electric 200 Amps Service												
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories Exterior Foundation			Rate Bsmnt-Adj Heat-Adj		Size Cost							
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	X	Ex.		Ord.		Min	1	Story Siding	Basement	70.63	0.00	0.00	1296	91,536		
X	Insulation	(7) Excavation		No. of Elec. Outlets			Other Additions/Adjustments			Rate		Size Cost							
(2) Windows		Basement: 1296 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		X	Many		Ave.		Few	(13) Plumbing									
X	Many Avg. Few	X	Large Avg. Small							1	Average Fixture(s)								
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
X	Double Hung Horiz. Slide Casement	(9) Basement Finish					(14) Water/Sewer												
X	Double Glass Patio Doors Storms & Screens		Recreation SF Living SF Walkout Doors No Floor SF																
(3) Roof		(10) Floor Support		Public Water Public Sewer			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)												
X	Gable Hip Flat		Gambrel Mansard Shed	1	Water Well														
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1	1000 Gal Septic 2000 Gal Septic														
Chimney:		Lump Sum Items:																	
										Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,		Depr.Cost =		145,940					
										Separately Depreciated Items:									
										(16) Deck/Balcony									
										Treated Wood w/Roof,Standard		14.90		480		7,152			
										County Multiplier = 1.38 =>								Cost New = 9,870	
										Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,								Depr.Cost = 8,883	
										Total Depreciated Cost =								154,823	
										ECF (416 RESIDENTIAL RURAL/ NON SUB)		0.980 => TCV of Bldg: 1 =						151,726	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KOUZOUJIAN RICHARD A	LAKE CITY BOARDWALK ENTER	1	05/31/2012	QC	QUIT CLAIM	2012-02119 QD	PTA	0.0
KELSEY BRIAN C & JENEMA L	KOUZOUJIAN RICHARD A	55,000	02/06/2012	WD	WARRANTY DEED	2012-00353	PTA	100.0
		65,331	07/01/2000	WD	Download	02-0:3110		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6323 W KELLY RD						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2018 Est TCV 60,888 TCV/TFA: 50.07					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
. SEC 24 T22N R8W W 1/2 OF E 1/2 OF NW 1/4 OF NE 1/4. 10A.	X		Dirt Road						
			Gravel Road						
Comments/Influences	X		Paved Road						
			Storm Sewer						
			Sidewalk						
			Water						
			Sewer						
	X		Electric						
			Gas						
			Curb						
			Street Lights						
			Standard Utilities						
			Underground Utils.						

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



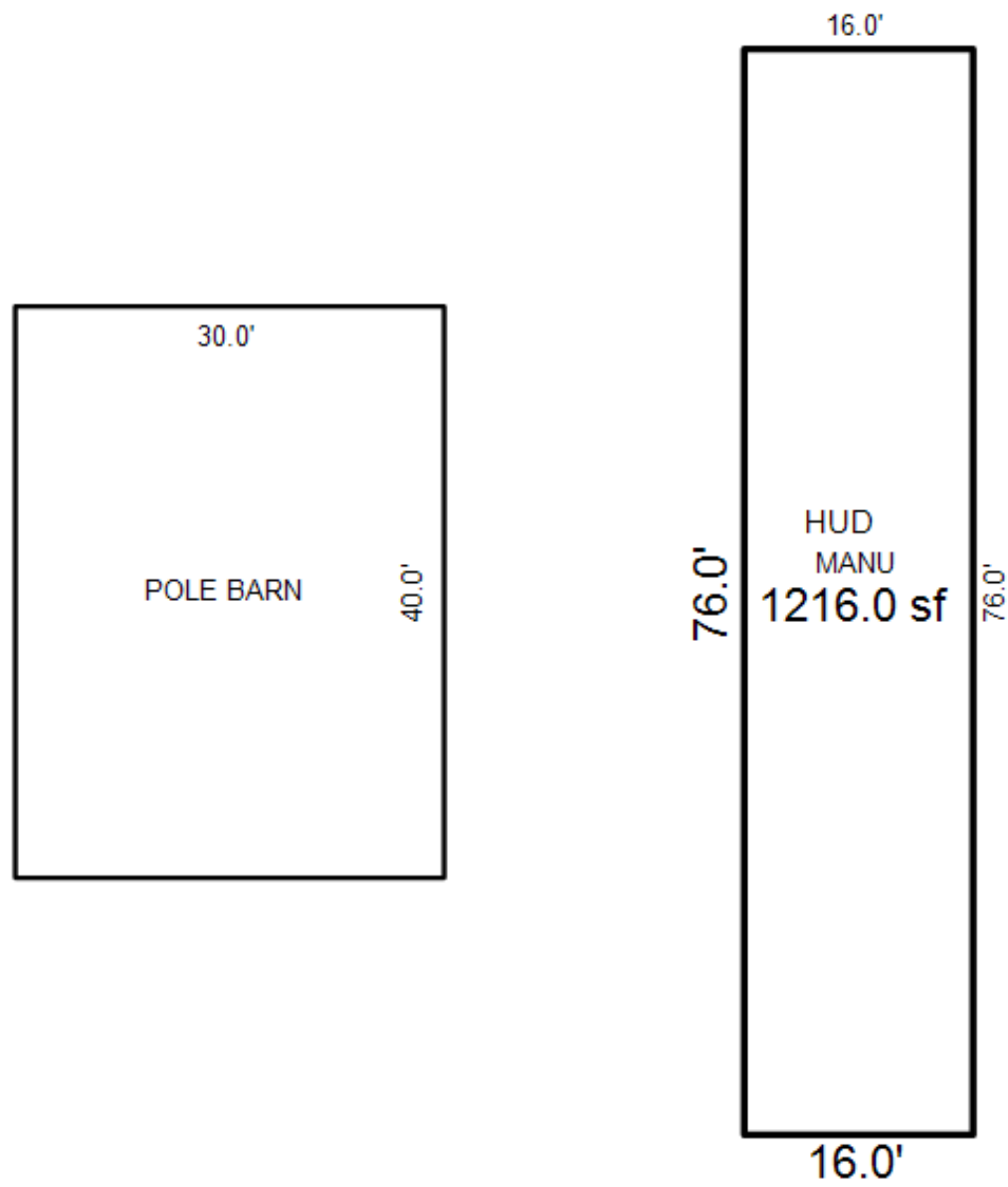
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2018	10,700	19,700	30,400			24,074C
		TPC 12/27/2017 INSPECTED	2017	10,700	19,700	30,400			23,579C
		TPC 12/11/2011 INSPECTED	2016	10,700	16,000	26,700			23,369C
			2015	10,700	12,600	23,300			23,300S

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1997 Car Capacity: 2 Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame		Drywall Paneled				Plaster Wood T&G											
Building Style: HUD		Trim & Decoration																
Yr Built 1998	Remodeled 0	Ex	X	Ord		Min	Size of Closets											
Condition: Average		Lg	X	Ord		Small	Doors											
Room List		(5) Floors		Central Air Wood Furnace														
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(12) Electric			200 Amps Service											
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories Exterior			Foundation			Rate Bsmnt-Adj		Heat-Adj		Size Cost	
X	Wood/Shingle Aluminum/Vinyl Brick						Ex.	X	Ord.		Min	Other Additions/Adjustments			Rate		Size Cost	
	Insulation	(7) Excavation		No. of Elec. Outlets			Average Fixture(s)			Rate								
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			Average Fixture(s)			Rate								
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			Average Fixture(s)			Rate								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 2425.00 2 2720.00			1235.00			1 1,235		1 11,160 1 325		71,705 39,438	
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer			Class:D Exterior: Pole Foundation: 18 Inch (Unfinished) Base Cost 9.30 Mechanical Doors 325.00 Phy/Ab.Phy/Func/Econ/Comb.%Good= 82/100/100/100/82.0, Depr.Cost = ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.550 => TCV of Bldg: 1 =								
(3) Roof		(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:											
X	Gable Hip Flat	Gambrel Mansard Shed		Joists: Unsupported Len: Cntr.Sup:														
X	Asphalt Shingle																	
Chimney: Metal																		

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



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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6229 W KELLY RD			Addition	09/22/2009	20090500	100%

Owner's Name/Address	MAP #:	2018 Est TCV 55,990 TCV/TFA: 54.25
WALSH LAURI 6229 W KELLY RD LAKE CITY MI 49651		

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
		Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
. SEC 24 T22N R8W E 1/2 OF E 1/2 OF NW 1/4 OF NE1/4. 10A.	X	Dirt Road		\$65 /FF	330.00	1314.60	1.0000	1.0000	65 100	21,450
Comments/Influences		Gravel Road		330 Actual Front Feet, 9.96 Total Acres					Total Est. Land Value =	21,450
Gary Walsh deceased 2-8-03 (04-0/0400). Chgd name to Laurie Walsh, spouse. Her name should have been on with Gary. Dawn found old QC deed in both names.	X	Paved Road								
		Storm Sewer								
		Sidewalk								
		Water								
		Sewer								
		Electric								
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								



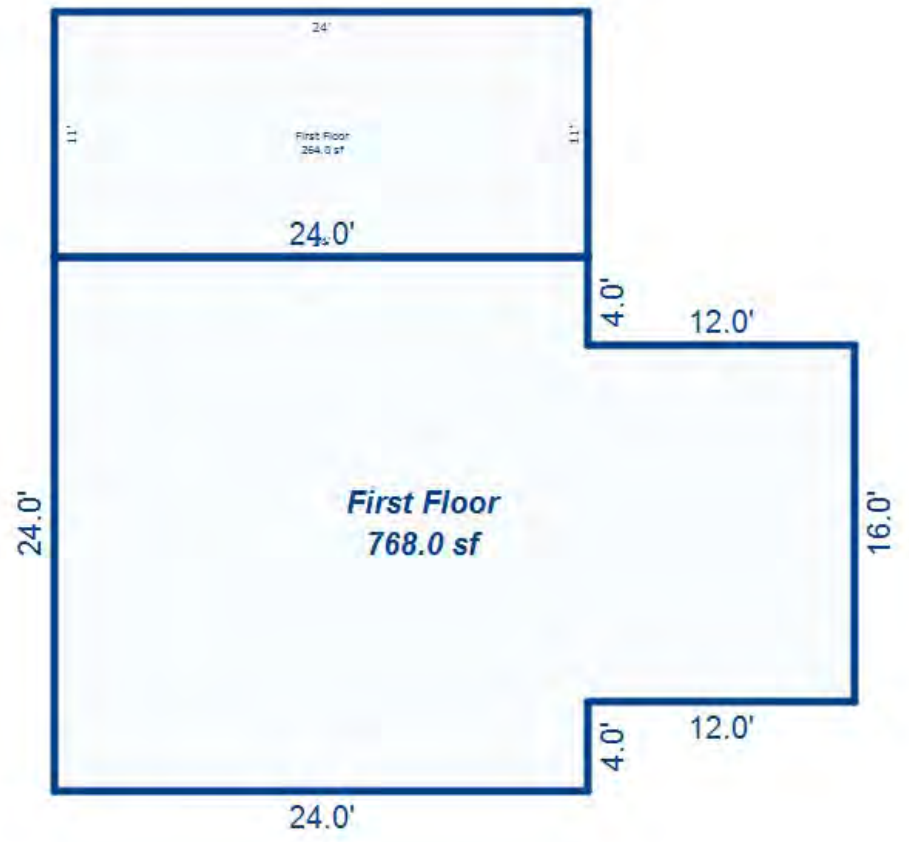
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2018	10,700	17,300	28,000			15,397C
X Rolling	2017	10,700	15,900	26,600			15,081C
Low	2016	10,700	15,800	26,500			14,947C
High	2015	10,700	13,800	24,500			14,903C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 180	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G													
Building Style: 1S		Trim & Decoration		X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: D Effec. Age: 45 Floor Area: 1032 Total Base Cost: 46,436 Total Base New : 64,082 Total Depr Cost: 35,245 Estimated T.C.V: 34,540			CntyMult X 1.380 E.C.F. X 0.980		Bsmnt Garage: Carport Area: Roof:			
Yr Built	Remodeled	Ex	Ord	X	Min	Size of Closets			Central Air Wood Furnace									
1942	200	2009				Lg			Ord			X	Small					
Condition: Average		Doors			Solid	X	H.C.	(12) Electric			Rate			Bsmnt-Adj		Heat-Adj		
Room List		(5) Floors		Kitchen: Other: Other:			60 Amps Service			Foundation			Rate		Size		Cost	
	Basement 1st Floor 2nd Floor Bedrooms	(6) Ceilings		No./Qual. of Fixtures			Ex. X Ord. Min			Slab			-9.38		-1.89		768 28,324	
(1) Exterior	X Drywall	No. of Elec. Outlets			Many X Ave. Few			Crawl Space			48.15		-8.35		-1.89		264 10,008	
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation			(13) Plumbing			Other Additions/Adjustments			Rate			Size		Cost		
	Insulation	Basement: 0 S.F. Crawl: 264 S.F. Slab: 768 S.F. Height to Joists: 0.0			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer			Average Fixture(s)			1		525		
(2) Windows	Many Avg. X Large Avg. X Small	(8) Basement			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			(15) Built-Ins & Fireplaces			Well, 100 Feet			2425.00		1 2,425		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Appliance Allowance			1000 Gal Septic			2720.00		1 2,720		
(3) Roof	X Gable Hip Flat	Gambrel Mansard Shed			(14) Water/Sewer			Treated Wood,Standard			6.66			180		1,199		
X	Asphalt Shingle	(10) Floor Support			Lump Sum Items:			(16) Deck/Balcony			Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0,			Depr.Cost =		35,245		
	Chimney: Brick	Joists: Unsupported Len: Cntr.Sup:			1 1000 Gal Septic 1 2000 Gal Septic			Estimated T.C.V: 34,540			0.980 => TCV of Bldg: 1 =					34,540		

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



Sketch by Apex Sketch

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
EUBANK STEVEN A ET AL	DUTCHMAN PROPERTIES LLC	325,000	05/04/2015	WD	WARRANTY DEED	2015-01660	PTA	0.0					
EUBANK WILLIAM LIFE ESTAT	EUBANK STEVEN A &	0	07/31/2014	DC	CERTIFICATE OF DEATH	2015-00957 DC		0.0					
EUBANK WILLIAM & BETTY TR	EUBANK WILLIAM	100	06/11/2014	QC	QUIT CLAIM	2014-02143	PTA	0.0					
EUBANK WILLIAM	EUBANK WILLIAM LIFE ESTAT	100	06/11/2014	QC	QUIT CLAIM	2014-02145	PTA	0.0					
Property Address		Class: 102 AGRICULTURAL-		Zoning:		Building Permit(s)		Date	Number	Status			
3434 S MOREY RD		School: LAKE CITY - 57020											
Owner's Name/Address		P.R.E. 100% 04/08/2015 Qual. Ag.											
DUTCHMAN PROPERTIES LLC 9689 W WALKER RD MANTON MI 49663		MAP #:		2018 Est TCV 276,336									
		Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture								
		Public Improvements			* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					AG SW 2014 66 - 120 Acres	76.76	Acres	3600	100				276,336
					76.76 Total Acres Total Est. Land Value =							276,336	
Tax Description		X			Dirt Road								
SPLIT ON 05/27/2015 INTO 009-024-003-90; SEC 24 T22N R08W THE SOUTH 1/2 OF THE NORTHEAST 1/4 EXCEPT THE NORTH 10 RODS OF THE EAST16 RODS AND EXCEPT COMMENCING AT THE EAST ONE-QUARTER CORNER OF SAID SECTION; THENCE N00°36'47"E ALONG THE EAST SECTION LINE, 314.33 FEET TO THE POINT OF BEGINNING; THENCE N90°00'00"W, 351.00 FEET; THENCE N00°3647"E PARALLEL WITH THE EAST SECTION LINE, 253.00 FEET; THENCE S90°00'00"E, 351.00		X			Gravel Road								
FEET TO THE POINT 76.76 ACRES. WAY FOR HIGHWAY PORTION THEREOF, ATE OF SURVEY. N ON FILE***		X			Paved Road								
MDOT NO NEW EXISTING AG PARCEL, ONLY IF GE IN USE. LEFT RWEIDE'S PHONE		X			Storm Sewer								
		X			Sidewalk								
		X			Water								
		X			Sewer								
		X			Electric								
		X			Gas								
		X			Curb								
		X			Street Lights								
		X			Standard Utilities								
		X			Underground Utils.								
		X			Topography of Site								
		X			Level								
		X			Rolling								
		X			Low								
		X			High								
		X			Landscaped								
		X			Swamp								
		X			Wooded								
		X			Pond								
		X			Waterfront								
		X			Ravine								
		X			Wetland								
		X			Flood Plain								
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value					
		Who	When	What	2018	138,200	0	138,200		56,714C			
		TPC 12/27/2017 INSPECTED			2017	138,200	0	138,200		55,548C			
		TPC 06/15/2015 INSPECTED			2016	138,200	0	138,200		55,053C			
		TPC 11/15/2013 INSPECTED			2015	118,500	31,400	149,900		71,459C			



Lake Township Parcel Map

FEET TO THE POINT 76.76 ACRES. WAY FOR HIGHWAY PORTION THEREOF, ATE OF SURVEY. N ON FILE***

MDOT NO NEW EXISTING AG PARCEL, ONLY IF GE IN USE. LEFT RWEIDE'S PHONE

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DUTCHMAN PROPERTIES LLC	JENSEMA JEREMY & AMY	108,000	06/27/2015	WD	Split Improved	2015-02223	MLS	100.0
EUBANK STEVEN A ET AL	DUTCHMAN PROPERTIES LLC	325,000	05/04/2015	WD	WARRANTY DEED	2015-01660	PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
3434 S MOREY RD						
Owner's Name/Address	School: LAKE CITY - 57020					
JENSEMA JEREMY & AMY 3434 S MOREY RD LAKE CITY MI 49651	P.R.E. 100% 06/26/2015					
	MAP #:					
	2018 Est TCV 115,173 TCV/TFA: 65.36					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
	Public Improvements			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
SPLIT/COMBINED ON 05/27/2015 FROM 009-024-003-00; A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF SECTION 24, T22N-R08W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE EAST ONE-QUARTER CORNER OF SAID SECTION; THENCE N00°36'47"E ALONG THE EAST SECTION LINE, 314.33 FEET TO THE P.OINT OF BEGINNING; THENCE N90°00'00"W, 351.00 FEET; THENCE N00°36'47"E PARALLEL WITH THE EAST SECTION LINE, 253.00 FEET; THENCE S90°00'00"E 351.00 FEET TO SAID				40/FF	253.00	251.61	1.0000	1.0000	40	100	10,120
				253 Actual Front Feet, 1.46 Total Acres		Total Est. Land Value =					10,120



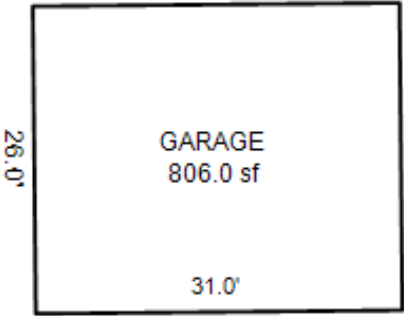
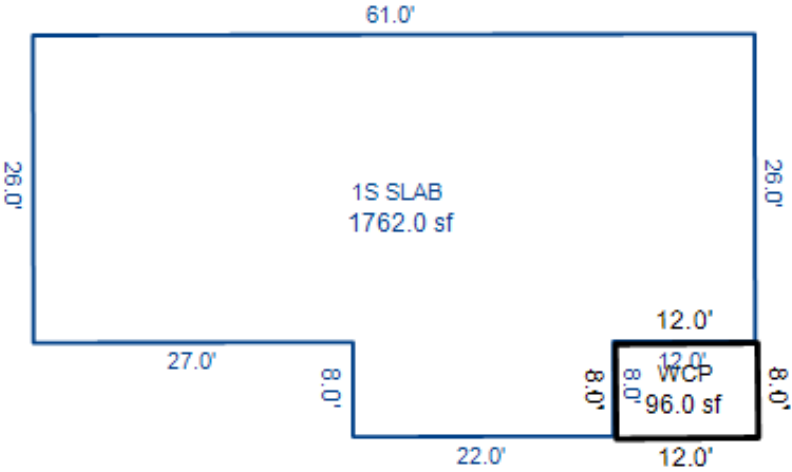
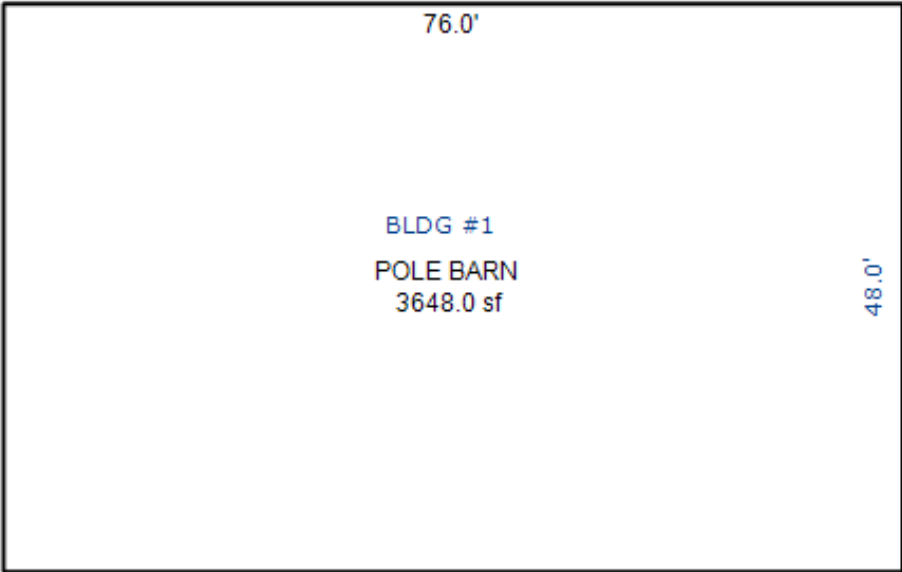
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	2018	5,100	52,500	57,600			54,908C
Who When What	2017	5,100	48,900	54,000			53,779C
	2016	5,100	48,200	53,300			53,300S
	2015	0	0	0		OW	0

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks			(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 96	Type WCP (1 Story)	Year Built: 1947 Car Capacity: Class: CD Exterior: Block Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 806 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame Block	X	Drywall Paneled		Plaster Wood T&G												
Building Style: 1S		Trim & Decoration															
Yr Built 1947		Remodeled 0		Size of Closets													
Condition: Average		Doors		Solid		X		H.C.									
Room List		(5) Floors			(12) Electric												
Basement 1st Floor 2nd Floor 4 Bedrooms		Kitchen: Other: Other:			100			Amps Service									
(1) Exterior		X Drywall			No./Qual. of Fixtures												
Wood/Shingle Aluminum/Vinyl Brick					Ex. X Ord. Min												
X Block Insulation		(7) Excavation			No. of Elec. Outlets												
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1762 S.F. Height to Joists: 0.0			Many X Ave. Few												
X	Many Avg. X Few	Large Small		(8) Basement													
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
(3) Roof		(9) Basement Finish			(13) Plumbing												
X	Gable Hip Flat	Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors No Floor SF													
X	Asphalt Shingle	(10) Floor Support			(14) Water/Sewer												
Chimney: Block		Joists: Unsupported Len: Ctr.Sup:			Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic												
		Lump Sum Items:															
											Class: CD Effec. Age: 40 Floor Area: 1762 Total Base Cost: 105,305 Total Base New : 149,532 Total Depr Cost: 89,719 Estimated T.C.V: 87,925	Rate 54.53	Bsmnt-Adj -9.11	Heat-Adj 0.00	Size 1762	Cost 80,030	
											Stories Exterior Foundation 1 Story Block Slab						
											Other Additions/Adjustments (13) Plumbing Average Fixture(s) (14) Water/Sewer Well, 50 Feet 1000 Gal Septic (15) Built-Ins & Fireplaces Appliance Allowance Fireplace: Exterior 1 Story (16) Porches WCP (1 Story), Standard (17) Garages Class:CD Exterior: Block Foundation: 18 Inch (Unfinished) Base Cost Mechanical Doors Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, ECF (416 RESIDENTIAL RURAL/ NON SUB)	Rate 630.00 1575.00 2895.00 1415.00 3450.00 28.26 14.76 350.00 0.980 => TCV of Bldg: 1 =	Bsmnt-Adj -9.11	Heat-Adj 0.00	Size 1 1 1 1 1 96 806 2	Cost 630 1,575 2,895 1,415 3,450 2,713 11,897 700 89,719 87,925	

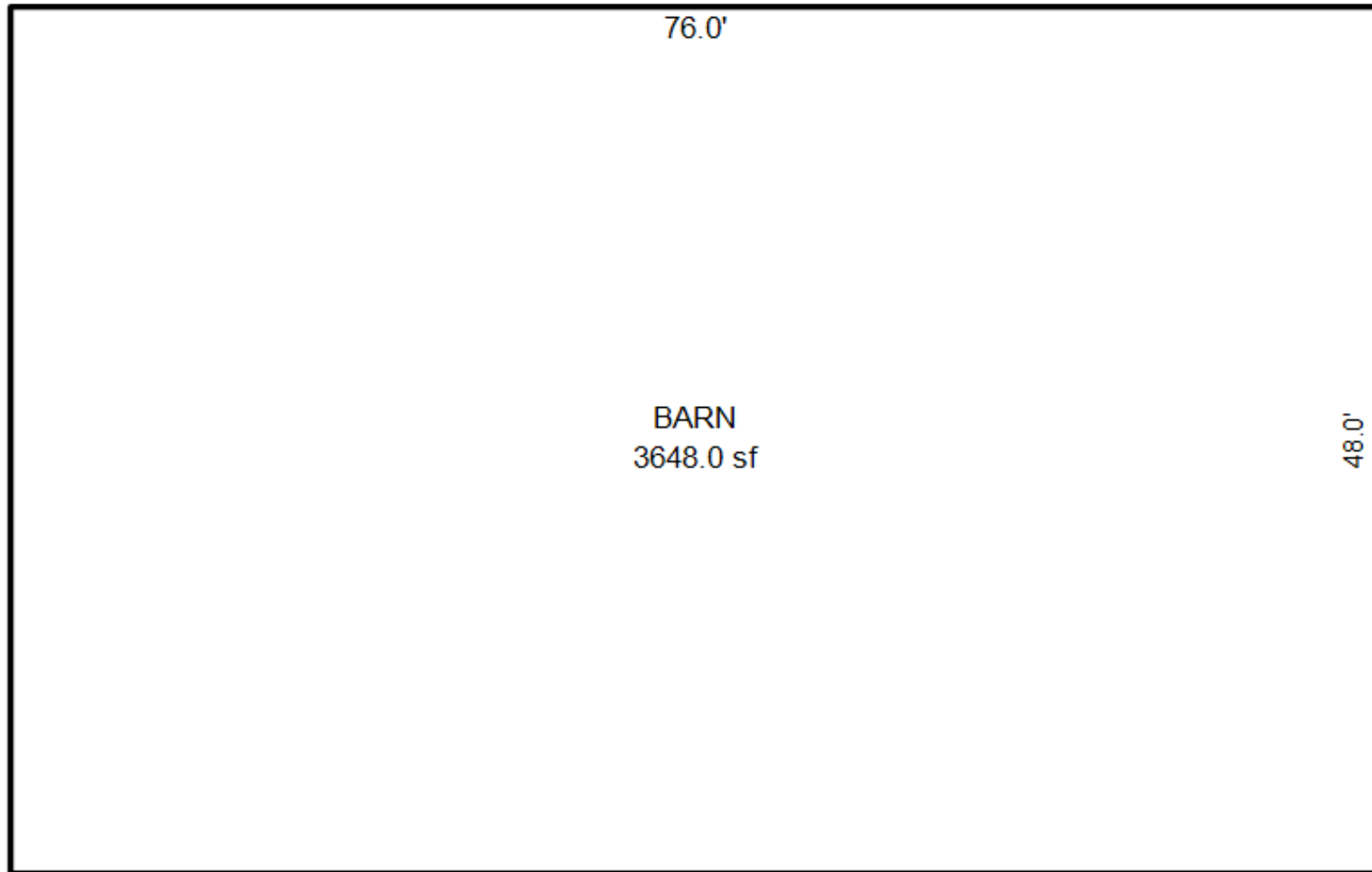
*** Information herein deemed reliable but not guaranteed***



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

Building Type	Utility Building			
Year Built				
Class/Construction	D,Pole			
Quality/Exterior	Average			
Base Rate/SF	7.60			
# of Walls, Perimeter	4 Wall, 248			
Perimeter Mult.	X 0.956 = 7.27			
Height	0			
Story Height Mult.	X 0.946 = 6.87			
Heating System	No Heating/Cooling			
Heat Adj./SF				
Misc. Adjustment				
Misc. Adj./SF				
County Multiplier	X 1.38 = 9.49			
Final Rate/SF	\$9.49			
Length/Width/Area	76 x 48 = 3648			
Cost New	\$ 34,602			
Phy./Func./Econ. %Good	45/100/100 45.0			
Depreciated Cost	\$ 15,571			
+ 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	\$ 17,128			
Comments:	MTL/MTL GABLE			
Total Estimated True Cash Value of Agricultural Improvements / This Card: 17128 / All Cards: 17128				

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PETERSON LEWIS L		0	06/15/2010	QC	FAMILY SALE	2010-2153 QC &	PTA	0.0

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

3264 S MOREY RD	School: LAKE CITY - 57020					
	P.R.E. 100% 07/22/1994					

Owner's Name/Address	MAP #:
PETERSON LEWIS L & PETERSON-LANG KATHY K J/T 4060 N HINKLEY ROAD LAKE CITY MI 49651	2018 Est TCV 53,072 TCV/TFA: 44.67

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

Tax Description	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 24 T22N R8W N 10 RDS; OF E 16 RDS; OF S 1/2 OF NE 1/4. 1 A.	Residentia 1 - 2.99 @\$5500	1.00 Acres				5500	100		5,500
		1.00 Total Acres						Total Est. Land Value =	5,500

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

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

Topography of Site

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

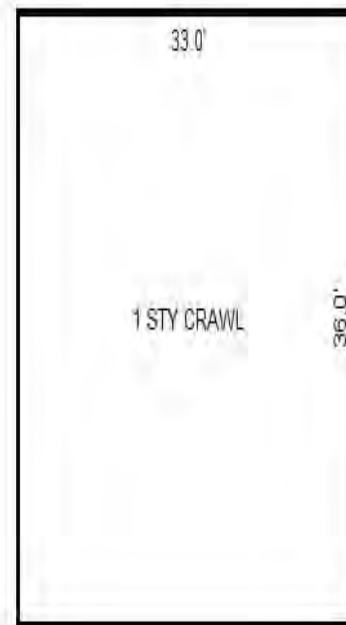
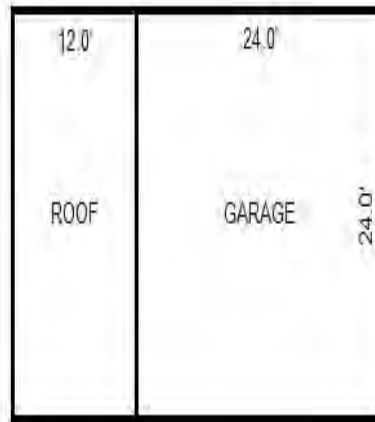
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	2,800	23,700	26,500			19,837C
2017	2,800	21,800	24,600			19,429C
2016	2,800	21,600	24,400			19,256C
2015	2,800	18,900	21,700			19,199C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1945 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: 528 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame		Drywall Paneled		Plaster Wood T&G												
Building Style: 1S		Trim & Decoration															
Yr Built 1945	Remodeled 0	Ex	X	Ord		Min	Size of Closets										
Condition: Average		Lg	X	Ord		Small	Doors			X	Ord		H.C.				
Room List		(5) Floors		Central Air Wood Furnace			(12) Electric			100		Amps Service					
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(6) Ceilings			No./Qual. of Fixtures			Ex.		X	Ord.		Min		
(1) Exterior							No. of Elec. Outlets			Many		X	Ave.		Few		
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 1188 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			1		Average Fixture(s)					
	Insulation	(8) Basement					1			3		Fixture Bath					
(2) Windows	Many Avg. X Few	Large Avg. X Small					2			Fixture Bath		Softener, Auto					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1			Softener, Manual		Solar Water Heat		No Plumbing			
(3) Roof				(9) Basement Finish			1			Extra Toilet		Extra Sink		Separate Shower			
				Recreation SF Living SF Walkout Doors No Floor SF			1			Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove			
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support			1			Public Water		Public Sewer		Water Well			
X	Asphalt Shingle			Joists: Unsupported Len: Cntr.Sup:			1			1000 Gal Septic		2000 Gal Septic		Lump Sum Items:			
Chimney:																	
										Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
										1	Story Siding	Crawl Space	46.76	-8.04	0.66	1188	46,783
										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	
										(15) Built-Ins & Fireplaces		1000 Gal Septic		2720.00		1 2,720	
										(17) Garages		Appliance Allowance		1235.00		1 1,235	
										Class:D		Exterior: Siding		Foundation: 18 Inch		(Unfinished)	
										Base Cost		16.70		528		8,818	
										Mechanical Doors		325.00		1		325	
										Phy/Ab.Phy/Func/Econ/Comb.%Good=		55/100/100/100/55.0,		Depr.Cost =		47,044	
										Separately Depreciated Items:		Unit-in-Place Cost Items:		ROOF STRUCT. (SQ FT)		3.97 288 1,143	
										County Multiplier = 1.38 =>		Cost New =		1,578			
										Phy/Ab.Phy/Func/Econ/Comb.%Good=		95/100/100/100/95.0,		Depr.Cost =		1,499	
										Total Depreciated Cost =		48,543					
										ECF (416 RESIDENTIAL RURAL/ NON SUB)		0.980 => TCV of Bldg: 1 =		47,572			

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



Sketch by Apex IVT

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

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

Property Address	Class: 101 AG - IMPROVED	Zoning:	Building Permit(s)	Date	Number	Status
6551 W KELLY RD						
Owner's Name/Address	School: LAKE CITY - 57020					
DUTCHMAN PROPERTIES LLC 9689 W WALKER RD MANTON MI 49663	P.R.E. 100% 07/22/1994 Qual. Ag.					
	MAP #:					
	2018 Est TCV 326,385 TCV/TFA: 190.20					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture					
			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
. SEC 24 T22N R8W E 1/2 OF NW 1/4. 80A.	X		AG SW 2014 SURPLUS	1700/	80.00 Acres	1700	100	136,000
Comments/Influences			80.00 Total Acres Total Est. Land Value = 136,000					



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

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

Who When What

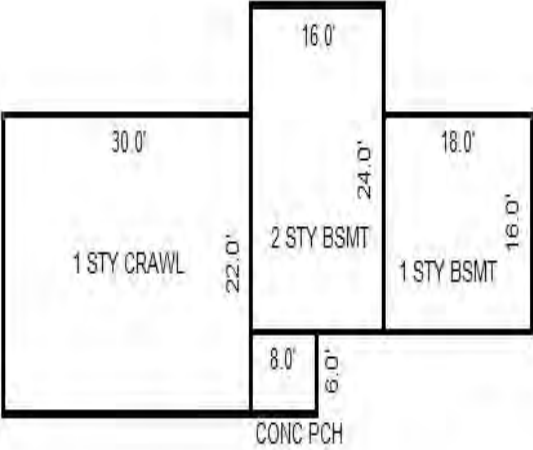
TPC 12/27/2017 INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	68,000	95,200	163,200			124,431C
2017	68,000	95,200	163,200			121,872C
2016	72,000	79,800	151,800			120,785C
2015	68,000	67,500	135,500			120,424C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 48	Type CPP	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:				
X	Wood Frame		Drywall Paneled	X	Plaster Wood T&G															
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			Stories Exterior			Foundation			Rate Bsmnt-Adj		Heat-Adj		Size Cost			
Yr Built 0	Remodeled 1968	Ex	X	Ord		Min	No. of Elec. Outlets			Basement			96.05 0.00		0.00		384 36,883			
Condition: Average		Lg		Ord	X	Small	Many	X	Ave.		Few	Crawl Space			60.76 0.00		0.00		288 17,499	
Room List		Doors		Solid	X	H.C.	(13) Plumbing			Other Additions/Adjustments			Rate		Rate		Size Cost			
Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors		Kitchen: Other: Other:			(12) Electric			Average Fixture(s)			760.00			1		760		
(1) Exterior		X	Plaster				No./Qual. of Fixtures			2 Fixture Bath			1600.00			1		1,600		
X	Wood/Shingle Aluminum/Vinyl Brick						Ex.	X	Ord.		Min	Well, 100 Feet			2700.00		1		2,700	
	Insulation	(7) Excavation		Basement: 672 S.F. Crawl: 660 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			1000 Gal Septic			3085.00			1		3,085		
(2) Windows		Many Avg.	X	Large Avg.		Small	(8) Basement			(15) Built-Ins & Fireplaces			1915.00			1		1,915		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement		8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			Average Fixture(s)			Appliance Allowance			20.30			48		974		
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			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			(16) Porches			Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0,			Depr.Cost =		75,775		
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			CPP, Standard			0.900 => TCV of Bldg: 1 =					68,198		
X	Gable Hip Flat			Gambrel Mansard Shed			(14) Water/Sewer			Lump Sum Items:										
X	Asphalt Shingle																			
Chimney: Brick																				

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

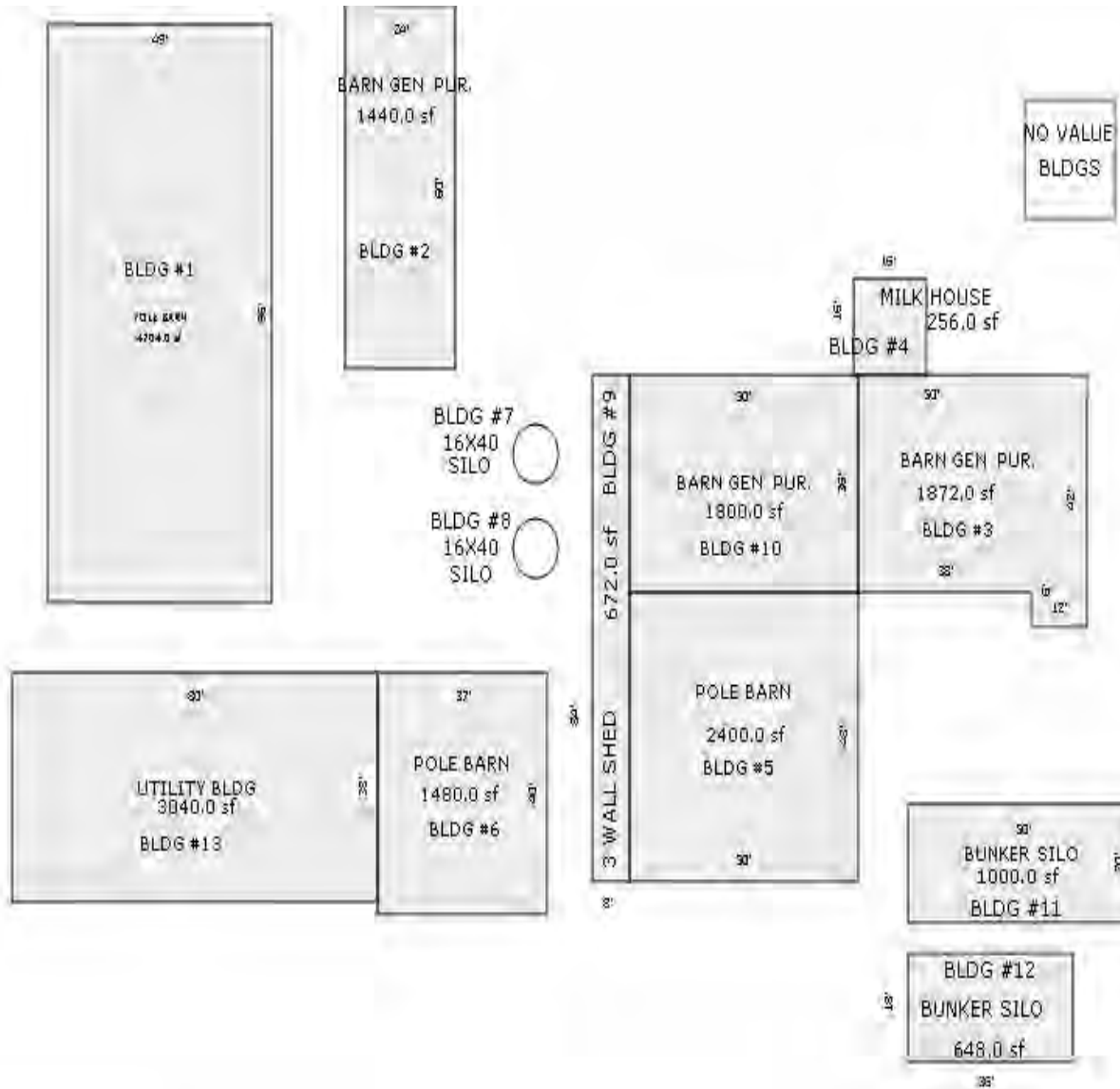


Sketch by Apex IV™

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

Building Type	Barn, General Purpose	Barn, General Purpose	Barn, General Purpose	Milking Parlor	Barn, General Purpose
Year Built	1986	1950	1972	1972	1981
Class/Construction	D,Pole	C	C	D,Pole	D,Pole
Quality/Exterior	Low Cost	Low Cost	Low Cost	Low Cost	Low Cost
Base Rate/SF	10.10	15.40	15.40	14.52	10.10
# of Walls, Perimeter	4 Wall, 288	4 Wall, 168	4 Wall, 184	4 Wall, 64	4 Wall, 196
Perimeter Mult.	X 0.942 = 9.51	X 1.084 = 16.69	X 1.017 = 15.66	X 1.434 = 20.82	X 0.992 = 10.02
Height	10	10	10	0	8
Story Height Mult.	X 1.000 = 9.51	X 1.000 = 16.69	X 1.000 = 15.66	X 0.946 = 19.70	X 0.963 = 9.65
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 = 13.13	X 1.38 = 23.04	X 1.38 = 21.61	X 1.38 = 27.18	X 1.38 = 13.31
Final Rate/SF	\$13.13	\$23.04	\$21.61	\$27.18	\$13.31
Length/Width/Area	96 x 48 = 4608	60 x 24 = 1440	56 x 36 = 2016	16 x 16 = 256	50 x 48 = 2400
Cost New	\$ 60,501	\$ 33,174	\$ 43,572	\$ 6,959	\$ 31,956
Phy./Func./Econ. %Good	56/100/100 28.0	25/100/100 12.5	43/100/100 21.5	43/100/100 21.5	51/100/100 51.0
Depreciated Cost	\$ 16,940	\$ 4,147	\$ 9,368	\$ 1,496	\$ 16,297
+ 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	56	25	43	43	51
Est. True Cash Value	\$ 19,481	\$ 4,769	\$ 10,773	\$ 1,721	\$ 18,742
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 55486 / All Cards: 122187					

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



Sketch by Apex Medina™

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

Building Type	Barn, General Purpose	Cylindrical Silo	Cylindrical Silo	Utility Shed, Lean-To	Barn, General Purpose
Year Built	1983	1966	1966	1986	1900
Class/Construction	D,Pole	Concrete Stave	Concrete Stave	D,Pole	D,Frame
Quality/Exterior	Low Cost	Diameter: 16	Diameter: 16	Low Cost	Low Cost
Base Rate/SF	10.10	13900.00	13900.00	3.15	12.20
# of Walls, Perimeter	4 Wall, 154	Roof: No Roof	Roof: Dome Roof	Lean-To, 184	4 Wall, 172
Perimeter Mult.	X 1.051 = 10.62	+ -1558 = 12342	+ 0 = 13900	X 1.496 = 4.70	X 1.028 = 12.54
Height	10	40	40	0	30
Story Height Mult.	X 1.000 = 10.62	N/A	N/A	X 0.946 = 4.45	X 1.423 = 17.85
Heating System	No Heating/Cooling	N/A	N/A	No Heating/Cooling	No Heating/Cooling
Heat Adj./SF		N/A	N/A		
Misc. Adjustment		N/A	N/A		
Misc. Adj./SF		N/A	N/A		
County Multiplier	X 1.38 = 14.65	X 1.38 = 17031.64	X 1.38 = 19182.00	X 1.38 = 6.14	X 1.38 = 24.63
Final Rate/SF	\$14.65	\$17031.64	\$19182.00	\$6.14	\$24.63
Length/Width/Area	40 x 37 = 1480	1	1	84 x 8 = 672	50 x 36 = 1800
Cost New	\$ 21,680	\$ 17,032	\$ 19,182	\$ 4,128	\$ 44,331
Phy./Func./Econ. %Good	53/100/100 53.0	21/100/100 21.0	21/100/100 21.0	60/100/100 30.0	20/10/100 2.0
Depreciated Cost	\$ 11,491	\$ 3,577	\$ 4,028	\$ 1,238	\$ 887
+ 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	53	21	21	60	20
Est. True Cash Value	\$ 13,214	\$ 4,113	\$ 4,632	\$ 1,424	\$ 1,020
Comments:					

Total Estimated True Cash Value of Agricultural Improvements / This Card: 24403 / All Cards: 122187

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

Building Type	Bunker or Trench Silo	Bunker or Trench Silo	Utility Building		
Year Built	1986	1995	1996		
Class/Construction	Tilt-Up Panels	Tilt-Up Panels	C		
Quality/Exterior	N/A	N/A	Average		
Base Rate/SF	265.00	265.00	13.90		
# of Walls, Perimeter	N/A	N/A	4 Wall, 256		
Perimeter Mult.	N/A	N/A	X 0.953 = 13.25		
Height	N/A	N/A	8		
Story Height Mult.	N/A	N/A	X 0.963 = 12.76		
Heating System	N/A	N/A	No Heating/Cooling		
Heat Adj./SF	N/A	N/A			
Misc. Adjustment	N/A	N/A			
Misc. Adj./SF	N/A	N/A			
County Multiplier	X 1.38 = 365.70	X 1.38 = 365.70	X 1.38 = 17.60		
Final Rate/SF	\$365.70	\$365.70	\$17.60		
Length/Width/Area	50 x 20 = 1000	36 x 18 = 648	80 x 48 = 3840		
Cost New	\$ 20,845	\$ 15,008	\$ 67,600		
Phy./Func./Econ. %Good	56/100/100 56.0	70/100/100 70.0	72/100/100 21.6		
Depreciated Cost	\$ 11,673	\$ 10,506	\$ 14,602		
+ Unit-In-Place Items	\$ 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		
% Good	56	70	72		
Est. True Cash Value	\$ 13,424	\$ 12,082	\$ 16,792		
Comments:					

Total Estimated True Cash Value of Agricultural Improvements / This Card: 42298 / All Cards: 122187

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MILLER JOHN R TRUST	MILLER CASEY JOHN	0	10/12/2016	QC	RELATED PARTY	2016-03467		100.0
MILLER JOHN R	MILLER JOHN R TRUST	1	10/18/2011	QC	QUIT CLAIM	2011-03239 QCD	PTA	0.0
JENEMA JUDY A FKA MILLER	MILLER JOHN R	0	05/19/2010	QC	QUIT CLAIM	2010-1717QC	PTA	0.0

Property Address	Class: 102 AGRICULTURAL-	Zoning:	Building Permit(s)	Date	Number	Status
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3390 S GREEN RD	School: LAKE CITY - 57020					
	P.R.E. 100% 12/23/2013 Qual. Ag.					

Owner's Name/Address	MAP #:
MILLER CASEY JOHN 6870 W KELLY RD LAKE CITY MI 49651	2018 Est TCV 26,548

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture								
	Public Improvements			* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 24 T22N R8W N 20 RDS; OF W 1/2 OF NW 1/4. 10 A.	X			Dirt Road								
				Gravel Road								
				Paved Road								
				Storm Sewer								
				Sidewalk								
				Water								
				Sewer								
				Electric								
				Gas								
				Curb								
				Street Lights								
				Standard Utilities								
				Underground Utils.								
				10.00 Total Acres Total Est. Land Value = 25,100								

Comments/Influences	Land Improvement Cost Estimates					
	Description	Rate	CountyMult.	Size	%Good	Cash Value
	Shed: Wood Frame	7.70	1.00	200	94	1,448
	Total Estimated Land Improvements True Cash Value =					1,448

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



Who	When	What	2018	12,600	700	13,300		13,300S
	TPC 12/27/2017	INSPECTED	2017	12,600	700	13,300		13,300S
	TPC 11/08/2016	INSPECTED	2016	18,500	700	19,200		9,012C
	TPC 06/14/2015	INSPECTED	2015	15,000	700	15,700		8,986C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MILLER JOHN R	MILLER JOHN R TRUST	1	10/18/2011	QC	QUIT CLAIM	2011-03239 QCD	PTA	0.0
MILLER JUDY A	MILLER JOHN R	1	05/04/2005	QC	QUIT CLAIM	2011-03238 QCD	PTA	0.0
FRISE RICHARD & MURIEL	MILLER JOHN & JUDY	12,000	10/04/1996	WD	WARRANTY DEED	2011-03194	PTA	0.0

Property Address	Class: 102 AGRICULTURAL-	Zoning:	Building Permit(s)	Date	Number	Status
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S GREEN RD	School: LAKE CITY - 57020					
	P.R.E. 100% 10/15/2010 Qual. Ag.					

Owner's Name/Address	MAP #:
MILLER JOHN R TRUST MILLER JOHN R TTEE 3390 S GREEN ROAD LAKE CITY MI 49651	2018 Est TCV 108,000

Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture				
Public Improvements			Description	Frontage	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

Tax Description	X	Value
. SEC 24 T22N R8W NW 1/4 OF NW 1/4 EXC N 1/2 OF N 1/2 TH OF. 30A.		

Comments/Influences

LOW & WET

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

Topography of Site

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	54,000	0	54,000			8,254C
2017	54,000	0	54,000			8,085C
2016	55,500	0	55,500			8,013C
2015	45,000	0	45,000			7,990C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KOLODZIEJ ROSALIA	KOLODZIEJ ROSALIA TRUST	1	11/03/2017	QC	FAMILY SALE	2017-03853	PTA	0.0

Property Address: S GREEN RD
 Class: 102 AGRICULTURAL- Zoning: Building Permit(s): Date: Number: Status:

School: LAKE CITY - 57020
 P.R.E. 100% 04/04/2007 Qual. Ag.

Owner's Name/Address: KOLODZIEJ ROSALIA TRUST
 3055 GILLFORD DRIVE SE
 LOWELL MI 49331
 MAP #: 2018 Est TCV 53,088

Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture					
Public Improvements			* Factors *					
	Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value

Tax Description	X	Dirt Road						
		Gravel Road						
		Paved Road						

SEC 24 T22N R8W N 1/2 OF SW 1/4 OF NW 1/4. 20 A.
 Comments/Influences

X	Storm Sewer							
	Sidewalk							

X	Water							
	Sewer							

X	Electric							
	Gas							

X	Curb							
	Street Lights							

X	Standard Utilities							
	Underground Utils.							

X	Topography of Site							
	Level							

X	Rolling							
	Low							

X	High							
	Landscaped							

X	Swamp							
	Wooded							

X	Pond							
	Waterfront							

X	Ravine							
	Wetland							

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

Who	When	What	2018	26,500	0	26,500			7,761C
TPC	12/27/2017	INSPECTED	2017	26,500	0	26,500			7,602C
			2016	27,500	0	27,500			7,535C
			2015	23,500	0	23,500			7,513C



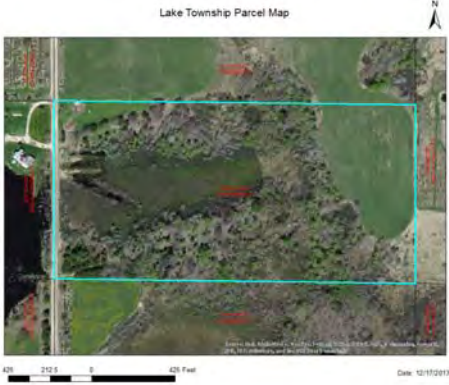
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*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MILLER JOHN R	MILLER JOHN R TRUST	1	10/18/2011	QC	QUIT CLAIM	2011-03239	PTA	0.0
MILLER JUDY A	MILLER JOHN R	1	05/04/2005	QC	QUIT CLAIM	2011-03238 QCD	PTA	0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
S GREEN RD						
Owner's Name/Address	School: LAKE CITY - 57020		P.R.E. 100% 10/15/2010 Qual. Ag.			
MILLER JOHN R TRUST MILLER JOHN R TTEE 3390 S GREEN ROAD LAKE CITY MI 49651	MAP #:		2018 Est TCV 40,000			

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
. SEC 24 T22N R8W S 1/2 OF SW 1/4 OF NW 1/4. 20A.				* Factors *							
Comments/Influences				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
	X			Residentia 18	-29	@\$2000	20.00	Acres	2000	100	40,000
				20.00 Total Acres		Total Est. Land Value =				40,000	



Public Improvements	Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Dirt Road		X Rolling	2018	20,000	0	20,000			8,421C
X Gravel Road		X Low	2017	20,000	0	20,000			8,248C
X Paved Road		High	2016	20,000	0	20,000			8,175C
X Storm Sewer		Landscaped	2015	20,000	0	20,000			8,151C
X Sidewalk		Swamp							
X Water		Wooded							
X Sewer		Pond							
X Electric		Waterfront							
X Gas		Ravine							
X Curb		Wetland							
X Street Lights		Flood Plain							
X Standard Utilities									
X Underground Utils.									

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HARRINGTON LILLIAN LE		0	11/28/2014	DC	CERTIFICATE OF DEATH	2015-00158		0.0
HARRINGTON LILLIAN LE	CHRISTIE JOSEPH E	0	11/28/2014	DC	CERTIFICATE OF DEATH	2015-0115		0.0
HARRINGTON LILLIAN	VANDERMEULEN JUDITH (POA)	0	06/18/2003	OTH	Not Qualified	2009/3346		0.0

Property Address	Class: 101 AG - IMPROVED	Zoning:	Building Permit(s)	Date	Number	Status
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W LOTAN RD
 School: LAKE CITY - 57020
 P.R.E. 100% 03/02/2015 Qual. Ag.

Owner's Name/Address
 MAP #:

CHRISTIE JOSEPH E
 6490 W LOTAN RD
 LAKE CITY MI 49651
 2018 Est TCV 197,534

X	Improved	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture					
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Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value

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

AG SW 2014 30 - 65 ACRES	30.00	Acres	3600	100				108,000
AG SW 2014 SURPLUS 1700/	50.00	Acres	1700	100				85,000
80.00 Total Acres Total Est. Land Value =								193,000

Tax Description
 2015-00723 AGAFF SEC 24 T22N R8W E 1/2 OF SW 1/4. 80 A.

Comments/Influences
 LOW WET & WOODED



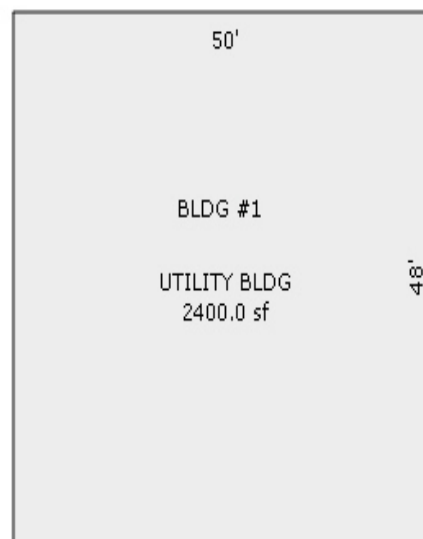
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Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2018	96,500	2,300	98,800			32,165C
	Rolling		2017	96,500	2,300	98,800			31,504C
X	Low		2016	100,500	1,800	102,300			31,223C
	High		2015	87,500	1,500	89,000			31,130C
	Landscaped								
	Swamp								
	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
Who	When	What							
TPC	12/27/2017	INSPECTED							
TPC	05/08/2017	INSPECTED							
TPC	11/04/2016	INSPECTED							

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

Building Type	Utility Building			
Year Built				
Class/Construction	D,Pole			
Quality/Exterior	Low Cost			
Base Rate/SF	4.45			
# of Walls, Perimeter	4 Wall, 196			
Perimeter Mult.	X 0.992 = 4.41			
Height	8			
Story Height Mult.	X 0.963 = 4.25			
Heating System	No Heating/Cooling			
Heat Adj./SF				
Misc. Adjustment				
Misc. Adj./SF				
County Multiplier	X 1.38 = 5.87			
Final Rate/SF	\$5.87			
Length/Width/Area	50 x 48 = 2400			
Cost New	\$ 14,080			
Phy./Func./Econ. %Good	35/80/100 28.0			
Depreciated Cost	\$ 3,942			
+ Unit-In-Place Items	\$ 0			
Description, Size X Rate X %Good = Cost Itemized -> Unit-In-Place -> Items ->				
E.C.F.	X 1.15			
% Good	35			
Est. True Cash Value	\$ 4,534			
Comments:				
Total Estimated True Cash Value of Agricultural Improvements / This Card: 4534 / All Cards: 4534				

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



Sketch by Apex Medina™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		106,000	08/01/2000	WD	Download	339:854		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6860 W LOTAN RD						
	School: LAKE CITY - 57020					
	P.R.E. 100% 08/01/1994					
Owner's Name/Address	MAP #:					
ECKHOUT GARY P & VALERIE J 6860 W LOTAN ROAD LAKE CITY MI 49651		2018 Est TCV 91,564 TCV/TFA: 66.45				

Taxpayer's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS					
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
NORTHWESTERN SAVINGS BANK & P O BOX 809 625 S GARFIELD AVE TRAVERSE CITY MI 49685-0809	X		* Factors *					
			Residentia 3 - 7 @\$2800	4.03 Acres			2800 100		11,281
			4.03 Total Acres				Total Est. Land Value =	11,281

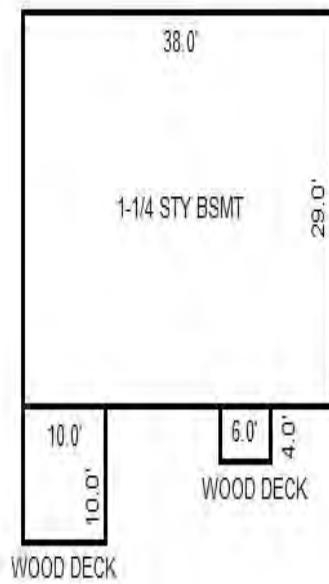
Tax Description	X	Public Improvements					
SEC 24 T22N R8W (1*2000) BEG N 89 DEG 55'09"E 404 FT FROM SW COR OF SW 1/4 TH N 0 DEG 04'51"W 225 FT, N 89 DEG 55'09"E 780 FT, S 0 DEG 04'51"E 225 FT, S 89 DEG 55'09"W 780 FT TO POB. 4.0289A.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.					

Comments/Influences	X	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
00 SPLIT 41.66 AC TO 014-60 FOR 01 (EXEMPT) ALSO 33.38 AC TO 014-20 1 DIV REMAINING	X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	2018	5,600	40,200	45,800			38,317C
		TPC 12/27/2017 INSPECTED	2017	6,000	39,000	45,000			37,529C
			2016	6,000	36,600	42,600			37,195C
			2015	6,000	34,100	40,100			37,084C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage															
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 100 24	Type Treated Wood Treated Wood	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: 1440 % Good: 45 Storage Area: 0 No Conc. Floor: 0													
X	Wood Frame		Drywall Paneled	X	Plaster Wood T&G																								
Building Style: 1.25S		Trim & Decoration		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 38 Floor Area: 1378 Total Base Cost: 101,581 Total Base New : 140,181 Total Depr Cost: 81,921 Estimated T.C.V: 80,283		CntyMult X 1.380 E.C.F. X 0.980		Bsmnt Garage: Carport Area: Roof:															
Yr Built 1926	Remodeled 1960	Ex	X	Ord		Min	Size of Closets			Floor Area: 1378		X 1.380		E.C.F.															
Condition: Average		Lg	X	Ord		Small	Doors			Total Base Cost: 101,581		X 0.980		Estimated T.C.V: 80,283															
Room List		(5) Floors		Kitchen: Other: Other:			(12) Electric			Total Base New : 140,181		E.C.F.		Total Depr Cost: 81,921															
	Basement 1st Floor 2nd Floor 3 Bedrooms						100 Amps Service			Total Base Cost: 101,581		X 1.380		Estimated T.C.V: 80,283															
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories Exterior			Foundation		Rate		Bsmnt-Adj		Heat-Adj		Size		Cost									
X	Wood/Shingle Aluminum/Vinyl Brick			Ex.			X			Ord.			Min			1.25 Story Siding		Mich Bsmnt.		67.57		-4.27		0.00		1102		69,757	
Insulation		(7) Excavation		No. of Elec. Outlets			Many			X			Ave.			Few			(13) Plumbing		Average Fixture(s)		630.00		1		630		
(2) Windows		Basement: 1102 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement			1			Average Fixture(s)			1575.00		1		1,575		2895.00		1		2,895						
X	Many Avg. Few	X	Large Avg. Small	1			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1415.00		1		1,415		2900.00		1		2,900									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	8		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			(9) Basement Finish			7.95		100		795		14.09		24		338		Phy/Ab.Phy/Func/Econ/Comb.%Good= 62/100/100/100/62.0,		Depr.Cost =		68,709			
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		(10) Floor Support			(14) Water/Sewer			9.30		1440		13,392		9.30		1440		13,392		County Multiplier = 1.38 =>		Cost New =		18,481			
X	Gable Hip Flat	Gambrel Mansard Shed		Joists: Unsupported Len: Cntr.Sup:			1			Public Water Public Sewer Water Well		45/100/100/100/45.0,		Depr.Cost =		8,316		Class:D Exterior: Pole Foundation: 18 Inch (Unfinished) Base Cost		720		7,884		County Multiplier = 1.38 =>		Cost New =		10,880	
X	Asphalt Shingle			1			1000 Gal Septic 2000 Gal Septic			Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/100/45.0,		Depr.Cost =		4,896		Total Depreciated Cost =		81,921		ECF (416 RESIDENTIAL RURAL/ NON SUB)		0.980 => TCV of Bldg: 1 =		80,283					
Chimney:				Lump Sum Items:																									

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



Sketch by Apex IV™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
NEBLOCK THOMAS C & MOLLY	NEBLOCK THOMAS & MOLLY TR	0	06/06/2005	QC	Not Qualified	05-0/2261		0.0
		47,000	04/01/2001	WD	Download	01-0:1337		0.0

Property Address	Class: 102 AGRICULTURAL-	Zoning:	Building Permit(s)	Date	Number	Status
S GREEN RD						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 100% 08/30/2000 Qual. Ag.					
	MAP #:					
	2018 Est TCV 85,246					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture						
	Public Improvements			* Factors *						
				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
	X			AG SW 2014 8 - 17 Acres	15.00	Acres	3600	100		54,000
	X			AG SW 2014 SURPLUS 1700/	18.38	Acres	1700	100		31,246
				33.38 Total Acres			Total Est. Land Value =			85,246

SEC 24 T22N R8W (4*2000) THAT PART OF W 1/2 OF SW 1/4 LYING N'LY OF A LINE BEG N 01 DEG 04'06"W 1396.45 FT FROM SW COR TH S 89 DEG 44'29"E 457.52 FT, N 16 DEG 46'35"W 153.08 FT, N 84 DEG 20'52"W 815.95 FT TO W 1/8 LINE 33.38A.

Comments/Influences
00 SPLIT FROM 014-000 FOR 01 4 DIV



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

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	11/04/2016	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	42,600	0	42,600			33,201C
2017	42,600	0	42,600			32,519C
2016	44,300	0	44,300			32,229C
2015	38,100	0	38,100			32,133C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
NEBLOCK THOMAS & MOLLY TR	KINKEMA RYAN C & LYNNMARI	198,000	02/24/2017	WD	Split Improved	2017-00574	PTA	100.0
NEBLOCK THOMAS & MOLLY	NEBLOCK THOMAS & MOLLY TR	0	06/06/2005	QC	Not Qualified	05-0/2261		0.0
		58,500	08/01/2000	WD	Download	01-0:0337		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
3845 S GREEN RD						
	School: LAKE CITY - 57020					
	P.R.E. 100% 02/28/2017					
Owner's Name/Address	MAP #:					
KINKEMA RYAN C & LYNNMARIE A 3845 S GREEN RD LAKE CITY MI 49651	2018 Est TCV 204,739 TCV/TFA: 93.74					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS								
				* Factors *								
		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				Residentia 3 - 7 @\$2800	5.07 Acres				2800	100		14,196
				5.07 Total Acres Total Est. Land Value = 14,196								
		Land Improvement Cost Estimates										
		Description	Rate	CountyMult.	Size	%Good	Cash Value					
	X	Dirt Road										
	X	Gravel Road										
	X	Paved Road										
	X	Storm Sewer										
	X	Sidewalk										
	X	Water										
	X	Sewer										
	X	Electric										
	X	Gas										
	X	Curb										
	X	Street Lights										
	X	Standard Utilities										
	X	Underground Utils.										



00 SPLIT FROM 014-00 FOR 01 FORM 3676 IN 01.WILL NOT UNCAP

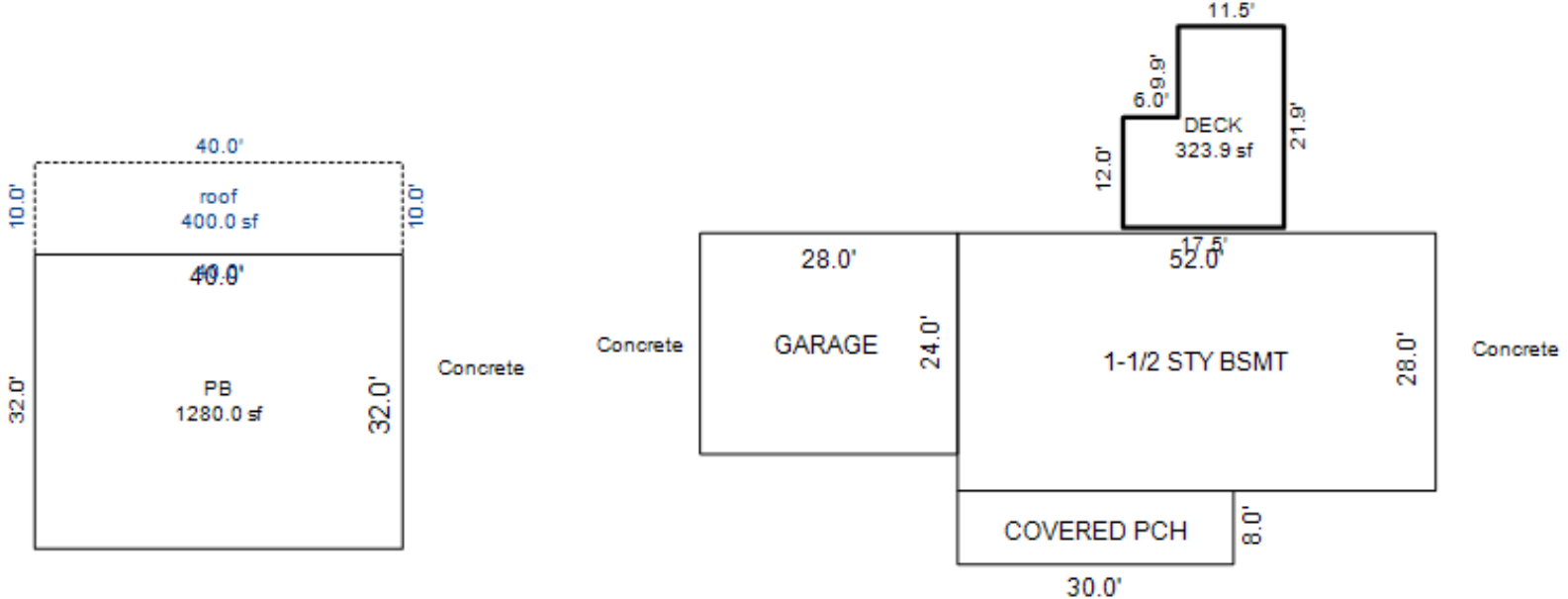
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2018	7,100	95,300	102,400			102,400S
X Rolling	2017	7,600	97,800	105,400			63,538C
X Low	2016	77,100	88,000	165,100			106,760C
X High	2015	62,500	77,000	139,500			106,441C
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2001 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G												
Building Style: 1.5S		Trim & Decoration															
Yr Built 2001	Remodeled 0	Ex	X	Ord		Min	Size of Closets										
Condition: Average		Lg	X	Ord		Small	Doors										
Room List		(5) Floors		Kitchen: Other: Other:			(12) Electric										
	Basement 1st Floor 2nd Floor 4 Bedrooms						200 Amps Service										
(1) Exterior		X Drywall		No./Qual. of Fixtures			Ex. X Ord. Min			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj			Size Cost				
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets			Many X Ave. Few			1.5 Story Siding Basement 80.33 0.00 0.00			1456 116,960				
(2) Windows		X Many Avg. X Large Avg. Small		(7) Excavation			(13) Plumbing			Other Additions/Adjustments Rate			Size Cost				
				Basement: 1456 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Walk out Basement Door(s) 775.00			1 775				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		(8) Basement			(14) Water/Sewer			(13) Plumbing			1 760.00		1 760		
(3) Roof		X Gable Hip Flat		Gambrel Mansard Shed		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			3 2400.00			1 2,400		
		X Asphalt Shingle				1 1000 Gal Septic 2000 Gal Septic			Public Water Public Sewer Water Well			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 2,700		
		Chimney: Metal				Lump Sum Items:			1000 Gal Septic			Well, 100 Feet 1000 Gal Septic			1 3,085		
									2000 Gal Septic			(15) Built-Ins & Fireplaces Appliance Allowance			1 1,915		
									Public Water Public Sewer Water Well			(16) Porches WCP (1 Story), Standard			240 4,884		
									1000 Gal Septic			(16) Deck/Balcony Treated Wood, Standard			323 2,125		
									2000 Gal Septic			Roof Cover Only, Standard			400 3,680		
									Lump Sum Items:			(17) Garages Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			672 11,988		
												Base Cost			1 -1,300		
												Common Wall: 1 Wall			1 -1,300		
												Automatic Doors			1 375		
												Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)			1280 12,966		
												Base Cost			1 375		
												Automatic Doors			1 375		
												Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost =			192,008		
												ECF (101 AGRICULTURE) 0.980 => TCV of Bldg: 1 =			188,168		

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



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

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

Property Address Class: 102 AGRICULTURAL- Zoning: Building Permit(s) Date Number Status

3845 S GREEN RD School: LAKE CITY - 57020 P.R.E. 100% 10/14/2016 Qual. Ag.

Owner's Name/Address MAP #:

NEBLOCK THOMAS & MOLLY TRUSTS 2018 Est TCV 131,724

9343 W WATERGATE APT #7 Improved X Vacant Land Value Estimates for Land Table Ag 1 .A - Agriculture

MC BAIN MI 49657 Public * Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value

Tax Description Improvements AG SW 2014 30 - 65 ACRES 36.59 Acres 3600 100 131,724

LEGAL DESCRIPTION: PARCEL 'A' AS RECORDED 36.59 Total Acres Total Est. Land Value = 131,724

ON SURVEY RECORDED IN LIBER S-5 P A Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.

PARCEL OF LAND SITUATED IN THE SOUTHWEST Topography of Site

1/4 OF SECTION 24, T22N-R.08W, LAKE Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain

TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, Year Land Building Assessed Board of Tribunal/ Taxable

BEING MORE PARTICULARLY DESCRIBED AS 2018 65,900 0 65,900 45,109C

BEGINNING AT THE SOUTHWEST CORNER OF SAID ; THENCE TO SAID WEST °28'39"E ALONG THENCE : THENCEN THENCE T TO THE WEST N ON FILE***

SECTION: THENCE N00°28'39"E ALONG THE LETED 10/14/2016 ; 4-014-60; -014-90;

WEST SECTION LINE, 543.38 FEET; THENCE ; -----

S90°00'00"E, 141 .50 FEET; THENCE TPC 12/27/2017 INSPECTED TPC 10/14/2016 INSPECTED

N26°43'19"E, 107.13 FEET; THENCE 2017 65,900 0 65,900 44,182C

S90°00'00"E, 238.00 FEET; THENCE 2016 0 0 0 0A 0

N00°00'00"W. 301.57 FEET; THENCE 2015 0 0 0 0

Parcel Map 2017 assessments



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
FENBY MAX & TERESA L &	FRIENDS MINISTRY	200,000	01/15/2010	WD	WARRANTY DEED	2010-00138WD	PTA	100.0			
EUBANK JOHN A (DECEASED)	FENBY & BARTOSZ TC	0	04/19/2009	OTH	Not Qualified	2009/1768		100.0			
EUBANK JOHN A	SELF (LE), FENBY & BARTOSZ	0	06/03/2002	QC	Not Qualified	2009/1769		0.0			
Property Address		Class: 700 EXEMPT		Zoning:	Building Permit(s)	Date	Number	Status			
3636 S MOREY RD		School: LAKE CITY - 57020									
Owner's Name/Address		P.R.E. 0%									
FRIENDS MINISTRY PO BOX 399 LAKE CITY MI 49651		MAP #:									
Tax Description		2018 Est TCV 0		Land Value Estimates for Land Table Ag 1 .A - Agriculture							
SEC 24 T22N R8W N 1/2 OF SE 1/4 EXC N 600 FT OF NE 1/4 OF SE 1/4 & EXC E 750 FT OF S 425 FT OF NE 1/4 OF SE 1/4 & EXC BEG 600FT S OF NE CNR THENCE S 185FT; W 335FT N 195 FT E 335FT TO POB 53.0007AC. EASEMENTS 2014-03132 2010 PARCEL 009-024-015-00 SPLIT ON 12/22/2010 - 2011 SPLIT - CHILD 009-024-015-60 1.50 AC 54.5007A. 2010 PARCEL 009-024-015-00 SPLIT ON 10/04/2010 2011 SPLIT - CHILD PARCEL 009-024-015-65 3.0303 AC FORMER -SEC 24 T22N R8W N 1/2 OF SE 1/4 EXC N 500 FT OF NE 1/4 OF SE 1/4 & EXC E 750 FT OF S 425 FT OF NE 1/4 OF SE 1/4		X	Improved	Vacant	* Factors *						
		X	Public Improvements		Description	Frontage	Depth	Rate	%Adj.	Reason	Value
		X	Dirt Road		AG SW 2014 30 - 65 ACRES	23.00 Acres		3600	100		82,800
		X	Gravel Road		AG SW 2014 SURPLUS 1700/	20.00 Acres		1700	100		34,000
		X	Paved Road		43.00 Total Acres Total Est. Land Value = 116,800						
		X	Storm Sewer		Land Improvement Cost Estimates						
		X	Sidewalk		Description	Rate	CountyMult.	Size	%Good	Cash Value	
		X	Water		Shed: Wood Frame	9.59	1.00	80	50	384	
		X	Sewer		Shed: Wood Frame	8.68	1.00	128	50	555	
		X	Electric		Total Estimated Land Improvements True Cash Value = 939						
		X	Gas								
		X	Curb								
		X	Street Lights								
		X	Standard Utilities								
		X	Underground Utils.								
		X	Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		X	Level		2018	EXEMPT	EXEMPT	EXEMPT			EXEMPT
		X	Rolling		2017	EXEMPT	EXEMPT	EXEMPT			EXEMPT
		X	Low		2016	0	0	0			0
		X	High		2015	0	0	0			0
		X	Landscaped								
		X	Swamp								
		X	Wooded								
		X	Pond								
		X	Waterfront								
		X	Ravine								
		X	Wetland								
		X	Flood Plain								
		X	Who	When	What	2018	EXEMPT	EXEMPT	EXEMPT		EXEMPT
		X	TPC	12/27/2017	INSPECTED	2017	EXEMPT	EXEMPT	EXEMPT		EXEMPT
		X	TPC	09/25/2015	INSPECTED	2016	0	0	0		0
		X				2015	0	0	0		0



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

Building Type	Greenhouse, Shade	Greenhouse, Shade	Greenhouse, Shade		
Year Built	2012	2012	2013		
Class/Construction	S	S	S		
Quality/Exterior	Average	Average	Average		
Base Rate/SF	6.00	6.00	6.00		
# of Walls, Perimeter	4 Wall, 200	4 Wall, 96	4 Wall, 144		
Perimeter Mult.	X 1.028 = 6.17	X 1.215 = 7.29	X 1.106 = 6.64		
Height	14	12	14		
Story Height Mult.	X 1.077 = 6.64	X 1.038 = 7.57	X 1.077 = 7.15		
Heating System	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling		
Heat Adj./SF					
Misc. Adjustment					
Misc. Adj./SF					
County Multiplier	X 1.38 = 9.17	X 1.38 = 10.44	X 1.38 = 9.86		
Final Rate/SF	\$9.17	\$10.44	\$9.86		
Length/Width/Area	70 x 30 = 2100	24 x 24 = 576	48 x 24 = 1152		
Cost New	\$ 19,251	\$ 6,015	\$ 11,362		
Phy./Func./Econ. %Good	96/100/100 96.0	94/100/100 94.0	96/100/100 96.0		
Depreciated Cost	\$ 18,481	\$ 5,654	\$ 10,907		
+ Unit-In-Place Items	\$ 0	\$ 0	\$ 0		
Description, Size X Rate X %Good = Cost Itemized -> Unit-In-Place -> Items ->					
E.C.F.	X 1.10	X 1.10	X 1.10		
% Good	96	94	96		
Est. True Cash Value	\$ 20,329	\$ 6,219	\$ 11,998		
Comments:					

Total Estimated True Cash Value of Agricultural Improvements / This Card: 38546 / All Cards: 38546

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

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
3636 S MOREY RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
FRIENDS MINISTRY PO BOX 399 LAKE CITY MI 49651	MAP #:	2018 Est TCV 117,266 TCV/TFA: 56.38				

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
		Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
BEG 600FT S OF NE CNR OF SE 1/4 THENCE SOUTH 195FT W 335FT N 195 FT E 335FT TO POB SEC 24 T22N R8W 1.50 AC MOL 2010 PARCEL 009-024-015-00 SPLIT ON 12/22/2010 - 2011 SPLIT - CHILD 009-024-015-60 1.50 AC 54.5007A. 2010 PARCEL 009-024-015-00 SPLIT ON 10/04/2010 2011 SPLIT - CHILD PARCEL 009-024-015-65 3.0303 AC FORMER -SEC 24 T22N R8W N 1/2 OF SE 1/4	X	Dirt Road		40/FF	195.00	335.00	1.0000	1.0000	40	100	7,800
		Gravel Road		195 Actual Front Feet, 1.50 Total Acres		Total Est. Land Value =				7,800	

BEG 600FT S OF NE CNR OF SE 1/4 THENCE SOUTH 195FT W 335FT N 195 FT E 335FT TO POB SEC 24 T22N R8W 1.50 AC MOL 2010 PARCEL 009-024-015-00 SPLIT ON 12/22/2010 - 2011 SPLIT - CHILD 009-024-015-60 1.50 AC 54.5007A. 2010 PARCEL 009-024-015-00 SPLIT ON 10/04/2010 2011 SPLIT - CHILD PARCEL 009-024-015-65 3.0303 AC FORMER -SEC 24 T22N R8W N 1/2 OF SE 1/4



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2018	3,900	54,700	58,600			52,313C
TPC 12/27/2017 INSPECTED	2017	3,900	53,100	57,000		51,238C			
TPC 12/04/2012 INSPECTED	2016	3,900	49,900	53,800		50,781C			
	2015	9,800	46,400	56,200		50,630C			

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 180	Type CGEP (1 Story)	Year Built: 1988 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: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame		Drywall X Paneled		Plaster Wood T&G											
Building Style: 1S		Trim & Decoration														
Yr Built 1989	Remodeled 0	Ex	X	Ord		Min										
Condition: Average		Lg	X	Ord		Small										
Room List		(5) Floors														
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:					(12) Electric									
		200		Amps Service												
		(6) Ceilings		No./Qual. of Fixtures												
(1) Exterior				Ex. X Ord. Min												
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets												
Insulation				Many X Ave. Few												
(2) Windows		(7) Excavation		(13) Plumbing												
		Basement: 0 S.F. Crawl: 0 S.F. Slab: 2080 S.F. Height to Joists: 0.0		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
		(8) Basement														
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor														
		(9) Basement Finish														
		Recreation SF Living SF Walkout Doors No Floor SF														
(3) Roof		(10) Floor Support														
X	Gable Hip Flat	Gambrel Mansard Shed		Joists: Unsupported Len: Cntr.Sup:			1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic									
X	Asphalt Shingle															
Chimney: Metal																
				Lump Sum Items:												
							Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj									
							1 Story Siding Slab 42.56 -7.88 0.66									
							Other Additions/Adjustments Rate									
							(14) 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									
							CGEP (1 Story), Standard 31.60 180 5,688									
							(17) Garages									
							Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)									
							Base Cost 9.30 1200 11,160									
							Mechanical Doors 325.00 2 650									
							Phy/Ab.Phy/Func/Econ/Comb.%Good= 82/100/100/82.0, Depr.Cost = 111,700									
							ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 109,466									

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FENBY TERESA L TRUST	FRIENDS CHRISTIAN COMMUNI	5,000	12/05/2017	WD	Arms Length	2017-03851	PTA	100.0
FENBY TERESA L	FENBY TERESA L TRUST	0	03/14/2017	WD	RELATED PARTY	2017-01010		0.0
FENBY MAX & TERESA L &	FENBY MAX & TERESA L	0	10/15/2000	QC	FAMILY SALE	2010-170QC	PTA	0.0

Property Address	Class: 700 EXEMPT	Zoning:	Building Permit(s)	Date	Number	Status
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3636 S MOREY RD A/K/A/ M 66	School: LAKE CITY - 57020					
	P.R.E. 0%					

Owner's Name/Address	MAP #:
FRIENDS CHRISTIAN COMMUNITY DEVELOP 3636 S MOREY RD LAKE CITY MI 49651	2018 Est TCV 0

Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture
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Public Improvements	* Factors *
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Tax Description	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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SEC 24 T22N R8W N 600 FT OF NE 1/4 OF SE 1/4 EXC N 500 FT THOF. 3.0303A.	GROUP A 125/FF	100.00	1322.00	1.0000	1.0000	125	100		12,500
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2010 SPLIT OF 009-024-015-00 ON 10/04/2010 - EXEMPT LOT LINE TRANSFER TO ADJ OWNER - NOT CONFORMING TO STATE OF MICHIGAN LAND DIVISION ACT REGARDING > 1:4 DEPTH RATIO	100 Actual Front Feet, 3.04 Total Acres Total Est. Land Value = 12,500								
--	--	--	--	--	--	--	--	--	--

HISTORY-SEC 24 T22N R8W N 600 FT OF NE 1/4 OF SE 1/4 EXC N 500 FT THOF. 3.0303A. 2010 SPLIT OF 009-024-015-00 ON 10/04/2010	X	Dirt Road							
	X	Gravel Road							
	X	Paved Road							
	X	Storm Sewer							
	X	Sidewalk							
	X	Water Sewer							
	X	Electric							
	X	Gas							
		Curb							
		Street Lights							
		Standard Utilities							
		Underground Utils.							

Comments/Influences	Topography of Site
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Split/Comb on 10/03/2010 completed	X	Level
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	X	Rolling
		Low
		High
		Landscaped
		Swamp
		Wooded
		Pond
		Waterfront
		Ravine
		Wetland
		Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2017	6,300	0	6,300			3,541C
2016	6,300	0	6,300			3,510C
2015	3,500	0	3,500			3,500S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		80,000	06/01/2000	WD	Download			0.0

Property Address	Class: 700 EXEMPT	Zoning:	Building Permit(s)	Date	Number	Status
3728 S MOREY RD	School: LAKE CITY - 57020		Commercial	04/02/2013	2013-0069	100%

Owner's Name/Address	P.R.E. 0%	MAP #:	2018 Est TCV 0 TCV/TFA: 0.00
FRIENDS MINISTRY PO BOX 399 LAKE CITY MI 49651			

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS								
SEC 24 T22N R8W E 750 FT OF S 425 FT OF NE 1/4 OF SE 1/4. 7.3175A.	X		* Factors * M 66								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			GROUP I 100/FF	300.00	0.00	1.0000	1.0000	100	100		30,000
			Residentia 3 - 7 @\$2800		7.32	Acres		2800	100		20,488
			300 Actual Front Feet, 7.32 Total Acres Total Est. Land Value =								50,488

Comments/Influences	X Improved	Vacant	Land Improvement Cost Estimates							
FRIENDS Ministry Office hours: Mon.-Fri. 10:00-5:00 Office Phone: 231-839-8816 3728 S. Morey Rd. (M-66)	X		Description	Rate	CountyMult.	Size	%Good	Cash Value		
			D/W/P: Asphalt Paving	1.51	1.00	23500	50	17,743		
			Total Estimated Land Improvements True Cash Value = 17,743							

Public Improvements	X Improved	Vacant	Topography of Site											
Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk	X		Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain
Water Sewer	X													
Electric Gas Curb Street Lights Standard Utilities Underground Utils.	X													



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC 12/27/2017	INSPECTED		2018	EXEMPT	EXEMPT	EXEMPT			EXEMPT
TPC 09/28/2015	INSPECTED		2017	EXEMPT	EXEMPT	EXEMPT			EXEMPT
TPC 12/03/2012	INSPECTED		2016	0	0	0			0
			2015	0	0	0			0

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family	Eavestrough Insulation	0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	X	HUD	0	0		
	Wood Frame															Drywall Paneled	Plaster Wood T&G
	Building Style:															Trim & Decoration	
Yr Built	Remodeled	Ex	Ord	Min	Size of Closets		Class: Low Effec. Age: 40 Floor Area: Total Base Cost: 20,506 Total Base New : 28,299 Total Depr Cost: 9,904 Estimated T.C.V: 6,438		CntyMult X 1.380 E.C.F. X 0.650	Bsmnt Garage: Carport Area: Roof:							
Condition: Average	Lg	Ord	Small	Doors		Solid	H.C.	Total Base Cost: 20,506 Total Base New : 28,299 Total Depr Cost: 9,904 Estimated T.C.V: 6,438		X 1.380 E.C.F. X 0.650	No Conc. Floor:						
Room List	(5) Floors		Central Air Wood Furnace			(12) Electric			Total Base Cost: 20,506 Total Base New : 28,299 Total Depr Cost: 9,904 Estimated T.C.V: 6,438		CntyMult X 1.380 E.C.F. X 0.650	Bsmnt Garage: Carport Area: Roof:					
Basement	1st Floor	2nd Floor	Bedrooms	Kitchen: Other: Other:			0 Amps Service			Total Base Cost: 20,506 Total Base New : 28,299 Total Depr Cost: 9,904 Estimated T.C.V: 6,438		CntyMult X 1.380 E.C.F. X 0.650	Bsmnt Garage: Carport Area: Roof:				
(1) Exterior	(6) Ceilings		No./Qual. of Fixtures			< Cost Estimates for Res. Building: 1 Mobile Home Class: Low Quality >			Total Base Cost: 20,506 Total Base New : 28,299 Total Depr Cost: 9,904 Estimated T.C.V: 6,438		CntyMult X 1.380 E.C.F. X 0.650	Bsmnt Garage: Carport Area: Roof:					
Wood/Shingle	Aluminum/Vinyl	Brick	Ex.			Ord.	Min	No. of Elec. Outlets			Total Base Cost: 20,506 Total Base New : 28,299 Total Depr Cost: 9,904 Estimated T.C.V: 6,438		CntyMult X 1.380 E.C.F. X 0.650	Bsmnt Garage: Carport Area: Roof:			
Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Total Base Cost: 20,506 Total Base New : 28,299 Total Depr Cost: 9,904 Estimated T.C.V: 6,438		CntyMult X 1.380 E.C.F. X 0.650	Bsmnt Garage: Carport Area: Roof:					
(2) Windows	Many	Avg.	Few	Large	Avg.	Small	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Total Base Cost: 20,506 Total Base New : 28,299 Total Depr Cost: 9,904 Estimated T.C.V: 6,438		CntyMult X 1.380 E.C.F. X 0.650	Bsmnt Garage: Carport Area: Roof:				
Wood Sash	Metal Sash	Vinyl Sash	Double Hung	Horiz. Slide	Casement	Double Glass	Patio Doors	Storms & Screens	Foundation Wall: Concrete Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, ECF (201A GENERAL COMMERCIAL)			Total Base Cost: 20,506 Total Base New : 28,299 Total Depr Cost: 9,904 Estimated T.C.V: 6,438		CntyMult X 1.380 E.C.F. X 0.650	Bsmnt Garage: Carport Area: Roof:		
(3) Roof	(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer			Total Base Cost: 20,506 Total Base New : 28,299 Total Depr Cost: 9,904 Estimated T.C.V: 6,438		CntyMult X 1.380 E.C.F. X 0.650	Bsmnt Garage: Carport Area: Roof:					
Gable	Hip	Flat	Gambrel	Mansard	Shed	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Total Base Cost: 20,506 Total Base New : 28,299 Total Depr Cost: 9,904 Estimated T.C.V: 6,438		CntyMult X 1.380 E.C.F. X 0.650	Bsmnt Garage: Carport Area: Roof:					
Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Total Base Cost: 20,506 Total Base New : 28,299 Total Depr Cost: 9,904 Estimated T.C.V: 6,438		CntyMult X 1.380 E.C.F. X 0.650	Bsmnt Garage: Carport Area: Roof:					
Chimney:									Total Base Cost: 20,506 Total Base New : 28,299 Total Depr Cost: 9,904 Estimated T.C.V: 6,438		CntyMult X 1.380 E.C.F. X 0.650	Bsmnt Garage: Carport Area: Roof:					

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

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

Class: D
 Floor Area: 8,740
 Gross Bldg Area: 13,098
 Stories Above Grd: 1
 Average Sty Hght
 Bsmnt Wall Hght

Depr. Table : 2%
 Effective Age : 35
 Physical %Good: 49
 Func. %Good : 100
 Economic %Good: 100

Year Built
 Remodeled

Overall Bldg
 Height

Comments:

Construction Cost

High	Above Ave.	Ave.	X	Low
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** ** Calculator Cost Data ** **
 Quality: Low Cost Adj: %+0 \$/SqFt:0.00
 Heat#1: Space Heaters, Gas with Fan 100
 Heat#2: Space Heaters, Gas with Fan 0%
 Ave. SqFt/Story: 8740
 Ave. Perimeter: 472
 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 Quality: Low Cost Percent Adj: +0

Base Rate for Upper Floors = 26.80

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 0.00 100%
 Adjusted Square Foot Cost for Upper Floors = 26.80

1 Stories Number of Stories Multiplier: 1.000
 Average Height per Story: 0 Height per Story Multiplier: 0.890
 Ave. Floor Area: 8,740 Perimeter: 472 Perim. Multiplier: 0.976
 Refined Square Foot Cost for Upper Floors: 23.28

County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 31.893

Total Floor Area: 8,740 Base Cost New of Upper Floors = 278,745

Reproduction/Replacement Cost = 278,745
 Eff. Age: 35 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 49 /100/100/100/49.0
 Total Depreciated Cost = 136,585

ECF (201A GENERAL COMMERCIAL) 1.120 => TCV of Bldg: 1 = 152,975
 Replacement Cost/Floor Area= 31.89 Est. TCV/Floor Area= 17.50

(1) Excavation/Site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:
(2) Foundation:	(8) Plumbing:	Outlets:	(40) Exterior Wall:
X Poured Conc	Many Above Ave.	Few Average Many Unfinished Typical		Thickness
Brick/Stone	Average Typical	Few Average Many Unfinished Typical	Bsmnt Insul.
Block	Total Fixtures	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	
(3) Frame:	3-Piece Baths	Incandescent Fluorescent Mercury Sodium Vapor Transformer	
(4) Floor Structure:	2-Piece Baths	(13) Roof Structure: Slope=0	
(5) Floor Cover:	Shower Stalls	(14) Roof Cover:	
(6) Ceiling:	Toilets		
	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		
	(9) Sprinklers:		
	(10) Heating and Cooling:		
	Gas Oil		
	Coal Stoker		
	Hand Fired Boiler		

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

Desc. of Bldg/Section: FRIENDS MINISTRY Calculator Occupancy: Store, Warehouse Discount		<<<<< Calculator Cost Computations >>>>> Class: D,Pole Quality: Low Cost Percent Adj: +0						
Class: D,Pole Floor Area: 2,640 Gross Bldg Area: 13,098 Stories Above Grd: 1 Average Sty Hght Bsmnt Wall Hght		Construction Cost <table border="1"> <tr> <td>High</td> <td>Above Ave.</td> <td>Ave.</td> <td>X</td> <td>Low</td> </tr> </table> Base Rate for Upper Floors = 25.25 Adjusted Square Foot Cost for Upper Floors = 25.25		High	Above Ave.	Ave.	X	Low
High	Above Ave.	Ave.	X	Low				
Depr. Table : 2% Effective Age : 35 Physical %Good: 49 Func. %Good : 100 Economic %Good: 100		** ** 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: 2640 Ave. Perimeter: 212 Has Elevators:						
Year Built Remodeled		Area: Perimeter: Type: Heat: Hot Water, Radiant Floor						
Overall Bldg Height		* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:						
Comments:		*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor						
		* Sprinkler Info * Area: Type: Low						
		Total Floor Area: 2,640 Base Cost New of Upper Floors = 88,350 Reproduction/Replacement Cost = 88,350 Eff.Age:35 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 49 /100/100/100/49.0 Total Depreciated Cost = 43,291 County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 33.466 ECF (201A GENERAL COMMERCIAL) 1.120 => TCV of Bldg: 2 = 48,486 Replacement Cost/Floor Area= 33.47 Est. TCV/Floor Area= 18.37						

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

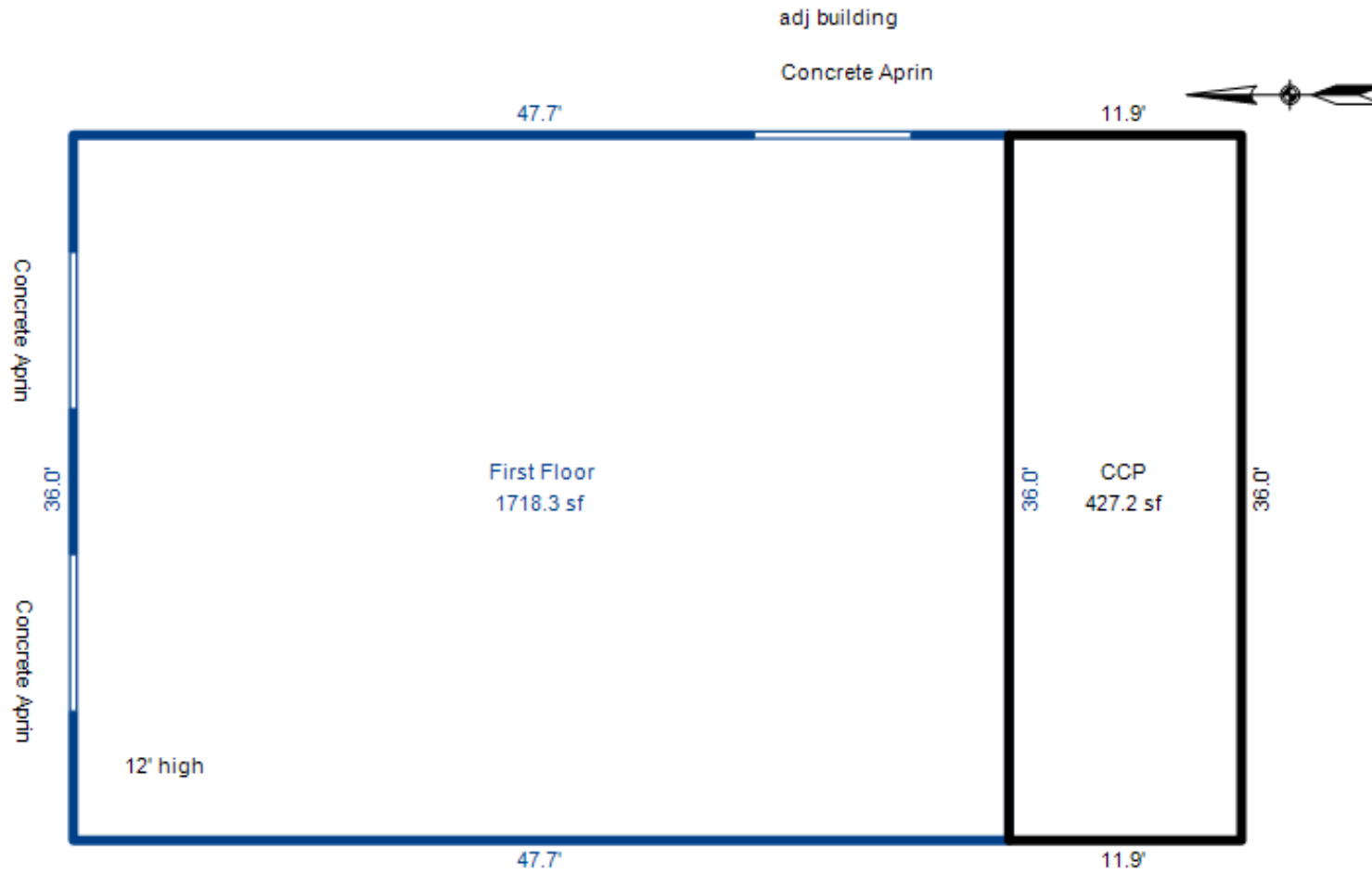
*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: BUILDING @ REAR/WEST Calculator Occupancy: Shed, Equipment, 4 Wall		<<<<<< Calculator Cost Computations >>>>>> Class: D,Pole Quality: Average Percent Adj: +0	
Class: D,Pole		Construction Cost	
Floor Area: 1,718		High Above Ave. Ave. X Low	
Gross Bldg Area: 13,098		** ** Calculator Cost Data ** **	
Stories Above Grd: 1		Quality: Average Adj: %0 \$/SqFt:0.00	
Average Sty Hght : 12		Heat#1: No Heating or Cooling 0%	
Bsmnt Wall Hght		Heat#2: No Heating or Cooling 0%	
Depr. Table : 4%		Ave. SqFt/Story: 1718	
Effective Age : 2		Ave. Perimeter: 95	
Physical %Good: 92		Has Elevators:	
Func. %Good : 100		*** Basement Info ***	
Economic %Good: 100		Area:	
Year Built		Perimeter:	
Remodeled		Type:	
Overall Bldg Height		Heat: Hot Water, Radiant Floor	
Comments:		* Mezzanine Info *	
		Area #1:	
		Type #1:	
		Area #2:	
		Type #2:	
		* Sprinkler Info *	
		Area:	
		Type: Average	

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: 12	Height per Story Multiplier: 1.040
Ave. Floor Area: 1,718	Perimeter: 95 Perim. Multiplier: 0.923
Refined Square Foot Cost for Upper Floors: 14.16	
County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 19.398	
Total Floor Area: 1,718	Base Cost New of Upper Floors = 33,325
Reproduction/Replacement Cost = 33,325	
Eff. Age:2	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 92 /100/100/100/92.0
Total Depreciated Cost = 30,659	
Unit in Place Items	Rate Quantity Cnty Arch %Good Depr.Cost
/CI4/ROOC/ALUSCCOTPBL	3.30 427 1.37 1.00 100 1,930
ECF (201A GENERAL COMMERCIAL)	1.120 => TCV of Bldg: 3 = 36,500
Replacement Cost/Floor Area= 20.52	Est. TCV/Floor Area= 21.25

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

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FENBY MAX R	HILL JOHN & MICHELLE	185,000	11/10/2016	WD	Arms Length	2016-03694	PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
3580 S MOREY RD	School: LAKE CITY - 57020					
	P.R.E. 100% 12/05/2016					
Owner's Name/Address	MAP #:		2018 Est TCV 171,846 TCV/TFA: 144.77			
HILL JOHN & MICHELLE 3580 S MOREY RD LAKE CITY MI 49651						

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS								
				* Factors *								
		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 24 T22N R8W N 500 FT OF NE 1/4 OF SE 1/4. 15.1515 A.	X	Dirt Road		GROUP I 100/FF	500.00	1319.87	1.0000	0.0000	100	100*		0
Comments/Influences		Gravel Road		Residentia 8 - 17 @\$2000	15.15	Acres	2000	100				30,300
		Paved Road		* denotes lines that do not contribute to the total acreage calculation.								
		Storm Sewer		500 Actual Front Feet, 15.15 Total Acres								30,300
		Sidewalk		Total Est. Land Value =								
		Water		Land Improvement Cost Estimates								
		Sewer		Description	Rate	CountyMult.	Size	%Good	Cash Value			
	X	Electric		D/W/P: 4in Ren. Conc.	4.21	1.00	480	0	0			0
	X	Gas		D/W/P: Asphalt Paving	1.61	1.00	2000	0	0			0
		Curb		Fencing: Wire Mesh, #9	1.90	1.00	240	0	0			0
		Street Lights		Fencing: Wd, Split, 2 Rail	8.01	1.00	50	0	0			0
		Standard Utilities		Shed: Wood Frame	9.54	1.00	218	50	1,040			
		Underground Utils.		Shed: Wood Frame	9.49	1.00	224	50	1,063			
				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 =								
				4,478								

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



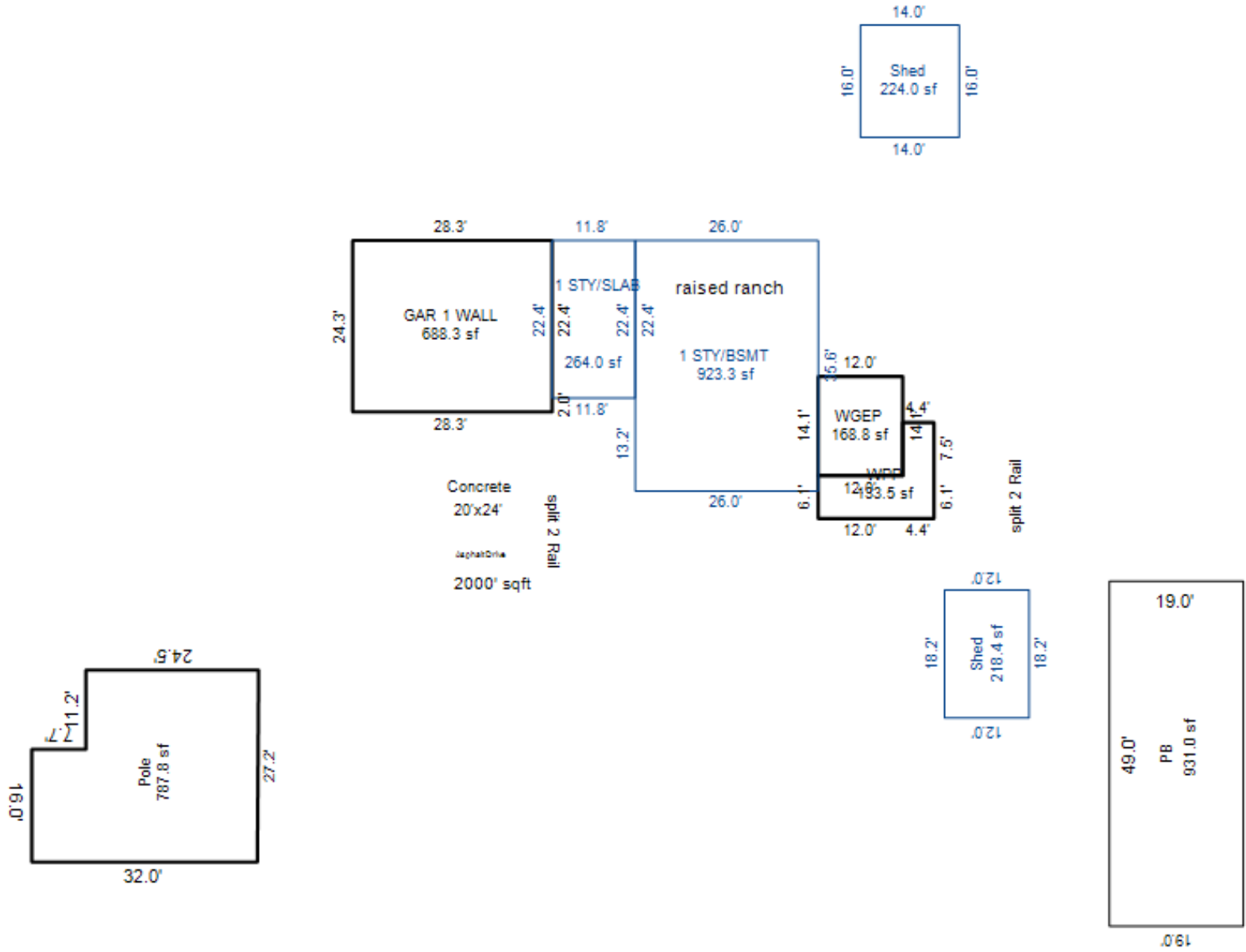
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	15,200	70,700	85,900			84,845C
2017	14,400	68,700	83,100			83,100S
2016	15,900	54,800	70,700			56,168C
2015	5,000	51,000	56,000			56,000S

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 168 133 240	Type WGEP (1 Story) WPP Treated Wood	Year Built: 1982 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G					1						
Building Style: 1S		Trim & Decoration														
Yr Built	Remodeled	Ex	X Ord	Min	Size of Closets											
1982	0	Lg	X Ord	Small	Doors											
Condition: Average			Solid X	H.C.												
Room List		(5) Floors			Central Air Wood Furnace											
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:			(12) Electric 200 Amps Service											
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures			Stories Exterior			Foundation		Rate Bsmnt-Adj Heat-Adj		Size Cost	
X	Wood/Shingle Aluminum/Vinyl Brick Stone Insulation	X	Drywall		Ex.	X Ord.	Min	1 Story Siding			Basement		65.15 0.00 1.11		923 61,158	
		No. of Elec. Outlets						1 Story Siding			Slab		65.15 -11.37 1.11		264 14,491	
X		(7) Excavation			Many X Ave. Few			Other Additions/Adjustments			Rate		Size Cost			
(2) Windows		Basement: 923 S.F. Crawl: 0 S.F. Slab: 264 S.F. Height to Joists: 0.0			(13) Plumbing			(1) Exterior								
X	Many Avg. Few X Avg. Small	(8) Basement			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Brick Veneer			8.25		396 3,267			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor						(9) Basement Finish			Basement Recreation Finish		11.45		1000 11,450	
X	Double Glass Patio Doors Storms & Screens	1000	Recreation SF Living SF Walkout Doors No Floor SF	(14) Water/Sewer			(13) Plumbing			Average Fixture(s) 760.00		1		760		
(3) Roof		(9) Basement Finish						(14) Water/Sewer			3 Fixture Bath 2400.00		1		2,400	
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support			Public Water Public Sewer Water Well			(14) Water/Sewer			Well, 50 Feet 1000 Gal Septic		1575.00 1,575 3085.00 3,085		
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:			1 1000 Gal Septic 2000 Gal Septic			(15) Built-Ins & Fireplaces			Appliance Allowance 4650.00		1		1,915	
Chimney:		Lump Sum Items:						(16) Porches			Fireplace: Exterior 2 Story 1350.00		1		4,650	
								(16) Deck/Balcony			Fireplace: Wood Stove		1		1,350	
								(17) Garages			WGEP (1 Story), Shallow WPP, Standard		30.17 12.61		168 5,069 133 1,677	
								(17) Garages			Treated Wood, Standard		6.85		240 1,644	
								Class:C Exterior: Siding Foundation: 42 Inch (Finished)			Base Cost 22.65		576		13,046	
								Automatic Doors			375.00		2		750	
								Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)			Base Cost 11.46		787		9,019	
								Mechanical Doors			350.00		1		350	
								<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>								

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KOBISKA BASIL & ETHEL TRU	KOBISKA BASIL & ETHEL TRU	1	09/10/2010	QC	QUIT CLAIM	2013-03368		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
W LOTAN RD						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2018 Est TCV 38,720					

Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29	@\$2000	19.36	Acres	2000	100		38,720
19.36 Total Acres								Total Est. Land Value = 38,720

Tax Description
 . SEC 24 T22N R8W W 1/2 OF E 1/2 OF SE 1/4 OF SE 1/4 EXC E 75 FT OF W 1/2 OF SE 1/4 OF SE 1/4 OF SE 1/4 & E 1/2 OF W 1/2 OF SE 1/4 OF SE 1/4 & N 33 FT OF SE 1/4 OF NE 1/4 OF SE 1/4 OF SE 1/4 & S 33 FT OF NE 1/4 OF NE 1/4 OF SE 1/4 OF SE 1/4.
 19.3628A.

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

Comments/Influences

Topography of Site

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	19,400	0	19,400			8,918C
2017	19,400	0	19,400			8,735C
2016	19,400	0	19,400			8,658C
2015	19,400	0	19,400			8,633C

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

Property Address Class: 202 COMMERCIAL-VA Zoning: Building Permit(s) Date Number Status

3922 S MOREY RD School: LAKE CITY - 57020 P.R.E. 0% MAP #:

Owner's Name/Address 2018 Est TCV 3,000

HOLTON'S L P GAS CO LAKE CITY AMERIGAS
P B OBX 965
VALLEY FORGE PA 19482

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

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

. SEC 24 T22N R8W E 75 FT OF W 1/2 OF SE 1/4 OF SE 1/4 OF SE 1/4. 1.1364A. X Dirt Road GRAGE C 40/FF 75.00 656.00 1.0000 1.0000 40 100 3,000

Comments/Influences X Gravel Road 75 Actual Front Feet, 1.13 Total Acres Total Est. Land Value = 3,000

X Paved Road

X Storm Sewer

X Sidewalk

X Water

X Sewer

X Electric

X Gas

X Curb

X Street Lights

X Standard Utilities

X Underground Utils.

Topography of Site

X Level

X Rolling

X Low

X High

X Landscaped

X Swamp

X Wooded

X Pond

X Waterfront

X Ravine

X Wetland

X Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	1,500	0	1,500			1,500S
2017	1,500	0	1,500			1,500S
2016	1,500	0	1,500			1,500S
2015	1,500	0	1,500			1,500S

Who When What 2018 1,500 0 1,500 1,500S

TPC 12/27/2017 INSPECTED 2017 1,500 0 1,500 1,500S

TPC 06/15/2015 INSPECTED 2016 1,500 0 1,500 1,500S

2015 1,500 0 1,500 1,500S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BRONKEMA JAY H ETAL	DRYER SHAWN & JUANITA	35,000	05/06/2013	WD	WARRANTY DEED	2013-01622 WD	PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
S MOREY RD A/K/A M 66	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
DRYER SHAWN & JUANITA 4899 MALIBU DR LAKE WALES FL 33859	MAP #:					
	2018 Est TCV 41,684 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
. SEC 24 T22N R8W NE 1/4 OF NE 1/4 OF SE 1/4 OF SE 1/4 EXCS 33 FT THOF. 2.25A.	X		40/FF	361.00	330.00	1.0000	1.0000	40	100	14,440
Comments/Influences			361 Actual Front Feet, 2.73 Total Acres Total Est. Land Value = 14,440							



Public Improvements	Topography of Site
X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	X Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain
X Electric Gas Curb Street Lights Standard Utilities Underground Utils.	

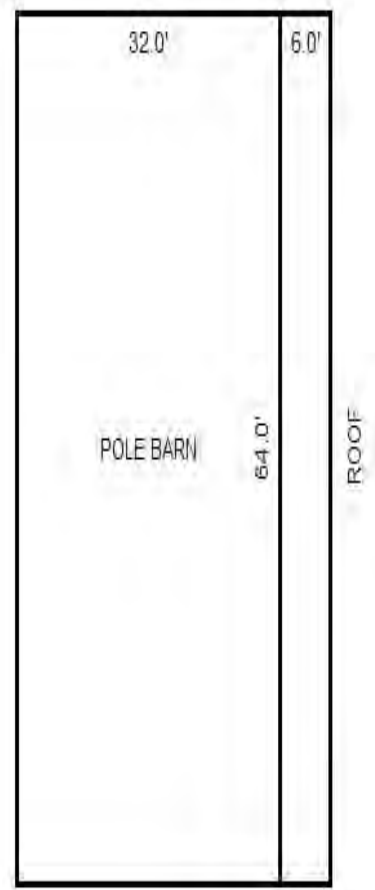
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	7,200	13,600	20,800			19,524C
2017	7,200	13,200	20,400			19,123C
2016	7,200	12,400	19,600			18,953C
2015	8,300	10,800	19,100			18,897C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X	Single Family	Eavestrough Insulation	0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1987 Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 2048 % Good: 0 Storage Area: 0 No Conc. Floor: 0	Bsmnt Garage:	Roof:						
	Mobile Home													Wood Frame	Drywall Paneled	Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: CD Effec. Age: 5 Floor Area: 0 Total Base Cost: 21,221 Total Base New : 29,485 Total Depr Cost: 27,800 Estimated T.C.V: 27,244	County Multiplier X 1.380 E.C.F. X 0.980
Town Home		(4) Interior		Central Air Wood Furnace			(12) Electric			Rate Bsmnt-Adj Rate		Heat-Adj Rate		Size Size		Cost Cost			
Duplex		Trim & Decoration		(13) Plumbing			Stories Exterior Other Additions/Adjustments (17) Garages			Foundation		Rate		Bsmnt-Adj		Heat-Adj			
A-Frame		Ex Ord Min		No./Qual. of Fixtures			Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)			Rate		Rate		Size		Cost			
Wood Frame		Size of Closets		Ex. Ord. Min			Base Cost			9.30		2048		19,046					
Building Style: GRG		Lg Ord Small		No. of Elec. Outlets			Mechanical Doors			325.00		2		650					
Yr Built 1987		Doors Solid H.C.		Many Ave. Few			Lump Sum Item(s):			48 SQ FT FV SHED		1.00		200.0		200			
Remodeled 0		(5) Floors		Average Fixture(s)			Notes: POLE BARN			Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,		Depr.Cost =		26,012					
Condition: Average		Kitchen: Other: Other:		3 Fixture Bath			Separately Depreciated Items:			Unit-in-Place Cost Items:		ROOF STRUCT. (SQ FT)		3.97		384		1,524	
Room List		(6) Ceilings		No Plumbing			County Multiplier = 1.38 =>			Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,		Depr.Cost =		1,788					
Basement		(7) Excavation		Solar Water Heat			Total Depreciated Cost =			27,800		ECF (416 RESIDENTIAL RURAL/ NON SUB)		0.980 => TCV of Bldg: 1 =		27,244			
1st Floor		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		No Plumbing			Total Depreciated Cost =			27,800		ECF (416 RESIDENTIAL RURAL/ NON SUB)		0.980 => TCV of Bldg: 1 =		27,244			
2nd Floor		(8) Basement		Extra Toilet			Total Depreciated Cost =			27,800		ECF (416 RESIDENTIAL RURAL/ NON SUB)		0.980 => TCV of Bldg: 1 =		27,244			
Bedrooms		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Extra Sink			Total Depreciated Cost =			27,800		ECF (416 RESIDENTIAL RURAL/ NON SUB)		0.980 => TCV of Bldg: 1 =		27,244			
(1) Exterior		(9) Basement Finish		Separate Shower			Total Depreciated Cost =			27,800		ECF (416 RESIDENTIAL RURAL/ NON SUB)		0.980 => TCV of Bldg: 1 =		27,244			
Wood/Shingle		Recreation SF Living SF Walkout Doors No Floor SF		Ceramic Tile Floor			Total Depreciated Cost =			27,800		ECF (416 RESIDENTIAL RURAL/ NON SUB)		0.980 => TCV of Bldg: 1 =		27,244			
Aluminum/Vinyl		(10) Floor Support		Ceramic Tile Floor			Total Depreciated Cost =			27,800		ECF (416 RESIDENTIAL RURAL/ NON SUB)		0.980 => TCV of Bldg: 1 =		27,244			
Brick		Joists: Unsupported Len: Cntr.Sup:		Ceramic Tub Alcove Vent Fan			Total Depreciated Cost =			27,800		ECF (416 RESIDENTIAL RURAL/ NON SUB)		0.980 => TCV of Bldg: 1 =		27,244			
Insulation		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items: 200			Total Depreciated Cost =			27,800		ECF (416 RESIDENTIAL RURAL/ NON SUB)		0.980 => TCV of Bldg: 1 =		27,244			
(2) Windows		Lump Sum Items: 200		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Total Depreciated Cost =			27,800		ECF (416 RESIDENTIAL RURAL/ NON SUB)		0.980 => TCV of Bldg: 1 =		27,244			
Many Avg. X Large Avg. X Small		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items: 200			Total Depreciated Cost =			27,800		ECF (416 RESIDENTIAL RURAL/ NON SUB)		0.980 => TCV of Bldg: 1 =		27,244			
X		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items: 200			Total Depreciated Cost =			27,800		ECF (416 RESIDENTIAL RURAL/ NON SUB)		0.980 => TCV of Bldg: 1 =		27,244			
Wood Sash		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items: 200			Total Depreciated Cost =			27,800		ECF (416 RESIDENTIAL RURAL/ NON SUB)		0.980 => TCV of Bldg: 1 =		27,244			
Metal Sash		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items: 200			Total Depreciated Cost =			27,800		ECF (416 RESIDENTIAL RURAL/ NON SUB)		0.980 => TCV of Bldg: 1 =		27,244			
Vinyl Sash		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items: 200			Total Depreciated Cost =			27,800		ECF (416 RESIDENTIAL RURAL/ NON SUB)		0.980 => TCV of Bldg: 1 =		27,244			
Double Hung		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items: 200			Total Depreciated Cost =			27,800		ECF (416 RESIDENTIAL RURAL/ NON SUB)		0.980 => TCV of Bldg: 1 =		27,244			
Horiz. Slide		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items: 200			Total Depreciated Cost =			27,800		ECF (416 RESIDENTIAL RURAL/ NON SUB)		0.980 => TCV of Bldg: 1 =		27,244			
Casement		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items: 200			Total Depreciated Cost =			27,800		ECF (416 RESIDENTIAL RURAL/ NON SUB)		0.980 => TCV of Bldg: 1 =		27,244			
Double Glass		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items: 200			Total Depreciated Cost =			27,800		ECF (416 RESIDENTIAL RURAL/ NON SUB)		0.980 => TCV of Bldg: 1 =		27,244			
Patio Doors		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items: 200			Total Depreciated Cost =			27,800		ECF (416 RESIDENTIAL RURAL/ NON SUB)		0.980 => TCV of Bldg: 1 =		27,244			
Storms & Screens		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items: 200			Total Depreciated Cost =			27,800		ECF (416 RESIDENTIAL RURAL/ NON SUB)		0.980 => TCV of Bldg: 1 =		27,244			
(3) Roof		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items: 200			Total Depreciated Cost =			27,800		ECF (416 RESIDENTIAL RURAL/ NON SUB)		0.980 => TCV of Bldg: 1 =		27,244			
Gable		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items: 200			Total Depreciated Cost =			27,800		ECF (416 RESIDENTIAL RURAL/ NON SUB)		0.980 => TCV of Bldg: 1 =		27,244			
Hip		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items: 200			Total Depreciated Cost =			27,800		ECF (416 RESIDENTIAL RURAL/ NON SUB)		0.980 => TCV of Bldg: 1 =		27,244			
Flat		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items: 200			Total Depreciated Cost =			27,800		ECF (416 RESIDENTIAL RURAL/ NON SUB)		0.980 => TCV of Bldg: 1 =		27,244			
Asphalt Shingle		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items: 200			Total Depreciated Cost =			27,800		ECF (416 RESIDENTIAL RURAL/ NON SUB)		0.980 => TCV of Bldg: 1 =		27,244			
Chimney:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items: 200			Total Depreciated Cost =			27,800		ECF (416 RESIDENTIAL RURAL/ NON SUB)		0.980 => TCV of Bldg: 1 =		27,244			

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



Sketch by Apex IVT

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: 201 COMMERCIAL-IM	Zoning:	Building Permit(s)		Date	Number	Status				
3960 S MOREY RD		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 0%										
HOLTON'S LP GAS CO LAKE CITY AMERIGAS P O BOX 965 VALLEY FORGE PA 19482		MAP #:		2018 Est TCV 290,024 TCV/TFA: 73.39								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES								
. SEC 24 T22N R8W E 1/2 OF SE 1/4 OF SE 1/4 OF SE 1/4. 5A.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		GRAGE C 40/FF	656.00	330.00	1.0000	1.0000	40	100		26,240
		Paved Road		656 Actual Front Feet, 4.97 Total Acres					Total Est. Land Value =		26,240	
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		Water		D/W/P: Asphalt Paving	1.51	1.42	8505	50	9,118			
		Sewer		D/W/P: 5in Ren. Conc.	4.07	1.42	2000	50	5,779			
		Electric		Fencing: Wire Mesh, #9	1.87	1.42	1280	50	1,699			
		Gas		Total Estimated Land Improvements True Cash Value =					16,597			
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Rolling		2018	13,100	131,900	145,000			135,016C		
		Low		2017	13,100	126,500	139,600			132,239C		
		High		2016	13,100	124,800	137,900			131,060C		
		Landscaped		2015	13,100	77,500	90,600			81,117C		
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What								
		TPC	12/27/2017	INSPECTED								
		TPC	06/24/2015	INSPECTED								
		TPC	11/15/2013	INSPECTED								

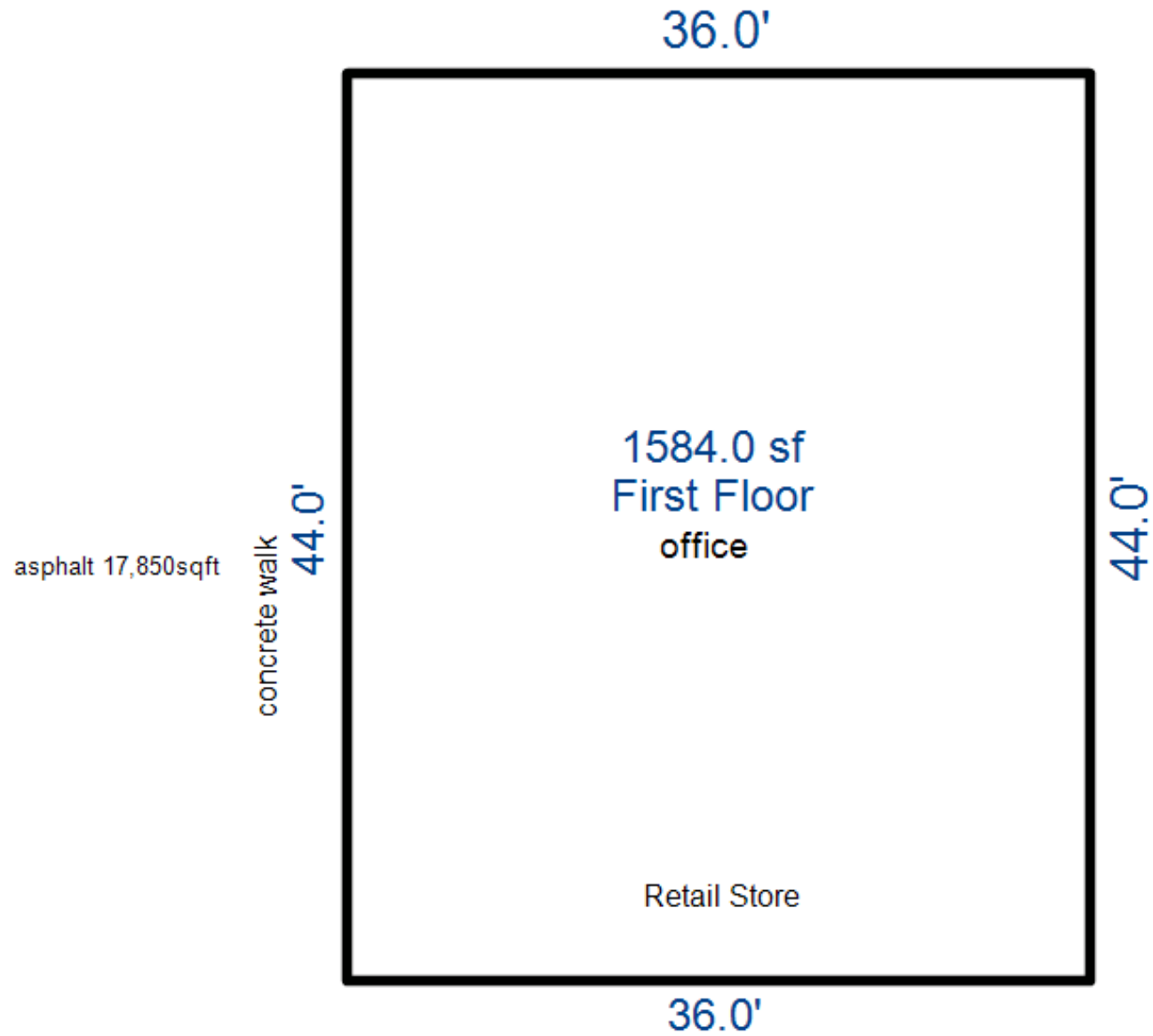


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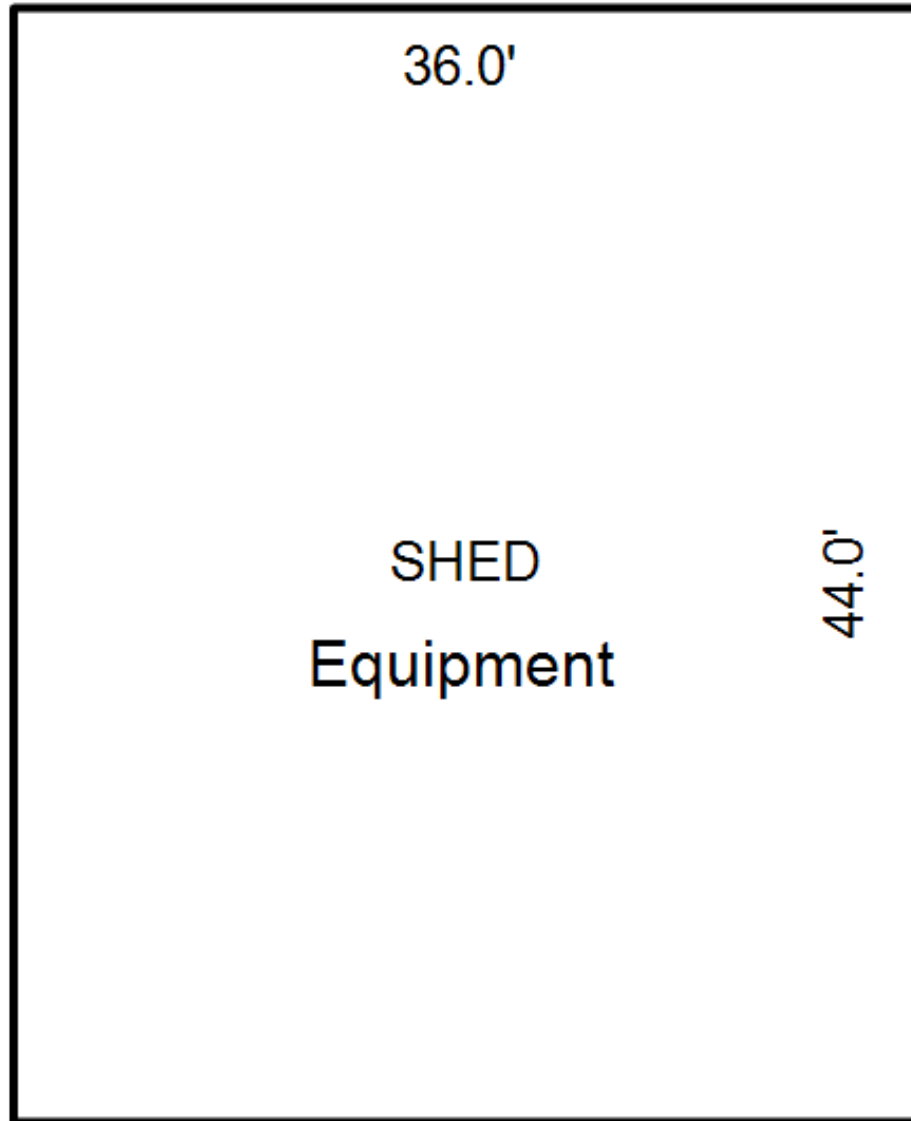
*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: CAL 196 Calculator Occupancy: Store, Retail				<<<<< Calculator Cost Computations >>>>>						
Class: C				Class: C		Quality: Low Cost		Percent Adj: +0		
Floor Area: 1,584 Gross Bldg Area: 3,952 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght				Construction Cost		Base Rate for Upper Floors = 40.20		(10) Heating system: Package Heating & Cooling Cost/SqFt: 3.05 100% Adjusted Square Foot Cost for Upper Floors = 43.25		
Depr. Table : 1.5% Effective Age : 20 Physical %Good: 74 Func. %Good : 100 Economic %Good: 100				High	Above Ave.	Ave.	X	Low	1 Stories Number of Stories Multiplier: 1.000 Average Height per Story: 8 Height per Story Multiplier: 0.920 Ave. Floor Area: 1,584 Perimeter: 160 Perim. Multiplier: 1.164 Refined Square Foot Cost for Upper Floors: 46.32	
1987 Year Built Remodeled				** ** Calculator Cost Data ** **		Quality: Low Cost Adj: %+0 \$/SqFt:0.00		Heat#1: Package Heating & Cooling 100 Heat#2: Package Heating & Cooling 0%		
Overall Bldg Height				*** Basement Info ***		Ave. SqFt/Story: 1584 Ave. Perimeter: 160 Has Elevators:		Total Floor Area: 1,584 Base Cost New of Upper Floors = 104,177 Reproduction/Replacement Cost = 104,177 Eff. Age: 20 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 74 /100/100/100/74.0 Total Depreciated Cost = 77,091		
Comments: BLOCK CONSTRUCTION WITH REATIL DISPLAY WINDOW				* Mezzanine Info *		Area: Perimeter: Type: Heat: Hot Water, Radiant Floor		County Multiplier: 1.42, Final Square Foot Cost for Upper Floors = 65.768		
Area #1: Type #1: Area #2: Type #2:				* Sprinkler Info *		Area: Type: Average		<<<<< Segregated Cost Computations >>>>> Costs taken from Segregated Cost Section 3: Stores & Commercials		
(1) Excavation/Site Prep:				(7) Interior:		(11) Electric and Lighting:		(39) Miscellaneous:		
(2) Foundation:				(8) Plumbing:		Outlets:		Fixtures:		
X Poured Conc Brick/Stone Block				Many Above Ave. Average Typical Few None		Few Average Many Unfinished Typical		Few Average Many Unfinished Typical		
(3) Frame:				Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		
(4) Floor Structure:				(9) Sprinklers:		Incandescent Fluorescent Mercury Sodium Vapor Transformer		(40) Exterior Wall:		
(5) Floor Cover:				(10) Heating and Cooling:		Slope=0		Thickness Bsmnt Insul.		
(6) Ceiling:				Gas Oil Coal Stoker Hand Fired Boiler		(13) Roof Structure:		(14) Roof Cover:		
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>										

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



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



Desc. of Bldg/Section: CAL 168 FILING STATION
 Calculator Occupancy: Shed, Equipment, 4 Wall

Class: C
 Floor Area: 784
 Gross Bldg Area: 3,952
 Stories Above Grd: 1
 Average Sty Hght : 8
 Bsmnt Wall Hght

Depr. Table : 1.5%
 Effective Age : 20
 Physical %Good: 74
 Func. %Good : 100
 Economic %Good: 100

1987 Year Built
 Remodeled

Overall Bldg Height

Comments:
 PERSONAL PROPETY:
 FILLING STATION WITH 2
 STEEL PRESSURE TANKS
 ESTIMATED AT 20 PSIG &
 11' X 63' @ \$109,250
 STANDARD HORIZONTAL
 INSTALLATION ON SADDLE

Construction Cost					
High	Above Ave.	X	Ave.		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: 784					
Ave. Perimeter: 112					
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: C Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 21.70

Adjusted Square Foot Cost for Upper Floors = 21.70

1 Stories Number of Stories Multiplier: 1.000
 Average Height per Story: 8 Height per Story Multiplier: 0.960
 Ave. Floor Area: 784 Perimeter: 112 Perim. Multiplier: 1.153
 Refined Square Foot Cost for Upper Floors: 24.02

County Multiplier: 1.42, Final Square Foot Cost for Upper Floors = 34.107

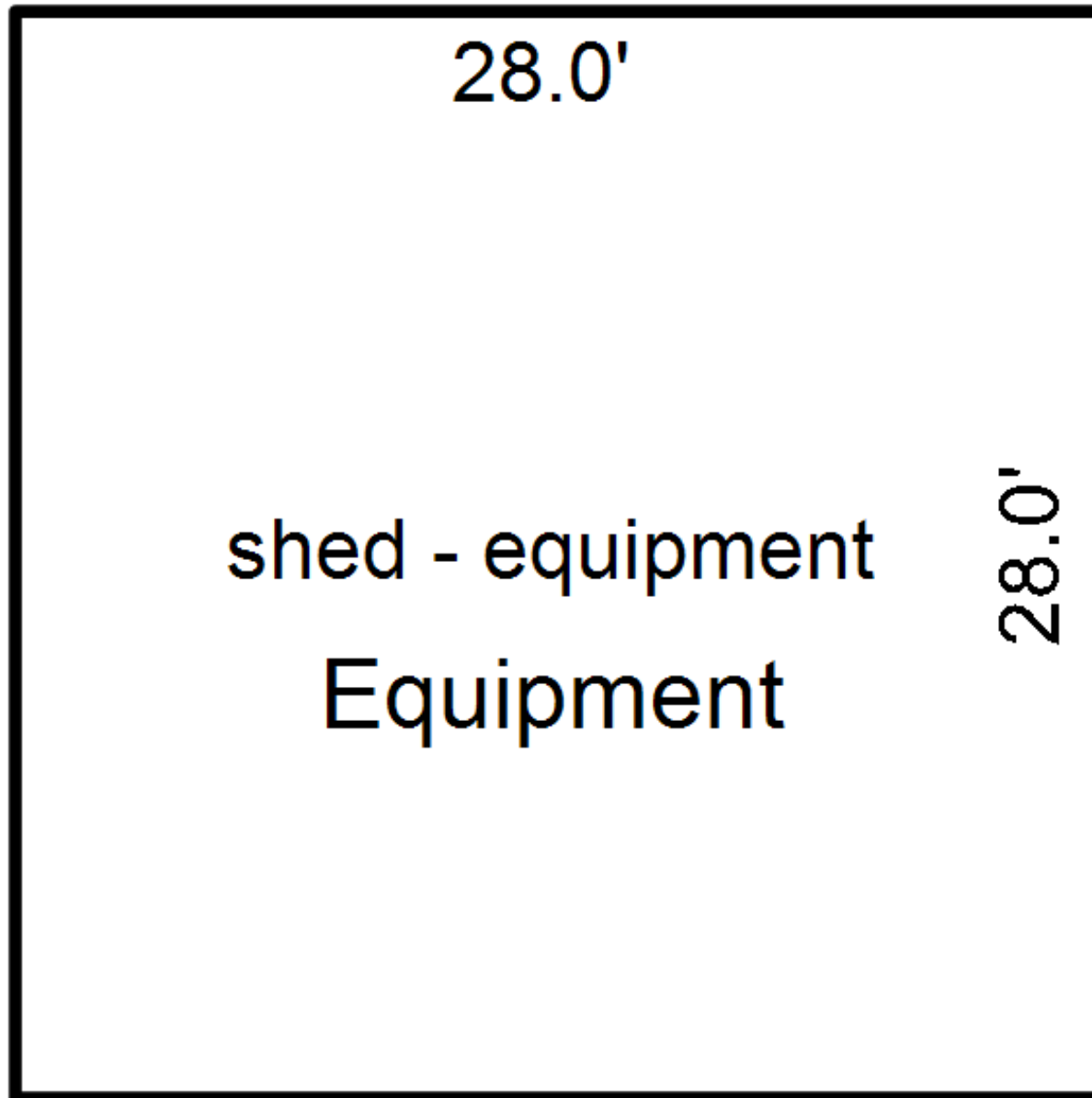
Total Floor Area: 784 Base Cost New of Upper Floors = 26,740

Reproduction/Replacement Cost = 26,740
 Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 74 /100/100/100/74.0
 Total Depreciated Cost = 19,788

ECF (201A GENERAL COMMERCIAL) 1.120 => TCV of Bldg: 3 = 22,162
 Replacement Cost/Floor Area= 34.11 Est. TCV/Floor Area= 28.27

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

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KOOPMAN WILLIAM A DC 2014	KOOPMAN RANDY W & MARCIA	0	04/02/2015	QC	QUIT CLAIM	2015-01053		0.0
HANYON BEVERLY, PER REP S	KOOPMAN WILLIAM A & RANDY	0	06/30/2009	WD	Multiple Reference	2009/2487		100.0
HANYON BEVERLY, PER REP S	KOOPMAN WILLIAM A & RANDY	51,000	06/26/2009	WD	Multiple Improved	2009/2487		100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
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W LOTAN RD	School: LAKE CITY - 57020					
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Owner's Name/Address	P.R.E. 0%					
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KOOPMAN RANDY W & MARCIA S 1714 CEDAR DR Mc Bain MI 49657	MAP #:					
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	2018 Est TCV 22,260					
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Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS				
Public Improvements			* Factors *				
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value

			Residentia 3 - 7 @\$2800	7.95 Acres	2800	100	22,260	
			7.95 Total Acres			Total Est. Land Value =		22,260

Tax Description	X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer
. SEC 24 T22N R8W W 1/2 OF W 1/2 OF SE 1/4 OF SE 1/4 EXC S300 FT OF W 297 FT THOF. 7.9545A.	

Comments/Influences	X Electric Gas Curb Street Lights Standard Utilities Underground Utils.
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	Topography of Site
X	Level Rolling Low High Landscaped
X	Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	11,100	0	11,100			11,100S
2017	11,900	0	11,900			11,900S
2016	11,900	0	11,900			11,900S
2015	11,900	0	11,900			11,900S

Who	When	What	2018	11,100	0	11,100			11,100S
	TPC 12/27/2017	INSPECTED	2017	11,900	0	11,900			11,900S
	TPC 04/20/2015	INSPECTED	2016	11,900	0	11,900			11,900S
			2015	11,900	0	11,900			11,900S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KOOPMAN WILLIAM A DC 2014	KOOPMAN RANDY W & MARCIA	0	04/02/2015	QC	QUIT CLAIM	2015-01053		0.0
HANYON BEVERLY, PER REP S	KOOPMAN WILLIAM A & RANDY	51,000	06/26/2009	WD	Multiple Improved	2009/2487		100.0
HANYON BEVERLY, PER REP S	KOOPMAN WILLIAM A & RANDY	51,000	06/26/2009	WD	Multiple Improved	2009/2487		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6240 W LOTAN RD						
School: LAKE CITY - 57020						
P.R.E. 0%						
Owner's Name/Address		MAP #:				
KOOPMAN RANDY W & MARCIA S 1714 CEDAR DR Mc Bain MI 49657		2018 Est TCV 62,608 TCV/TFA: 59.29				

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
. SEC 24 T22N R8W S 300 FT OF W 297 FT OF SE 1/4 OF SE 1/4. 2.0455A.	X		* Factors *						
			40/FF	300.00	297.00	1.0000	1.0000	40	100	12,000
Comments/Influences			300 Actual Front Feet, 2.04 Total Acres Total Est. Land Value = 12,000						

Topography of Site

X Level

X Rolling

Low

High

Landscaped

Swamp

Wooded

Pond

Waterfront

Ravine

Wetland

Flood Plain



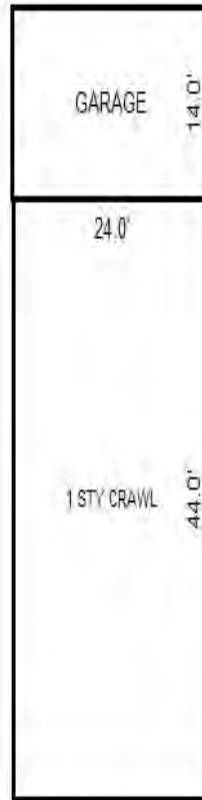
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2018	6,000	25,300	31,300			26,343C
		TPC 12/27/2017 INSPECTED	2017	6,000	24,500	30,500			25,802C
			2016	6,000	23,100	29,100			25,572C
			2015	6,000	21,500	27,500			25,496C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1979 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: 0 Area: 336 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: D Effec. Age: 26 Floor Area: 1056 Total Base Cost: 56,187 Total Base New : 77,538 Total Depr Cost: 51,640 Estimated T.C.V: 50,608							
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			(12) Electric		Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj 1 Story Siding Crawl Space 47.93 -8.30 0.66		CntyMult X 1.380 E.C.F. X 0.980		Bsmnt Garage:			
Yr Built 1979	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures Ex. X Ord. Min			Rate Bsmnt-Adj Heat-Adj 47.93 -8.30 0.66		Size Cost 1056 42,546		Roof:		
Condition: Average		Lg	X	Ord		Small	No. of Elec. Outlets Many X Ave. Few			Rate 47.93		Size Cost 1 525		Size Cost 1 1,100		
Room List		(5) Floors		Kitchen: Other: Other:			(13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tub Alcove Vent Fan			Rate 47.93		Size Cost 1 1,575 1 2,720		Size Cost 1 1,235		
Basement	1st Floor	(6) Ceilings		Basement: 0 S.F. Crawl: 1056 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Rate 47.93		Size Cost 1 1,575 1 2,720		Size Cost 1 1,235		
2nd Floor	3 Bedrooms	X	Drywall	(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Rate 47.93		Size Cost 1 1,575 1 2,720		Size Cost 1 1,235		
(1) Exterior		(7) Excavation		(9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Rate 47.93		Size Cost 1 1,575 1 2,720		Size Cost 1 1,235		
X	Wood/Shingle Aluminum/Vinyl Brick	(8) Basement		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Rate 47.93		Size Cost 1 1,575 1 2,720		Size Cost 1 1,235		
Insulation		(9) Basement Finish		Lump Sum Items:			(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Rate 47.93		Size Cost 1 1,575 1 2,720		Size Cost 1 1,235		
(2) Windows		(10) Floor Support		Chimney: Metal			(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Rate 47.93		Size Cost 1 1,575 1 2,720		Size Cost 1 1,235		
X	Many Avg. Few	X	Large Avg. Small	(11) Heating/Cooling Gas Wood Oil Coal Elec. Steam			(15) Built-ins 1 Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Rate 47.93		Size Cost 1 1,575 1 2,720		Size Cost 1 1,235		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(12) Electric		(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			(16) Porches/Decks Area Type			Rate 47.93		Size Cost 1 1,575 1 2,720		Size Cost 1 1,235		
(3) Roof		(13) Plumbing		(16) Porches/Decks Area Type			(17) Garage Year Built: 1979 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: 0 Area: 336 % Good: 0 Storage Area: 0 No Conc. Floor: 0			Rate 47.93		Size Cost 1 1,575 1 2,720		Size Cost 1 1,235		
X	Gable Hip Flat	Gambrel Mansard Shed	(14) Water/Sewer		(17) Garage Year Built: 1979 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: 0 Area: 336 % Good: 0 Storage Area: 0 No Conc. Floor: 0			Rate 47.93			Size Cost 1 1,575 1 2,720		Size Cost 1 1,235			
X	Asphalt Shingle	(15) Fireplaces		(17) Garage Year Built: 1979 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: 0 Area: 336 % Good: 0 Storage Area: 0 No Conc. Floor: 0			Rate 47.93			Size Cost 1 1,575 1 2,720		Size Cost 1 1,235				
Chimney: Metal		(16) Porches/Decks		(17) Garage Year Built: 1979 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: 0 Area: 336 % Good: 0 Storage Area: 0 No Conc. Floor: 0			Rate 47.93			Size Cost 1 1,575 1 2,720		Size Cost 1 1,235				

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



Sketch by Apex IVT

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FEDERAL HOME LOAN MORTGAG	FAGERMAN SCOTT M (SM)	66,000	03/30/2007	WD	Not Qualified	2007/2196		100.0
HARRIS BECKY (SW)	FEDERAL HOME LOAN MORTGAG	89,974	01/28/2007	SD	Not Qualified	2006/2909		0.0
		42,500	08/01/1994	WD	Download	03-0:4199		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
3880 S MOREY RD						
	School: LAKE CITY - 57020					
	P.R.E. 100% 07/18/2009					

Owner's Name/Address	MAP #:
FAGERMAN SCOTT M P O BOX 96 LAKE CITY MI 49651	2018 Est TCV 93,911 TCV/TFA: 58.11

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS					
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
. SEC 24 T22N R8W SE 1/4 OF NE 1/4 OF SE 1/4 OF SE 1/4 EXC N 33 FT THOF. 2.25A.	X		* Factors *					
			40/FF	295.00	330.00	1.0000	1.0000	40 100	11,800
			295 Actual Front Feet, 2.23 Total Acres Total Est. Land Value = 11,800					
			Land Improvement Cost Estimates					
			Description	Rate	CountyMult.	Size	%Good	Cash Value
			Shed: Metal Prefab	8.76	1.00	64	50	280
			Total Estimated Land Improvements True Cash Value = 280					

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



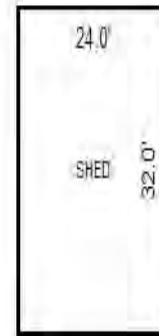
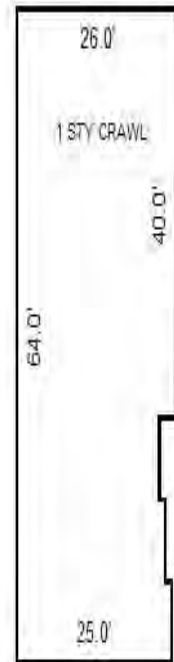
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2018	5,900	41,100	47,000			38,661C
X Rolling	2017	5,900	39,800	45,700			37,866C
Low	2016	5,900	37,400	43,300			37,529C
High	2015	8,300	34,800	43,100			37,417C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1997 Car Capacity: 2 Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G													
Building Style: 1S		Trim & Decoration																
Yr Built 1976	Remodeled 2007	Ex	Ord	X	Min	Size of Closets												
Condition: Average		Lg	Ord	X	Small	Doors			Solid	X	H.C.							
Room List		(5) Floors		Central Air Wood Furnace														
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(12) Electric			100 Amps Service											
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories Exterior			Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost			
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Ex.	X	Ord.	Min	1 Story Siding			Crawl Space	54.56	-7.72	0.00	1616	75,693		
Insulation				No. of Elec. Outlets			Other Additions/Adjustments			Rate				Size	Cost			
(2) Windows		(7) Excavation		(13) Plumbing			(14) Water/Sewer											
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1616 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Average Fixture(s) 3 Fixture Bath Well, 50 Feet 1000 Gal Septic			630.00 1975.00		1 1		630 1,975	
(3) Roof		(8) Basement		(14) Water/Sewer			(15) Built-Ins & Fireplaces			Appliance Allowance		1415.00		1		1,415		
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished) Base Cost Mechanical Doors Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 =			11.14 350.00				768 1		8,556 350		
X	Gable Hip Flat	X	Gambrel Mansard Shed	(9) Basement Finish			(15) Fireplaces			Class: CD Effec. Age: 35 Floor Area: 1616 Total Base Cost: 93,089 Total Base New : 128,463 Total Depr Cost: 83,501 Estimated T.C.V: 81,831		CntyMult X 1.380 E.C.F. X 0.980				Bsmnt Garage: Carport Area: Roof:		
X	Asphalt Shingle	Recreation SF Living SF Walkout Doors No Floor SF		Lump Sum Items:														
Chimney:		(10) Floor Support																
		Joists: Unsupported Len: Cntr.Sup:																

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



Sketch by Apex IVT

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HARRINGTON LILLIAN LE	CHRISTIE JOSEPH E	0	11/28/2014	DC	CERTIFICATE OF DEATH	2015-0115		0.0
HARRINGTON LILLIAN & EDGA	HARRINGTON LILLIAN & EDGA	0	02/22/2006	WD	Not Qualified	2006-00536		0.0
HARRINGTON LILLIAN K & ED	HARRINGTON LILLIAN & EDGA	0	06/18/2003	QC	Not Qualified	2003-03061		0.0
HARRINGTON LILLIAN	VANDERMEULEN JUDITH (POA)	0	06/18/2003	OTH	Not Qualified	2009/3346		0.0

Property Address	Class: 101 AG - IMPROVED	Zoning:	Building Permit(s)	Date	Number	Status
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6490 W LOTAN RD	School: LAKE CITY - 57020					
	P.R.E. 100% 03/02/2015					

Owner's Name/Address	MAP #:
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CHRISTIE JOSEPH E 6490 W LOTAN RD LAKE CITY MI 49651	2018 Est TCV 136,139 TC/TFA: 110.50
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X	Improved	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture
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Public Improvements	* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value

Tax Description	X	Dirt Road						
		Gravel Road						
		Paved Road						

. SEC 24 T22N R8W SW 1/4 OF SE 1/4 EXC S 208 FT 8 IN OF E 1043 FT 4 IN THEREOF. 35.0021 A.	X	Storm Sewer						
		Sidewalk						
		Water						

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

	X	Electric				
		Gas				
		Curb				

		Street Lights				
		Standard Utilities				
		Underground Utils.				

Land Improvement Cost Estimates	Description	Rate	CountyMult.	Size	%Good	Cash Value
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	X	Residential Local Cost Land Improvements				
		Description				
		LAND IMPROVE 1000	1000.00	1.00	1.0	95

		Total Estimated Land Improvements True Cash Value =				950
--	--	---	--	--	--	-----

Topography of Site	Level
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	X	Rolling
		Low
		High

	X	Landscaped
		Swamp
		Wooded
		Pond
		Waterfront
		Ravine

	X	Wetland
		Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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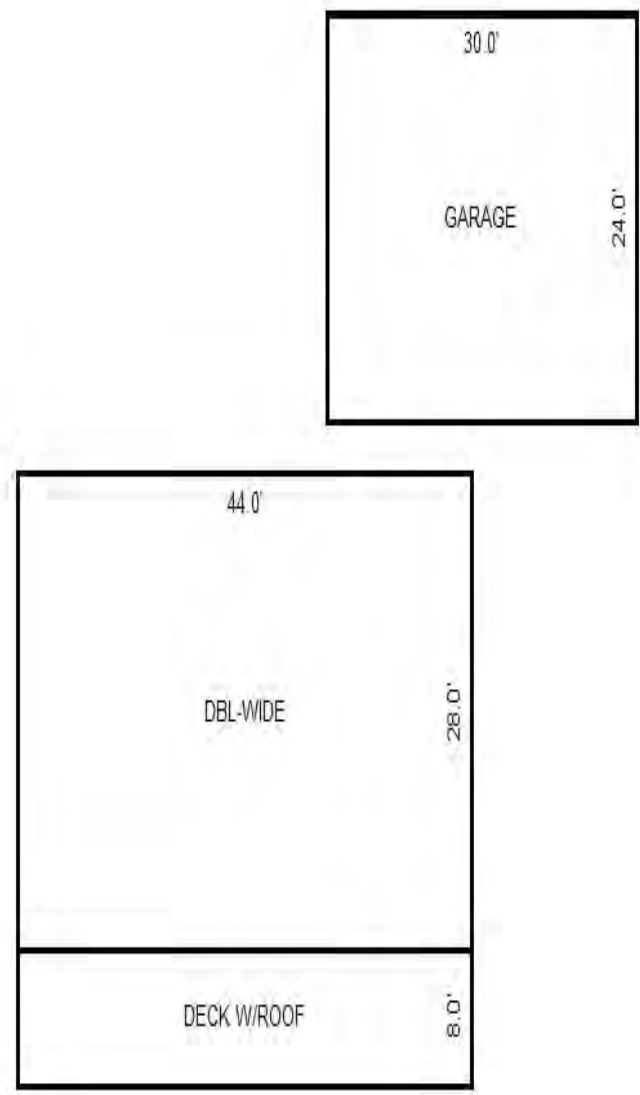
Who	When	What	2018	41,200	26,900	68,100			47,127C
		TPC 12/27/2017 INSPECTED	2017	41,200	30,600	71,800			46,158C
			2016	42,900	30,500	73,400			45,747C
			2015	37,600	22,600	60,200			45,611C



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Missaukee, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 352	Type Pine	Year Built: 1983 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: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	Drywall Paneled	Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 35 Floor Area: 1232 Total Base Cost: 84,231 Total Base New: 116,239 Total Depr Cost: 75,555 Estimated T.C.V: 52,889		CntyMult X 1.380 E.C.F. X 0.700	Bsmnt Garage: Carport Area: Roof:				
Building Style: BOCA/STATE		Trim & Decoration		(12) Electric				Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
Yr Built 1977		Remodeled 0		Ex	X	Ord	Min	1	Story Siding	Crawl Space	57.07	-8.29	0.00	1232	60,097
Condition: Average		Size of Closets		200 Amps Service				Other Additions/Adjustments		Rate				Size	Cost
Room List		(5) Floors		No./Qual. of Fixtures				(13) Plumbing		Rate				Size	Cost
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		Ex.	X	Ord.	Min	1	Average Fixture(s)	630.00				1	630
(1) Exterior		X Drywall		(14) Water/Sewer				Average Fixture(s)		630.00				1	630
X	Wood/Shingle Aluminum/Vinyl Brick	Basement: 0 S.F. Crawl: 1232 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath				Well, 50 Feet		1575.00				1	1,575
(2) Windows		X Drywall		1 3 Fixture Bath				1000 Gal Septic		2895.00				1	2,895
X	Insulation	X Concrete Floor		Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				(15) Built-Ins & Fireplaces		Appliance Allowance		1415.00		1 1,415	
(3) Roof		X Concrete Floor		(14) Water/Sewer				(16) Deck/Balcony		Pine w/Roof,Standard		14.00		352 4,928	
X	Many Avg. Few	X	Large Avg. Small	(17) Garages				Class:CD Exterior: Siding		Foundation: 18 Inch (Unfinished)				720	11,016
(3) Roof		Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic				Base Cost		15.30				1	350
X	Gable Hip Flat	Gambrel Mansard Shed		Lump Sum Items:				Mechanical Doors		350.00				1	350
X	Asphalt Shingle	Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer				Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,		Depr.Cost = 75,555				1	= 52,889
Chimney: Metal								ECF (101 AGRICULTURE)		0.700 => TCV of Bldg: 1 =					



Sketch by Apex IV™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VANDERMEULEN SURVIVOR OF	CHRISTIE JOSEPH H	1	01/28/2015	QC	QUIT CLAIM	2015-00403	PTA	0.0
HARRINGTON LILLIAN LE	VANDERMEULEN JUDITH A	0	11/28/2014	DC	CERTIFICATE OF DEATH	2015-0115		0.0
HARRINGTON LILLIAN	VANDERMEULEN JUDITH (POA)	0	06/18/2003	OTH	Not Qualified	2009/3346		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6350 W LOTAN RD			RELOCATE HOME	10/11/2013	2013-0519	100%
	P.R.E. 100% 03/02/2015					

Owner's Name/Address	MAP #:
CHRISTIE JOSEPH H 6490 W LOTAN RD LAKE CITY MI 49651	2018 Est TCV 66,558 TCV/TFA: 35.75

X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS								
			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			Residentia 3 - 7	@\$2800	4.99	Acres	2800	100			13,972
					4.99	Total Acres	Total Est. Land Value =				13,972

Tax Description	X	Public Improvements	Description	Rate	CountyMult.	Size	%Good	Cash Value
. SEC 24 T22N R8W S 208 FT 8 IN OF E 1043 FT 4 IN OF SW 1/4 OF SE 1/4. 4.9979 A.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk	Shed: Wood Frame	7.18	1.00	280	50	1,005
Comments/Influences		Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Total Estimated Land Improvements True Cash Value =					1,005



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	2018	7,000	26,300	33,300			28,947C
	2017	7,500	24,400	31,900			28,352C
	2016	7,500	20,600	28,100			28,100S
	2015	7,500	22,100	29,600			29,600S

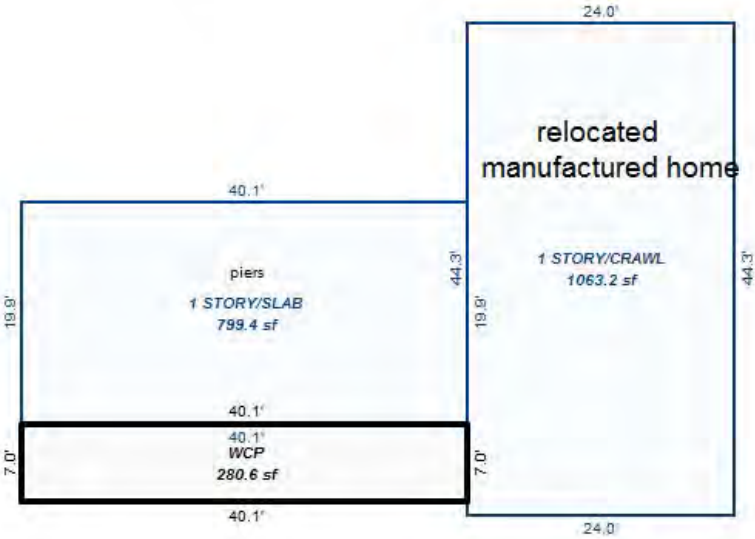
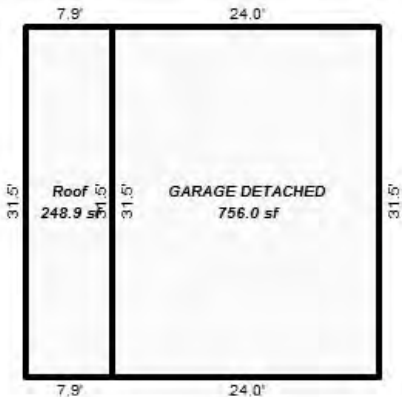
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage									
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 280 248	Type WCP (1 Story) Roof Cover Onl	Year Built: 1999 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: 756 % Good: 0 Storage Area: 0 No Conc. Floor: 0								
X	Wood Frame		Drywall Paneled				Plaster Wood T&G																	
Building Style: BOCA/STATE		Trim & Decoration																						
Yr Built 1945 USE		Remodeled 2013		Ex			X Ord			Min			Size of Closets											
Condition: Fair		Lg		X Ord			Small			Doors			Solid		X H.C.									
Room List		(5) Floors		Central Air Wood Furnace			(12) Electric			0 Amps Service														
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Other:		(6) Ceilings			No./Qual. of Fixtures			X Ex.			Ord.			Min								
(1) Exterior										No. of Elec. Outlets			Many			X Ave.			Few					
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		(13) Plumbing			1 Average Fixture(s)			14) Water/Sewer			Average Fixture(s)			525.00			1 525					
Insulation		Basement: 0 S.F. Crawl: 1063 S.F. Slab: 0 S.F. Height to Joists: 0.0		1			3 Fixture Bath			2 Fixture Bath			Softener, Auto			Softener, Manual			Solar Water Heat			No Plumbing		
(2) Windows		Many Avg.		X			Large Avg.			Few			(15) Built-Ins & Fireplaces			Appliance Allowance			1235.00			1 1,235		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(8) Basement			1			1000 Gal Septic			(16) Porches			WCP (1 Story), Standard			17.83			280 4,992		
(3) Roof		(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer			Public Water Public Sewer Water Well			(17) Garages			Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)			Base Cost 11.22			756 8,482		
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support			1			1000 Gal Septic			Mechanical Doors			350.00			1 350					
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1			2000 Gal Septic			Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,			Depr.Cost =			73,688			ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.700 => TCV of Bldg: 1 = 51,581					
Chimney: Metal		Lump Sum Items:																						

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

lotan rd



old shed

Sketch by Apex Sketch

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DUTCHMAN PROPERTIES LLC	ARLENE PROPERTIES LLC	0	12/31/2015	LC	RELATED PARTY	2016-00396		0.0
VANDERWEIDE STEPHEN J	DUTCHMAN PROPERTIES LLC	0	05/16/2003	QC	Not Qualified	04-0/1128		0.0
		20,000	04/01/1997	WD	Download			0.0

Property Address	Class: 102 AGRICULTURAL-	Zoning:	Building Permit(s)	Date	Number	Status
W KELLY RD						
Owner's Name/Address	School: LAKE CITY - 57020		P.R.E. 100% 07/22/1994 Qual. Ag.			
ARLENE PROPERTIES LLC 9689 WALKER ROAD MANTON MI 49663	MAP #:		2018 Est TCV 315,350			

Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2014 UNTILLED	2200	143.34 Acres	2200	100				315,350
143.34 Total Acres							Total Est. Land Value =	315,350

Tax Description
 . SEC 25 T22N R8W (14*1997) NE 1/4 EXC N 225 FT OF E 210 FT THOF & EXC BEG 25 FT N OF SE COR OF NE 1/4, TH N 305 FT, W 335 FT, S 305 FT, E 335 FT TO POB & EXC S 330 FT OF W 1320 FT OF NE 1/4 & EXC BEG 212.5 FT S OF N 1/4 CORTH S 375 FT, E 375 FT, N 375 FT, W 375 FT TO POB. 143.3414A.

Comments/Influences
 NO VALUE GIVEN TO BLDG
 97 SPLIT 10 AC TO 001-85 FOR 98

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

Topography of Site

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



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2018	157,700	0	157,700			63,506C
TPC	10/20/2015	INSPECTED	2017	157,700	0	157,700			62,200C
			2016	129,000	0	129,000			61,646C
			2015	121,800	0	121,800			61,462C

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

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

Property Address	Class: 203 TOWER COMMERC	Zoning:	Building Permit(s)	Date	Number	Status
6489 W LOTAN RD	School: LAKE CITY - 57020	Commercial	11/05/2015	2015-0581	100%	

Owner's Name/Address	P.R.E. 0%	MAP #:
UNISITE INC C/O AMERICAN TOWER CORP P O BOX 723597 ATLANTA GA 31139		2018 Est TCV 134,718 TCV/TFA: 0.00

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture
SEC 25 T22N R8W (0*1999) BEG 212.5 FT S OF N 1/4 COR TH S 375 FT,E 375 FT, N 375 FT, W 375 FT TO POB. 3.2283A. SITE NAME: VANDERWIEDE SITE NUMBER: 91800			

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X Dirt Road	AG SW 2014 3	-7 Acres	3.23 Acres	3600	100				11,628
X Gravel Road			3.23 Total Acres					Total Est. Land Value =	11,628



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2018	5,800	61,600	67,400			28,353C
Rolling	2017	5,800	59,200	65,000			27,770C
Low	2016	6,000	9,900	15,900			13,148C
High	2015	4,800	9,500	14,300			13,109C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

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Who	When	What	2018	2017	2016	2015

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

Desc. of Bldg/Section: AT BASE OF STEEL TOWER
 Calculator Occupancy: Shed, Equipment, 4 Wall

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

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

2000 Year Built
 Remodeled

Overall Bldg
 Height

Comments:
 2/11/16 STATEMENT TOWER
 #9180-TWR IS IDLE OR
 NOT IN USE REQUESTING
 5% OF COST. SENT EMAIL
 REQUESTING INFORMATION
 ABOUT 2015 PERMIT TO
 ADD ANTENNA. -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
 Ave. Perimeter
 Has Elevators:

*** Basement Info ***
 Area:
 Perimeter:
 Type:
 Heat: No Heating or Cooling

* 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

0 Stories Number of Stories Multiplier: 1.000
 Average Height per Story: 0 Height per Story Multiplier: 0.960
 Ave. Floor Area: 0 Perimeter: 0 Perim. Multiplier: 1.000
 Refined Square Foot Cost for Upper Floors: 14.16

County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 19.399

Total Floor Area: 0 Base Cost New of Upper Floors = 0
 Reproduction/Replacement Cost = 0
 Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /100/100/100/44.0
 Total Depreciated Cost = 0

Unit in Place Items	Rate	Quantity	Cnty Arch	%Good	Depr.Cost
COM TOWER STEEL 181FT COST	1.00	80220	1.37 1.00	100	109,901
ECF (201A GENERAL COMMERCIAL)	1.120 =>	TCV of Bldg: 1	=		123,090

(1) Excavation/Site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:
(2) Foundation:	(8) Plumbing:	Outlets:	(40) Exterior Wall:
X Poured Conc	Many Above Ave.	Few Average Many Unfinished Typical		Thickness
(3) Frame:	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners	Bsmnt Insul.
(4) Floor Structure:	(9) Sprinklers:	(13) Roof Structure: Slope=0	
(5) Floor Cover:	(10) Heating and Cooling:	(14) Roof Cover:	
(6) Ceiling:	Gas Oil		
	Coal Stoker		
	Hand Fired Boiler		

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
CASSADY MARSHALL EUGENE T	ANDERSON SCOTT & THERESE	35,000	07/11/2016	WD	Arms Length	2016-02331	PTA	100.0				
ALDERDEN WILLIAM & SUSAN	CASSADY MARSHALL EUGENE T	45,000	10/01/2010	WD	Split Improved	2010-4542WD	PTA	100.0				
TRIM RALPH A & JOANNE L T	ALDERDEN WILLIAM & SUSAN	0	01/03/2006	LC	Multiple Reference	06-0/0047		100.0				
Property Address		Class: 201 COMMERCIAL-IM		Zoning:	Building Permit(s)	Date	Number	Status				
S MOREY RD		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 0%										
ANDERSON SCOTT & THERESE 9831 OAKRIDGE DR PERRINTON MI 48871		MAP #:										
		2018 Est TCV 38,078 TCV/TFA: 21.15										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS								
SEC 25 T22N R8W (0*1997) S 330 FT OF W 1320 FT OF NE 1/4. 10A. INCLUDING EASEMENT SPLIT 2010 EASEMENT SPLIT OFF PARENT PARCEL 025-011-00 SAME OWNER NORTH 33FT OF SE1/4, 1470FT BEG AT E 1/4 CNR OF SEC 25		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		50/FF	330.00	1470.00	1.0000	0.0000	50	100*		0
		Paved Road		Residentia LTDACCESS@	\$1200	11.14	Acres	1200	100			13,363
		Storm Sewer		* denotes lines that do not contribute to the total acreage calculation.								
		Sidewalk		330 Actual Front Feet, 11.14 Total Acres Total Est. Land Value = 13,363								
		Water		Land Improvement Cost Estimates								
		Sewer		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		Electric		D/W/P: 4in Ren. Conc.	3.78	1.37	3000	50				7,768
		Gas		Total Estimated Land Improvements True Cash Value = 7,768								
Comments/Influences		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
			Rolling	2018	6,700	12,300	19,000			19,000S		
			Low	2017	6,700	12,200	18,900			18,900S		
			High	2016	10,000	14,900	24,900			19,463C		
			Landscaped	2015	8,300	14,300	22,600			19,405C		
			Swamp									
			Wooded									
			Pond									
			Waterfront									
			Ravine									
		X	Wetland									
			Flood Plain									
		Who	When	What	2018	6,700	12,300	19,000		19,000S		
		TPC 12/27/2017	INSPECTED		2017	6,700	12,200	18,900		18,900S		
		TPC 07/19/2016	INSPECTED		2016	10,000	14,900	24,900		19,463C		
					2015	8,300	14,300	22,600		19,405C		



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

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

Class: D,Pole
 Floor Area: 1,800
 Gross Bldg Area: 1,800
 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

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: 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: Average

1998 Year Built
 Remodeled

Overall Bldg
 Height

Comments:

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

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

Base Rate for Upper Floors = 11.65

Adjusted Square Foot Cost for Upper Floors = 11.65

1 Stories Number of Stories Multiplier: 1.000
 Average Height per Story: 12 Height per Story Multiplier: 1.040
 Ave. Floor Area: 1,800 Perimeter: 180 Perim. Multiplier: 1.040
 Refined Square Foot Cost for Upper Floors: 12.60

County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 17.263

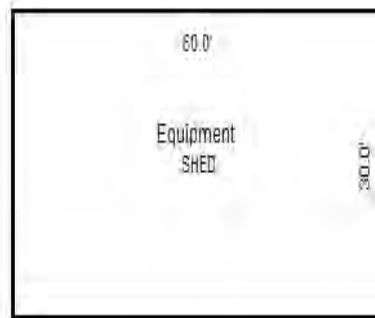
Total Floor Area: 1,800 Base Cost New of Upper Floors = 31,073

Reproduction/Replacement Cost = 31,073
 Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /100/100/100/54.0
 Total Depreciated Cost = 16,780

ECF (201B COMMERCIAL GROUP B) 1.010 => TCV of Bldg: 1 = 16,947
 Replacement Cost/Floor Area= 17.26 Est. TCV/Floor Area= 9.42

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

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



Sketch by Apex IVT

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FLAGSTAR BANK FSB	ROOT DEAN (MM)	14,500	10/09/2009	WD	Not Qualified	2009/3624		100.0
MORTGAGE ELECTRONIC REGIS	FLAGSTAR BANK FSB	0	10/08/2009	QC	Not Qualified	2009/3623		0.0
MAY CHRISTINA J & ROBERTS	MORTGAGE ELECTRONIC REGIS	75,832	07/30/2009	SD	Not Qualified	2009/437		0.0
DURGA KENNETH L & LEA ANN	MAY CHRISTINA J & ROBERTS	70,900	05/19/2006	WD	Arms Length	06-0/1866		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
4030 S MOREY RD		School: LAKE CITY - 57020	Garage	06/03/2010	20100255	100%
		P.R.E. 0%	Remodel	10/23/2009	20090583	100%

Owner's Name/Address	MAP #:
ROOT DEAN 2750 N HILDEBRAND RD Manton MI 49663	2018 Est TCV 101,788 TCV/TFA: 54.72

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS																																													
. SEC 25 T22N R8W N 225 FT OF E 210 FT OF NE 1/4 OFNE 1/4.1.0847A.	X		<p style="text-align: center;">* Factors *</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>40/FF</td> <td>210.00</td> <td>225.00</td> <td>1.0000</td> <td>0.0000</td> <td>40</td> <td>100*</td> <td></td> <td>0</td> </tr> <tr> <td>Residentia 1 -</td> <td>2.99</td> <td>@\$5500</td> <td>1.09</td> <td>Acres</td> <td>5500</td> <td>100</td> <td></td> <td>5,968</td> </tr> <tr> <td colspan="8">* denotes lines that do not contribute to the total acreage calculation.</td> <td></td> </tr> <tr> <td colspan="8">210 Actual Front Feet, 1.09 Total Acres</td> <td>Total Est. Land Value = 5,968</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	40/FF	210.00	225.00	1.0000	0.0000	40	100*		0	Residentia 1 -	2.99	@\$5500	1.09	Acres	5500	100		5,968	* denotes lines that do not contribute to the total acreage calculation.									210 Actual Front Feet, 1.09 Total Acres								Total Est. Land Value = 5,968
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																																								
40/FF	210.00	225.00	1.0000	0.0000	40	100*		0																																								
Residentia 1 -	2.99	@\$5500	1.09	Acres	5500	100		5,968																																								
* denotes lines that do not contribute to the total acreage calculation.																																																
210 Actual Front Feet, 1.09 Total Acres								Total Est. Land Value = 5,968																																								

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates																								
	X	Dirt Road	<table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>CountyMult.</th> <th>Size</th> <th>%Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>D/W/P: 4in Ren. Conc.</td> <td>3.78</td> <td>1.00</td> <td>285</td> <td>94</td> <td>1,013</td> </tr> <tr> <td>Shed: Wood Frame</td> <td>10.75</td> <td>1.00</td> <td>80</td> <td>0</td> <td>0</td> </tr> <tr> <td colspan="5">Total Estimated Land Improvements True Cash Value =</td> <td>1,013</td> </tr> </tbody> </table>	Description	Rate	CountyMult.	Size	%Good	Cash Value	D/W/P: 4in Ren. Conc.	3.78	1.00	285	94	1,013	Shed: Wood Frame	10.75	1.00	80	0	0	Total Estimated Land Improvements True Cash Value =					1,013
Description	Rate	CountyMult.		Size	%Good	Cash Value																					
D/W/P: 4in Ren. Conc.	3.78	1.00		285	94	1,013																					
Shed: Wood Frame	10.75	1.00		80	0	0																					
Total Estimated Land Improvements True Cash Value =					1,013																						
	X	Gravel Road																									
	X	Paved Road																									
	X	Storm Sewer																									
	X	Sidewalk																									
	X	Water																									
	X	Sewer																									
	X	Electric																									
	X	Gas																									

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

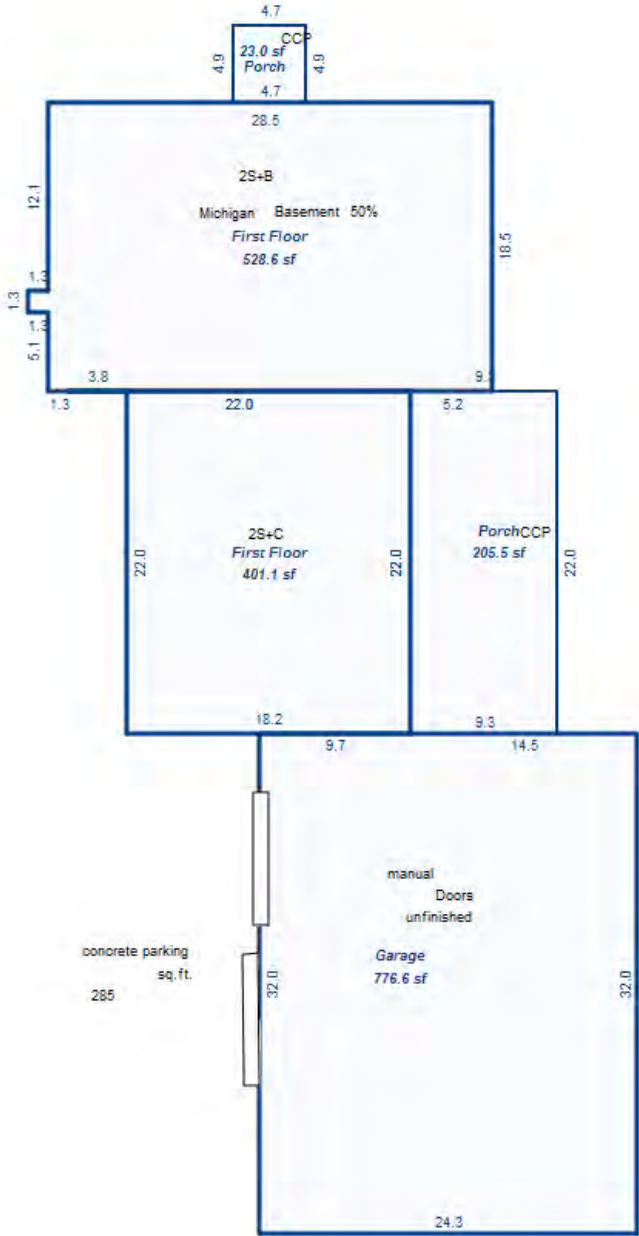


Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2018	3,000	47,900	50,900			36,903C
		TPC 12/27/2017 INSPECTED	2017	3,000	44,000	47,000			36,144C
		TPC 11/02/2010 INSPECTED	2016	3,000	43,700	46,700			35,822C
			2015	3,000	38,300	41,300			35,715C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks			(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 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: 776 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G														
Building Style: 2S		Trim & Decoration																	
Yr Built	Remodeled	Ex	X Ord		Min	Size of Closets													
1928 198	2009	Lg	X Ord		Small	Doors			Solid X H.C.										
Condition: Average		(5) Floors		Kitchen: Other: Other:			(12) Electric		100 Amps Service		Class: CD Effec. Age: 35 Floor Area: 1860 Total Base Cost: 107,850 Total Base New : 148,833 Total Depr Cost: 96,742 Estimated T.C.V: 94,807		CntyMult X 1.380 E.C.F. X 0.980	Bsmnt Garage: Carport Area: Roof:					
Room List		Basement 1st Floor 2nd Floor 4 Bedrooms		(6) Ceilings			No./Qual. of Fixtures			Stories Exterior		Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost		
(1) Exterior		Wood/Shingle Aluminum/Vinyl Brick			Ex. X Ord. Min			No. of Elec. Outlets			2 Story Siding		Mich Bsmnt.	94.47	-4.47	0.00	528	47,520	
Insulation		(7) Excavation			Many X Ave. Few			(13) Plumbing			2 Story Siding		Crawl Space	94.47	-8.93	0.00	402	34,387	
(2) Windows		Basement: 528 S.F. Crawl: 402 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			Average Fixture(s)			Other Additions/Adjustments		Rate		Size		Cost		
X	Many Avg. Few	X	Large Avg. Small				1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor						Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			(15) Built-Ins & Fireplaces		Appliance Allowance		1415.00		1	1,415	
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish						Lump Sum Items:			(16) Porches		CCP (1 Story), Standard CCP (1 Story), Standard		21.31 54.25		205 23	4,369 1,248	
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF						Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, ECF (416 RESIDENTIAL RURAL/ NON SUB)			(17) Garages		Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Common Wall: 1 Wall Mechanical Doors		15.93 -1225.00 350.00		776 1 2	12,362 -1,225 700	
X	Gable Hip Flat	X	Gambrel Mansard Shed	(10) Floor Support															
X	Asphalt Shingle	Chimney: Block																	

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



Sketch by Apex Sketch

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CASSADY MARSHALL E TRUST	ZUBACK DARIN	58,000	11/30/2017	WD	ESTATE SALE	2017-03839	PTA	100.0
CASSADY MARSHALL E	CASSADY MARSHALL E TRUST	0	04/04/2015	DC	CERTIFICATE OF DEATH	2015-01646		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
4478 S MOREY RD			Reroof	10/17/2005	20050366	Complete
			Deck/Porch	11/10/2003	20030435	Complete

Owner's Name/Address	MAP #:	2018 Est TCV 69,170 TCV/TFA: 43.67
ZUBACK DARIN 4478 S MOREY RD LAKE CITY MI 49651		

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS					
			* Factors *					
			Description	Frontage	Depth	Rate %Adj.	Reason	Value
. SEC 25 T22N R8W BEG 220 FT N OF SE COR OF NE 1/4 N 110 FT, W 120 FT, S 110 FT, E 120 FT TO POB. .3030A.	X		<Site Value A> GROUP A	\$5000	110	5000	100	5,000
Comments/Influences			110 Actual Front Feet, 0.30 Total Acres Total Est. Land Value = 5,000					

SPLIT BARN FROM HOUSE FOR 94	X Electric	X Gas	Curb	Street Lights	Standard Utilities	Underground Utils.



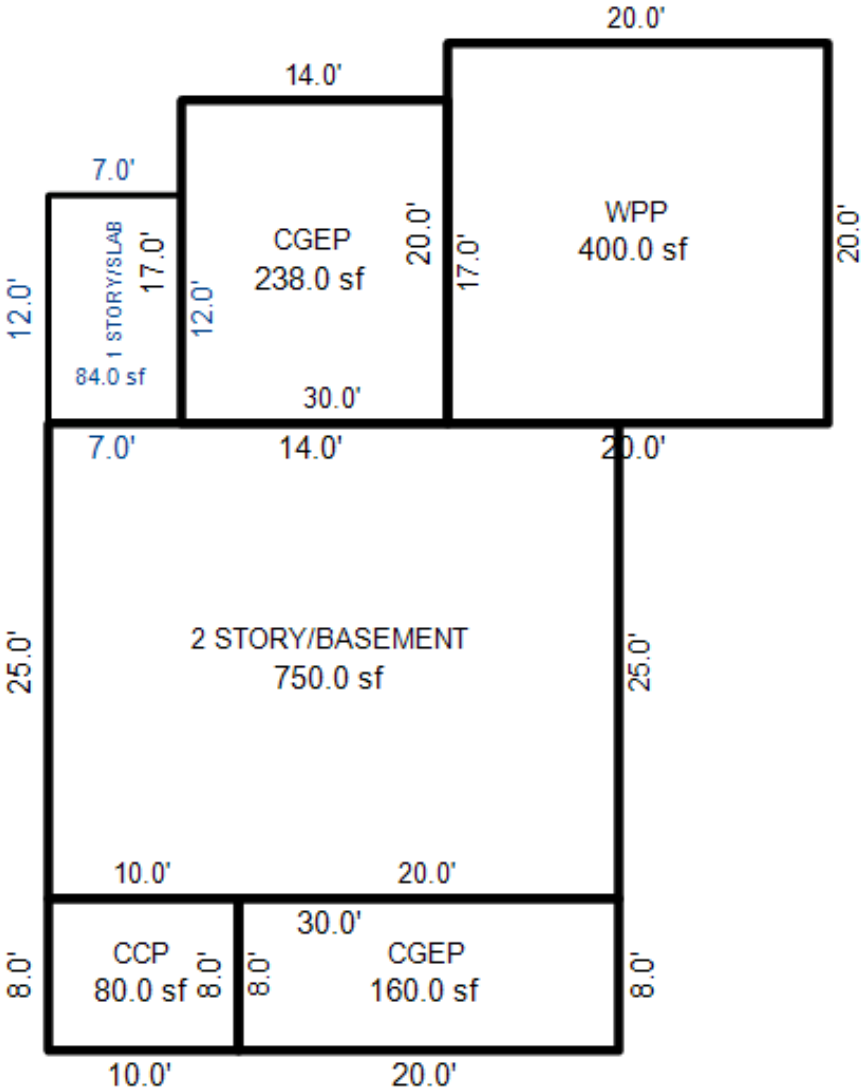
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2018	2,500	32,100	34,600			34,600S
X Rolling	2017	2,500	29,500	32,000			26,950C
X Low	2016	2,500	34,000	36,500			26,710C
High	2015	4,100	30,100	34,200			26,631C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 238 80 160 400	Type CGEP (1 Story) CCP (1 Story) CGEP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G														
Building Style: 2S		Trim & Decoration																	
Yr Built 1938	Remodeled 1983	Ex	X	Ord		Min	Size of Closets												
Condition: Average		Lg	X	Ord		Small	Doors			Solid	X	H.C.							
Room List		(5) Floors		Central Air Wood Furnace			(12) Electric			200 Amps Service									
	Basement 1st Floor 2nd Floor 5 Bedrooms	Kitchen: Other: Other:		(6) Ceilings			No./Qual. of Fixtures			Stories Exterior			Foundation		Rate Bsmnt-Adj Heat-Adj		Size Cost		
(1) Exterior	X	Drywall				Ex.	X	Ord.		Min	No. of Elec. Outlets			Rate		Size Cost			
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		(13) Plumbing			Other Additions/Adjustments			Rate			Size Cost						
(2) Windows	Many Avg. Few	X	Large Avg. Small	Basement: 750 S.F. Crawl: 0 S.F. Slab: 84 S.F. Height to Joists: 0.0		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer			Average Fixture(s) Well, 50 Feet 1000 Gal Septic		525.00 1575.00 2720.00		1 1 1		525 1,575 2,720	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor	(8) Basement			(16) Porches			Rate			Size Cost						
(3) Roof		(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer			CGEP (1 Story), Standard CCP (1 Story), Standard CGEP (1 Story), Standard			28.25 29.27 33.14		238 80 160		6,724 2,342 5,302		
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			(16) Deck/Balcony			Treated Wood, Standard Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, ECF (416 RESIDENTIAL RURAL/ NON SUB)			5.90 0.980 => TCV of Bldg:		400 1		2,360 65,480 64,170	
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:															
Chimney: Brick																			

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CASSADY MARSHALL E TRUST	ZUBACK DARIN	58,000	11/30/2017	WD	ESTATE SALE	2017-03839	PTA	100.0
CASSADY MARSHALL E	CASSADY MARSHALL E TRUST	0	04/04/2015	DC	CERTIFICATE OF DEATH	2015-01646		0.0

Property Address	Class: 201 COMMERCIAL-IM	Zoning:	Building Permit(s)	Date	Number	Status
S MOREY RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
ZUBACK DARIN 4478 S MOREY RD LAKE CITY MI 49651	MAP #:	2018 Est TCV 26,718 TCV/TFA: 11.16				

X	Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP D 50/FF	195.00	455.70	1.0000	1.0000	50	100		9,750
195 Actual Front Feet, 2.04 Total Acres Total Est. Land Value =								9,750

Tax Description		Land Improvement Cost Estimates					
Description	Rate	CountyMult.	Size	%Good	Cash Value		
D/W/P: 4in Ren. Conc.	3.78	1.37	580	50	1,502		
Total Estimated Land Improvements True Cash Value =						1,502	

Comments/Influences	X	Electric	Gas	Curb	Street Lights	Standard Utilities	Underground Utils.
SPLIT BARN & MAJORITY OF PROPERTY FOR 94	X						



Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	2018	4,900	8,500	13,400			13,400S
X	Rolling	2017	4,900	9,700	14,600			5,638C
X	Low	2016	7,300	10,500	17,800			5,588C
X	High	2015	7,300	5,300	12,600			5,572C
X	Landscaped							
X	Swamp							
X	Wooded							
X	Pond							
X	Waterfront							
X	Ravine							
X	Wetland							
X	Flood Plain							

Who	When	What	2018	2017	2016	2015
TPC	12/27/2017	INSPECTED				
TPC	06/24/2015	INSPECTED				

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

Desc. of Bldg/Section: GENE'S FULL SERVICE
 Calculator Occupancy: Shed, Equipment, 4 Wall

Class: D,Pole
 Floor Area: 2,394
 Gross Bldg Area: 2,394
 Stories Above Grd: 1
 Average Sty Hght : 14
 Bsmnt Wall Hght

Depr. Table : 4%
 Effective Age : 30
 Physical %Good: 35
 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 50%
 Heat#2: No Heating or Cooling 0%
 Ave. SqFt/Story: 2394
 Ave. Perimeter: 198
 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 50%
 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: 2,394 Perimeter: 198 Perim. Multiplier: 0.995
 Refined Square Foot Cost for Upper Floors: 15.85

County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 21.715

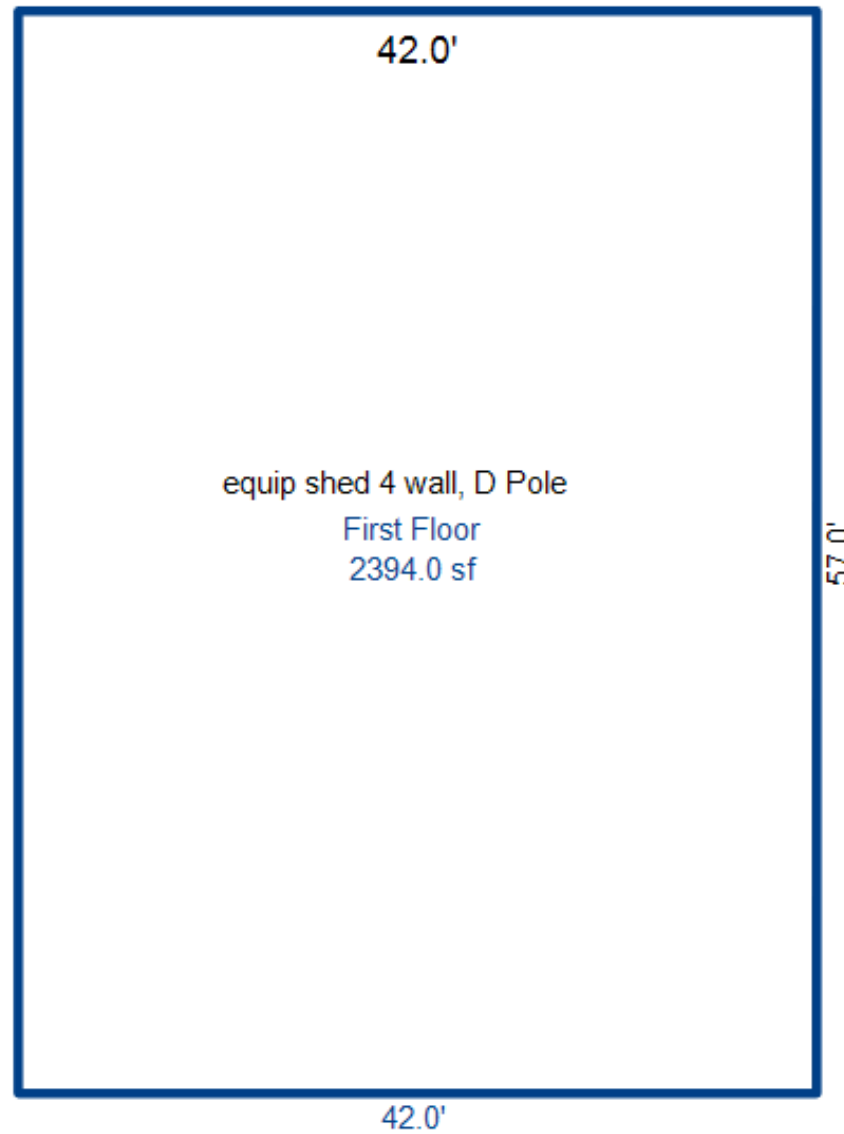
Total Floor Area: 2,394 Base Cost New of Upper Floors = 51,986

Reproduction/Replacement Cost = 51,986
 Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0
 Total Depreciated Cost = 18,195

ECF (201C COMMERCIAL GROUP C) 0.850 => TCV of Bldg: 1 = 15,466
 Replacement Cost/Floor Area= 21.71 Est. TCV/Floor Area= 6.46

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

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JOHNSTON ROBERT R ETAL*	JOHNSTON TEDDY , JOHN & J	0	07/16/2007	QC	Not Qualified	2007/3184		0.0

Property Address	Class: 102 AGRICULTURAL-	Zoning:	Building Permit(s)	Date	Number	Status
W LOTAN RD						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 100% 07/22/1994 Qual. Ag.					
	MAP #:					
	2018 Est TCV 221,500					

Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Dirt Road								
Gravel Road								
Paved Road								
Storm Sewer								
Sidewalk								
Water								
Sewer								
Electric								
Gas								
Curb								
Street Lights								
Standard Utilities								
Underground Utils.								
			AG SW 2014 66 - 120 Acres	45.00 Acres	3600	100		162,000
			AG SW 2014 SURPLUS 1700/	35.00 Acres	1700	100		59,500
			80.00 Total Acres		Total Est. Land Value =			221,500

Tax Description
 . SEC 25 T22N R8W E 1/2 OF NW 1/4. 80 A.
 Comments/Influences

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

Topography of Site

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

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	110,800	0	110,800			35,545C
2017	144,000	0	144,000			34,814C
2016	144,000	0	144,000			34,504C
2015	120,000	0	120,000			34,401C



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WILTZER ELLEN MARIE ESTAT	DEZEEUW BRIAN & DALE	380,000	06/01/2011	WD	WARRANTY DEED	2011-01842	PTA	0.0
WILTZER ELLEN MARIE ESTAT	DEZEEUW BRIAN & DALE M	380,000	02/01/2003	LC	LAND CONTRACT	2003-00898		0.0

Property Address	Class: 102 AGRICULTURAL-	Zoning:	Building Permit(s)	Date	Number	Status
W LOTAN RD						
Owner's Name/Address	School: LAKE CITY - 57020		P.R.E. 100% 07/22/1994 Qual. Ag.			
DEZEEUW BRIAN P & DALE M 7079 W LOTAN RD LAKE CITY MI 49651	MAP #:		2018 Est TCV 288,000			

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture								
	Public Improvements			* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
PA 116 2003 SEC 25 T22N R8W W 1/2 OF NW 1/4. 80 A.	X			AG SW 2014 66 - 120 Acres	80.00	Acres	3600	100				288,000
Comments/Influences	X			80.00 Total Acres Total Est. Land Value =								288,000



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC 12/27/2017	INSPECTED		2018	144,000	0	144,000			74,267C
			2017	144,000	0	144,000			72,740C
			2016	144,000	0	144,000			72,092C
			2015	120,000	0	120,000			71,877C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JOHNSTON ROBERT R ETAL TC	JOHNSTON VICTOR ETAL JT	0	07/16/2007	QC	Not Qualified	2007/3161		28.0

Property Address	Class: 101 AG - IMPROVED	Zoning:	Building Permit(s)	Date	Number	Status
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W BLUE RD	School: LAKE CITY - 57020					
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	P.R.E. 100% 07/22/1994 Qual. Ag.					
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Owner's Name/Address	MAP #:
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JOHNSTON VICTOR R & DEBORAH K & ROBERT W, TIMOTHY R, JEREMY & JODY 2895 INDIAN LAKES RD Cedar Springs MI 49319	2018 Est TCV 249,236
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X Improved	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture
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Public Improvements	* Factors *
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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AG SW 2014 66 - 120 Acres	56.46 Acres	3600	100					203,256
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AG SW 2014 SURPLUS 1700/	20.00 Acres	1700	100					34,000
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76.46 Total Acres Total Est. Land Value =								237,256
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X	Dirt Road							
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X	Gravel Road							
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X	Paved Road							
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X	Storm Sewer							
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X	Sidewalk							
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X	Water							
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X	Sewer							
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X	Electric							
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X	Gas							
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	Curb							
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	Street Lights							
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	Standard Utilities							
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	Underground Utils.							
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Topography of Site

X	Level
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	Rolling
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	Low
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	High
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	Landscaped
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	Swamp
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	Wooded
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	Pond
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	Waterfront
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	Ravine
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	Wetland
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	Flood Plain
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2018	118,600	6,000	124,600			55,242C
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2017	137,600	6,000	143,600			54,106C
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2016	137,600	4,900	142,500			53,624C
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2015	114,700	4,100	118,800			53,464C
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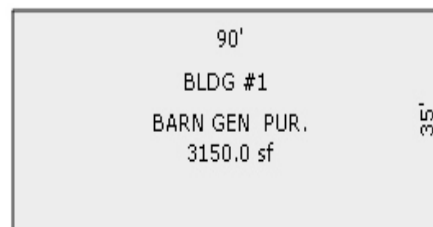
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*** Information herein deemed reliable but not guaranteed***

Building Type	Barn, General Purpose			
Year Built	1926			
Class/Construction	D,Frame			
Quality/Exterior	Low Cost			
Base Rate/SF	12.20			
# of Walls, Perimeter	4 Wall, 250			
Perimeter Mult.	X 0.986 = 12.03			
Height	30			
Story Height Mult.	X 1.423 = 17.12			
Heating System	No Heating/Cooling			
Heat Adj./SF				
Misc. Adjustment				
Misc. Adj./SF				
County Multiplier	X 1.38 = 23.62			
Final Rate/SF	\$23.62			
Length/Width/Area	90 x 35 = 3150			
Cost New	\$ 74,410			
Phy./Func./Econ. %Good	35/40/100 14.0			
Depreciated Cost	\$ 10,417			
+ Unit-In-Place Items	\$ 0			
Description, Size X Rate X %Good = Cost Itemized -> Unit-In-Place -> Items ->				
E.C.F.	X 1.15			
% Good	35			
Est. True Cash Value	\$ 11,980			
Comments:				
Total Estimated True Cash Value of Agricultural Improvements / This Card: 11980 / All Cards: 11980				

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



Sketch by Apex Medina™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JOHNSTON JERRY J & VICTOR	JOHNSTON VICTOR R & DEBOR	22,000	01/01/2004	QC	Not Qualified	04-0/1345		50.0

Property Address	Class: 201 COMMERCIAL-IM	Zoning:	Building Permit(s)	Date	Number	Status
W BLUE RD						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2018 Est TCV 73,742 TCV/TFA: 24.58					

Owner's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES						
JOHNSTON VICTOR R & DEBORAH K 2895 INDIAN LAKES ROAD CEDAR SPRINGS MI 49319-9426			* Factors *						
	Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
	X		GROUP H 75/FF	208.00	416.00	1.0000 1.0000	75 100		15,600
			208 Actual Front Feet, 1.99 Total Acres Total Est. Land Value = 15,600						

Tax Description	X	Land Improvement Cost Estimates							
SEC 25 T22N R8W S 416 FT OF E 208 FT O E 1/2 OF SW 1/4 LYING N'LY OF HWY M-55 R/W. 1.27A.		Description Rate CountyMult. Size %Good Cash Value							
		Residential Local Cost Land Improvements							
		Description Rate CountyMult. Size %Good Cash Value							
	X	LAND IMPROVE 1000			1000.00	1.00	1.0	95	950
	X	Total Estimated Land Improvements True Cash Value = 950							

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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	7,800	29,100	36,900			31,110C
2017	7,800	25,700	33,500			30,471C
2016	7,800	22,400	30,200			30,200S
2015	13,000	20,600	33,600			33,600S

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

Class: D,Pole
 Floor Area: 3,000
 Gross Bldg Area: 3,000
 Stories Above Grd: 1
 Average Sty Hght : 8
 Bsmnt Wall Hght

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

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: 3000
 Ave. Perimeter: 260
 Has Elevators:

*** Basement Info ***
 Area:
 Perimeter:
 Type:
 Heat: No Heating or Cooling

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

* Sprinkler Info *
 Area:
 Type: Average

<<<<< 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: 3,000 Perimeter: 260 Perim. Multiplier: 1.195
 Refined Square Foot Cost for Upper Floors: 16.79

County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 23.002

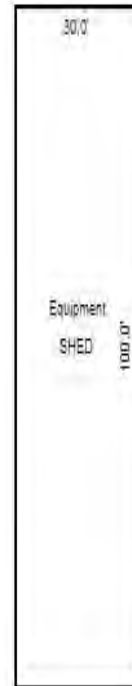
Total Floor Area: 3,000 Base Cost New of Upper Floors = 69,006

Reproduction/Replacement Cost = 69,006
 Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 74 /100/100/100/74.0
 Total Depreciated Cost = 51,064

ECF (201A GENERAL COMMERCIAL) 1.120 => TCV of Bldg: 1 = 57,192
 Replacement Cost/Floor Area= 23.00 Est. TCV/Floor Area= 19.06

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

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



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

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

Property Address	Class: 700 EXEMPT	Zoning:	Building Permit(s)	Date	Number	Status

	School: LAKE CITY - 57020					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:					
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MICH STATE HWY COMM		2018 Est TCV 0				
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	Improved	X	Vacant	Land Value Estimates for Land Table Ind.INDUSTRIAL		
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	Public Improvements	* Factors *		Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value
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				2011 CNTY &2012SALES		9.959 Acres		4,000	100		39,836
--	--	--	--	----------------------	--	-------------	--	-------	-----	--	--------

						9.96 Total Acres				Total Est. Land Value =	39,836
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Tax Description	X	Dirt Road	Land Value Estimates for Land Table Ind.INDUSTRIAL * Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value 2011 CNTY &2012SALES 9.959 Acres 4,000 100 39,836 9.96 Total Acres Total Est. Land Value = 39,836
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. SEC 25 T22N R8W S 75 FT OF SECTION ALSO THAT PART SE'LY OF BEG 350 FT N OF SE COR TH S 45 DEG 23' 4" W TO INTERSECTION WITH PREVIOUS DESC. 9.9590 A.	Gravel Road
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Comments/Influences	Paved Road
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	Storm Sewer
--	-------------

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

	Water
--	-------

	Sewer
--	-------

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

	Gas
--	-----

	Curb
--	------

	Street Lights
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	Standard Utilities
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	Underground Utils.
--	--------------------

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

	Level
--	-------

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

	Low
--	-----

	High
--	------

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

	Swamp
--	-------

	Wooded
--	--------

	Pond
--	------

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

	Ravine
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	Wetland
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	Flood Plain
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	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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	Who	When	What	2018	EXEMPT	EXEMPT	EXEMPT	EXEMPT
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				2017	EXEMPT	EXEMPT	EXEMPT	EXEMPT
--	--	--	--	------	--------	--------	--------	--------

				2016	0	0	0	0
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				2015	0	0	0	0
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*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HALVORSEN DELORES ANN	BENTHEM PROPERTIES LLC	265,000	09/12/2012	WD	WARRANTY DEED	2012-03059	PTA	0.0
HALVORSEN DON R (HER SPOU	HALVORSEN DELORES ANN (MW	0	06/27/2008	QC	Not Qualified	2008/2413		0.0

Property Address	Class: 102 AGRICULTURAL-	Zoning:	Building Permit(s)	Date	Number	Status
6900 W BLUE RD						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 100% 03/01/2013 Qual. Ag.					
	MAP #:					
	2018 Est TCV 266,724					

Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2014 66 - 120 Acres	74.09 Acres		3600	100				266,724
74.09 Total Acres							Total Est. Land Value =	266,724

Tax Description
 LEGAL DESCRIPTION: PARCEL 'B' A PARCEL OF LAND BEING PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 25, T22N-R08W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION; THENCE N00.44'41''E ALONG THE WEST SECTION LINE, 448.98 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N00.44'41''E ALONG THE WEST SECTION LINE, 2169.66 FEET TO THE EAST-WEST 1/4 LINE; THENCE S88.40'01''E

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

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	133,400	0	133,400			48,616C
2017	133,400	0	133,400			47,617C
2016	133,400	0	133,400			47,193C
2015	111,100	0	111,100			47,052C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BENTHEM PROPERTIES LLC	BYARD JAMES B & ANNETTE Y	90,000	12/12/2012	LC	LAND CONTRACT	2012-04047 LCT	PTA	100.0
HALVORSEN DELORES ANN	BENTHEM PROPERTIES LLC	265,000	09/12/2012	WD	WARRANTY DEED	2012-03059	PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6900 W BLUE RD						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 100% 12/21/2012					
	MAP #:					
	2018 Est TCV 152,508 TCV/TFA: 59.95					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
LEGAL DESCRIPTION: PARCEL 'A' A PARCEL OF LAND BEING PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 25, T22N-R08W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION; THENCE 00.44'41"E ALONG THE WEST SECTION LINE, 448.98 FEET; THENCE S88.23'05"E PARALLEL WITH THE SOUTH SECTION LINE, 250.00 FEET; THENCE 500044'4 I "W PARALLEL WITH THE WEST SECTION LINE. I 78.44 FEET TO THE	X	Dirt Road		40/FF	356.00	196.00	1.0000	1.0000	40 100	14,240
	X	Gravel Road		356 Actual Front Feet, 1.60 Total Acres					Total Est. Land Value =	14,240

LEGAL DESCRIPTION: PARCEL 'A' A PARCEL OF LAND BEING PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 25, T22N-R08W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION; THENCE 00.44'41"E ALONG THE WEST SECTION LINE, 448.98 FEET; THENCE S88.23'05"E PARALLEL WITH THE SOUTH SECTION LINE, 250.00 FEET; THENCE 500044'4 I "W PARALLEL WITH THE WEST SECTION LINE. I 78.44 FEET TO THE



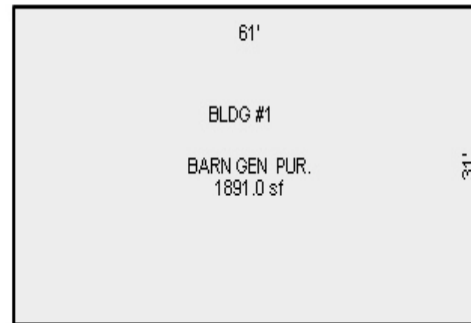
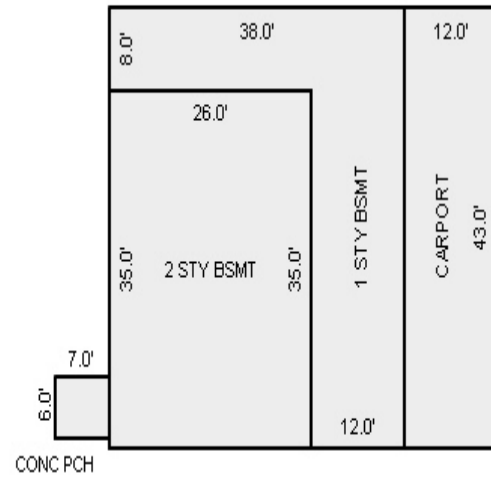
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Topography of Site							
		Level							
		Rolling							
		Low							
		High							
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
			2018	7,100	69,200	76,300			52,581C
		TPC 12/27/2017 INSPECTED	2017	7,100	64,000	71,100			51,500C
			2016	7,100	63,500	70,600			51,041C
			2015	7,100	55,500	62,600			50,889C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 42	Type CPP	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	X	Drywall Plaster X Paneled Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: 2S		Trim & Decoration		Central Air Wood Furnace			(12) Electric		Class: C +5 Effec. Age: 40 Floor Area: 2544 Total Base Cost: 154,687 Total Base New : 213,467 Total Depr Cost: 128,080 Estimated T.C.V: 125,519		CntryMult X 1.380 E.C.F. X 0.980		Bsmnt Garage: Carport Area: 516 Roof: Comp.Shingle			
Yr Built 1954	Remodeled 1972	Ex	X	Ord		Min	200 Amps Service		Stories Exterior		Rate	Bsmnt-Adj	Heat-Adj	Size	Cost	
Condition: Average		Lg	X	Ord		Small	No./Qual. of Fixtures		2	2 Story Siding	102.91	0.00	0.00	910	93,648	
Room List		(5) Floors		Kitchen: Other: Other:			Ex. X Ord. Min		1	1 Story Siding	65.08	0.00	0.00	724	47,118	
	Basement 1st Floor 2nd Floor 4 Bedrooms	Kitchen: Other: Other:		(6) Ceilings			No. of Elec. Outlets		Other Additions/Adjustments		Rate		Size		Cost	
(1) Exterior	X	Drywall					(7) Excavation		(13) Plumbing		Average Fixture(s)		1		760	
X	Wood/Shingle Aluminum/Vinyl Brick	Basement: 1634 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets			(8) Basement		Average Fixture(s)		2 Fixture Bath		1		1,600	
	Insulation	Basement: 1634 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few			(9) Basement Finish		1		1		1		1,575	
(2) Windows	X	Many Avg. Few	X	Large Avg. Small	8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			(10) Floor Support		1		1		1		3,085
X	Wood Sash Metal Sash Vinyl Sash	Recreation SF Living SF Walkout Doors No Floor SF		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			(11) Water/Sewer		Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 =		1915.00		1		1,915	
X	Double Hung Horiz. Slide Casement	Recreation SF Living SF Walkout Doors No Floor SF		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			(12) Water/Sewer		1915.00		1		1		1,915	
X	Double Glass Patio Doors Storms & Screens	Recreation SF Living SF Walkout Doors No Floor SF		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			(13) Water/Sewer		1915.00		1		1		1,915	
(3) Roof	X	Gable Hip Flat	Gambrel Mansard Shed	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		1915.00		1		1		1,915	
X	Asphalt Shingle	Recreation SF Living SF Walkout Doors No Floor SF		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			(15) Water/Sewer		1915.00		1		1		1,915	
Chimney:		Recreation SF Living SF Walkout Doors No Floor SF		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			(16) Water/Sewer		1915.00		1		1		1,915	

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Sketch by Apex Medina™

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

Building Type	Barn, General Purpose			
Year Built	1972			
Class/Construction	D,Pole			
Quality/Exterior	Low Cost			
Base Rate/SF	10.10			
# of Walls, Perimeter	4 Wall, 184			
Perimeter Mult.	X 1.033 = 10.43			
Height	0			
Story Height Mult.	X 0.946 = 9.87			
Heating System	No Heating/Cooling			
Heat Adj./SF				
Misc. Adjustment				
Misc. Adj./SF				
County Multiplier	X 1.38 = 13.62			
Final Rate/SF	\$13.62			
Length/Width/Area	61 x 31 = 1891			
Cost New	\$ 25,756			
Phy./Func./Econ. %Good	45/100/100 45.0			
Depreciated Cost	\$ 11,590			
+ 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	\$ 12,749			
Comments:	DIRT FLOOR			
Total Estimated True Cash Value of Agricultural Improvements / This Card: 12749 / All Cards: 12749				

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HALVORSEN DELORES ANN	RICHARDSON LAWRENCE	1	01/06/2009	QC	Split Vacant	2009/050		100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
W BLUE RD	School: LAKE CITY - 57020					
	P.R.E. 100% 07/22/1994					
Owner's Name/Address	MAP #:					
RICHARDSON LAWRENCE 6980 W BLUE RD LAKE CITY MI 49651	2018 Est TCV 8,125					

Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
\$65 /FF	125.00	375.00	1.0000	1.0000	65	100	8,125	
125 Actual Front Feet, 1.08 Total Acres							Total Est. Land Value =	8,125

Tax Description
 . SEC 25 T22N R8W, W 250 FT OF S 375 FT OF W/2 OF SW/4 LYING N'LY OF HWY M55 EXC W 125 FT THEREOF. 1.0761 Ac. M/L
 Split on 06/24/2009 from 009-025-009-00;
 Comments/Influences
 Split/Comb. on 06/24/2009 completed 06/24/2009 RAY ;
 Parent Parcel(s): 009-025-009-00;
 Child Parcel(s): 009-025-009-90;

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	4,100	0	4,100			3,362C
2017	4,100	0	4,100			3,293C
2016	4,100	0	4,100			3,264C
2015	4,100	0	4,100			3,255C



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

Who	When	What	2018	2017	2016	2015
TPC	12/27/2017	INSPECTED	4,100	4,100	4,100	4,100
TPC	03/26/2012	INSPECTED	4,100	4,100	4,100	4,100

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HALVORSEN DON R & MILLER	RICHARDSON ELAINE L	0	09/11/2014	DC	CERTIFICATE OF DEATH	2014-03312		0.0
HALVORSEN DELORES	HALVORSEN DON R (S/M)	0	11/11/2008	QC	RELATED PARTY	2008/4202		0.0
HALVORSEN DON R	HALVORSEN DON R	0	07/31/2008	QC	RELATED PARTY	2014-03312		0.0

Property Address	Class: 201 COMMERCIAL-IM	Zoning:	Building Permit(s)	Date	Number	Status
6770 W BLUE RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
RICHARDSON ELAINE L 4270 E 46 RD CADILLAC MI 49601	MAP #:					
	2018 Est TCV 292,859 TCV/TFA: 73.36					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES								
		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 25 T22N R8W BEG AT INT OF N LINE HWY M-55 & E LINE OF W 1/2 OF SW 1/4 TH N 200 FT, W 200 FT S 200 FT, E 200 FT TO POB. .9183A.	X	Dirt Road		GRAGE C	40/FF	200.00	200.00	1.0000	1.0000	40	100	8,000
		Gravel Road		200 Actual Front Feet, 0.92 Total Acres		Total Est. Land Value =						8,000
Comments/Influences	X	Paved Road		Land Improvement Cost Estimates								
		Storm Sewer		Description	Rate	CountyMult.	Size	%Good	Cash Value			
	X	Sidewalk		D/W/P: Asphalt Paving	1.61	1.42	5200	0	0			
	X	Water		D/W/P: 4in Ren. Conc.	4.21	1.42	800	0	0			
	X	Sewer		D/W/P: 4in Ren. Conc.	4.21	1.42	600	0	0			
	X	Electric		Residential Local Cost Land Improvements								
	X	Gas		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		Curb		LAND IMPROVE 5000	5000.00	1.00	1.0	95	4,750			
		Street Lights		Total Estimated Land Improvements True Cash Value =								4,750
		Standard Utilities										
		Underground Utils.										



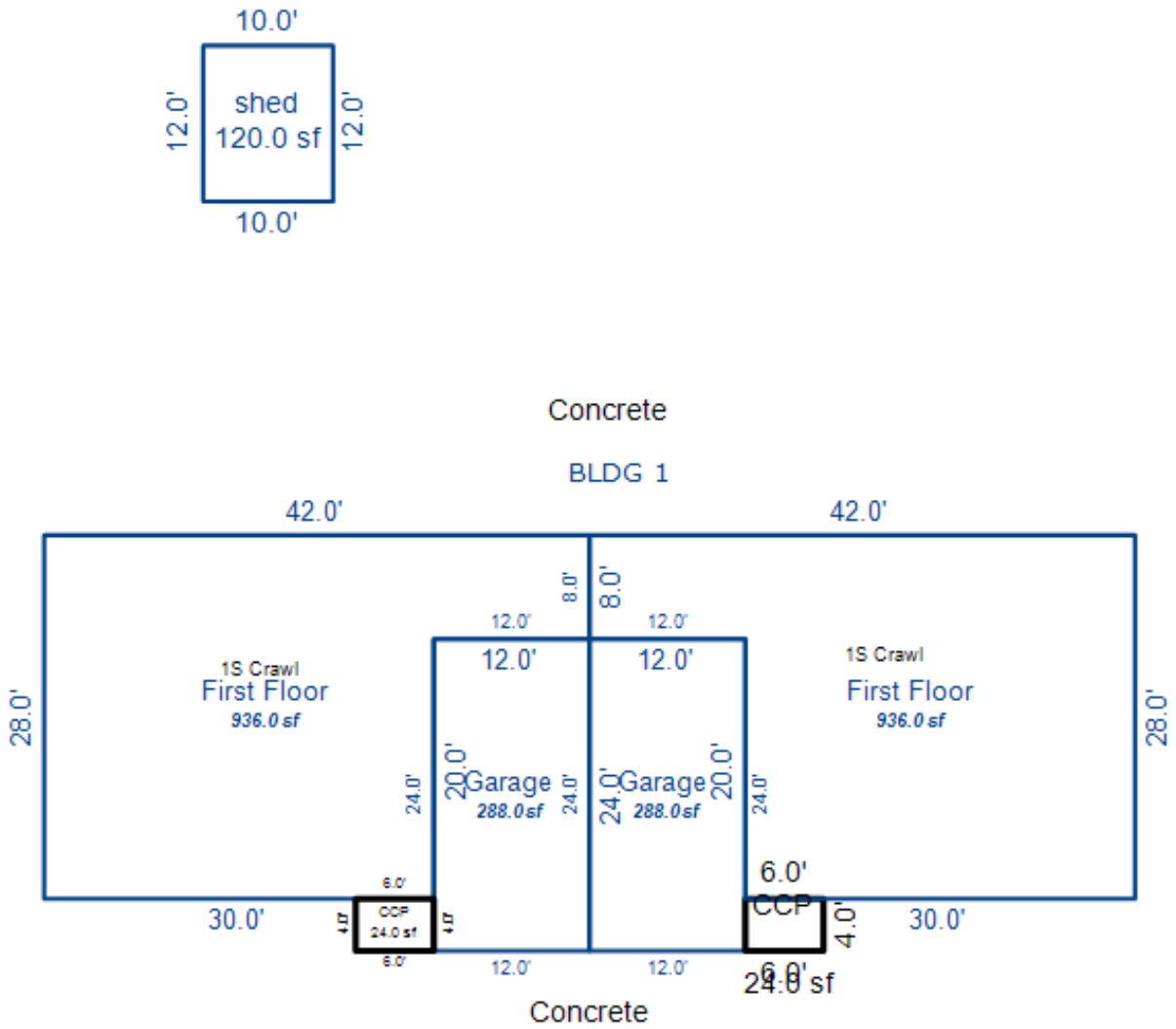
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2018	4,000	142,400	146,400			77,391C
X	Rolling		2017	4,000	122,400	126,400			75,800C
X	Low		2016	4,000	85,800	89,800			75,124C
X	High		2015	4,000	70,900	74,900			74,900S
X	Landscaped								
X	Swamp								
X	Wooded								
X	Pond								
X	Waterfront								
X	Ravine								
X	Wetland								
X	Flood Plain								

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks			(17) Garage	
X	Single Family	0	Eavestrough	X	Gas	Oil	Elec.	2	Appliance Allow.	Interior 1 Story	Area	Type	Year Built: 1993	Car Capacity:	
	Mobile Home		Insulation		Wood										Coal	Steam	Interior 2 Story	24	CCP (1 Story)	Class: C
	Town Home	0	Front Overhang											Class: C	
	Duplex	0	Other Overhang	X										Exterior: Siding	
	A-Frame													Brick Ven.: 0	
			(4) Interior											Stone Ven.: 0	
X	Wood Frame	X	Drywall											Common Wall: 1.5 Wall	
			Paneled											Foundation: 42 Inch	
			Plaster											Finished?: Yes	
			Wood T&G											Auto. Doors: 1	
	Building Style:		Trim & Decoration											Mech. Doors: 0	
	1S		Ex	X	Ord									Area: 288	
	Yr Built	Remodeled	Size of Closets											% Good: 0	
	1993	0	Lg	X	Ord									Storage Area: 0	
	Condition:	Average	Doors		Solid	X	H.C.							No Conc. Floor: 0	
	Room List		(5) Floors											Bsmnt Garage:	
	Basement		Kitchen:											Carpport Area:	
	1st Floor		Other:											Roof:	
	2nd Floor		Other:												
	Bedrooms		(6) Ceilings												
			No./Qual. of Fixtures												
	(1) Exterior	X	Ex.	X	Ord.		Min								
	Wood/Shingle		No. of Elec. Outlets												
	Aluminum/Vinyl		Many	X	Ave.		Few								
	Brick		(7) Excavation												
	Insulation		Basement: 0 S.F.												
	(2) Windows		Crawl: 936 S.F.												
	Many		Slab: 0 S.F.												
	Avg.	X	Height to Joists: 0.0												
	Few		(8) Basement												
	Large		Conc. Block												
	Avg.		Poured Conc.												
	Small		Stone												
	Wood Sash		Treated Wood												
	Metal Sash		Concrete Floor												
	Vinyl Sash		(9) Basement Finish												
	Double Hung		Recreation SF												
	Horiz. Slide		Living SF												
	Casement		Walkout Doors												
	Double Glass		No Floor SF												
	Patio Doors		(10) Floor Support												
	Storms & Screens		Joists:												
	(3) Roof		Unsupported Len:												
	Gable		Cntr.Sup:												
	Hip		Public Water												
	Flat		Public Sewer												
	Gambrel		Water Well												
	Mansard		1000 Gal Septic												
	Shed		2000 Gal Septic												
	Asphalt Shingle		Lump Sum Items:												
	Chimney: Metal														

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

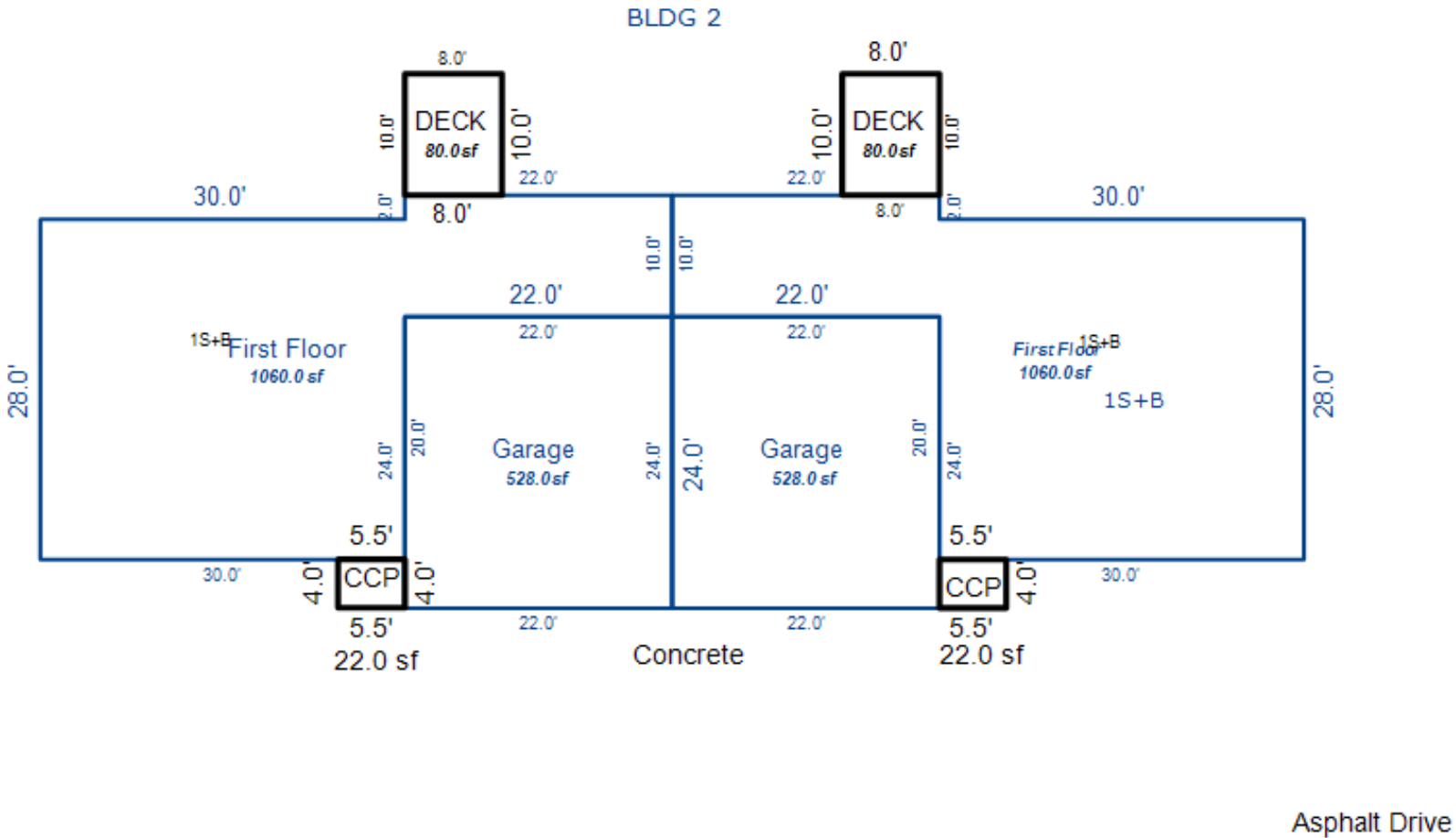


Asphalt Drive

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	0	Eavestrough	X	Gas	Oil	Elec.	2	Appliance Allow.	Interior 1 Story	Area	Type	Year Built: 1997	
	Mobile Home		Insulation										Wood	Coal	Steam	Interior 2 Story	Car Capacity:
	Town Home		Front Overhang	X	Forced Air w/o Ducts	2nd/Same Stack	Class: C							
	Duplex		Other Overhang			Forced Air w/ Ducts	Forced Hot Water						Garbage Disposal	Exterior: Siding
A-Frame		Forced Hot Water	Bath Heater	Brick Ven.: 0										
(4) Interior			Electric Baseboard	Vent Fan	Stone Ven.: 0									
X	Wood Frame	X	Drywall		Hot Tub	Common Wall: 1.5 Wall								
Building Style: 1S			Paneled		Unvented Hood	Foundation: 42 Inch								
Yr Built 1997			Plaster		Vented Hood	Finished?: Yes								
Remodeled 0			Wood T&G		Intercom	Auto. Doors: 1								
Condition: Average			Trim & Decoration		Jacuzzi Tub	Mech. Doors: 0								
Room List			Ex	X	Ord		Min	Area: 528				Storage Area: 0		
Basement			Size of Closets		Lg		X	Ord		Small			% Good: 0	
1st Floor			Doors		Solid		X	H.C.				Roof: 0		
2nd Floor			(5) Floors		Central Air		Wood Furnace		Class: C				Bsmnt Garage:	
Bedrooms			Kitchen:		(12) Electric		200 Amps Service		Effec. Age: 15				Carport Area:	
(1) Exterior			Other:		No./Qual. of Fixtures				Floor Area: 1060		CntyMult		Roof:	
Wood/Shingle			Other:		Ex.		X	Ord.		Total Base Cost: 194,037	X 1.380		Total Base New : 267,770	
Aluminum/Vinyl			Basement: 1060 S.F.		Crawl: 0 S.F.		Slab: 0 S.F.		Total Depr Cost: 227,605		X 0.700		Estimated T.C.V: 159,323	
Brick			Height to Joists: 0.0		(7) Excavation		(13) Plumbing		Total Base Cost: 194,037		X 1.380		Total Base New : 267,770	
Insulation			Basement: 1060 S.F.		Crawl: 0 S.F.		Slab: 0 S.F.		Total Depr Cost: 227,605		X 0.700		Estimated T.C.V: 159,323	
(2) Windows			Height to Joists: 0.0		(8) Basement		(14) Water/Sewer		Total Base Cost: 194,037		X 1.380		Total Base New : 267,770	
X	Many Avg. Few	X	Basement		Conc. Block		No Plumbing		Total Depr Cost: 227,605		X 0.700		Estimated T.C.V: 159,323	
X	Large Avg. Small		Recreation SF		Poured Conc.		Extra Toilet		Total Base Cost: 194,037		X 1.380		Total Base New : 267,770	
X	Wood Sash		Living SF		Stone		Extra Sink		Total Depr Cost: 227,605		X 0.700		Estimated T.C.V: 159,323	
X	Metal Sash		Walkout Doors		Treated Wood		Separate Shower		Total Base Cost: 194,037		X 1.380		Total Base New : 267,770	
X	Vinyl Sash		No Floor SF		Concrete Floor		Ceramic Tile Floor		Total Depr Cost: 227,605		X 0.700		Estimated T.C.V: 159,323	
X	Double Hung		Basement Finish		(9) Basement Finish		Ceramic Tile Wains		Total Base Cost: 194,037		X 1.380		Total Base New : 267,770	
X	Horiz. Slide Casement		Recreation SF		Recreation SF		Ceramic Tub Alcove		Total Depr Cost: 227,605		X 0.700		Estimated T.C.V: 159,323	
X	Double Glass		Living SF		Living SF		Vent Fan		Total Base Cost: 194,037		X 1.380		Total Base New : 267,770	
X	Patio Doors		Walkout Doors		Walkout Doors		(10) Floor Support		Total Depr Cost: 227,605		X 0.700		Estimated T.C.V: 159,323	
X	Storms & Screens		No Floor SF		No Floor SF		Joists:		Total Base Cost: 194,037		X 1.380		Total Base New : 267,770	
(3) Roof			Basement Finish		Recreation SF		Unsupported Len:		Total Depr Cost: 227,605		X 0.700		Estimated T.C.V: 159,323	
X	Gable		Recreation SF		Living SF		Cntr.Sup:		Total Base Cost: 194,037		X 1.380		Total Base New : 267,770	
X	Hip		Walkout Doors		Walkout Doors		Public Water		Total Depr Cost: 227,605		X 0.700		Estimated T.C.V: 159,323	
X	Flat		No Floor SF		No Floor SF		Public Sewer		Total Base Cost: 194,037		X 1.380		Total Base New : 267,770	
X	Gambrel		Basement Finish		Recreation SF		Water Well		Total Depr Cost: 227,605		X 0.700		Estimated T.C.V: 159,323	
X	Mansard		Recreation SF		Living SF		1000 Gal Septic		Total Base Cost: 194,037		X 1.380		Total Base New : 267,770	
X	Shed		Walkout Doors		Walkout Doors		2000 Gal Septic		Total Depr Cost: 227,605		X 0.700		Estimated T.C.V: 159,323	
X	Asphalt Shingle		No Floor SF		No Floor SF		Lump Sum Items:		Total Base Cost: 194,037		X 1.380		Total Base New : 267,770	
Chimney: Metal			Basement Finish		Recreation SF				Total Depr Cost: 227,605		X 0.700		Estimated T.C.V: 159,323	
(3) Roof			Recreation SF		Living SF				Total Base Cost: 194,037		X 1.380		Total Base New : 267,770	
Chimney: Metal			Walkout Doors		Walkout Doors				Total Depr Cost: 227,605		X 0.700		Estimated T.C.V: 159,323	
(3) Roof			No Floor SF		No Floor SF				Total Base Cost: 194,037		X 1.380		Total Base New : 267,770	
Chimney: Metal			Basement Finish		Recreation SF				Total Depr Cost: 227,605		X 0.700		Estimated T.C.V: 159,323	

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)		Date	Number	Status			
6980 W BLUE RD		School: LAKE CITY - 57020		Addition		04/17/2014	2014-0073	100%			
		P.R.E. 100% 07/22/1994		Remodel		04/05/2005	20050044	100%			
Owner's Name/Address		MAP #:		Pole Barn		05/09/2003	20030095	Complete			
RICHARDSON LAWRENCE 6980 W BLUE RD LAKE CITY MI 49651		2018 Est TCV 138,486 TCV/TFA: 87.10									
		X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
		Public Improvements		* Factors *							
Tax Description		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
. SEC 25 T22N R8W W 125 FT OF S 375 FT OF W 1/2 OF SW 1/4 LYING N'LY OF HWY M 55. 1.0771A.		Gravel Road		\$65 /FF	125.00	375.00	1.0000	1.0000	65	100	8,125
Comments/Influences		Paved Road		125 Actual Front Feet, 1.08 Total Acres					Total Est. Land Value =		8,125
		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		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2018	4,100	65,100	69,200		49,877C	
		TPC 12/27/2017 INSPECTED			2017	4,100	63,100	67,200		48,852C	
		TPC 08/05/2014 INSPECTED			2016	4,100	59,400	63,500		48,417C	
					2015	4,100	55,300	59,400		48,273C	

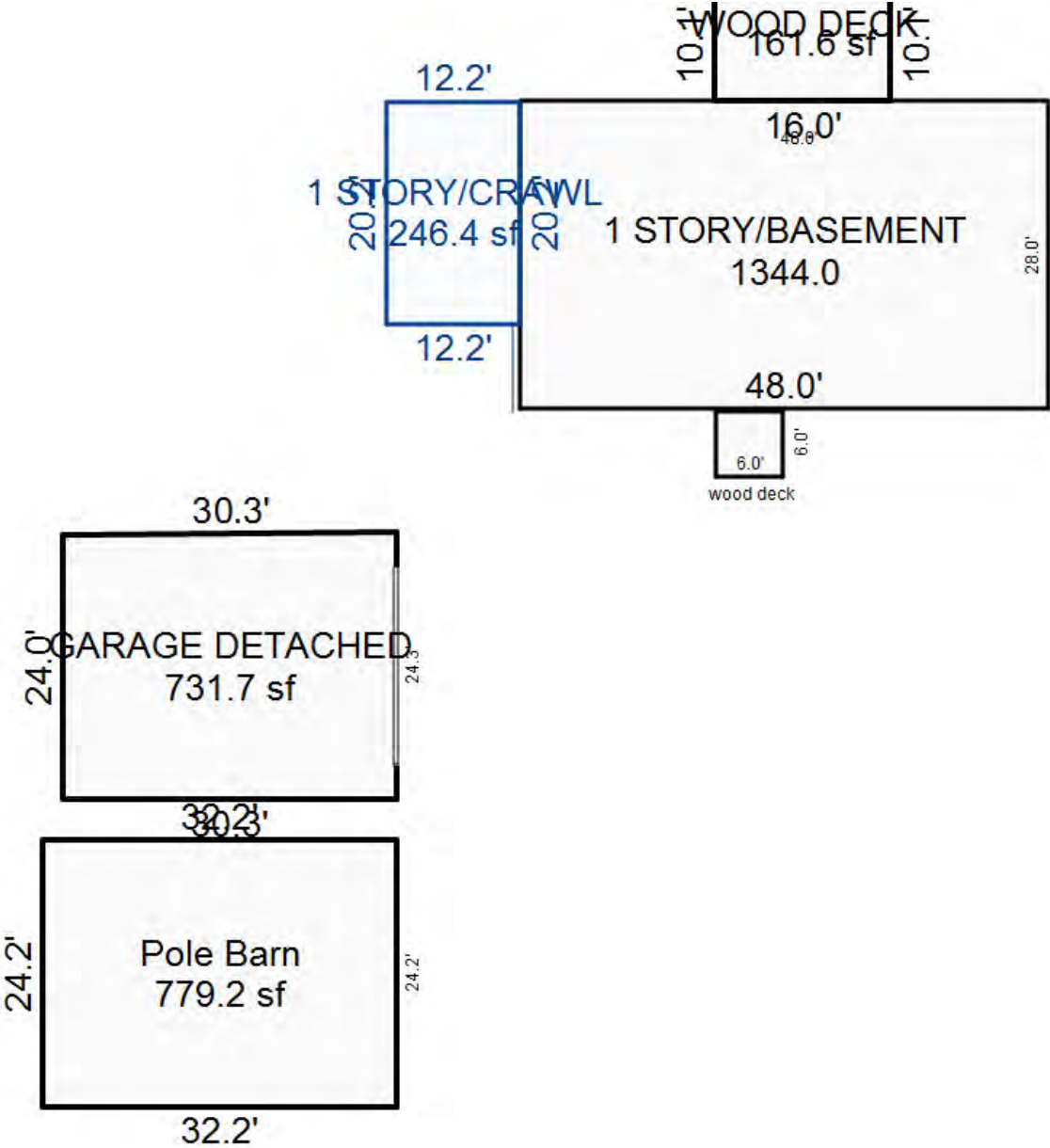


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 36 161	Type Treated Wood Treated Wood	Year Built: 1993 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 731 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G												
Building Style: 1S		Trim & Decoration															
Yr Built 1994	Remodeled 2014	Ex	X Ord		Min												
Condition: Average		Lg	X Ord		Small												
Room List		(5) Floors															
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:															
		(6) Ceilings															
(1) Exterior		X	Drywall														
X	Wood/Shingle Aluminum/Vinyl Brick			Ex.	X Ord.		Min										
		(7) Excavation															
		Basement: 1344 S.F. Crawl: 246 S.F. Slab: 0 S.F. Height to Joists: 0.0															
(2) Windows		(8) Basement															
X	Many Avg. Few	X	Large Avg. Small														
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor														
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish															
		Recreation SF Living SF Walkout Doors No Floor SF															
(3) Roof		(10) Floor Support															
X	Gable Hip Flat		Gambrel Mansard Shed														
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1	Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic												
Chimney: Metal				Lump Sum Items:													
										Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
										1	Story Siding	Basement	54.70	0.00	0.00	1344	73,517
										1	Story Siding	Crawl Space	54.70	-7.75	0.00	246	11,550
										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) Deck/Balcony		Treated Wood,Standard		11.92		36 429	
										Treated Wood,Standard		7.09		161 1,141			
										(17) Garages		Class:CD Exterior: Siding		Foundation: 42 Inch (Unfinished)		731 12,025	
										Base Cost		16.45		1 350			
										Mechanical Doors		350.00		779 8,616			
										Class:CD Exterior: Pole		Foundation: 18 Inch (Unfinished)		Base Cost		11.06	
										Mechanical Doors		350.00		779 350			
										No Floor Deduction		-3.10		779 -2,415			
										Notes: MODULAR		Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,		Depr.Cost =		133,022	
										ECF (416 RESIDENTIAL RURAL/ NON SUB)		0.980 => TCV of Bldg: 1 =		130,361			

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



Sketch by Apex Sketch

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BAKER COLLEGE OF CADILLAC	WOLVERINE POWER SUPPLY CO	900,000	07/31/2017	WD	Arms Length	2017-0392		100.0
ALDERDEN WILLIAM & SUSAN	BAKER COLLEGE OF CADILLAC	410,000	06/20/2011	WD	WARRANTY DEED	2011-01990	PTA	100.0
TRIM RALPH A TRUSTEE	ALDERDEN WILLIAM & SUSAN	135,441	06/19/2011	WD	WARRANTY DEED	2011-01989		0.0
TRIM RALPH A & JOANNE L T	ALDERDEN WILLIAM & SUSAN	265,383	01/03/2006	LC	Multiple Improved	06-0/0047		100.0

Property Address	Class: 201 COMMERCIAL-IM	Zoning:	Building Permit(s)	Date	Number	Status
4664 S MOREY RD			Demolition/Removal	11/17/2017	2017-0592	100%

Owner's Name/Address	MAP #:
WOLVERINE POWER SUPPLY COOPERATIVE 10125 W WATERGATE RD CADILLAC MI 49601	

2018 Est TCV 52,731		Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture								
					* Factors * 1013' ON M66								
Public Improvements					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					AG SW 2014 SURPLUS	1700/	19.70	Acres	1700	100			33,490
					19.70 Total Acres Total Est. Land Value = 33,490								

Tax Description	X	Improved	X	Vacant	Land Improvement Cost Estimates			
SEC 25 T22N R8W BEG AT E 1/4 COR, TH S 0 DEG 56'30"E 1016.31 FT, S 89 DEG 54'25"W 767.59 FT, N 06 DEG E 343.63 FT, N 44 DEG 11'19"W 277.59 FT, N 03 DEG 25'07"W 473.69 FT, N 89 DEG 46'07"E 936.7 FT TO POB. 19.7A. 2011 PARCEL 009-025-011-00 SPLIT ON 01/03/2011 12/2010 SPLIT-PARCEL"A"		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	X	Low	X	High	X	Landscaped	X	Swamp	X	Wooded	X	Pond	X	Waterfront	X	Ravine	X	Wetland	X	Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	16,700	9,700	26,400			26,400C
2017	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2016	0	0	0			0
2015	0	0	0			0

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

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BAKER COLLEGE OF CADILLAC	WOLVERINE POWER SUPPLY CO	900,000	07/31/2017	WD	Arms Length	2017-0392	PTA	100.0
ALDERDEN WILLIAM & SUSAN	BAKER COLLEGE OF CADILLAC	410,000	06/21/2011	WD	WARRANTY DEED	2011-01990	PTA	100.0
TRIM RALPH A TRUSTEE	ALDERDEN SUSAN J & WILLIA	135,441	06/20/2011	WD	WARRANTY DEED	2011-01989		0.0

Property Address	Class: 202 COMMERCIAL-VA	Zoning:	Building Permit(s)	Date	Number	Status
S MOREY RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0% Qual. Ag.					
WOLVERINE POWER SUPPLY COOPERATIVE 10125 W WATEGATE RD CADILLAC MI 49601	MAP #:					
	2018 Est TCV 166,436					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture								
	Public Improvements			* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
PARCEL "B" PART OF THE NORTH 1/2 OF THE SOUTHEAST 1/4, SECTION 25, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN MORE FULLY DESCRIBED AS COMMENCING AT THE EAST 1/4 CORNER OF SAID SEC. 25, THENCE S00DEG56'30"E 1016.31 FEET ALONG THE EAST LINE OF SAID SEC. 25, THENCE S89°54'25"W 660.00 FEET TO THE POINT OF BEGINNING, THENCE S00DEG56'30E 222.87 FEET PARALLEL TO SAID EAST SECTION LINE, THENCE S89°54'25W 1969.48 FEET PARALLEL TO THE SOUTH 1/8 LINE TO A POINT ON THE NORTH & SOUTH 1/4 LINE OF SAID SECTIOIN 25, THENCE N00DEG53'46W 1232.82 FEET ALONG				AG SW 2014 30 - 65 ACRES	41.51	Acres	3600	100				149,436
				AG SW 2014 SURPLUS 1700/	10.00	Acres	1700	100				17,000
				51.51 Total Acres			Total Est. Land Value =					166,436

PARCEL "B" PART OF THE NORTH 1/2 OF THE SOUTHEAST 1/4, SECTION 25, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN MORE FULLY DESCRIBED AS COMMENCING AT THE EAST 1/4 CORNER OF SAID SEC. 25, THENCE S00DEG56'30"E 1016.31 FEET ALONG THE EAST LINE OF SAID SEC. 25, THENCE S89°54'25"W 660.00 FEET TO THE POINT OF BEGINNING, THENCE S00DEG56'30E 222.87 FEET PARALLEL TO SAID EAST SECTION LINE, THENCE S89°54'25W 1969.48 FEET PARALLEL TO THE SOUTH 1/8 LINE TO A POINT ON THE NORTH & SOUTH 1/4 LINE OF SAID SECTIOIN 25, THENCE N00DEG53'46W 1232.82 FEET ALONG



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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	83,200	0	83,200			83,200C
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***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ARGUE MASON & LISA	BLUE ROAD, LLC	347,000	06/03/2011	WD	Arms Length	2011-01818	PTA	100.0
JOHNSON MICHAEL B	ARGUE MASON & LISA	500,000	06/03/2004	WD	Arms Length	04-0/2516		100.0
HUB COMMUNITY MINISTRIES	JOHNSON MICHAEL B	0	02/27/2004	OTH	Not Qualified	04-0/0768		0.0
		313,500	10/01/2001	WD	Arms Length	02-0:5913		0.0

Property Address	Class: 201 COMMERCIAL-IM	Zoning:	Building Permit(s)	Date	Number	Status
6344 M-55		School: LAKE CITY - 57020	Commercial	07/01/2011	2011-9997	100%
		P.R.E. 0%				

Owner's Name/Address	MAP #:	2018 Est TCV 615,418 TCV/TFA: 45.12
BLUE ROAD, LLC 1965 BARRETT TROY MI 48084		

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES																																				
SEC 25 T22N R8W W 1/2 OF E 1/2 OF SW 1/4 OF SE 1/4 EXC S 75 FT THOF. ALSO S 83 FT OF W 1/2 OF E 1/2 OF NW 1/4 OF SE 1/4. 10.06A.	X		<p>* Factors *</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>GROUP H 75/FF</td> <td>329.70</td> <td>1328.70</td> <td>1.0000</td> <td>0.0000</td> <td>75</td> <td>100*</td> <td></td> <td>0</td> </tr> <tr> <td>COMMERCIAL 10A M/L</td> <td>5400</td> <td>6.57 Acres</td> <td>5400</td> <td>100</td> <td></td> <td></td> <td></td> <td>35,478</td> </tr> <tr> <td>COMMERCIAL AGRICULTURE</td> <td></td> <td>4.00 Acres</td> <td>3600</td> <td>100</td> <td></td> <td></td> <td></td> <td>14,400</td> </tr> </tbody> </table> <p>* denotes lines that do not contribute to the total acreage calculation. 330 Actual Front Feet, 10.57 Total Acres Total Est. Land Value = 49,878</p>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	GROUP H 75/FF	329.70	1328.70	1.0000	0.0000	75	100*		0	COMMERCIAL 10A M/L	5400	6.57 Acres	5400	100				35,478	COMMERCIAL AGRICULTURE		4.00 Acres	3600	100				14,400
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																															
GROUP H 75/FF	329.70	1328.70	1.0000	0.0000	75	100*		0																															
COMMERCIAL 10A M/L	5400	6.57 Acres	5400	100				35,478																															
COMMERCIAL AGRICULTURE		4.00 Acres	3600	100				14,400																															

Comments/Influences	X Electric	X Gas	Land Improvement Cost Estimates																								
13 SINGLE POLE LIGHTS 5 DOUBLES	X	X	<table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>CountyMult.</th> <th>Size</th> <th>%Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>Commercial/Industrial Local Cost Land Improvements</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PAVING</td> <td>1.00</td> <td>1.00</td> <td>40000.0</td> <td>84</td> <td>100</td> </tr> <tr> <td>Outdoor Lighting</td> <td>590.00</td> <td>1.00</td> <td>18.0</td> <td>50</td> <td>110</td> </tr> </tbody> </table> <p>Total Estimated Land Improvements True Cash Value = 39,441</p>	Description	Rate	CountyMult.	Size	%Good	Cash Value	Commercial/Industrial Local Cost Land Improvements						PAVING	1.00	1.00	40000.0	84	100	Outdoor Lighting	590.00	1.00	18.0	50	110
Description	Rate	CountyMult.	Size	%Good	Cash Value																						
Commercial/Industrial Local Cost Land Improvements																											
PAVING	1.00	1.00	40000.0	84	100																						
Outdoor Lighting	590.00	1.00	18.0	50	110																						



Topography of Site	X Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X												2018	24,900	282,800	307,700			233,265C
													2017	28,500	275,900	304,400			228,468C
													2016	15,900	242,900	258,800			226,431C
													2015	15,300	225,900	241,200			225,754C

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Who	When	What	2018	2017	2016	2015
TPC	12/27/2017	INSPECTED				
TPC	08/28/2017	INSPECTED				
TPC	12/19/2012	INSPECTED				

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

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

Class: C
 Floor Area: 4,640
 Gross Bldg Area: 13,640
 Stories Above Grd: 1
 Average Sty Hght : 12
 Bsmnt Wall Hght

Depr. Table : 2%
 Effective Age : 16
 Physical %Good: 72
 Func. %Good : 100
 Economic %Good: 100

1996 Year Built
 2011 Remodeled

12 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: Wall or Floor Furnace 100
 Heat#2: Wall or Floor Furnace 0%
 Ave. SqFt/Story: 4640
 Ave. Perimeter: 300
 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: 4640
 Type: Low

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

Class: C Quality: Low Cost Percent Adj: +0

Base Rate for Upper Floors = 51.60

(10) Heating system: Wall or Floor Furnace Cost/SqFt: 0.00 100%
 Adjusted Square Foot Cost for Upper Floors = 51.60

1 Stories Number of Stories Multiplier: 1.000
 Average Height per Story: 12 Height per Story Multiplier: 1.000
 Ave. Floor Area: 4,640 Perimeter: 300 Perim. Multiplier: 1.018
 Refined Square Foot Cost for Upper Floors: 52.53

County Multiplier: 1.42, Final Square Foot Cost for Upper Floors = 74.591

Total Floor Area: 4,640 Base Cost New of Upper Floors = 346,102

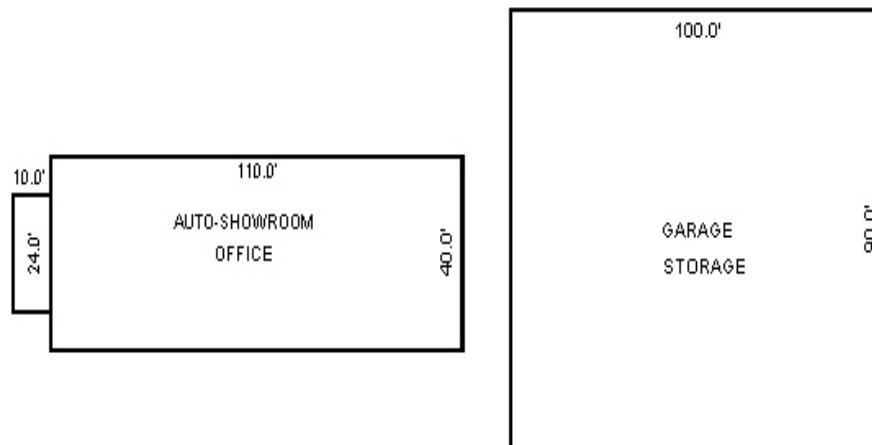
4,640 Sq.Ft. of Sprinklers @ 2.45, County Mult.:1.42 Cost New = 16,143

Reproduction/Replacement Cost = 362,244
 Eff.Age:16 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 72 /100/100/100/72.0
 Total Depreciated Cost = 260,816

ECF (201B COMMERCIAL GROUP B) 1.010 => TCV of Bldg: 1 = 263,424
 Replacement Cost/Floor Area= 78.07 Est. TCV/Floor Area= 56.77

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

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



Sketch by Apex IV™

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

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

Class: S
 Floor Area: 9,000
 Gross Bldg Area: 13,640
 Stories Above Grd: 1
 Average Sty Hght : 14
 Bsmnt Wall Hght

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

2004	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: 9000
 Ave. Perimeter: 380
 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: S Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 26.00

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 0.00 100%
 Adjusted Square Foot Cost for Upper Floors = 26.00

1 Stories
 Average Height per Story: 14
 Ave. Floor Area: 9,000 Perimeter: 380
 Refined Square Foot Cost for Upper Floors: 26.10

Number of Stories Multiplier: 1.000
 Height per Story Multiplier: 1.000
 Perim. Multiplier: 1.004

County Multiplier: 1.35, Final Square Foot Cost for Upper Floors = 35.240

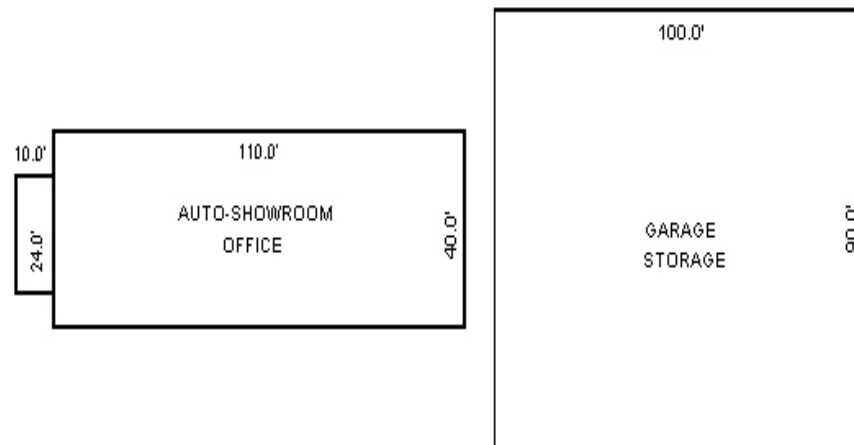
Total Floor Area: 9,000 Base Cost New of Upper Floors = 317,164

Reproduction/Replacement Cost = 317,164
 Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0
 Total Depreciated Cost = 260,074

ECF (201B COMMERCIAL GROUP B) 1.010 => TCV of Bldg: 2 = 262,675
 Replacement Cost/Floor Area= 35.24 Est. TCV/Floor Area= 29.19

(1) Excavation/Site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:
(2) Foundation:	(8) Plumbing:	Outlets:	(40) Exterior Wall:
X Poured Conc	Many Above Ave.	Few Average Many Unfinished Typical	
(3) Frame:	Total Fixtures	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	Thickness
(4) Floor Structure:	(9) Sprinklers:	Incandescent Fluorescent Mercury Sodium Vapor Transformer	Bsmnt Insul.
(5) Floor Cover:	(10) Heating and Cooling:	(13) Roof Structure: Slope=0	
(6) Ceiling:	Gas Oil	(14) Roof Cover:	

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



Sketch by Apex IV™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PRICE KATHIE I LIVING TRU	PRICE JAY W & KATHIE I TR	1	10/28/2015	QC	RELATED PARTY	2015-03708		0.0
PRICE JAY W & KATHI I	PRICE KATHIE I LIVING TRU	0	03/21/2005	QC	Not Qualified	05-0/1349		0.0

Property Address	Class: 301 INDUSTRIAL-IM	Zoning:	Building Permit(s)	Date	Number	Status
6400 W BLUE RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
PRICE JAY W & KATHIE I TRUST 490 S LAKESHORE DR LAKE CITY MI 49651	MAP #:					
	2018 Est TCV 440,331 TCV/TFA: 24.06					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES							
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
. SEC 25 T22N R8W E 1/2 OF W 1/2 OF SW1/4 OF SE 1/4 EXC S 75 FT THOF & ALSO S 83 FT OF E 1/2 OF W 1/2 OF NW 1/4 OF SE 1/4. 10.06A.	X		Dirt Road	328.70	1325.80	1.0000	0.0000	75	100*	0
	X		Gravel Road	5.04	Acres	5400	100			27,238
	X		Paved Road	5.00	Acres	3600	100			18,000
			Storm Sewer	* denotes lines that do not contribute to the total acreage calculation.						
			Sidewalk	329 Actual Front Feet, 10.04 Total Acres Total Est. Land Value =						45,238

Comments/Influences	X	Land Improvement Cost Estimates							
		Description	Rate	CountyMult.	Size	%Good	Cash Value		
	X	Electric							
	X	Gas	D/W/P: Asphalt Paving	1.51	1.37	9400	0	0	
		Curb	D/W/P: 4in Ren. Conc.	3.78	1.37	235	0	0	
		Street Lights	/CI16/YARI/PAV/495A	4.03	1.00	235.0	80	758	
		Standard Utilities	/CI16/SUBDC/RESSI/STRI/PAVACSA	1.54	1.00	9400.0	80	11,581	
		Underground Utils.	Total Estimated Land Improvements True Cash Value =						12,338



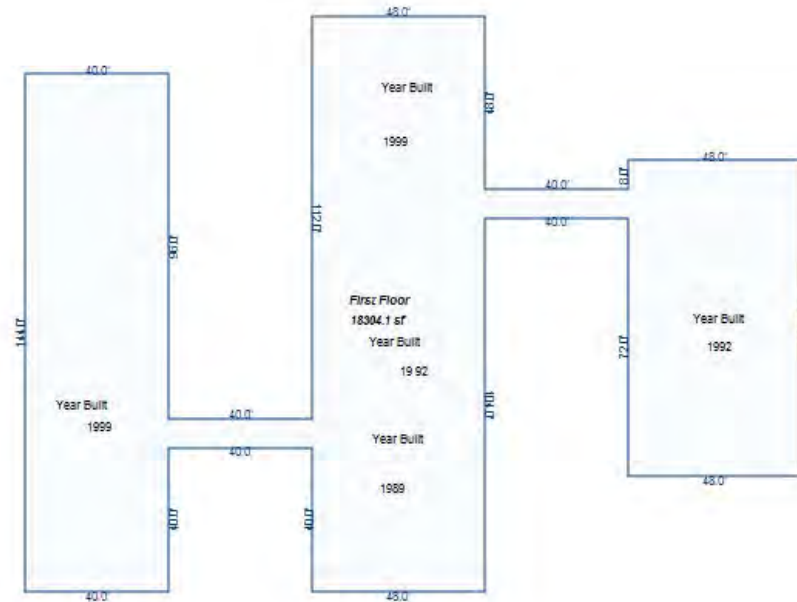
Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	2018	22,600	197,600	220,200			160,606C
	Rolling	2017	27,100	139,900	167,000			157,303C
	Low	2016	15,100	140,800	155,900			155,900S
	High	2015	14,600	142,400	157,000			157,000S
	Landscaped							
	Swamp							
	Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							

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


Desc. of Bldg/Section: CAL 94 Calculator Occupancy: Industrial, Light Manufacturing				<<<<< Calculator Cost Computations >>>>>						
Class: D				Class: D		Quality: Average		Percent Adj: +0		
Floor Area: 18,304 Gross Bldg Area: 18,304 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght				Construction Cost		Base Rate for Upper Floors = 33.00				
				High	X	Above Ave.	Ave.	Low		
Depr. Table : 2% Effective Age : 16 Physical %Good: 72 Func. %Good : 100 Economic %Good: 100				** ** 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: 18304 Ave. Perimeter: 1184 Has Elevators:		(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 0.00 100% Adjusted Square Foot Cost for Upper Floors = 33.00				
1989 Year Built 1999 Remodeled				Area: Perimeter: Type:		1 Stories Number of Stories Multiplier: 1.000 Average Height per Story: 12 Height per Story Multiplier: 0.960 Ave. Floor Area: 18,304 Perimeter: 1184 Perim. Multiplier: 1.097 Refined Square Foot Cost for Upper Floors: 34.75				
12 Overall Bldg Height				Heat: Hot Water, Radiant Floor		County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 47.612				
Comments: MEZZANINE IS AREA BETWEEN BLDGS 1 & 2 HISTORICAL SKETCH OF BLDG1 IS 3456 SQFT - 2013 SITE VISIT 6960SQFT				*** Basement Info *** Area #1: Type #1: Low Storage Area #2: Type #2: Low Storage		Total Floor Area: 18,304 Base Cost New of Upper Floors = 871,482 Reproduction/Replacement Cost = 871,482 Eff.Age:16 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 72 /100/100/100/72.0 Total Depreciated Cost = 627,467				
				* Mezzanine Info * Area: Type: Average		<<<<< Segregated Cost Computations >>>>> Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses				
				* Sprinkler Info * Area: Type: Average		Item Description Cost # or Height Storys Base Col. Rate SqFt Adj. Adj. Cost Total Base Cost New = 0				
(1) Excavation/Site Prep:				(7) Interior:		(11) Electric and Lighting:		(39) Miscellaneous:		
(2) Foundation:				(8) Plumbing:		Outlets:		Fixtures:		
X	Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	Few Average	Few Average	X Mezzanines, Open Area	
(3) Frame:				Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		Unfinished Typical Unfinished Typical		
(4) Floor Structure:				(9) Sprinklers:		Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer		
(5) Floor Cover:				(10) Heating and Cooling:		(13) Roof Structure: Slope=0		(40) Exterior Wall:		
(6) Ceiling:				Gas Oil	Coal Stoker	Hand Fired Boiler	(14) Roof Cover:		Thickness	Bsmnt Insul.

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



Sketch by Apex Sketch

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: 401 RESIDENTIAL-I		Zoning:	Building Permit(s)	Date	Number	Status				
6470 W BLUE RD		School: LAKE CITY - 57020		P.R.E. 100% 07/22/1994								
Owner's Name/Address		MAP #:		2018 Est TCV 249,333 TCV/TFA: 132.77								
DUVALL A SANDRA TRUSTEE 6470 W BLUE RD LAKE CITY MI 49651		X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES								
Tax Description		Public Improvements		* Factors *								
. SEC 25 T22N R8W W 1/2 OF W 1/2 OF SW 1/4 OF SE 1/4 EXC S75 FT THOF, ALSO S 83 FT OF W 1/2 OF W 1/2 OF NW 1/4 OF SE 1/4. 10.06 A.		X	Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		X	Gravel Road	GROUP H 75/FF	328.00	1336.02	1.0000	0.0000	75	100*		0
28X56 PB FOR 95		X	Paved Road	COMMERCIAL 10A M/L	5400	7.06	Acres	5400	100			38,124
		X	Storm Sewer	COMMERCIAL AGRICULTURE		3.00	Acres	3600	100			10,800
		X	Sidewalk	* denotes lines that do not contribute to the total acreage calculation.								
		X	Water	328 Actual Front Feet, 10.06 Total Acres Total Est. Land Value = 48,924								
		X	Sewer	Land Improvement Cost Estimates								
		X	Electric	Description	Rate	CountyMult.	Size	%Good	Cash Value			
		X	Gas	D/W/P: Asphalt Paving	1.61	1.00	2570	0	0			
		X	Curb	Residential Local Cost Land Improvements								
		X	Street Lights	Description	Rate	CountyMult.	Size	%Good	Cash Value			
		X	Standard Utilities	LAND IMPROVE 2500	2500.00	1.00	2.0	95	4,750			
		X	Underground Utils.	Total Estimated Land Improvements True Cash Value = 4,750								
		Topography of Site										
		X	Level									
		X	Rolling									
		X	Low									
		X	High									
		X	Landscaped									
		X	Swamp	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X	Wooded	2018	24,500	100,200	124,700			88,343C		
		X	Pond	2017	27,200	97,200	124,400			86,526C		
		X	Waterfront	2016	15,100	91,600	106,700			85,755C		
		X	Ravine	2015	14,600	84,100	98,700			85,499C		
		X	Wetland									
		X	Flood Plain									
		Who	When	What								
		TPC 12/27/2017	INSPECTED									
		TPC 05/08/2017	INSPECTED									
		TPC 03/26/2012	INSPECTED									

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 80 100 100	Type CCP (1 Story) Treated Wood Pine	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: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G													
Building Style: 1S		Trim & Decoration																
Yr Built 1981	Remodeled 0	Ex	X	Ord		Min	Size of Closets											
Condition: Average		Lg	X	Ord		Small	Doors			Solid	X	H.C.						
Room List		(5) Floors		Central Air Wood Furnace			(12) Electric			150 Amps Service								
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(6) Ceilings			No./Qual. of Fixtures			Stories Exterior			Foundation Rate		Bsmnt-Adj Heat-Adj		Size Cost	
(1) Exterior	X	Drywall					Ex.	X	Ord.		Min	No. of Elec. Outlets						
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 1878 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Other Additions/Adjustments			Rate		Bsmnt-Adj Heat-Adj		Size Cost	
X	Insulation	(8) Basement		1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer			(1) Exterior			Rate		Bsmnt-Adj Heat-Adj		Size Cost	
(2) Windows	Many Avg. Few	X	Large Avg. Small	(9) Basement Finish			Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic			(4) Exterior			Rate		Bsmnt-Adj Heat-Adj		Size Cost	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(10) Floor Support			Lump Sum Items:			(9) Basement Finish			Rate		Bsmnt-Adj Heat-Adj		Size Cost	
X	Double Glass Patio Doors Storms & Screens	584	Recreation SF Living SF Walkout Doors No Floor SF	Joists: Unsupported Len: Cntr.Sup:						(16) Porches			Rate		Bsmnt-Adj Heat-Adj		Size Cost	
(3) Roof	X	Gable Hip Flat	Gambrel Mansard Shed							(16) Deck/Balcony			Rate		Bsmnt-Adj Heat-Adj		Size Cost	
X	Asphalt Shingle									(17) Garages			Rate		Bsmnt-Adj Heat-Adj		Size Cost	
Chimney: Brick										Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			Rate		Bsmnt-Adj Heat-Adj		Size Cost	
										Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)			Rate		Bsmnt-Adj Heat-Adj		Size Cost	
										Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 144,576			Rate		Bsmnt-Adj Heat-Adj		Size Cost	
										<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>			Rate		Bsmnt-Adj Heat-Adj		Size Cost	

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Sketch by Apex IV™

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 0 Area: 2016 % Good: 0 Storage Area: 0 No Conc. Floor: 0
	Wood Frame		(4) Interior	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 5 Floor Area: 0 Total Base Cost: 40,994 Total Base New : 56,572 Total Depr Cost: 53,743 Estimated T.C.V: 52,669								
	Building Style: GRG		Trim & Decoration		(12) Electric			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj								
	Yr Built 0	Remodeled 0	Ex Ord Min		0 Amps Service			Rate Bsmnt-Adj Heat-Adj								
	Condition: Average		Size of Closets		Central Air Wood Furnace			Rate								
			Lg Ord Small		(13) Plumbing			Rate								
	Room List		Doors Solid H.C.		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Rate								
	Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		No. of Elec. Outlets			Rate								
			Kitchen: Other: Other:		Many Ave. Few			Rate								
	(1) Exterior		(6) Ceilings		(14) Water/Sewer			Rate								
	Wood/Shingle Aluminum/Vinyl Brick		Ex. Ord. Min		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Rate								
	Insulation		No./Qual. of Fixtures		Lump Sum Items:			Rate								
	(2) Windows		(7) Excavation					Rate								
	Many Avg. X Large Avg. X Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0					Rate								
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement					Rate								
	(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor					Rate								
	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish					Rate								
	Asphalt Shingle		Recreation SF Living SF Walkout Doors No Floor SF					Rate								
	Chimney:		(10) Floor Support					Rate								
			Joists: Unsupported Len: Cntr.Sup:					Rate								

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BAKER COLLEGE OF CADILLAC	WOLVERINE POWER SUPPLY CO	900,000	07/31/2017	WD	Arms Length	2017-0392	PTA	100.0
PETTY DEVELOPMENT LLC &	BAKER COLLEGE OF CADILLAC	40,000	05/17/2010	PTA	Arms Length			100.0
PETTY DEVELOPMENT LLC &	BAKER COLLEGE OF CADILLAC	170,000	05/17/2010	WD	Arms Length	2010-1708WD		0.0

Property Address	Class: 202 COMMERCIAL-VA	Zoning:	Building Permit(s)	Date	Number	Status
M 66	School: LAKE CITY - 57020		Commercial	10/20/2011	2011-0593	100%
Owner's Name/Address	P.R.E. 0%		Commercial	04/29/2010	20100169	100%
WOLVERINE POWER SUPPLY COOPERATIVE 10125 W WATERGATE RD CADILLAC MI 49601	MAP #:					
	2018 Est TCV 82,707					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES							
. SEC 25 T22N R8W BEG S 0 DEG 56'30" E 1016.31 FT FROM E 1/4 COR, TH S 0 DEG 56'30" E 212.88 FT, S 89 DEG 54'25" W 660 FT, N 0 DEG 56' 30" W 212.88 FT, N 89 DEG 54'25" E 660 FT TO POB. 3.23A.	X			* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				M-55/66	\$300	212.88	660.00	1.0000	1.0000	300 100	63,864
				213 Actual Front Feet, 3.23 Total Acres Total Est. Land Value = 63,864							

Comments/Influences	X	Land Improvement Cost Estimates					
Electric	X	Description	Rate	CountyMult.	Size	%Good	Cash Value
Gas	X	D/W/P: Asphalt Paving	1.42	1.42	10000	75	15,123
Curb		Commercial/Industrial Local Cost Land Improvements					
Street Lights		Description	Rate	CountyMult.	Size	%Good %Arch.Mult	Cash Value
Standard Utilities		Outdoor Lighting	590.00	1.00	9.0	67 100	3,558
Underground Utils.		/CI16/YARI/OUTL/2AVG/POLA	95.00	1.00	2.0	85	162
		Total Estimated Land Improvements True Cash Value =					18,843



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	31,900	9,500	41,400			41,400C
2017	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2016	0	0	0			0
2015	0	0	0			0

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BONNEY JERRY M REV TRUST	PETTY DEVELOPMENT LLC	1,028,861	08/26/2013	WD	LAND CONTRACT	2013-02968 WD		0.0
CLASSIC LAND COMPANY	PETTY DEVELOPMENT LLC	0	05/05/2010	QC	RELATED PARTY	2010-1706QC	PTA	0.0

Property Address	Class: 201 COMMERCIAL-IM	Zoning:	Building Permit(s)	Date	Number	Status
6262 W BLUE RD		School: LAKE CITY - 57020				
Owner's Name/Address		P.R.E. 0%				
PETTY DEVELOPMENT LLC 6190 W BLUE RD LAKE CITY MI 49651		MAP #:				
		2018 Est TCV 386,760 TCV/TFA: 36.83				

Tax Description	X	Improved		Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES								
		Public Improvements			* Factors *								
Comments/Influences	X				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 25 T22N R8W E 1/2 OF E 1/2 OF SW 1/4 OF SE 1/4 EXC S75 FT THOF, ALSO S 83 FT OF E 1/2 OF E 1/2 OF NW 1/4 OF SE 1/4. 10.06A.	X	Dirt Road			GROUP H 75/FF	329.80	1328.70	1.0000	0.0000	75	100*		0
	X	Gravel Road			COMMERCIAL 10A M/L	5400	7.06	Acres	5400	100		38,124	
	X	Paved Road			COMMERCIAL AGRICULTURE		3.00	Acres	3600	100		10,800	
	X	Storm Sewer			* denotes lines that do not contribute to the total acreage calculation.								
	X	Sidewalk			330 Actual Front Feet, 10.06 Total Acres				Total Est. Land Value =		48,924		

Comments/Influences	X	Land Improvement Cost Estimates						
		Description	Rate	CountyMult.	Size	%Good	Cash Value	
	X	Electric						
	X	Gas	1.42	1.35	41320	50	39,605	
	X	Curb	Total Estimated Land Improvements True Cash Value =				39,605	

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



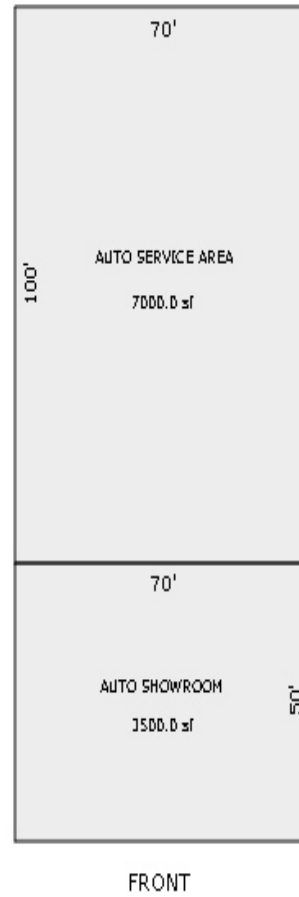
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2017	27,200	151,400	178,600			117,628C
TPC	09/25/2015	INSPECTED	2016	15,100	135,300	150,400			116,579C
TPC	05/19/2014	INSPECTED	2015	14,600	126,300	140,900			116,231C

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

Desc. of Bldg/Section: CAL 8 Calculator Occupancy: Automotive Center				<<<<< Calculator Cost Computations >>>>> Class: S Quality: Average Percent Adj: +0																																																																								
Class: S Floor Area: 10,500 Gross Bldg Area: 10,500 Stories Above Grd: 1 Average Sty Hght : 14 Bsmnt Wall Hght		Construction Cost <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">High</td> <td style="width:10%;">Above Ave.</td> <td style="width:10%;">Ave.</td> <td style="width:10%;">X</td> <td style="width:10%;">Low</td> </tr> </table>			High	Above Ave.	Ave.	X	Low	Base Rate for Upper Floors = 45.75 (10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 0.00 100% Adjusted Square Foot Cost for Upper Floors = 45.75			1 Stories Number of Stories Multiplier: 1.000 Average Height per Story: 14 Height per Story Multiplier: 1.000 Ave. Floor Area: 10,500 Perimeter: 440 Perim. Multiplier: 1.019 Refined Square Foot Cost for Upper Floors: 46.62																																																															
High	Above Ave.	Ave.	X	Low																																																																								
Depr. Table : 3% Effective Age : 30 Physical %Good: 40 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** ** Quality: Average Adj: %+0 \$/SqFt:0.00 Heat#1: Space Heaters, Gas with Fan 100 Heat#2: Space Heaters, Gas with Fan 0% Ave. SqFt/Story: 10500 Ave. Perimeter: 440 Has Elevators:			County Multiplier: 1.35, Final Square Foot Cost for Upper Floors = 62.936 Total Floor Area: 10,500 Base Cost New of Upper Floors = 660,828 Reproduction/Replacement Cost = 660,828 Eff. Age: 30 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 40 /100/100/100/40.0 Total Depreciated Cost = 264,331			<<<<< Segregated Cost Computations >>>>> Costs taken from Segregated Cost Section 3: Stores & Commercials																																																																				
1984 Year Built Remodeled		Area: Perimeter: Type: Heat: Hot Water, Radiant Floor			Item Description Cost # or Height Storys Base Col. Rate SqFt Adj. Adj. Cost (39) Miscellaneous <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>			* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:																																																																				
14 Overall Bldg Height		*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor			* Sprinkler Info * Area: Type: Average			(11) Electric and Lighting: Outlets: Fixtures: <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">Few</td> <td style="width:10%;">Average</td> <td style="width:10%;">Many</td> <td style="width:10%;">Unfinished</td> <td style="width:10%;">Typical</td> <td style="width:10%;">Few</td> <td style="width:10%;">Average</td> <td style="width:10%;">Many</td> <td style="width:10%;">Unfinished</td> <td style="width:10%;">Typical</td> </tr> <tr> <td>Flex Conduit</td> <td>Rigid Conduit</td> <td>Armored Cable</td> <td>Non-Metalic</td> <td>Bus Duct</td> <td>Incandescent</td> <td>Fluorescent</td> <td>Mercury</td> <td>Sodium Vapor</td> <td>Transformer</td> </tr> </table>			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																																														
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																																																																			
Comments: CHRSLER SALES & SERVICE BLDG AT BONNY MOTOR SALES		(1) Excavation/Site Prep: (2) Foundation: <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">X</td> <td style="width:10%;">Poured Conc</td> <td style="width:10%;">Brick/Stone</td> <td style="width:10%;">Block</td> </tr> </table> (3) Frame: (4) Floor Structure: (5) Floor Cover: (6) Ceiling:			X	Poured Conc	Brick/Stone	Block	(7) Interior: (8) Plumbing: <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">Many</td> <td style="width:10%;">Above Ave.</td> <td style="width:10%;">Average</td> <td style="width:10%;">Typical</td> <td style="width:10%;">Few</td> <td style="width:10%;">None</td> </tr> <tr> <td colspan="3">Total Fixtures</td> <td colspan="3">Urinals</td> </tr> <tr> <td colspan="3">3-Piece Baths</td> <td colspan="3">Wash Bowls</td> </tr> <tr> <td colspan="3">2-Piece Baths</td> <td colspan="3">Water Heaters</td> </tr> <tr> <td colspan="3">Shower Stalls</td> <td colspan="3">Wash Fountains</td> </tr> <tr> <td colspan="3">Toilets</td> <td colspan="3">Water Softeners</td> </tr> </table> (9) Sprinklers: (10) Heating and Cooling: <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">Gas</td> <td style="width:10%;">Oil</td> <td style="width:10%;">Coal</td> <td style="width:10%;">Stoker</td> <td style="width:10%;">Hand Fired</td> <td style="width:10%;">Boiler</td> </tr> </table>			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			Gas	Oil	Coal	Stoker	Hand Fired	Boiler	(11) Electric and Lighting: Outlets: Fixtures: <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">Few</td> <td style="width:10%;">Average</td> <td style="width:10%;">Many</td> <td style="width:10%;">Unfinished</td> <td style="width:10%;">Typical</td> <td style="width:10%;">Few</td> <td style="width:10%;">Average</td> <td style="width:10%;">Many</td> <td style="width:10%;">Unfinished</td> <td style="width:10%;">Typical</td> </tr> <tr> <td>Flex Conduit</td> <td>Rigid Conduit</td> <td>Armored Cable</td> <td>Non-Metalic</td> <td>Bus Duct</td> <td>Incandescent</td> <td>Fluorescent</td> <td>Mercury</td> <td>Sodium Vapor</td> <td>Transformer</td> </tr> </table> (13) Roof Structure: Slope=0 (14) Roof Cover:			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
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								(39) Miscellaneous: 178 Steel Frame (40) Exterior Wall: <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">Thickness</td> <td style="width:10%;">Bsmnt Insul.</td> </tr> </table>			Thickness	Bsmnt Insul.																																																																
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*** Information herein deemed reliable but not guaranteed***



Sketch by Apex Medina™

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BAKER COLLEGE OF CADILLAC	WOLVERINE POWER SUPPLY CO	900,000	07/31/2017	WD	Arms Length	2017-0392		100.0
BAKER COLLEGE OF CADILLAC	CONSUEMRS ENERGY CO	0	08/09/2010	OTH	Not Used In Study	2011-582OTHER	PTA	0.0
PETTY DEVELOPMENT LLC &	BAKER COLLEGE OF CADILLAC	170,000	05/17/2010	WD	Arms Length	2010-1708WD		0.0

Property Address	Class: 201 COMMERCIAL-IM	Zoning:	Building Permit(s)	Date	Number	Status				
4800 S MOREY RD			ALTERATION	03/15/2012	2012-0061	100%				
Owner's Name/Address	P.R.E. 0%		Commercial	07/02/2010	20100340	100%				
WOLVERINE POWER SUPPLY COOPERATIVE 10125 W WATERGATE RD CADILLAC MI 49601	MAP #:									
	2018 Est TCV 579,001 TCV/TFA: 30.28									
Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES							
	Public Improvements		* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			M-55/66	\$300	330.00	660.00	1.0000	1.0000	300 100	99,000
			330 Actual Front Feet, 5.00 Total Acres Total Est. Land Value = 99,000							
			Land Improvement Cost Estimates							
			Description	Rate	CountyMult.	Size	%Good	Cash Value		
			D/W/P: Asphalt Paving	1.61	1.35	12000	45	11,737		
			Commercial/Industrial Local Cost Land Improvements							
			Description	Rate	CountyMult.	Size	%Good	%Arch.Mult	Cash Value	
			Outdoor Lighting	590.00	1.00	4.0	55	66	857	
			Total Estimated Land Improvements True Cash Value =							12,594
Comments/Influences	X Electric									
	X Gas									
	Curb									
	Street Lights									
	Standard Utilities									
	Underground Utils.									
	Topography of Site									
	X Level									
	Rolling									
	Low									
	High									
	Landscaped									
	Swamp									
	Wooded									
	Pond									
	Waterfront									
	Ravine									
	Wetland									
	Flood Plain									
	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
	Who	When	What	2018	49,500	240,000	289,500			289,500C
	TPC 12/27/2017	INSPECTED		2017	EXEMPT	EXEMPT	EXEMPT			EXEMPT
	TPC 08/08/2017	INSPECTED		2016	0	0	0			0
	TPC 06/01/2011	INSPECTED		2015	0	0	0			0



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Desc. of Bldg/Section: Calculator Occupancy: Industrial, Light Manufacturing		<<<<< Calculator Cost Computations >>>>>						
Class: S		Class: S Quality: Average Percent Adj: +0						
Construction Cost		Base Rate for Upper Floors = 30.90						
Floor Area: 19,123 Gross Bldg Area: 19,123 Stories Above Grd: 1 Average Sty Hght : 14 Bsmnt Wall Hght	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">High</td> <td style="width:10%;">Above Ave.</td> <td style="width:10%;">Ave.</td> <td style="width:10%;">X</td> <td style="width:10%;">Low</td> </tr> </table>	High	Above Ave.	Ave.	X	Low	(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 0.00 80% (10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 0.00 20% Combined Heating System adjustment: 0.00 100% Adjusted Square Foot Cost for Upper Floors = 30.90	
High	Above Ave.	Ave.	X	Low				
Depr. Table : 2% Effective Age : 22 Physical %Good: 64 Func. %Good : 100 Economic %Good: 100	** ** Calculator Cost Data ** ** Quality: Average Adj: %+0 \$/SqFt:0.00 Heat#1: Space Heaters, Gas with Fan 80% Heat#2: Space Heaters, Gas with Fan 20% Ave. SqFt/Story: 19123 Ave. Perimeter: 857 Has Elevators:	1 Stories Number of Stories Multiplier: 1.000 Average Height per Story: 14 Height per Story Multiplier: 1.000 Ave. Floor Area: 19,123 Perimeter: 857 Perim. Multiplier: 1.011 Refined Square Foot Cost for Upper Floors: 31.24						
1974 Year Built 2012 Remodeled	*** Basement Info *** Area: Perimeter: Type:	County Multiplier: 1.35, Final Square Foot Cost for Upper Floors = 42.174						
14 Overall Bldg Height	Heat: Hot Water, Radiant Floor * Mezzanine Info * Area #1: Type #1: Area #2: Type #2:	Total Floor Area: 19,123 Base Cost New of Upper Floors = 806,491 19,000 Sq.Ft. of Sprinklers @ 1.65, County Mult.:1.35 Cost New = 42,323 Reproduction/Replacement Cost = 848,813 Eff.Age:22 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 64 /100/100/100/64.0 Total Depreciated Cost = 543,241						
Comments: Showroom & office space	* Sprinkler Info * Area: 19000 Type: Low	Local Cost Items Rate Quantity/Area %Good Depr.Cost WATER WELL 5000.00 1 95 4,750 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>						

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

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

Property Address	Class: 201 COMMERCIAL-IM	Zoning:	Building Permit(s)	Date	Number	Status
6100 W BLUE RD	School: LAKE CITY - 57020		Commercial	12/23/2014	2014-0592	100%
Owner's Name/Address	P.R.E. 0%					
PEARSON WILLIAM F 3985 S LACHANCE LAKE CITY MI 49651	MAP #:					
	2018 Est TCV 263,603 TCV/TFA: 34.50					

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES																																								
Improved	Vacant																																							
X																																								
<table border="1"> <thead> <tr> <th colspan="2">Public Improvements</th> <th colspan="2">* Factors *</th> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td>B GRADE 125/FF</td> <td>315.00</td> <td>998.42</td> <td>1.0000</td> <td>1.0000</td> <td>125</td> <td>100</td> <td></td> <td></td> <td></td> <td>39,375</td> </tr> <tr> <td></td> <td></td> <td colspan="10">315 Actual Front Feet, 7.22 Total Acres Total Est. Land Value =</td> <td>39,375</td> </tr> </tbody> </table>		Public Improvements		* Factors *		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value			B GRADE 125/FF	315.00	998.42	1.0000	1.0000	125	100				39,375			315 Actual Front Feet, 7.22 Total Acres Total Est. Land Value =										39,375
Public Improvements		* Factors *		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																												
		B GRADE 125/FF	315.00	998.42	1.0000	1.0000	125	100				39,375																												
		315 Actual Front Feet, 7.22 Total Acres Total Est. Land Value =										39,375																												

Tax Description		Land Improvement Cost Estimates					
Description	Rate	CountyMult.	Size	%Good	Cash Value		
X	Dirt Road						
X	Gravel Road						
X	Paved Road						
X	Storm Sewer						
X	Sidewalk						
X	Water	1.51	1.37	3500	94	6,806	
X	Sewer	3.78	1.37	2400	94	11,683	
X	Electric	2.00	1.37	1600	94	4,121	
X	Gas	Total Estimated Land Improvements True Cash Value =					22,610
	Curb						
	Street Lights						
	Standard Utilities						
	Underground Utils.						

Comments/Influences



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

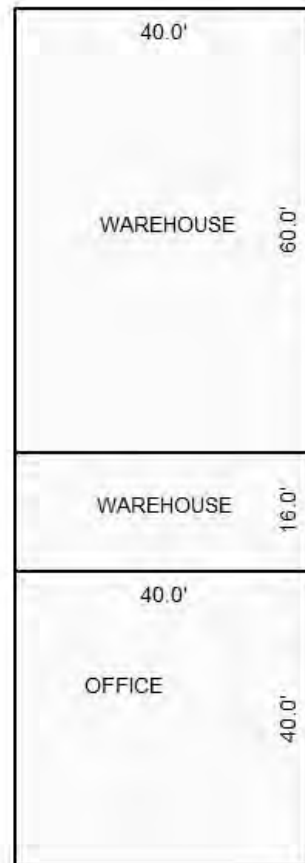
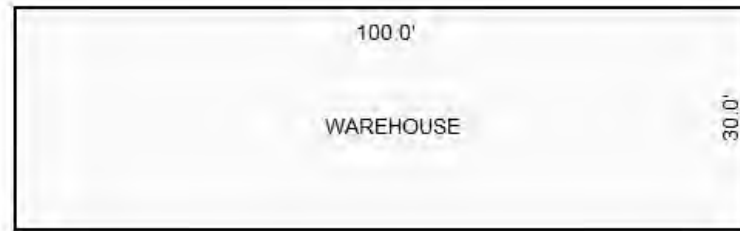
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	19,700	112,100	131,800			111,438C
2017	19,700	109,900	129,600			109,146C
2016	19,700	97,400	117,100			108,173C
2015	19,700	90,500	110,200			104,360C

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Desc. of Bldg/Section: CAL 210: NORTH BLDG W/3WALL Calculator Occupancy: Warehouse, Storage				<<<<< Calculator Cost Computations >>>>> Class: D Quality: Low Cost Percent Adj: +0																									
Class: D Floor Area: 3,000 Gross Bldg Area: 7,640 Stories Above Grd: 1 Average Sty Hght : 16 Bsmnt Wall Hght		Construction Cost <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">High</td> <td style="width:10%;">Above Ave.</td> <td style="width:10%;">Ave.</td> <td style="width:10%;">X</td> <td style="width:10%;">Low</td> </tr> </table>		High	Above Ave.	Ave.	X	Low	Base Rate for Upper Floors = 19.45		(10) Heating system: No Heating or Cooling Cost/SqFt: -1.60 100% Adjusted Square Foot Cost for Upper Floors = 17.85																		
High	Above Ave.	Ave.	X	Low																									
Depr. Table : 1.5% Effective Age : 30 Physical %Good: 64 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** ** Quality: Low Cost Adj: %+0 \$/SqFt:0.00 Heat#1: No Heating or Cooling 100 Heat#2: Space Heaters, Gas with Fan 0% Ave. SqFt/Story: 3000 Ave. Perimeter: 260 Has Elevators:		1 Stories Number of Stories Multiplier: 1.000 Average Height per Story: 16 Height per Story Multiplier: 1.040 Ave. Floor Area: 3,000 Perimeter: 260 Perim. Multiplier: 1.193 Refined Square Foot Cost for Upper Floors: 22.15		County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 30.341																							
1974 Year Built Remodeled		Area: Perimeter: Type:		Total Floor Area: 3,000 Base Cost New of Upper Floors = 91,024		Reproduction/Replacement Cost = 91,024																							
16 Overall Bldg Height		Heat: Hot Water, Radiant Floor		Eff. Age: 30 Phy. %Good/Abnr. Phy./Func./Econ./Overall %Good: 64 /100/100/100/64.0 Total Depreciated Cost = 58,255		<<<<< Segregated Cost Computations >>>>> Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses																							
Comments: WAREHOUSE..NO PBG..NO HTG.		* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:		Item Description Cost # or Height Storys Base Col. Rate SqFt Adj. Adj. Cost		(4) Floor Structure: <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																							
(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:		(39) Miscellaneous:																							
(2) Foundation:		(8) Plumbing:		Outlets:		Fixtures:																							
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X	Poured Conc	Brick/Stone	Block																										
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Few Average	Few Average																												
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Non-Metalic	Sodium Vapor																												
Bus Duct	Transformer																												
Thickness	Bsmnt Insul.																												
(4) Floor Structure: 1200 SqFt, Concrete, On Ground		(9) Sprinklers:		(13) Roof Structure: Slope=0 1200 SqFt, Wood Joists, Add for Sn		(14) Roof Cover: 1200 SqFt, Alum./Steel Corrugated																							
(5) Floor Cover:		(10) Heating and Cooling:																											
(6) Ceiling:		<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">Gas Oil</td> <td style="width:10%;">Coal Stoker</td> <td style="width:10%;">Hand Fired Boiler</td> </tr> </table>		Gas Oil	Coal Stoker	Hand Fired Boiler																							
Gas Oil	Coal Stoker	Hand Fired Boiler																											

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Sketch by Apex Sketch

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Desc. of Bldg/Section: CAL 210: N PT OF S BLDG
 Calculator Occupancy: Warehouse, Storage

Class: D
 Floor Area: 2,400
 Gross Bldg Area: 7,640
 Stories Above Grd: 1
 Average Sty Hght : 16
 Bsmnt Wall Hght

Depr. Table : 1.5%
 Effective Age : 30
 Physical %Good: 64
 Func. %Good : 100
 Economic %Good: 100

1976	Year Built Remodeled
16	Overall Bldg Height

Comments:
 THIS BLDG 2400SQ +
 NEWER ADDITION, WITH
 OFFICE.

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 100
 Heat#2: Space Heaters, Gas with Fan 0%
 Ave. SqFt/Story: 2400
 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: Low

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

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

Base Rate for Upper Floors = 19.45

(10) Heating system: No Heating or Cooling Cost/SqFt: -1.60 100%
 Adjusted Square Foot Cost for Upper Floors = 17.85

1 Stories Number of Stories Multiplier: 1.000
 Average Height per Story: 16 Height per Story Multiplier: 1.040
 Ave. Floor Area: 2,400 Perimeter: 200 Perim. Multiplier: 1.179
 Refined Square Foot Cost for Upper Floors: 21.89

County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 29.985

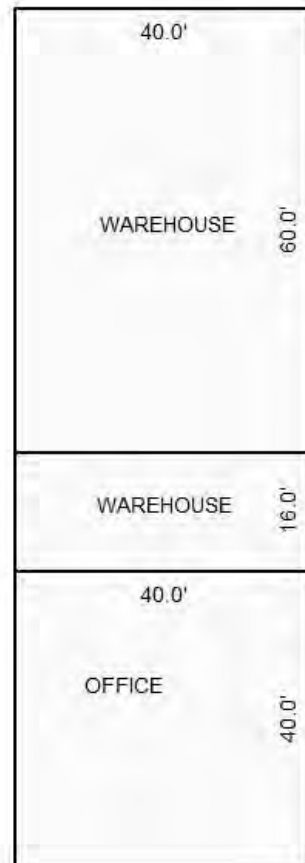
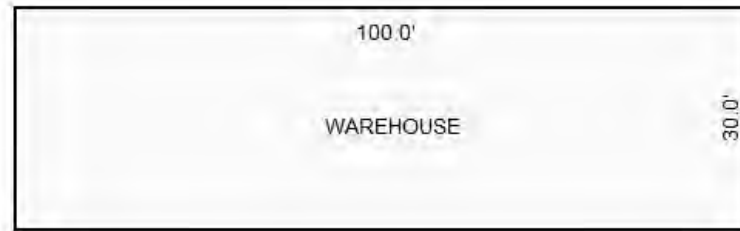
Total Floor Area: 2,400 Base Cost New of Upper Floors = 71,964

Reproduction/Replacement Cost = 71,964
 Eff. Age: 30 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 64 /100/100/100/64.0
 Total Depreciated Cost = 46,057

ECF (201B COMMERCIAL GROUP B) 1.010 => TCV of Bldg: 2 = 46,518
 Replacement Cost/Floor Area= 29.99 Est. TCV/Floor Area= 19.38

(1) Excavation/Site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:
(2) Foundation:	(8) Plumbing:	Outlets:	(40) Exterior Wall:
X Poured Conc	Many Above Ave.	Few Average Many Unfinished Typical	
(3) Frame:	Total Fixtures	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	Thickness
(4) Floor Structure:	(9) Sprinklers:	Incandescent Fluorescent Mercury Sodium Vapor Transformer	Bsmnt Insul.
(5) Floor Cover:	(10) Heating and Cooling:	(13) Roof Structure: Slope=0	
(6) Ceiling:	Gas Oil	(14) Roof Cover:	

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



Sketch by Apex Sketch

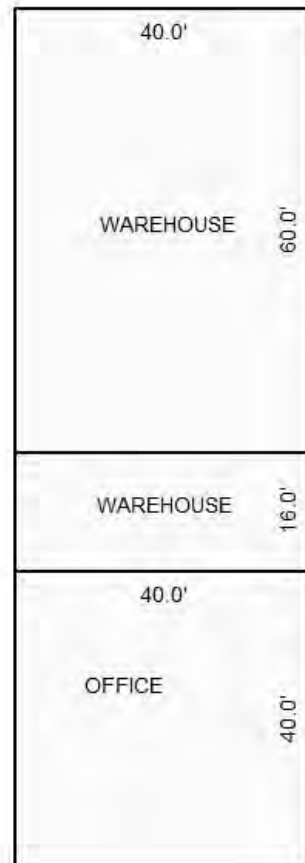
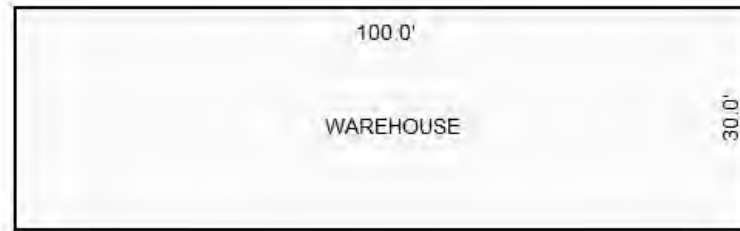
*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: CAL 210 CENTER OF BLDG Calculator Occupancy: Warehouse, Storage	
Class: D Floor Area: 640 Gross Bldg Area: 7,640 Stories Above Grd: 1 Average Sty Hght : 14 Bsmnt Wall Hght	Construction Cost
	High Above Ave. Ave. X Low
Depr. Table : 1.5% Effective Age : 30 Physical %Good: 64 Func. %Good : 100 Economic %Good: 100	** ** Calculator Cost Data ** ** Quality: Low Cost Adj: %+0 \$/SqFt:0.00 Heat#1: Space Heaters, Gas with Fan 100 Heat#2: Space Heaters, Gas with Fan 0%
	Ave. SqFt/Story: 640 Ave. Perimeter: 32 Has Elevators:
	*** Basement Info *** Area: Perimeter: Type:
	Heat: Hot Water, Radiant Floor * Mezzanine Info * Area #1: Type #1: Area #2: Type #2:
1976 Year Built Remodeled	Area: Perimeter: Type:
14 Overall Bldg Height	Heat: Hot Water, Radiant Floor * Mezzanine Info * Area #1: Type #1: Area #2: Type #2:
Comments: OLD OFFICE..CONVERTED TO STORAGE	* 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: 0.00 100%	
Adjusted Square Foot Cost for Upper Floors = 19.45	
1 Stories	Number of Stories Multiplier: 1.000
Average Height per Story: 14	Height per Story Multiplier: 1.000
Ave. Floor Area: 640	Perimeter: 32 Perim. Multiplier: 1.038
Refined Square Foot Cost for Upper Floors: 20.19	
County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 27.659	
Total Floor Area: 640	Base Cost New of Upper Floors = 17,702
Reproduction/Replacement Cost = 17,702	
Eff. Age: 30	Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 64 /100/100/100/64.0
Total Depreciated Cost = 11,329	
ECF (201B COMMERCIAL GROUP B)	1.010 => TCV of Bldg: 3 = 11,442
Replacement Cost/Floor Area= 27.66	Est. TCV/Floor Area= 17.88

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

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



Sketch by Apex Sketch

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

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

Class: S
 Floor Area: 1,600
 Gross Bldg Area: 7,640
 Stories Above Grd: 1
 Average Sty Hght : 12
 Bsmnt Wall Hght

Depr. Table : 1.5%
 Effective Age : 30
 Physical %Good: 64
 Func. %Good : 100
 Economic %Good: 100

2001	Year Built Remodeled
12	Overall Bldg Height

Comments:
 NEW OFFICE BLDG FOR
 02..OLD OFFICE
 CONVERTED TO WAREHOUSE.

Construction Cost

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

** ** Calculator Cost Data ** **
 Quality: Low Cost Adj: %+0 \$/SqFt:0.00
 Heat#1: Package Heating & Cooling 100
 Heat#2: Package Heating & Cooling 0%
 Ave. SqFt/Story: 1600
 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: Average

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

Base Rate for Upper Floors = 44.65

(10) Heating system: Package Heating & Cooling Cost/SqFt: 6.20 100%
 Adjusted Square Foot Cost for Upper Floors = 50.85

1 Stories Number of Stories Multiplier: 1.000
 Average Height per Story: 12 Height per Story Multiplier: 1.000
 Ave. Floor Area: 1,600 Perimeter: 160 Perim. Multiplier: 1.120
 Refined Square Foot Cost for Upper Floors: 56.95

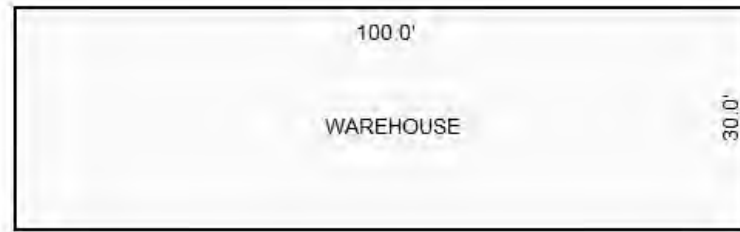
County Multiplier: 1.35, Final Square Foot Cost for Upper Floors = 76.885

Total Floor Area: 1,600 Base Cost New of Upper Floors = 123,016
 Reproduction/Replacement Cost = 123,016
 Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 64 /100/100/100/64.0
 Total Depreciated Cost = 78,730

ECF (201B COMMERCIAL GROUP B) 1.010 => TCV of Bldg: 4 = 79,518
 Replacement Cost/Floor Area= 76.89 Est. TCV/Floor Area= 49.70


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

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



Sketch by Apex Sketch

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: 202 COMMERCIAL-VA	Zoning:	Building Permit(s)		Date	Number	Status		
BLUE RD		School: LAKE CITY - 57020								
Owner's Name/Address		P.R.E. 0%								
PEARSON DEBRA L TRUSTEE 3985 S LACHONCE ROAD LAKE CITY MI 49651		MAP #:		2018 Est TCV 5,881						
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES					
. SEC 25 T22N R8W BEG N 89 DEG 57'17"W 482.67 FT & N 0 DEG55'49"W 75.01 FT FROM SE COR OF SE 1/4, TH N 0 DEG 55'49"W 165 FT, N 89 DEG 57' 17"W 175 FT, N 66 DEG 26'23"E 51.20 FT, N 86 DEG 39'35"E 140.80 FT, S 02 DEG 53'57"W 194.03 FT TO POB. .18A.		Public Improvements		* Factors *						
Comments/Influences		Dirt Road		Description	Frontage	Depth	Rate	%Adj. Reason	Value	
SMALL STRIP OF LAND BEHIND 013-70		Gravel Road		COMMERCIAL	\$.75/SQFT	0.18 Acres	32670	100	5,881	
		Paved Road		0.18 Total Acres		Total Est. Land Value =		5,881		
		Storm Sewer								
		Sidewalk								
		Water								
		Sewer								
		Electric								
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
		Topography of Site								
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Rolling		2018	2,900	0	2,900			2,578C
		Low		2017	3,200	0	3,200			2,525C
		High		2016	3,200	0	3,200			2,503C
		Landscaped		2015	2,500	0	2,500			2,496C
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
		Who	When	What						
		TPC	12/27/2017	INSPECTED						
		TPC	05/08/2017	INSPECTED						
		TPC	09/25/2015	INSPECTED						

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		80,000	01/01/2002	WD	Download	02-0:0066		0.0

Property Address	Class: 201 COMMERCIAL-IM	Zoning:	Building Permit(s)	Date	Number	Status
W BLUE RD						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
PEARSON DEBRA L TRUSTEE 3985 S LA CHANCE RD LAKE CITY MI 49651	2018 Est TCV 119,277 TCV/TFA: 40.99					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES							
		Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
. SEC 25 T22N R8W S 240.01 FT OF W 175 FT OF SE 1/4 OF SE 1/4 OF SE 1/4 EXC S 75.01 FT THOF. .6629A.	X	Dirt Road		BACK STREETS	175.00	165.00	1.0000	0.0000	200	100*	0
		Gravel Road		COMMERCIAL \$1/SQFT		0.66 Acres		43560	100		28,880
		Paved Road		* denotes lines that do not contribute to the total acreage calculation.							
		Storm Sewer		175 Actual Front Feet, 0.66 Total Acres			Total Est. Land Value =				28,880

Comments/Influences	X	Land Improvement Cost Estimates					
		Description	Rate	CountyMult.	Size	%Good	Cash Value
CHURCH..SOLD RETURNED TO ROLL FOR 03	X	D/W/P: Asphalt Paving	1.42	1.37	12000	50	11,672
	X	Total Estimated Land Improvements True Cash Value =					11,672

Topography of Site	X	Taxable Value						
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level		2018	14,400	45,200	59,600			47,616C
Rolling		2017	14,400	41,200	55,600			46,637C
Low		2016	14,400	36,600	51,000			46,222C
High		2015	26,300	25,100	51,400			46,084C
Landscaped								
Swamp								
Wooded								
Pond								
Waterfront								
Ravine								
Wetland								
Flood Plain								



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Desc. of Bldg/Section: CAL 140	
Calculator Occupancy: Warehouse, Mini	
Class: D	Construction Cost
Floor Area: 2,910	High Above Ave. Ave. X Low
Gross Bldg Area: 2,910	** ** Calculator Cost Data ** **
Stories Above Grd: 1	Quality: Average Adj: %+0 \$/SqFt:0.00
Average Sty Hght : 8	Heat#1: Package Heating & Cooling 100
Bsmnt Wall Hght	Heat#2: No Heating or Cooling 0%
Depr. Table : 2%	Ave. SqFt/Story: 2910
Effective Age : 25	Ave. Perimeter: 254
Physical %Good: 60	Has Elevators:
Func. %Good : 100	*** Basement Info ***
Economic %Good: 100	Area:
1973 Year Built	Perimeter:
Remodeled	Type:
8 Overall Bldg Height	Heat: Hot Water, Radiant Floor
Comments:	* 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 = 21.15	
(10) Heating system: Package Heating & Cooling Cost/SqFt: 6.05 100%	
Adjusted Square Foot Cost for Upper Floors = 27.20	
1 Stories	Number of Stories Multiplier: 1.000
Average Height per Story: 8	Height per Story Multiplier: 1.000
Ave. Floor Area: 2,910	Perimeter: 254 Perim. Multiplier: 1.198
Refined Square Foot Cost for Upper Floors: 32.59	
County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 44.642	
Total Floor Area: 2,910	Base Cost New of Upper Floors = 129,909
Reproduction/Replacement Cost = 129,909	
Eff. Age: 25	Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 60 /100/100/100/60.0
Total Depreciated Cost = 77,945	
ECF (201B COMMERCIAL GROUP B)	1.010 => TCV of Bldg: 1 = 78,725
Replacement Cost/Floor Area= 44.64	Est. TCV/Floor Area= 27.05

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

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



Sketch by Apex IVT

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BAKER COLLEGE OF CADILLAC	CONSUEMRS ENERGY CO	0	08/09/2010	OTH	EASEMENT	2011-582OTHER	PTA	0.0
HELSEL EARL JR & SYLVIA D	EARL TRUST 50% & SYLVIA T	0	11/13/2009	WD	Not Qualified	2009/3983		0.0

Property Address	Class: 202 COMMERCIAL-VA	Zoning:	Building Permit(s)	Date	Number	Status
S MOREY RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
HELSEL EARL J JR TRUST & HELSEL SYLVIA D TRUST 9100 BURKETT RD LAKE CITY MI 49651	MAP #:					
	2018 Est TCV 32,713					

	Improved	X	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES								
Tax Description	Public Improvements			* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 25 T22N R8W S 420 FT 9 3/4 IN OF NE 1/4 OF SE 1/4 OFSE 1/4. 6.3759 A.	X			Dirt Road	420.80	660.01	1.0000	0.0000	125	100*		0
				Gravel Road								
				Paved Road	5400	6.06	Acres		5400	100		32,713
				Storm Sewer								0
				Sidewalk								
				Water								
				Sewer								
	X			Electric								
	X			Gas								
				Curb								
				Street Lights								
				Standard Utilities								
				Underground Utils.								
				* denotes lines that do not contribute to the total acreage calculation.								
				421 Actual Front Feet, 6.38 Total Acres Total Est. Land Value = 32,713								

Comments/Influences

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	16,400	0	16,400			8,421C
2017	9,700	0	9,700			8,248C
2016	9,700	0	9,700			8,175C
2015	9,700	0	9,700			8,151C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KOORN MARTINUS & BARBARA	KOORN MARTINUS & BARBARA	0	10/09/2015	QC	RELATED PARTY	2015-03418	PTA	0.0
FOWLER SAMUEL J TRUST	KOORN MARTINUS & BARBARA	0	07/24/2015	WD	LAND CONTRACT	2015-02549		0.0
FOWLER KAY L	KOORN MARTINUS & BARBARA	0	02/08/2013	LC	LAND CONTRACT	2013-01439	PTA	0.0

Property Address: 6170 W BLUE RD
 Class: 201 COMMERCIAL-IM Zoning: Building Permit(s) Date Number Status

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

Owner's Name/Address: KOORN MARTINUS & BARBARA L TRUST
 340 WEST CADILLAC RD
 FALMOUTH MI 49632
 2018 Est TCV 161,086 TCV/TFA: 19.05

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

Tax Description	Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
. SEC 25 T22N R8W E 1/2 OF W 1/2 OF SE 1/4 OF SE 1/4 EXC S75 FT THOF, ALSO S 83 FT OF E 1/2 OF W 1/2 OF NE 1/4 OF SE 1/4. 10.06A.	X	Dirt Road	328.00	1336.02	1.0000	0.0000	75	100*		0	
		Gravel Road			3.00	Acres	5400	100		16,200	
		Paved Road			7.06	Acres	3600	100		25,416	
		Storm Sewer	* denotes lines that do not contribute to the total acreage calculation.								
		Sidewalk	328	Actual Front Feet,	10.06	Total Acres			Total Est. Land Value =	41,616	

Comments/Influences: 4-16-09..Samuel Fowler conveyed to his Trust. However, Northern Michigan Harvestore has long term lease so that conveyance has no effect on ownership.

Description	Rate	CountyMult.	Size	%Good	Cash Value
X Gas	1.51	1.37	10520	94	20,457
X Curb	3.78	1.37	3044	94	14,818
Total Estimated Land Improvements True Cash Value =					35,275

Land Improvement Cost Estimates

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	20,800	59,700	80,500			61,007C
2017	27,200	65,500	92,700			59,753C
2016	15,100	59,300	74,400			59,221C
2015	14,600	55,500	70,100			59,044C

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

Desc. of Bldg/Section: CAL 174
 Calculator Occupancy: Shed, Equipment, 4 Wall

Class: D		Construction Cost				
Floor Area: 8,456		High	Above Ave.	Ave.	X	Low
Gross Bldg Area: 8,456		** ** Calculator Cost Data ** **				
Stories Above Grd: 1		Quality: Average Adj: %+0 \$/SqFt:0.00				
Average Sty Hght : 12		Heat#1: Space Heaters, Gas with Fan 100				
Bsmnt Wall Hght		Heat#2: Space Heaters, Gas with Fan 0%				
Depr. Table : 4%		Ave. SqFt/Story: 8456				
Effective Age : 20		Ave. Perimeter: 436				
Physical %Good: 44		Has Elevators:				
Func. %Good : 100		*** Basement Info ***				
Economic %Good: 100		Area:				
1975	Year Built Remodeled	Perimeter:				
12 Overall Bldg Height		Type:				
Comments:		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

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 0.00 100%
 Adjusted Square Foot Cost for Upper Floors = 16.85

1 Stories Number of Stories Multiplier: 1.000
 Average Height per Story: 12 Height per Story Multiplier: 1.040
 Ave. Floor Area: 8,456 Perimeter: 436 Perim. Multiplier: 0.913
 Refined Square Foot Cost for Upper Floors: 16.00

County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 21.919

Total Floor Area: 8,456 Base Cost New of Upper Floors = 185,349

Reproduction/Replacement Cost = 185,349
 Eff. Age: 20 Phy. %Good/Abnr. Phy./Func./Econ./Overall %Good: 44 /100/100/100/44.0
 Total Depreciated Cost = 81,553

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

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

Item Description	Cost Col.	Rate	# or Height	Storys	Base
			SqFt	Adj.	Adj.
(39) Miscellaneous					Cost

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

(1) Excavation/Site Prep:				(7) Interior:				(11) Electric and Lighting:				(39) Miscellaneous:			
(2) Foundation:				(8) Plumbing:				Outlets:				400 Wood Frame			
X	Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	Few Average		Few Average						
(3) Frame:				Total Fixtures		Urinals		Many Average		Many Average					
				3-Piece Baths		Wash Bowls		Unfinished Typical		Unfinished Typical					
(4) Floor Structure:				2-Piece Baths		Water Heaters		Flex Conduit		Incandescent					
				Shower Stalls		Wash Fountains		Rigid Conduit		Fluorescent					
				Toilets		Water Softeners		Armored Cable		Mercury		(40) Exterior Wall:			
				(9) Sprinklers:				Non-Metalic		Sodium Vapor		Thickness		Bsmnt Insul.	
(5) Floor Cover:								Bus Duct		Transformer					
				(10) Heating and Cooling:				(13) Roof Structure: Slope=0							
				Gas Oil		Coal Stoker		Hand Fired Boiler							
(6) Ceiling:								(14) Roof Cover:							

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BONNEY JERRY M REV TRUST	PETTY DEVELOPMENT LLC	1,028,861	08/26/2013	WD	LAND CONTRACT	2013-02968 WD		0.0
CLASSIC LAND COMPANY	PETTY DEVELOPMENT LLC	0	05/05/2010	QC	RELATED PARTY	2010-1706QC	PTA	0.0

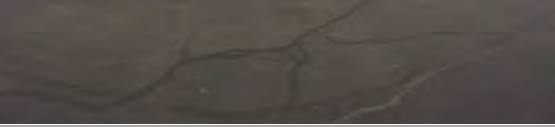
Property Address	Class: 201 COMMERCIAL-IM	Zoning:	Building Permit(s)	Date	Number	Status
6190 W BLUE RD	School: LAKE CITY - 57020		SIGN	11/08/2013	2013-0566	100%
Owner's Name/Address	P.R.E. 0%		Commercial	08/27/2013	2013-0404	100%
PETTY DEVELOPMENT LLC 6190 W BLUE RD LAKE CITY MI 49651	MAP #:					
	2018 Est TCV 731,013 TCV/TFA: 48.73					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES							
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
. SEC 25 T22N R8W W 1/2 OF W 1/2 OF SE 1/4 OF SE 1/4 EXC THAT PORTION M-55 AS SHOWN IN LIBER 180 PAGE 1134 MISSAUKEE COUNTY RECORDS ALSO S 83 FT OF W 1/2 OF W 1/2 OF NE 1/4 OF SE 1/4. 10.06A.	X		Dirt Road	329.80	1327.80	1.0000	0.0000	75	100*	0
			Gravel Road	3.00	Acres	5400	100		16,200	
			Paved Road	7.05	Acres	3600	100		25,391	
			Storm Sewer	* denotes lines that do not contribute to the total acreage calculation.						
			330 Actual Front Feet, 10.05 Total Acres			Total Est. Land Value =			41,591	

Comments/Influences	X	Land Improvement Cost Estimates							
		Description	Rate	CountyMult.	Size	%Good	Cash Value		
Electric	X	D/W/P: Asphalt Paving	1.42	1.35	14340	50	13,745		
		Fencing: Wd, Basket, 6 ft.	16.69	1.35	288	50	3,245		
		Commercial/Industrial Local Cost Land Improvements							
		Description	Rate	CountyMult.	Size	%Good %Arch.Mult	Cash Value		
			Outdoor Lighting	590.00	1.00	5.0	50	50	738

Topography of Site	Total Estimated Land Improvements True Cash Value =					
X Level	17,728					

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	20,800	344,700	365,500			272,060C
2017	27,100	305,000	332,100			266,465C
2016	15,100	268,700	283,800			264,089C
2015	14,600	248,700	263,300			263,300S



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

Desc. of Bldg/Section: CAL 8
 Calculator Occupancy: Auto Dealership - Complete

Class: S
 Floor Area: 15,000
 Gross Bldg Area: 15,000
 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

1977 Year Built
 2014 Remodeled

14 Overall Bldg Height

Comments:
 CHEVY SALES & SERVICE BLDG.

Construction Cost

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

** ** Calculator Cost Data ** **
 Quality: Average Adj: %+0 \$/SqFt:0.00
 Heat#1: Package Heating & Cooling 100
 Heat#2: Package Heating & Cooling 0%
 Ave. SqFt/Story: 15000
 Ave. Perimeter: 542
 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: S Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 56.00

(10) Heating system: Package Heating & Cooling Cost/SqFt: 0.00 100%
 Adjusted Square Foot Cost for Upper Floors = 56.00

1 Stories Number of Stories Multiplier: 1.000
 Average Height per Story: 14 Height per Story Multiplier: 1.000
 Ave. Floor Area: 15,000 Perimeter: 542 Perim. Multiplier: 0.975
 Refined Square Foot Cost for Upper Floors: 54.60

County Multiplier: 1.35, Final Square Foot Cost for Upper Floors = 73.710

Total Floor Area: 15,000 Base Cost New of Upper Floors = 1,105,650
 Reproduction/Replacement Cost = 1,105,650
 Eff. Age: 25 Phy. %Good/Abnr. Phy./Func./Econ./Overall %Good: 53 /100/100/100/53.0
 Total Depreciated Cost = 585,995

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

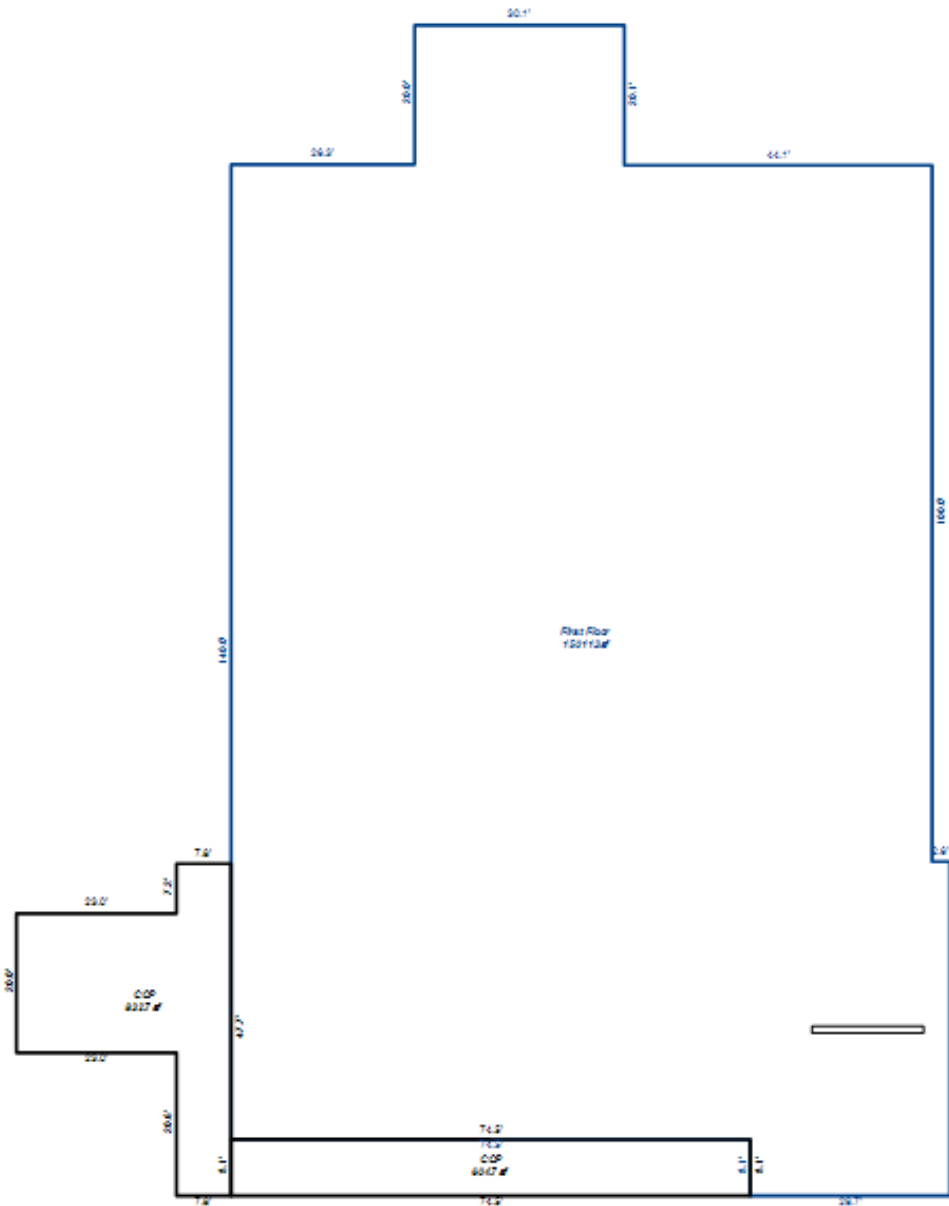
Costs taken from Segregated Cost Section 3: Stores & Commercials

Item Description	Cost Col.	Rate	# or Height	Storys	Base Cost
(39) Miscellaneous					


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

(1) Excavation/Site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:
(2) Foundation:	(8) Plumbing:	Outlets:	1436 Steel Frame
X Poured Conc	Many Above Ave.	Few Average Many Unfinished Typical	
Brick/Stone	Average Typical	Few Average Many Unfinished Typical	
Block	Few None	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	
(3) Frame:	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets	Incandescent Fluorescent Mercury Sodium Vapor Transformer	(40) Exterior Wall:
(4) Floor Structure:	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		Thickness Bsmnt Insul.
(5) Floor Cover:	(9) Sprinklers:	(13) Roof Structure: Slope=0	
(6) Ceiling:	(10) Heating and Cooling:	(14) Roof Cover:	
	Gas Oil Coal Stoker Hand Fired Boiler		

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



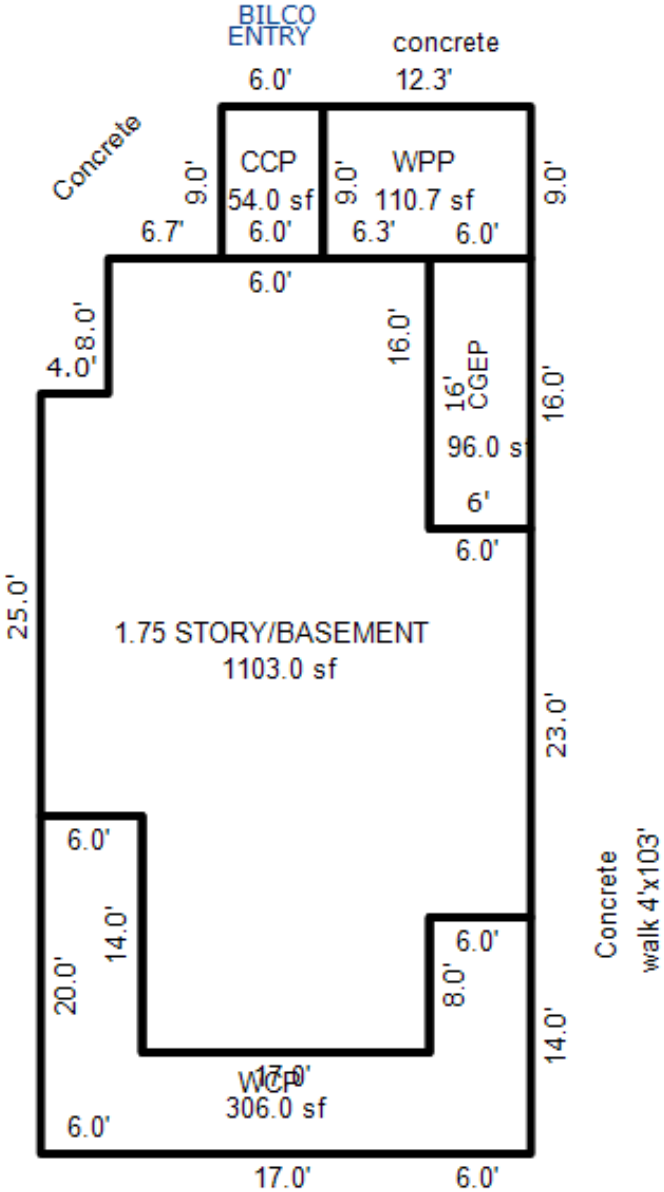
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
DEZEEUW BRIAN P & DALE M	EASEMENT FOR OVERHEAD ELE	0	09/11/2013	OTH	EASEMENT	2013-03545 EAS		0.0				
WILTZER ELLEN MARIE ESTAT	DEZEEUW BRIAN P & DALE M	380,000	06/01/2011	WD	WARRANTY DEED	2011-01842	PTA	0.0				
WILTZER ELLEN MARIE ESTAT	DEZEEUW BRIAN P & DALE M	380,000	02/01/2003	LC	LAND CONTRACT	2003-00898		0.0				
Property Address		Class: 101 AG - IMPROVED	Zoning:	Building Permit(s)		Date	Number	Status				
7079 W LOTAN RD		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 100% 07/22/1994 Qual. Ag.										
DEZEEUW BRIAN P & DALE M 7079 W LOTAN RD LAKE CITY MI 49651		MAP #:										
		2018 Est TCV 392,401 TCV/TFA: 203.32										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture								
PA 116 2003 SEC 26 T22N R8W E 1/2 OF NE 1/4. 80 A.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		AG SW 2014 66 - 120 Acres	40.00 Acres		3600	100				144,000
		Paved Road		AG SW 2014 UNTILLABLE	39.00 Acres		1700	100				66,300
		Storm Sewer		AG SW 2014 ROW	1.00 Acres		0	100				0
		Sidewalk		80.00 Total Acres			Total Est. Land Value =					210,300
		Water		Land Improvement Cost Estimates								
		Sewer		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		Electric		D/W/P: 3.5 Concrete	3.20	1.00	412	0	0			
		Gas		Residential Local Cost Land Improvements								
		Curb		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		Street Lights		LAND IMPROVE 1000	1000.00	1.00	1.5	95	1,425			
		Standard Utilities		Total Estimated Land Improvements True Cash Value =						1,425		
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2018	105,200	91,000	196,200			124,730C	
		TPC 12/27/2017 INSPECTED			2017	105,200	85,700	190,900			122,165C	
		TPC 05/10/2016 INSPECTED			2016	108,000	72,100	180,100			121,076C	
					2015	94,000	66,700	160,700			120,714C	

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood Oil Coal X Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame		(4) Interior Drywall X Plaster Paneled X Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling								
Building Style: 2S		Trim & Decoration											
Yr Built 1914	Remodeled 1968	Ex	Ord	X	Min								
Condition: Average		Lg	Ord	X	Small								
Room List		(5) Floors		Central Air Wood Furnace									
	Basement 1st Floor 2nd Floor 6 Bedrooms	Kitchen: Other: Other:		(12) Electric 100 Amps Service									
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures		Stories Exterior		Foundation		Rate Bsmnt-Adj		Heat-Adj	
X	Wood/Shingle Aluminum/Vinyl Brick	X	Plaster	Ex.	X	Ord.	Min	1.75	Story Brick	Basement	96.32	0.00	-0.38
				No. of Elec. Outlets				Other Additions/Adjustments		Rate		Size Cost	
X	Insulation	(7) Excavation		(13) Plumbing				(14) Water/Sewer					
(2) Windows		Basement: 1157 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				(15) Built-Ins & Fireplaces					
X	Many Avg. Few	X	Large Avg. Small	(8) Basement				(16) Porches					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor						WCP (1 Story), Standard CGEP (1 Story), Standard WPP, Standard CCP (1 Story), Basement		18.17 44.26 13.47 47.00		306 5,560 96 4,249 110 1,482 54 2,538	
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish						Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, ECF (101 AGRICULTURE)		Depr.Cost = 0.900 => TCV of Bldg: 1 =		106,369 95,732	
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer									
X	Gable Hip Flat	(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1 1									
Chimney: Brick				Lump Sum Items:									

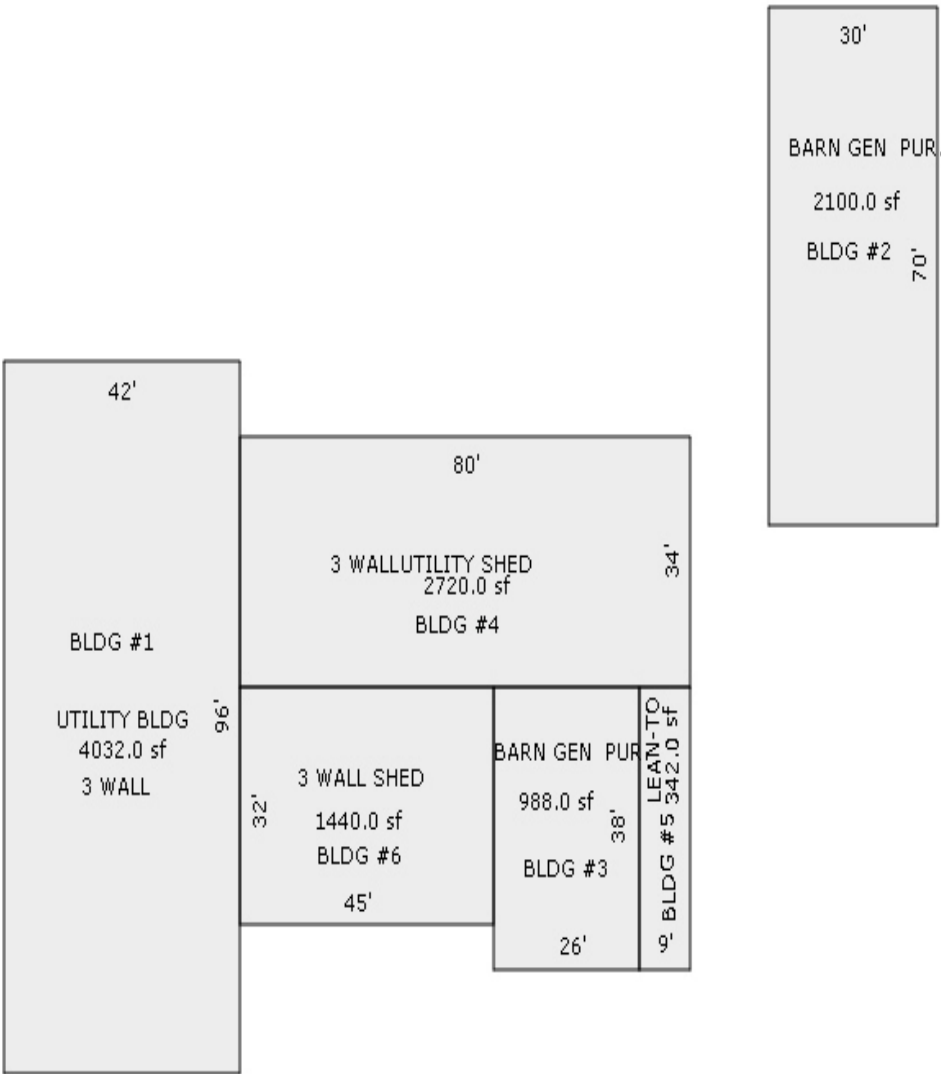
*** Information herein deemed reliable but not guaranteed***



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

Building Type	Barn, Free-Stall	Barn, General Purpose	Barn, General Purpose	Utility Shed, 3 Wall	Utility Shed, Lean-To
Year Built	1973	1972	1950	1975	1962
Class/Construction	D,Pole	D,Pole	D,Pole	D,Pole	D,Pole
Quality/Exterior	Low Cost	Low Cost	Low Cost	Low Cost	Low Cost
Base Rate/SF	7.30	10.10	10.10	3.90	3.15
# of Walls, Perimeter	4 Wall, 276	4 Wall, 200	4 Wall, 154	4 Wall, 228	Lean-To, 92
Perimeter Mult.	X 0.957 = 6.99	X 1.028 = 10.38	X 1.058 = 10.69	X 0.998 = 3.89	X 1.484 = 4.67
Height	10	8	0	10	10
Story Height Mult.	X 1.000 = 6.99	X 0.963 = 10.00	X 0.946 = 10.11	X 1.000 = 3.89	X 1.000 = 4.67
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 = 9.64	X 1.38 = 13.80	X 1.38 = 13.95	X 1.38 = 5.37	X 1.38 = 6.44
Final Rate/SF	\$9.64	\$13.80	\$13.95	\$5.37	\$6.44
Length/Width/Area	96 x 42 = 4032	70 x 30 = 2100	45 x 32 = 1440	80 x 34 = 2720	38 x 9 = 342
Cost New	\$ 38,872	\$ 28,976	\$ 20,088	\$ 14,610	\$ 2,203
Phy./Func./Econ. %Good	45/100/100 45.0	43/100/100 43.0	35/80/100 28.0	45/100/100 45.0	45/100/100 45.0
Depreciated Cost	\$ 17,492	\$ 12,460	\$ 5,625	\$ 6,574	\$ 991
+ Unit-In-Place Items	\$ 4,366	\$ 0	\$ 0	\$ 0	\$ 0
Description, Size X Rate X %Good = Cost	/A22/UCONYMRT4A, 3,800 X 1.85 X 45 = 4,366				
Itemized ->					
Unit-In-Place ->					
Items ->					
E.C.F.	X 1.15	X 1.15	X 1.15	X 1.15	X 1.15
% Good	45	43	35	45	45
Est. True Cash Value	\$ 25,137	\$ 14,329	\$ 6,468	\$ 7,561	\$ 1,140
Comments:	3 WALL..CONCRETE FLOOR			3 WALL	
Total Estimated True Cash Value of Agricultural Improvements / This Card: 54635 / All Cards: 84944					

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



Sketch by Apex Medina™

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

Building Type	Utility Shed, Lean-To	Utility Building		
Year Built	1962			
Class/Construction	D,Pole	D,Pole		
Quality/Exterior	Low Cost	Average		
Base Rate/SF	3.15	7.60		
# of Walls, Perimeter	Lean-To, 154	4 Wall, 228		
Perimeter Mult.	X 1.058 = 3.33	X 0.998 = 7.58		
Height	10	0		
Story Height Mult.	X 1.000 = 3.33	X 0.946 = 7.18		
Heating System	No Heating/Cooling	No Heating/Cooling		
Heat Adj./SF				
Misc. Adjustment				
Misc. Adj./SF				
County Multiplier	X 1.38 = 4.59	X 1.38 = 9.90		
Final Rate/SF	\$4.59	\$9.90		
Length/Width/Area	45 x 32 = 1440	34 x 80 = 2720		
Cost New	\$ 6,612	\$ 26,933		
Phy./Func./Econ. %Good	32/100/100 32.0	90/100/100 90.0		
Depreciated Cost	\$ 2,116	\$ 24,240		
+ 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	32	90		
Est. True Cash Value	\$ 2,433	\$ 27,876		
Comments:	2 WALL			

Total Estimated True Cash Value of Agricultural Improvements / This Card: 30309 / All Cards: 84944

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		256,000	10/01/2000	WD	Download	03-0:4973		0.0

Property Address Class: 102 AGRICULTURAL- Zoning: Building Permit(s) Date Number Status

W LOTAN RD School: LAKE CITY - 57020

Owner's Name/Address P.R.E. 100% 08/01/1994 Qual. Ag.

VANDRIE BUILDING COMPANY INC MAP #:

7591 S US 131 2018 Est TCV 212,000

CADILLAC MI 49601 Improved X Vacant Land Value Estimates for Land Table Ag 1 .A - Agriculture

Tax Description Public Improvements * Factors *

SEC 26 T22N R8W (15*TRACT*2003) W 1/2 OF NE 1/4. 80A. X Dirt Road Description Frontage Depth Front Depth Rate %Adj. Reason Value

Comments/Influences X Gravel Road AG SW 2014 66 - 120 Acres 40.00 Acres 3600 100 144,000

FILED FROM 3676 IN 2001 WILL NOT UNCAP X Paved Road AG SW 2014 SURPLUS 1700/ 40.00 Acres 1700 100 68,000

Topography of Site 80.00 Total Acres Total Est. Land Value = 212,000

X Storm Sewer

X Sidewalk

X Water

X Sewer

X Electric

X Gas

X Curb

X Street Lights

X Standard Utilities

X Underground Utils.

X Level

X Rolling

X Low

X High

X Landscaped

X Swamp

X Wooded

X Pond

X Waterfront

X Ravine

X Wetland

X Flood Plain

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

Who When What 2018 106,000 0 106,000 31,841C

TPC 12/27/2017 INSPECTED 2017 106,000 0 106,000 31,187C

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Missaukee, Michigan



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		95,000	11/01/2002	WD	Download	03-0:0578		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7747 W LOTAN RD			Pole Barn	09/13/2005	20050308	Complete
	P.R.E. 100% 11/02/2004		New House	04/26/2004	20040083	Complete

Owner's Name/Address	MAP #:
ROZEVELD CARL & DEBRA 7747 W LOTAN RD LAKE CITY MI 49651	2018 Est TCV 217,369 TCV/TFA: 135.86

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

Tax Description	X Dirt Road	SALES & EQ RATE	41.000 Acres	1,600	100			65,600
. SEC 26 T22N R8W SE 1/4 OF NW 1/4 & W 2 RDS OF NE 1/4 OF NW 1/4. 41 A.	X Gravel Road		41.00 Total Acres	Total Est. Land Value =				65,600

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

	D/W/P: 4in Ren. Conc.	3.78	1.00	560	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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

			2018	32,800	75,900	108,700			90,446C
--	--	--	------	--------	--------	---------	--	--	---------

	TPC 12/27/2017 INSPECTED		2017	32,800	73,600	106,400			88,586C
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			2016	32,800	69,200	102,000			87,796C
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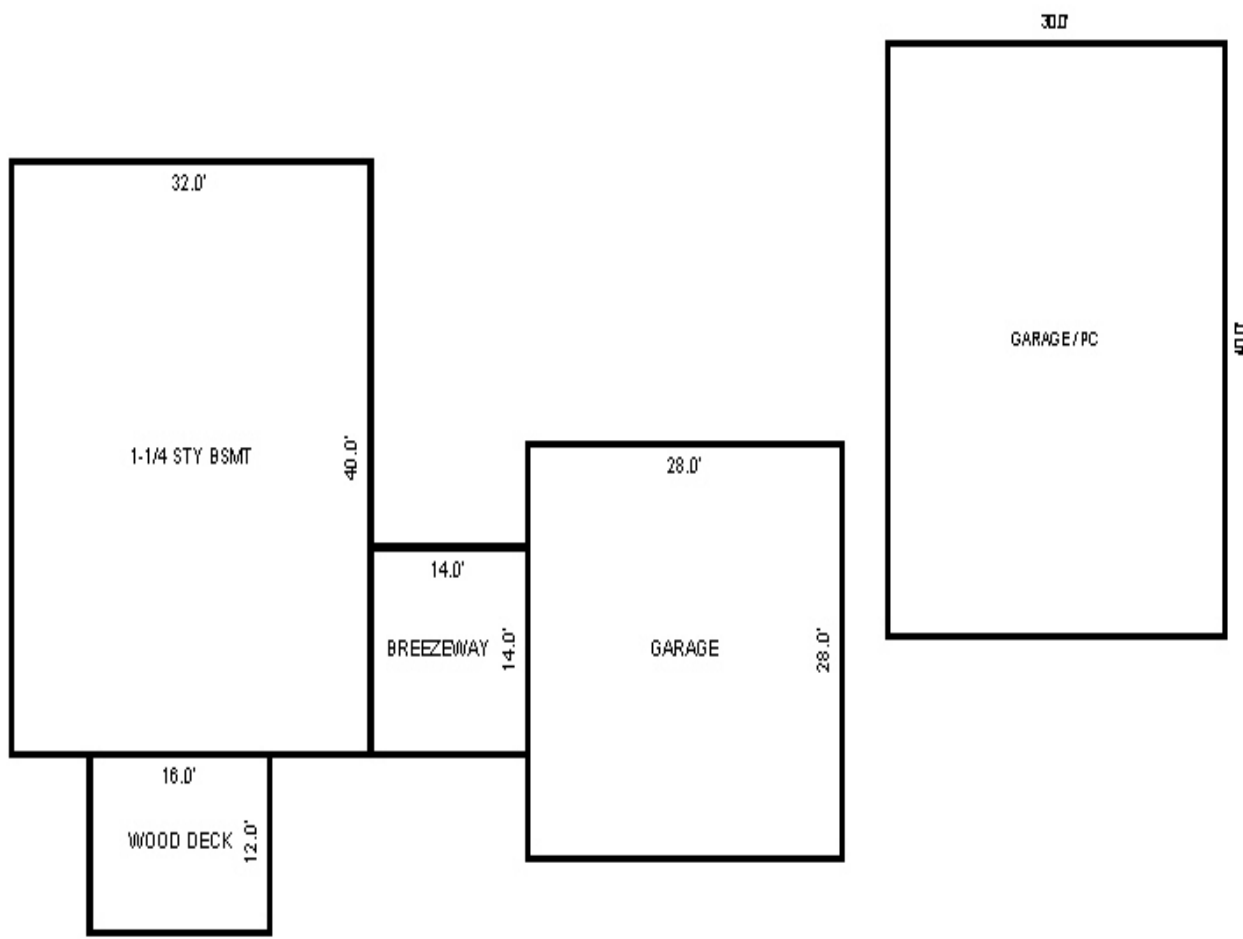
			2015	32,800	64,500	97,300			87,534C
--	--	--	------	--------	--------	--------	--	--	---------

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

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 192 196	Type Treated Wood Brzwy, FW	Year Built: 2004 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: 700 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame		(4) Interior Drywall Paneled	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: 1.25S		Trim & Decoration														
Yr Built 2004		Remodeled 0		Ex X Ord Min			Size of Closets									
Condition: Average		Lg X Ord Small		Doors Solid X H.C.			Central Air Wood Furnace									
Room List		(5) Floors					(12) Electric									
	Basement 1st Floor 2nd Floor 4 Bedrooms	Kitchen: Other: Other:					0 Amps Service									
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories Exterior			Foundation			Rate Bsmnt-Adj Heat-Adj		Size Cost	
X	Wood/Shingle Aluminum/Vinyl Brick			Ex. X Ord. Min			1.25 Story Siding			Basement			65.75 0.00 0.00		1280 84,160	
Insulation				No. of Elec. Outlets			Other Additions/Adjustments			Rate					Size Cost	
(2) Windows		(7) Excavation		Many X Ave. Few			(13) Plumbing									
X	Many Avg. X Few	Basement: 1280 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Average Fixture(s) 3 Fixture Bath			630.00 1975.00			1 1		630 1,975	
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		1 Average Fixture(s) 2 3 Fixture Bath			(14) Water/Sewer			2550.00 2895.00			1 1		2,550 2,895	
(3) Roof		(9) Basement Finish		2 3 Fixture Bath						1415.00			1		1,415	
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors No Floor SF		Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(15) Built-Ins & Fireplaces			6.81 22.75			192 196		1,308 4,459	
X	Asphalt Shingle	(10) Floor Support		2 3 Fixture Bath			(16) Deck/Balcony			Treated Wood,Standard						
Chimney:		Joists: Unsupported Len: Cntr.Sup:		2 3 Fixture Bath			(16) Breezeways			Frame Wall,Unfinished						
		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		2 3 Fixture Bath			(17) Garages			Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)						
		Lump Sum Items:		2 3 Fixture Bath						Base Cost Automatic Doors Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished) Base Cost Mechanical Doors						
				2 3 Fixture Bath						16.81 375.00 9.71 350.00			700 2 1200 1		11,767 750 11,652 350	
				2 3 Fixture Bath						Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 =					153,897 150,819	

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



Sketch by Apex IV™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KOETJE CHARLES		0	06/12/2010	QC	LIFE ESTATE	2010-2401QC	PTA	0.0

Property Address	Class: 102 AGRICULTURAL-	Zoning:	Building Permit(s)	Date	Number	Status
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W LOTAN RD	School: LAKE CITY - 57020					
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	P.R.E. 100% 07/22/1994 Qual. Ag.					
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Owner's Name/Address	MAP #:
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KOETJE CHARLES LE 8271 W CADILLAC RD MC BAIN MI 49657	2018 Est TCV 140,400
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Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture
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Public Improvements	* Factors *
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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AG SW 2014 30 - 65 ACRES	39.00	Acres	3600	100				140,400
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39.00 Total Acres Total Est. Land Value =								140,400
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Tax Description	X	Value
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. SEC 26 T22N R8W NE 1/4 OF NW 1/4 EXC W 2 RDS THEREOF. 39 A.	X	
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Comments/Influences	X	Value
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	X	
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	X	
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	X	
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	X	
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	X	
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	X	
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	X	
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	X	
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	X	
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	X	
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	X	
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	X	
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	X	
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	X	
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	X	
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	X	
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	X	
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	X	
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	X	
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	X	
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Missaukee, Michigan

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: 401 RESIDENTIAL-I		Zoning:	Building Permit(s)	Date	Number	Status				
7811 W LOTAN RD		School: LAKE CITY - 57020			Pole Barn	09/17/2013	2013-0448	100%				
Owner's Name/Address		P.R.E. 100% 06/05/1996		MAP #:								
MILLER RICK E 7811 W LOTAN RD LAKE CITY MI 49651		2018 Est TCV 143,057 TCV/TFA: 129.58										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS								
. SEC 26 T22N R8W N 1/2 OF NW 1/4 OF NW 1/4 EXC W 1/2 OF W1/2 THEREOF. 15 A.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		Residentia 8 - 17 @\$2000	15.00	Acres	2000	100				30,000
		Paved Road		15.00 Total Acres Total Est. Land Value = 30,000								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		Water		D/W/P: 3.5 Concrete	3.20	1.00	480	0	0			
		Sewer		Residential Local Cost Land Improvements								
		Electric		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		Gas		LAND IMPROVE 1000	1000.00	1.00	1.0	95	950			
		Curb		Total Estimated Land Improvements True Cash Value = 950								
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		X Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2018	15,000	56,500	71,500			60,186C	
		TPC 12/27/2017 INSPECTED			2017	14,300	54,800	69,100			58,949C	
		TPC 11/15/2013 INSPECTED			2016	15,800	51,500	67,300			58,424C	
					2015	15,800	48,000	63,800			58,250C	

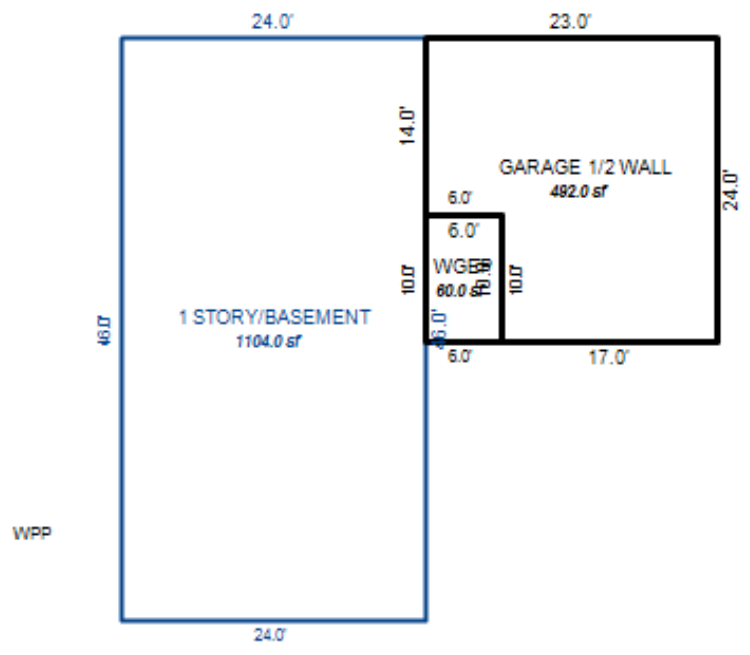


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 60 192	Type CGEP (1 Story) WPP	Year Built: 1978 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 492 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame		Drywall Paneled		Plaster Wood T&G											
Building Style: 1S		Trim & Decoration														
Yr Built 1978		Remodeled 0		Ex X Ord Min			Size of Closets									
Condition: Average		Lg X Ord Small		Doors Solid X H.C.												
Room List		(5) Floors		Kitchen: Other: Other:			(12) Electric 200 Amps Service			Central Air Wood Furnace						
Basement 1st Floor 2nd Floor 4 Bedrooms																
(1) Exterior		X Drywall		Ex. X Ord. Min			No./Qual. of Fixtures			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj			Size Cost		Size Cost	
X	Wood/Shingle Aluminum/Vinyl Brick						No. of Elec. Outlets			1 Story Siding Basement 58.24 0.00 0.00			1104 64,297		Other Additions/Adjustments	
Insulation		(7) Excavation		Basement: 1104 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			(9) Basement Finish			16.50		900 14,850	
(2) Windows		Many Avg. X Large Avg. Small					1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(13) Plumbing			700.00		1 700	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor					1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer			630.00		1 630	
(3) Roof		(9) Basement Finish								(14) Water/Sewer			1975.00		1 1,975	
X	Gable Hip Flat	Gambrel Mansard Shed								(15) Built-Ins & Fireplaces			1575.00		1 1,575	
X	Asphalt Shingle									(15) Built-Ins & Fireplaces			2895.00		1 2,895	
Chimney:										(16) Porches			1415.00		1 1,415	
										(16) Porches			52.74		60 3,164	
										(17) Garages			10.42		192 2,001	
										Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)			19.84		492 9,761	
										Base Cost			-1225.00		1 -1,225	
										Common Wall: 1 Wall			350.00		1 350	
										Mechanical Doors			9.71		1543 14,983	
										Notes: RAISED RANCH			350.00		3 1,050	
										Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,					Depr.Cost = 114,395	
										ECF (416 RESIDENTIAL RURAL/ NON SUB)			0.980 => TCV of Bldg: 1 =		112,107	
										Lump Sum Items:						

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



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

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

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

S DICKERSON RD School: LAKE CITY - 57020 P.R.E. 100% 04/11/1997

Owner's Name/Address MAP #:

STILES FREDRICK & BEVERLY 2018 Est TCV 39,000

4341 S DICKERSON ROAD Improved X Vacant Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

LAKE CITY MI 49651 Public Improvements * Factors *

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

SEC 26 T22N R8W S 1/2 OF NW 1/4 OF NW 1/4. 20 A. Dirt Road Residentia 18 -29 @\$2000 19.50 Acres 2000 100 39,000

Comments/Influences Paved Road Residentia ROAD @ ZERO 0.50 Acres 0 100 0

Storm Sewer 20.00 Total Acres Total Est. Land Value = 39,000

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

Water Sewer X Topography of Site

Level X Rolling Low High Landscaped Swamp

X Wooded Pond Waterfront Ravine Wetland Flood Plain

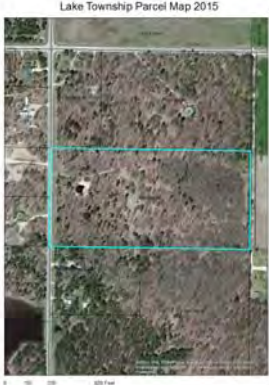
Year Land Value Building Value Assessed Value Board of Review Tribunal/ Other Taxable Value

Who When What 2018 19,500 0 19,500 7,428C

TPC 12/27/2017 INSPECTED 2017 19,500 0 19,500 7,276C

TPC 05/18/2015 INSPECTED 2016 19,500 0 19,500 7,212C

2015 19,500 0 19,500 7,191C



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PALMER CONNIE JO	COX ALLISON A	1	07/25/2013	WD	RELATED PARTY	2013-02501 WD	PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
4041 S DICKERSON RD			Reroof	10/24/2006	20060386	Complete

Owner's Name/Address	P.R.E.	MAP #:
COX ALLISON A 2851 ENSLEY RD RAVENNA MI 49451	0%	2018 Est TCV 68,306 TCV/TFA: 84.22

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

Tax Description	X	Dirt Road						
2013-02501 TheW 112 of NW 1/4 of NW 114 of NW 1/4 of Section 26, T22N, R8W (5 Acres)	X	Gravel Road	40/FF	330.00	660.00	1.0000	1.0000	40 100 13,200
. SEC 26 T22N R8W W 1/2 OF NW 1/4 OF NW 1/4 OF NW 1/4. 5 A.		Paved Road	330 Actual Front Feet, 5.00 Total Acres			Total Est. Land Value =		13,200

Comments/Influences	X	Land Improvement Cost Estimates					
	X	Description	Rate	CountyMult.	Size	%Good	Cash Value
		Shed: Metal Prefab	8.19	1.00	168	25	344
		Total Estimated Land Improvements True Cash Value =					344

	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					

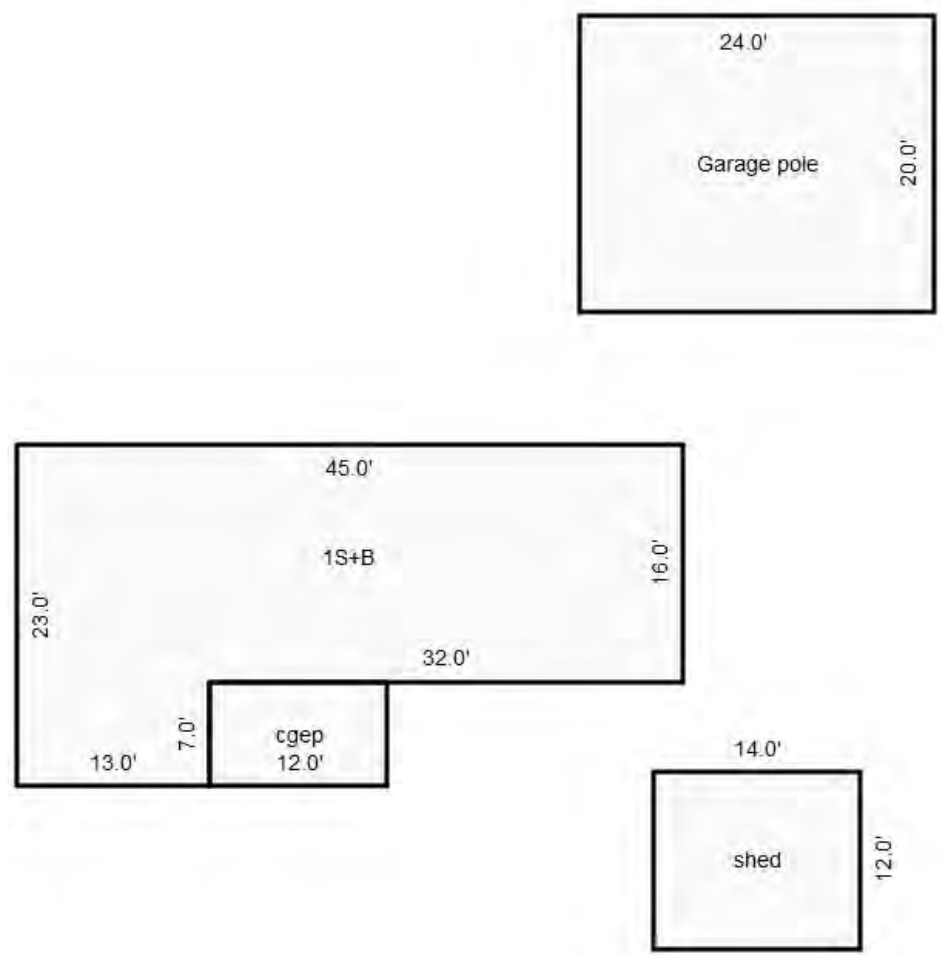


Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2018	6,600	27,600	34,200			26,454C
		TPC 12/27/2017 INSPECTED	2017	6,600	25,300	31,900			25,910C
		TPC 05/18/2015 INSPECTED	2016	6,600	25,100	31,700			25,679C
			2015	6,600	22,000	28,600			25,603C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage							
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 84	Type CGEP (1 Story)	Year Built: Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 480					
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 45 Floor Area: 811 Total Base Cost: 73,623 Total Base New : 101,600 Total Depr Cost: 55,880 Estimated T.C.V: 54,762												
Building Style: 1S		Trim & Decoration																			
Yr Built 1965		Remodeled 0		Ex	X	Ord		Min													
Condition: Average		Lg	X	Ord		Small															
Room List		(5) Floors		Central Air Wood Furnace																	
1	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric																	
		200		Amps Service																	
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories Exterior			Foundation		Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Ex.	X	Ord.		Min	1	Story Siding	Basement	70.20	0.00	0.00	811	56,932					
Insulation		Basement: 811 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets			Other Additions/Adjustments			Rate											
(2) Windows		(7) Excavation		(13) Plumbing			(14) Plumbing			Average Fixture(s)		760.00		1		760					
X	Many Avg. Few	X	Large Avg. Small	Basement Finish			Average Fixture(s)			Well, 50 Feet		1575.00		1		1,575					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Basement			Average Fixture(s)			1000 Gal Septic		3085.00		1		3,085					
X	Double Glass Patio Doors Storms & Screens	Recreation SF Living SF Walkout Doors No Floor SF		(8) Basement			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Appliance Allowance		1915.00		1		1,915					
(3) Roof		(9) Basement Finish		(14) Water/Sewer			(15) Built-Ins & Fireplaces			CGEP (1 Story), Standard		48.18		84		4,047					
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Public Water Public Sewer Water Well			(16) Porches			Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)		Base Cost		14.21		480		6,821		
X	Asphalt Shingle	Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:			1000 Gal Septic 2000 Gal Septic			No Floor Deduction		-3.15		480		-1,512					
				Lump Sum Items:			Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0,			Depr.Cost =		55,880									
							ECF (416 RESIDENTIAL RURAL/ NON SUB)			0.980 => TCV of Bldg: 1 =		54,762									

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

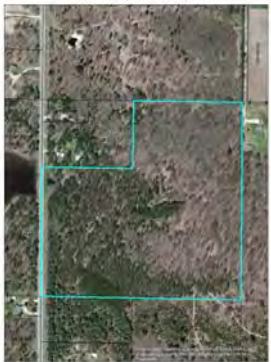


Sketch by Apex Sketch

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


Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
Property Address		Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)		Date	Number	Status	
S DICKERSON RD		School: LAKE CITY - 57020							
Owner's Name/Address		P.R.E. 0%							
KING LARRY WELLS 40315 FIRESTEEL DR STERLING HEIGHTS MI 48313		MAP #:		2018 Est TCV 67,600					
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS				
. SEC 26 T22N R8W SW 1/4 OF NW 1/4 EXC N 450 FT OF W 600 FT. 33.8017 A.		Public Improvements		* Factors *					
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
		Gravel Road		Residentia 30 - 65	\$2000	33.80	Acres	2000 100	67,600
		Paved Road		33.80 Total Acres				Total Est. Land Value =	67,600
		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							
		X Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2018	33,800	0	33,800	16,358C
		TPC 12/27/2017 INSPECTED			2017	33,800	0	33,800	16,022C
		TPC 05/18/2015 INSPECTED			2016	30,400	0	30,400	15,880C
					2015	27,000	0	27,000	15,833C

Lake Township Parcel Map 2015



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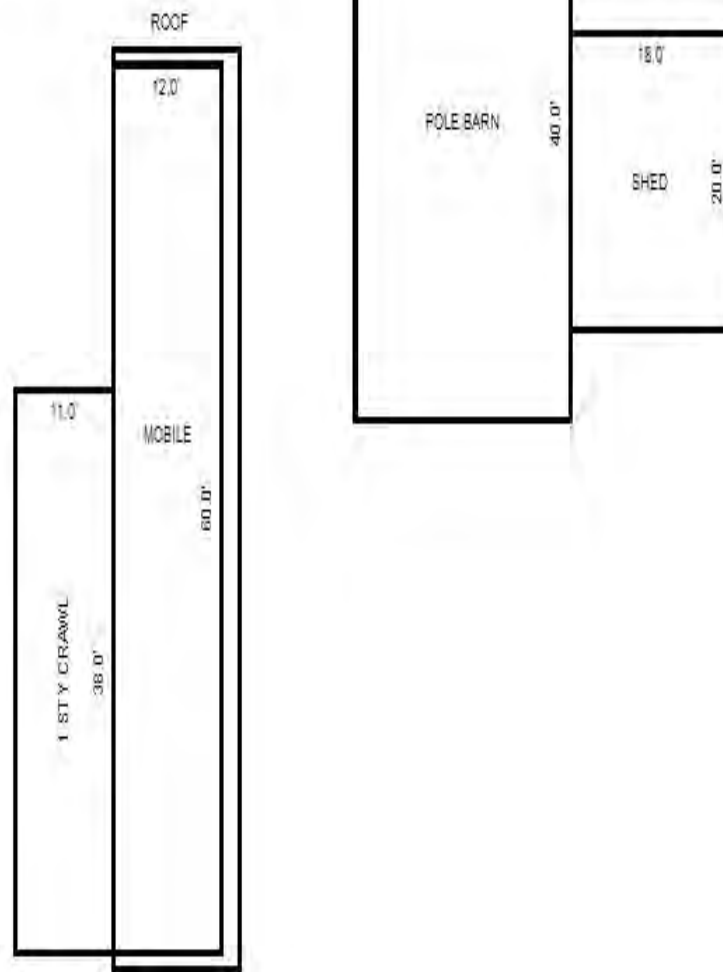
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: 401 RESIDENTIAL-I		Zoning:	Building Permit(s)	Date	Number	Status			
4341 S DICKERSON RD		School: LAKE CITY - 57020		P.R.E. 100% 07/22/1994							
Owner's Name/Address		MAP #:		2018 Est TCV 26,174 TCV/TFA: 23.00							
STILES FREDRICK G 4341 S DICKERSON LAKE CITY MI 49651		X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
Tax Description		Public Improvements		* Factors *							
SEC 26 T22N R8W N 450 FT OF W 600 FT OF SW 1/4 OF NW 1/4EXC N 150 FT OF W 300 FT THEREOF. 5.1652 A.		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Comments/Influences		Gravel Road		40/FF	300.00	749.96	1.0000	1.0000	40	100	12,000
		Paved Road		300 Actual Front Feet, 5.17 Total Acres			Total Est. Land Value =		12,000		
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2018	6,000	7,100	13,100		12,605C	
		TPC 12/27/2017 INSPECTED			2017	6,000	7,100	13,100		12,346C	
		TPC 05/18/2015 INSPECTED			2016	6,000	7,700	13,700		12,236C	
		TPC 03/26/2012 INSPECTED			2015	6,000	6,200	12,200		12,200S	

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																																																																																																																																																									
X	Single Family	0	Eavestrough	X	Gas	Oil	Elec.	1	Appliance Allow.	Interior 1 Story	Area	Type	Year Built: 1964	Car Capacity:	Class: D	Exterior: Pole																																																																																																																																																																																								
	Mobile Home		Insulation		Wood												Coal	Steam	Cook Top	Interior 2 Story	2nd/Same Stack	Two Sided	Exterior 1 Story	Exterior 2 Story	Prefab 1 Story	Prefab 2 Story	Heat Circulator	Raised Hearth	Wood Stove	Direct-Vented Ga																																																																																																																																																																										
	Town Home	0	Front Overhang																																																																																																																																																																																																					
	Duplex	0	Other Overhang	X	Forced Warm Air																																																																																																																																																																																																			
	A-Frame				Wall Furnace																																																																																																																																																																																																			
X	Wood Frame		(4) Interior		Warm & Cool Air																																																																																																																																																																																																			
			Drywall		Heat Pump																																																																																																																																																																																																			
			Paneled																																																																																																																																																																																																					
			Plaster																																																																																																																																																																																																					
			Wood T&G																																																																																																																																																																																																					
	Building Style:		Trim & Decoration																																																																																																																																																																																																					
	HUD		Ex	X	Ord																																																																																																																																																																																																			
	Yr Built	Remodeled	Size of Closets																																																																																																																																																																																																					
	1964	0	Lg	X	Ord																																																																																																																																																																																																			
	Condition:	Average	Doors		Solid	X	H.C.																																																																																																																																																																																																	
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	Basement		Kitchen:		Central Air																																																																																																																																																																																																			
	1st Floor		Other:		Wood Furnace																																																																																																																																																																																																			
	2nd Floor		Other:		(12) Electric																																																																																																																																																																																																			
	Bedrooms				0 Amps Service																																																																																																																																																																																																			
	(1) Exterior		(6) Ceilings		No./Qual. of Fixtures																																																																																																																																																																																																			
	Wood/Shingle			X	Ex.		Ord.																																																																																																																																																																																																	
	Aluminum/Vinyl				No. of Elec. Outlets																																																																																																																																																																																																			
	Brick				Many	X	Ave.		Few																																																																																																																																																																																															
	Insulation		(7) Excavation		(13) Plumbing																																																																																																																																																																																																			
	(2) Windows		Basement: 0 S.F.		1 Average Fixture(s)																																																																																																																																																																																																			
	Many	Large	Crawl: 418 S.F.		1 3 Fixture Bath																																																																																																																																																																																																			
	Avg.	Avg.	Slab: 0 S.F.		2 Fixture Bath																																																																																																																																																																																																			
	Few	Small	Height to Joists: 0.0		Softener, Auto																																																																																																																																																																																																			
X	(3) Roof		(8) Basement		Softener, Manual																																																																																																																																																																																																			
	Wood Sash		Conc. Block		Solar Water Heat																																																																																																																																																																																																			
	Metal Sash		Poured Conc.		No Plumbing																																																																																																																																																																																																			
	Vinyl Sash		Stone		Extra Toilet																																																																																																																																																																																																			
	Double Hung		Treated Wood		Extra Sink																																																																																																																																																																																																			
	Horiz. Slide		Concrete Floor		Separate Shower																																																																																																																																																																																																			
	Casement		(9) Basement Finish		Ceramic Tile Floor																																																																																																																																																																																																			
	Double Glass		Recreation SF		Ceramic Tile Wains																																																																																																																																																																																																			
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	Hip	Mansard	Joists:		Public Sewer																																																																																																																																																																																																			
	Flat	Shed	Unsupported Len:		Water Well																																																																																																																																																																																																			
X	Asphalt Shingle		Cntr.Sup:		1000 Gal Septic																																																																																																																																																																																																			
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<p>< Cost Estimates for Res. Building: 1 Mobile Home Class: Low Quality ></p> <table border="1"> <thead> <tr> <th>Unit</th> <th>Exterior</th> <th>Roof</th> <th>Rate</th> <th>Heat/Roof</th> <th>Ext.(%)</th> <th>Size</th> <th>Cost</th> </tr> </thead> <tbody> <tr> <td>(11) Heating System: Wall Furnace</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>BaseUnit Siding</td> <td>Comp.Shingle</td> <td></td> <td>31.07</td> <td>0.41</td> <td>0</td> <td>720</td> <td>22,666</td> </tr> <tr> <td colspan="8">Other Additions/Adjustments</td> </tr> <tr> <td>Addition/Crawl</td> <td></td> <td></td> <td></td> <td>30.25</td> <td></td> <td>418</td> <td>12,645</td> </tr> <tr> <td>Free Standing Roof</td> <td></td> <td></td> <td></td> <td>4.15</td> <td></td> <td>868</td> <td>3,602</td> </tr> <tr> <td>(9) Foundation</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Foundation Wall: Concrete</td> <td></td> <td></td> <td></td> <td>7.13</td> <td></td> <td>0</td> <td>0</td> </tr> <tr> <td>(13) Plumbing</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Average Fixture(s)</td> <td></td> <td></td> <td></td> <td>405.00</td> <td></td> <td>1</td> <td>405</td> </tr> <tr> <td>(14) Water/Sewer</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Well, 50 Feet</td> <td></td> <td></td> <td></td> <td>1575.00</td> <td></td> <td>1</td> <td>1,575</td> </tr> <tr> <td>1000 Gal Septic</td> <td></td> <td></td> <td></td> <td>2720.00</td> <td></td> <td>1</td> <td>2,720</td> </tr> <tr> <td>(15) Built-Ins & Fireplaces</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Appliance Allowance</td> <td></td> <td></td> <td></td> <td>1235.00</td> <td></td> <td>1</td> <td>1,235</td> </tr> <tr> <td>(17) Garages</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Class:D Exterior: Pole</td> <td>Foundation: 18 Inch</td> <td>(Unfinished)</td> <td></td> <td>9.61</td> <td></td> <td>960</td> <td>9,226</td> </tr> <tr> <td>Base Cost</td> <td></td> <td></td> <td></td> <td>14.86</td> <td></td> <td>360</td> <td>5,350</td> </tr> <tr> <td>Class:D Exterior: Pole</td> <td>Foundation: 18 Inch</td> <td>(Unfinished)</td> <td></td> <td>-731.25</td> <td></td> <td>1</td> <td>-731</td> </tr> <tr> <td>Base Cost</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Common Wall: 1 Wall</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Phy/Ab.Phy/Func/Econ/Comb.%Good=</td> <td>35/100/100/100/35.0,</td> <td>Depr.Cost =</td> <td></td> <td></td> <td></td> <td></td> <td>28,348</td> </tr> <tr> <td>ECF (416 RESIDENTIAL RURAL/ NON SUB)</td> <td>0.500 =></td> <td>TCV of Bldg: 1 =</td> <td></td> <td></td> <td></td> <td></td> <td>14,174</td> </tr> </tbody> </table>																	Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost	(11) Heating System: Wall Furnace								BaseUnit Siding	Comp.Shingle		31.07	0.41	0	720	22,666	Other Additions/Adjustments								Addition/Crawl				30.25		418	12,645	Free Standing Roof				4.15		868	3,602	(9) Foundation								Foundation Wall: Concrete				7.13		0	0	(13) Plumbing								Average Fixture(s)				405.00		1	405	(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)		9.61		960	9,226	Base Cost				14.86		360	5,350	Class:D Exterior: Pole	Foundation: 18 Inch	(Unfinished)		-731.25		1	-731	Base Cost								Common Wall: 1 Wall								Phy/Ab.Phy/Func/Econ/Comb.%Good=	35/100/100/100/35.0,	Depr.Cost =					28,348	ECF (416 RESIDENTIAL RURAL/ NON SUB)	0.500 =>	TCV of Bldg: 1 =					14,174
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Sketch by Apex IV™

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MORRIS ANNETTE M	MORRIS ANNETTE M ETAL	0	12/28/2010	QC	RELATED PARTY	2010-5577QC	PTA	0.0
STILES FREDERICK GEROGE &	MORRIS ANNETTE M	19,500	10/10/2010	WD	Arms Length	2010-5576	PTA	0.0
MORRIS HOBERT WILLIAM JR		0	04/01/2010	DC	DEATH CERTIFICATE	2010-5575	PTA	0.0
		19,500	07/01/1998	WD	Arms Length	320:1102		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
4301 S DICKERSON RD			ALTERATION	12/13/2011	2011-0654	100%

Owner's Name/Address	MAP #:
MORRIS ANNETTE M ETAL 4301 S DICKERSON ROAD LAKE CITY MI 49651	2018 Est TCV 21,806 TCV/TFA: 18.17

X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS								
			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			40/FF	150.00	299.98	1.0000	1.0000	40	100		6,000
			150 Actual Front Feet, 1.03 Total Acres							Total Est. Land Value =	6,000

Tax Description	X	Public Improvements	Land Improvement Cost Estimates							
			Description	Rate	CountyMult.	Size	%Good	Cash Value		
. SEC 26 T22N R8W N 150 FT OF W 300 FT OF SW 1/4 OF NW 1/4. 1.0331 A.	X	Dirt Road								
	X	Gravel Road								
	X	Paved Road								
	X	Storm Sewer								
	X	Sidewalk								
	X	Water								
	X	Sewer								
	X	Electric	LAND IMPROVE 1000	1000.00	1.00	0.3	95	285		
	X	Gas	Total Estimated Land Improvements True Cash Value =							285

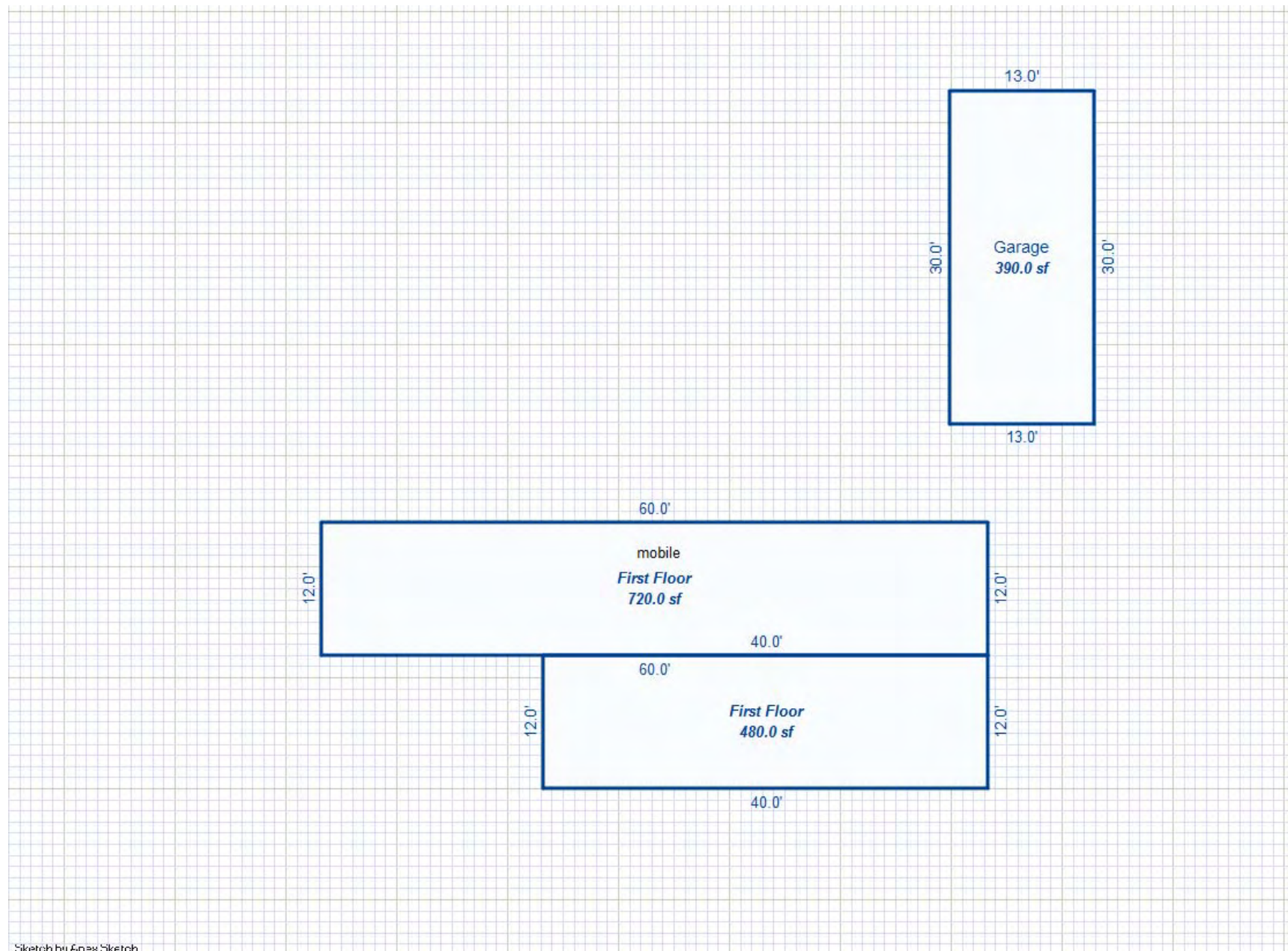
Comments/Influences	X	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	Level	2018	3,000	7,900	10,900			10,332C
	X	Rolling	2017	3,000	7,900	10,900			10,120C
	X	Low	2016	3,000	8,600	11,600			10,030C
	X	High	2015	3,000	7,000	10,000			10,000S
	X	Landscaped							
	X	Swamp							
	X	Wooded							
	X	Pond							
	X	Waterfront							
	X	Ravine							
	X	Wetland							
	X	Flood Plain							



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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 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: 390 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame		Drywall Paneled				Plaster Wood T&G										
Building Style: HUD		Trim & Decoration															
	Yr Built 1967 ADD		Ex	X	Ord		Min	Size of Closets									
	Remodeled 2012		Lg	X	Ord		Small	Doors									
	Condition: Average						Solid	X	H.C.								
Room List		(5) Floors		Central Air Wood Furnace			(12) Electric		0 Amps Service			Class: Average Effec. Age: 40 Floor Area: Total Base Cost: 64,269 Total Base New : 88,691 Total Depr Cost: 31,042 Estimated T.C.V: 15,521		CntyMult X 1.380 E.C.F. X 0.500	Bsmnt Garage: Carport Area: Roof:		
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(6) Ceilings			No./Qual. of Fixtures		< Cost Estimates for Res. Building: 1 Mobile Home Class: Average Quality >								
(1) Exterior				X	Ex.		Ord.		Min	(11) Heating System: Forced Warm Air		Unit Exterior Roof Rate Heat/Roof Ext.(%) Size Cost					
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets			Many		X	Ave.		Few	BaseUnit Ribbed Comp.Shingle Rate		26,889		
	Insulation	(7) Excavation		(13) Plumbing			1		Average Fixture(s)			37.50		480 18,000			
(2) Windows		Basement: 0 S.F. Crawl: 480 S.F. Slab: 0 S.F. Height to Joists: 0.0		1			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			2		5.70			144 821		
X	Many Avg. Few	X	Large Avg. Small	(8) Basement		(14) Water/Sewer			1			6.92			0 0		
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	Recreation SF Living SF Walkout Doors No Floor SF			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1			530.00			1 530	
(3) Roof		(9) Basement Finish		1			Well, 50 Feet 1000 Gal Septic			1			1575.00 2720.00			1 1,575 1 2,720	
X	Gable Hip Flat		Gambrel Mansard Shed	(10) Floor Support		1			1			1235.00			1 1,235		
X	Asphalt Shingle			Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Class:C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Mechanical Doors			20.84 350.00			390 8,128 1 350	
	Chimney: Metal									Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, ECF (416 RESIDENTIAL RURAL/ NON SUB)			0.500 => TCV of Bldg: 1 =			31,042 15,521	



Sketch by Apex Sketch

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PROFFER JACK W TRUST*	PROFFER ENTERPRISES LLC	0	10/03/2007	QC	Not Qualified	2007/3667		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
S DICKERSON RD						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2018 Est TCV 212,065 TCV/TFA: 24.02					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS								
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value		
SEC 26 T22N R8W NE 1/4 OF SW 1/4. 40 A.	X		Dirt Road								
Comments/Influences			Gravel Road								
			Paved Road								
			Storm Sewer								
			Sidewalk								
			Water								
			Sewer								
	X		Electric								
			Gas								
			Curb								
			Street Lights								
			Standard Utilities								
			Underground Utils.								
			SALES & EQ RATE			40.00 Acres	1,600	100			64,000
						40.00 Total Acres			Total Est. Land Value =	64,000	

80X120 STEEL FRAME WAREHOUSE U/C FOR 00 WITH USED MATERIALS USED CAL 128 FOR PRICING.



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

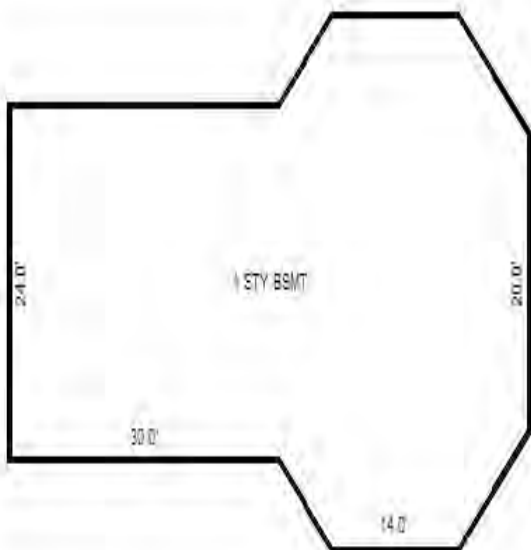
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	32,000	74,000	106,000			85,020C
2017	32,000	72,400	104,400			83,272C
2016	32,000	69,200	101,200			82,530C
2015	32,000	63,100	95,100			82,284C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 100	Type WGEP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame		Drywall Paneled		Plaster Wood T&G													
Building Style: 1S		Trim & Decoration																
Yr Built 1978	Remodeled 0	Ex	X	Ord		Min	Size of Closets											
Condition: Average		Lg	X	Ord		Small	Doors			X	Ord		H.C.					
Room List		(5) Floors		Central Air Wood Furnace			(12) Electric			125 Amps Service								
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(6) Ceilings			No./Qual. of Fixtures			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj			Size Cost					
(1) Exterior				Ex. X Ord. Min			No. of Elec. Outlets			1 Story Siding Basement 58.91 0.00 0.00			1628 95,905					
X	Wood/Shingle Aluminum/Vinyl Brick			Many X Ave. Few			(13) Plumbing			Other Additions/Adjustments Walk out Basement Door(s) 775.00			1 775					
Insulation		Basement: 1628 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(7) Excavation			(14) Water/Sewer			Average Fixture(s) 760.00			1 760					
(2) Windows		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		(8) Basement			(15) Built-Ins & Fireplaces			3 Fixture Bath 2400.00			1 2,400					
X	Many Avg. Few	X	Large Avg. Small	(9) Basement Finish			(16) Porches			Well, 50 Feet 1575.00			1 1,575					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	800 Recreation SF Living SF 1 Walkout Doors No Floor SF		(10) Floor Support			(17) Basement Garages			1000 Gal Septic 3085.00			1 3,085					
X	Double Glass Patio Doors Storms & Screens	800 Recreation SF Living SF 1 Walkout Doors No Floor SF		Joists: Unsupported Len: Cntr.Sup:			Basement Garage: 2 Car 2025.00			1000 Gal Septic 3085.00			1 2,025					
(3) Roof		800 Recreation SF Living SF 1 Walkout Doors No Floor SF		Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic			Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 109,062			1000 Gal Septic 3085.00			1 2,025					
	Gable Hip Flat	X	Gambrel Mansard Shed	(14) Water/Sewer			Basement Recreation Finish 11.45			1000 Gal Septic 3085.00			1 2,025					
X	Asphalt Shingle	800 Recreation SF Living SF 1 Walkout Doors No Floor SF		Lump Sum Items:			County Multiplier = 1.38 => Cost New = 12,641			1000 Gal Septic 3085.00			1 2,025					
Chimney:		800 Recreation SF Living SF 1 Walkout Doors No Floor SF					Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0, Depr.Cost = 6,320			1000 Gal Septic 3085.00			1 2,025					
		800 Recreation SF Living SF 1 Walkout Doors No Floor SF					ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 113,075			1000 Gal Septic 3085.00			1 2,025					

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



Sketch by Apex IVT

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

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

Class: S
 Floor Area: 7,200
 Gross Bldg Area: 7,200
 Stories Above Grd: 1
 Average Sty Hght : 10
 Bsmnt Wall Hght

Depr. Table : 4%
 Effective Age : 40
 Physical %Good: 35
 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: 7200					
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: S Quality: Low Cost Percent Adj: +0

Base Rate for Upper Floors = 9.35

Adjusted Square Foot Cost for Upper Floors = 9.35

1 Stories Number of Stories Multiplier: 1.000
 Average Height per Story: 10 Height per Story Multiplier: 1.000
 Ave. Floor Area: 7,200 Perimeter: 0 Perim. Multiplier: 1.000
 Refined Square Foot Cost for Upper Floors: 9.35

County Multiplier: 1.35, Final Square Foot Cost for Upper Floors = 12.623


Total Floor Area: 7,200 Base Cost New of Upper Floors = 90,882

Reproduction/Replacement Cost = 90,882
 Eff.Age:40 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0
 Total Depreciated Cost = 31,809

ECF (416 RESIDENTIAL RURAL/ NON SUB) 1.100 => TCV of Bldg: 1 = 34,990
 Replacement Cost/Floor Area= 12.62 Est. TCV/Floor Area= 4.86

(1) Excavation/Site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:
(2) Foundation:	(8) Plumbing:	Outlets:	(40) Exterior Wall:
X Poured Conc	Many Above Ave.	Few Average Many Unfinished Typical		Thickness
Brick/Stone	Average Typical	Few Average Many Unfinished Typical	Bsmnt Insul.
Block	Total Fixtures	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	
(3) Frame:	3-Piece Baths	Incandescent Fluorescent Mercury Sodium Vapor Transformer	
(4) Floor Structure:	2-Piece Baths	(13) Roof Structure: Slope=0	
(5) Floor Cover:	Shower Stalls	(14) Roof Cover:	
(6) Ceiling:	Toilets		
	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		
	(9) Sprinklers:		
	(10) Heating and Cooling:		
	Gas Oil		
	Coal Stoker		
	Hand Fired Boiler		

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: 700 EXEMPT		Zoning:	Building Permit(s)	Date	Number	Status					
7700 W BLUE RD		School: LAKE CITY - 57020											
Owner's Name/Address		P.R.E. 0%											
FAITH CHRISTIAN FELLOWSHIP A/K/A COVENANT LIFE CHURCH OF NORTH 7700 W BLUE RD LAKE CITY MI 49651		MAP #:											
Tax Description		2018 Est TCV 0 TCV/TFA: 0.00											
. SEC 26 T22N R8W W 696 FT OF SE 1/4 OF SW 1/4 EXC BEG 690FT W OF S 1/4 POST TH N 316 FT W 312 FT S 316 FT E 312 FT TO POB. 18.8275 A.		X Improved		Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS								
Comments/Influences		X Public Improvements			* Factors *								
NEW STEEL; FRAME WAREHOUSE..USED MATERIALS U/C 80X120 CAL 128		X Electric			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
80X120 CAL 128		X Gas			Residentia 18 -29 @\$2000	18.83	Acres	2000	100				37,656
Parcel Map		X Curb			18.83 Total Acres Total Est. Land Value = 37,656								
		X Street Lights			Land Improvement Cost Estimates								
		X Standard Utilities			Description	Rate	CountyMult.	Size	%Good	Cash Value			
		X Underground Utils.			D/W/P: Asphalt Paving	1.42	1.00	32500	50	23,075			
		Topography of Site			Total Estimated Land Improvements True Cash Value = 23,075								
		X Level			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X Rolling			2018	EXEMPT	EXEMPT	EXEMPT			EXEMPT		
		X Low			2017	EXEMPT	EXEMPT	EXEMPT			EXEMPT		
		X High			2016	0	0	0			0		
		X Landscaped			2015	0	0	0			0		
		X Swamp											
		X Wooded											
		X Pond											
		X Waterfront											
		X Ravine											
		X Wetland											
		X Flood Plain											
		Who		When	What	2018	EXEMPT	EXEMPT	EXEMPT			EXEMPT	
		TPC 12/27/2017		INSPECTED	2017	EXEMPT	EXEMPT	EXEMPT			EXEMPT		
		TPC 05/18/2015		INSPECTED	2016	0	0	0			0		0
					2015	0	0	0			0		0

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

Desc. of Bldg/Section: Calculator Occupancy: Auditorium	
Class: D	Construction Cost
Floor Area: 21,700	High Above Ave. Ave. X Low
Gross Bldg Area: 21,700	** ** Calculator Cost Data ** **
Stories Above Grd: 1	Quality: Average Adj: %+0 \$/SqFt:0.00
Average Sty Hght : 10	Heat#1: Package Heating & Cooling 100
Bsmnt Wall Hght	Heat#2: No Heating or Cooling 0%
Depr. Table : 2.5%	Ave. SqFt/Story: 21700
Effective Age : 20	Ave. Perimeter: 657
Physical %Good: 60	Has Elevators:
Func. %Good : 100	*** Basement Info ***
Economic %Good: 100	Area:
Year Built	Perimeter:
Remodeled	Type:
Overall Bldg	Heat: Hot Water, Radiant Floor
Height	* Mezzanine Info *
Comments:	Area #1:
REVIEW FILE FOR	Type #1:
HISTORICAL PERMITS -TIM	Area #2:
	Type #2:
	* Sprinkler Info *
	Area:
	Type: Average

Calculator Cost Computations	
Class: D	Quality: Average Percent Adj: +0
Base Rate for Upper Floors = 99.60	
(10) Heating system: Package Heating & Cooling Cost/SqFt: 0.00 100%	
Adjusted Square Foot Cost for Upper Floors = 99.60	
1 Stories	Number of Stories Multiplier: 1.000
Average Height per Story: 10	Height per Story Multiplier: 0.695
Ave. Floor Area: 21,700	Perimeter: 657 Perim. Multiplier: 0.987
Refined Square Foot Cost for Upper Floors: 68.32	
County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 93.601	
Total Floor Area: 21,700	Base Cost New of Upper Floors = 2,031,148
Reproduction/Replacement Cost = 2,031,148	
Eff. Age: 20	Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 60 /100/100/100/60.0
Total Depreciated Cost = 1,218,689	
ECF (201B COMMERCIAL GROUP B)	1.010 => TCV of Bldg: 1 = 1,230,876
Replacement Cost/Floor Area= 93.60	Est. TCV/Floor Area= 56.72

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

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: 401 RESIDENTIAL-I		Zoning:	Building Permit(s)	Date	Number	Status				
7690 W BLUE RD		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 100% 07/22/1994										
HARJU ROBERT W & VIRGINIA M 7690 W BLUE ROAD LAKE CITY MI 49651		MAP #:										
		2018 Est TCV 89,374 TCV/TFA: 66.50										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS								
		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		40/FF	312.00	316.00	1.0000	1.0000	40	100		12,480
		Paved Road		312 Actual Front Feet, 2.26 Total Acres Total Est. Land Value = 12,480								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		Water		Shed: Wood Frame	10.27	1.00	96	45	444			
		Sewer		Total Estimated Land Improvements True Cash Value = 444								
		X Electric										
		X Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2018	6,200	38,500	44,700			36,903C	
		TPC 12/27/2017	INSPECTED		2017	6,200	37,300	43,500			36,144C	
		TPC 05/21/2013	INSPECTED		2016	6,200	35,100	41,300			35,822C	
					2015	6,200	32,700	38,900			35,715C	

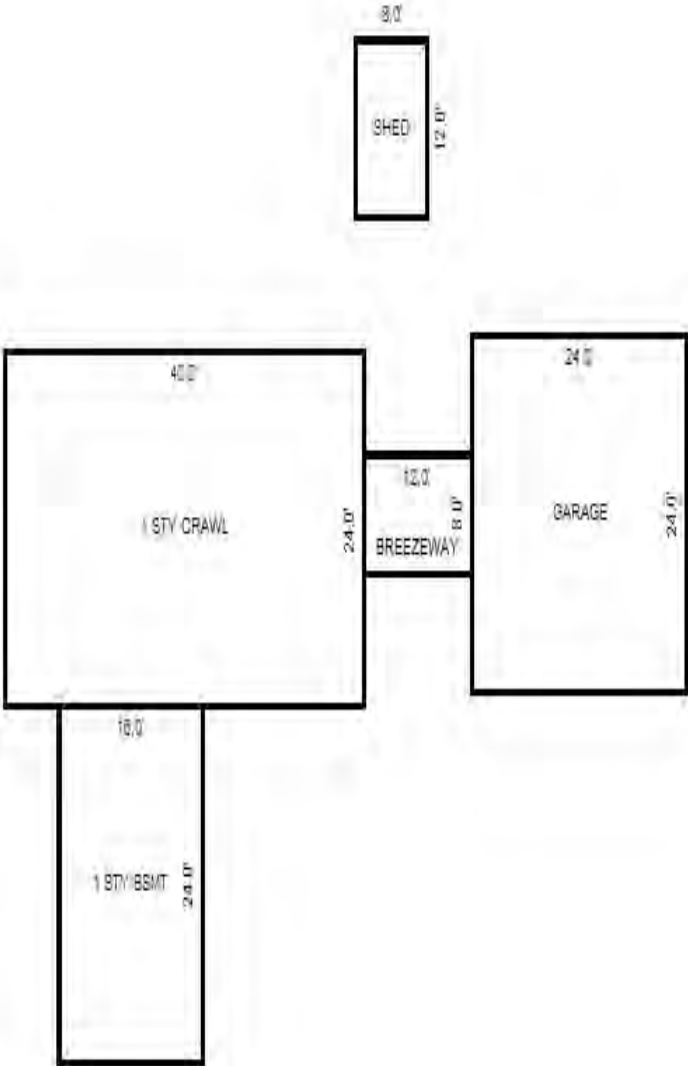


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 96	Type Brzwy, FW	Year Built: 1971 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: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame		Drywall Paneled		Plaster Wood T&G														
Building Style: 1S		Trim & Decoration																	
Yr Built 1971	Remodeled 0	Ex	X	Ord		Min	Size of Closets												
Condition: Average		Lg	X	Ord		Small	Doors			X	Ord		H.C.						
Room List		(5) Floors		Kitchen: Other: Other:			(12) Electric			Central Air Wood Furnace									
	Basement 1st Floor 2nd Floor Bedrooms						200			Amps Service									
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Ex. X Ord. Min			Stories Exterior			Foundation Rate		Bsmnt-Adj Heat-Adj		Size Cost		
X	Wood/Shingle Aluminum/Vinyl Brick						No. of Elec. Outlets			1 Story Siding			Crawl Space		56.24 -8.10		960 46,214		
	Insulation						Many X Ave. Few			1 Story Siding			Basement		56.24 0.00		384 21,596		
(2) Windows		(7) Excavation		Basement: 384 S.F. Crawl: 960 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Other Additions/Adjustments			Rate		Size Cost				
X	Many Avg. X Few	Large Avg. X Small					1 Average Fixture(s)			(14) Plumbing			Average Fixture(s)		630.00		1 630		
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	8		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(15) Built-Ins & Fireplaces			Appliance Allowance			1415.00		1 1,415	
X	Storms & Screens	(8) Basement					(14) Water/Sewer			(16) Breezeways			Frame Wall, Finished		27.25		96 2,616		
(3) Roof		(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			(17) Garages			Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)			Base Cost		16.80 576 9,677	
X	Gable Hip Flat	Gambrel Mansard Shed		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Mechanical Doors			350.00		1 350		Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/65.0, Depr.Cost = 78,011		
X	Asphalt Shingle									ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 76,450									
Chimney: Metal																			

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



Sketch by Apex IVT

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HESS PETER K & CAMILLE K		0	10/23/2017	WD	PROBATE COURT		PTA	0.0
HESS PETER K & CAMILLE K	HESS PETER K & CAMILLE K	1	09/25/2017	QC	FAMILY SALE	2017-3048		0.0
HESS PETER K & CAMILLE K	HESS PETER K & CAMILLE K	1	09/25/2017	QC	FAMILY SALE	2017-03050		0.0
HESS PETER K & CAMILLE K	HESS PETER K & CAMILLE K	0	08/28/2008	WD	Not Qualified	2008/3113		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7650 W BLUE RD		School: LAKE CITY - 57020				
		P.R.E. 100% 07/22/1994				
Owner's Name/Address	MAP #:					
HESS PETER K & CAMILLE K TRUST 7650 W BLUE ROAD LAKE CITY MI 49651	2018 Est TCV 125,325 TCV/TFA: 89.26					

X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
\$65 /FF	156.00	622.00	1.0000	1.0000	65	100		10,140
156 Actual Front Feet, 2.23 Total Acres								Total Est. Land Value = 10,140

Tax Description	X	Description	Rate	CountyMult.	Size	%Good	Cash Value
SEC 26 T22N R8W (4*1999) BEG 312 FT W OF SE COR OF SE 1/4 OF SW 1/4 TH N 622 FT, W 156 FT, S 622 FT, E 156 FT TO POB. 2.2275A.	X	Dirt Road					
		Gravel Road					
	X	Paved Road	4.21	1.00	376	0	0
		Storm Sewer	3.44	1.00	500	0	0
		Sidewalk					
		Water	11.40	1.00	100	50	570
		Sewer					

Comments/Influences	X	Description	Rate	CountyMult.	Size	%Good	Cash Value
99 EXEMP10' SPLIT TO 017-85 FOR 00	X	Electric					
	X	Gas					
		Curb					
		Street Lights					
		Standard Utilities					
		Underground Utils.					

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	Rolling	2018	5,100	57,600	62,700			46,609C
		Low	2017	5,100	54,900	60,000			45,651C
		High	2016	5,100	51,700	56,800			45,244C
		Landscaped	2015	5,100	48,100	53,200			45,109C
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							



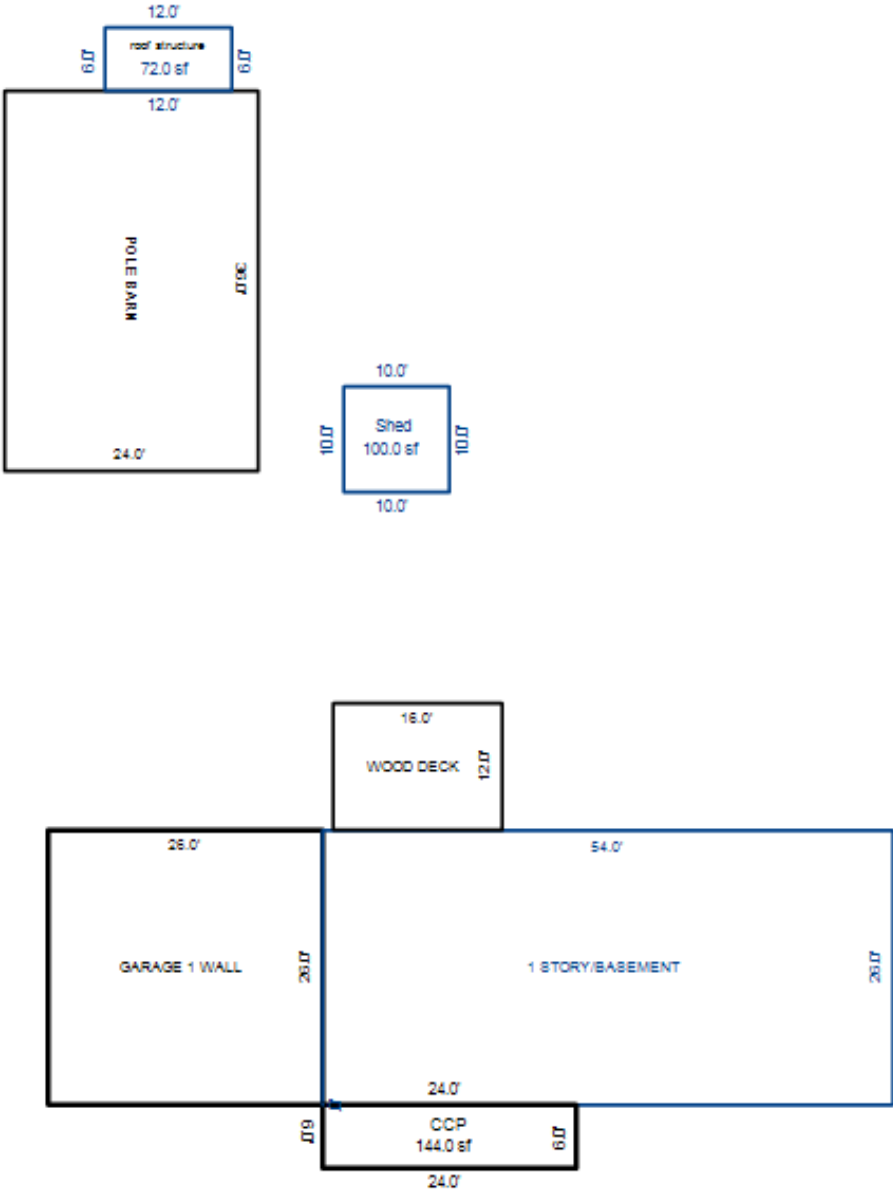
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2017	5,100	54,900	60,000			45,651C
TPC	10/23/2017	INSPECTED	2016	5,100	51,700	56,800			45,244C
TIM	07/26/2010	INSPECTED	2015	5,100	48,100	53,200			45,109C

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Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 144 192 72	Type CCP (1 Story) Treated Wood Roof Cover Onl	Year Built: 1974 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 676 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
	Building Style: 1S	Trim & Decoration														
	Yr Built 1974		Ex	X	Ord		Min		Size of Closets							
	Remodeled 0		Lg	X	Ord		Small									
	Condition: Average		Doors		Solid	X	H.C.									
	Room List	(5) Floors				Central Air Wood Furnace										
	Basement 1st Floor 2nd Floor 4 Bedrooms		Kitchen: Other: Other:		(12) Electric											
					200 Amps Service											
	(1) Exterior		(6) Ceilings		No./Qual. of Fixtures											
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall		Ex.	X	Ord.		Min							
	Insulation				No. of Elec. Outlets											
	(2) Windows				Many	X	Ave.		Few							
X	Many Avg. Few	X	Large Avg. Small		(7) Excavation											
X	Wood Sash Metal Sash Vinyl Sash		Basement: 1404 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing											
X	Double Hung Horiz. Slide Casement				1	Average Fixture(s)										
X	Double Glass Patio Doors		(8) Basement		1	3 Fixture Bath										
X	Storms & Screens				1	2 Fixture Bath										
	(3) Roof					Softener, Auto										
X	Gable Hip Flat					Softener, Manual										
X	Asphalt Shingle					Solar Water Heat										
	Chimney:					No Plumbing										
						Extra Toilet										
						Extra Sink										
						Separate Shower										
						Ceramic Tile Floor										
						Ceramic Tile Wains										
						Ceramic Tub Alcove										
						Vent Fan										
						(14) Water/Sewer										
						Public Water										
						Public Sewer										
						Water Well										
						1000 Gal Septic										
						2000 Gal Septic										
						Lump Sum Items:										
Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost 1 Story Siding Basement 63.39 0.00 0.00 1404 89,000 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 CCP (1 Story), Standard 25.25 144 3,636 (16) Deck/Balcony Treated Wood, Standard 7.13 192 1,369 Roof Cover Only, Standard 15.55 72 1,120 (17) Garages Class:C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 17.79 676 12,026 Common Wall: 1 Wall -1300.00 1 -1,300 Mechanical Doors 350.00 2 700 Class:C Exterior: Pole Foundation: 18 Inch (Unfinished) Base Cost 11.00 864 9,504 Mechanical Doors 350.00 1 350 Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 112,429 Separately Depreciated Items: (9) Basement Finish Basement Recreation Finish 11.45 450 5,153 County Multiplier = 1.38 => Cost New = 7,110 Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0, Depr.Cost = 3,555 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VANDERLAAN MATTHEW	SAWMILLER JEREMY & HILARY	127,000	08/14/2014	WD	Arms Length	2014-02819	PTA	100.0
COVENANT CAPITAL INC	VANDERLAAN JAMES A & TERI	145,000	01/28/2011	WD	RELATED PARTY	2011-332WD	PTA	100.0
VANDERLAAN MATTHEW		0	01/28/2011	CD	BANK SALE	2011-333CD	PTA	100.0
FANNIE MAE	COVENANT CAPITAL	60,000	07/14/2010	CD	COVENANT DEED	2010-2884CD	PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7600 W BLUE RD						
School: LAKE CITY - 57020						
P.R.E. 100% 08/19/2014						
Owner's Name/Address	MAP #:					
SAWMILLER JEREMY & HILARY 7600 W BLUE RD LAKE CITY MI 49651	2018 Est TCV 154,952 TCV/TFA: 106.72					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS								
				* Factors *								
Comments/Influences	X	Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				Dirt Road		Residentia 8 - 17 @\$2000	9.46 Acres				2000	100		18,910
		Gravel Road		9.46 Total Acres Total Est. Land Value = 18,910								
		Paved Road		Land Improvement Cost Estimates								
		Storm Sewer		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		Sidewalk		D/W/P: Asphalt Paving	1.61	1.00	4000	0	0			
		Water		Residential Local Cost Land Improvements								
		Sewer		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		Electric		LAND IMPROVE 2500	2500.00	1.00	1.0	97	2,425			
		Gas		Total Estimated Land Improvements True Cash Value = 2,425								
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										

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



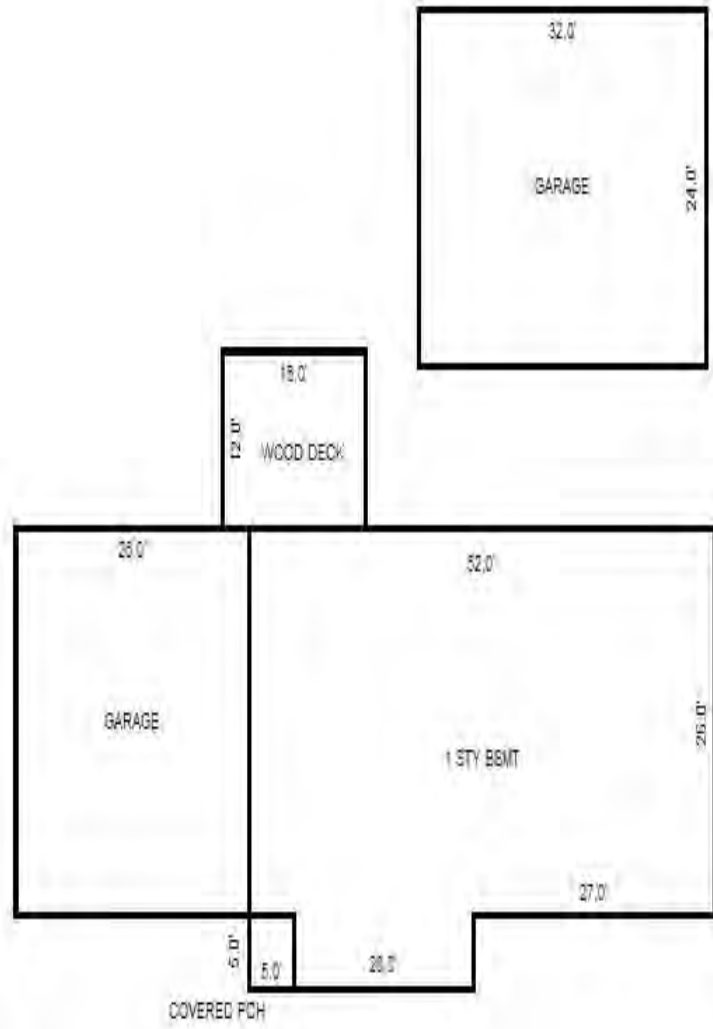
Who	When	What	2018	2017	2016	2015
TPC 12/27/2017	INSPECTED			9,000	62,200	9,900
TPC 11/01/2010	INSPECTED			9,000	62,200	9,900

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	2	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 25 192	Type CCP (1 Story) Treated Wood	Year Built: 1971 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: 676 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 25 Floor Area: 1452 Total Base Cost: 131,733 Total Base New : 181,791 Total Depr Cost: 136,344 Estimated T.C.V: 133,617		CntyMult X 1.380 E.C.F. X 0.980		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Rate Bsmnt-Adj Heat-Adj		Size Cost					
Yr Built	Remodeled	Ex	X Ord	Min	No./Qual. of Fixtures			Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost		
1971	2012				Ex.	X Ord.	Min	1	Story Siding	Basement	63.10	0.00	1.11	1452	93,233		
Condition: Average		Lg	X Ord	Small	No. of Elec. Outlets			(13) Plumbing									
Room List		Doors	Solid	X H.C.	Many	X Ave.	Few	(14) Water/Sewer									
Basement	1st Floor	Kitchen:		Other:			Other:			(15) Built-Ins & Fireplaces							
2nd Floor	3 Bedrooms	(6) Ceilings		(8) Basement			(9) Basement Finish			(16) Porches							
(1) Exterior		X	Drywall	Basement: 1452 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Recreation SF Living SF Walkout Doors No Floor SF			(16) Deck/Balcony							
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		(10) Floor Support			(14) Water/Sewer			(17) Garages							
Insulation		Basement		Joists:			Public Water Public Sewer Water Well			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 17.79 Common Wall: 1 Wall -1300.00 Automatic Doors 375.00							
(2) Windows		Many	X Avg.	X Large	Unupported Len:			1 1000 Gal Septic 1 2000 Gal Septic			Automatic Doors 375.00 Class:C Exterior: Pole Foundation: 18 Inch (Unfinished) Base Cost 11.60 Mechanical Doors 350.00						
X	Wood Sash Metal Sash Vinyl Sash	Avg.		Small		Cntr.Sup:			Lump Sum Items:			Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 136,344 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 133,617					
X	Double Hung Horiz. Slide Casement	X Avg.		Large													
X	Double Glass Patio Doors	X Avg.		Small													
X	Storms & Screens	X Avg.		Small													
(3) Roof		X Avg.		Small													
X	Asphalt Shingle	X Avg.		Small													
Chimney: Brick		X Avg.		Small													

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



Sketch by Apex IVT

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CLARKE & COOK & SWARTZ JT	MEYERING EMMA	67,500	08/13/2015	WD	Arms Length	2015-02745	PTA	100.0
GROESSER WANDA S	CLARKE & COOK & SWARTZ JT	0	04/27/2015	CD	CERTIFICATE OF DEATH	2015-02745		100.0
GROESSER WANDA	GROESSER WANDA LE & ET EL	1	04/25/2012	QC	QUIT CLAIM	2012-01573	PTA	0.0
GROESSER LESTER B & WANDA	GROESSER WANDA S	1	02/20/2012	QC	QUIT CLAIM	2012-00515	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7668 W BLUE RD						
School: LAKE CITY - 57020						
P.R.E. 100% 09/02/2015						

Owner's Name/Address	MAP #:
MEYERING EMMA 7668 W BLUE RD LAKE CITY MI 49651	2018 Est TCV 86,121 TCV/TFA: 71.77

X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
Public Improvements		* Factors *
		Description Frontage Depth Front Depth Rate %Adj. Reason Value
		\$65 /FF 156.00 632.00 1.0000 1.0000 65 100 10,140
		156 Actual Front Feet, 2.26 Total Acres Total Est. Land Value = 10,140

Tax Description	X	Description	Rate	CountyMult.	Size	%Good	Cash Value
. SEC 26 T22N R8W BEG 468 FT W OF S 1/4 POST TH N 632 FT W 156 FT S 632 FT E 156 FT TO POB. 2.2634 A.	X	Dirt Road					
		Gravel Road					
		Paved Road					
		Storm Sewer					
		Sidewalk					
		Water					
		Sewer					
		Electric					
		Gas					
		Curb					
		Street Lights					
		Standard Utilities					
		Underground Utils.					
		Land Improvement Cost Estimates					
		Description	Rate	CountyMult.	Size	%Good	Cash Value
		D/W/P: 3.5 Concrete	3.44	1.00	322	71	786
		Total Estimated Land Improvements True Cash Value =					786

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



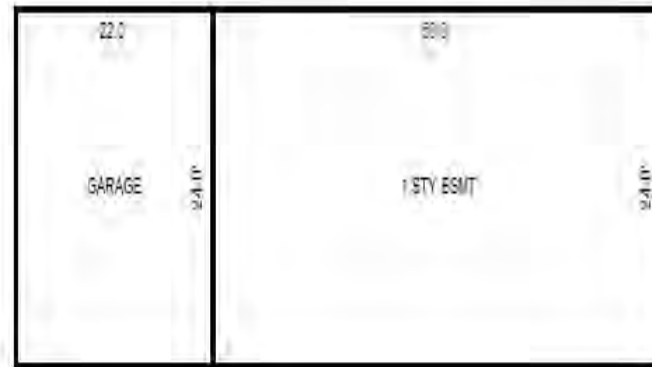
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2018	5,100	38,000	43,100			40,840C
		TPC 12/27/2017 INSPECTED	2017	5,100	34,900	40,000			40,000S
		TPC 08/28/2015 INSPECTED	2016	5,100	34,600	39,700			39,700S
		TPC 05/21/2013 INSPECTED	2015	5,100	36,400	41,500			38,303C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1975 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 528 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G													
Building Style: 1S		Trim & Decoration																
Yr Built 1975	Remodeled 0	Ex	X	Ord		Min	Size of Closets											
Condition: Average		Lg	X	Ord		Small	Doors		X	Ord		Small						
Room List		(5) Floors		Central Air Wood Furnace			(12) Electric		200		Amps Service							
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(6) Ceilings			No./Qual. of Fixtures		Ex.		X	Ord.		Min				
(1) Exterior	X	Drywall					No. of Elec. Outlets		Many		X	Ave.		Few				
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 1200 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing		1	Average Fixture(s)								
(2) Windows	Many Avg. Few	X	Large Avg. Small	(8) Basement			1		3 Fixture Bath									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor				1		2 Fixture Bath									
(3) Roof		(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer		1		Average Fixture(s)							
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1		Public Water Public Sewer Water Well								
X	Asphalt Shingle			1			1000 Gal Septic		1		2000 Gal Septic							
Chimney: Metal				Lump Sum Items:														
											Class: C -5 Effec. Age: 40 Floor Area: 1200 Total Base Cost: 92,669 Total Base New : 127,883 Total Depr Cost: 76,730 Estimated T.C.V: 75,195	CntyMult X 1.380 E.C.F. X 0.980	Bsmnt-Adj Rate Heat-Adj Rate	Size Cost Size Cost	Size Cost			
											1	Story Siding	Foundation Basement	61.77	0.00	0.00	1200	74,124
											Other Additions/Adjustments		Rate		Rate		Rate	
											(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	
											(17) Garages		Class:C Exterior: Siding		Foundation: 42 Inch (Unfinished)			
											Base Cost		20.00		528		10,560	
											Common Wall: 1 Wall		-1300.00		1		-1,300	
											Mechanical Doors		350.00		1		350	
											Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,		Depr.Cost =		76,730			
											ECF (416 RESIDENTIAL RURAL/ NON SUB)		0.980 => TCV of Bldg: 1 =		75,195			

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



Sketch by Apex IVT

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WALSH PATRICK W TRUST	WALSH TRUDIE J	0	09/12/2016	WD	LAND CONTRACT	2016-03337		0.0
WALSH PATRICK	FRASER TRUDIE J	36,394	04/13/2004	LC	Not Qualified	04-0/2993		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7670 W 7670 X 150 W BLUE RD						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 100% 04/13/2004					
	MAP #:					
	2018 Est TCV 75,225 TCV/TFA: 55.97					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
SEC 26 T22N R8W 1.2534 A M/L W 312 FT OF E 624 FT OF SE 1/4 OF SW 1/4 EXC S 732 FT THEREOF AND EXC N 413 FT THEREOF.			40/FF	162.00	312.00	1.0000	1.0000	40	100	6,480
			162 Actual Front Feet, 1.16 Total Acres Total Est. Land Value = 6,480							

Comments/Influences

Chg land rate form 3-7 ac. to 1-2.99 for 08.
04 SPLIT TO 026-017-40 TOGETHER WITH OLD HOUSE & BLDGS

Public Improvements

Dirt Road
Gravel Road
Paved Road
Storm Sewer
Sidewalk
Water
Sewer

Topography of Site

Level



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

X Private Road

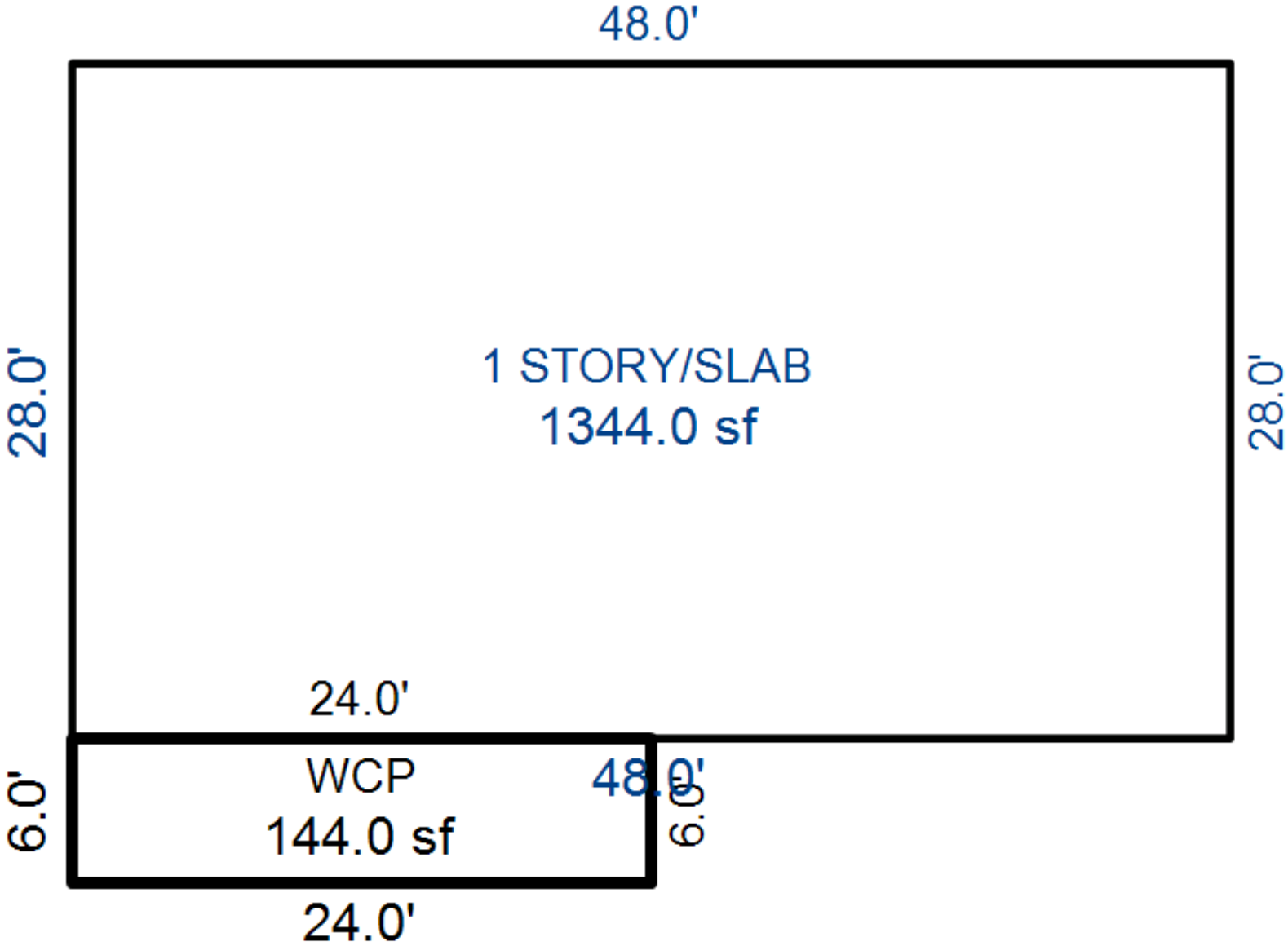
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	3,200	34,400	37,600			31,569C
2017	3,200	33,400	36,600			30,920C
2016	3,200	33,200	36,400			30,645C
2015	3,200	30,900	34,100			30,554C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage						
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 144	Type Pine	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: D Effec. Age: 15 Floor Area: 1344 Total Base Cost: 59,802 Total Base New : 82,527 Total Depr Cost: 70,148 Estimated T.C.V: 68,745		CntyMult X 1.380 E.C.F. X 0.980		Bsmnt Garage: Carport Area: Roof:						
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			(12) Electric		Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj		Size Cost								
Yr Built 2002	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			1	Story Siding	Slab	45.71	-8.78	0.66	1344	50,521		
Condition: Average		Lg	X	Ord		Small	No. of Elec. Outlets			Other Additions/Adjustments		Rate		Size Cost					
Room List		Doors			Solid	X	H.C.	(13) Plumbing			Average Fixture(s)		525.00		1		525		
Basement 1st Floor 2nd Floor 3 Bedrooms		Kitchen: Other: Other:		(6) Ceilings			(14) Water/Sewer			Well, 100 Feet		2425.00		1		2,425			
(1) Exterior		X	Drywall				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			1000 Gal Septic		2720.00		1		2,720			
Wood/Shingle Aluminum/Vinyl Brick		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1344 S.F. Height to Joists: 0.0			(15) Built-Ins & Fireplaces			Appliance Allowance		1235.00		1		1,235			
Insulation		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(16) Deck/Balcony			Pine w/Roof, Standard		16.50		144		2,376			
(2) Windows		Many	X	Avg.		Large	(9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF			Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,		Depr.Cost =		70,148					
X	Avg. Few	X	Avg. Small	(10) Floor Support			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			ECF (416 RESIDENTIAL RURAL/ NON SUB)		0.980 => TCV of Bldg: 1 =		68,745					
Chimney:		(3) Roof		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:												
X	Gable Hip Flat		Gambrel Mansard Shed																
X	Asphalt Shingle																		

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WALSH PATRICK	WALSH PATRICK TRUSTEE	0	04/15/2010	QC	FAMILY SALE	2010_1269QC	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7670 W BLUE RD	School: LAKE CITY - 57020					
	P.R.E. 100% 01/01/2004					
Owner's Name/Address	MAP #:					
WALSH PATRICK TRUSTEE 7670 W BLUE RD LAKE CITY MI 49651	2018 Est TCV 106,797 TCV/TFA: 63.57					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
SEC 26 T22N R8W 2.9581 A M/L N 413 FT OF W 312 FT OF E 624 FT OF SE/4 OF SW/4.			40/FF	312.00	413.00	1.0000	1.0000	40	100	12,480
			312 Actual Front Feet, 2.96 Total Acres Total Est. Land Value = 12,480							

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



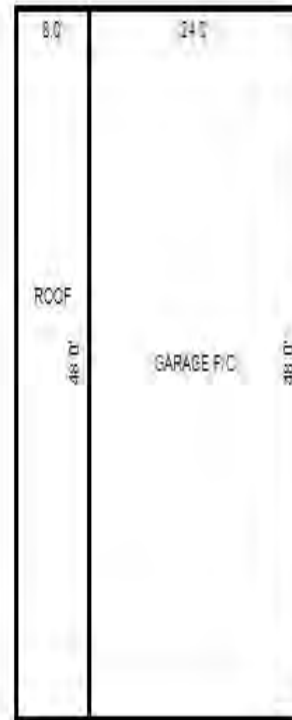
Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	2018	6,200	47,200	53,400			43,196C
	X Private Road	2017	6,200	45,800	52,000			42,308C
		2016	6,200	43,000	49,200			41,931C
		2015	6,200	40,100	46,300			41,806C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 160 384	Type WCP (1 Story) Roof Cover Onl	Year Built: 2000 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
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost			Class: D Effec. Age: 34 Floor Area: 1680 CntyMult Total Base Cost: 107,422 X 1.380 Total Base New : 148,243 E.C.F. Total Depr Cost: 96,242 X 0.980 Estimated T.C.V: 94,317		Bsmnt Garage:		Carport Area: Roof:		
Yr Built 1978	Remodeled 0	Ex	X	Ord		Min	(12) Electric			Rate		Rate		Size Cost		
Condition: Average		Size of Closets		100 Amps Service			Other Additions/Adjustments			Rate		Rate		Size Cost		
Room List		(5) Floors		No./Qual. of Fixtures			(13) Plumbing			Rate		Rate		Size Cost		
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		Ex. X Ord. Min			Average Fixture(s)			Rate		Rate		Size Cost		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Average Fixture(s)			Rate		Rate		Size Cost		
X	Wood/Shingle Aluminum/Vinyl Brick			Many X Ave. Few			3 Fixture Bath			Rate		Rate		Size Cost		
(2) Windows		(7) Excavation		(13) Plumbing			Well, 100 Feet			Rate		Rate		Size Cost		
X	Insulation	Basement: 1680 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1000 Gal Septic			Rate		Rate		Size Cost		
(3) Roof		(8) Basement		(14) Water/Sewer			Phy/Ab.Phy/Func/Econ/Comb.%Good= 66/100/100/100/66.0,			Rate		Rate		Size Cost		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		Public Water Public Sewer Water Well			Phy/Ab.Phy/Func/Econ/Comb.%Good= 46/100/100/100/46.0,			Rate		Rate		Size Cost		
(3) Roof		(9) Basement Finish		Lump Sum Items:			ECF (416 RESIDENTIAL RURAL/ NON SUB)			Rate		Rate		Size Cost		
X	Gable Hip Flat	600 Recreation SF Living SF Walkout Doors No Floor SF					Basement Recreation Finish			Rate		Rate		Size Cost		
X	Asphalt Shingle	(10) Floor Support					County Multiplier = 1.38 =>			Rate		Rate		Size Cost		
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:					Phy/Ab.Phy/Func/Econ/Comb.%Good= 66/100/100/100/66.0,			Rate		Rate		Size Cost		

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



Sketch by Apex IVT

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

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7674 W BLUE RD						
Owner's Name/Address	School: LAKE CITY - 57020					
ROSENBERRY DOUGLAS L 7674 W BLUE ROAD LAKE CITY MI 49651	P.R.E. 100% 07/22/1994					
	MAP #:					
	2018 Est TCV 67,896 TCV/TFA: 59.56					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
		Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
SEC 26 T22N R8W (4*1999) BEG 312 FT W & 622 FT N OF SE COR OF SE 1/4 OF SW 1/4 TH N 110 FT, W 312 FT, S 100 FT, E 156 FT, S 10 FT, E 156 FT TO POB. .7521A.	X	Dirt Road		<Site Value C>	.50	-1.0	AC M/L	8000	100		8,000
Comments/Influences		Gravel Road		312 Actual Front Feet, 0.72 Total Acres Total Est. Land Value = 8,000							
99 SPLIT 10' FROM 014-00 FOR 00	X	Paved Road									
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									



Tax Description	X	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain	X PRIVATE RD	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
															99 SPLIT 10' FROM 014-00 FOR 00						
TPC 12/27/2017 INSPECTED															2017	4,000	29,000	33,000			24,922C
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan															2016	3,800	27,300	31,100			24,700C
															2015	3,800	24,500	28,300			24,627C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 360	Type Treated Wood	Year Built: 1992 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 528 % Good: 0 Storage Area: 0 No Conc. Floor: 528	
X	Wood Frame		Drywall Paneled		Plaster Wood T&G												
Building Style: 1S		Trim & Decoration															
Yr Built 1983	Remodeled 0	Ex	Ord	X	Min	Size of Closets											
Condition: Average		Lg	Ord	X	Small	Doors			Solid	X	H.C.						
Room List		(5) Floors		Central Air Wood Furnace													
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric			100 Amps Service										
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories Exterior			Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost		
	Wood/Shingle Aluminum/Vinyl Brick			Ex.	X	Ord.		Min	1	Story Siding	Slab	47.18	-9.15	0.66	1140	44,107	
X	Insulation	(7) Excavation		No. of Elec. Outlets			(13) Plumbing										
				Many	X	Ave.		Few	1	Average Fixture(s)					1	525	
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1140 S.F. Height to Joists: 0.0		1			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1575.00 2720.00							
X	Many Avg. Few	X	Large Avg. Small	(8) Basement		1			1235.00								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish			1			5.94			360		2,138		
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer			Class:D Exterior: Siding Foundation: 18 Inch (Unfinished)			16.70 325.00 -3.00			528 1 528		8,818 325 -1,584		
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic			Phy/Ab.Phy/Func/Econ/Comb.%Good= 73/100/100/100/73.0, Depr.Cost =			3.97			210		834	
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1			Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost =			County Multiplier = 1.38 =>			Cost New =		1,151		
Chimney:		Lump Sum Items:		1			Total Depreciated Cost =			ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 =			817		61,118		
															59,896		

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



Sketch by Ages IVTV

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

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
4919 S DICKERSON RD			MISSING PERMIT	03/31/2015	2015-0331	0%

Owner's Name/Address	P.R.E. 69% 03/13/2015	MAP #:

PARKER TYRRELL J 4919 S DICKERSON ROAD LAKE CITY MI 49651	2018 Est TCV 220,104 TCV/TFA: 34.76

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

		Residentia 30 - 65	\$2000	40.00	Acres	2000	100	80,000
		40.00 Total Acres Total Est. Land Value =						80,000

Tax Description	X	Public Improvements	Land Improvement Cost Estimates					
. SEC 26 T22N R8W SW 1/4 OF SW 1/4. 40A.		Dirt Road	Description	Rate	CountyMult.	Size	%Good	Cash Value

		Gravel Road	D/W/P: 4in Ren. Conc.	3.39	1.00	504	0	0
		Paved Road	Residential Local Cost Land Improvements					

		Storm Sewer	Description	Rate	CountyMult.	Size	%Good	Cash Value	
		Sidewalk	LAND IMPROVE 1000	1000.00	1.00	1.5	95	1,425	
		Water	Total Estimated Land Improvements True Cash Value =						1,425

		Sewer						
		Electric						
		Gas						
		Curb						
		Street Lights						
		Standard Utilities						
		Underground Utils.						

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	40,000	70,100	110,100			79,831C
2017	40,000	64,700	104,700			78,190C
2016	36,000	62,300	98,300			77,493C
2015	32,000	62,200	94,200			77,262C



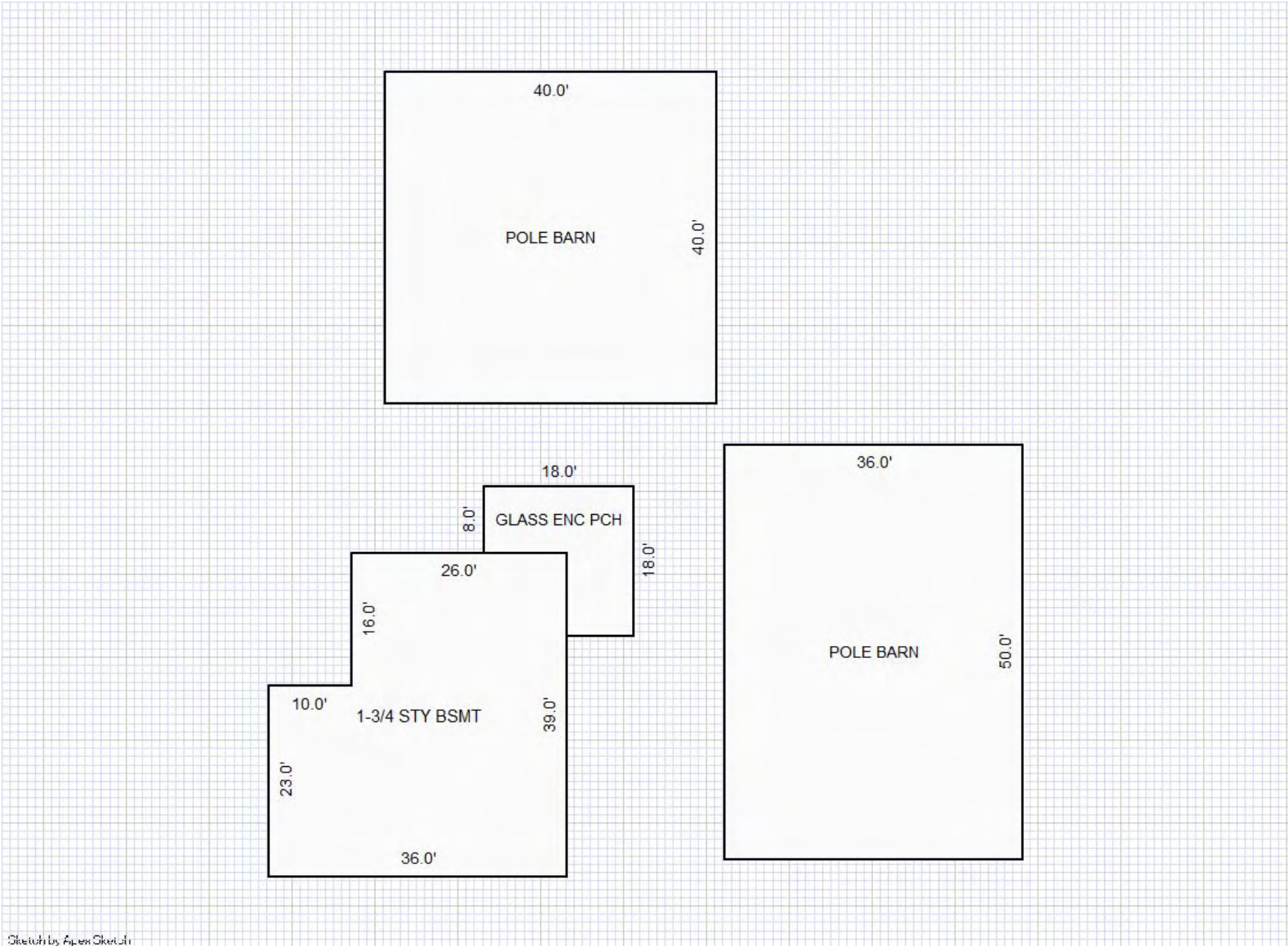
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Who	When	What	2018	2017	2016	2015
TPC	12/27/2017	INSPECTED	40,000	40,000	36,000	32,000
TPC	05/18/2015	INSPECTED	70,100	64,700	62,300	62,200
TPC	08/26/2011	INSPECTED	110,100	104,700	98,300	94,200

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 224	Type WGEP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:					
X	Wood Frame		(4) Interior Drywall Plastered	X	Plaster Wood T&G			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump X No Heating/Cooling									
Building Style: 1.75S		Trim & Decoration															
Yr Built 1938	Remodeled 0	Ex	Ord	X	Min	Size of Closets											
Condition: Poor Part. Construct.: 40%		Lg	Ord	X	Small	Doors											
Room List		(5) Floors					Central Air Wood Furnace										
	Basement 1st Floor 2nd Floor 4 Bedrooms	Kitchen: Other: Other:					(12) Electric 100 Amps Service										
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories Exterior			Foundation Rate		Bsmnt-Adj		Heat-Adj			
X	Wood/Shingle Aluminum/Vinyl Brick	X	Plaster	Ex.	Ord.	X	Min	1.75 Story Siding			Mich Bsmnt. 66.55		-3.97		-4.39		
Insulation		Basement: 1244 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets			Other Additions/Adjustments			Rate		Rate		Size		Cost	
(2) Windows		(7) Excavation		Many			Ave.			X			Few				
X	Many Avg. Few	X	Large Avg. Small	(13) Plumbing			WGED (1 Story), Standard			28.17		224		6,310			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Notes: 5/18/15 INTERIOR STRIPPING TO STUDS IN PROGRESS. -TIM 3/10/2015MBOR TYRRELL MET WITH ASSESSOR AT THE TOWNSHIP HALL. WITHOUT PERMITS, TH Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 59,732 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 58,537 40 % Completed => Est. True Cash Value 2018 = 23,415										
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic										
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		Lump Sum Items:													
X	Gable Hip Flat	(10) Floor Support															
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:															
Chimney:																	

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

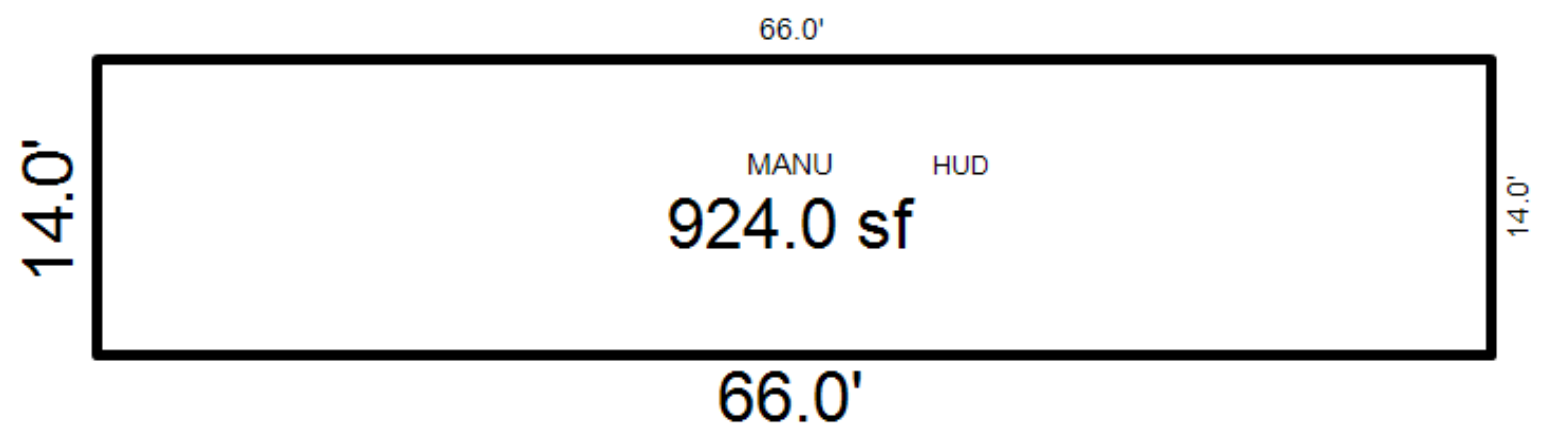


Sketch by Apex Sketch

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

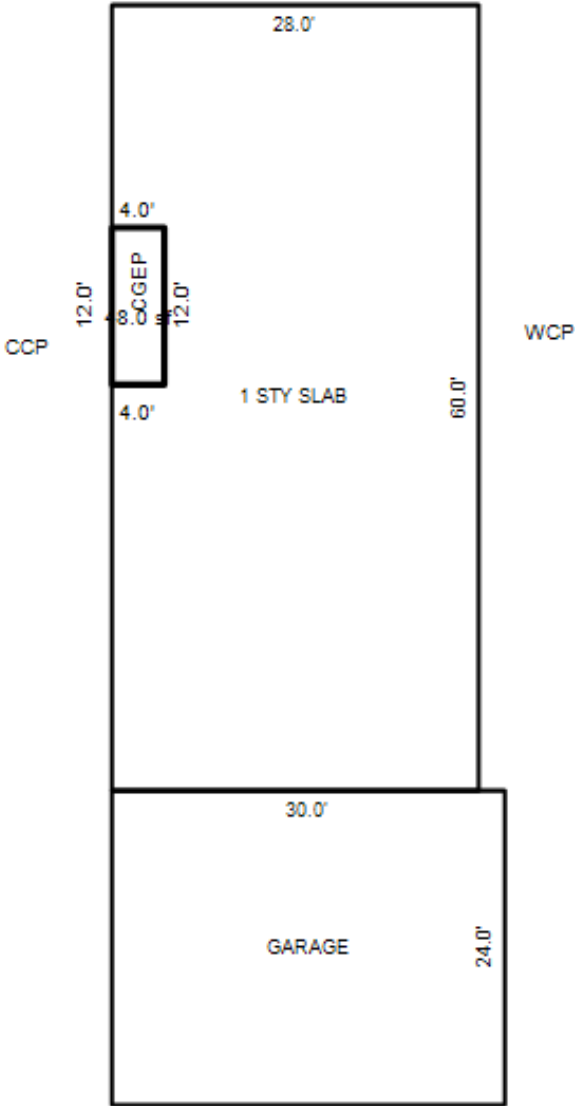
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	40	Treated Wood	
	Wood Frame		(4) Interior Drywall Paneled			Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling								
Building Style: BOCA/STATE		Trim & Decoration													
Yr Built 1994 VAC	Remodeled 0	Ex	X	Ord		Min	Size of Closets								
Condition: Poor		Lg	X	Ord		Small	Doors								
Room List							Solid X H.C.								
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(5) Floors			Central Air Wood Furnace								
(1) Exterior				(6) Ceilings			(12) Electric								
X	Wood/Shingle Aluminum/Vinyl Brick Insulation						100 Amps Service								
(2) Windows							No./Qual. of Fixtures								
X	Many Avg. Few	X	Large Avg. Small				Ex. X Ord. Min								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens						No. of Elec. Outlets								
(3) Roof				(7) Excavation			Many X Ave. Few								
X	Gable Hip Flat	X	Gambrel Mansard Shed				(8) Basement								
X	Asphalt Shingle						Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0								
Chimney: Metal							(9) Basement Finish								
							Recreation SF Living SF Walkout Doors No Floor SF								
							(10) Floor Support								
							Joists: Unsupported Len: Cntr.Sup:								
							Conc. Block Poured Conc. Stone Treated Wood Concrete Floor								
							Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan								
							(14) Water/Sewer								
							Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic								
							Lump Sum Items:								
							Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost								
							1 Story Siding Piers 44.42 -11.23 0.00 924 30,668								
							Other Additions/Adjustments Rate Size Cost								
							(13) Plumbing 3 Fixture Bath 1650.00 2 3,300								
							(16) Deck/Balcony Treated Wood,Standard 10.82 40 433								
							Notes: MANUFACTURED Phy/Ab.Phy/Func/Econ/Comb.%Good= 78/100/100/100/78.0, Depr.Cost = 37,029 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.700 => TCV of Bldg: 2 = 25,920								

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



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 240 160 160	Type CGEP (1 Story) CCP (1 Story) WCP (1 Story)	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame		Drywall Paneled		Plaster Wood T&G											
Building Style: 1S		Trim & Decoration														
Yr Built 1969	Remodeled 2001	Ex	X	Ord		Min	Size of Closets									
Condition: Fair		Lg	X	Ord		Small	Doors		X	Solid	X	H.C.				
Room List		(5) Floors		Central Air Wood Furnace			(12) Electric		0		Amps Service					
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(6) Ceilings			No./Qual. of Fixtures		Ex.		X	Ord.		Min		
(1) Exterior							No. of Elec. Outlets		Many		X	Ave.		Few		
X	Wood/Shingle Aluminum/Vinyl Brick	Insulation		(7) Excavation			(13) Plumbing		1		Average Fixture(s)					
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1632 S.F. Height to Joists: 0.0		(8) Basement			1		3		Fixture Bath		2			
X	Many Avg. Few	X	Large Avg. Small				1		2		Fixture Bath		Softener, Auto			
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor					1		2		Fixture Bath		Softener, Manual			
(3) Roof		(9) Basement Finish					1		3		Fixture Bath		Solar Water Heat			
X	Gable Hip Flat	Gambrel Mansard Shed					1		3		Fixture Bath		No Plumbing			
X	Asphalt Shingle	Recreation SF Living SF Walkout Doors No Floor SF					1		3		Fixture Bath		Extra Toilet			
Chimney:		(10) Floor Support					1		3		Fixture Bath		Extra Sink			
		Joists: Unsupported Len: Cntr.Sup:					1		3		Fixture Bath		Separate Shower			
							1		3		Fixture Bath		Ceramic Tile Floor			
							1		3		Fixture Bath		Ceramic Tile Wains			
							1		3		Fixture Bath		Ceramic Tub Alcove			
							1		3		Fixture Bath		Vent Fan			
							1		3		Fixture Bath		Notes: RELOCATED IN 1998			
							1		3		Fixture Bath		Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 87,931			
							1		3		Fixture Bath		ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 3 = 86,173			
							1		3		Fixture Bath		Lump Sum Items:			
							1		3		Fixture Bath		Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost			
							1		3		Fixture Bath		1 Story Siding Slab 54.50 -9.29 0.00 1632 73,783			
							1		3		Fixture Bath		Other Additions/Adjustments Rate Size Cost			
							1		3		Fixture Bath		(13) Plumbing Average Fixture(s) 630.00 1 630			
							1		3		Fixture Bath		(14) Water/Sewer Well, 50 Feet 1575.00 1 1,575			
							1		3		Fixture Bath		1000 Gal Septic 2895.00 1 2,895			
							1		3		Fixture Bath		(15) Built-Ins & Fireplaces Appliance Allowance 1415.00 1 1,415			
							1		3		Fixture Bath		(16) Porches CGEP (1 Story), Standard 29.48 240 7,075			
							1		3		Fixture Bath		CCP (1 Story), Standard 23.39 160 3,742			
							1		3		Fixture Bath		WCP (1 Story), Standard 22.62 160 3,619			
							1		3		Fixture Bath		(17) Garages Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 16.58 720 11,938			
							1		3		Fixture Bath		Common Wall: 1 Wall -1225.00 1 -1,225			
							1		3		Fixture Bath		Automatic Doors 375.00 2 750			

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



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

Building Type	Barn, General Purpose			
Year Built	1935			
Class/Construction	D,Pole			
Quality/Exterior	Low Cost			
Base Rate/SF	10.10			
# of Walls, Perimeter	4 Wall, 170			
Perimeter Mult.	X 1.033 = 10.43			
Height	24			
Story Height Mult.	X 1.269 = 13.24			
Heating System	No Heating/Cooling			
Heat Adj./SF				
Misc. Adjustment				
Misc. Adj./SF				
County Multiplier	X 1.38 = 18.27			
Final Rate/SF	\$18.27			
Length/Width/Area	50 x 35 = 1750			
Cost New	\$ 31,974			
Phy./Func./Econ. %Good	35/25/100 8.8			
Depreciated Cost	\$ 2,798			
+ 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	\$ 3,078			
Comments:	DEFERRED MAINTENANCE			
Total Estimated True Cash Value of Agricultural Improvements / This Card: 3078 / All Cards: 3078				

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

Desc. of Bldg/Section: UNSOUND
 Calculator Occupancy: Shed, Arch Rib

Class: S
 Floor Area: 1,600
 Gross Bldg Area: 1,600
 Stories Above Grd: 1
 Average Sty Hght : 12
 Bsmnt Wall Hght

Depr. Table : 4%
 Effective Age : 45
 Physical %Good: 35
 Func. %Good : 100
 Economic %Good: 100

1935 Year Built
 Remodeled

Overall Bldg Height

Comments:
 UNSOUND

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
 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: S Quality: Low Cost Percent Adj: +0

Base Rate for Upper Floors = 10.70

Adjusted Square Foot Cost for Upper Floors = 10.70

1 Stories Number of Stories Multiplier: 1.000
 Average Height per Story: 12 Height per Story Multiplier: 1.040
 Ave. Floor Area: 1,600 Perimeter: 0 Perim. Multiplier: 1.000
 Refined Square Foot Cost for Upper Floors: 11.13

County Multiplier: 1.35, Final Square Foot Cost for Upper Floors = 15.023

Total Floor Area: 1,600 Base Cost New of Upper Floors = 24,036

Reproduction/Replacement Cost = 24,036
 Eff.Age:45 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /1 /100/100/0.4
 Total Depreciated Cost = 84

ECF (416 RESIDENTIAL RURAL/ NON SUB) 1.100 => TCV of Bldg: 1 = 93
 Replacement Cost/Floor Area= 15.02 Est. TCV/Floor Area= 0.06

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

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SEYER ROBERT & DRENDA (H/	SEYER ROBERT & DRENDA & H	0	12/17/2007	QC	Not Qualified	2007/4373		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
S DICKERSON RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
SEYER ROBERT & DRENDA L (L/E)	MAP #:					
5150 W RHOBY ROAD	2018 Est TCV 12,000					
LAKE CITY MI 49651						

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS					Value		
SEC 26 T22N R8W N 300 FT OF W 600 FT OF NW 1/4 OF SW 1/44.1322A.				* Factors *							
Comments/Influences				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				40/FF	300.00	600.00	1.0000	1.0000	40	100	12,000
				300 Actual Front Feet, 4.13 Total Acres Total Est. Land Value =							12,000

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

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

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2018	6,000	0	6,000			4,487C
TPC 12/27/2017	INSPECTED		2017	6,000	0	6,000			4,395C
TPC 05/18/2015	INSPECTED		2016	6,000	0	6,000			4,356C
			2015	6,000	0	6,000			4,343C



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PROFFER JACK W TRUST*	PROFFER ENTERPRISES LLC	0	10/03/2007	QC	Not Qualified	2007/3667		100.0

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

School: LAKE CITY - 57020

P.R.E. 0%

Owner's Name/Address: PROFFER ENTERPRISES LLC
6329 WINDHAM PLACE
GRAND BLANC MI 48439

MAP #: 2018 Est TCV 57,960

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

Public Improvements * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SALES & EQ RATE			27.600	Acres	2,100	100		57,960
		27.60	Total Acres		Total Est.		Land Value =	57,960

Tax Description: SEC 26 T22N R8W NW 1/4 OF SW 1/4 EXC N 900 FT OF W 600 FT THOF. 27.6033A.

Comments/Influences: MOVED ALL BLDGS TO 011-00 FOR 00

X Dirt Road

X Gravel Road

X Paved Road

X Storm Sewer

X Sidewalk

X Water

X Sewer

X Electric

X Gas

X Curb

X Street Lights

X Standard Utilities

X Underground Utils.

Topography of Site

X Level

X Rolling

X Low

X High

X Landscaped

X Swamp

X Wooded

X Pond

X Waterfront

X Ravine

X Wetland

X Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	29,000	0	29,000			22,077C
2017	29,000	0	29,000			21,623C
2016	29,000	0	29,000			21,431C
2015	29,000	0	29,000			21,367C

Who When What 2018 29,000 0 29,000 22,077C

TPC 12/27/2017 INSPECTED 2017 29,000 0 29,000 21,623C

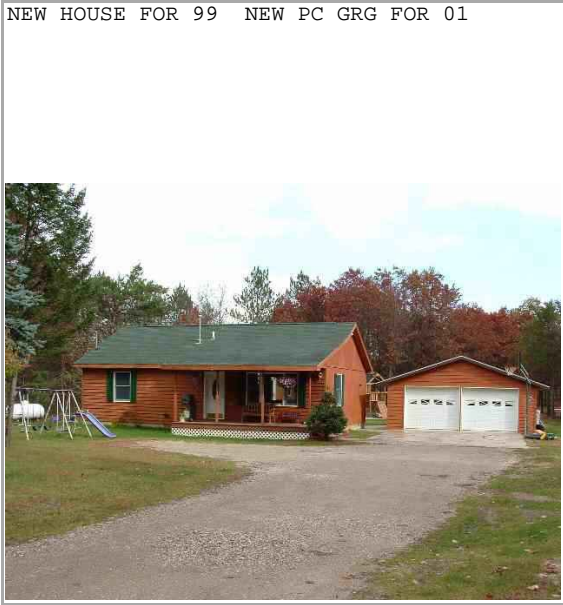
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan 2016 29,000 0 29,000 21,431C

*** Information herein deemed reliable but not guaranteed*** 2015 29,000 0 29,000 21,367C

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FIFTH THIRD BANK*	BIRDWELL ANN	89,910	08/12/2009	OTH	Not Qualified	2009/3247		100.0
BOLLES AMY S & MUSSELMAN	MUSSELMAN FRANK	0	06/19/2007	QC	Not Qualified	2007/2331		0.0
		5,500	05/01/1997	WD	Download	311:158		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
4661 S DICKERSON RD			Addition	09/08/2004	2004-9996	Complete
Owner's Name/Address	MAP #:					
BIRDWELL ANN 4661 S DICKERSON ROAD LAKE CITY MI 49651	2018 Est TCV 125,661 TCV/TFA: 77.76					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS									
				* Factors *									
Comments/Influences	X	Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
		SEC 26 T22N R8W BEG 500 FT S OF NW COR OF SW 1/4 TH S 200 FT E 600 FT N 100 FT W 400 FT N 100 FT W 200 FT TO POB. 1.8365 A.		Dirt Road		<Site Value A> GROUP A					5000	100		5,000
		Gravel Road		167 Actual Front Feet, 1.84 Total Acres					Total Est. Land Value =			5,000	
		Paved Road		Land Improvement Cost Estimates									
		Storm Sewer		Description	Rate	CountyMult.	Size	%Good	Cash Value				
		Sidewalk		D/W/P: 4in Ren. Conc.	3.78	1.00	288	94	1,023				
		Water		Total Estimated Land Improvements True Cash Value =									1,023
		Sewer											
		Electric											
		Gas											
		Curb											
		Street Lights											
		Standard Utilities											
		Underground Utils.											



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	2,500	60,300	62,800			50,921C
2017	2,500	58,500	61,000			49,874C
2016	2,500	55,000	57,500			49,430C
2015	3,500	51,300	54,800			49,283C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 160 120	Type WCP (1 Story) Treated Wood	Year Built: 2001 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame		Drywall Paneled		Plaster Wood T&G											
Building Style: 1S		Trim & Decoration														
Yr Built 1997	Remodeled 0	Ex	X	Ord		Min	Size of Closets									
Condition: Average		Lg	X	Ord		Small	Doors		X	Ord		H.C.				
Room List		(5) Floors		Central Air Wood Furnace												
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(12) Electric			150		Amps Service							
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures												
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall		Ex.	X	Ord.		Min							
Insulation		(7) Excavation		No. of Elec. Outlets												
(2) Windows		Many Avg.	X	Large Avg.		Many	X	Ave.		Few						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(13) Plumbing												
(3) Roof		(8) Basement		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
X	Gable Hip Flat		Gambrel Mansard Shed	(14) Water/Sewer												
X	Asphalt Shingle	(9) Basement Finish		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic												
Chimney: Metal		(10) Floor Support		Lump Sum Items:												
				Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost												
				1 Story Siding Crawl Space 54.56 -7.72 0.00 576 26,980												
				1 Story Siding Crawl Space 54.56 -7.72 0.00 1040 48,714												
				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												
				WCP (1 Story), Standard 22.62 160 3,619												
				(16) Deck/Balcony												
				Treated Wood,Standard 7.59 120 911												
				(17) Garages												
				Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)												
				Base Cost 11.14 768 8,556												
				Automatic Doors 375.00 2 750												
				Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/100/88.0, Depr.Cost = 120,218												
				Separately Depreciated Items:												
				Square footage # 1 is depreciated at 93 %Good... Base Cost Was = 26,980												
				County Multiplier = 1.38 => Cost New = 37,232												
				Phy/Ab.+hy/Func/Econ/Comb.%Good= 5/100/100/100/5.0, Depr.Cost = 1,862												
				ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 119,638												

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



Sketch by Apex IVT

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PROFFER JACK W TRUST*	PROFFER ENTERPRISES LLC	0	10/03/2007	QC	Not Qualified	2007/3667		100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
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S DICKERSON RD	School: LAKE CITY - 57020					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:
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PROFFER ENTERPRISES LLC 6329 WINDHAM PLACE GRAND BLANC MI 48439	2018 Est TCV 8,000
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Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS				
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Public Improvements	* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value

40/FF	200.00	600.00	1.0000	1.0000	40	100	8,000
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200 Actual Front Feet, 2.75 Total Acres						Total Est. Land Value =	8,000
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Tax Description	X	Dirt Road	Gravel Road	Paved Road	Storm Sewer	Sidewalk	Water	Sewer	X	Electric	Gas	Curb	Street Lights	Standard Utilities	Underground Utils.
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SEC 26 T22N R8W BEG 700 FT S OF NW COR OF SW 1/4 TH S 200 FT E 600 FT N 200 FT W 600 FT TO POB. 2.7548 A.	X								X						
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Comments/Influences	Topography of Site
---------------------	--------------------

	Level
--	-------

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

	X Low
--	-------

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

	X 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
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2018	4,000	0	4,000			4,000S
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2017	4,000	0	4,000			4,000S
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2016	4,000	0	4,000			4,000S
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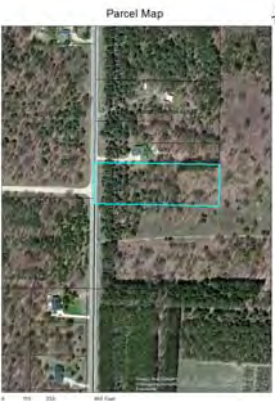
2015	4,000	0	4,000			4,000S
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Who	When	What
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TPC 12/27/2017	INSPECTED	
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TPC 10/06/2015	INSPECTED	
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*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LANGE DAVID E	LANGE DAIVD E	0	11/15/2016	QC	RELATED PARTY	2016-03768	PTA	0.0
WIKOFF MARVIN K	LANGE DAVID E	86,920	10/31/2011	WD	WARRANTY DEED	2011-03360	PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
4611 S DICKERSON RD						
Owner's Name/Address	School: LAKE CITY - 57020		P.R.E. 100% 10/31/2011			
LANGE DAVID E 4611 S DICKERSON ROAD LAKE CITY MI 49651	MAP #:		2018 Est TCV 103,740 TCV/TFA: 96.06			

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS								
		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SEC 26 T22N R8W A PCL OF LAND BEG 400 FT S OF NW COR OF SW 1/4 OF SEC TH S 100 FT TH E 200 FT TH S 100 FT TH E 400 FT TH N 300 FT TH W 400 FT TH S 100 FT TH W 200 FT TO POB. 3.2139 A	X	Dirt Road		40/FF	200.00	600.00	1.0000	1.0000	40	100		8,000
		Gravel Road		40/FF	100.00	400.00	1.0000	1.0000	40	100	SURPLUS	4,000
& SEC 26 T22N R8W BEG 300 FT S OF NW COR OF NW 1/4 OF SW 1/4 TH S 100 FT, E 200 FT N 100 FT, W 200 FT TO POB. .4591A. 2012 COMINATION 009-026-018-68	X	Paved Road		300 Actual Front Feet, 3.67 Total Acres			Total Est. Land Value =					12,000
		Storm Sewer		Land Improvement Cost Estimates								
Comments/Influences		Sidewalk		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		Water		D/W/P: Asphalt Paving	1.51	1.00	3700	0	0			
2012 COMBINED 009-026-018-68 WITH 019-00	X	Sewer		Residential Local Cost Land Improvements								
		Electric		Description	Rate	CountyMult.	Size	%Good	Cash Value			
2012 COMBINED 009-026-018-68 WITH 019-00	X	Gas		LAND IMPROVE 5000	5000.00	1.00	1.0	95	4,750			
		Curb		Total Estimated Land Improvements True Cash Value =							4,750	



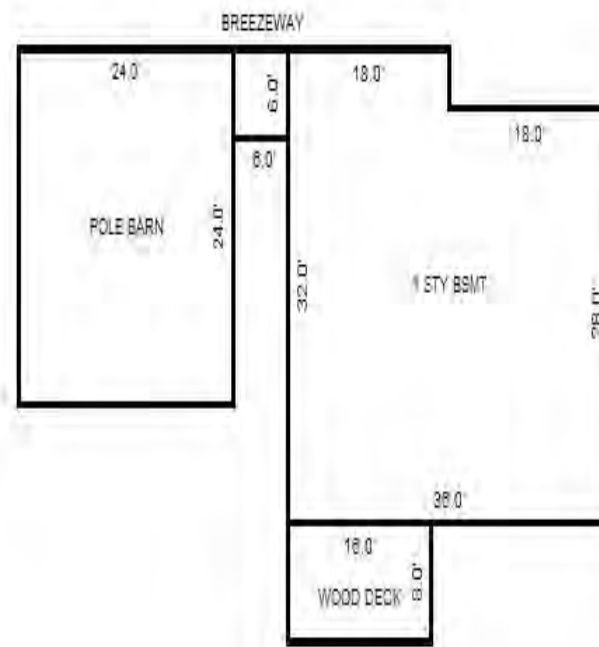
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2018	6,000	45,900	51,900			42,130C
Rolling	2017	6,000	44,500	50,500			41,264C
Low	2016	6,000	42,000	48,000			40,896C
High	2015	6,000	39,300	45,300			40,774C
Landscaped							
Swamp							
X Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
Who	When	What					
TPC 12/27/2017	INSPECTED						
TPC 11/01/2011	INSPECTED						

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 128 36	Type Treated Wood Brzwy, FW	Year Built: 1984 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G									
Building Style: 1S		Trim & Decoration			Ex	X	Ord		Min					
Yr Built 1977	Remodeled 0	Size of Closets			Lg	X	Ord		Small					
Condition: Average			Doors		Solid	X	H.C.							
Room List		(5) Floors			Central Air Wood Furnace									
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:			(12) Electric									
			0	Amps Service										
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures									
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall		X	Ex.		Ord.		Min				
	Insulation	(7) Excavation			No. of Elec. Outlets									
			Basement: 1080 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many	X	Ave.		Few				
(2) Windows		(8) Basement			(13) Plumbing									
X	Many Avg. Few	X	Large Avg. Small		1	Average Fixture(s)								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		2	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan								
(3) Roof		(9) Basement Finish			(14) Water/Sewer									
X	Gable Hip Flat		1080 Recreation SF Living SF Walkout Doors No Floor SF			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic								
X	Asphalt Shingle		(10) Floor Support		Lump Sum Items:									
	Chimney: Metal													

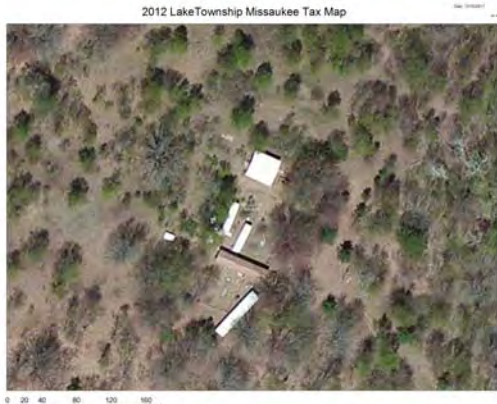
*** Information herein deemed reliable but not guaranteed***



Sketch by Apex IVT

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)		Date	Number	Status		
W BLUE RD		School: LAKE CITY - 57020								
Owner's Name/Address		P.R.E. 0%								
SALAZAR REY 3420 BERGMAN AVE LANSING MI 48910		MAP #:		2018 Est TCV 34,898 TCV/TFA: 26.44						
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
SEC 26 T22N R8W PCL A OF SURVEY RECORDED IN LIBER S-1 PGS 479-482 INCL. 10.05 A.		Public Improvements		* Factors *						
Comments/Influences		X Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
ADD'D FV MH FOR 94 (WINDSOR)		X Gravel Road		SALES & EQ RATE		10.050 Acres	2,100	100	21,105	
		X Paved Road		10.05 Total Acres Total Est. Land Value =					21,105	
		X Storm Sewer								
		X Sidewalk								
		X Water Sewer								
		X Electric								
		X Gas								
		X Curb								
		X Street Lights								
		X Standard Utilities								
		X Underground Utils.								
		Topography of Site								
		Level								
		X Rolling								
		Low								
		X High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
		X Private Road		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Who	When	What	2018	10,600	6,800	17,400		15,394C
		TPC 12/27/2017 INSPECTED			2017	10,600	6,800	17,400		15,078C
					2016	10,600	7,500	18,100		14,944C
					2015	10,600	4,300	14,900		14,900S

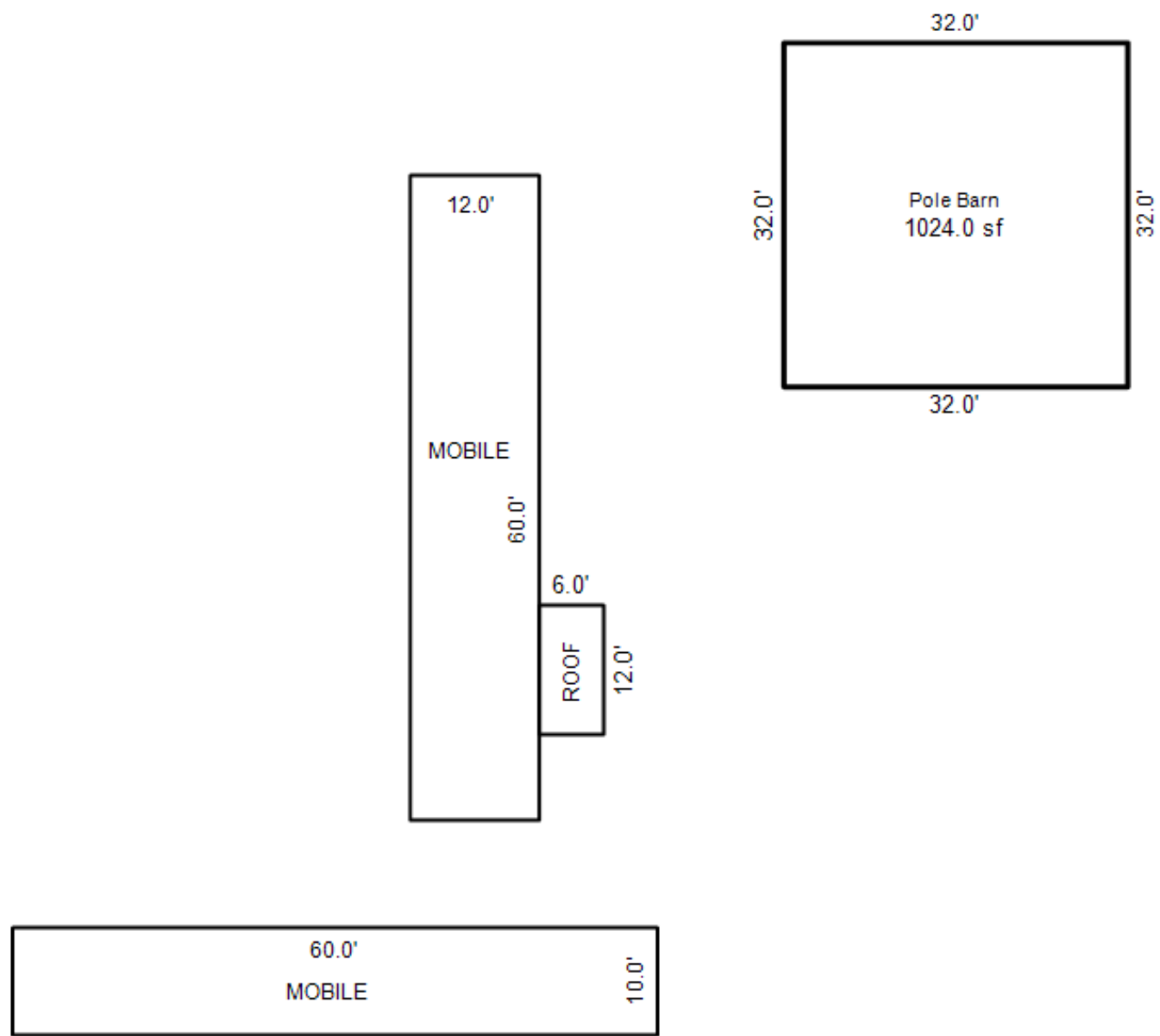


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough		X	Gas	Oil	Elec.			Appliance Allow.		Interior 1 Story		Year Built: 1986	
	Mobile Home	Insulation			Wood	Coal	Steam			Cook Top		Interior 2 Story		Car Capacity:	
	Town Home	0 Front Overhang		X	Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump			Dishwasher		2nd/Same Stack		Area		Class: D	
	Duplex	0 Other Overhang						Garbage Disposal		Two Sided				Exterior 1 Story		Exterior 2 Story		Exterior: Pole
	A-Frame	(4) Interior		Central Air Wood Furnace			Vent Fan		Prefab 1 Story		CnlyMult		Storage Area: 0		
X	Wood Frame	Drywall Paneled					Plaster Wood T&G		Hot Tub				Prefab 2 Story		X 1.380		Mech. Doors: 1
Building Style: HUD		Trim & Decoration		(12) Electric			Unvented Hood		Heat Circulator		E.C.F.		Foundation: 18 Inch		
Yr Built	Remodeled	Ex	X				Ord	Min	Vented Hood				Raised Hearth		X 0.500		Finished ?:
1972	0	Size of Closets		0 Amps Service			Intercom		Wood Stove		X 0.500		Auto. Doors: 0		
Condition: Average		Lg	X				Ord	Small	Jacuzzi Tub				Direct-Vented Ga		Estimated T.C.V: 8,961		Area: 1024
Room List		Doors		(6) Ceilings			Oven		Microwave		Total Base Cost: 37,108		% Good: 0		
Basement		Solid					X	H.C.	Standard Range				Effec. Age: 40		Total Base New : 51,208		Storage Area: 0
1st Floor		Kitchen:		No./Qual. of Fixtures			Self Clean Range		Floor Area:		Total Depr Cost: 17,923		Bsmnt Garage:		
2nd Floor		Other:					(13) Plumbing		Sauna				Total T.C.V: 8,961		Roof:
Bedrooms		Other:		X Ex. Ord. Min			Trash Compactor		Class: Low		Total Depr Cost: 17,923		Carport Area:		
(1) Exterior		Height to Joists: 0.0					No. of Elec. Outlets		Central Vacuum				Effec. Age: 40		Estimated T.C.V: 8,961		Roof:
Insulation		(8) Basement		Many X Ave. Few			Security System		Floor Area:		Total Depr Cost: 17,923		Roof:		
(2) Windows		Conc. Block					(14) Water/Sewer		< Cost Estimates for Res. Building: 1 Mobile Home Class: Low Quality >				Total Base Cost: 37,108		Total Depr Cost: 17,923		Roof:
Many Avg. X Large Avg. Small		Poured Conc.		Average Fixture(s)			No Plumbing		Total Base Cost: 37,108		Total Depr Cost: 17,923		Roof:		
Wood Sash		Stone					1		Extra Toilet		Total Base Cost: 37,108		Total Depr Cost: 17,923		Roof:
Metal Sash		Treated Wood		3 Fixture Bath			Extra Sink		Total Base Cost: 37,108		Total Depr Cost: 17,923		Roof:		
Vinyl Sash		Concrete Floor					2 Fixture Bath		Separate Shower		Total Base Cost: 37,108		Total Depr Cost: 17,923		Roof:
Double Hung		(9) Basement Finish		Softener, Auto			Ceramic Tile Floor		Total Base Cost: 37,108		Total Depr Cost: 17,923		Roof:		
Horiz. Slide		Recreation SF					Softener, Manual		Ceramic Tile Wains		Total Base Cost: 37,108		Total Depr Cost: 17,923		Roof:
Casement		Living SF		Solar Water Heat			Ceramic Tub Alcove		Total Base Cost: 37,108		Total Depr Cost: 17,923		Roof:		
Double Glass		Walkout Doors					No Plumbing		Vent Fan		Total Base Cost: 37,108		Total Depr Cost: 17,923		Roof:
Storms & Screens		No Floor SF		No Plumbing			(17) Garages		Total Base Cost: 37,108		Total Depr Cost: 17,923		Roof:		
(3) Roof		(10) Floor Support					Extra Toilet		Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)		Total Base Cost: 37,108		Total Depr Cost: 17,923		Roof:
Gable		Joists:		No Plumbing			Solar Water Heat		Total Base Cost: 37,108		Total Depr Cost: 17,923		Roof:		
Hip		Unsupported Len:					Extra Sink		Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)		Total Base Cost: 37,108		Total Depr Cost: 17,923		Roof:
Flat		Cntr.Sup:		1000 Gal Septic			Separate Shower		Total Base Cost: 37,108		Total Depr Cost: 17,923		Roof:		
Gambrel		1000 Gal Septic					Ceramic Tile Floor		Ceramic Tub Alcove		Total Base Cost: 37,108		Total Depr Cost: 17,923		Roof:
Mansard		2000 Gal Septic		Lump Sum Items:			Ceramic Tile Wains		Total Base Cost: 37,108		Total Depr Cost: 17,923		Roof:		
Shed		Lump Sum Items:					Ceramic Tub Alcove		Vent Fan		Total Base Cost: 37,108		Total Depr Cost: 17,923		Roof:
X Asphalt Shingle		Public Water		1000 Gal Septic			Ceramic Tile Wains		Total Base Cost: 37,108		Total Depr Cost: 17,923		Roof:		
Chimney: Metal		Public Sewer					2000 Gal Septic		Vent Fan		Total Base Cost: 37,108		Total Depr Cost: 17,923		Roof:
		Water Well		Lump Sum Items:			Ceramic Tub Alcove		Total Base Cost: 37,108		Total Depr Cost: 17,923		Roof:		
		1000 Gal Septic					Vent Fan		Ceramic Tile Wains		Total Base Cost: 37,108		Total Depr Cost: 17,923		Roof:
		2000 Gal Septic		Lump Sum Items:			Ceramic Tub Alcove		Total Base Cost: 37,108		Total Depr Cost: 17,923		Roof:		
		Lump Sum Items:					Vent Fan		Ceramic Tile Wains		Total Base Cost: 37,108		Total Depr Cost: 17,923		Roof:

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



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage															
X	Single Family		Eavestrough	Gas	Oil	Elec.	Appliance Allow.		Interior 1 Story	Area	Type	Year Built:	Car Capacity:	Class:	Exterior:	Brick Ven.:	Stone Ven.:	Common Wall:	Foundation:	Finished ?:	Auto. Doors:	Mech. Doors:	Area:	% Good:	Storage Area:	No Conc. Floor:				
	Mobile Home	0	Insulation	Wood	Coal	Steam																					Cook Top	Interior 2 Story		
	Town Home	0	Front Overhang	X	Forced Warm Air			Garbage Disposal	2nd/Same Stack	Two Sided																				
	Duplex	0	Other Overhang		Wall Furnace	Warm & Cool Air			Bath Heater																			Exterior 1 Story	Exterior 2 Story	Prefab 1 Story	Prefab 2 Story	Heat Circulator	Raised Hearth	Wood Stove	Direct-Vented Ga
	A-Frame	(4) Interior		Heat Pump			Hot Tub	Unvented Hood	Vented Hood	Intercom	Jacuzzi Tub	Jacuzzi repl.Tub	Oven	Microwave	Standard Range	Self Clean Range	Sauna	Trash Compactor	Central Vacuum	Security System	Class: Low		Effec. Age: 40	Floor Area:	CntyMult	Total Base Cost: 20,010	X 1.380	Total Base New : 27,614	Total Depr Cost: 9,665	Estimated T.C.V: 4,832
	Wood Frame	Drywall	Plaster																											
	HUD	Trim & Decoration																												
	Yr Built	Remodeled	Ex	Ord	Min																									
	1972	0	Size of Closets																											
	Condition: Average	Lg	Ord	Small																										
	Doors	Solid	H.C.																											
Room List		(5) Floors			Central Air																									
	Basement	Kitchen:			Wood Furnace																									
	1st Floor	Other:			(12) Electric																									
	2nd Floor	Other:			0 Amps Service																									
	Bedrooms	(6) Ceilings			No./Qual. of Fixtures																									
(1) Exterior		Ex.	Ord.	Min																										
	Wood/Shingle	No. of Elec. Outlets																												
	Aluminum/Vinyl	Many			Ave.			Few																						
	Brick	(7) Excavation			(13) Plumbing																									
	Insulation	Basement: 0 S.F.			Average Fixture(s)																									
(2) Windows		Crawl: 0 S.F.			1																									
	Many	Large	Slab: 0 S.F.			3 Fixture Bath																								
	Avg.	Avg.	Height to Joists: 0.0			2 Fixture Bath																								
	Few	Small	(8) Basement			Softener, Auto																								
	Wood Sash	Conc. Block			Softener, Manual																									
	Metal Sash	Poured Conc.			Solar Water Heat																									
	Vinyl Sash	Stone			No Plumbing																									
	Double Hung	Treated Wood			Extra Toilet																									
	Horiz. Slide	Concrete Floor			Separate Shower																									
	Casement	(9) Basement Finish			Ceramic Tile Floor																									
	Double Glass	Recreation	SF	Ceramic Tile Wains																										
	Patio Doors	Living	SF	Ceramic Tub Alcove																										
	Storms & Screens	Walkout Doors		Vent Fan																										
(3) Roof		No Floor	SF	(14) Water/Sewer																										
	Gable	Gambrel	(10) Floor Support			Public Water																								
	Hip	Mansard	Joists:			Public Sewer																								
	Flat	Shed	Unsupported Len:			Water Well																								
	Asphalt Shingle	Cntr.Sup:			1000 Gal Septic																									
	Chimney:				2000 Gal Septic																									
					Lump Sum Items:																									

< Cost Estimates for Res. Building: 2 Mobile Home Class: Low Quality >

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit Ribbed			34.15	-0.80	0	600	20,010
Other Additions/Adjustments							
(9) Foundation							
Foundation Wall: Concrete				7.13		0	0
Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 9,665							
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV of Bldg: 2 = 4,832							

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MANEKE KEITH G & GLENNA J	NEWELL NATHAN & JAMIE	22,000	10/10/2014	WD	WARRANTY DEED	2014-03461	PTA	100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
W BLUE RD	School: LAKE CITY - 57020					
	P.R.E. 100% 10/31/2014					
Owner's Name/Address	MAP #:					
NEWELL NATHAN & JAMIE 7140 W BLUE RD LAKE CITY MI 49651	2018 Est TCV 20,020					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS				
				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
. SEC 26 T22N R8W PCL B OF SURVEY RECORDED IN LIBER S-1 PGS 479-482 INCL. 10.01 A.	X			Residentia 8 - 17 @\$2000	10.01 Acres	2000	100	20,020
Comments/Influences	X			10.01 Total Acres	Total Est. Land Value =			20,020

Comments/Influences

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

Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	10,000	0	10,000			9,699C
2017	9,500	0	9,500			9,500S
2016	10,500	0	10,500			10,500S
2015	10,500	0	10,500			10,500S



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
		23,500	03/01/2003	WD	Download	03-0:1322		0.0				
Property Address		Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)		Date	Number	Status				
7140 W BLUE RD		School: LAKE CITY - 57020		VIOLATION LETTER		10/26/2017	2017-9997	100%				
Owner's Name/Address		P.R.E. 100% 03/01/2004		New House		08/19/2003	20030296	Complete				
NEWELL NATHAN 7140 W BLUE RD LAKE CITY MI 49651		MAP #:		2018 Est TCV 188,550 TCV/TFA: 157.13								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS								
. SEC 26 T22N R8W PCL C OF SURVEY RECORDED IN LIBER S-1 PGS 479-482 INCL. 10.01 A.		Public Improvements		* Factors *								
Comments/Influences		X Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X Gravel Road		SALES & EQ RATE			10.010	Acres	2,100	100		21,021
		X Paved Road		10.01 Total Acres				Total Est. Land Value =		21,021		
		X Storm Sewer		Land Improvement Cost Estimates								
		X Sidewalk		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		X Water		D/W/P: 4in Concrete	3.61	1.00	889	0	0			
		X Sewer		Residential Local Cost Land Improvements								
		X Electric		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		X Gas		LAND IMPROVE 2500	2500.00	1.00	1.0	97	2,425			
		X Curb		Total Estimated Land Improvements True Cash Value = 2,425								
		X Street Lights										
		X Standard Utilities										
		X Underground Utils.										
		Topography of Site										
		Level										
		X Rolling										
		X Low										
		X High										
		X Landscaped										
		X Swamp										
		X Wooded										
		X Pond										
		X Waterfront										
		X Ravine										
		X Wetland										
		X Flood Plain										
		X PRIVATE RD		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2018	10,500	83,800	94,300			76,321C	
		JWV	12/30/2017	INSPECTED	2017	10,500	66,600	77,100			59,962C	
		TPC	11/06/2017	INSPECTED	2016	10,500	62,700	73,200			59,428C	
					2015	10,500	58,400	68,900			59,251C	

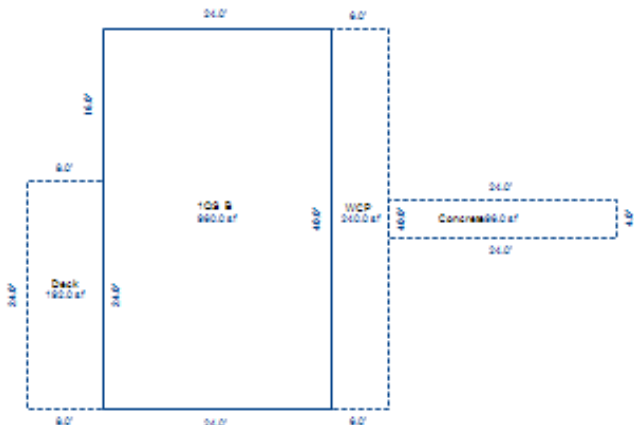
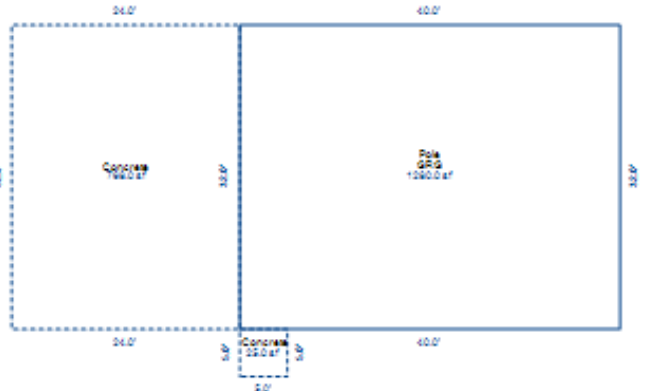
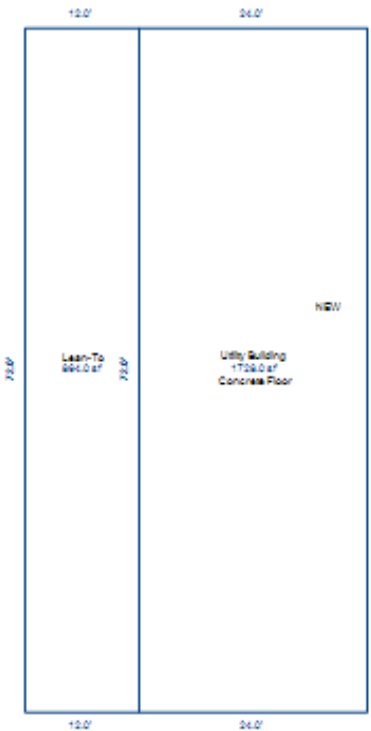


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 240 192 864	Type WCP (1 Story) Treated Wood Roof Cover Onl	Year Built: 2009 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 1280 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G												
Building Style: 1.25S		Trim & Decoration															
Yr Built 2003		Remodeled 0		Ex	X	Ord		Min									
Condition: Average		Lg	X	Ord		Small											
Room List		(5) Floors															
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Other:					(12) Electric										
		200		Amps Service													
		(6) Ceilings		No./Qual. of Fixtures													
(1) Exterior		X	Drywall	Ex.	X	Ord.		Min									
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets													
Insulation		Many	X	Ave.		Few											
(2) Windows		(7) Excavation		(13) Plumbing													
		Basement: 960 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1	Average Fixture(s)												
X	Many Avg. Few	X	Large Avg. Small	2	3 Fixture Bath												
		(8) Basement		2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat													
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor	No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan													
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		(14) Water/Sewer													
		1	Recreation SF Living SF Walkout Doors No Floor SF	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic													
(3) Roof		(10) Floor Support		Lump Sum Items:													
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:		1	Public Water Public Sewer Water Well											
X	Asphalt Shingle			1	1000 Gal Septic 2000 Gal Septic												
Chimney:																	
										Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
										1.25	Story Siding	Basement	81.84	0.00	0.00	960	78,566
										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							
										WCP (1 Story), Standard		20.35			240	4,884	
										(16) Deck/Balcony							
										Treated Wood,Standard		7.13			192	1,369	
										Roof Cover Only,Standard		8.10			864	6,998	
										(17) Garages							
										Class:C Exterior: Pole Foundation: 42 Inch (Unfinished)							
										Base Cost		10.91			1280	13,965	
										Automatic Doors		375.00			1	375	
										Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)							
										Base Cost		10.13			1728	17,505	
										Mechanical Doors		350.00			1	350	
										Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,		Depr.Cost =		168,474			
										ECF (416 RESIDENTIAL RURAL/ NON SUB)		0.980 => TCV of Bldg: 1 =		165,104			

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
QUILLIAM DAVID C & CATHER	NEWELL LYNN & EILEEN	30,000	10/22/2004	WD	Arms Length	04-0/4413		100.0

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

Owner's Name/Address	MAP #:
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NEWELL LYNN & EILEEN 5383 DICKERSON RD LAKE CITY MI 49651	2018 Est TCV 20,020
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	Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS		
--	----------	---	--------	--	--	--

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

	X	Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
--	---	-----------	-------------	----------	-------	-------	-------	------	-------	--------	-------

		Gravel Road	Residentia 8 - 17 @\$2000	10.01	Acres	2000	100				20,020
--	--	-------------	---------------------------	-------	-------	------	-----	--	--	--	--------

		Paved Road	10.01 Total Acres Total Est. Land Value =								20,020
--	--	------------	---	--	--	--	--	--	--	--	--------

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

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

		PRIVATE RD	2018	10,000	0	10,000			9,699C
--	--	------------	------	--------	---	--------	--	--	--------

		TPC 12/27/2017 INSPECTED	2017	9,500	0	9,500			9,500S
--	--	--------------------------	------	-------	---	-------	--	--	--------

		TPC 11/06/2017 INSPECTED	2016	10,500	0	10,500			10,500S
--	--	--------------------------	------	--------	---	--------	--	--	---------

			2015	10,500	0	10,500			10,500S
--	--	--	------	--------	---	--------	--	--	---------

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

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

Property Address: 7200 W BLUE RD
 Class: 401 RESIDENTIAL-I Zoning: Building Permit(s): Date: Number: Status:

School: LAKE CITY - 57020
 P.R.E. 100% 07/22/1994

Owner's Name/Address: MOORE PATRICIA J
 7200 W BLUE ROAD
 LAKE CITY MI 49651
 MAP #: 2018 Est TCV 134,870 TCV/TFA: 68.32

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
 * Factors *
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 Residential 8 - 17 @\$2000 10.01 Acres 2000 100 20,020
 10.01 Total Acres Total Est. Land Value = 20,020

Public Improvements
 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 26 T22N R8W PCL E OF SURVEY
 RECORDED IN LIBER S-2 PG65. 10.1A.
 Comments/Influences

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



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

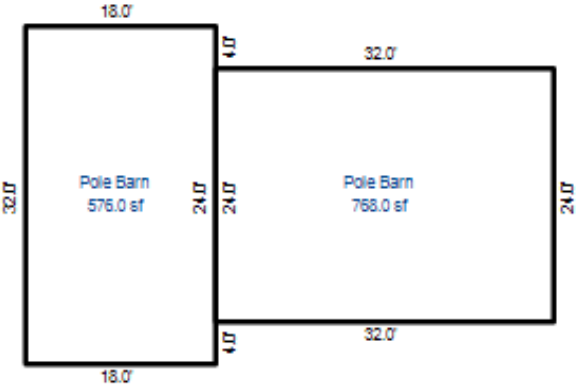
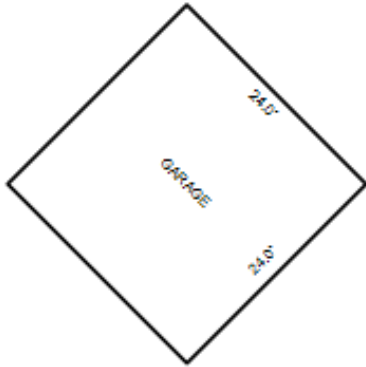
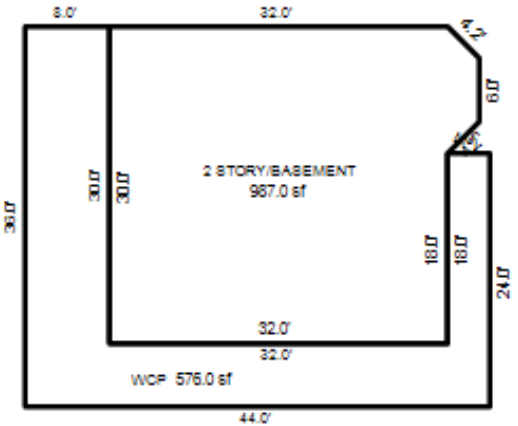
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	10,000	57,400	67,400			58,662C
2017	9,500	58,300	67,800			57,456C
2016	10,500	57,800	68,300			56,944C
2015	10,500	50,700	61,200			56,774C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 572	Type WCP (1 Story)	Year Built: 1988 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G															
Building Style: 2S		Trim & Decoration																		
Yr Built 1979		Remodeled 0		Ex X Ord Min			Size of Closets													
Condition: Average		Lg X Ord Small		Doors Solid X H.C.			Central Air Wood Furnace													
Room List		(5) Floors		Kitchen: Other: Other:			(12) Electric													
Basement 1st Floor 2nd Floor Bedrooms							200 Amps Service													
(1) Exterior		X Drywall		No./Qual. of Fixtures			Ex. X Ord. Min			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj			Size Cost							
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets			Many X Ave. Few			2 Story Siding Basement 93.28 0.00 0.00			987 92,067							
(2) Windows		Many Avg. X Large Avg. Small		(7) Excavation			(13) Plumbing			Other Additions/Adjustments			Rate			Size Cost				
Insulation				Basement: 987 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(1) Exterior Brick Veneer 8.00			120 960							
(3) Roof		X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement		(8) Basement			1 3 Fixture Bath 2 1000 Gal Septic			(13) Plumbing Average Fixture(s) 630.00 3 Fixture Bath 1975.00			1 630 1 1,975							
X	Double Glass Patio Doors Storms & Screens	8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		(9) Basement Finish			Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer			Well, 50 Feet 1575.00 1000 Gal Septic 2895.00			1 1,575 1 2,895				
Chimney:		Recreation SF Living SF Walkout Doors No Floor SF		(10) Floor Support			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			(15) Built-Ins & Fireplaces			Appliance Allowance 1415.00 Fireplace: Exterior 2 Story 4150.00			1 1,415 1 4,150				
Gable Hip Flat		X Gambrel Mansard Shed		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			(16) Porches			WCP (1 Story), Standard 14.97			572 8,563				
Asphalt Shingle										(17) Garages			Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 16.80			576 9,677				
										Class:D Exterior: Pole Foundation: 18 Inch (Unfinished) Base Cost 9.30			1344 12,499							
										Phy/Ab.Phy/Func/Econ/Comb.%Good= 62/100/100/100/62.0, Depr.Cost = 116,709			ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 114,375							

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



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

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

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
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S BLUE RD	School: LAKE CITY - 57020					
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	P.R.E. 100% 07/22/1994					
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Owner's Name/Address	MAP #:
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MOORE PATRICIA J 7200 W BLUE ROAD LAKE CITY MI 49651	2018 Est TCV 13,200
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	Improved	X	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES		
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	Public Improvements	* Factors *				
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		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
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		GRAGE C 40/FF	330.00	594.00	1.0000	1.0000	40	100	13,200
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		330 Actual Front Feet, 4.50 Total Acres							Total Est. Land Value =	13,200
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Tax Description	
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. SEC 26 T22N R8W PCL F OF SURVEY RECORDED IN LIBER S-2 PG65. 4.5A.	X
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Comments/Influences	
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	X	Dirt Road
--	---	-----------

		Gravel Road
--	--	-------------

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

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

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

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

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

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

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

		Curb
--	--	------

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

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

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

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

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

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

		Low
--	--	-----

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

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

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

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

		Pond
--	--	------

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

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

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

		Flood Plain
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2018	6,600	0	6,600			3,958C
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2017	6,600	0	6,600			3,877C
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2016	6,600	0	6,600			3,843C
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2015	6,600	0	6,600			3,832C
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Who	When	What
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TPC 12/27/2017	INSPECTED	
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TPC 11/06/2017	INSPECTED	
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TPC 06/10/2013	INSPECTED	
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: 401 RESIDENTIAL-I		Zoning:	Building Permit(s)	Date	Number	Status				
7110 W BLUE RD		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 100% 05/06/1997										
QUILLIAM DAVID C & CATHERINE G 7110 W BLUE RD LAKE CITY MI 49651		MAP #:		2018 Est TCV 223,359 TCV/TFA: 136.86								
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
SEC 26 T22N R8W PCL G OF SURVEY RECORDED IN LIBER S-1 PGS 479-482 INCL. 10.01 A.		X	Public Improvements		* Factors *							
Comments/Influences					Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value
					Residentia 8 - 17	@\$2000	10.01	Acres	2000	100		20,020
					10.01 Total Acres			Total Est. Land Value =		20,020		
					Land Improvement Cost Estimates							
					Description	Rate	CountyMult.	Size	%Good	Cash Value		
					D/W/P: 4in Concrete	4.23	1.00	450	0	0		
					Residential Local Cost Land Improvements							
		X	Electric		Description	Rate	CountyMult.	Size	%Good	Cash Value		
			Gas		LAND IMPROVE 1000	1000.00	1.00	1.0	95	950		
			Curb		Total Estimated Land Improvements True Cash Value = 950							
			Street Lights									
			Standard Utilities									
			Underground Utils.									
			Topography of Site									
			Level									
		X	Rolling									
			Low									
		X	High									
			Landscaped									
			Swamp									
		X	Wooded									
			Pond									
			Waterfront									
			Ravine									
			Wetland									
			Flood Plain									
		X	PRIVATE RD		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
			Who	When	What	2018	10,000	101,700	111,700			89,699C
			TPC 12/27/2017 INSPECTED			2017	9,500	96,900	106,400			87,855C
						2016	10,500	91,200	101,700			87,072C
						2015	10,500	84,900	95,400			86,812C

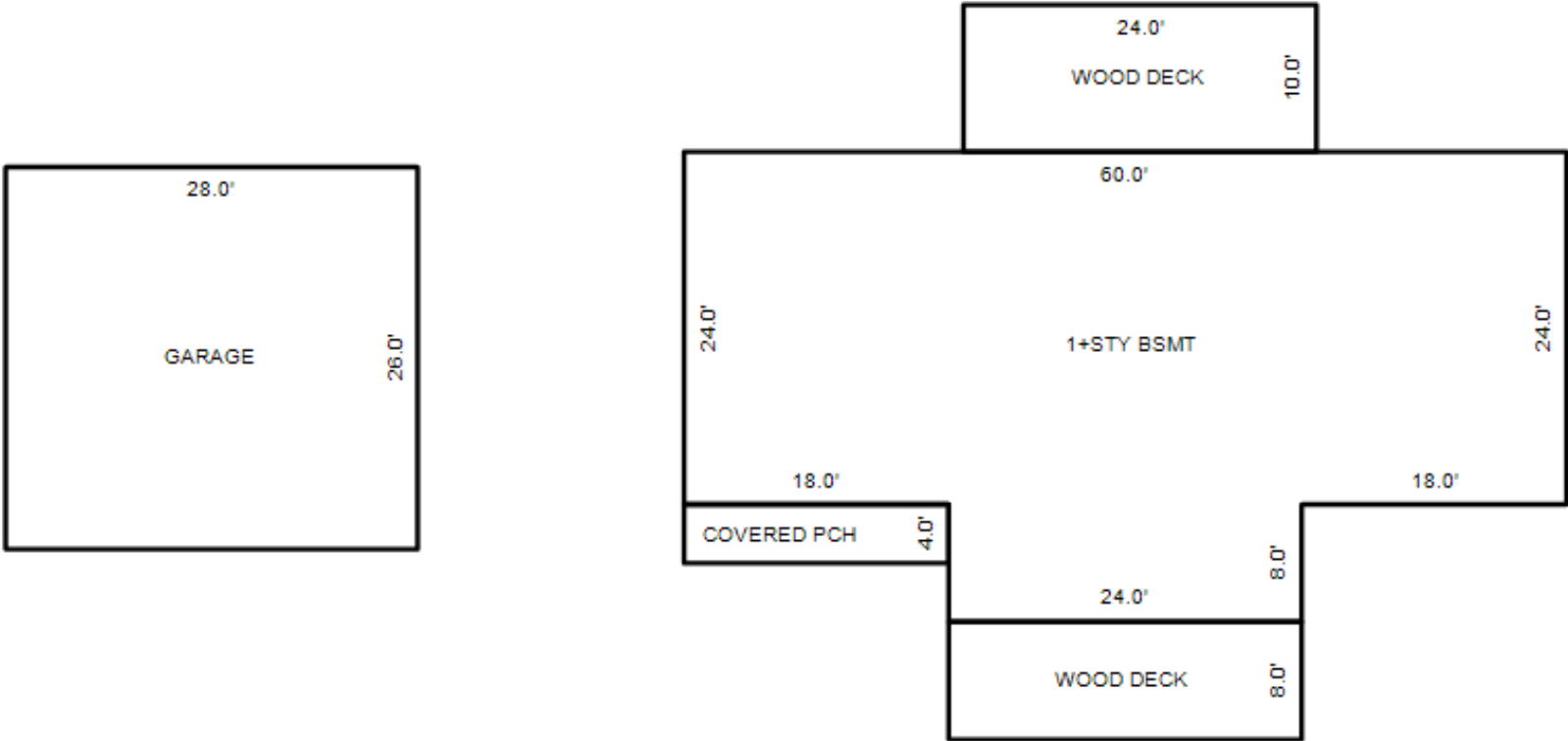


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga			Year Built: 1996 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 728 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G														
Building Style: 1+S		Trim & Decoration																	
Yr Built 1996	Remodeled 0	X	Ex		Ord		Min	Size of Closets											
Condition: Average		X	Lg		Ord		Small	Doors											
Room List		(5) Floors		Central Air Wood Furnace			(12) Electric			200		Amps Service							
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(6) Ceilings			No./Qual. of Fixtures			Ex.		X	Ord.		Min				
(1) Exterior		X	Drywall				No. of Elec. Outlets			Many		X	Ave.		Few				
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 1632 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			1	Average Fixture(s)								
(2) Windows		X	Many Avg. Few	X	Large Avg. Small	(8) Basement			2	3 Fixture Bath									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor	(9) Basement Finish			Recreation SF Living SF Walkout Doors No Floor SF			1	2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan								
X	Double Glass Patio Doors Storms & Screens	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic												
(3) Roof		X	Gable Hip Flat	X	Gambrel Mansard Shed	(14) Water/Sewer			Lump Sum Items:										
Chimney: Metal																			
										Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost		
										1+	Story Siding	Basement	77.82	0.00	0.00	1632	127,002		
										Other Additions/Adjustments		Rate		Size		Cost			
										(13) Plumbing		Average Fixture(s)		1		1,120			
										3 Fixture Bath		3525.00		1		3,525			
										2 Fixture Bath		2350.00		1		2,350			
										(14) Water/Sewer		Well, 100 Feet		3050.00		1		3,050	
										1000 Gal Septic		3550.00		1		3,550			
										(15) Built-Ins & Fireplaces		Appliance Allowance		2610.00		1		2,610	
										Fireplace: Exterior 1 Story		4925.00		1		4,925			
										(16) Porches		CCP (1 Story), Standard		36.13		72		2,601	
										(16) Deck/Balcony		Treated Wood,Standard		8.01		192		1,538	
										Treated Wood,Standard		7.75				240		1,860	
										(17) Garages		Class:BC Exterior: Siding Foundation: 42 Inch (Unfinished)							
										Base Cost		20.71				728		15,077	
										Automatic Doors		425.00				2		850	
										Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/100/88.0,		Depr.Cost =						206,519	
										ECF (416 RESIDENTIAL RURAL/ NON SUB)		0.980 => TCV of Bldg: 1 =						202,389	

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



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

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

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
W BLUE RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 07/22/1994					
DELBELLO FLOYD L & JAN M 7100 W BLUE RD LAKE CITY MI 49651	MAP #:					
	2018 Est TCV 13,200					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES						
				Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
. SEC 26 T22N R8W PCL H OF SURVEY RECORDED IN LIBER S-2 PG65. 4.5A. Comments/Influences				GRAGE C 40/FF	330.00	594.00	1.0000	1.0000	40 100	13,200
				330 Actual Front Feet, 4.50 Total Acres			Total Est. Land Value =			13,200

Public Improvements

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

Topography of Site

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



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2018	6,600	0	6,600			3,958C
		TPC 12/27/2017 INSPECTED	2017	6,600	0	6,600			3,877C
		TPC 11/06/2017 INSPECTED	2016	6,600	0	6,600			3,843C
		TPC 06/10/2013 INSPECTED	2015	6,600	0	6,600			3,832C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: 401 RESIDENTIAL-I		Zoning:	Building Permit(s)	Date	Number	Status			
7100 W BLUE RD		School: LAKE CITY - 57020		P.R.E. 100% 07/22/1994							
Owner's Name/Address		MAP #:		2018 Est TCV 127,545 TCV/TFA: 92.42							
DELBELLO FLOYD L 7100 W BLUE RD LAKE CITY MI 49651		X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES							
Tax Description		Public Improvements		* Factors *							
. SEC 26 T22N R8W PCL I OF SURVEY RECORDED IN LIBER S-1 PGS 479-482 INCL. 4.35 A.		X	Dirt Road	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Comments/Influences		X	Gravel Road	GRAGE C 40/FF	330.00	574.20	1.0000	1.0000	40	100	13,200
		X	Paved Road	330 Actual Front Feet, 4.35 Total Acres			Total Est. Land Value =		13,200		
		X	Storm Sewer	Land Improvement Cost Estimates							
		X	Sidewalk	Description	Rate	CountyMult.	Size	%Good	Cash Value		
		X	Water	D/W/P: 3.5 Concrete	3.44	1.00	320	50	550		
		X	Sewer	Shed: Wood Frame	10.03	1.00	180	50	903		
		X	Electric	Total Estimated Land Improvements True Cash Value = 1,453							
		X	Gas								
		X	Curb								
		X	Street Lights								
		X	Standard Utilities								
		X	Underground Utils.								
		X	Topography of Site								
		X	Level								
		X	Rolling								
		X	Low								
		X	High								
		X	Landscaped								
		X	Swamp								
		X	Wooded								
		X	Pond								
		X	Waterfront								
		X	Ravine								
		X	Wetland								
		X	Flood Plain								
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
					2018	6,600	57,200	63,800			52,593C
				TPC 12/27/2017 INSPECTED	2017	6,600	55,400	62,000			51,512C
					2016	6,600	52,200	58,800			51,053C
					2015	6,600	48,600	55,200			50,901C

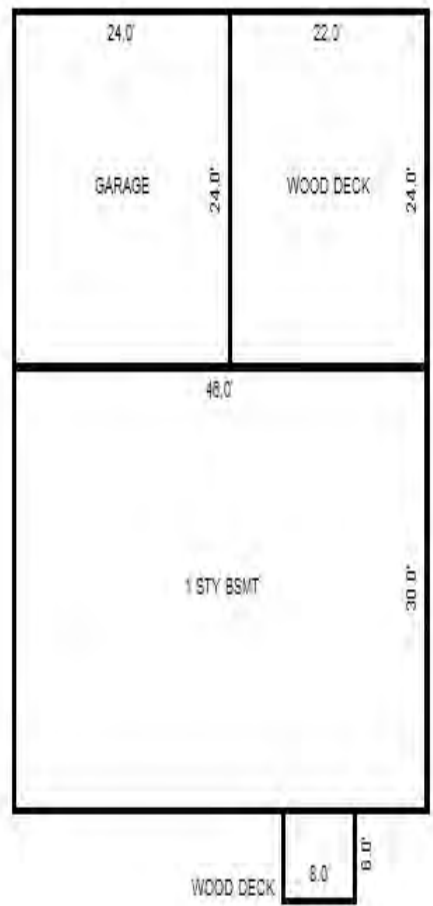


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage							
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 528 48	Type Treated Wood Treated Wood	Year Built: 1986 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame	X	Drywall X Paneled		Plaster Wood T&G																
Building Style: 1S		Trim & Decoration																			
Yr Built 1985	Remodeled 0	Ex	X	Ord		Min															
Condition: Average		Lg	X	Ord		Small															
Room List		(5) Floors																			
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:					(12) Electric														
		0		Amps Service																	
		(6) Ceilings																			
(1) Exterior	X	Drywall					Ex.	X	Ord.		Min										
X	Wood/Shingle Aluminum/Vinyl Brick																				
Insulation		(7) Excavation																			
(2) Windows	Many Avg. Few	X	Large Avg. Small																		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor																		
X	Double Glass Patio Doors Storms & Screens	400	Recreation SF Living SF Walkout Doors No Floor SF																		
(3) Roof	X	Gable Hip Flat	Gambrel Mansard Shed																		
X	Asphalt Shingle	(10) Floor Support																			
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:																			
		1		Public Water																	
		1		Public Sewer																	
		1		Water Well																	
		1		1000 Gal Septic																	
		1		2000 Gal Septic																	
		Lump Sum Items:																			
										Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost				
										1	Story Siding	Basement	60.40	0.00	0.00	1380	83,352				
										Other Additions/Adjustments		Rate		Size		Cost					
										(13) Plumbing		Average Fixture(s)		1		760					
										2		Fixture Bath		1		1,600					
										(14) Water/Sewer		Well, 100 Feet		1		2,700					
										1		1000 Gal Septic		1		3,085					
										(15) Built-Ins & Fireplaces		Appliance Allowance		1		1,915					
										1		Fireplace: Exterior 1 Story		1		3,875					
										(16) Deck/Balcony		Treated Wood,Standard		528		3,284					
										1		Treated Wood,Standard		48		507					
										(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= 73/100/100/100/73.0,		Depr.Cost =		112,035							
										Separately Depreciated Items:		(9) Basement Finish		Basement Recreation Finish		11.45		400		4,580	
										County Multiplier = 1.38 =>		Cost New =		6,320							
										Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,		Depr.Cost =		3,160							
										Total Depreciated Cost =		115,195									
										ECF (416 RESIDENTIAL RURAL/ NON SUB)		0.980 => TCV of Bldg: 1 =		112,892							

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



Sketch by Apex IV™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BLAIR RUBY E ESTATE	TRAVELBEE JOYCE M & BALDW	0	07/25/2017	WD	PROBATE COURT	2017-02366		0.0
BLAIR RUBY E	TRAVELBEE JOYCE M & BALDW	0	05/15/2013	CD	CERTIFICATE OF DEATH	WWW.TRIBUTES.C		33.0
BLAIR RUBY	BLAIR RUBY E & TRAVELBEE	1	11/18/2006	QC	QUIT CLAIM	2013-01834 QD	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7026 W BLUE RD						
School: LAKE CITY - 57020						
P.R.E. 100% 07/22/1994						
Owner's Name/Address	MAP #:					
TRAVELBEE JOYCE M & BALDWIN LOIS E 7026 W BLUE RD LAKE CITY MI 49651	2018 Est TCV 129,741 TCV/TFA: 93.20					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES						
. SEC 26 T22N R8W PCL J OF SURVEY RECORDED IN LIBER S-1 PGS 479-482 INCL. MISSAUKEE COUNT RECORD (BEING A PART OF THE EAST 1/2 OF THE SE 1/4 SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD IF ANY 4.35 A.	X		* Factors *						
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value

Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	X		GRAGE C 40/FF	330.00	574.20	1.0000	1.0000	40	100	13,200
			330 Actual Front Feet, 4.35 Total Acres		Total Est. Land Value =				13,200	
Electric Gas Curb Street Lights Standard Utilities Underground Utils.	X		Land Improvement Cost Estimates							
	X		Description	Rate	CountyMult.	Size	%Good	Cash Value		
Topography of Site	X		Residential Local Cost Land Improvements							
			Description	Rate	CountyMult.	Size	%Good	Cash Value		
Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	X		LAND IMPROVE 1000	1000.00	1.00	1.0	95	950		
			Total Estimated Land Improvements True Cash Value =							950



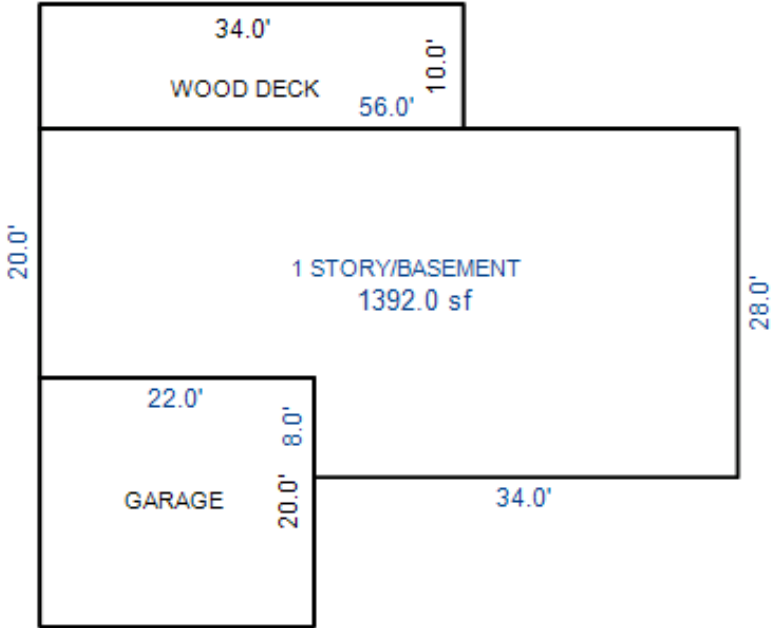
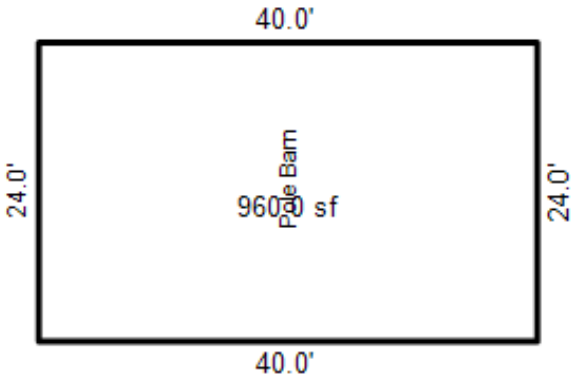
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	6,600	58,300	64,900			53,005C
2017	6,600	56,500	63,100			51,915C
2016	6,600	53,200	59,800			51,452C
2015	6,600	49,500	56,100			51,299C

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

Building Type	(3) Roof (cont.)	(11) Heating/Cooling	(15) Built-ins	(15) Fireplaces	(16) Porches/Decks	(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X Gas Wood Oil Coal Elec. Steam	1 Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area Type 340 Treated Wood 240 Roof Cover Onl	Year Built: 1978 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 440 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X Wood Frame	X Drywall Paneled Plaster Wood T&G	X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling					
Building Style: 1S	Trim & Decoration						
Yr Built 1978	Ex X Ord Min						
Remodeled 0	Size of Closets						
Condition: Average	Lg X Ord Small						
Room List	Doors Solid X H.C.						
Basement 1st Floor 2nd Floor Bedrooms	(5) Floors	Central Air Wood Furnace					
	Kitchen: Other: Other:	(12) Electric					
	(6) Ceilings	No./Qual. of Fixtures					
(1) Exterior	X Drywall	Ex. X Ord. Min	Stories Exterior 1 Story Siding	Foundation Basement	Rate 63.48	Bsmnt-Adj 0.00 Heat-Adj 0.00	Size 1392 Cost 88,364
X Wood/Shingle Aluminum/Vinyl Brick		No. of Elec. Outlets	Other Additions/Adjustments (1) Exterior Brick Veneer			Rate 8.25	Size 136 Cost 1,122
Insulation	(7) Excavation	(13) Plumbing	(13) Plumbing				
(2) Windows	Basement: 1392 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0	1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath	Average Fixture(s) 2 Fixture Bath (14) Water/Sewer Well, 50 Feet 1000 Gal Septic			760.00 1600.00 1575.00 3085.00	1 760 1 1,600 1 1,575 1 3,085
X Many Avg. X Large Avg. Few Small	(8) Basement	Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	(15) Built-Ins & Fireplaces Appliance Allowance (16) Deck/Balcony Treated Wood, Standard Roof Cover Only, Standard (17) Garages			1915.00 6.53 10.20	1 1,915 340 2,220 240 2,448
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	8 Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(14) Water/Sewer	Class:C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Common Wall: 1 Wall Mechanical Doors			21.75 -1300.00 350.00	440 9,570 1 -1,300 1 350
(3) Roof	(9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF	(14) Water/Sewer	Class:C Exterior: Pole Foundation: 18 Inch (Unfinished) Base Cost Mechanical Doors			10.46 350.00	960 10,042 1 350
X Gable Hip Flat	(10) Floor Support	Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic	Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg:			117,950 1 = 115,591	
X Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:	Lump Sum Items:					
Chimney: Brick							

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



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

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

Property Address	Class: 700 EXEMPT	Zoning:	Building Permit(s)	Date	Number	Status
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M-55	School: LAKE CITY - 57020					
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Owner's Name/Address	P.R.E. 0%					
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MICH STATE HWY COMM	MAP #:					
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	2018 Est TCV 0					
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Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS			
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Public Improvements	* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value

Residentia 1 - 2.99 @\$5500	1.76 Acres	5500	100				9,680
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	1.76 Total Acres						Total Est. Land Value = 9,680
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Tax Description	X	Value
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. SEC 26 T22N R8W THAT PART OF E 1/2 OF SE 1/4 S OF A LINE 75 FT N OF BEG 1.07 FT S 52' 56" W & 225.18 FT S 89 DEG 7' 4" E OF SE COR TH ON A CURVE OF 17188.734 FT RADIUS SW'LY & TO THE LEFT THE CHORD BEARING S 85 DEG 47' 11.5" W A DISTANCE OF 3053.39 FT, TH ALG THE CURVE 3057.41 FT TO PT OF ENDING ALSO COMM 1.07 FT S 52' 56" W & 225.18 FT S 89 DEG 7' 4" E OF SE COR TH ALONG ABOVE DESC. CURVE 1082.41 FT, TH N 02 DEG 43' 33"W 75 FT TO POB, TH N 02 DEG 43'33"W 40 FT, TH ON A CURVE OF 17303.734 FT RADIUS SW'LY & TO LEFT THE CHORD BEARING S 87 DEG 11'27"W 50.33 FT, TH S 02 DEG 53'33"E 40 FT, TH ON A CURVE OF RADIUS 17263.734 FT NE'LY & TO THE RIGHT THE CHORD BEARING 87 DEG 11'27"E 50.22 FT TO POB. 1.76A.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.
	X	Topography of Site
	X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2018	EXEMPT	EXEMPT	EXEMPT			EXEMPT
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2017	EXEMPT	EXEMPT	EXEMPT			EXEMPT
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2016	0	0	0			0
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2015	0	0	0			0
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Who	When	What	2018	EXEMPT	EXEMPT	EXEMPT			EXEMPT
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TPC 12/27/2017	INSPECTED		2017	EXEMPT	EXEMPT	EXEMPT			EXEMPT
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TPC 08/23/2017	INSPECTED		2016	0	0	0			0
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TPC 03/14/2016	INSPECTED		2015	0	0	0			0
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*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: 102 AGRICULTURAL-		Zoning:	Building Permit(s)	Date	Number	Status				
W BLUE RD		School: LAKE CITY - 57020		P.R.E. 100% 12/18/2013 Qual. Fr. PA 42								
Owner's Name/Address		MAP #:		2018 Est TCV 131,325								
VANDRIE BUILDING COMPANY INC 7591 S US 131 CADILLAC MI 49601		Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture							
Taxpayer's Name/Address		Public Improvements		* Factors *								
VANDR		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		AG SW 2014 SURPLUS	1700/	77.25	Acres	1700	100			131,325
		Paved Road		77.25 Total Acres				Total Est. Land Value =		131,325		
		Storm Sewer										
		Sidewalk										
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
Tax Description		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
SEC 26 T22N R8W (15*TRACT*2003) W 1/2 OF SE 1/4 EXC S 400 FT OF W 300 FT THOF. 77.2452A.		X Level		2018	65,700	0	65,700			62,471C		
Comments/Influences		X Rolling		2017	65,700	0	65,700			61,187C		
03 SPLIT 2.75 AC TO 022-95 FOR 04		X Low		2016	69,500	0	69,500			60,642C		
		X High		2015	65,700	0	65,700			60,461C		
		X Landscaped										
		X Swamp										
		X Wooded										
		X Pond										
		X Waterfront										
		X Ravine										
		X Wetland										
		X Flood Plain										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Who	When	What	2018	65,700	0	65,700			62,471C	
		TPC 12/27/2017 INSPECTED		2017	65,700	0	65,700			61,187C		
				2016	69,500	0	69,500			60,642C		
				2015	65,700	0	65,700			60,461C		



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WINKLE TRAVIS G & KRISTA	WINKLE TRAVIS G & KRISTA	0	07/14/2016	WD	RELATED PARTY	2016-02400	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7490 W BLUE RD	School: LAKE CITY - 57020		Pole Barn	07/10/2014	2014-0239	100%
	P.R.E. 100% 09/01/2003					

Owner's Name/Address	MAP #:
WINKLE TRAVIS G & KRISTA M TRUST 7490 W BLUE RD LAKE CITY MI 49651	2018 Est TCV 366,369 TCV/TFA: 122.41

X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
Public Improvements		* Factors *							
		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
X		Dirt Road	300.00	400.00	1.0000	1.0000	75 100	22,500	
		Gravel Road	300 Actual Front Feet, 2.75 Total Acres						Total Est. Land Value = 22,500

Tax Description	X	Land Improvement Cost Estimates							
		Description	Rate	CountyMult.	Size	%Good	Cash Value		
SEC 26 T22N R8W (0*2003) S 400 FT OF W 300 FT OF W 1/2 OF SE 1/4.2.7548A.	X	Dirt Road	3.44	1.00	120	0	0		
		Paved Road	3.61	1.00	3800	0	0		
		Storm Sewer	4.21	1.00	260	0	0		
		Sidewalk	Residential Local Cost Land Improvements						
		Water	Description		Rate	CountyMult.	Size	%Good	Cash Value
		Sewer	LAND IMPROVE 5000		5000.00	1.00	1.0	97	4,850
		Electric	Total Estimated Land Improvements True Cash Value = 4,850						
		Gas							
		Curb							
		Street Lights							
		Standard Utilities							
		Underground Utils.							

Comments/Influences
UIP = 4X30 ROOF & SLAB ON END OF GRG

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	11,300	171,900	183,200			152,398C
2017	11,300	166,700	178,000			149,264C
2016	11,300	156,900	168,200			147,933C
2015	11,300	146,200	157,500			147,491C



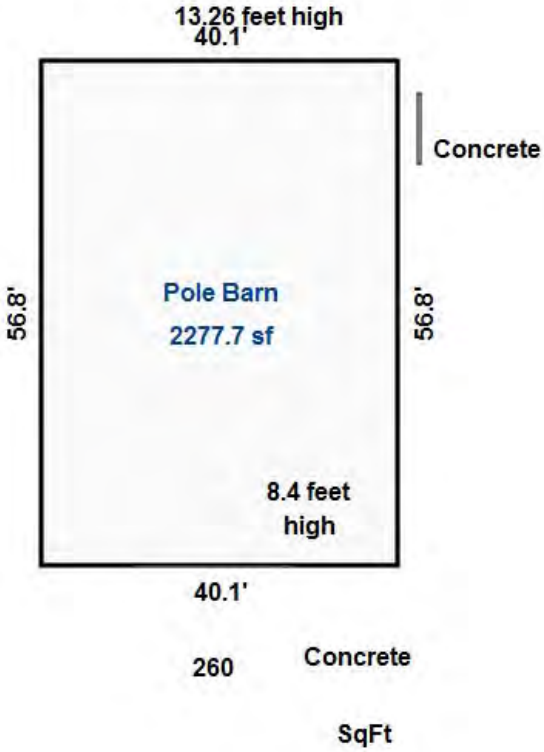
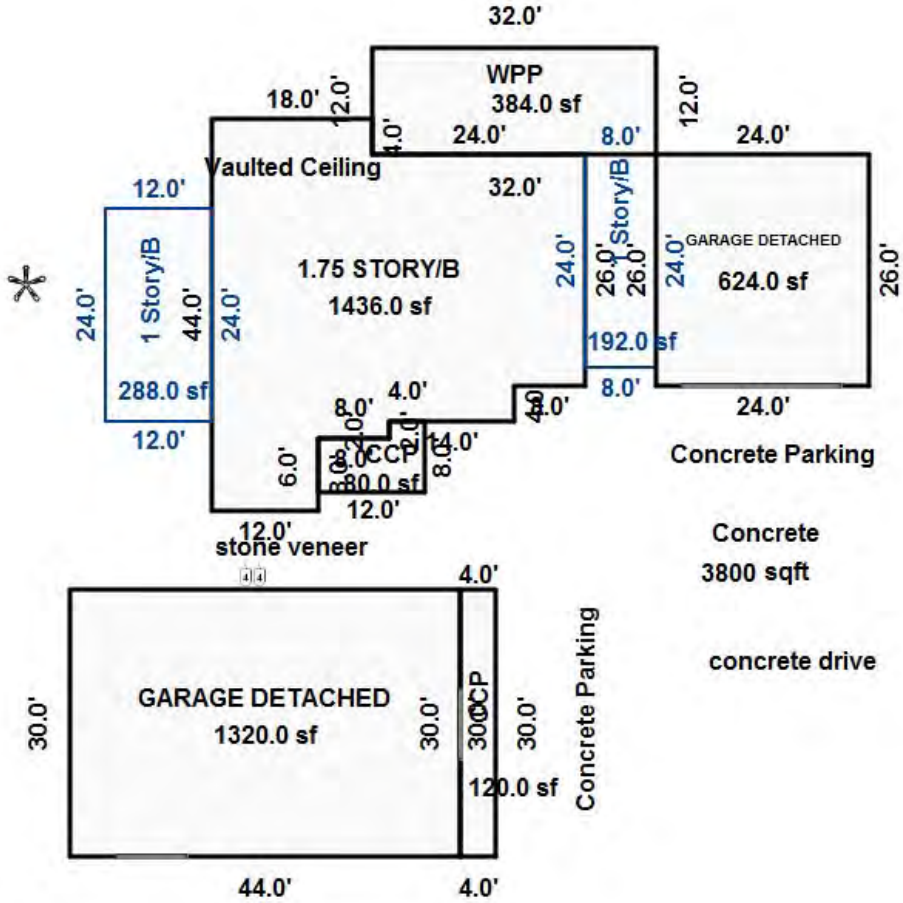
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 80 384 120 256 120	Type CCP (1 Story) WPP CCP (1 Story) Treated Wood Roof Cover Onl	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: 1 Mech. Doors: 0 Area: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G													
Building Style: 1.75S		Trim & Decoration		X Ex			Ord	Min										
Yr Built 2003	Remodeled 0	Size of Closets		X Lg			Ord	Small										
Condition: Average		Doors		X Solid			X	H.C.										
Room List		(5) Floors		Central Air Wood Furnace														
	Basement 1st Floor 2nd Floor 4 Bedrooms	Kitchen: Other: Other:		(12) Electric			200			Amps Service								
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories Exterior			Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost			
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Ex.	X	Ord.	Min	1.75	Story Siding	Basement	96.83	0.00	3.70	1436	144,361			
X	Insulation	No. of Elec. Outlets		Many			X	Ave.	Few	1	Story Siding	Basement	66.75	0.00	2.11	192	13,221	
(2) Windows		(7) Excavation		Basement: 1916 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Other Additions/Adjustments			Rate		Size		Cost	
X	Many Avg. Few	X	Large Avg. Small	1 Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer			(1) Exterior Stone Veneer			10.25		60		615	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor	3 3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(15) Built-Ins & Fireplaces			(9) Basement Finish Basement Recreation Finish			11.45		1200		13,740	
X	Double Glass Patio Doors Storms & Screens	1200	Recreation SF Living SF Walkout Doors No Floor SF	(16) Deck/Balcony			(13) Plumbing			(14) Water/Sewer			Average Fixture(s) 3 Fixture Bath		760.00 2400.00		1 2	760 4,800
X	Gable Hip Flat		Gambrel Mansard Shed	(14) Water/Sewer			(16) Porches			(15) Built-Ins & Fireplaces			Appliance Allowance		1915.00		1	1,915
X	Asphalt Shingle	(10) Floor Support		Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic			(16) Deck/Balcony			(15) Built-Ins & Fireplaces			Ceramic Tile Floor CCP (1 Story), Standard WPP, Standard CCP (1 Story), Standard		31.93 8.68 27.17		80 384 120	2,554 3,333 3,260
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			(16) Deck/Balcony			(17) Garages			Treated Wood,Standard Roof Cover Only,Standard		6.78 12.85		256 120	1,736 1,542
										Class:C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost Common Wall: 1 Wall Automatic Doors			21.70 -1300.00 375.00		624 1 1	13,541 -1,300 375		
										Class:C 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 Sketch

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HOEKWATER JACK D & DIANE	MORRIS FLOYD M JR & KACI	0	02/15/2010	WD	Not Used In Study	2010/406		100.0
LEFEVRE MARK J & LAUREEN	HOEKWATER JACK D & DIANE	29,500	05/15/2009	WD	Arms Length	2009/2152		100.0
		18,950	04/01/1999	WD	Download	327:222		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8455 W LOTAN RD			New House	10/02/2009	20090528	100%

Owner's Name/Address	MAP #:
MORRIS FLOYD M JR & KACI L 8455 W LOTAN RD Lake City MI 49651	2018 Est TCV 219,584 TCV/TFA: 95.39

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

Tax Description	X	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SEC 27 T22N R8W (0*1999) BEG N 89 DEG 51'08"W 2298.26 FT FROM NE COR OF NE 1/4 TH S 0 DEG 18'30"E 1309.16FT, N 89 DEG 57'59"W 332.66 FT, N 0 DEG 18'30"W 1309.82 FT, S 89 DEG 51'08"E 332.66 FT TO POB. 10A.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	40/FF	332.70	1309.00	1.0000	0.0000	40	100*	0
		Residentia 8 - 17 @\$2000	10.00	Acres	2000	100				20,000
		* denotes lines that do not contribute to the total acreage calculation.								
		333 Actual Front Feet, 10.00 Total Acres Total Est. Land Value =								20,000

Comments/Influences	X	Description	Rate	CountyMult.	Size	%Good	Cash Value
FOR 12/31/2011 - 100% - TIM 12/31/2010- NEW CONSTRUCTION AT 45% 99 SPLIT TO 14 PCLS FOR 00	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.	D/W/P: 4in Ren. Conc. 4.21 D/W/P: 3.5 Concrete 3.44	1.00 1.00	1318 428	0 0	0 0

Topography of Site	Description	Rate	CountyMult.	Size	%Good	Cash Value
	Residential Local Cost Land Improvements					
	LAND IMPROVE 2500	2500.00	1.00	1.0	97	2,425
	Total Estimated Land Improvements True Cash Value =					2,425



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

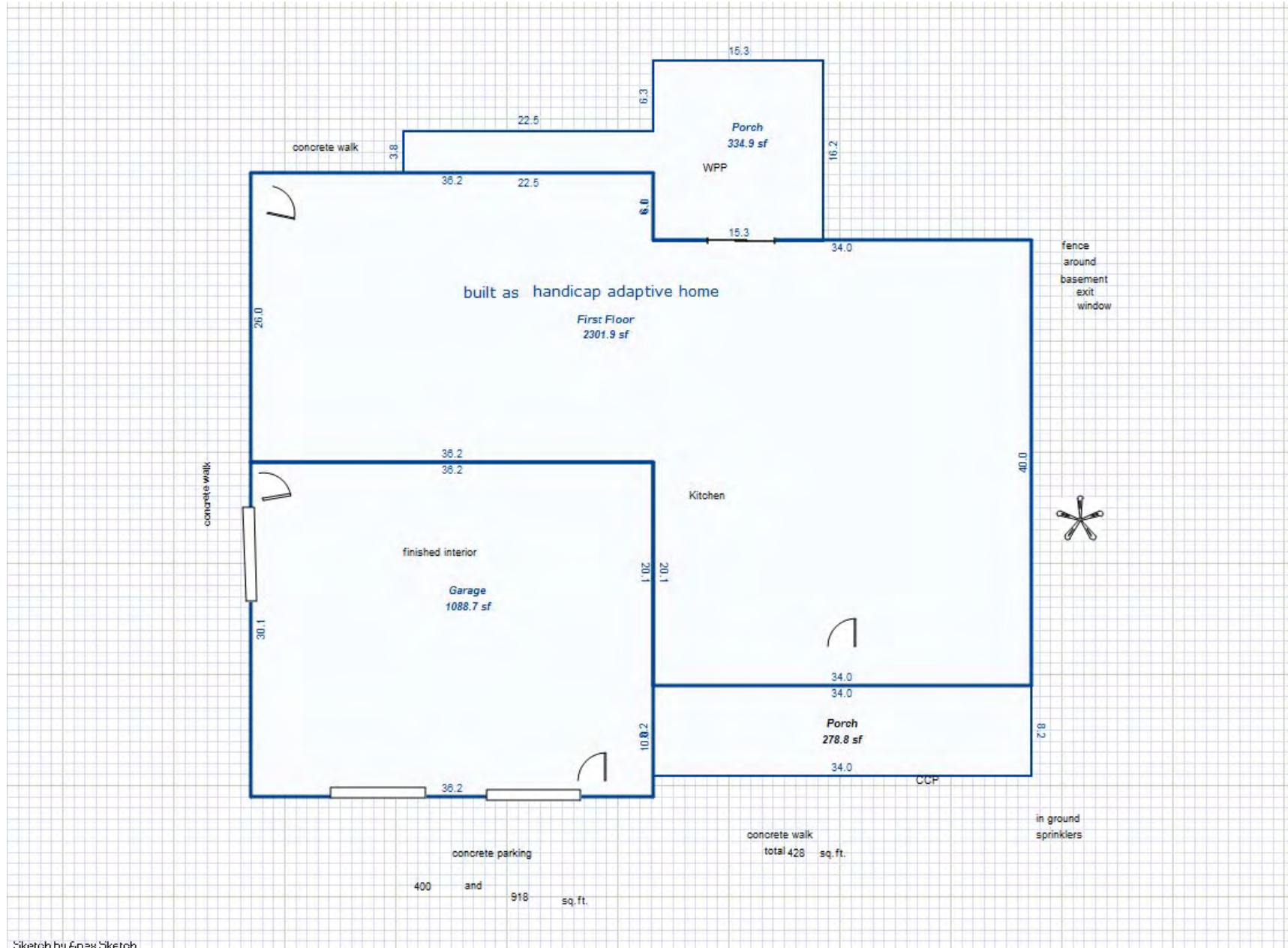
Who	When	What	2018	2017	2016	2015
			10,000	9,500	10,500	10,500
			99,800	96,800	91,100	84,900
			109,800	106,300	101,600	95,400
			88,740C	86,915C	86,140C	85,883C

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

Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage	
X	Single Family		Eavestrough Insulation			X	Gas Wood		Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga			Area	Type	Year Built: 2009 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1.5 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 1088 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
	Mobile Home		0	Front Overhang		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling								278	CCP (1 Story)				
	Town Home		0	Other Overhang		Central Air Wood Furnace								334	WPP				
	Duplex		(4) Interior				(12) Electric												
	A-Frame		Trim & Decoration				200 Amps Service												
X	Wood Frame	X	Drywall Paneled	Plaster Wood T&G			No./Qual. of Fixtures												
	Building Style: 1S		Ex	X	Ord		Ex.	X	Ord.	Min									
	Yr Built 2009	Remodeled 0	Size of Closets				No. of Elec. Outlets												
	Condition: Average		Lg	X	Ord		Many	X	Ave.	Few									
	Room List		Doors				(13) Plumbing												
	Basement		Solid X				Average Fixture(s)												
	1st Floor		H.C.				3 Fixture Bath												
	2nd Floor						2 Fixture Bath												
	3 Bedrooms						Softener, Auto												
	(1) Exterior		(5) Floors				Softener, Manual												
	Wood/Shingle		Kitchen:				Solar Water Heat												
	Aluminum/Vinyl		Other:				No Plumbing												
	Brick		Other:				Extra Toilet												
	Insulation						Extra Sink												
	(2) Windows		(6) Ceilings				Separate Shower												
X	Many Avg. Few	X	Basement: 1360 S.F. Crawl: 942 S.F. Slab: 0 S.F. Height to Joists: 0.0				Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
	Large Avg. Small		(8) Basement				(14) Water/Sewer												
	Wood Sash		Conc. Block				Public Water												
	Metal Sash		Poured Conc.				Public Sewer												
	Vinyl Sash		Stone				Water Well												
	Double Hung		Treated Wood				1000 Gal Septic												
	Horiz. Slide Casement		Concrete Floor				2000 Gal Septic												
	Double Glass		(9) Basement Finish				Lump Sum Items:												
	Patio Doors		Recreation SF																
	Storms & Screens		Living SF																
	(3) Roof		Walkout Doors																
X	Gable		No Floor SF																
	Hip																		
	Flat																		
X	Asphalt Shingle																		
	Chimney:																		

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COWDREY PHILLIP & LINDA K	CONSUMERS ENERGY CO	0	08/23/2005	OTH	Not Qualified	05-0/3754		0.0
DEVINNEY ROBERT H & DONNA	COWDREY PHILLIP & LINDA K	31,900	06/13/2005	WD	Arms Length	05-0/2371		100.0
		18,700	04/01/1999	WD	Download	337:100		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8373 W LOTAN RD			New House	08/15/2005	20050270	Complete

Owner's Name/Address	MAP #:
COWDREY PHILLIP & LINDA K 8373 W LOTAN RD Lake City MI 49651	2018 Est TCV 186,488 TCV/TFA: 105.72

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS																											
SEC 27 T22N R8W (0*1999) BEG N 89 DEG 51'08"W 1965.43 FT FROM NE COR OF NE 1/4 TH S 0 DEG 18'30"E 1308.5 FT, N 89 DEG 57'59"W 332.82 FT, N 0 DEG 18'30"W 1309.16 FT, S 89 DEG 51'08"E 332.83 FT TO POB. 10A.	X		<p>* Factors *</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>SALES & EQ RATE</td> <td></td> <td></td> <td>10.000</td> <td>Acres</td> <td>2,100</td> <td>100</td> <td></td> <td>21,000</td> </tr> <tr> <td colspan="8">10.00 Total Acres Total Est. Land Value =</td> <td>21,000</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	SALES & EQ RATE			10.000	Acres	2,100	100		21,000	10.00 Total Acres Total Est. Land Value =								21,000
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																						
SALES & EQ RATE			10.000	Acres	2,100	100		21,000																						
10.00 Total Acres Total Est. Land Value =								21,000																						

Comments/Influences	X	Public Improvements	Description	Rate	CountyMult.	Size	%Good	Cash Value
99 SPLIT FROM 001-00 FOR 00	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	LAND IMPROVE 1000	1000.00	1.00	1.0	94	940
			Total Estimated Land Improvements True Cash Value =					940



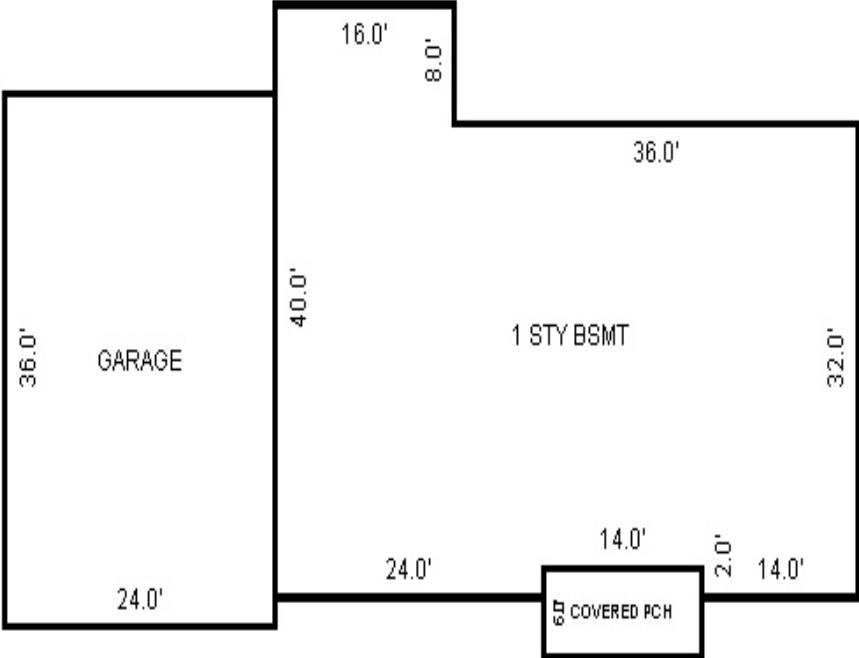
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level							
X Rolling	2018	10,500	82,700	93,200			75,940C
Low							
High							
Landscaped							
Swamp							
X Wooded	2017	10,500	80,200	90,700			74,379C
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
Who	When	What	2016	10,500	75,500	86,000	73,716C
TPC 12/27/2017 INSPECTED			2015	10,500	70,300	80,800	73,496C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage							
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	84	CCP (1 Story)	Year Built: 2005 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: 864 % Good: 0 Storage Area: 0 No Conc. Floor: 0								
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G																		
Building Style: 1S		Trim & Decoration																					
Yr Built 2005	Remodeled 0	Ex	X	Ord		Min																	
Condition: Average		Lg	X	Ord		Small																	
Room List		(5) Floors																					
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:					(12) Electric 0 Amps Service																
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories Exterior			Foundation			Rate		Bsmnt-Adj		Heat-Adj		Size		Cost		
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall		Ex.	X	Ord.		Min	1 Story Siding			Basement			58.29		0.00		1.82		1764 106,034	
X	Insulation	Basement: 1764 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets			Other Additions/Adjustments			Rate									Size		Cost		
X	(2) Windows	Many Avg.	X	Large Avg.	Many	X	Ave.		Few	Walk out Basement Door(s)			775.00							1 775			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement		(13) Plumbing			(14) Water/Sewer			(15) Built-Ins & Fireplaces			(16) Porches			(17) Garages							
X	Double Glass Patio Doors Storms & Screens	8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor	1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 1000 Gal Septic 2 2000 Gal Septic			Appliance Allowance			1915.00			1 1,915							
X	(3) Roof	(9) Basement Finish		(14) Water/Sewer			Class:C Exterior: Siding			Foundation: 42 Inch (Unfinished)			Base Cost		15.83		864		13,677				
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer			Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,			Depr.Cost =			164,436									
X	Asphalt Shingle	10) Floor Support		Public Water Public Sewer Water Well			CCP (1 Story), Standard			31.51			84		2,647								
	Chimney:	Joists: Unsupported Len: Cntr.Sup:		1 1000 Gal Septic 1 2000 Gal Septic			County Multiplier = 1.38 =>			Cost New =			3,653										
				Lump Sum Items:			Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,			Depr.Cost =			3,470										
							ECF (416 RESIDENTIAL RURAL/ NON SUB)			0.980 => TCV of Bldg: 1 =			164,548										
							Total Depreciated Cost =			167,906													

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



Sketch by Apex IV™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LOVELL TERRY J & TINA G (	LOVELL FAMILY HOUSE TRUST	0	04/02/2008	QC	Not Qualified	2008/1078		0.0
		19,450	04/01/1999	WD	Download	327:805		0.0

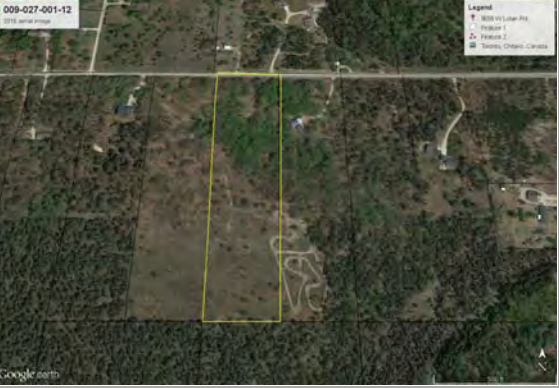
Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
W LOTAN RD						
Owner's Name/Address	School: LAKE CITY - 57020					
LOVELL FAMILY HOUSE TRUST 10311 BENNINGTON DURAND MI 48429	P.R.E. 0%					
	MAP #:					
	2018 Est TCV 21,000					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS									
SEC 27 T22N R8W (0*1999) BEG N 89 DEG 51'08"W 1632.43 FT FROM NE COR OF NE 1/4 TH S 0 DEG 18'30"E 1307.83FT, N 89 DEG 57'59"W 332.99 FT, N 0 DEG 18'30"W 1308.5 FT, S 89 DEG 51'08"E 333 FT TO POB. 10A.		X		* Factors *									
Comments/Influences		X		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
99 SPLIT FROM 001-00 FOR 00		X		SALES & EQ RATE			10.000	Acres	2,100	100		21,000	
		X		10.00 Total Acres					Total Est. Land Value =	21,000			

Public Improvements

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

Topography of Site



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	10,500	0	10,500			10,500S
2017	10,500	0	10,500			10,500S
2016	10,500	0	10,500			10,500S
2015	10,500	0	10,500			10,500S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		20,450	03/01/2001	WD	Download	327:1169		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8277 W LOTAN RD			Pole Barn	04/22/2010	20100158	100%

Owner's Name/Address	MAP #:	2018 Est TCV 86,218 TCV/TFA: 55.27
ATKINS CHIP R 8277 W LOTAN ROAD LAKE CITY MI 49651		

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

Tax Description		SALES & EQ RATE					10.000 Acres	2,100	100		21,000
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SEC 27 T22N R8W (0*1999) BEG N 89 DEG 51'08"W 1299.26 FT FROM NE COR OF NE 1/4 TH S 0 DEG 18'30"E 1307.17FT, N 89 DEG 57'59"W 333.16 FT, N 0 DEG 18'30"W 1307.83 FT, S 89 DEG 51'08"E 333.17 FT TO POB. 10A.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer					10.00	Total Acres	Total Est. Land Value =		21,000
--	---	---	--	--	--	--	-------	-------------	-------------------------	--	--------

Comments/Influences	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.					1000	1000.00	1.00	1.0	25	250
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99 SPLIT FROM 001-00 FOR 00 99 SKYLINE FOR 01 CORRECT ECF FOR 04												
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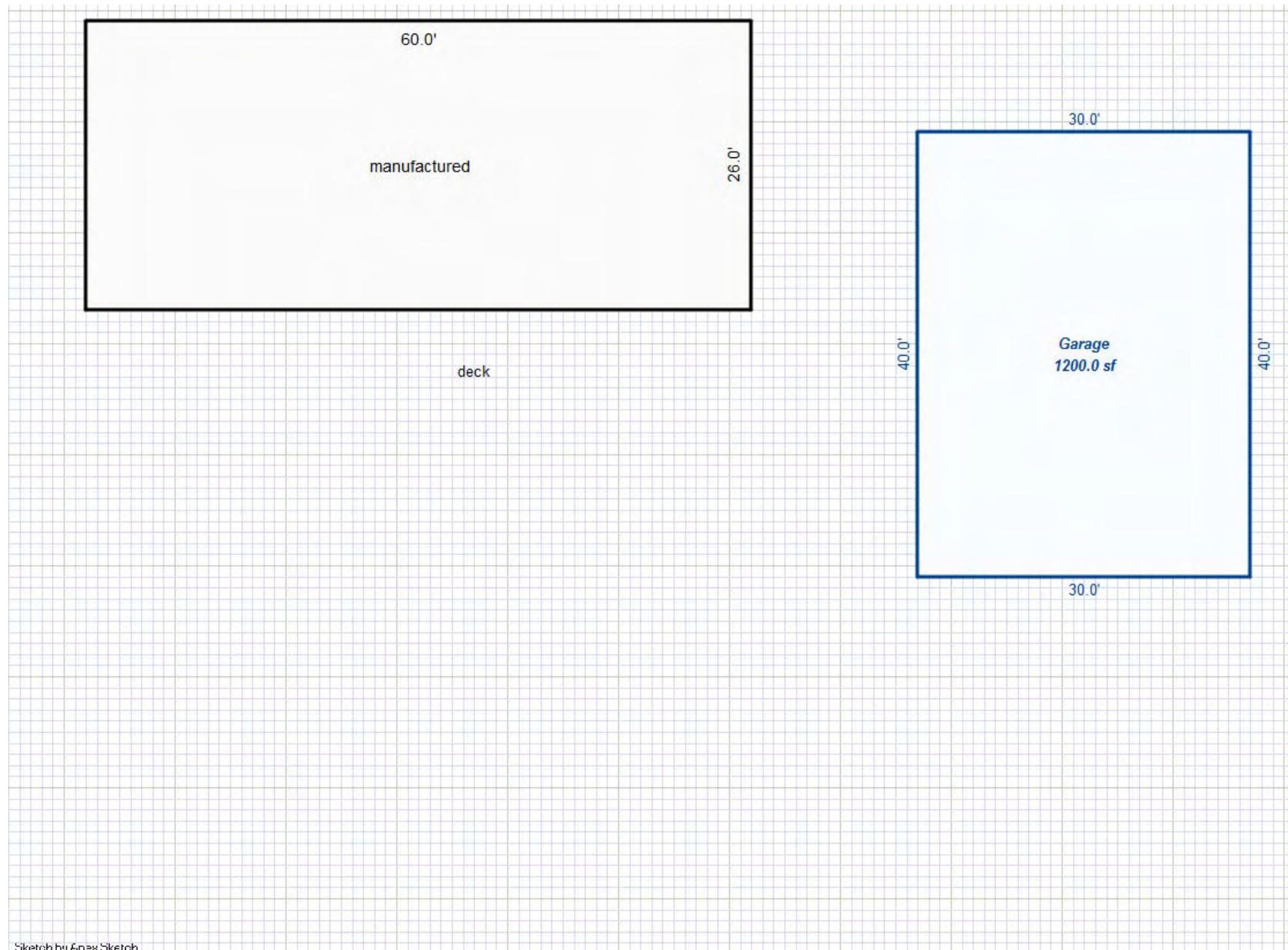
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Topography of Site											
X Level											
X Rolling											
Low											
High											
Landscaped											
Swamp											
X Wooded											
Pond											
Waterfront											
Ravine											
Wetland											
Flood Plain											
Who	When	What	2018	10,500	32,600	43,100					37,086C
TPC	12/27/2017	INSPECTED	2017	10,500	30,300	40,800					36,324C
			2016	10,500	25,500	36,000					36,000S
			2015	10,500	27,400	37,900					36,068C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 72	Type Treated Wood	Year Built: 2010 Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 1200		
	Wood Frame		Drywall Paneled		Plaster Wood T&G													
Building Style: BOCA/STATE		Trim & Decoration																
Yr Built 1999	Remodeled 0	Ex	X	Ord		Min	Size of Closets											
Condition: Average		Lg	X	Ord		Small	Doors				Solid	X	H.C.					
Room List		(5) Floors		Central Air Wood Furnace														
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(12) Electric			150		Amps Service									
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Ex.		X	Ord.		Min						
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets			Many		X	Ave.		Few						
	Insulation	(7) Excavation		(13) Plumbing			1		Average Fixture(s)									
(2) Windows		Basement: 0 S.F. Crawl: 1560 S.F. Slab: 0 S.F. Height to Joists: 0.0		2			3		Fixture Bath		2425.00		1		2,425			
X	Many Avg. Few	X	Large Avg. Small	(8) Basement		2		2		Fixture Bath		2720.00		1		2,720		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer											
(3) Roof		(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			Public Water Public Sewer		1		Water Well							
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1		1000 Gal Septic								
X	Asphalt Shingle			1			2000 Gal Septic		Lump Sum Items:									
Chimney:																		
											Class: D Effec. Age: 12 Floor Area: 1560 Total Base Cost: 76,426 Total Base New : 105,468 Total Depr Cost: 92,812 Estimated T.C.V: 64,968	CntyMult X 1.380 E.C.F. X 0.700	Rate Bsmnt-Adj 44.54 -7.47 Rate 525.00 1650.00 2425.00 2720.00 1235.00 8.34 10.01 -3.00	Heat-Adj 0.66	Size 1560 Size 1 1 1 1 72	Cost 58,859 Cost 525 1,650 2,425 2,720 1,235 600 12,012 -3,600	Notes: 1999 SKYLINE MHD Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/100/88.0, ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.700 => TCV of Bldg: 1 =	Depr.Cost = 92,812 = 64,968

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



Sketch by Apex Sketch

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		20,950	04/01/1999	WD	Download	327:443		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
W LOTAN RD						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2018 Est TCV 21,000					

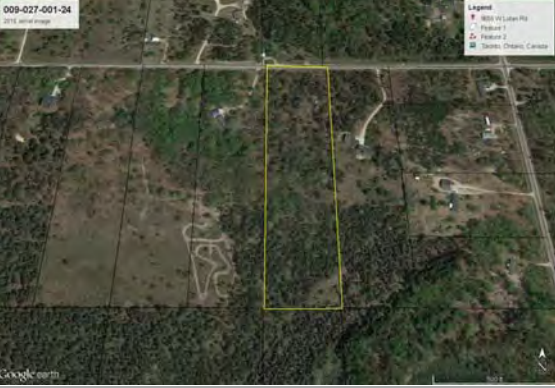
Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
				Description	Frontage	Depth	Rate %Adj.	Reason	Value	
SEC 27 T22N R8W (0*1999) BEG N 89 DEG 51'08"W 965.93 FT FROM NE COR OF NE 1/4 TH S 0 DEG 18'30"E 1306.5 FT, N 89 DEG 57'59"W 333.33 FT, N 0 DEG 18'30"W 1307.17 FT, S 89 DEG 51'08"E 333.33 FT TO POB. 10A.		X		SALES & EQ RATE	10.00	Total Acres	2,100	100	Total Est. Land Value =	21,000

Comments/Influences

99 SPLIT FROM 001-00 FOR 00

Comments/Influences

99 SPLIT FROM 001-00 FOR 00




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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	10,500	0	10,500			10,500S
2017	10,500	0	10,500			10,500S
2016	10,500	0	10,500			10,500S
2015	10,500	0	10,500			10,500S

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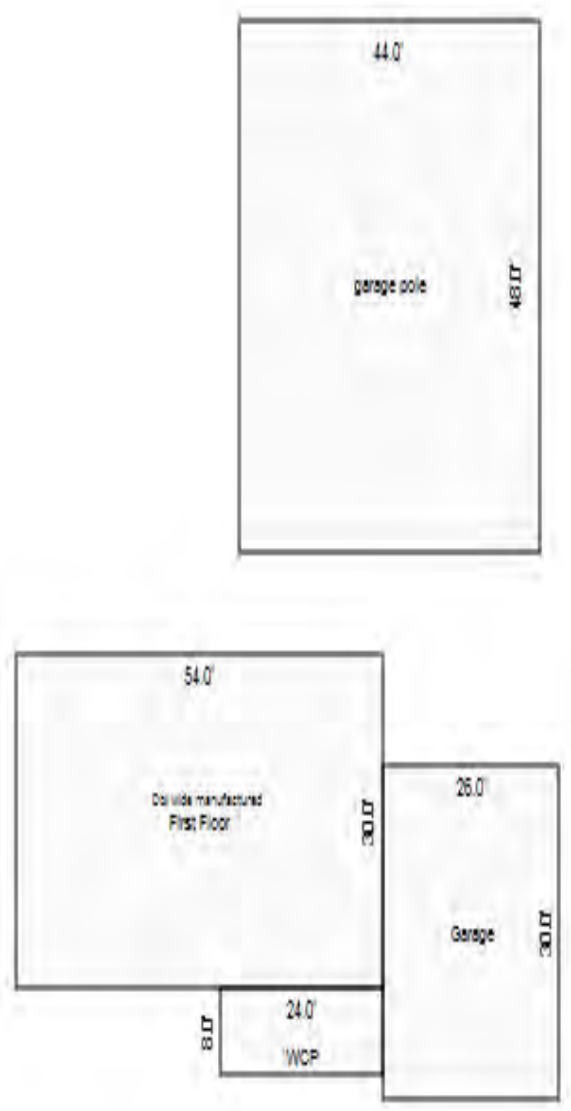
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
KAMRATH RODNEY R & BETTY	KAMRATH RODNEY ROSWELL TR	0	08/26/2014	QC	RELATED PARTY	2014-02998	PTA	0.0				
BROWN GEORGE CHARLES II &	KAMRATH RODNEY R & BETTY	172,000	09/29/2008	WD	Arms Length	2008/3371		100.0				
LERG TRUST & BROWN	BROWN GEO C II & KAREN	0	07/20/2007	QC	Not Qualified	2007/2668		100.0				
LERG CARL J & PENNY L	LERG CARL J & PENNY L TRU	0	05/10/2005	QC	Reference	05-0/1902		0.0				
Property Address		Class: 401 RESIDENTIAL-I		Zoning:		Building Permit(s)		Date	Number	Status		
8131 W LOTAN RD		School: LAKE CITY - 57020										
		P.R.E. 100% 09/29/2008										
Owner's Name/Address		MAP #:										
KAMRATH RODNEY ROSWELL TRUST 8131 W LOTAN ROAD LAKE CITY MI 49651		2018 Est TCV 131,660 TCV/TFA: 81.27										
		X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				SALES & EQ RATE			10.000	Acres	2,100	100		21,000
				10.00 Total Acres				Total Est. Land Value =		21,000		
				Land Improvement Cost Estimates								
				Description	Rate	CountyMult.	Size	%Good	Cash Value			
		X		D/W/P: 4in Ren. Conc.	3.78	1.00	960	0	0			
				Residential Local Cost Land Improvements								
		X		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				Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.								
SEC 27 T22N R8W (0*1999) BEG N 89 DEG 51'08"W 632.43 FT FROM NE COR OF NE 1/4 TH S 0 DEG 18'30"E 1305.84FT N 89 DEG 57'59"W 333.5 FT, N 0 DEG 18'30"W 1306.5 FT, S 89 DEG 51'08"E 333.5 FT TO POB. 10A.		X										
Comments/Influences				99 SPLIT FROM 001-00 FOR 00 44X48 PC FOR 00 COMP FOR 01 MHD ETC FOR 04								
				Topography of Site								
		X		Level Rolling Low High Landscaped Swamp								
		X		Wooded Pond Waterfront Ravine Wetland Flood Plain								
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who	When	What	2018	10,500	55,300	65,800			53,749C	
				2017	10,500	51,500	62,000			52,644C		
				2016	10,500	43,400	53,900			52,175C		
				2015	10,500	44,500	55,000			52,019C		

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 192 420	Type WCP (1 Story) Treated Wood	Year Built: 2003 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: 780 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: BOCA/STATE		Trim & Decoration														
Yr Built 2003		Remodeled 0		Ex X Ord Min			Size of Closets									
Condition: Average		Lg X Ord Small		Doors Solid X H.C.												
Room List		(5) Floors		Kitchen: Other: Other:			(12) Electric 150 Amps Service									
Basement 1st Floor 2nd Floor 3 Bedrooms																
(1) Exterior		X Drywall		Ex. X Ord. Min			No./Qual. of Fixtures			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj			Size Cost			
Wood/Shingle Aluminum/Vinyl Brick							No. of Elec. Outlets			1 Story Siding Crawl Space 54.55 -7.72 0.00			1620 75,865			
Insulation							Many X Ave. Few			Other Additions/Adjustments			Rate		Size Cost	
(2) Windows		Many X Large Avg. X Avg. Few Small					(7) Excavation			(13) Plumbing			Average Fixture(s) 3 Fixture Bath		630.00 1 630 1975.00 1 1,975	
				Basement: 0 S.F. Crawl: 1620 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer			Well, 100 Feet 2550.00 1 2,550 1000 Gal Septic 2895.00 1 2,895			
(3) Roof				(8) Basement						(15) Built-Ins & Fireplaces			Appliance Allowance 1415.00 1 1,415			
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens				Conc. Block Poured Conc. Stone Treated Wood Concrete Floor						(16) Porches			WCP (1 Story), Standard 21.08 192 4,047 6.18 420 2,596			
				(9) Basement Finish						(17) Garages			Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 15.88 780 12,386 Common Wall: 1 Wall -1225.00 1 -1,225 Automatic Doors 375.00 1 375			
				Recreation SF Living SF Walkout Doors No Floor SF						Class:CD Exterior: Pole Foundation: 42 Inch (Unfinished) Base Cost 10.46 2112 22,092 Mechanical Doors 350.00 1 350						
(10) Floor Support				Joists: Unsupported Len: Cntr.Sup:			1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Phy/Ab.Phy/Func/Econ/Comb.%Good= 89/100/100/100/89.0, Depr.Cost = 154,692 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.700 => TCV of Bldg: 1 = 108,285						
Chimney:							Lump Sum Items:									

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



Sketch by Apex Medina™

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

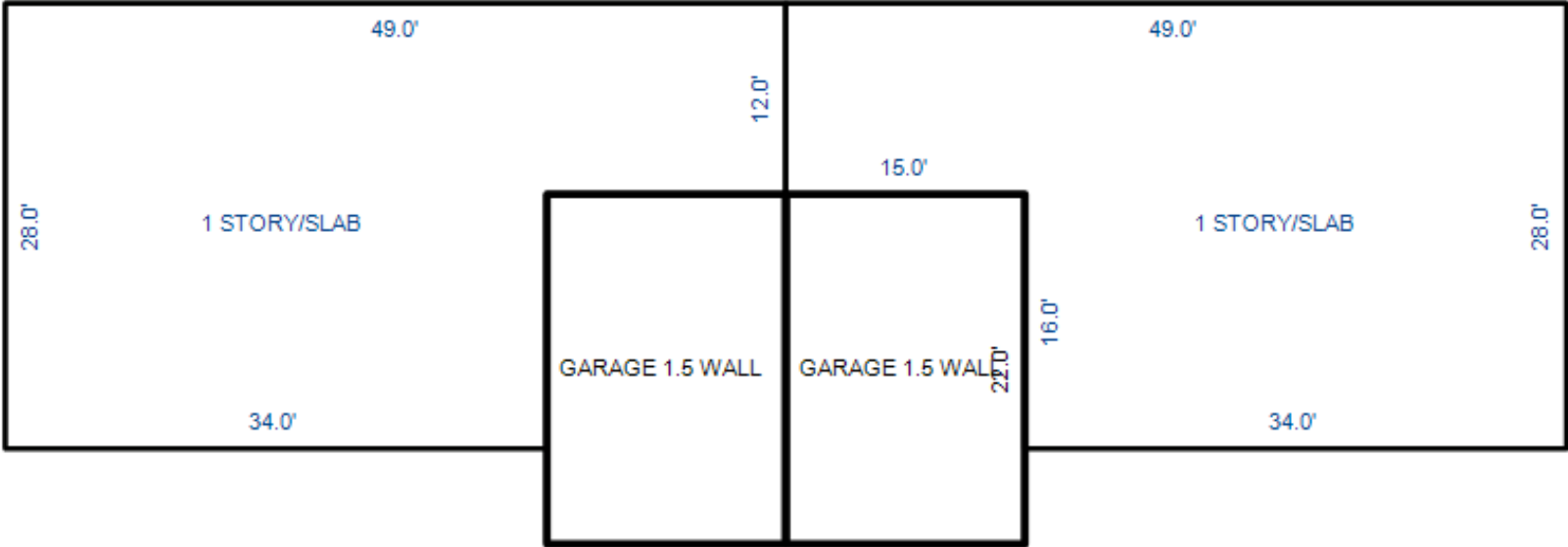
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
DAVIS VALOYCE ANITA TRUST	HENRY JESSICA L	0	10/31/2016	QC	RELATED PARTY	2016-03647	PTA	0.0					
DAVIS VALOYCE ANITA	DAVIS VALOYCE ANITA TRUST	0	07/10/2014	QC	QUIT CLAIM	2014-02463	PTA	0.0					
LAFFERTY DANNY J & DONNA	DAVIS VALOYCE	125,000	04/10/2014	WD	WARRANTY DEED	2014-01446	PTA	100.0					
		13,500	04/01/1999	WD	Download	326:1421		0.0					
Property Address		Class: 401 RESIDENTIAL-I		Zoning:		Building Permit(s)		Date	Number	Status			
4028 S DICKERSON RD		School: LAKE CITY - 57020											
Owner's Name/Address		P.R.E. 50% 01/17/2017											
HENRY JESSICA L 4024 S DICKESON RD LAKE CITY MI 49651		MAP #:		2018 Est TCV 140,708 TCV/TFA: 62.15									
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS								
SEC27T22NR8W Beginning at NE CORNER OF NE 1/4 THENCE South 0° 18' 30" East, a distance of 250.00 Feet; THENCE North 89° 1' 8" West, a distance of 237.43 Feet; THENCE North 0° 18' 30" West, a distance of 250.00 Feet; THENCE South 89° 1' 8" East, a distance of 237.43 Feet to point of beginning; 1.36 acres OF land, more or less. SPLIT ON 06/05/2012 INTO 009-027-001-37, 009-027-001-38; FORMERLY SEC 27 T22N R8W (0*1999) BEG AT NE COR OF NE 1/4 TH S 0 DEG 18' 30"E 250		X	Public Improvements		* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					<Site Value C>	.50	-1.0	AC	M/L	8000	100		8,000
					250 Actual Front Feet, 1.36 Total Acres		Total Est. Land Value =						8,000
					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	1.0	95	950			
					Total Estimated Land Improvements True Cash Value =						950		
					Topography of Site								
		X	Level										
			Rolling										
			Low										
			High										
			Landscaped										
			Swamp										
		X	Wooded										
			Pond										
			Waterfront										
			Ravine										
			Wetland										
			Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
			Who	When	What	2018	4,000	66,400	70,400			62,719C	
			TPC 12/27/2017	INSPECTED		2017	4,000	66,400	70,400			61,429C	
			TPC 04/24/2017	INSPECTED		2016	5,000	65,900	70,900			60,882C	
			TPC 05/18/2015	INSPECTED		2015	5,000	55,700	60,700			60,700S	



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	2	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area	Type	Year Built: 1999 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1.5 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 330 % Good: 0 Storage Area: 0 No Conc. Floor: 0
	X	Wood Frame	X	Drywall Paneled	Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: C Effec. Age: 15 Floor Area: 1132 Total Base Cost: 160,465 Total Base New : 221,442 Total Depr Cost: 188,225 Estimated T.C.V: 131,758	CntyMult X 1.380 E.C.F. X 0.700	Bsmnt Garage: Carport Area: Roof:				
Building Style: 1S		Trim & Decoration												
Yr Built 1999	Remodeled 0	Ex	X	Ord		Min	Size of Closets							
Condition: Average		Lg	X	Ord		Small	Doors							
Room List		(5) Floors		Central Air Wood Furnace										
	Basement 1st Floor 2nd Floor 4 Bedrooms	Kitchen: Other: Other:		(12) Electric			150		Amps Service					
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories		Exterior		Foundation		Rate	
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall	Ex.	X	Ord.		1	Story Siding		Slab	53.04	-8.65	0.00
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1132 S.F. Height to Joists: 0.0		No. of Elec. Outlets			2		2		2		2	
X	Many Avg. Few	X	Large Avg. Small	Many			X	Ave.	Few		(13) Plumbing		Average Fixture(s) 760.00	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		(13) Plumbing			2		2		2		2	
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer			2		2		2		2	
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors No Floor SF		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:		Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, ECF (416 RESIDENTIAL RURAL/ NON SUB)		Depr.Cost =		188,225	
X	Asphalt Shingle	(9) Basement Finish		Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan					Class:C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Common Wall: 1.5 Wall Automatic Doors		25.05 -1925.00 375.00		330 1 1	
Chimney:		(10) Floor Support		Ceramic Tub Alcove Vent Fan					Class:C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Common Wall: 1.5 Wall Automatic Doors		25.05 -1925.00 375.00		330 1 1	
		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:					Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, ECF (416 RESIDENTIAL RURAL/ NON SUB)		Depr.Cost =		188,225	

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



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

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
S DICKERSON RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
LAFFERTY DANNY J & DONNA MARIE 150 HAMILTON WAY CONWAY SC 29526	MAP #:					
	2018 Est TCV 8,000					

Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	.50	-1.0	AC	M/L	8000	100		8,000
220 Actual Front Feet, 1.26 Total Acres								Total Est. Land Value = 8,000

Tax Description
 BEG N 89°51'08"W 237.43 FEET FROM NE COR SEC27 T22N R8W THENCE South 0° 18' 30" East, a distance of 250.00 Feet; THENCE North 89° 51' 8" West, a distance of 220.00 Feet; THENCE North 0° 18' 30" West a distance of 250.00 Feet; THENCE South 89° 51' 8" East, a distance of 220.00 Feet to point of beginning; Said tract containing 1.26 acres M/L
 SPLIT/COMBINED ON 06/05/2012 FROM 009-027-001-36;
 PARENT 009-027-001-36 SEC 27 T22N R8W (0*1999) BEG AT NE COR OF NE 1/4 TH S 0

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

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	4,000	0	4,000			2,372C
2017	4,000	0	4,000			2,324C
2016	4,400	0	4,400			2,304C
2015	4,400	0	4,400			2,298C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
Property Address		Class: 401 RESIDENTIAL-I		Zoning:	Building Permit(s)	Date	Number	Status
S DICKERSON RD		School: LAKE CITY - 57020						
Owner's Name/Address		P.R.E. 0%		MAP #:				
LAFFERTY DANNY J & DONNA MARIE 150 HAMILTON WAY CONWAY SC 29526		2018 Est TCV 7,000						
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS			
SEC 27 T22N R8W BEG AT N89° 51' 8" W 457.43 THEN FROM NE COR SEC 27 THENCE SOUTH 0° 18' 30" EAST, A DISTANCE OF 250.00 FEET; THENCE NORTH 89° 51' 8" WEST, A DISTANCE OF 175.00 FEET; THENCE NORTH 0° 18' 30" WEST, A DISTANCE OF 250.00 FEET; THENCE SOUTH 89° 51' 8" EAST A DISTANCE OF 175.00 FEET TO POINT OF BEGINNING; SAID TRACT CONTAINING 1.00 ACRES M/L SPLIT/COMBINED ON 06/05/2012 FROM 009-027-001-36; PARENT FORMERLY AS SEC 27 T22N R8W <small>Lake Township</small>		Public Improvements		* Factors *				
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
		Topography of Site		40/FF 175.00 250.00 1.0000 1.0000 40 100 7,000				
		X Level		175 Actual Front Feet, 1.00 Total Acres Total Est. Land Value = 7,000				
		X Rolling						
		X Low						
		X High						
		X Landscaped						
		X Swamp						
		X Wooded						
		X Pond						
		X Waterfront						
		X Ravine						
		X Wetland						
		X Flood Plain						
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Who When What		2018	3,500	0	3,500			1,881C
TPC 12/27/2017 INSPECTED		2017	3,500	0	3,500			1,843C
TPC 05/18/2015 INSPECTED		2016	3,500	0	3,500			1,827C
		2015	3,500	0	3,500			1,822C



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Missaukee, Michigan

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DORE GREG ROY (SM)	DORE DEREK	47,500	11/07/2007	WD	Arms Length	2007/3979		100.0
SCHERR ELI A & GERALD D (	DORE GREG ROY (SM)	36,950	11/05/2007	PLC	Not Qualified	2007/3914		0.0
		36,950	04/01/1999	LC	Download	327:182		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
4058 S DICKERSON RD						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2018 Est TCV 29,187 TCV/TFA: 36.48					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
		Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
				* Factors *							
				40/FF	402.00	633.90	1.0000	1.0000	40	100	16,080
				402 Actual Front Feet, 5.85 Total Acres					Total Est. Land Value =	16,080	

SEC 27 T22N R8W (0*1999) BEG S 0 DEG 18'30"E 250 FT FROM NE COR OF NE 1/4 TH S 0 DEG 18'30"E 402.29 FT, N 89 DEG 54'33"W 632.43 FT, N 0 DEG 18' 30"W 402.92 FT, S 89 DEG 51'08"E 632.43 FT TO POB. 5.85A.

Comments/Influences
99 SPLIT FROM 001-00 FOR 00



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

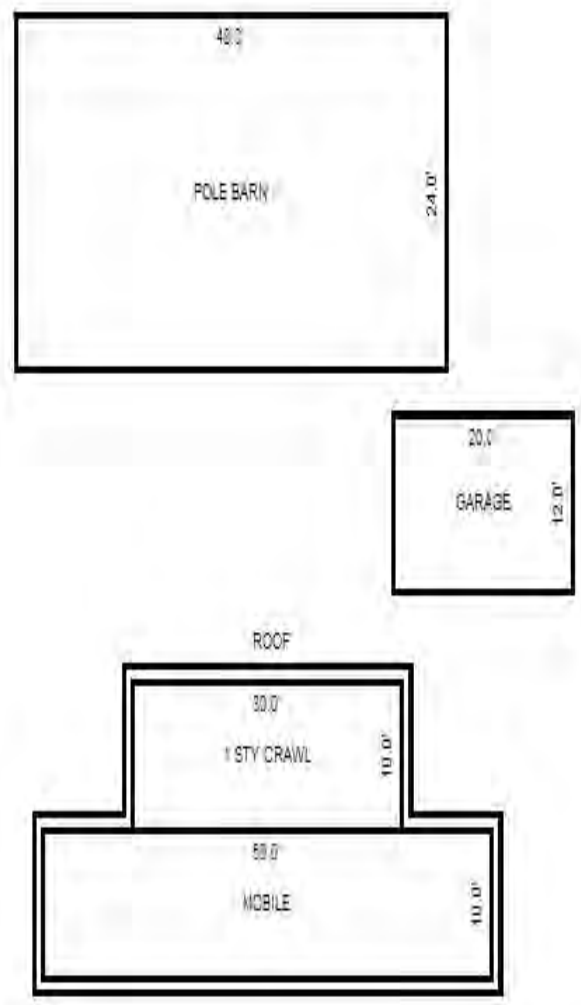
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	8,000	6,600	14,600			14,258C
2017	8,000	6,600	14,600			13,965C
2016	8,000	7,200	15,200			13,841C
2015	8,000	5,800	13,800			13,800S

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																																																																																																																																																																		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	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: 240 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																																																																																																																																																
X	Wood Frame		Drywall Paneled				Plaster Wood T&G																																																																																																																																																																																																																																									
Building Style: HUD		Trim & Decoration																																																																																																																																																																																																																																														
Yr Built 0	Remodeled 0	Ex	X	Ord		Min	Size of Closets																																																																																																																																																																																																																																									
Condition: Average		Lg	X	Ord		Small	Doors																																																																																																																																																																																																																																									
Room List		(5) Floors		Central Air Wood Furnace																																																																																																																																																																																																																																												
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric			100 Amps Service																																																																																																																																																																																																																																									
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures																																																																																																																																																																																																																																												
X	Wood/Shingle Aluminum/Vinyl Brick				Ex.	X	Ord.		Min																																																																																																																																																																																																																																							
	Insulation	(7) Excavation		No. of Elec. Outlets																																																																																																																																																																																																																																												
(2) Windows		Many Avg.	X	Large Avg.			Many	X	Ave.		Few																																																																																																																																																																																																																																					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor				1	Average Fixture(s)																																																																																																																																																																																																																																								
(3) Roof		(8) Basement		(13) Plumbing																																																																																																																																																																																																																																												
	Chimney: Metal		Basement: 0 S.F. Crawl: 300 S.F. Slab: 0 S.F. Height to Joists: 0.0	1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																																																																																																																																																																												
X	Gable Hip Flat		(9) Basement Finish	(14) Water/Sewer																																																																																																																																																																																																																																												
X	Asphalt Shingle		Recreation SF Living SF Walkout Doors No Floor SF	Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic																																																																																																																																																																																																																																												
		(10) Floor Support		Lump Sum Items:																																																																																																																																																																																																																																												
<p>< Cost Estimates for Res. Building: 1 Mobile Home Class: Low Quality ></p> <table border="1"> <thead> <tr> <th>(11) Heating System: Forced Warm Air</th> <th>Unit</th> <th>Exterior</th> <th>Roof</th> <th>Rate</th> <th>Heat/Roof</th> <th>Ext.(%)</th> <th>Size</th> <th>Cost</th> </tr> </thead> <tbody> <tr> <td>BaseUnit Ribbed Metal</td> <td></td> <td></td> <td></td> <td>35.26</td> <td>0.00</td> <td>0</td> <td>500</td> <td>17,630</td> </tr> <tr> <td>Other Additions/Adjustments</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>Size</td> <td>Cost</td> </tr> <tr> <td>Addition/Crawl</td> <td></td> <td></td> <td></td> <td></td> <td>30.25</td> <td></td> <td>300</td> <td>9,075</td> </tr> <tr> <td>Free Standing Roof</td> <td></td> <td></td> <td></td> <td></td> <td>4.15</td> <td></td> <td>944</td> <td>3,918</td> </tr> <tr> <td>(2) Skirting</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Metal/Vinyl</td> <td></td> <td></td> <td></td> <td></td> <td>5.43</td> <td></td> <td>120</td> <td>652</td> </tr> <tr> <td>(9) Foundation</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Foundation Wall: Concrete</td> <td></td> <td></td> <td></td> <td></td> <td>7.13</td> <td></td> <td>0</td> <td>0</td> </tr> <tr> <td>(13) Plumbing</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Average Fixture(s)</td> <td></td> <td></td> <td></td> <td></td> <td>405.00</td> <td></td> <td>1</td> <td>405</td> </tr> <tr> <td>(14) Water/Sewer</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Well, 50 Feet</td> <td></td> <td></td> <td></td> <td></td> <td>1575.00</td> <td></td> <td>1</td> <td>1,575</td> </tr> <tr> <td>1000 Gal Septic</td> <td></td> <td></td> <td></td> <td></td> <td>2720.00</td> <td></td> <td>1</td> <td>2,720</td> </tr> <tr> <td>(15) Built-Ins & Fireplaces</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Appliance Allowance</td> <td></td> <td></td> <td></td> <td></td> <td>1235.00</td> <td></td> <td>1</td> <td>1,235</td> </tr> <tr> <td>(17) Garages</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Class:D Exterior: Siding Foundation: 18 Inch (Unfinished)</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Base Cost</td> <td></td> <td></td> <td></td> <td></td> <td>23.75</td> <td></td> <td>240</td> <td>5,700</td> </tr> <tr> <td>Mechanical Doors</td> <td></td> <td></td> <td></td> <td></td> <td>325.00</td> <td></td> <td>1</td> <td>325</td> </tr> <tr> <td>Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Base Cost</td> <td></td> <td></td> <td></td> <td></td> <td>9.30</td> <td></td> <td>1152</td> <td>10,714</td> </tr> <tr> <td>Mechanical Doors</td> <td></td> <td></td> <td></td> <td></td> <td>325.00</td> <td></td> <td>1</td> <td>325</td> </tr> <tr> <td>Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost =</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>26,214</td> </tr> <tr> <td>ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV of Bldg: 1 =</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>13,107</td> </tr> </tbody> </table>																(11) Heating System: Forced Warm Air	Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost	BaseUnit Ribbed Metal				35.26	0.00	0	500	17,630	Other Additions/Adjustments							Size	Cost	Addition/Crawl					30.25		300	9,075	Free Standing Roof					4.15		944	3,918	(2) Skirting									Metal/Vinyl					5.43		120	652	(9) Foundation									Foundation Wall: Concrete					7.13		0	0	(13) Plumbing									Average Fixture(s)					405.00		1	405	(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: 18 Inch (Unfinished)									Base Cost					23.75		240	5,700	Mechanical Doors					325.00		1	325	Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)									Base Cost					9.30		1152	10,714	Mechanical Doors					325.00		1	325	Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost =								26,214	ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV of Bldg: 1 =								13,107
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Sketch by Apex IVT

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DELONG DAROLD G & MARIE J	GALLUP CASSY S	149,900	10/17/2014	WD	WARRANTY DEED	2014-03557	PTA	100.0
		18,500	09/01/2000	WD	Download	341:452		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
4144 S DICKERSON RD	School: LAKE CITY - 57020					
	P.R.E. 100% 12/08/2014					
Owner's Name/Address	MAP #:					
GALLUP CASSY S 4144 DICKERSON RD LAKE CITY MI 49651	2018 Est TCV 174,695 TCV/TFA: 129.98					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
SEC 27 T22N R8W (0*1999) BEG S 0 DEG 18'30"E 652.29 FT FROM NE COR OF NE 1/4 TH S 0 DEG 18'30"E 326.14 FT, N 89 DEG 56'18"W 632.42 FT, N 0 DEG 18'30"W 326.46 FT, S 89 DEG 54'33"E 632.43 FT TO POB. 4.74A.	X	Dirt Road		40/FF	326.00	633.36	1.0000	1.0000	40	100	13,040
		Gravel Road		326 Actual Front Feet, 4.74 Total Acres						Total Est. Land Value =	13,040
		Paved Road		Land Improvement Cost Estimates							
		Storm Sewer		Description	Rate	CountyMult.	Size	%Good	Cash Value		
		Sidewalk		D/W/P: 4in Concrete	3.35	1.00	1900	0	0		
		Water		Shed: Wood Frame	7.23	1.00	456	50	1,648		
		Sewer		Shed: Metal Prefab	7.98	1.00	120	50	479		
		Electric		Residential Local Cost Land Improvements							
		Gas		Description	Rate	CountyMult.	Size	%Good	Cash Value		
		Curb		LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375		
		Street Lights		Total Estimated Land Improvements True Cash Value =							4,502
		Standard Utilities									
		Underground Utils.									

Comments/Influences	X	Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Level	Rolling							
99 SPLIT FROM 001-00 FOR 00 NEW HOUSE & 30X40 PB FOR 02 GRG COMP FOR 03	X	Level	Rolling	2018	6,500	80,800	87,300			63,132C
		Low	High	2017	6,500	62,300	68,800			61,834C
		Landscaped	Swamp	2016	6,500	58,700	65,200			61,283C
		Wooded	Pond	2015	6,500	54,600	61,100			61,100S
		Waterfront	Ravine							
		Wetland	Flood Plain							

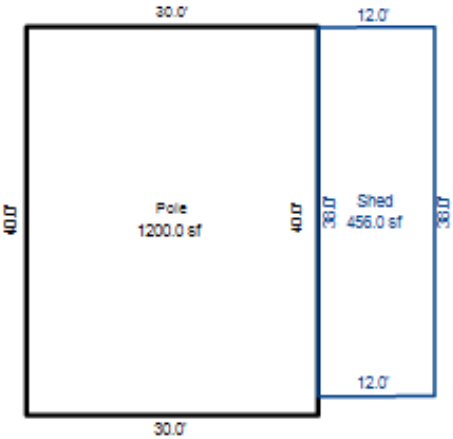
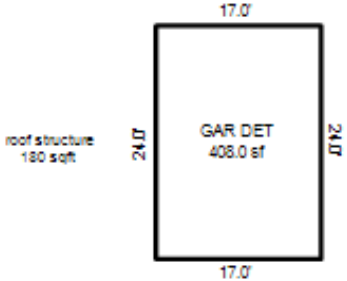


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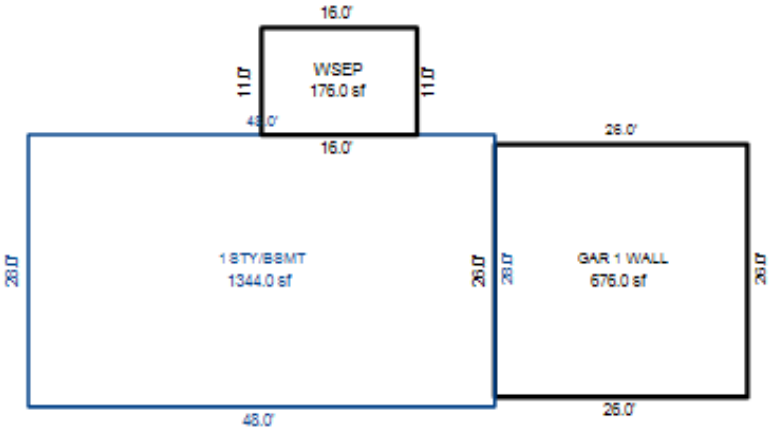
*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 176 144 180	Type WSEP (1 Story) Treated Wood Roof Cover Onl	Year Built: 2002 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 676 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: 1S		Trim & Decoration		X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 17 Floor Area: 1344 Total Base Cost: 138,389 Total Base New : 190,977 Total Depr Cost: 158,511 Estimated T.C.V: 155,340			CnlyMult X 1.380 E.C.F. X 0.980		Bsmnt Garage: Carport Area: Roof:	
Yr Built	Remodeled	Size of Closets		Lg			X Ord			Min						
2001	0			X Ord			Small									
Condition: Average		Doors		Solid			X H.C.									
Room List		(5) Floors		Kitchen:			(12) Electric			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj			Size Cost			
	Basement 1st Floor 2nd Floor 3 Bedrooms	Other: Other:		150			Amps Service			1 Story Siding Basement			1344 78,100			
(1) Exterior		X Drywall		Ex. X Ord. Min			No./Qual. of Fixtures			Other Additions/Adjustments			Rate		Size Cost	
X	Wood/Shingle Aluminum/Vinyl Brick						No. of Elec. Outlets			(9) Basement Finish						
	Insulation						Many X Ave. Few			Basement Recreation Finish			11.25		1000 11,250	
(2) Windows		(7) Excavation		(13) Plumbing			Average Fixture(s)			(14) Water/Sewer			630.00		1 630	
	Many Avg. X Large Avg. Small	Basement: 1344 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Well, 100 Feet 1000 Gal Septic			(15) Built-Ins & Fireplaces Appliance Allowance			2550.00 2895.00		1 2,550 1 2,895	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer			1415.00			1 1,415			
	Many Avg. X Large Avg. Small	Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor		(9) Basement Finish			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			(16) Porches WSEP (1 Story), Standard			25.99		176 4,574	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Basement Finish		Lump Sum Items:			(16) Deck/Balcony Treated Wood,Standard Roof Cover Only,Standard			7.27 11.00			144 1,047 180 1,980			
	Many Avg. X Large Avg. Small	Recreation SF Living SF Walkout Doors No Floor SF		1000			Class:CD Exterior: Siding Foundation: 42 Inch (Finished) Base Cost Common Wall: 1 Wall Automatic Doors			20.24 -1225.00 375.00			676 13,682 1 -1,225 2 750			
(3) Roof		(10) Floor Support		1000			Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished) Base Cost Automatic Doors			9.71 375.00			1200 11,652 2 750			
X	Gable Hip Flat	Gambrel Mansard Shed		1000			Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Mechanical Doors			19.58 350.00			408 7,989 1 350			
X	Asphalt Shingle			1000			Phy/Ab.Phy/Func/Econ/Comb.%Good= 83/100/100/100/83.0, ECF (416 RESIDENTIAL RURAL/ NON SUB)			0.980 => TCV of Bldg: 1 =			158,511 155,340			
Chimney:																

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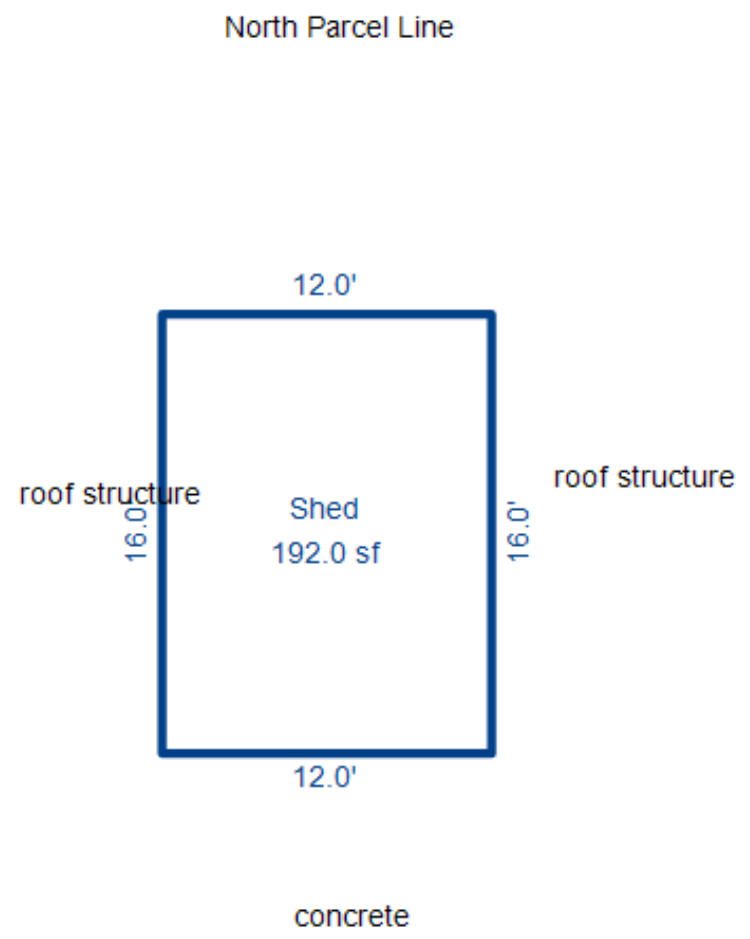
concrete



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Building Type	Utility Building			
Year Built	2000			
Class/Construction	D,Pole			
Quality/Exterior	Average			
Base Rate/SF	7.60			
# of Walls, Perimeter	4 Wall, 52			
Perimeter Mult.	X 1.488 = 11.31			
Height	10			
Story Height Mult.	X 1.000 = 11.31			
Heating System	No Heating/Cooling			
Heat Adj./SF				
Misc. Adjustment				
Misc. Adj./SF				
County Multiplier	X 1.38 = 15.61			
Final Rate/SF	\$15.61			
Length/Width/Area	16 x 12 = 192			
Cost New	\$ 2,996			
Phy./Func./Econ. %Good	55/100/100 55.0			
Depreciated Cost	\$ 1,648			
+ 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	\$ 1,813			
Comments:	LOCATION: NORTH & CENTER			
Total Estimated True Cash Value of Agricultural Improvements / This Card: 1813 / All Cards: 1813				

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1200 pole garage at house

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DEUTSCHE BANK NATION TRUS	DAVIDSON MARK E	34,000	09/19/2011	CD	BANK SALE	2011-03130 CD	PTA	100.0
DEUTSCHE BANK NATION TRUS		0	07/20/2011	AM	AFFIXTURE MANUFACTUR			0.0
ATKINS DAVID J	DEUTSCHE BANK NATION TRUS	1	04/16/2011	QC	QUIT CLAIM	2011-1463QC	PTA	0.0
ATKINS DAVID J	SHERIFF	0	01/21/2011	SD	FORECLOSURE	2011-325SD	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
4218 S DICKERSON RD						
School: LAKE CITY - 57020						
P.R.E. 100% 10/06/2011						
Owner's Name/Address	MAP #:					
DAVIDSON MARK E 4218 S DICKERSON ROAD LAKE CITY MI 49651	2018 Est TCV 51,629 TCV/TFA: 38.19					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS								
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value		
SEC 27 T22N R8W (0*1999) BEG S 0 DEG 18'30"E 978.43 FT FROM NE COR OF NE 1/4 TH S 0 DEG 18'30"E 326.15 FT, N 89 DEG 57'59"W 632.42 FT, N 0 DEG 18'30"W 326.46 FT, S 89 DEG 56'18"E 632.42FT TO POB. 4.74A.	X		Dirt Road								
	X		Gravel Road								
	X		Paved Road								
	X		Storm Sewer								
	X		Sidewalk								
	X		Water								
	X		Sewer								
	X		Electric								
	X		Gas								
	X		Curb								
	X		Street Lights								
	X		Standard Utilities								
	X		Underground Utils.								

Comments/Influences	99 SPLIT FROM 001-00 FOR 00 MHD FOR 00
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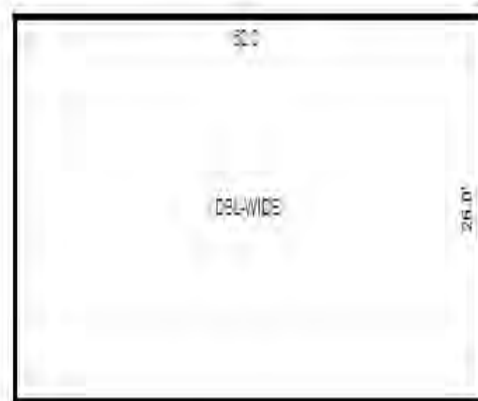
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level							
X Rolling							
Low							
High							
Landscaped							
Swamp							
X Wooded	2018	2,500	23,300	25,800			18,347C
Pond	2017	2,500	21,600	24,100			17,970C
Waterfront	2016	2,500	18,200	20,700			17,810C
Ravine	2015	3,500	19,500	23,000			17,757C
Wetland							
Flood Plain							
Who	When	What					
TPC	12/27/2017	INSPECTED					
TPC	05/18/2015	INSPECTED					
TPC	03/26/2012	INSPECTED					

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																																																	
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Building Style: BOCA/STATE		Trim & Decoration																																																																																																																												
Yr Built 1999	Remodeled 0	Ex	X	Ord		Min	Size of Closets																																																																																																																							
Condition: Average		Lg	X	Ord		Small	Doors		X	Solid	X	H.C.																																																																																																																		
Room List		(5) Floors		Central Air Wood Furnace			(12) Electric		150		Amps Service																																																																																																																			
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(6) Ceilings			No./Qual. of Fixtures		Ex.		X	Ord.		Min																																																																																																																
(1) Exterior	X	Drywall					No. of Elec. Outlets		Many		X	Ave.		Few																																																																																																																
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 1352 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing		1	Average Fixture(s)																																																																																																																				
	Insulation	(8) Basement							2	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																																																				
(2) Windows	Many Avg. Few	X	Large Avg. Small	(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																																																																																																				
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	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:																																																																																																																						
X	Asphalt Shingle																																																																																																																													
Chimney:																																																																																																																														
<table border="0"> <tr> <td>Stories</td> <td>Exterior</td> <td>Foundation</td> <td>Rate</td> <td>Bsmnt-Adj</td> <td>Heat-Adj</td> <td>Size</td> <td>Cost</td> </tr> <tr> <td>1</td> <td>Story Siding</td> <td>Crawl Space</td> <td>41.10</td> <td>-6.98</td> <td>0.59</td> <td>1352</td> <td>46,928</td> </tr> <tr> <td colspan="7">Other Additions/Adjustments</td> <td>Rate</td> </tr> <tr> <td colspan="7">(13) Plumbing</td> <td></td> </tr> <tr> <td colspan="4">Average Fixture(s)</td> <td>525.00</td> <td></td> <td>1</td> <td>525</td> </tr> <tr> <td colspan="4">3 Fixture Bath</td> <td>1650.00</td> <td></td> <td>1</td> <td>1,650</td> </tr> <tr> <td colspan="7">(14) Water/Sewer</td> <td></td> </tr> <tr> <td colspan="4">Well, 100 Feet</td> <td>2425.00</td> <td></td> <td>1</td> <td>2,425</td> </tr> <tr> <td colspan="4">1000 Gal Septic</td> <td>2720.00</td> <td></td> <td>1</td> <td>2,720</td> </tr> <tr> <td colspan="7">(15) Built-Ins & Fireplaces</td> <td></td> </tr> <tr> <td colspan="4">Appliance Allowance</td> <td>1235.00</td> <td></td> <td>1</td> <td>1,235</td> </tr> <tr> <td colspan="8">Notes: '99 DUTCH</td> </tr> <tr> <td colspan="3">Phy/Ab.Phy/Func/Econ/Comb.%Good=</td> <td colspan="2">87/100/100/100/87.0,</td> <td colspan="2">Depr.Cost =</td> <td>66,613</td> </tr> <tr> <td colspan="3">ECF (416 RESIDENTIAL RURAL/ NON SUB)</td> <td colspan="2">0.700 => TCV of Bldg:</td> <td colspan="2">1 =</td> <td>46,629</td> </tr> </table>											Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost	1	Story Siding	Crawl Space	41.10	-6.98	0.59	1352	46,928	Other Additions/Adjustments							Rate	(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: '99 DUTCH								Phy/Ab.Phy/Func/Econ/Comb.%Good=			87/100/100/100/87.0,		Depr.Cost =		66,613	ECF (416 RESIDENTIAL RURAL/ NON SUB)			0.700 => TCV of Bldg:		1 =		46,629	CntryMult X 1.380 E.C.F. X 0.700		Total Base Cost: 55,483 Total Base New : 76,566 Total Depr Cost: 66,613 Estimated T.C.V: 46,629	
Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost																																																																																																																							
1	Story Siding	Crawl Space	41.10	-6.98	0.59	1352	46,928																																																																																																																							
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(13) Plumbing																																																																																																																														
Average Fixture(s)				525.00		1	525																																																																																																																							
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*** Information herein deemed reliable but not guaranteed***



Sketch by Ages IVTV

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BRYANT DONALD L & WYNN AN	TREASE JOHN J & CHERYL A	18,000	09/15/2017	WD	Arms Length	2017-02926	PTA	100.0
		24,500	08/01/2002	WD	Download	02-0:3911		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
S DICKERSON RD	School: LAKE CITY - 57020		Pole Barn	10/10/2017	2017-0508	100%
Owner's Name/Address	P.R.E. 0%					
TREASE JOHN J & CHERYL A 6495 LAKEVIEW DR LAKE CITY MI 49651	MAP #:					
	2018 Est TCV 55,012 TCV/TFA: 0.00					

Tax Description	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS					
	Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
SEC 27 T22N R8W (0*1999) BEG S 0 DEG 18'30"E 1304.58 FT FROM NE COR OF NE 1/4 TH S 0 DEG 18'30"E 500 FT,N 89 DEG 57'59"W 965.92 FT, N 0 DEG 18' 30"W 500 FT, S 89 DEG 57'59"E 965.92 FT TO POB. TOGETHER WITH AND SUBJET TO A 66 FOOT WIDE PRIVATE ROD EASEMETN DESCRIBED BELOW. SUBJECT TO THE RIGHT OF WAY OF DICKERSON RD. PRIVATE ROAD EASEMENT A 66 FOOT WIDE NON-EXCLUSIVE PRIVATE ESEMENT FOR IGRES D EGRESS AND THE INSTALLATION ND MAINTENANCE OF PUBLIC UTILITIES. TOGETHER WITH THE RIGHT TO TRIM ND REMOVE TREES ND BRUSH AS NECESSARY TO INSTALL AND MAINTAIN SAID PUBLIC UTILITIES, DESCRIBED AS FOLLOWS: THE SOUTH 66 FEET OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF	X		Dirt Road					
			Gravel Road					
		X		Paved Road				
				Storm Sewer				
				Sidewalk				
				Water				
				Sewer				
		X		Electric				
				Gas				
				Curb				
			Street Lights					
			Standard Utilities					
			Underground Utils.					
			* Factors *					
			Residentia 8 - 17 @\$2000	6.09 Acres		2000 100		12,180
			Residentia LTDACCESS@\$1200	4.62 Acres		1200 100		5,545
			Residentia ROAD @ ZERO	0.38 Acres		0 100		0
			11.09 Total Acres Total Est. Land Value =					17,725

TOGETHER WITH THE RIGHT TO TRIM ND REMOVE TREES ND BRUSH AS NECESSARY TO INSTALL AND MAINTAIN SAID PUBLIC UTILITIES, DESCRIBED AS FOLLOWS: THE SOUTH 66 FEET OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF



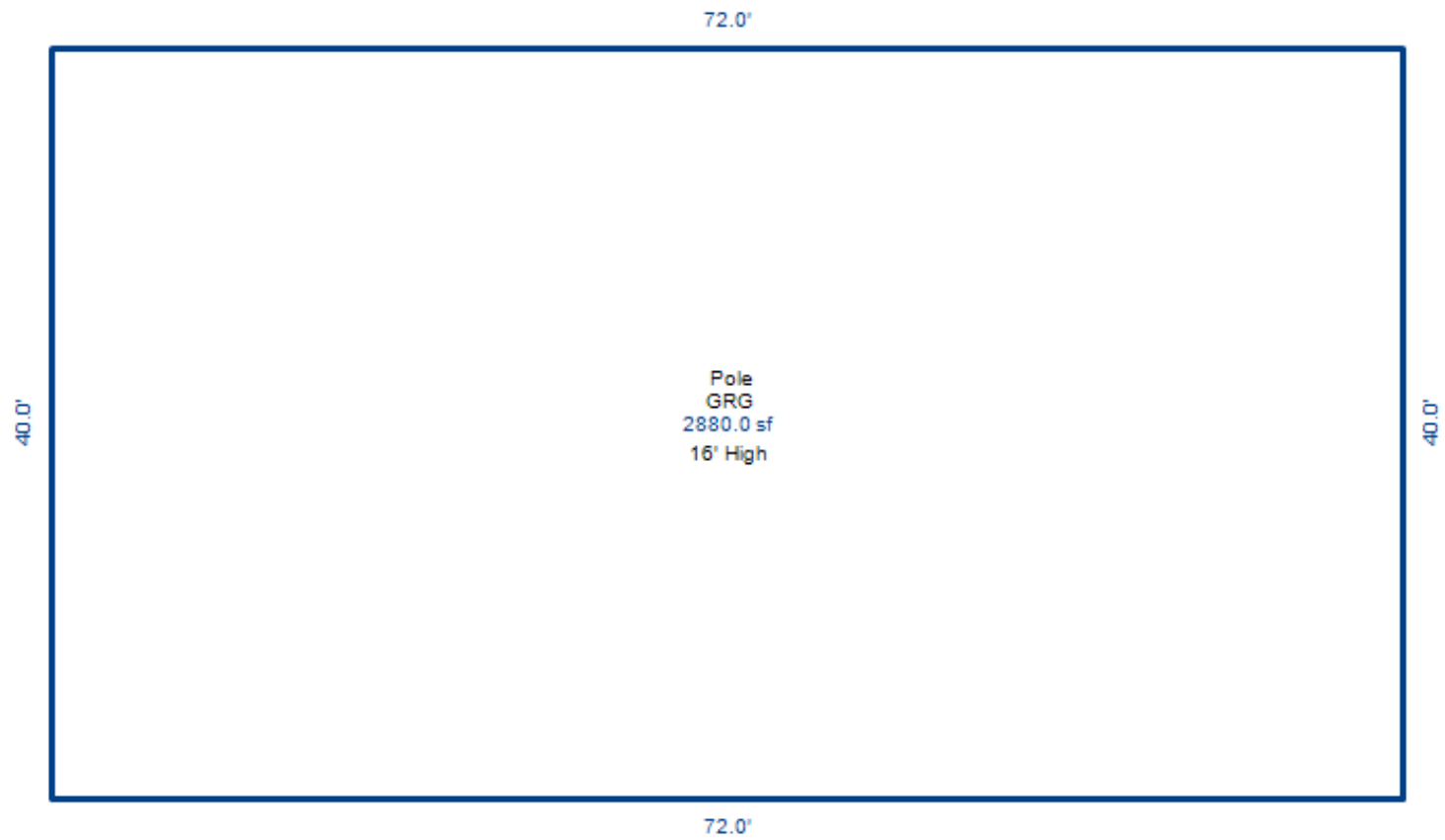
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2018	8,900	18,600	27,500			27,500S
	JWV 12/24/2017	INSPECTED	2017	10,500	0	10,500			10,500S
	TPC 06/05/2017	INSPECTED	2016	11,600	0	11,600			11,600S
	TPC 05/18/2015	INSPECTED	2015	11,600	0	11,600			11,600S

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage							
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 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: 2 Area: 2880 % Good: 0 Storage Area: 0 No Conc. Floor: 0	Bsmnt Garage:	Carport Area: Roof:	CnlyMult X 1.380 E.C.F. X 0.980	Rate Bsmnt-Adj Rate	Heat-Adj Rate	Size Size	Cost Cost				
	Mobile Home																	0 Front Overhang	(4) Interior		
	Town Home	0 Other Overhang																			
	Duplex																				
	A-Frame																				
	Wood Frame	Drywall Paneled	Plaster Wood T&G																		
Building Style: GRG		Trim & Decoration																			
	Yr Built	Remodeled	Ex	Ord	Min																
	2017	0	Size of Closets																		
	Condition: Average	Lg	Ord	Small																	
	Room List	Doors	Solid	H.C.																	
	Basement	(5) Floors																			
	1st Floor	Kitchen:																			
	2nd Floor	Other:																			
	Bedrooms	Other:																			
(1) Exterior		(6) Ceilings																			
	Wood/Shingle																				
	Aluminum/Vinyl																				
	Brick																				
	Insulation																				
(2) Windows		(7) Excavation																			
	Many	Basement: 0 S.F.																			
	Avg.	Crawl: 0 S.F.																			
	Few	Slab: 0 S.F.																			
	Large	Height to Joists: 0.0																			
	Avg.	(8) Basement																			
	Small																				
	Wood Sash	Conc. Block																			
	Metal Sash	Poured Conc.																			
	Vinyl Sash	Stone																			
	Double Hung	Treated Wood																			
	Horiz. Slide	Concrete Floor																			
	Casement	(9) Basement Finish																			
	Double Glass	Recreation SF																			
	Patio Doors	Living SF																			
	Storms & Screens	Walkout Doors																			
	(3) Roof	No Floor SF																			
	Gable	(10) Floor Support																			
	Hip	Joists:																			
	Flat	Unsupported Len:																			
	Asphalt Shingle	Cntr.Sup:																			
	Chimney:																				
		Lump Sum Items:																			

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		47,900	06/01/2000	WD	Download	338:862		0.0

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

Owner's Name/Address	MAP #:
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SERRA MICHAEL J & ELLYN G 18105 OTTIEWAY COURT HOLLY MI 48442	2018 Est TCV 55,820
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	Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS		
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Public Improvements	* Factors *					
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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Residentia 18	-29	@\$2000	27.91	Acres	2000	100		55,820
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							Total Est. Land Value =	55,820
--	--	--	--	--	--	--	-------------------------	--------

	X	Dirt Road						
--	---	-----------	--	--	--	--	--	--

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

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

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

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

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

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

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

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

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

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

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

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

Topography of Site

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

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

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

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

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

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

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

	X	Pond
--	---	------

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

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

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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2018	27,900	0	27,900			23,783C
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2017	27,900	0	27,900			23,294C
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2016	27,900	0	27,900			23,087C
------	--------	---	--------	--	--	---------

2015	27,900	0	27,900			23,018C
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		36,950	04/01/1999	WD	Download	328:303		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8350 W WORKMAN RD						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
SERRA MICHAEL J & ELLYN G 18105 OTTIEWAY HOLLY MI 48442	2018 Est TCV 197,083 TCV/TFA: 121.66					

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

Tax Description	Public Improvements	Description	Rate	CountyMult.	Size	%Good	Cash Value
SEC 27 T22N R8W (0*1999) BEG S 0 DEG 18'30"E 2609.16 FT & S 89 DEG 55'10"W 1300.33 FT FROM NE COR OF NE1/4 TH S 89 DEG 55'10"W 666.14 FT, N 0 DEG 21'40"W 1308.51 FT, S 89 DEG 57'59"E666.15 FT, S 0 DEG 21'40"E 1307.18 TO POB. 20A.	X	Dirt Road					
		Gravel Road					
		Paved Road					
		Storm Sewer					
		Sidewalk					
		Water					
		Sewer					
		Total Estimated Land Improvements True Cash Value =					943

Comments/Influences	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
99 SPLIT FROM 001-00 FOR 00 NEW HOUSE FOR 04	X	2018	20,000	78,500	98,500			78,927C
		2017	20,000	76,200	96,200			77,304C
		2016	20,000	71,600	91,600			76,615C
		2015	20,000	66,700	86,700			76,386C

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



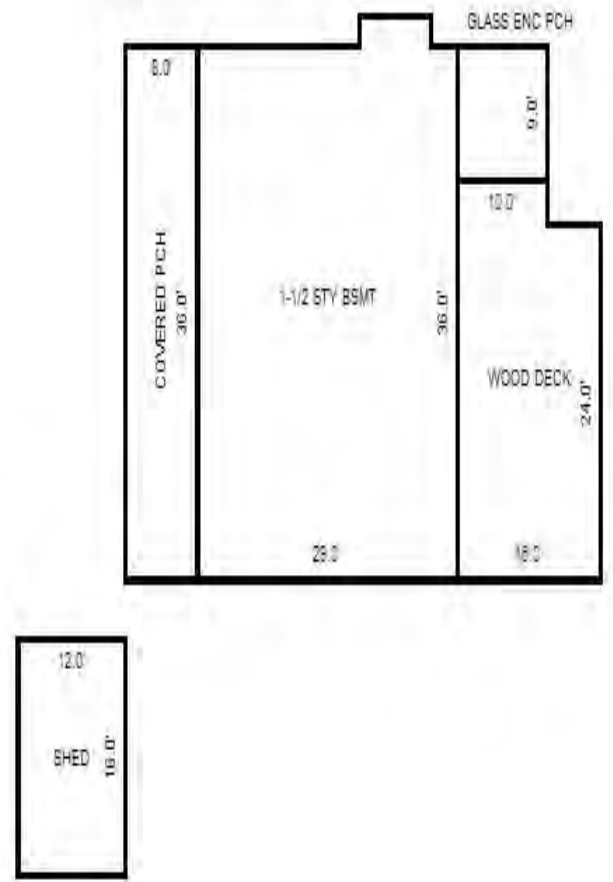
12.5 14:35

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga	Area 90 288 414	Type WGEP (1 Story) WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: 1.5S		Trim & Decoration														
Yr Built 2004	Remodeled 0	Ex	X	Ord		Min										
Condition: Average		Lg	X	Ord		Small										
Room List		(5) Floors														
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:														
(1) Exterior		(6) Ceilings														
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall													
(2) Windows		(7) Excavation														
X	Insulation	Basement: 1080 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0														
X	Many Avg. Few	X	Large Avg. Small	(8) Basement												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor													
(3) Roof		(9) Basement Finish														
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors No Floor SF													
X	Asphalt Shingle	(10) Floor Support														
Chimney:		Joists: Unsupported Len: Cntr.Sup:														
		1 1														
		Lump Sum Items:														
		1 1														
		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic														
		Stories Exterior 1.5 Story Siding														
		Foundation Basement														
		Rate 92.84														
		Bsmnt-Adj 0.00														
		Heat-Adj 3.16														
		Size 1080														
		Cost 103,680														
		Other Additions/Adjustments														
		Rate														
		(13) Plumbing														
		Average Fixture(s) 760.00														
		3 Fixture Bath 2400.00														
		(14) Water/Sewer														
		Well, 100 Feet 2700.00														
		1000 Gal Septic 3085.00														
		(15) Built-Ins & Fireplaces														
		Appliance Allowance 1915.00														
		Fireplace: Wood Stove 1350.00														
		(16) Porches														
		WGEP (1 Story), Standard 46.34														
		WCP (1 Story), Standard 19.29														
		(16) Deck/Balcony														
		Treated Wood,Standard 6.44														
		Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, 0.980 => TCV of Bldg: 1 =														
		Depr.Cost = 159,327														
		Estimated T.C.V: 156,140														

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



Sketch by Apex IV™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHERR ELI A & GERALD D	CUNNINGHAM ROBERT L & CAR	36,700	06/29/2010	WD	LAND CONTRACT	2010-2513WD	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8434 W WORKMAN RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
CUNNINGHAM ROBERT L & CAROL E 1146 RISECLIFF DR GRAND BLANC MI 48439	MAP #:					
	2018 Est TCV 72,390 TCV/TFA: 0.00					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS									
				* Factors *									
SEC 27 T22N R8W (0*1999) BEG S 0 DEG 18'30"E 2609.16 FT & S 89 DEG 55'10"W 1966.47 FT FROM NE COR OF NE 1/4 TH S 89 DEG 55'10"W 665.47 FT, N 0 DEG 21'40"W 1309.83 FT, S 89 DEG 57' 59"E 665.48 FT, S 0 DEG 21'40"E 1308.51 FT TO POB. 20A.	X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
		Gravel Road		Residentia 18 -29 @\$2000	20.00	Acres	2000	100				40,000	
		Paved Road		20.00 Total Acres		Total Est. Land Value =						40,000	
		Storm Sewer		Land Improvement Cost Estimates									
		Sidewalk		Description	Rate	CountyMult.	Size	%Good	Cash Value				
		Water		Shed: Wood Frame	11.06	1.00	120	50	663				
		Sewer		Shed: Wood Frame	12.07	1.00	80	50	483				
		Electric		Total Estimated Land Improvements True Cash Value =									1,146

Comments/Influences	X	Gas	Curb	Street Lights	Standard Utilities	Underground Utils.
99 SPLIT FROM 001-00 FOR 00 ADD TT,SHD WW, SS1 FOR 02 GRG U/C NV FOR 02 COMP 03	X					



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

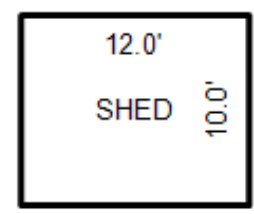
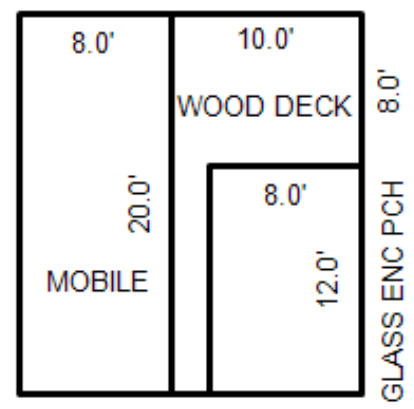
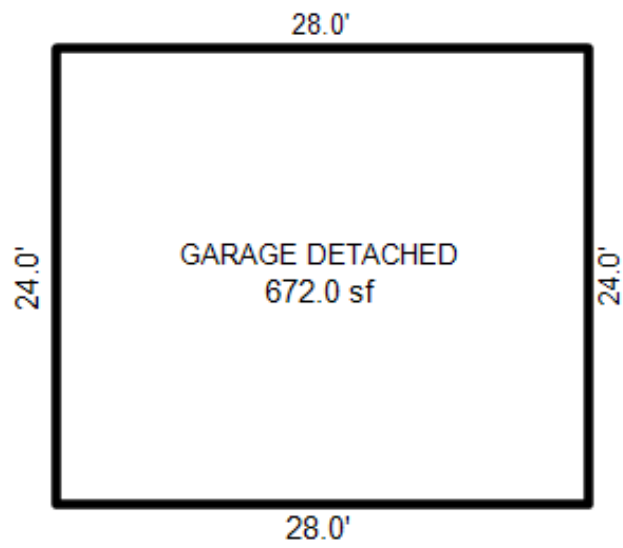
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	20,000	16,200	36,200			27,515C
2017	20,000	15,500	35,500			26,950C
2016	20,000	14,600	34,600			26,710C
2015	20,000	11,000	31,000			26,631C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 96 104	Type WGEP (1 Story) Treated Wood	Year Built: 2002 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame		Drywall Paneled		Plaster Wood T&G	X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				Class: C Effec. Age: 10 Floor Area: 0 Total Base Cost: 22,227 Total Base New : 35,423 Total Depr Cost: 31,881 Estimated T.C.V: 31,244						
Building Style: GRG		Trim & Decoration														
Yr Built 2002	Remodeled 0	Ex	X	Ord		Min	Size of Closets									
Condition: Average		Lg	X	Ord		Small	Doors									
Room List		(5) Floors					Central Air Wood Furnace									
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:					(12) Electric 0 Amps Service									
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories Exterior Foundation Rate			Bsmnt-Adj Heat-Adj		Size Cost		Size Cost		
X	Wood/Shingle Aluminum/Vinyl Brick						Ex.	X	Ord.		Min	Other Additions/Adjustments				
	Insulation	(7) Excavation		No. of Elec. Outlets			(14) Water/Sewer									
(2) Windows		Many	X	Avg.		Large	Many	X	Ave.		Few	(16) Porches				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens						1			(16) Deck/Balcony						
(3) Roof		(8) Basement		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tub Alcove Vent Fan			(13) Plumbing			(17) Garages						
	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish		Lump Sum Item(s): 160 SQ FT FV TT Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, ECF (416 RESIDENTIAL RURAL/ NON SUB)						Class:C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Automatic Doors Lump Sum Item(s): 160 SQ FT FV TT Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, ECF (416 RESIDENTIAL RURAL/ NON SUB)						
	Recreation SF Living SF Walkout Doors No Floor SF	(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
X	Gable Hip Flat	(10) Floor Support		Lump Sum Items: 5,000												
X	Asphalt Shingle															
Chimney: Brick																

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
NAPIER DALE W & CLARA I	HEJNAL STEVEN & TARA	230,000	03/21/2016	WD	Arms Length	2016-00859	PTA	100.0
		17,950	04/01/1999	WD	Download	327:1099		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8655 W LOTAN RD						
Owner's Name/Address	School: LAKE CITY - 57020					
HEJNAL STEVEN & TARA	P.R.E. 100% 04/13/2016					
8655 W LOTAN ROAD	MAP #:					
LAKE CITY MI 49651	2018 Est TCV 246,312 TCV/TFA: 137.30					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS								
		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SEC 27 T22N R8W (0*1999) BEG S 89 DEG 36'23"W 654.66 FT FROM N 1/4 COR TH S 0 DEG 21'40"E 1308.06 FT, S89 DEG 45'48"W 667.94 FT, N 0 DEG 14'03" W 1306.24 FT, N 89 DEG 36'23"E 665.05 FT TO POB. 20A.	X			Residentia 18 -29 @\$2000	20.00	Acres	2000	100				40,000
				20.00 Total Acres								Total Est. Land Value = 40,000

Comments/Influences	X	Electric	Land Improvement Cost Estimates					
			Description	Rate	CountyMult.	Size	%Good	Cash Value
99 SPLIT FROM 002-25 , 002-40, 002-50 FOR 00			D/W/P: Crushed Rock	1.24	1.00	1200	0	0
PC GRG FOR 01			D/W/P: 4in Ren. Conc.	4.21	1.00	288	0	0
NEW HOUSE ETC FOR 02			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

Topography of Site	X	Level	Rolling	Low	High	Landscaped	Swamp	X	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
															Who	When	What	2018	20,000	103,200	123,200

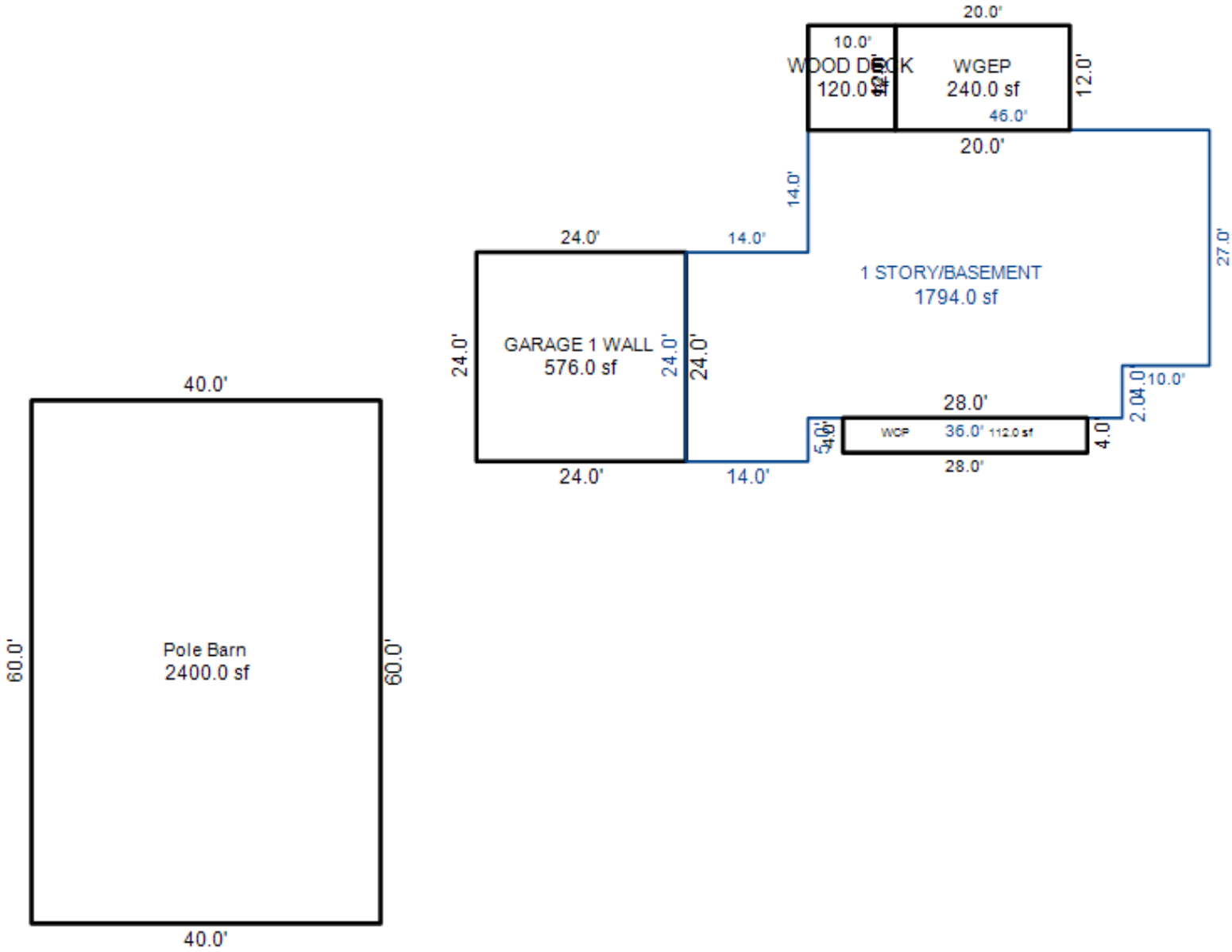


TPC 12/27/2017 INSPECTED	2017	20,000	100,000	120,000										120,000S
TPC 04/08/2016 INSPECTED	2016	21,000	89,700	110,700										93,284C
TPC 11/05/2013 INSPECTED	2015	21,000	83,500	104,500										93,005C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2001 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	X	Drywall Paneled	Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling												
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace													
Yr Built	Remodeled	Ex	X Ord	Min	(12) Electric												
2001	0				200 Amps Service												
Condition: Average		Lg	X Ord	Small	No./Qual. of Fixtures			Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost		
Room List		(5) Floors			Ex.	X Ord.	Min	1	Story	Basement	58.12	0.00	1.82	1794	107,532		
	Basement 1st Floor 2nd Floor 4 Bedrooms	Kitchen: Other: Other:			No. of Elec. Outlets			(9) Basement Finish									
(1) Exterior		X	Drywall		Many	X Ave.	Few	Basement Recreation Finish		11.45				897	10,271		
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		(13) Plumbing			Average Fixture(s)		760.00				1		760		
	Insulation	Basement: 1794 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s)			3 Fixture Bath		2400.00				2		4,800		
(2) Windows		(8) Basement		3 3 Fixture Bath			2 Fixture Bath		1600.00				1		1,600		
X	Many Avg. Few	X	Large Avg. Small	1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer		2700.00				1		2,700		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		(15) Built-Ins & Fireplaces			Appliance Allowance		3085.00				1		3,085		
	(3) Roof	(9) Basement Finish		(16) Porches			WGBP (1 Story), Standard		1915.00				1		1,915		
		897	Recreation SF Living SF Walkout Doors No Floor SF	(17) Garages			WCP (1 Story), Standard		29.86				240		7,166		
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		(14) Water/Sewer			Treated Wood, Standard		27.44				112		3,073	
	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			(16) Deck/Balcony		7.90				120		948		
	Chimney:			Lump Sum Items:			(17) Garages		Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)				576		11,059		
							Base Cost		19.20				1		-1,300		
							Common Wall: 1 Wall		-1300.00				1		375		
							Automatic Doors		375.00				1		375		
							Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)		Base Cost				2400		24,312		
							Mechanical Doors		10.13				1		350		
							Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost =		350.00				1		209,553		
							ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 =		209,553				1		205,362		

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GALBRO LLC	BUGARD RYAN W	114,900	11/25/2014	WD	WARRANTY DEED	2014-03930	PTA	100.0
GALVANEK CHARLES	GALBRO LLC	100	03/07/2014	QC	RELATED PARTY	2014-00860		100.0
HSBC BANK USA NATL ASSOC	GALVANEK CHARLES	61,954	02/19/2014	WD	BANK SALE	2014-00730	PTA	100.0
COOK MICHAEL J & GLINDA K	HSBC BANK USA NATL ASSOC	0	01/15/2014	AFF	AFFIDAVITABANDONMENT	2014-00325 AFF	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8595 W LOTAN RD						

School: LAKE CITY - 57020						
P.R.E. 100% 12/08/2014						

Owner's Name/Address	MAP #:
BUGARD RYAN W 8595 W LOTAN RD LAKE CITY MI 49651	2018 Est TCV 155,368 TCV/TFA: 106.71

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

			Residentia 8 - 17 @\$2000	10.00 Acres	2000	100				20,000
			10.00 Total Acres Total Est. Land Value =							20,000

Tax Description	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
SEC 27 T22N R8W (0*1999) BEG S 89 DEG 36'23"W 321.76 FT FROM N 1/4 COR TH S 0 DEG 21'40"E 1308.97 FT, S89 DEG 45'48"W 332.9 FT, N 0 DEG 21'40"W 1308.06 FT, N 89 DEG 36'23"E 332.9 FT TOPOB. 10A.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	2018	10,000	67,700	77,700			70,158C

Comments/Influences	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.	2017	9,500	65,600	75,100			68,715C
99 SPLIT FROM 002-00 FOR 00 NEW HOME FOR02		Topography of Site	2016	10,500	61,700	72,200			68,103C

	X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	2015	10,500	57,400	67,900			67,900S
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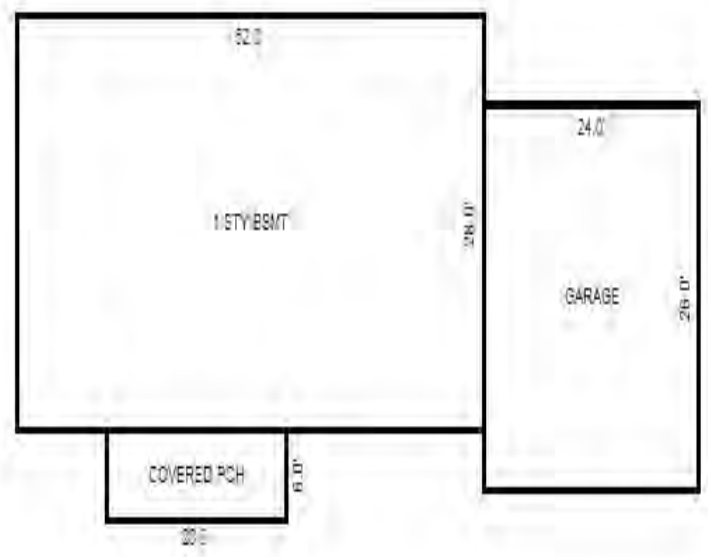


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2001 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: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G									120	WCP (1 Story)						
Building Style: 1S		Trim & Decoration																			
Yr Built	Remodeled	Ex	X	Ord		Min	Size of Closets														
2001	0	Lg	X	Ord		Small	Doors														
Condition: Average					X	H.C.															
Room List		(5) Floors		Central Air Wood Furnace																	
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(12) Electric			150 Amps Service														
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories Exterior			Foundation			Rate Bsmnt-Adj Heat-Adj			Size Cost					
X	Wood/Shingle Aluminum/Vinyl Brick						Ex.	X	Ord.		Min	1 Story Siding			Basement			63.07 0.00 0.00		1456 91,830	
	Insulation	(7) Excavation		No. of Elec. Outlets			Other Additions/Adjustments			Rate						Size Cost					
(2) Windows		Basement: 1456 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			(14) Water/Sewer														
X	Many Avg. Few	X	Large Avg. Small	1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Average Fixture(s) 3 Fixture Bath			760.00 2400.00			1 1			760 2,400					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		(15) Built-Ins & Fireplaces			(16) Porches			1915.00			1			1,915					
(3) Roof		(9) Basement Finish		(14) Water/Sewer			(17) Garages			26.40			120			3,168					
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors No Floor SF		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Well, 100 Feet 1000 Gal Septic			2700.00 3085.00			1 1			2,700 3,085					
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Appliance Allowance			1915.00			1			1,915					
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		1 1			WCP (1 Story), Standard			26.40			120			3,168					
							Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			18.40			624			11,482					
							Base Cost			-1300.00			1			-1,300					
							Common Wall: 1 Wall			350.00			1			350					
							Phy/Ab.Phy/Func/Econ/Comb.%Good= 86/100/100/100/86.0,			Depr.Cost =			138,131								
							ECF (416 RESIDENTIAL RURAL/ NON SUB)			0.980 => TCV of Bldg: 1 =			135,368								

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



Sketch by Apex IVT

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LITALIEN STEVE	LITALIEN STEVE & MARCI N	0	12/08/2014	QC	QUIT CLAIM	2015-00159		0.0
	LITALIEN STEVE	17,527	08/01/1999	WD	Download	331:613		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8533 W LOTAN RD			Garage	10/29/2003	20030421	Complete
	P.R.E. 100% 07/24/2001					
Owner's Name/Address	MAP #:					
LITALIEN STEVE & MARCI N 8533 W LOTAN ROAD LAKE CITY MI 49651	2018 Est TCV 92,341 TCV/TFA: 53.81					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS								
					* Factors *							
SEC 27 T22N R8W (0*1999) BEG N 89 DEG 51'08"W 2630.92 FT FROM NE COR OF NE 1/4 TH S 0 DEG 18'30"E 1309.82FT, N 89 DEG 57'59"W 10.3 FT, S 89 DEG 45'48"W 321.76 FT, N 0 DEG 21'40"W 1308.97 FT, N 89 DEG 36'23"E 321.76 FT, S 89 DEG 51'08"E 11.5 FT TO POB. 10A.	X	Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				Dirt Road		SALES & EQ RATE			10.000	Acres	2,100	100		21,000
		Gravel Road		10.00 Total Acres Total Est. Land Value =								21,000
		Paved Road		Land Improvement Cost Estimates								
		Storm Sewer		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		Sidewalk		Residential Local Cost Land Improvements								
		Water		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		Sewer		LAND IMPROVE 1000	1000.00	1.00	0.5	95	475			
		Electric		Total Estimated Land Improvements True Cash Value =								475
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										

Comments/Influences

99SPLIT FROM 002-00 FOR 00
12/00 BOR MOVE MHD FROM 001-00 TO THIS PCL..
WRONG NUMBER ON PERMIT



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

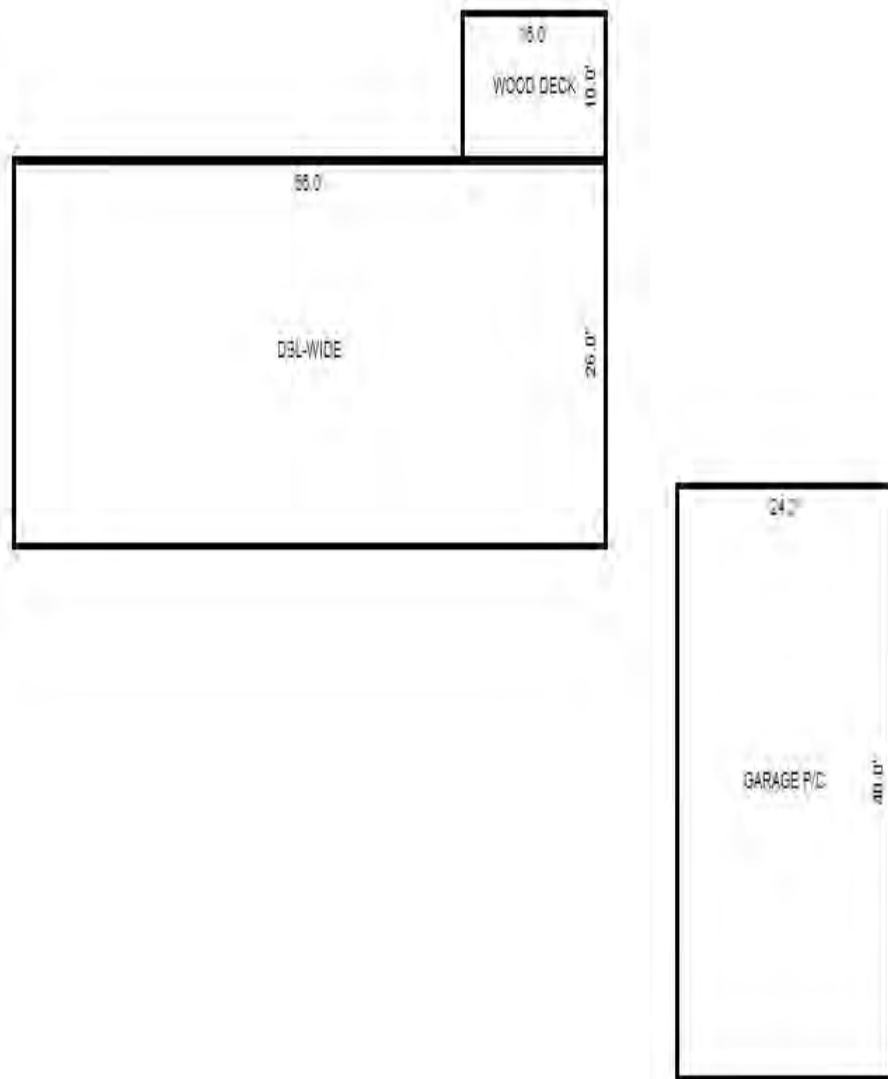
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	10,500	35,700	46,200			39,558C
2017	10,500	33,100	43,600			38,745C
2016	10,500	27,900	38,400			38,400S
2015	10,500	29,900	40,400			38,506C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 100	Type Treated Wood	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: 960 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame		Drywall Paneled		Plaster Wood T&G											
Building Style: BOCA/STATE		Trim & Decoration														
Yr Built 1999	Remodeled 0	Ex	X	Ord		Min	Size of Closets									
Condition: Average		Lg	X	Ord		Small	Doors			Solid	X	H.C.				
Room List		(5) Floors		Central Air Wood Furnace												
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Other:		(12) Electric			150		Amps Service							
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Ex.		X	Ord.		Min				
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets			Many		X	Ave.		Few				
Insulation		(7) Excavation		(13) Plumbing			1		Average Fixture(s)							
(2) Windows		Basement: 0 S.F. Crawl: 1716 S.F. Slab: 0 S.F. Height to Joists: 0.0		2			3		Fixture Bath		2425.00		1		2,425	
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			2		2		2720.00		1		2,720	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			15		Appliance Allowance		1235.00		1		1,235	
(3) Roof		(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer		Treated Wood,Standard		7.60		100		760	
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support			Public Water Public Sewer		Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)		9.61		960		9,226	
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1			Water Well		Notes: 2016-00149 AFFMAN 1999 NEW MOON S/N 143T2393 Phy/Ab.Phy/Func/Econ/Comb.%Good= 89/100/100/100/89.0, Depr.Cost = 101,237 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.700 => TCV of Bldg: 1 = 70,866							
Chimney:		Lump Sum Items:														

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



Sketch by Apex IVT

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		56,400	07/01/1999	WD	Download	329:986		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8528 W WORKMAN RD			New House	04/19/2004	20040066	Complete

Owner's Name/Address	P.R.E.	MAP #:
CHRISTENSON LARRY L, DOUGLAS S & SYLVIA M 6877 N COCHRAN ROAD CHARLOTTE MI 48813	0%	2018 Est TCV 210,113 TCV/TFA: 153.37

Tax Description	X	Improved		Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS								
		Public Improvements			* Factors *								
SEC 27 T22N R8W (0*1999) BEG S 0 DEG 18'30"E 2609.16 FT & S 89 DEG 55'10"W 2631.94 FT FROM NE COR OF NE1/4 TH S 89 DEG 55'10"W 1333.51 FT, N 0 DEG 14'03"W 1306.24 FT, N 89 DEG 45'48"E1322.6 FT, S 89 DEG 57'59"E 8,01 FT, S 0DEG 21'40"E 1309.83 FT TO POB. 40A.	X	Dirt Road	Gravel Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Paved Road	Storm Sewer		Residentia 30 - 65	\$2000	40.00	Acres	2000	100			80,000
		Sidewalk	Water		40.00 Total Acres			Total Est. Land Value =			80,000		
		Sewer	Electric		Land Improvement Cost Estimates								
		Gas	Street Lights		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		Curb	Standard Utilities		Shed: Wood Frame	11.06	1.00	120	50	663			
		Underground Utils.	Underground Utils.		Total Estimated Land Improvements True Cash Value = 663								

Comments/Influences
99 SPLIT FROM 002-00 FOR 00 EXEMPT DIVISION



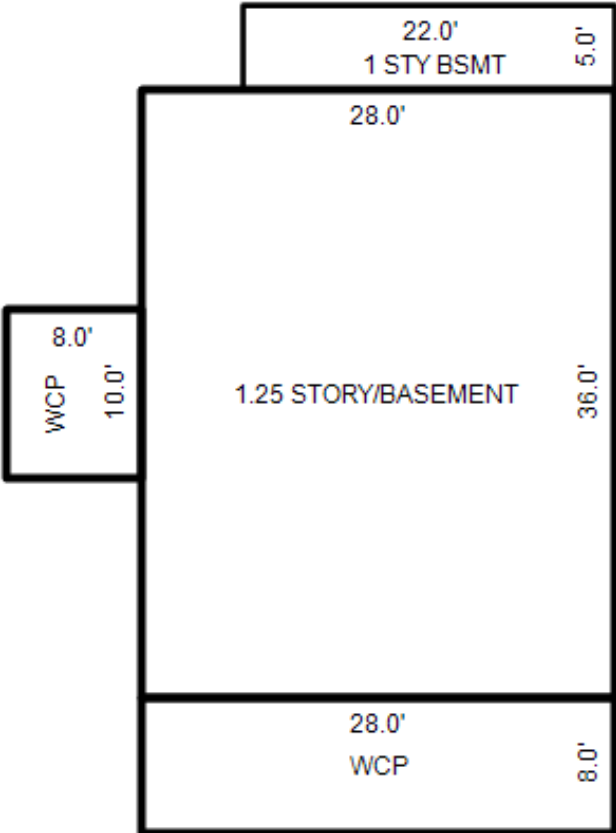
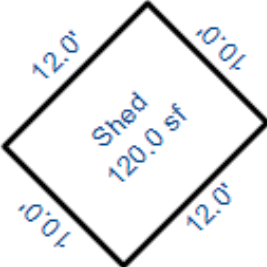
Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Rolling	Low	2018	40,000	65,100	105,100			80,740C
High	Landscaped	2017	32,000	63,100	95,100			79,080C
Swamp	Wooded	2016	32,000	59,300	91,300			78,375C
Pond	Waterfront	2015	32,000	54,600	86,600			78,141C
Ravine	Wetland							
X Flood Plain								
PRIVATE RD								

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 80 224	Type WCP (1 Story) WCP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +5 Effec. Age: 10 Floor Area: 1370 Total Base Cost: 106,354 Total Base New : 146,768 Total Depr Cost: 132,092 Estimated T.C.V: 129,450			CntyMult X 1.380 E.C.F. X 0.980			Bsmnt Garage: Carport Area: Roof:					
Building Style: LOG		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj			Size Cost							
Yr Built 2004	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			1.25	Story	Pine Logs	Basement	82.47	0.00	0.00	1008	83,130		
Condition: Average		Lg	X	Ord		Small	No. of Elec. Outlets			1	Story	Siding	Basement	69.17	0.00	0.00	110	7,609		
Room List		Doors			Solid	X	H.C.	Many			X	Ave.		Few	Other Additions/Adjustments			Rate	Size	Cost
Basement 1st Floor 2nd Floor 2 Bedrooms		(5) Floors		Kitchen: Other: Other:			(13) Plumbing			(14) Water/Sewer			Rate			Size		Cost		
(1) Exterior		X	Drywall				Average Fixture(s)			Well, 100 Feet			760.00			1		760		
X	Wood/Shingle Aluminum/Vinyl Brick Log Insulation	(7) Excavation		Basement: 1118 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s)			1000 Gal Septic			3085.00			1		2,700		
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 3 Fixture Bath			1000 Gal Septic			1915.00			1		1,915		
X	Many Avg. Few	X	Large Avg. Small	(9) Basement Finish			2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,			Depr.Cost =			132,092				
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens				Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer			WCP (1 Story), Standard			31.12			80		2,490		
(3) Roof		(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			WCP (1 Story), Standard			20.83			224		4,666		
X	Gable Hip Flat	Gambrel Mansard Shed		Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,			Depr.Cost =			132,092				
X	Asphalt Shingle			Chimney:						ECF (416 RESIDENTIAL RURAL/ NON SUB)			0.980 => TCV of Bldg: 1 =			129,450				

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		102,500	07/01/1999	WD	Download	330:48		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
W LOTAN RD			Pole Barn	12/03/2013	2013-0593	100%

Owner's Name/Address	School: LAKE CITY - 57020	P.R.E. 0%	MAP #:	2018 Est TCV 216,847 TCV/TFA: 0.00
EMERY C KIM 1075 NAUTICAL DRIVE OKEMOS MI 48864				

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS									
			Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value		
. SEC 27 T22N R8W W 1/2 OF NW 1/4. 80 A.	X		<Site Value I> RIVER SITE						35000	100		35,000
	X		Residentia 66 - 120	\$2000	79.00	Acres			2000	100		158,000
	X		Residentia ROAD @ ZERO		1.00	Acres			0	100		0
			240 Actual Front Feet, 80.00 Total Acres Total Est. Land Value =							193,000		



Public Improvements	Topography of Site
Dirt Road	Level
Gravel Road	X Rolling
Paved Road	Low
Storm Sewer	High
Sidewalk	Landscaped
Water	Swamp
Sewer	X Wooded
X Electric	Pond
Gas	X Waterfront
Curb	Ravine
Street Lights	Wetland
Standard Utilities	Flood Plain
Underground Utils.	

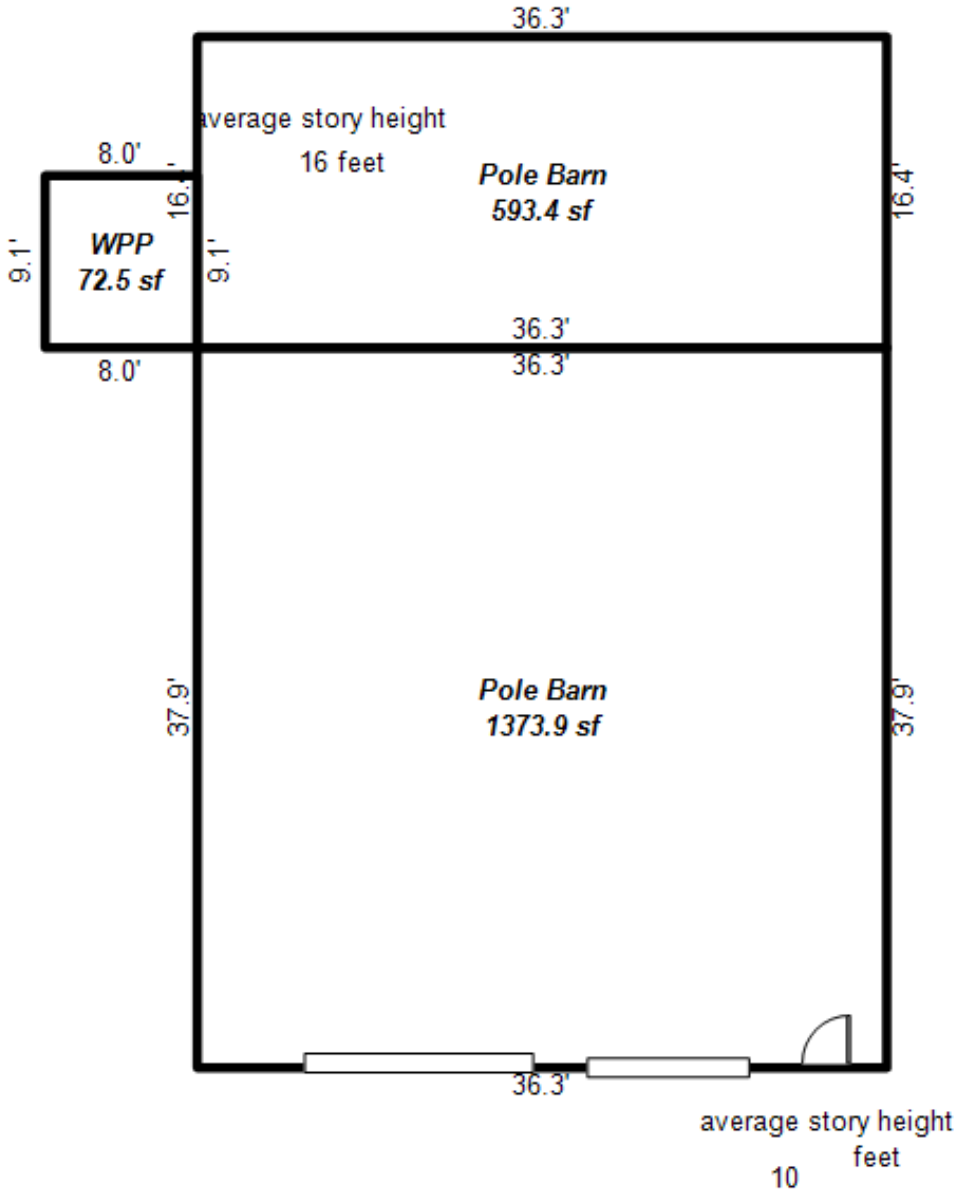
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	96,500	11,900	108,400			56,566C
2017	92,900	11,900	104,800			55,403C
2016	77,100	11,200	88,300			54,909C
2015	65,300	9,800	75,100			54,745C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X	Single Family	Eavestrough Insulation	0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 72	Type WPP	Year Built: 2013 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: 1966 % Good: 0 Storage Area: 0 No Conc. Floor: 0	CnlyMult X 1.380 E.C.F. X 0.980	Bsmnt Garage: Carport Area: Roof:						
	Mobile Home													(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			Class: D Effec. Age: 4 Floor Area: 0 Total Base Cost: 18,368 Total Base New : 25,348 Total Depr Cost: 24,334 Estimated T.C.V: 23,847
	Town Home													Drywall Paneled	Plaster Wood T&G	X No Heating/Cooling			
Duplex	Trim & Decoration		(12) Electric			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Other Additions/Adjustments Rate Size Cost	(13) Plumbing	Rate	Size	Cost									
A-Frame	Ex	Ord	Min	0 Amps Service							3 Fixture Bath 3 Fixture Bath WPP, Standard	1650.00 15.06	-1 72	-1,650 1,084					
Wood Frame	Size of Closets		Central Air Wood Furnace			Class:D Exterior: Pole Foundation: 18 Inch (Unfinished) Base Cost Mechanical Doors Phy/Ab.Phy/Func/Econ/Comb.%Good= 96/100/100/100/96.0, ECF (416 RESIDENTIAL RURAL/ NON SUB)	(16) Porches	Rate	Size	Cost									
Building Style: GRG	Lg	Ord	Small	(13) Plumbing							WPP, Standard	15.06	72	1,084					
Yr Built 2013	Remodeled 0	Doors		No./Qual. of Fixtures			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	1650.00	-1	-1,650									
Condition: Average	Lg		Ord	Small	Ex. Ord. Min						3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	15.06	72	1,084					
Room List	Basement		(5) Floors			No. of Elec. Outlets			1650.00	-1					-1,650				
Basement	Kitchen:		Kitchen:			Many Ave. Few					15.06	72	1,084						
1st Floor	Other:		Other:			Average Fixture(s)			15.06	72				1,084					
2nd Floor	Other:		Other:			3 Fixture Bath					15.06	72	1,084						
Bedrooms	(6) Ceilings		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 Fixture Bath			15.06	72				1,084					
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick		(7) Excavation			Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan					15.06	72	1,084						
Wood/Shingle	Insulation		Basement			(14) Water/Sewer			15.06	72				1,084					
Aluminum/Vinyl	(2) Windows		Recreation SF Living SF Walkout Doors No Floor SF			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic					15.06	72	1,084						
Brick	Many Avg. Few		(8) Basement			Lump Sum Items:			15.06	72				1,084					
Insulation	Large Avg. Small		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:					15.06	72	1,084						
(2) Windows	Many Avg. Few		(9) Basement Finish			Lump Sum Items:			15.06	72				1,084					
Wood Sash	Large Avg. Small		Recreation SF Living SF Walkout Doors No Floor SF			Lump Sum Items:					15.06	72	1,084						
Metal Sash	Large Avg. Small		(10) Floor Support			Lump Sum Items:			15.06	72				1,084					
Vinyl Sash	Large Avg. Small		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:					15.06	72	1,084						
Double Hung	Large Avg. Small		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:			15.06	72				1,084					
Horiz. Slide	Large Avg. Small		Recreation SF Living SF Walkout Doors No Floor SF			Lump Sum Items:					15.06	72	1,084						
Casement	Large Avg. Small		(10) Floor Support			Lump Sum Items:			15.06	72				1,084					
Double Glass	Large Avg. Small		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:					15.06	72	1,084						
Patio Doors	Large Avg. Small		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:			15.06	72				1,084					
Storms & Screens	Large Avg. Small		Recreation SF Living SF Walkout Doors No Floor SF			Lump Sum Items:					15.06	72	1,084						
(3) Roof	Large Avg. Small		(10) Floor Support			Lump Sum Items:			15.06	72				1,084					
Gable	Large Avg. Small		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:					15.06	72	1,084						
Hip	Large Avg. Small		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:			15.06	72				1,084					
Flat	Large Avg. Small		Recreation SF Living SF Walkout Doors No Floor SF			Lump Sum Items:					15.06	72	1,084						
Asphalt Shingle	Large Avg. Small		(10) Floor Support			Lump Sum Items:			15.06	72				1,084					
Chimney:	Large Avg. Small		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:					15.06	72	1,084						

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



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

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

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
W WORKMAN RD						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2018 Est TCV 132,950					

Tax Description	X	Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
		Public Improvements			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
. SEC 27 T22N R8W THAT PART OF N 1/2 OF N 1/2 OF SW 1/4 LYING N OF CLAM RIVER EXC E 100 FT THEREOF. 22.6439 A.	X	Dirt Road			50/FF	2659.00	370.89	1.0000	1.0000	50	100	132,950
		Gravel Road			2659 Actual Front Feet, 22.64 Total Acres Total Est. Land Value = 132,950							
Comments/Influences		Paved Road										
		Storm Sewer										
		Sidewalk										
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2018	66,500	0	66,500			28,768C
		TPC 12/27/2017 INSPECTED	2017	53,200	0	53,200			28,177C
		TPC 06/05/2017 INSPECTED	2016	53,200	0	53,200			27,926C
		TPC 06/01/2012 INSPECTED	2015	53,200	0	53,200			27,843C

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

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

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
W WORKMAN RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
AMIN KARY & MELISSA 9115 WOODGROVE PLYMOUTH MI 48170	MAP #:					
	2018 Est TCV 35,000					

Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
Public Improvements			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
X			Dirt Road						
			Gravel Road						
			Paved Road						
			Storm Sewer						
			Sidewalk						
			Water						
			Sewer						
			Electric						
			Gas						
			Curb						
			Street Lights						
			Standard Utilities						
			Underground Utils.						
			<Site Value I> RIVER SITE				35000	100	35,000
			770 Actual Front Feet, 1.50 Total Acres				Total Est. Land Value =		35,000

Tax Description	X	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
. SEC 27 T22N R8W THAT PART OF N 1/2 OF SW 1/4 LYING E'LY & S'LY OF CLAM RIVER EXC INT OF N-S 1/4 LINE & C/L CLAM RIVER TH S 30 FT, NW'LY TO A POINT IN C/L CLAM RIVER WHICH LIES 18 FT W OF N-S 1/4 LINE TH E'LY ALONG RIVER TO POB. ALSO PCL RECORDED IN LIBER 250 PG 1149 MISSAUKEE CO RECORDS. ALSO BEG AT NW'LY MOST CORNER OF PCL RECORDEDIN LIBER 250 PG 1149 TH N 55 DEG 57' 02"E 18.04 FT TH NW'LY TO A PT ON N-S 1/4 LINE LYING 30 FT N OF POB, TH S ALONG 1/4 LINE TO POB. APP 1.5A.		Level	2018	17,500	0	17,500			4,120C
	X	Rolling	2017	17,500	0	17,500			4,036C
		Low	2016	15,000	0	15,000			4,000C
		High	2015	15,000	0	15,000			3,989C
		Landscaped							
		Swamp							
		Wooded							
		Pond							
	X	Waterfront							
		Ravine							
		Wetland							
	X	Flood Plain							
		SEASONAL RD							

Comments/Influences	Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
				2018	17,500	0	17,500			4,120C
			TPC 12/27/2017 INSPECTED	2017	17,500	0	17,500			4,036C
				2016	15,000	0	15,000			4,000C
				2015	15,000	0	15,000			3,989C

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

Property Address: 4735 S BLODGET RD
 Class: 401 RESIDENTIAL-I Zoning: Building Permit(s) Date Number Status

School: LAKE CITY - 57020
 P.R.E. 100% 05/01/1995

Owner's Name/Address: WALLINGTON JIMMY D & NANCY L
 4735 S BLODGET RD
 LAKE CITY MI 49651
 MAP #: 2018 Est TCV 229,965 TCV/TFA: 83.96

2018 Est TCV 229,965 TCV/TFA: 83.96

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

Improved	Vacant	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X		GROUP I 100/FF	170.00	440.73	1.0000	1.0000	100	100		17,000
		170 Actual Front Feet, 1.72 Total Acres Total Est. Land Value =								17,000

Public Improvements

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

X Electric
 Gas
 Curb
 Street Lights
 Standard Utilities
 Underground Utils.

Topography of Site

X Level
 Rolling
 Low
 High
 Landscaped
 Swamp

X Wooded
 Pond

X Waterfront
 Ravine
 Wetland
 Flood Plain

X SEASONAL RD

Who When What

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	8,500	106,500	115,000			93,006C
2017	8,500	103,200	111,700			91,094C
2016	8,500	97,100	105,600			90,282C
2015	8,500	90,300	98,800			90,012C

TPC 12/27/2017 INSPECTED

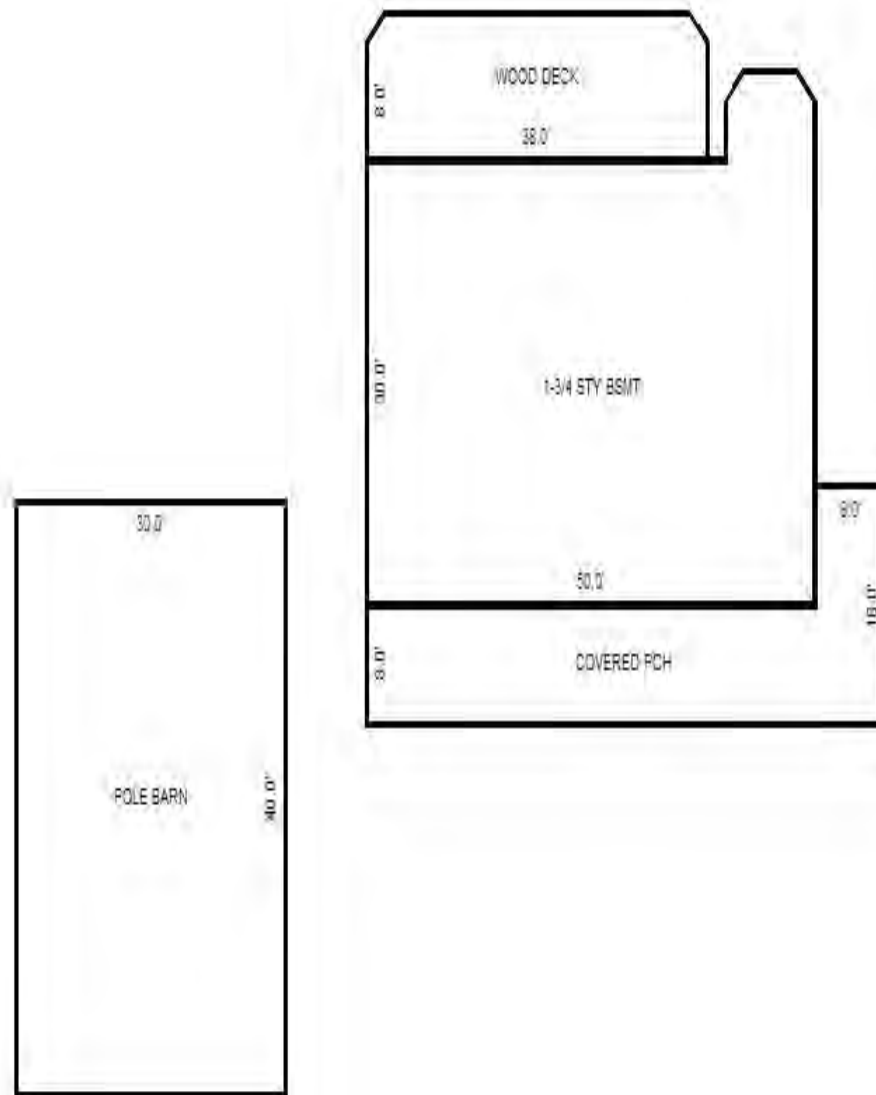
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage						
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 528 404	Type WCP (1 Story) Treated Wood	Year Built: 1994 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0						
X	Wood Frame		Drywall Paneled	X	Plaster Wood T&G														
Building Style: 1.75S		Trim & Decoration		Size of Closets			Condition: Average		Room List		(5) Floors		Basement 1st Floor 2nd Floor 3 Bedrooms						
Yr Built	Remodeled	Ex	X	Ord		Min	Lg	X	Ord		Small	Doors		Solid	X	H.C.			
Kitchen: Other: Other:		(6) Ceilings		No./Qual. of Fixtures			(12) Electric		200		Amps Service		Central Air Wood Furnace						
(1) Exterior				Ex.			X	Ord.		Min	No. of Elec. Outlets		Many		X	Ave.		Few	
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 1565 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement		1		Average Fixture(s)		3		3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(13) Plumbing		
X	Insulation	(2) Windows		X			Many	X	Large		Small	(9) Basement Finish		1		Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	X		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(10) Floor Support		Joists: Unsupported Len: Ctr.Sup:		1		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:				
(3) Roof		X	Gable Hip Flat	Gambrel Mansard Shed		X		Asphalt Shingle		Chimney:									
				Stories Exterior			Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost							
		1.75 Story Siding			Basement		90.54	0.00	0.00	1565	141,695								
		Other Additions/Adjustments			Walk out Basement Door(s)			Rate		1	775								
		(13) Plumbing			Average Fixture(s)			760.00		1	760								
		3 Fixture Bath			2400.00			2	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		1	1,915								
		(16) Porches			WCP (1 Story), Standard			16.01		528	8,453								
		(16) Deck/Balcony			Treated Wood,Standard			6.45		404	2,606								
		(17) Garages			Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)			10.13		1200	12,156								
		Base Cost			Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/100/88.0,			Depr.Cost =			217,311								
		ECF (416 RESIDENTIAL RURAL/ NON SUB)			0.980 => TCV of Bldg: 1 =			212,965											

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



Sketch by Apex IVT

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

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

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
W WORKMAN RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
SHERMAN CHARLES L 581 E PACKINGHAM RD LAKE CITY MI 49651	MAP #:	2018 Est TCV 17,122				

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
				Description	Frontage	Depth	Rate	%Adj.	Reason	Value	
. SEC 27 T22N R8W E 100 FT OF N 1/2 OF SW 1/4 LYING N'LY OF CENTERLINE OF CLAM RIVER. 1.0606 A.	X			<Site Value G> RURAL SITES			15000	100			15,000
Comments/Influences	X			Residentia PARTOF>10@\$2000	1.06 Acres		2000	100			2,122
				1.06 Total Acres			Total Est. Land Value =				17,122

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

Topography of Site

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	8,600	0	8,600			3,861C
2017	6,000	0	6,000			3,782C
2016	6,000	0	6,000			3,749C
2015	6,000	0	6,000			3,738C

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

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

Property Address: 4607 S BLODGETT RD
 Class: 401 RESIDENTIAL-I Zoning: Building Permit(s): Date: Number: Status:

School: LAKE CITY - 57020
 P.R.E. 100% 07/22/1994

Owner's Name/Address: ROBBINS ROBERT L
 4607 S BLODGETT
 LAKE CITY MI 49651
 MAP #: 2018 Est TCV 276,454 TCV/TFA: 254.33

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

Public Improvements	Improved	Vacant	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X			40/FF	2500.00	0.00	1.0000	1.0000	40	100		100,000
			Residentia 30 - 65	\$2000	52.66	Acres		2000	100		105,320
			2500 Actual Front Feet, 52.66 Total Acres Total Est. Land Value =								205,320

Tax Description: . SEC 27 T22N R8W THAT PT OF N 1/2 OF SW 1/4 LYING S'LY & W'LY OF CLAM RIVER EXC BEG AT INT OF S LINE THEREOF & CLAM R TH W 550 FT N 170 FT E TO RIVER S ALONG RIVER TO POB& EXC S 130 FT OF W 130 FT THOF. 52.6628A.

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

Land Improvement Cost Estimates

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Metal Prefab	7.49	1.00	100	25	187
Total Estimated Land Improvements True Cash Value =					187



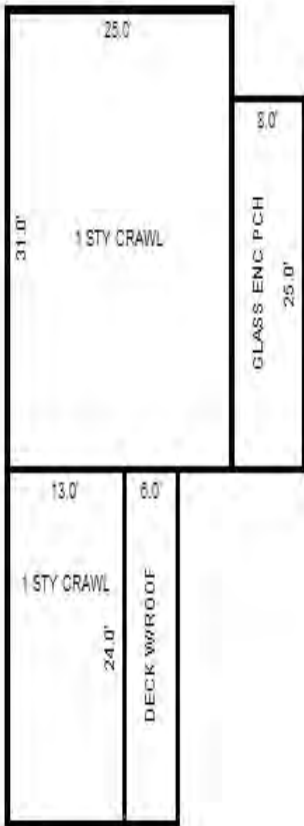
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Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Rolling	2018	102,700	35,500	138,200			82,864C
	Low	2017	102,700	32,600	135,300			81,160C
	High	2016	97,400	32,400	129,800			80,437C
	Landscaped	2015	92,100	28,500	120,600			80,197C
	Swamp							
X	Wooded							
	Pond							
X	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							
X	SEASONAL RD							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 200	Type CGEP (1 Story) 144 Pine	Year Built: 1989 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: 768 % Good: 80 Storage Area: 768 No Conc. Floor: 0		
X	Wood Frame		(4) Interior Drywall X Paneled		Plaster Wood T&G			X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							
Building Style: 1S		Trim & Decoration														
Yr Built 1947	Remodeled 1984	Ex	X Ord	Min	Size of Closets											
Condition: Average		Lg	Ord	X Small	Doors											
Room List		(5) Floors														
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:					(12) Electric 150 Amps Service									
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories Exterior			Foundation Rate			Bsmnt-Adj Heat-Adj		Size Cost	
	Wood/Shingle Aluminum/Vinyl Brick			Ex.	X Ord.	Min	No. of Elec. Outlets			Rate						
X	Insulation	(7) Excavation		Many X Ave. Few			(13) Plumbing			Rate			Size Cost			
(2) Windows		Basement: 0 S.F. Crawl: 1087 S.F. Slab: 0 S.F. Height to Joists: 0.0					(14) Water/Sewer			Average Fixture(s) Well, 50 Feet 1000 Gal Septic			525.00		1 525	
X	Many Avg. Few	X	Large Avg. Small				(15) Built-Ins & Fireplaces			1235.00			1 1,235			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(16) Porches			CGEP (1 Story), Standard Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0,			30.00		200 6,000	
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			(17) Garages			Separately Depreciated Items: Square footage # 2 is depreciated at 85 %Good... County Multiplier = 1.38 =>			Base Cost Was = Cost New =		11,706 16,155	
(3) Roof		(10) Floor Support		Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			(14) Water/Sewer			Phy/Ab.+hy/Func/Econ/Comb.%Good= 30/100/100/100/30.0,			16.50		144 2,376	
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:						Phy/Ab.Phy/Func/Econ/Comb.%Good= 86/100/100/100/86.0,			Depr.Cost =		2,820		
X	Asphalt Shingle	Lump Sum Items:						Class:D Exterior: Siding Foundation: 18 Inch (Unfinished)			Base Cost Storage area over garage County Multiplier = 1.38 =>		768 10,890 768 2,880 Cost New = 19,003			
Chimney: Metal								Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0,			Depr.Cost =		15,202			
<p>Class:D Exterior: Pole Foundation: 18 Inch (Unfinished) Base Cost 9.61 960 9,226 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>></p>																

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



Sketch by Apex IV™

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

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

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
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S BLODGET RD	School: LAKE CITY - 57020					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:					
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WALLINGTON JIMMY D & NANCY L 4735 S BLODGET RD LAKE CITY MI 49651	2018 Est TCV 5,200					
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Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS			
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Public Improvements			* Factors *			
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Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
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40/FF	130.00	130.00	1.0000	1.0000	40	100	5,200
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130 Actual Front Feet, 0.39 Total Acres						Total Est. Land Value =	5,200
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Tax Description	X	Dirt Road					
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. SEC 27 T22N R8W S 130 FT OF W 130 FT OF N 1/2 OF SW 1/4..3880A.		Gravel Road					
---	--	-------------	--	--	--	--	--

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

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

		SEASONAL RD					
--	--	-------------	--	--	--	--	--

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2018	2,600	0	2,600			767C
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2017	2,600	0	2,600			752C
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2016	2,600	0	2,600			746C
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2015	2,600	0	2,600			744C
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*** Information herein deemed reliable but not guaranteed***

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8970 W BLUE RD	School: LAKE CITY - 57020		MH	10/31/2005	20050383	Complete

Owner's Name/Address	MAP #:
ROBBINS JACK D 8970 W BLUE RD Lake City MI 49651	2018 Est TCV 205,448 TCV/TFA: 76.72

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
SEC 27 T22N R8W W 575 FT OF SW 1/4 OF SW 1/4 EXC S 208 FT OF E 190 FT THOF. 16.5169A.	X		

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Dirt Road	Residentia 8 - 17	@\$2000	16.52	Acres	2000	100			33,034
Gravel Road	16.52 Total Acres Total Est. Land Value =								33,034

Comments/Influences	Description	Rate	CountyMult.	Size	%Good	Cash Value
	D/W/P: 3.5 Concrete	3.20	1.00	351	50	562
	Total Estimated Land Improvements True Cash Value =					562

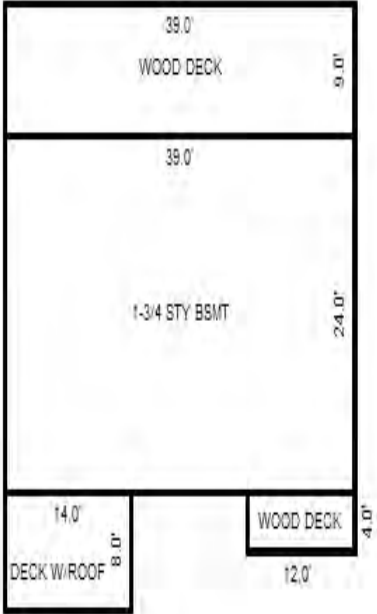
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2018	16,500	86,200	102,700			92,171C
Rolling	2017	15,700	82,600	98,300			90,276C
Low	2016	17,300	81,100	98,400			89,471C
High	2015	17,300	78,300	95,600			89,204C
Landscaped	The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan						
Swamp	*** Information herein deemed reliable but not guaranteed***						
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							



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

Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage			
X	Single Family		Eavestrough Insulation			X	Gas Wood		Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area	Type	Year Built: Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
	Mobile Home		0	Front Overhang											351	Treated Wood					
	Town Home		0	Other Overhang		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							48	Treated Wood						
	Duplex											1			112	Pine					
	A-Frame		(4) Interior																		
X	Wood Frame		X	Drywall Panelled			Plaster Wood T&G														
Building Style: 1.75S			Trim & Decoration																		
Yr Built 1978			Ex	X	Ord		Min														
Remodeled 0			Size of Closets																		
Condition: Average			Lg	X	Ord		Small														
Room List			(5) Floors																		
	Basement		Kitchen:																		
	1st Floor		Other:						(12) Electric												
	2nd Floor		Other:						200 Amps Service												
	4 Bedrooms		(6) Ceilings						Central Air Wood Furnace												
(1) Exterior			X	Drywall		No./Qual. of Fixtures															
X	Wood/Shingle					Ex.	X	Ord.		Min											
	Aluminum/Vinyl					No. of Elec. Outlets															
	Brick					Many	X	Ave.		Few											
	Insulation		(7) Excavation																		
(2) Windows			Basement: 936 S.F.																		
X	Many		X	Large		Crawl: 0 S.F.															
	Avg.			Avg.		Slab: 0 S.F.															
	Few			Small		Height to Joists: 0.0															
X	Wood Sash		(8) Basement																		
	Metal Sash		Conc. Block Poured Conc. Stone																		
	Vinyl Sash		Treated Wood																		
X	Double Hung		X	Concrete Floor																	
	Horiz. Slide Casement		(9) Basement Finish																		
	Double Glass		840	Recreation	SF																
	Patio Doors			Living	SF																
	Storms & Screens			Walkout Doors	SF																
				No Floor	SF																
(3) Roof			(10) Floor Support																		
X	Gable		Gambrel																		
	Hip		Mansard																		
	Flat		Shed																		
X	Asphalt Shingle		Joists:																		
			Unsupported Len:																		
			Cntr.Sup:																		
			Chimney:																		
			Lump Sum Items:																		

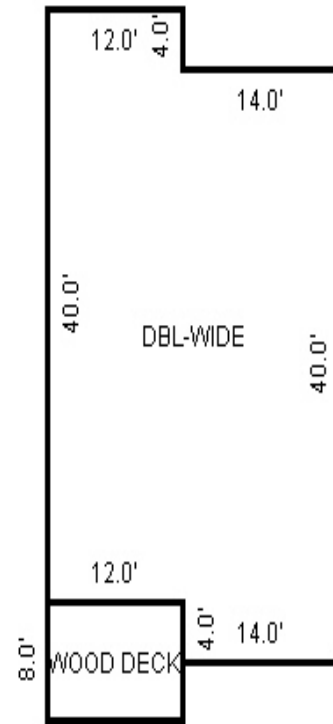


Sketch by Apex IV™

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 96	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 20 Floor Area: 1040 Total Base Cost: 60,725 Total Base New : 83,801 Total Depr Cost: 67,040 Estimated T.C.V: 46,928		CntyMult X 1.380 E.C.F. X 0.700		Bsmnt Garage: Carport Area: Roof:			
Building Style: BOCA/STATE		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Foundation Piers		Rate Bsmnt-Adj Heat-Adj		Size Cost		
Yr Built 1996	Remodeled 0	Ex	X Ord	Min	No./Qual. of Fixtures			Stories Exterior			Rate		Size Cost			
Condition: Average		Lg	X Ord	Small	Ex.	X Ord.	Min	Other Additions/Adjustments			Rate		Size Cost			
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets			(13) Plumbing			Size Cost			
(1) Exterior		(5) Floors		Kitchen: Other: Other:			Many			Average Fixture(s)			Size Cost			
	Basement 1st Floor 2nd Floor 2 Bedrooms	(6) Ceilings		No. of Elec. Outlets			X Ave.			3 Fixture Bath			Size Cost			
X	Wood/Shingle Aluminum/Vinyl Brick	X Drywall		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			2			2 Fixture Bath			Size Cost			
X	Insulation	(7) Excavation		(8) Basement			1			Average Fixture(s)			Size Cost			
(2) Windows		Many Avg. Few		Large Avg. Small		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			2			3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Size Cost	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer			Treated Wood w/Roof,Standard			Size Cost			
(3) Roof		X Gable Hip Flat		Gambrel Mansard Shed		(10) Floor Support			Public Water Public Sewer Water Well			Rate			Size Cost	
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1 1			1000 Gal Septic 2000 Gal Septic			Appliance Allowance			Rate		Size Cost	
Chimney:		Lump Sum Items:			(15) Built-Ins & Fireplaces			Notes: 1996 FAIRMONT MHD Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, ECF (416 RESIDENTIAL RURAL/ NON SUB)			Rate			Size Cost		

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



Sketch by Apex PTM

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GOODRICH FLOYD L	GOODRICH FLOYD L & JUDITH	0	02/08/2011	QC	FAMILY SALE	2011-433QC	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8820 W BLUE RD	School: LAKE CITY - 57020					
	P.R.E. 100% 05/01/1995					
Owner's Name/Address	MAP #:					
GOODRICH FLOYD L & JUDITH K TTEES 8820 W BLUE ROAD LAKE CITY MI 49651	2018 Est TCV 147,386 TCV/TFA: 125.33					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS									
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value			
SEC 27 T22N R8W SW 1/4 OF SW 1/4 EXC W 575 FT THOF. 22.5758A.	X		Dirt Road									
			Gravel Road									
			Paved Road									
			Storm Sewer									
			Sidewalk									
			Water									
			Sewer									
	X		Electric									
	X		Gas									
			Curb									
			Street Lights									
			Standard Utilities									
			Underground Utils.									

Comments/Influences	Land Improvement Cost Estimates					
	Description	Rate	CountyMult.	Size	%Good	Cash Value
	D/W/P: 3.5 Concrete	3.20	1.00	400	0	0
	D/W/P: Asphalt Paving	1.51	1.00	1500	0	0
	Residential Local Cost Land Improvements					
	LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
	Total Estimated Land Improvements True Cash Value =					2,375

Topography of Site	X Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
													2017	22,600	49,600	72,200			54,743C
													2016	22,600	46,700	69,300			54,255C
													2015	22,600	43,500	66,100			54,093C

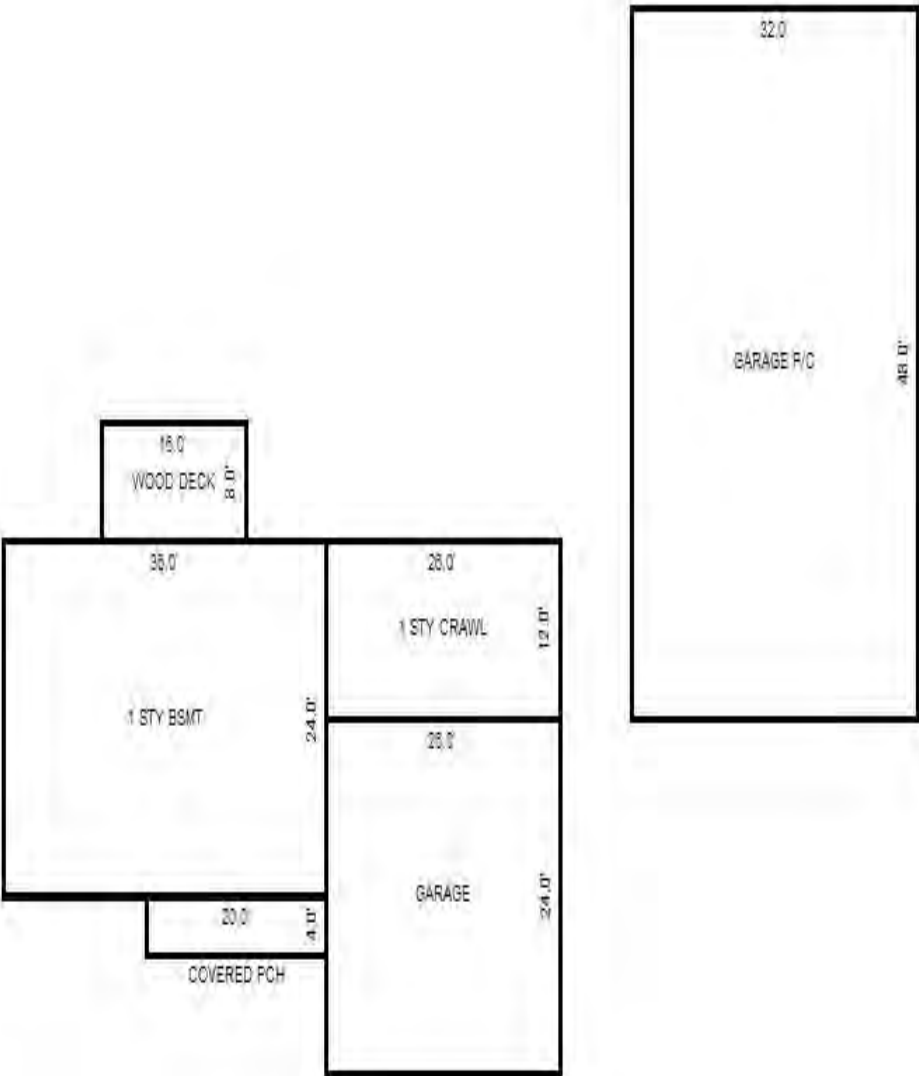


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam			1 Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga			Area Type 80 CCP (1 Story) 128 Treated Wood		Year Built: 1979 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1.5 Wall Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X Wood Frame		X Drywall Paneled Plaster Wood T&G		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 27 Floor Area: 1176 Total Base Cost: 101,141 Total Base New: 139,574 Total Depr Cost: 101,889 Estimated T.C.V: 99,851			CntyMult X 1.380 E.C.F. X 0.980		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1S		Trim & Decoration		(12) Electric			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost			Rate Bsmnt-Adj Heat-Adj Size Cost							
Yr Built: 1979	Remodeled: 0	Ex	Ord	Min	200 Amps Service			1 Story Siding Basement 57.53 0.00 0.00 864 49,706			57.53 -8.40 0.00 312 15,329						
Condition: Average		Lg	Ord	Small	No./Qual. of Fixtures			Other Additions/Adjustments			Rate						
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets			Rate							
Basement 1st Floor 2nd Floor Bedrooms		Kitchen: Other: Other:		(6) Ceilings			Many X Ave. Few			Average Fixture(s) 630.00 1 630							
(1) Exterior		X Drywall		Ex. X Ord. Min			(13) Plumbing			2 Fixture Bath 1325.00 1 1,325							
X Wood/Shingle Aluminum/Vinyl Brick		Insulation		Basement: 864 S.F. Crawl: 312 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer							
(2) Windows		Many	X	Large	(8) Basement			(14) Water/Sewer			Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 17.70 624 11,045						
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement		Avg. Few		Avg. Small		Recreation SF Living SF Walkout Doors No Floor SF			Public Water Public Sewer Water Well			Common Wall: 1.5 Wall -1850.00 1 -1,850					
X Gable Hip Flat		Gambrel Mansard Shed		(10) Floor Support			1 1000 Gal Septic 2000 Gal Septic			Automatic Doors 375.00 2 750			Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished) Base Cost 9.71 1536 14,915				
X Asphalt Shingle		Chimney:		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Phy/Ab.Phy/Func/Econ/Comb.%Good= 73/100/100/100/73.0, Depr.Cost = 101,889 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 99,851							

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



Sketch by Apex IVT

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

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8900 W BLUE RD			Roof Structure	03/16/2006	20060036	Complete

Owner's Name/Address	MAP #:
MAC ARTHUR DORIS I 8900 W BLUE RD LAKE CITY MI 49651	2018 Est TCV 38,238 TCV/TFA: 39.02

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
. SEC 27 T22N R8W BEG 385 FT E OF SW COR OF SW 1/4 OF SW 1/4 TH E 190 FT, N 208 FT W 190 FT, S 208 FT TO POB. .9073A.			

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
X Dirt Road	40/FF	190.00	208.00	1.0000	1.0000	40	100		7,600	
X Gravel Road	190 Actual Front Feet, 0.91 Total Acres								Total Est. Land Value =	7,600
X Paved Road	Land Improvement Cost Estimates									
X Storm Sewer	Description	Rate	CountyMult.	Size	%Good	Cash Value				
X Sidewalk	Shed: Wood Frame	10.02	1.00	64	45	289				
X Water Sewer	Total Estimated Land Improvements True Cash Value =							289		

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



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2018	3,800	15,300	19,100			16,276C
Rolling	2017	3,800	14,200	18,000			15,942C
Low	2016	3,800	12,000	15,800			15,800S
High	2015	3,800	12,900	16,700			15,849C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

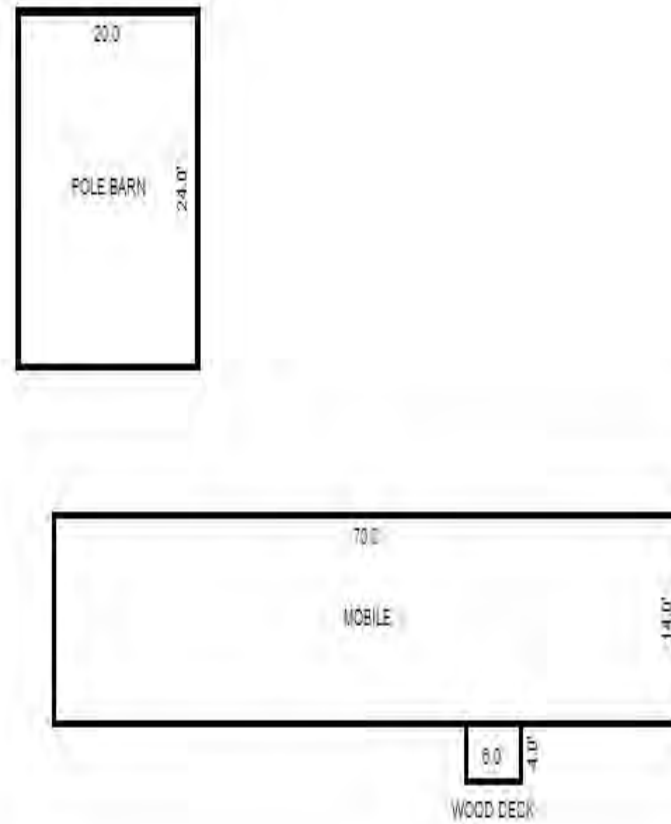
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Who	When	What	2018	2017	2016	2015
TPC	12/27/2017	INSPECTED				

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 24	Type Treated Wood	Year Built: 1999 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: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 480
X	Wood Frame		Drywall Paneled		Plaster Wood T&G	X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling										
Building Style: BOCA/STATE		Trim & Decoration														
Yr Built 0		Remodeled 0		Ex X Ord Min			Size of Closets									
Condition: Average		Lg X Ord Small		Doors Solid X H.C.			Central Air Wood Furnace									
Room List		(5) Floors					(12) Electric									
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:					150 Amps Service									
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories Exterior Foundation			Rate Bsmnt-Adj Heat-Adj		Size Cost				
X	Wood/Shingle Aluminum/Vinyl Brick			Ex. X Ord. Min			1 Story Siding Piers			48.70 -12.28 0.66		980 36,338				
Insulation		(7) Excavation		No. of Elec. Outlets			Other Additions/Adjustments			Rate		Size Cost				
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few			(13) Plumbing									
X	Many Avg. X Few	Large Avg. X Small					1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Average Fixture(s) 525.00		1 525				
(3) Roof		(8) Basement					14) Water/Sewer			Well, 50 Feet 1000 Gal Septic		1575.00 2720.00		1 1,575 1 2,720		
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor					15) Built-Ins & Fireplaces 16) Deck/Balcony 17) Garages			Appliance Allowance Treated Wood w/Roof,Standard		1235.00 36.50		1 1,235 24 876		
X	Gable Hip Flat	Gambrel Mansard Shed					Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished) Base Cost No Floor Deduction Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, ECF (416 RESIDENTIAL RURAL/ NON SUB)			13.65 -3.10 0.700 => TCV of Bldg: 1 =		480 6,552 480 -1,488 43,355 30,349				
X	Asphalt Shingle	(9) Basement Finish														
	Chimney: Metal	Recreation SF Living SF Walkout Doors No Floor SF					Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
		(10) Floor Support					Lump Sum Items:									

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



Sketch by Apex IVT

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BILLET CARROLL D & DARLE	PURSLEY MICHAEL S	32,800	12/10/2010	WD	Arms Length	2010-5415WD	PTA	100.0
BILLET AARON R & CARROLL	BILLET AARON R & CARROLL	0	04/19/2006	QC	Not Qualified	06-0/1590		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8624 W BLUE RD						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2018 Est TCV 56,199 TCV/TFA: 62.72					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
		Public Improvements		Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value
SEC 27 T22N R8W S 300 FT OF E 72.5 FT OF W/2 OF SE/4 OF SW/4 ALSO S 300 FT OF W 72.5 FT OF E/2 OF SE/4 OF SW/4. --.9986 A--	X	Dirt Road		SALES & EQ RATE				0.999 Acres	12,000	100	11,988
		Gravel Road			1.00	Total Acres	Total Est. Land Value =				11,988

Comments/Influences	X	Gas	Land Improvement Cost Estimates					
			Description	Rate	CountyMult.	Size	%Good	Cash Value
Split/Comb. on 12/19/2005 completed 12/19/2005 RAY ; Parent Parcel(s): 009-027-010-00; Child Parcel(s): 009-027-010-10, 009-027-010-50, 009-027-010-90;	X	Electric	LAND IMPROVE 1000	1000.00	1.00	1.0	97	970
	X	Curb	Total Estimated Land Improvements True Cash Value =				970	

Split/Comb. on 12/19/2005 completed 12/19/2005 RAY ; Parent Parcel(s): 009-027-010-00; Child Parcel(s): 009-027-010-10, 009-027-010-50, 009-027-010-90;



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

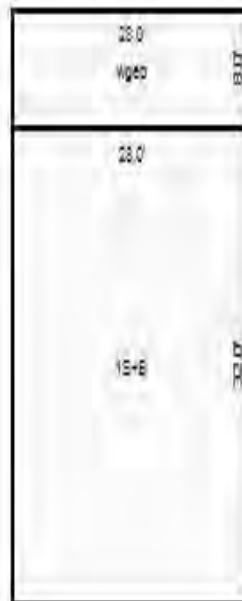
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2018	6,000	22,100	28,100			18,504C
		TPC 12/27/2017 INSPECTED	2017	6,000	20,300	26,300			18,124C
		TPC 08/26/2011 INSPECTED	2016	6,000	20,200	26,200			17,963C
			2015	6,000	17,700	23,700			17,910C

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

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 224	Type CGEP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame		Drywall Paneled		Plaster Wood T&G	X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: D Effec. Age: 45 Floor Area: 896 Total Base Cost: 58,133 Total Base New : 80,224 Total Depr Cost: 44,123 Estimated T.C.V: 43,241							
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Foundation Basement						
Yr Built 1926	Remodeled 0	Ex	X	Ord		Min	100 Amps Service			Rate			Bsmnt-Adj	Heat-Adj	Size	Cost
Condition: Average		Lg	X	Ord		Small	No./Qual. of Fixtures			Rate						
Room List		(5) Floors		Kitchen: Other: Other:			Ex.			Exterior						
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Other:		(6) Ceilings			Ord.			Foundation						
(1) Exterior		Basement: 896 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(7) Excavation			X			Rate						
X	Wood/Shingle Aluminum/Vinyl Brick	Basement: 896 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement			Min			Rate						
(2) Windows		Basement: 896 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(9) Basement Finish			X			Rate						
X	Many Avg. Few	X	Large Avg. Small	(10) Floor Support			X			Rate						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Recreation SF Living SF Walkout Doors No Floor SF		(11) Heating/Cooling			X			Rate						
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		(12) Electric			X			Rate						
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors No Floor SF		(13) Plumbing			X			Rate						
X	Asphalt Shingle	Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer			X			Rate						
Chimney:		Recreation SF Living SF Walkout Doors No Floor SF		(15) Fireplaces			X			Rate						
		Recreation SF Living SF Walkout Doors No Floor SF		(16) Porches/Decks			X			Rate						
		Recreation SF Living SF Walkout Doors No Floor SF		(17) Garage			X			Rate						
		Recreation SF Living SF Walkout Doors No Floor SF		Lump Sum Items:			X			Rate						

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



Sketch by Apex Medins™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BILLET AARON R & CARROLL	BILLET CARROLL D & DARLE	0	04/19/2006	QC	Not Qualified	06-0/1588		0.0

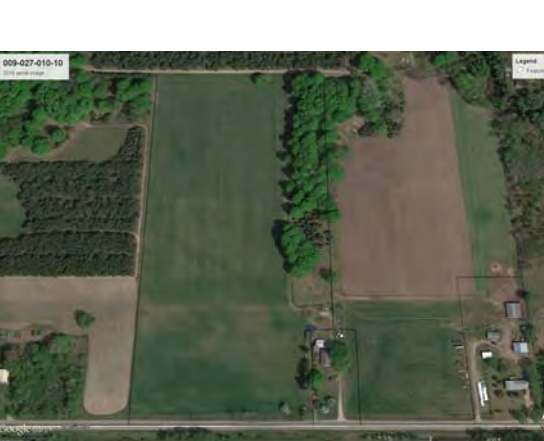
Property Address: W BLUE RD
 Class: 102 AGRICULTURAL- Zoning: Building Permit(s): Date: Number: Status:

School: LAKE CITY - 57020
 P.R.E. 100% 12/02/2011 Qual. Ag.

Owner's Name/Address: BILLET CARROLL D & DARLENE J
 8510 W BLUE RD
 LAKE CITY MI 49651
 MAP #: 2018 Est TCV 62,880

Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture						
Public Improvements			Description	Frontage	Depth	Rate	%Adj.	Reason	Value
	X		Dirt Road	16.05	Acres	3600	100		57,780
	X		Gravel Road	3.00	Acres	1700	100		5,100
	X		Paved Road	0.45	Acres	0	100		0
	X		Storm Sewer	19.50 Total Acres		Total Est. Land Value =			62,880
	X		Sidewalk						
	X		Water						
	X		Sewer						
	X		Electric						
	X		Gas						
			Curb						
			Street Lights						
			Standard Utilities						
			Underground Utils.						

Tax Description: SEC 27 T22N R8W W/2 OF SE/4 FO SW/4 EXC E 72.5 FT OF S 300 FT THEREOF. --19.5007 A--
 Split on 12/19/2005 from 009-027-010-00;
 Comments/Influences: Split/Comb. on 12/19/2005 completed 12/19/2005 RAY ;
 Parent Parcel(s): 009-027-010-00;
 Child Parcel(s): 009-027-010-10, 009-027-010-50, 009-027-010-90;



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	31,400	0	31,400			8,964C
2017	31,400	0	31,400			8,780C
2016	36,100	0	36,100			8,702C
2015	29,300	0	29,300			8,676C

Who: TPC 12/27/2017 INSPECTED
 When: JWV 05/10/2016 INSPECTED
 What: The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BILLET AARON R & SHIRLEY	BILLET AARON R & SHIRLEY	0	06/17/2014	QC	QUIT CLAIM	2014-02314		0.0
BILLET AARON R & CARROLL	BILLET AARON R & SHIRLEY	0	04/19/2006	QC	Not Qualified	06-0/1589		0.0

Property Address	Class: 102 AGRICULTURAL-	Zoning:	Building Permit(s)	Date	Number	Status
W BLUE RD						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 100% 12/31/2005					
	MAP #:					
	2018 Est TCV 56,550					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture							
				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
SEC 27 T22N R8W E/2 OF SW/4 FO SW/4 EXC W 72.5 FT OF S 300 FT THEREOF & EXC E 225 FT OF S 484 FT THEREOF. --17.0007 A-- Split on 12/19/2005 from 009-027-010-00;	X			Dirt Road							
				Gravel Road							
				Paved Road							
				Storm Sewer							
				Sidewalk							
				Water							
				Sewer							
				Electric							
				Gas							
				Curb							
				Street Lights							
				Standard Utilities							
				Underground Utils.							
				* Factors *							
				AG SW 2014 8 - 17 Acres	15.00 Acres		3600	100			54,000
				AG SW 2014 UNTILLABLE	1.50 Acres		1700	100			2,550
				AG SW 2014 ROW	0.50 Acres		0	100			0
				17.00 Total Acres Total Est. Land Value = 56,550							

Split/Comb. on 12/19/2005 completed 12/19/2005 RAY ;	Public Improvements
Parent Parcel(s): 009-027-010-00;	
Child Parcel(s): 009-027-010-10, 009-027-010-50, 009-027-010-90;	



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	28,300	0	28,300			7,812C
2017	28,300	0	28,300			7,652C
2016	31,500	0	31,500			7,584C
2015	25,500	0	25,500			7,562C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BILLETT AARON	BILLETT AARON R & SHIRLEY	1	09/28/2005	QC	Not Qualified	05-0/4039		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8510 W BLUE RD						
Owner's Name/Address	School: LAKE CITY - 57020					
BILLETT AARON R & SHIRLEY J	P.R.E. 100% 07/22/1994					
8510 W BLUE RD	MAP #:					
LAKE CITY MI 49651	2018 Est TCV 132,290 TCV/TFA: 44.42					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
. SEC 27 T22N R8W S 484 FT OF E 225 FT OF SE/4 OF SW/4 2.5 Ac. M/L.	X			40/FF	225.00	484.00	1.0000	1.0000	40	100	9,000
2006 Combined from 027-010-90 for 2007.				225 Actual Front Feet, 2.50 Total Acres				Total Est. Land Value =		9,000	
Comments/Influences											
2006 027-010-90 Combined with this pcl for 2007	X										

2006 027-010-90 Combined with this pcl for 2007



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

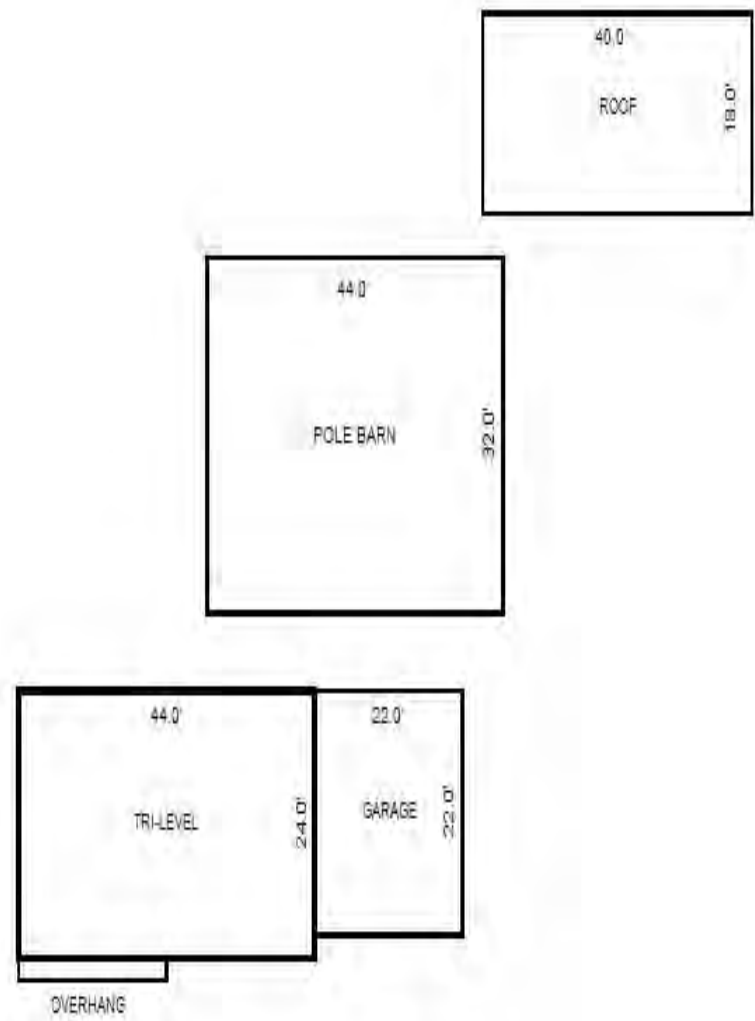
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	4,500	61,600	66,100			53,327C
2017	4,500	60,000	64,500			52,231C
2016	4,500	56,700	61,200			51,766C
2015	4,500	49,500	54,000			51,612C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1973 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: 484 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: TRI		Trim & Decoration														
Yr Built 1973	Remodeled 0	Ex	X	Ord		Min	Size of Closets									
Condition: Average		Lg	X	Ord		Small	Doors		X	Ord		H.C.				
Room List		(5) Floors		Kitchen: Other: Other:			(12) Electric		200		Amps Service					
	Basement 1st Floor 2nd Floor Bedrooms															
(1) Exterior		X	Drywall				No./Qual. of Fixtures		Ex.		X	Ord.		Min		
X	Wood/Shingle Aluminum/Vinyl Brick						No. of Elec. Outlets		Many		X	Ave.		Few		
Insulation		(7) Excavation		Basement: 1056 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing		1		Average Fixture(s)					
(2) Windows									1		3 Fixture Bath					
X	Many Avg. Few	X	Large Avg. Small						1		2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan					
				(8) Basement												
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens				Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												
(3) Roof				(9) Basement Finish												
X	Gable Hip Flat	Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer		1		Public Water Public Sewer Water Well					
X	Asphalt Shingle			528					1		1000 Gal Septic 2000 Gal Septic					
Chimney: Brick											Lump Sum Items:					
													Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost			
															Tri-Level Siding Basement 70.29 0.00 0.00 1056 74,226	
															1 Story Siding Overhang 33.35 0.00 0.00 44 1,467	
															Other Additions/Adjustments Rate Size Cost	
															(9) Basement Finish	
															Basement Living Finish 16.50 528 8,712	
															(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: Siding Foundation: 42 Inch (Unfinished)	
															Base Cost 19.98 484 9,670	
															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 9.71 1408 13,672	
															Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 112,420	
															Separately Depreciated Items:	
															Unit-in-Place Cost Items:	
															ROOF STRUCT. (SQ FT) 3.97 720 2,858	
															County Multiplier = 1.38 => Cost New = 3,945	
															Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 2,958	
															Total Depreciated Cost = 115,378	
															ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 113,071	

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



Sketch by Apex IVT

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

Desc. of Bldg/Section: SOUTH MOST BLDG
 Calculator Occupancy: Shed, Equipment, 3 Wall

Class: D,Pole
 Floor Area: 1,350
 Gross Bldg Area: 1,350
 Stories Above Grd: 1
 Average Sty Hght : 12
 Bsmnt Wall Hght

Depr. Table : 4%
 Effective Age : 35
 Physical %Good: 35
 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: No Heating or Cooling 0%					
Heat#2: No Heating or Cooling 0%					
Ave. SqFt/Story: 1350					
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 = 13.80

Adjusted Square Foot Cost for Upper Floors = 13.80

1 Stories Number of Stories Multiplier: 1.000
 Average Height per Story: 12 Height per Story Multiplier: 1.040
 Ave. Floor Area: 1,350 Perimeter: 0 Perim. Multiplier: 1.000
 Refined Square Foot Cost for Upper Floors: 14.35

County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 19.662


Total Floor Area: 1,350 Base Cost New of Upper Floors = 26,544

Reproduction/Replacement Cost = 26,544
 Eff.Age:35 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0
 Total Depreciated Cost = 9,290

ECF (416 RESIDENTIAL RURAL/ NON SUB) 1.100 => TCV of Bldg: 1 = 10,219
 Replacement Cost/Floor Area= 19.66 Est. TCV/Floor Area= 7.57

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

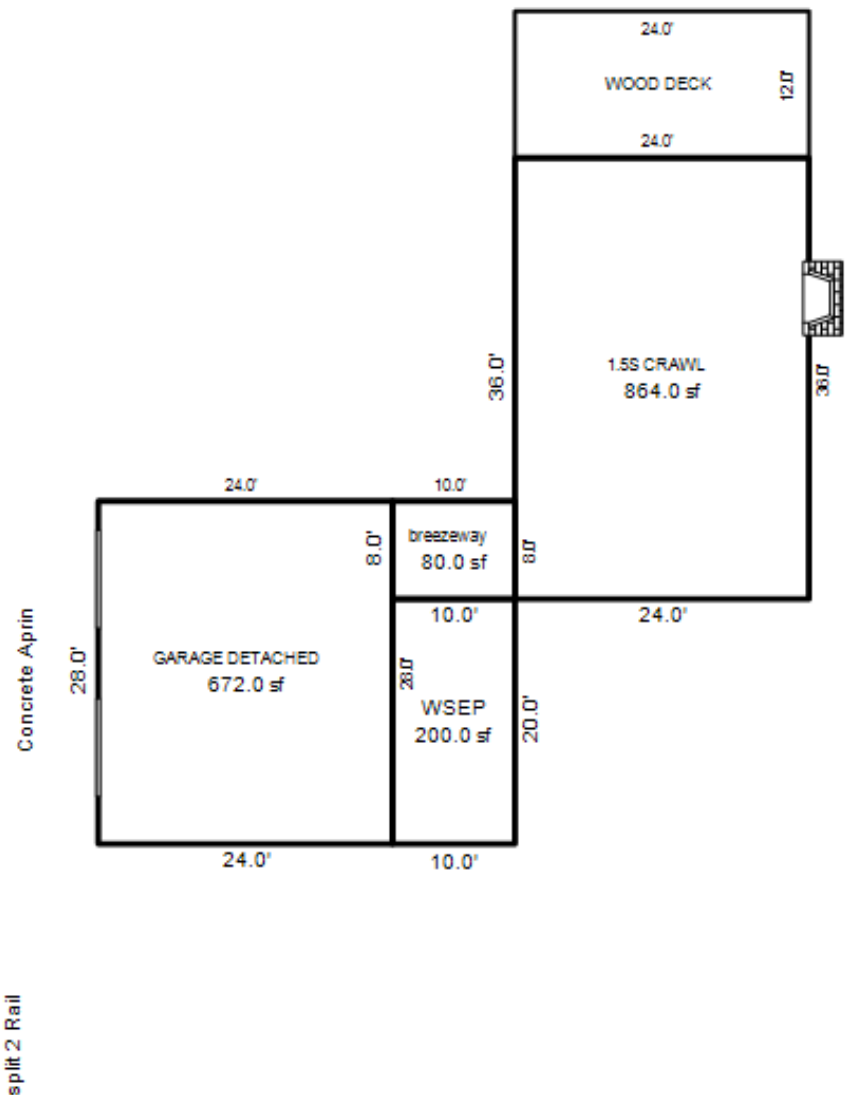
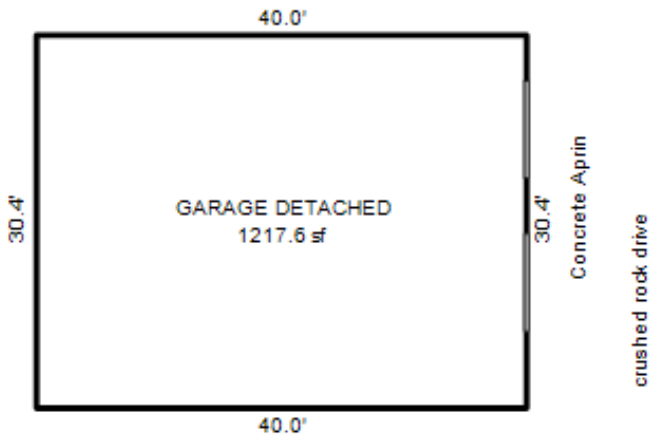
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.															
AMIN SAMIR S ESTATE	AMIN ADAM & AMIN KAREEM &	0	08/17/2015	QC	PROBATE COURT	2015-03338	PTA	0.0															
Property Address		Class: 401 RESIDENTIAL-I		Zoning:		Building Permit(s)		Date	Number	Status													
8261 W WORKMAN RD		School: LAKE CITY - 57020																					
Owner's Name/Address		P.R.E. 0%																					
AMIN ADAM & AMIN KAREEM & AMIN KIM 1088 WASHINGTON CIRCLE NORTHVILLE MI 48167		MAP #:																					
Tax Description		2018 Est TCV 162,860 TCV/TFA: 125.66																					
SEC 27 T22N R8W BEG N 0 DEG 19'00"W 1308.78 FT FROM SE COR OF SE 1/4 TH N 0 DEG 19'00"W 436.28 FT, N 89 DEG 00'56"W 1227.92 FT, N 81 DEG 47'09"W 117.43 FT, N 74 DEG 33'23"W 56.41 FT, S 0 DEG 16'50"E 33.76 FT, S 35 DEG 31'29"W 490.72 FT, S 89 DEG 13' 25"E 38.6 FT, S 65 DEG 31'48"E 120.48 FT, S 49 DEG 31'22"E 172.94 FT, N 07 DEG 01'39"W 105.24 FT, N 89 DEG 54'40" E 1418.83 FT TO POB. 16.2A.		X Improved		Vacant		Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS																	
Comments/Influences		Public Improvements				* Factors *																	
		X		Dirt Road		Description		Frontage		Depth		Front		Depth		Rate		%Adj.		Reason		Value	
		X		Gravel Road		<Site Value G> RURAL SITES		15000		100												15,000	
		X		Paved Road		Residentia 8 - 17 @\$2000		16.20		Acres		2000		100								32,400	
		X		Storm Sewer		200 Actual Front Feet, 16.20 Total Acres																47,400	
		X		Sidewalk		Land Improvement Cost Estimates																	
		X		Water		Description		Rate		CountyMult.		Size		%Good		Cash Value							
		X		Sewer		D/W/P: 4in Concrete		3.61		1.00		1000		0		0						0	
		X		Electric		Fencing: Wd, Split, 2 Rail		8.01		1.00		40		0		0						0	
		X		Gas		Residential Local Cost Land Improvements																	
		X		Curb		Description		Rate		CountyMult.		Size		%Good		Cash Value							
		X		Street Lights		LAND IMPROVE 1000		1000.00		1.00		0.5		95		475						475	
		X		Standard Utilities		Total Estimated Land Improvements True Cash Value =										475							
		X		Underground Utils.																			
				Topography of Site																			
				Level																			
				Rolling																			
				Low																			
				High																			
				Landscaped																			
				Swamp																			
				Wooded																			
				Pond																			
				Waterfront																			
				Ravine																			
				Wetland																			
				Flood Plain																			
				Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value							
				Who		When		What		2018		23,700		57,700		81,400						55,649C	
				TPC 12/27/2017		INSPECTED		2017		22,900		56,000		78,900								54,505C	
				TPC 10/20/2015		INSPECTED		2016		24,500		52,700		77,200								54,019C	
								2015		22,000		38,200		60,200								53,858C	

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 200 288 80	Type WSEP (1 Story) Treated Wood Brzwy, FW	Year Built: 1986 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 672 % Good: 0 Storage Area: 250 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G									
Building Style: 1.5S		Trim & Decoration												
Yr Built 1984	Remodeled 0	Ex	X	Ord		Min	Size of Closets							
Condition: Average		Lg	X	Ord		Small	Doors							
Room List		(5) Floors		Central Air Wood Furnace										
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric			200		Amps Service					
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories		Exterior		Foundation		Rate	
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Ex.	X	Ord.		1.5	Story	Siding	Crawl Space	83.68	-9.66	0.00
(2) Windows		(7) Excavation		No. of Elec. Outlets			Other Additions/Adjustments				Rate		Bsmnt-Adj	
X	Insulation	Basement: 0 S.F. Crawl: 864 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many	X	Ave.		(13) Plumbing						
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			Average Fixture(s)				760.00		1	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			3 Fixture Bath				2400.00		1	
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Well, 50 Feet				1575.00		1	
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors No Floor SF		Public Water Public Sewer Water Well			1000 Gal Septic				3085.00		1	
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			1000 Gal Septic				1915.00		1	
Chimney:							2000 Gal Septic				25.50		200	
											6.69		288	
											27.75		80	
											16.42		672	
											3.95		250	
											14.55		1217	
											350.00		2	
											Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0,		Depr.Cost = 117,332	
											ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 =		114,985	

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



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

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

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
W WORKMAN RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
SHERMAN CHARLES 581 E PACKINGHAM RD LAKE CITY MI 49651	MAP #:					
	2018 Est TCV 44,560					

	Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS								
Tax Description	Public Improvements			* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 27 T22N R8W BEG AT NW COR OF SE 1/4 TH E 640 FT S 383 FT W TO CTR OF CLAM RIVER TH IN N'LY DIRECTION TO N & S 1/4 LINE TH N TO POB. 4.7767 A.	X			<Site Value I> RIVER SITE					35000	100		35,000
				Residentia PARTOF>10@\$2000	4.78 Acres				2000	100		9,560
				300 Actual Front Feet, 4.78 Total Acres Total Est. Land Value =								44,560

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

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	22,300	0	22,300			7,761C
2017	17,500	0	17,500			7,602C
2016	15,000	0	15,000			7,535C
2015	14,700	0	14,700			7,513C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)		Date	Number	Status		
W WORKMAN RD		School: LAKE CITY - 57020								
Owner's Name/Address		P.R.E. 100% 12/09/2008								
BOOKER PATRICIA 8435 WORKMAN ROAD LAKE CITY MI 49651		MAP #:								
		2018 Est TCV 35,000 TCV/TFA: 0.00								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
		Public Improvements		* Factors *						
		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
		Gravel Road		<Site Value I> RIVER SITE				35000 100	35,000	
		Paved Road		200 Actual Front Feet, 2.89 Total Acres		Total Est. Land Value =			35,000	
		Storm Sewer								
		Sidewalk								
		Water								
		Sewer								
		X Electric								
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utilis.								
		Topography of Site								
		X Level								
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		X Waterfront								
		Ravine								
		Wetland								
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2018	17,500	0	17,500		5,283C
		TPC 12/27/2017 INSPECTED			2017	17,500	0	17,500		5,175C
					2016	15,000	0	15,000		5,129C
					2015	12,900	200	13,100		5,114C



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

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

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		10,000	08/01/1998	WD	Download	321:1058		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
W WORKMAN RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
KING LARRY W & BARBARA G 40315 FIRESTEEL DRIVE STERLING HEIGHTS MI 48313	MAP #:					
	2018 Est TCV 15,000					

Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS				
Public Improvements			* Factors *				
Description	Frontage	Depth	Rate	%Adj.	Reason	Value	
X							
Dirt Road							
Gravel Road							
Paved Road							
Storm Sewer							
Sidewalk							
Water							
Sewer							
X							
Electric							
Gas							
Curb							
Street Lights							
Standard Utilities							
Underground Utils.							
Topography of Site							
X							
Level							
Rolling							
Low							
High							
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

Tax Description
 SEC 27 T22N R8W (0*1998) BEG N 0 DEG 19'0"W 1745.06 FT, N 89 DEG 0'56"W 1227.92 FT, N 81 DEG 47'09"W 117.43 FT, N 74 DEG 33'23"W 132.58 FT, S 89 DEG 57'57"W 253 FT, S 74 DEG 29'17"W 271.26 FT, S 21 DEG 06'16"W 77.79 FT, S 70 DEG 31'44"W 72.72 FT, & N 21 DEG 20' 20"W 30.02 FT FROM SE COR SEC 27 TH S 66 DEG 47'36"W 165 FT, N 29 DEG 02'21"W 153.17 FT, N 55 DEG 57'02"E 150 FT, N 89DEG 54'01"E 200 FT, S 0 DEG 18'59"E 55.7FT, S 74 DEG 29'17"W 14.28 FT, S 21 DEG 06'16"W 79.06 FT. S 70 DEG 31'44"E 59.89FT TO

- X Gravel Road
- X Electric

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	7,500	0	7,500			7,500S
2017	7,500	0	7,500			7,500S
2016	7,500	0	7,500			7,500S
2015	7,500	0	7,500			7,500S



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

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

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

Owner's Name/Address	MAP #:					
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JENSEN DAVID E & LAURIE L 4138 E 46 ROAD CADILLAC MI 49601	2018 Est TCV 16,750					
--	---------------------	--	--	--	--	--

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

SALES & EQ RATE			1.250 Acres		9,600	100	12,000
-----------------	--	--	-------------	--	-------	-----	--------

			1.25 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		
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LAND IMPROVE 5000	5000.00	1.00	1.0	95			4,750
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						Total Estimated Land Improvements True Cash Value =	4,750
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SEC 27 T22N R8W (0*1998) BEG N 0 DEG 19'0"W 1745.06 FT, N 89 DEG 0'56"W 1227.92 FT, N 81 DEG 47'09"W 117.43 FT, N 74 DEG 33'23"W 132.58 FT, S 89 DEG 57'57"W 253 FT, S 74 DEG 29'17"W 271.26 FT, S 21 DEG 01'16"W 77.79 FT, S 70 DEG 31'44"W72.72 FT, N 21 DEG 20'20"W30.02 FT & S 66 DEG 47'36"W 165 FT FROM SE COR SEC 27, TH S 65 DEG 10'30"W 199.99 FT, S 87 DEG 34'48"W 206 FT, N 0 DEG 18'59"W 11.71 FT, N 55 DEG 57'02"E 379.19 FT, S 29 DEG 02'21"E 153.17 FT, TO POB. ALSO ALL THAT PART OF A PCL DESCIN THE SURVEY RECORDED IN LIBER S-2 PG 367 LYING S'LY & ADJ THERETO. APPROX 1.25A.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.					
---	---	---	--	--	--	--	--

Comments/Influences	X	Level					
---------------------	---	-------	--	--	--	--	--

98 SPLIT FROM 015-00 FOR 98		Rolling					
-----------------------------	--	---------	--	--	--	--	--

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

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

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

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

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

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

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

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

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

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

		PRIVATE RD					
--	--	------------	--	--	--	--	--

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
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Who	When	What	2018	6,000	2,400	8,400			7,339C
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TPC 12/27/2017 INSPECTED			2017	6,000	2,400	8,400			7,189C
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			2016	6,000	2,400	8,400			7,125C
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			2015	6,000	2,400	8,400			7,104C
--	--	--	------	-------	-------	-------	--	--	--------

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RENAUD KAREN M	RAYMOND GREGORY P	1	05/25/2016	QC	RELATED PARTY	2016-01948	PTA	0.0
WHIPPLE DALE & SUSAN R	RAYMOND GREGORY P & RENAUD	0	07/02/2003	WD	Arms Length	2003-03263	PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
W WORKMAN RD						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2018 Est TCV 5,920					

Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	148.00	88.30	1.0000	1.0000	40	100		5,920
148 Actual Front Feet, 0.30 Total Acres								Total Est. Land Value = 5,920

Tax Description
 SEC 27 T22N R8W (0*1998) BEG N 0 DEG 19'0"W 1745.06 FT, N 89 DEG 0'56"W 1227.92 FT, N 81 DEG 47'09"W 117.73 FT, N 74 DEG 33'23"W 132.58 FT, S 89 DEG 57'57"W 253 FT, S 74 DEG 29'17"W 271.26 FT, S 21 DEG 06'16"W 77.79 FT, S 70 DEG 31'44"W 72.72 FT, S 66 DEG 47'36"W 262.71 FT, S 65 DEG 10'30"W 106.4 FT FROM SE COR SEC 27 TH S 0 DEG 23'37"W 254.79 FT, S 74 DEG 01'35"W 148.40 FT, N0 DEG 25'55"W 158.77 FT, N 22 DEG 32'42"W 139.04 FT, N 87 DEG 34'48"E 167.09 FT, N 87 DEG 33'37"E 32.02 FT TO POB EXC LOTS 1-8 IN P. APPROX .3A.

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

Level	X	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Rolling	X	2018	3,000	0	3,000			3,000S
Low		2017	3,000	0	3,000			3,000S
High		2016	3,000	0	3,000			3,000S
Landscaped		2015	3,000	0	3,000			3,000S
Swamp								
Wooded	X							
Pond								
Waterfront	X							
Ravine								
Wetland								
Flood Plain								
PRIVATE RD	X							



99

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Who	When	What
TPC	12/27/2017	INSPECTED

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

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)		Date	Number	Status				
W WORKMAN RD		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 0%										
JENSEN DAVID E 4138 E 46 ROAD CADILLAC MI 49601		MAP #:		2018 Est TCV 12,000								
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
SEC 27 T22N R8W (0*1998) PCL F OF THE SURVEY RECORDED IN LIBER S-2 PG 365. ALSO THE PCL AS SHOWN IN LIBER 250 PG 1146. .655A.		Public Improvements		* Factors *								
Comments/Influences		X	Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Gravel Road	<Site Value B> SITE 6000					6000	100		6,000
		X	Paved Road	<Site Value B> SITE 6000					6000	100		6,000
		X	Storm Sewer	248 Actual Front Feet, 0.65 Total Acres		Total Est. Land Value =						12,000
		X	Sidewalk									
		X	Water									
		X	Sewer									
		X	Electric									
		X	Gas									
		X	Curb									
		X	Street Lights									
		X	Standard Utilities									
		X	Underground Utils.									
		Topography of Site										
		Level										
		X	Rolling									
			Low									
			High									
			Landscaped									
			Swamp									
		X	Wooded									
			Pond									
		X	Waterfront									
			Ravine									
			Wetland									
		X	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X	PRIVATE RD	2018	6,000	0	6,000			2,238C		
		TPC 12/27/2017 INSPECTED		2017	7,000	0	7,000			2,192C		
				2016	7,000	0	7,000			2,173C		
				2015	7,500	0	7,500			2,167C		



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

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

School: LAKE CITY - 57020 P.R.E. 100% 02/10/2000

Owner's Name/Address: LANGMESSER JEAN M MAP #: 2018 Est TCV 6,000

8415 WORKMAN ROAD 2018 Est TCV 6,000

LAKE CITY MI 49651 Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

Improved	X	Vacant	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			<Site Value B> SITE 6000					6000	100		6,000
			100 Actual Front Feet, 0.30 Total Acres							Total Est. Land Value =	6,000

Tax Description: . SEC 27 T22N R8W COMM N 0 DEG 19'0"W

1745.06 FT, N 89 DEG 0'56"W 1227.92 FT, N 81 DEG 47'09"W 117.43 FT, N 74 DEG 33'23"W 132.58 FT, S89 DEG 57'57"W 253 FT

S 74 DEG 28'17"W 271.26 FT, S 21 DEG 06'16"W 77.79 FT, S 70 DEG 31'44"W 72.72 FT FROM SE COR SEC 27, TH S 33 DEG 28'26"W 264.72 FT, S 0 DEG 24'42"W 130 FT

S 74 DEG 53'35"W 99.92 FT, N 0 DEG 24'42"E 273.33 FT, N 66 DEG 47'36"E 262.71 FT TO POB EXC LOTS 11 & 12 GRAYS TROUT CAMP. .2984A.

Comments/Influences: Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	3,000	0	3,000			1,275C
2017	3,500	0	3,500			1,249C
2016	3,500	0	3,500			1,238C
2015	5,500	0	5,500			1,235C

Who When What TPC 12/27/2017 INSPECTED

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: 401 RESIDENTIAL-I		Zoning:	Building Permit(s)	Date	Number	Status		
8357 W WORKMAN RD		School: LAKE CITY - 57020								
Owner's Name/Address		P.R.E. 0%		MAP #:						
KING LARRY & BARBARA 40315 FIRESTEEL DRIVE STERLING HEIGHTS MI 48313		2018 Est TCV 138,328 TCV/TFA: 92.71								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
		Public Improvements		* Factors *						
				Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
				<Site Value I> RIVER SITE				35000 100	35,000	
				192 Actual Front Feet, 1.86 Total Acres Total Est. Land Value =					35,000	
Comments/Influences		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer							
		X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.							
		Topography of Site								
		X	Level Rolling Low High Landscaped Swamp Wooded Pond							
		X	Waterfront Ravine Wetland Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			Who When What	2018	17,500	51,700	69,200			55,140C
			TPC 12/27/2017 INSPECTED	2017	17,500	47,400	64,900			54,006C
			TPC 10/11/2015 INSPECTED	2016	15,000	47,100	62,100			53,525C
				2015	9,900	51,600	61,500			53,365C

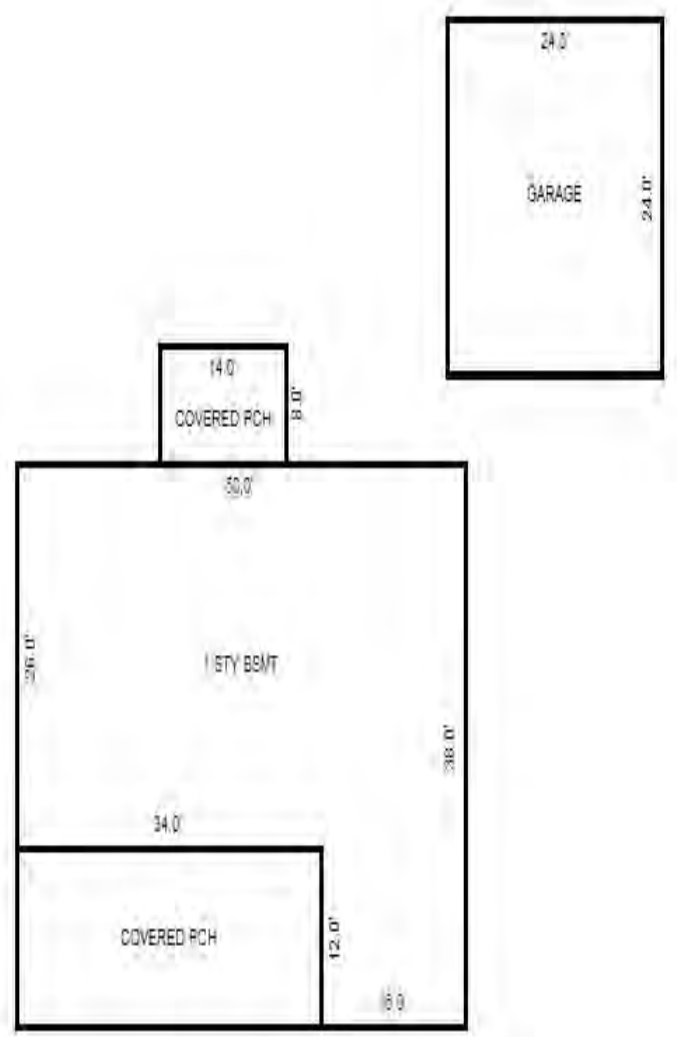


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*** Information herein deemed reliable but not guaranteed***


Building Type		(3) Roof (cont.)		(11) Heating/Cooling				(15) Built-ins		(15) Fireplaces		(16) Porches/Decks			(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	X	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area Type		Year Built: 1972 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G	X	Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				408 112	WCP (1 Story) CCP (1 Story)				
	Building Style: 1S	Trim & Decoration														
	Yr Built 1968		Ex	X	Ord		Min									
	Remodeled 0	Size of Closets														
	Condition: Average		Lg	X	Ord		Small									
	Doors				Solid	X	H.C.									
	Room List	(5) Floors		Central Air Wood Furnace												
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric												
				200 Amps Service												
		(6) Ceilings		No./Qual. of Fixtures												
	(1) Exterior	X	Drywall					Ex.	X	Ord.		Min				
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	No. of Elec. Outlets		Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost												
	(2) Windows															
X	Many Avg. X Few		Large Avg. Small													
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Basement: 1492 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0	(13) Plumbing												
	(3) Roof															
X	Gable Hip Flat		Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor	(14) Water/Sewer												
X	Asphalt Shingle			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
	Chimney: Brick			Lump Sum Items:												

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



Sketch by Apex IVT

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: 402 RESIDENTIAL-V		Zoning:	Building Permit(s)	Date	Number	Status		
W WORKMAN RD		School: LAKE CITY - 57020								
Owner's Name/Address		P.R.E. 0%		MAP #:						
KING LARRY & BARBARA 40315 FIRESTEEL DRIVE STERLING HEIGHTS MI 48313		2018 Est TCV 91,594								
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS					
. SEC 27 T22N R8W BEG 28 RDS S OF NE COR NW 1/4 OF SE 1/4 TH W 40 RDS S 485 FT TH E BY N 190 FT E 225 FT N 100 FT E TO N & S 1/8 LINE TH N TO POB & BEG 850 FT S & 230 FT W OF NE COR OF NW 1/4 OF SE 1/4TH W 225 FT TH SW PAR TO E LINE GRAY'S TROUT CAMP PLAT TO THRD OF RIVER TH E 30 FT TH NE TO PT 100 FT S OF POB TH N TO POB. ALSO E 41 RDS OF N 28 RDS OF NW 1/4 OF SE 1/4, ALSO N 880 FT OF NE 1/4 OF SE 1/4 EXC N 130 FT OF E 300 FT THOF. 38.2967A.		Public Improvements		* Factors *		CLAM RIVER				
Comments/Influences		Dirt Road		Description	Frontage	Depth	Rate	%Adj. Reason	Value	
FOR 92		Gravel Road		<Site Value G>	RURAL SITES		15000	100	15,000	
Lake Township Missaukee Parcel Map		Paved Road		Residentia 30 - 65	\$2000	38.30 Acres	2000	100	76,594	
		Storm Sewer		20 Actual Front Feet, 38.30 Total Acres		Total Est. Land Value =			91,594	
		Sidewalk								
		Water								
		Sewer								
		Electric								
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utilis.								
		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		X Level		2018	45,800	0	45,800			19,009C
		X Rolling		2017	41,800	0	41,800			18,619C
		X Low		2016	38,000	0	38,000			18,453C
		X High		2015	34,100	0	34,100			18,398C
		X Landscaped								
		X Swamp								
		X Wooded								
		X Pond								
		X Waterfront								
		X Ravine								
		X Wetland								
		X Flood Plain								
		Who	When	What						
		TPC 12/27/2017	INSPECTED							
		TPC 06/05/2017	INSPECTED							
		TPC 05/18/2015	INSPECTED							

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
OLNEY THOMAS & MABEL	OLNEY THOMAS JR & OLNEY R	0	09/24/2010	QC	FAMILY SALE	2010-4445QC	PTA	100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
W WORKMAN RD						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2018 Est TCV 8,000					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
. SEC 27 T22N R8W BEG AT PT 850 FT S & 80 FT W OF NE COR NW 1/4 OF SE 1/4 W 150 FT S 100 FT SW TO CTR OF CLAM RIVER, E 30 FT NE TO BEG ALSO BEG 850 FT S & 80 FT W OF NE COR OF NW 1/4 OF SE 1/4 TH W 150 FT, N TO COUNTY RD E TO A PT DUE N OF POB; S TO POB. APP .6A.				<Site Value C>	.50	-1.0	AC M/L	8000	100		8,000
					30 Actual Front Feet, 0.60 Total Acres Total Est. Land Value =					8,000	

Comments/Influences

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

Topography of Site

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



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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	4,000	0	4,000			3,811C
2017	4,000	0	4,000			3,733C
2016	3,800	0	3,800			3,700C
2015	3,800	0	3,800			3,689C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		77,500	09/01/2001	WD	Download	01-0:3780		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
4520 S DICKERSON RD			Pole Barn	12/08/2014	2014-0568	100%
	P.R.E. 100% 04/11/2002					
Owner's Name/Address	MAP #:					
STEVENS KIM 4520 DICKERSON ROAD LAKE CITY MI 49651	2018 Est TCV 75,763 TCV/TFA: 75.16					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
		Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
. SEC 27 T22N R8W N 130 FT OF E 300 FT OF NE 1/4 OF SE 1/4. .8953A.	X	Dirt Road		40/FF	130.00	300.00	1.0000	1.0000	40	100	5,200
Comments/Influences		Gravel Road		130 Actual Front Feet, 0.90 Total Acres Total Est. Land Value = 5,200							
		Paved Road		Land Improvement Cost Estimates							
		Storm Sewer		Description	Rate	CountyMult.	Size	%Good	Cash Value		
		Sidewalk		Shed: Wood Frame	9.85	1.00	120	50	591		
		Water		Shed: Wood Frame	10.75	1.00	80	50	430		
		Sewer		Residential Local Cost Land Improvements							
	X	Electric		Description	Rate	CountyMult.	Size	%Good	Cash Value		
		Gas		LAND IMPROVE 1000	1000.00	1.00	0.5	95	475		
		Curb		Total Estimated Land Improvements True Cash Value = 1,496							
		Street Lights									
		Standard Utilities									
		Underground Utils.									



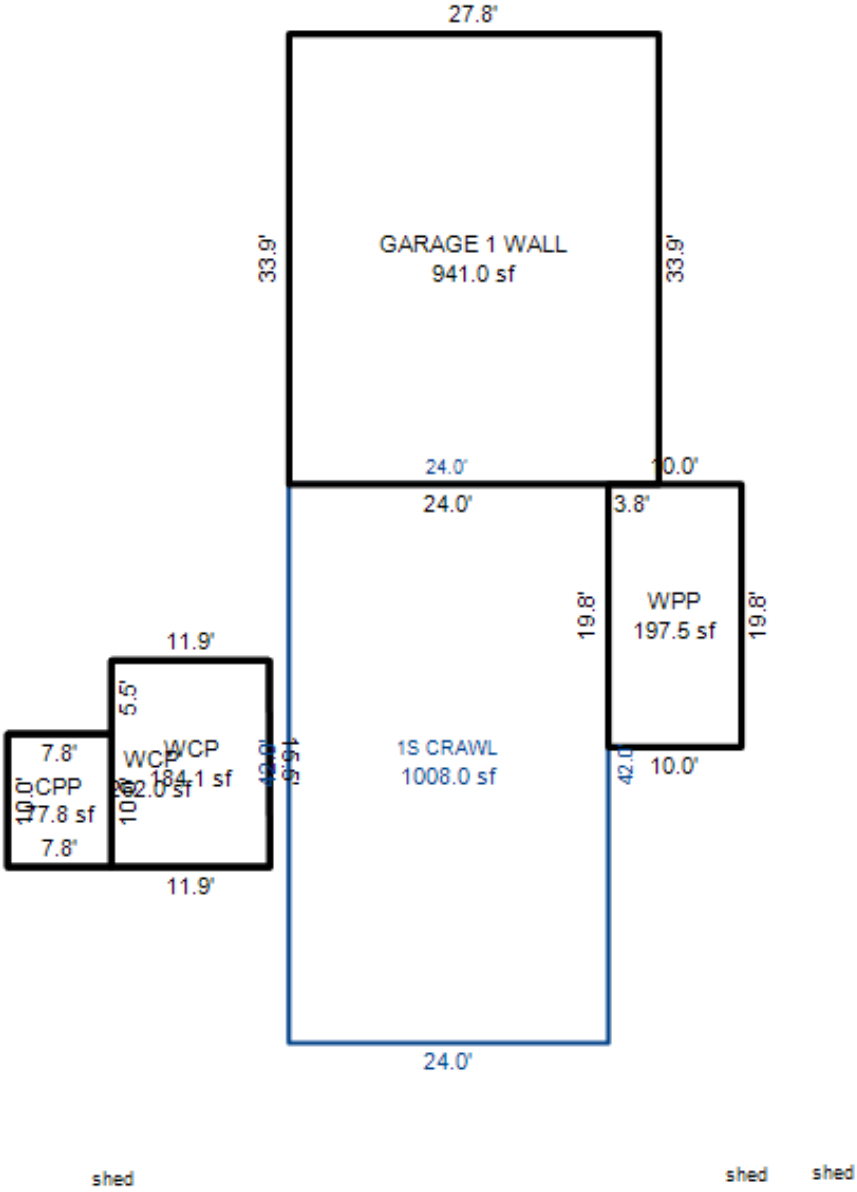
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2018	2,600	35,300	37,900			31,554C
	Rolling		2017	2,600	34,200	36,800			30,905C
	Low		2016	2,600	32,200	34,800			30,630C
	High		2015	2,600	23,700	26,300			24,258C
	Landscaped								
	Swamp								
	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																																																																																																															
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 197 184 77	Type WPP WCP (1 Story) CCP (1 Story)	Year Built: 2015 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 941 % Good: 0 Storage Area: 0 No Conc. Floor: 941																																																																																																																																																																												
X	Wood Frame	X	Drywall Paneled				Plaster Wood T&G																																																																																																																																																																																					
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Condition: Average		Lg	X	Ord		Small	Doors		X	Solid	X	H.C.																																																																																																																																																																																
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(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 1008 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1 1		Average Fixture(s) 3 Fixture Bath 1000 Gal Septic		(14) Water/Sewer																																																																																																																																																																															
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BEVANS JOHN W	GABAY ROSTYSLAV	240,000	09/02/2011	WD	WARRANTY DEED	2011-02799	PTA	100.0
BEVANS JANICE K	BEVANS JOHN W	0	04/08/2009	QC	Not Qualified	2009/1248		0.0
		168,000	05/01/1996	WD	Download	303:896		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8370 W BLUE RD						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2018 Est TCV 320,124 TCV/TFA: 170.28					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS					
				Description	Frontage	Depth	* Factors *	CLAM RIVER	Value
SEC 27 T22N R8W THAT PART OF SW 1/4 OF SE 1/4 LYING S & W OF CLAM RIVER.	X			40/FF	1320.00	1136.36	1.0000 1.0000	40 100	52,800
Comments/Influences				Residentia 30 - 65	\$2000	34.00 Acres	2000 100		68,000
				1320 Actual Front Feet, 68.44 Total Acres Total Est. Land Value = 120,800					

Comments/Influences <th rowspan="2">X <th rowspan="2">Public Improvements</th> <th colspan="6">Land Improvement Cost Estimates</th> </th>	X <th rowspan="2">Public Improvements</th> <th colspan="6">Land Improvement Cost Estimates</th>	Public Improvements	Land Improvement Cost Estimates					
			Description	Rate	CountyMult.	Size	%Good	Cash Value
BEEN LISTED SINCE 2008 20809462 \$309,900 6.2008		Dirt Road	D/W/P: Asphalt Paving	1.61	1.00	1040	0	0
		Gravel Road	D/W/P: 3.5 Concrete	3.44	1.00	770	0	0
	X	Paved Road	D/W/P: 3.5 Concrete	3.44	1.00	210	0	0
	X	Storm Sewer	Fencing: Wd, Split, 3 Rail	8.85	1.00	230	94	1,913
		Sidewalk	Fencing: Wd, Split, 2 Rail	8.01	1.00	80	94	602
			Fencing: Wire Mesh, #9	1.90	1.00	448	0	0
			Shed: Wood Frame	12.07	1.00	80	94	908
			Shed: Wood Frame	8.12	1.00	400	20	650

Topography of Site	X	Level	Residential Local Cost Land Improvements					
			Description	Rate	CountyMult.	Size	%Good	Cash Value
	X	Rolling	LAND IMPROVE 10000	10000.00	1.00	2.0	97	19,400
		Low	Total Estimated Land Improvements True Cash Value = 23,474					
		High						
		Landscaped						
		Swamp						
		Wooded						
		Pond						
	X	Waterfront						
		Ravine						
		Wetland						
		Flood Plain						

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	60,400	99,700	160,100			123,634C
2017	60,400	92,500	152,900			121,092C
2016	57,000	91,900	148,900			120,012C
2015	53,600	82,000	135,600			119,654C

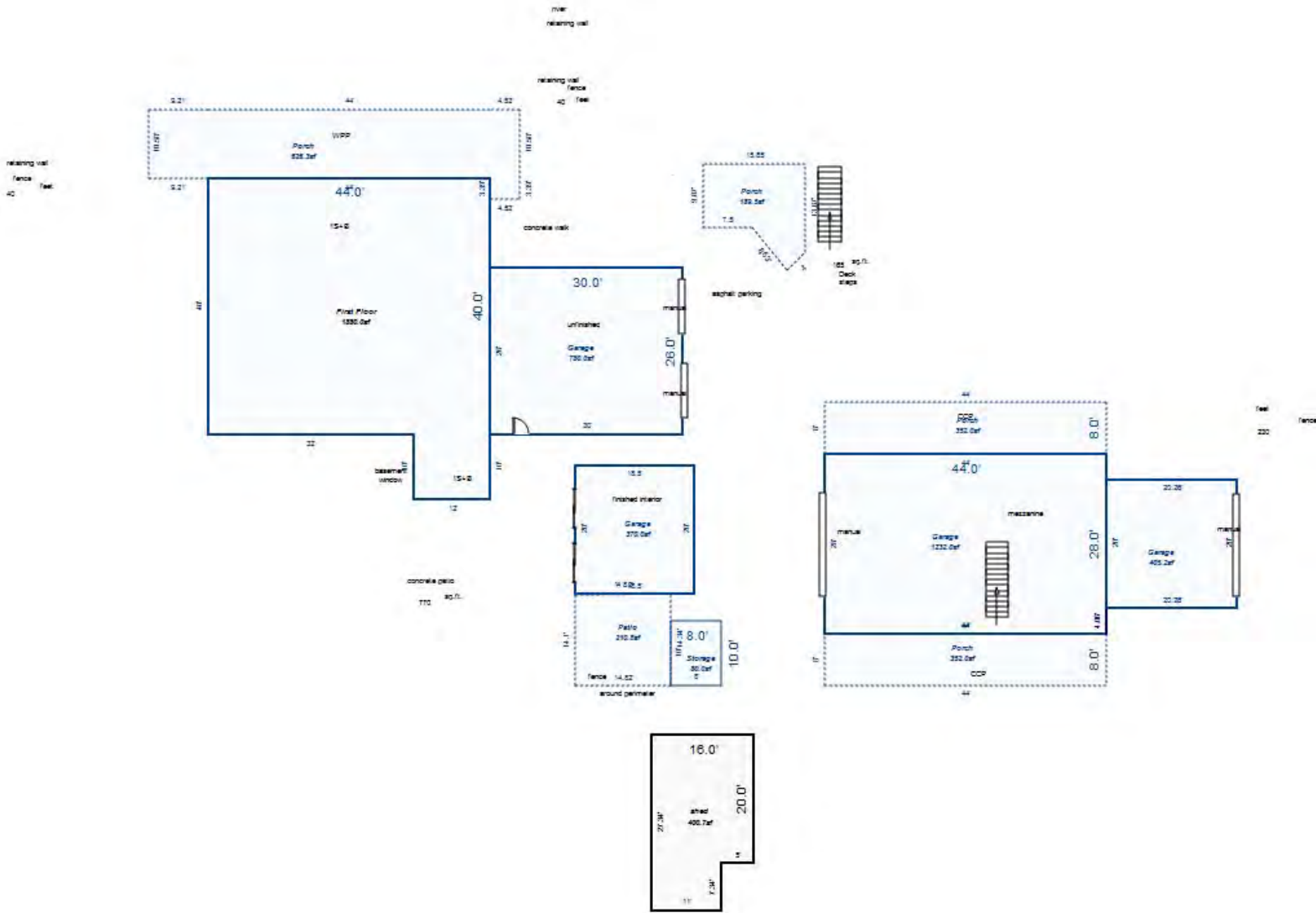


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 626 189	Type WPP WPP	Year Built: 1958 Car Capacity: 2 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 780 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G														
Building Style: 1S		Trim & Decoration																	
Yr Built 1958	Remodeled REM 0	Ex	Ord	X	Min	Size of Closets													
Condition: Average		Lg	Ord	X	Small	Doors													
Room List		(5) Floors																	
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:					(12) Electric 200 Amps Service												
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories Exterior			Foundation			Rate Bsmnt-Adj		Heat-Adj		Size Cost		
X	Wood/Shingle Aluminum/Vinyl Brick					Ex.	X	Ord.		Min	1 Story Siding			63.85	0.00	0.00	1880	120,038	
Insulation		Basement: 1880 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets			Other Additions/Adjustments			Rate									
(2) Windows		(7) Excavation		Many			X	Ave.		Few	(9) Basement Finish Basement Recreation Finish			11.45			1880 21,526		
X	Many Avg. Few	X	Large Avg. Small	(13) Plumbing			Average Fixture(s)			760.00									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1			3 Fixture Bath			2400.00									
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		3			2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1575.00									
(3) Roof		(8) Basement		1			Average Fixture(s)			3085.00									
X	Gable Hip Flat	Gambrel Mansard Shed		1			3 Fixture Bath			1915.00									
X	Asphalt Shingle	(10) Floor Support		1			2 Fixture Bath			3250.00									
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:		1			Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			3875.00									
		(14) Water/Sewer		1			2 Fixture Bath			7.17			626		4,488				
		Public Water		1			Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			10.94			189		2,068				
		Public Sewer		1			2 Fixture Bath			7.85			352		2,763				
		Water Well		1			Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			7.85			352		2,763				
		1000 Gal Septic		Lump Sum Items:			2 Fixture Bath			Class:C Exterior: Siding			Foundation: 18 Inch (Unfinished)						
		2000 Gal Septic					2 Fixture Bath			Base Cost			15.35			780		11,973	
							2 Fixture Bath			Common Wall: 1 Wall			-1025.00			1		-1,025	
							2 Fixture Bath			Mechanical Doors			350.00			2		700	
							2 Fixture Bath			Class:C Exterior: Siding			Foundation: 18 Inch (Finished)						
							2 Fixture Bath			Base Cost			25.47			370		9,424	
							2 Fixture Bath			Mechanical Doors			350.00			2		700	
							2 Fixture Bath			Class:C Exterior: Pole			Foundation: 42 Inch (Unfinished)						
							2 Fixture Bath			<<<< Calculations too long. See Valuation printout for complete pricing. >>>>									

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Sketch by Apex Sketch

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RIVER WOODS ESTATES LLC	GILLOW JAMES L & LESLIE	41,000	03/21/2005	WD	Arms Length	05-0/1053		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8270 W BLUE RD	School: LAKE CITY - 57020		New House	10/12/2005	20050359	Complete
	P.R.E. 100% 03/09/2008					
Owner's Name/Address	MAP #:					
GILLOW JAMES L & LESLIE 8270 W BLUE RD LAKE CITY MI 49651	2018 Est TCV 323,271 TCV/TFA: 146.74					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES								
		Public Improvements		* Factors *								
SEC 27 T22N R8W (1*1998) BEG N 82 DEG 58'26"W 1360.91 FT FROM SE COR SEC 27 TH N 23 DEG 07'45"W 172 FT,N 78 DEG 28'13"W 140.48 FT, S 14 DEG 56' 45"W 296.34 FT, N 81 DEG 53'02"E 33.06 FT, N 69 DEG 18'22"E 260.98 FT, N 56 DEG52'15"E 5.82 FT TO POB. 1.09A.	X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		<Site Value E> CLAM RIVER 30K					30000	100		30,000
		Paved Road		296 Actual Front Feet, 1.09 Total Acres		Total Est. Land Value =						30,000
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		Water		Residential Local Cost Land Improvements								
		Sewer		Description	Rate	CountyMult.	Size	%Good	Cash Value			
	X	Electric		LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375			
	X	Gas		Total Estimated Land Improvements True Cash Value =								2,375
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										

Comments/Influences

SPLIT 13 AC TO RIVER WOODS SUB FOR 98
SPLIT 16 AC TO SUB FOR 99
ALSO SPLIT 4 RIVERFRONT PCLS FOR 00

Topography of Site



Level

X Rolling

Low

High

Landscaped

Swamp

X Wooded

Pond

X Waterfront

Ravine

Wetland

Flood Plain

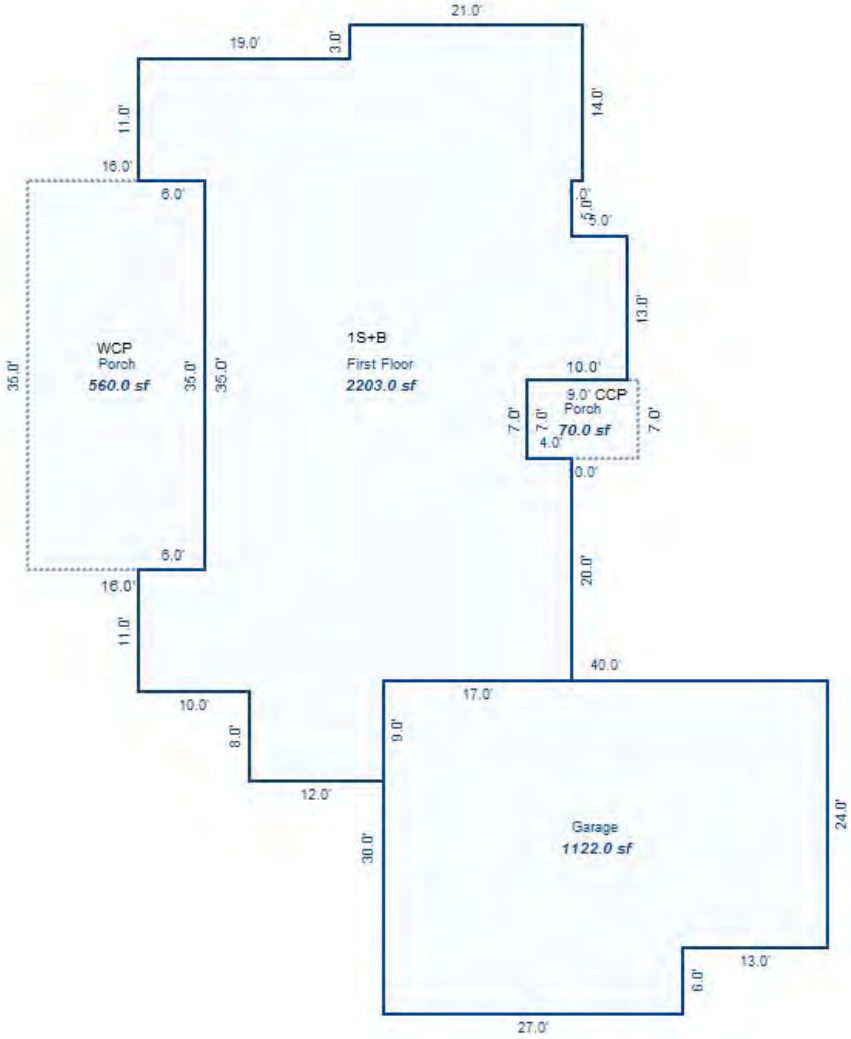
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	15,000	146,600	161,600			122,550C
2017	15,000	142,200	157,200			120,030C
2016	15,000	133,800	148,800			118,960C
2015	15,000	124,600	139,600			118,605C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																						
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 560 70	Type WPP CCP (1 Story)	Year Built: 2006 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 1122 % Good: 0 Storage Area: 0 No Conc. Floor: 0																								
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G																																
Building Style: 1S		Trim & Decoration		X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 7 Floor Area: 2203 Total Base Cost: 231,286 Total Base New : 319,175 Total Depr Cost: 296,832 Estimated T.C.V: 290,896			CnlyMult X 1.380 E.C.F. X 0.980		Bsmnt Garage: Carport Area: Roof:																						
Yr Built 2006	Remodeled 0	Ex	X	Ord		Min	Size of Closets			Total Base Cost: 231,286			CnlyMult		Bsmnt Garage:																						
Condition: Average		Lg	X	Ord		Small	200 Amps Service			Total Base New : 319,175			E.C.F.		Carport Area:																						
Room List		(5) Floors		Central Air Wood Furnace			Stories Exterior			Foundation			Rate		Bsmnt-Adj		Heat-Adj		Size		Cost																
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(12) Electric			1+ Story Siding			Basement			74.65		0.00		1.85		2203		168,530																
(1) Exterior		X Drywall		Ex.			X			Ord.						Min																					
X	Wood/Shingle Aluminum/Vinyl Brick	No. of Elec. Outlets		Many			X			Ave.						Few																					
	Insulation	(7) Excavation		(13) Plumbing			1			Average Fixture(s)			3			3 Fixture Bath																					
(2) Windows		Basement: 2203 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		2			2 Fixture Bath			Softener, Auto			Softener, Manual			(14) Water/Sewer			Well, 100 Feet			3050.00			1		3,050										
X	Many Avg. Few	X	Large Avg. Small	(8) Basement		1			Average Fixture(s)			3			3 Fixture Bath			Softener, Auto			Softener, Manual			(14) Water/Sewer			Well, 100 Feet			3050.00			1		3,550		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	8		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			1			Average Fixture(s)			3			3 Fixture Bath			Softener, Auto			Softener, Manual			(14) Water/Sewer			Well, 100 Feet			3050.00			1		3,550	
X	Double Glass Patio Doors Storms & Screens	1000		(9) Basement Finish			1			Average Fixture(s)			3			3 Fixture Bath			Softener, Auto			Softener, Manual			(14) Water/Sewer			Well, 100 Feet			3050.00			1		3,550	
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		(10) Floor Support			1			Average Fixture(s)			3			3 Fixture Bath			Softener, Auto			Softener, Manual			(14) Water/Sewer			Well, 100 Feet			3050.00			1		3,550	
X	Gable Hip Flat	Gambrel Mansard Shed		Joists: Unsupported Len: Cntr.Sup:			1			Average Fixture(s)			3			3 Fixture Bath			Softener, Auto			Softener, Manual			(14) Water/Sewer			Well, 100 Feet			3050.00			1		3,550	
X	Asphalt Shingle	1		Recreation SF Living SF Walkout Doors No Floor SF			1			Average Fixture(s)			3			3 Fixture Bath			Softener, Auto			Softener, Manual			(14) Water/Sewer			Well, 100 Feet			3050.00			1		3,550	
Chimney:		Lump Sum Items:																																			

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



Sketch by Apex Sketch

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		37,000	05/01/2002	WD	Download	02-0:2546		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
4777 RIVER WOODS RD			Other	06/19/2007	20070341	Complete
	P.R.E. 100% 02/03/2004		New House	05/21/2003	20030106	Complete
Owner's Name/Address	MAP #:					
MOORE JOHN G & MARCIA E 4777 RIVER WOODS RD LAKE CITY MI 49651	2018 Est TCV 348,137 TCV/TFA: 133.39					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES									
		Public Improvements			* Factors *								
SEC 27 T22N R8W (0*1998) BEG N 78 DEG 33'41"W 1250.51 FT & N 20 DEG 17'02"W 115.42 FT FROM SE COR SEC 27TH S 78 DEG 16'59"W 155.75 FT, N 78 DEG 28'13"W 140.48 FT, N 02 DEG 49'08"E 165.44 FT, S 78 DEG 05'12"E 309.32 FT, S 11 DEG 54'48"W 100 FT TO POB. 1A.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
		Electric Gas Curb Street Lights Standard Utilities Underground Utils.		<Site Value E> CLAM RIVER 30K	165	Actual	Front	Feet,	1.00	Total	Acres	Total Est. Land Value =	30,000
				Land Improvement Cost Estimates									
				Description	Rate	CountyMult.	Size	%Good	Cash Value				
				D/W/P: 4in Ren. Conc.	5.31	1.00	3400	0	0				
				Residential Local Cost Land Improvements									
				Description	Rate	CountyMult.	Size	%Good	Cash Value				
				LAND IMPROVE 5000	5000.00	1.00	1.5	95	7,125				
				Total Estimated Land Improvements True Cash Value = 7,125									

Comments/Influences
CHG FROM 1S TO 1+ FOR 2010.
98 SPLIT FROM 021-40 FOR 99



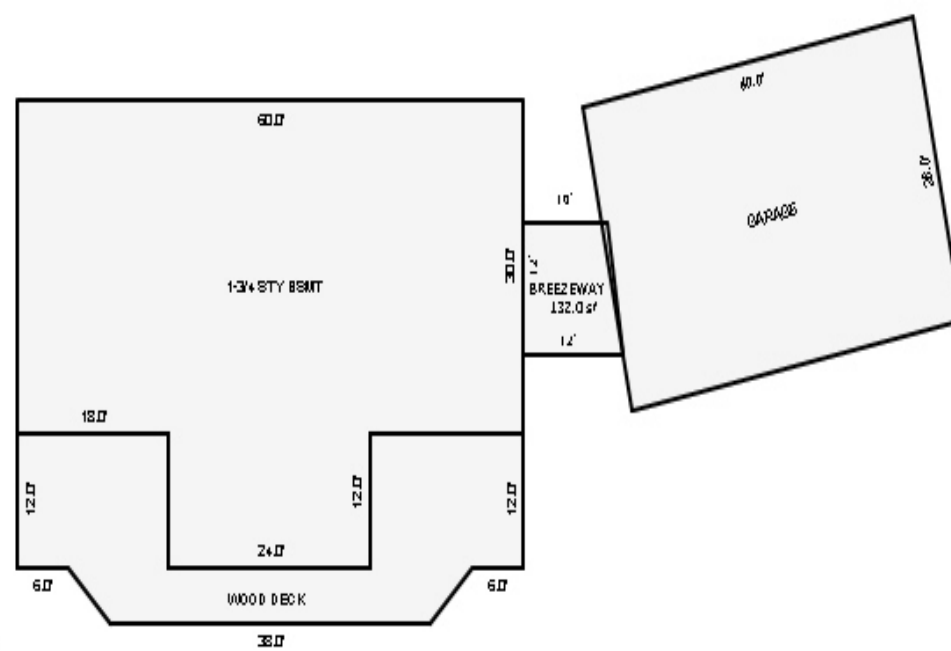
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level							
X Rolling	2018	15,000	159,100	174,100			142,071C
Low							
X High	2017	15,000	154,300	169,300			139,149C
Landscaped							
X Swamp	2016	15,000	145,300	160,300			137,908C
X Wooded	2015	15,000	127,700	142,700			137,496C
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							
Who When What							
TPC 12/27/2017 INSPECTED							
TPC 08/26/2011 INSPECTED							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 918 132	Type WPP Brzwy, FW	Year Built: 2003 Car Capacity: 3 Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 1120 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame		Drywall Paneled		Plaster Wood T&G											
Building Style: LOG		Trim & Decoration														
Yr Built 2003	Remodeled 0	Ex	X	Ord		Min	Size of Closets									
Condition: Average		Lg	X	Ord		Small	Doors									
Room List		(5) Floors														
	Basement 1st Floor 2nd Floor 4 Bedrooms	Kitchen: Other: Other:					(12) Electric									
		200 Amps Service														
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories Exterior Foundation			Rate Bsmnt-Adj Heat-Adj			Size Cost			
X	Wood/Shingle Aluminum/Vinyl Brick			Ex.	X	Ord.		Min	1.25	Story Pine Logs	Basement	92.94	0.00	2.34	2088	198,945
				No. of Elec. Outlets			Other Additions/Adjustments			Rate			Size Cost			
				Many	X	Ave.		Few		Walk out Basement Door(s)		1025.00			1	1,025
(2) Windows		(7) Excavation		(13) Plumbing			(14) Water/Sewer									
X	Insulation	Basement: 2088 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Well, 100 Feet 1000 Gal Septic									
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			(15) Built-Ins & Fireplaces			Appliance Allowance			2610.00		1 2,610	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor	(9) Basement Finish			(16) Porches			WPP, Standard			8.50		918 7,803	
X	Double Glass Patio Doors Storms & Screens	1200	Recreation SF Living SF 1 Walkout Doors No Floor SF	(14) Water/Sewer			(16) Breezeways			Frame Wall,Finished			33.25		132 4,389	
X	Gable Hip Flat		Gambrel Mansard Shed	(10) Floor Support			(17) Garages			Class:BC Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Automatic Doors Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost =			17.55 425.00		1120 19,656 2 850	
X	Asphalt Shingle	Chimney:		1 1000 Gal Septic 1 2000 Gal Septic			Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0, Depr.Cost =			Basement Recreation Finish County Multiplier = 1.38 => Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0, Depr.Cost =			13.50		1200 16,200 22,356 11,178	
		Lump Sum Items:			ECF (416 RESIDENTIAL RURAL/ NON SUB)			0.980 => TCV of Bldg: 1 =					317,359 311,012			

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



Sketch by Apex Medina™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		35,000	06/01/2001	WD	Download	01-0:2961		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
RIVER WOODS RD						
Owner's Name/Address	School: LAKE CITY - 57020					
WEISS LINDA K TRUST 4803 S RIVE WOODS RD LAKE CITY MI 49651	P.R.E. 100% 04/11/2002					
	MAP #:					
	2018 Est TCV 30,000					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES					
				Description	Frontage	Depth	Rate	%Adj. Reason	Value
SEC 27 T22N R8W (0*1998) BRG N 11 DEG 54'48"E 100 FT FROM NE COR LOT 15 RIVER WOODS ESTATES TH N 78 DEG 05'12"W 309.32 FT, N 36 DEG 14'40"E 172.76 FT, S 78 DEG 49'36"E 237.02 FT, S10 DEG 55'54"W 66.41 FT, S 11 DEG 54'48"W 94.08 FT TO POB. .997A.	X			<Site Value E> CLAM RIVER 30K	173 Actual Front Feet, 1.00 Total Acres	30000	100		30,000
				* Factors * Total Est. Land Value = 30,000					

Comments/Influences
98 SPLIT FROM 021-40 FOR 99

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

Topography of Site


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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	15,000	0	15,000			11,049C
2017	15,000	0	15,000			10,822C
2016	15,000	0	15,000			10,726C
2015	15,000	0	15,000			10,694C

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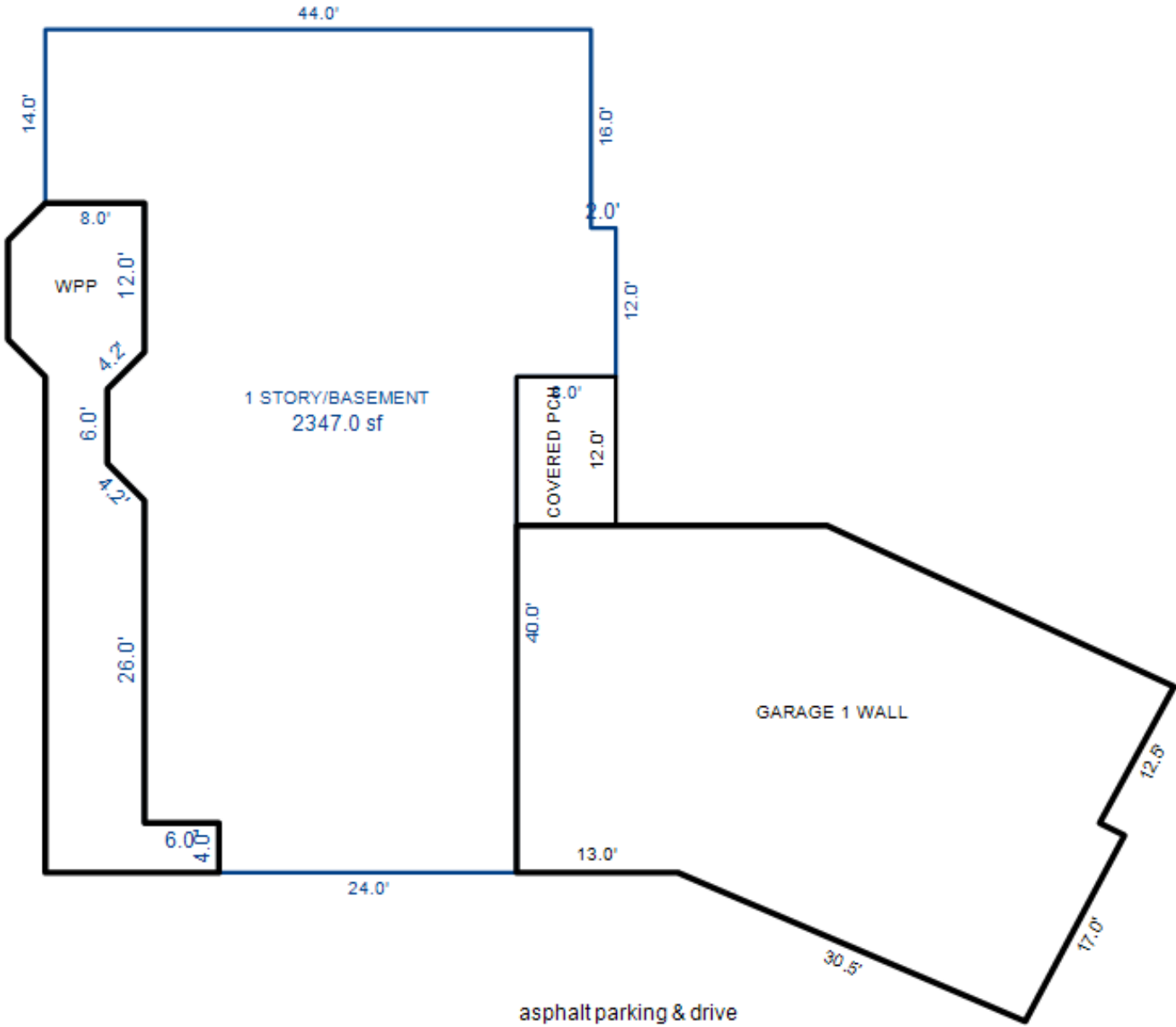
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status				
4803 RIVER WOODS RD	School: LAKE CITY - 57020		New House	10/18/2000	2000-0498	100%				
Owner's Name/Address	P.R.E. 100% 04/11/2002									
WEISS LINDA K TRUST 4803 RIVER WOODS RD LAKE CITY MI 49651	MAP #:	2018 Est TCV 301,062 TCV/TFA: 128.28								
Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES							
SEC 27 T22N R8W (0*1998) BEG N 11 DEG 54'48"E 194.08 FT & N 10 DEG 55'54"E 66.41 FT FRO NE COR LOT 15 RIVER WOODS ESTATES TH N 78 DEG 49'36"W 237.02 FTM N 17 DEG 59'28"E 169.26 FT, S 79 DEG 20'24"E 216.22 FT, S 10 DEG 55'54"W 170 FT TO POB. .879A.	X		* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value <Site Value E> CLAM RIVER 30K 30000 100 30,000 169 Actual Front Feet, 0.88 Total Acres Total Est. Land Value = 30,000							
Comments/Influences	X		Land Improvement Cost Estimates Description Rate CountyMult. Size %Good Cash Value D/W/P: Asphalt Paving 1.86 1.00 3000 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							
98 SPLIT FROM 021-40 FOR 99 NEW HOUSE ETC FOR 02	X		Public Improvements Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.							
			Topography of Site							
	X		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain							
			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Who	When	What	2018	15,000	135,500	150,500		122,827C
		TPC 12/27/2017	INSPECTED		2017	15,000	127,900	142,900		120,301C
	TPC 04/25/2017	INSPECTED		2016	15,000	120,300	135,300		119,228C	
				2015	15,000	112,000	127,000		118,872C	

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 96 500	Type CCP (1 Story) WPP	Year Built: 2001 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 1453 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G														
Building Style: 1S		Trim & Decoration		X Ex			Ord			Min									
Yr Built	Remodeled	Size of Closets		X Lg			Ord			Small									
Condition: Average		Doors		Solid			X H.C.												
Room List		(5) Floors		Central Air Wood Furnace			(12) Electric			200 Amps Service									
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(6) Ceilings			No./Qual. of Fixtures			Stories Exterior			Foundation Rate			Bsmnt-Adj Heat-Adj			
(1) Exterior	X Drywall	Ex.			X Ord.			Min			1 Story Siding			Basement 71.31 0.00 1.85			Size Cost 2347 171,707		
X	Wood/Shingle Aluminum/Vinyl Brick	No. of Elec. Outlets			Many			X Ave.			Few			Other Additions/Adjustments			Rate Size Cost		
	Insulation	(7) Excavation			(13) Plumbing			Average Fixture(s)			Walk out Basement Door(s)			1025.00 1 1,025					
(2) Windows	X Many Avg. X Few	Large Avg. Small			Basement: 2347 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s)			(14) Water/Sewer			Well, 100 Feet 3050.00 1 3,050					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			3 Fixture Bath 3550.00 1 3,550			(15) Built-Ins & Fireplaces			Appliance Allowance 2610.00 1 2,610					
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish			1 Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer			(16) Porches			CCP (1 Story), Standard 33.01 96 3,169 WPP, Standard 9.15 500 4,575					
(3) Roof	X Gable Hip Flat	X Gambrel Mansard Shed			(10) Floor Support			Public Water Public Sewer Water Well			(17) Garages			Class:BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 20.95 1453 30,440 Common Wall: 1 Wall -1425.00 1 -1,425 Automatic Doors 425.00 1 425					
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:			1 1000 Gal Septic 2000 Gal Septic			Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/100/88.0, Depr.Cost = 271,747 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 266,312											
	Chimney:	Lump Sum Items:																	

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



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

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

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
RIVER WOODS RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 04/11/2002					
WEISS LINDA K TRUST 4803 S RIVER WOODS ROAD LAKE CITY MI 49651	MAP #:					
	2018 Est TCV 38,861					

	Improved	X	Vacant	Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES						
	Public Improvements			* Factors *						
				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
				RVR WDS EST 2	388.61	188.31	1.0000	1.0000	100 100	38,861
				389 Actual Front Feet, 1.68 Total Acres				Total Est. Land Value =		38,861

Tax Description
 SEC 27 T22N R8W (0*1998) BEG N 11 DEG 54'48"E 194.08 FT & N 10 DEG 55'54"E 236.41 FT FROM NE COR LOT 15RIVER WOODS ESTATES TH N 79 DEG 20'24"W 216.22 FTM N 05 DEG 14'16"E 141.46 FT, N07 DEG 29'36"W 247.15 FT, S 54 DEG 21' 53"E 356.15 FT, S 23 DEG 17'01"W 71.02 FT,S 10 DEG 55'54"W 156 FT TO POB. 1.68A

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

Comments/Influences
 98 SPLIT FROM 021-40 FOR 99



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	19,400	0	19,400			14,822C
2017	19,400	0	19,400			14,518C
2016	19,400	0	19,400			14,389C
2015	21,400	0	21,400			14,346C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MITCHELL JAMES E & LINDA	MITCHELL LINDA A	0	06/30/2015	WD	RELATED PARTY	2015-02283	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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8441 W WORKMAN RD	School: LAKE CITY - 57020					
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Owner's Name/Address	P.R.E. 0%					
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MITCHELL LINDA A	MAP #:					
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52 TOUCAN DR	2018 Est TCV 82,106 TCV/TFA: 90.83					
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LAKE SAINT LOUIS MO 63367	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS			
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Public Improvements	* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value

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

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

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

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

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

Curb							
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Street Lights							
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Standard Utilities							
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Underground Utils.							
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Topography of Site							
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X Level							
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Rolling							
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Low							
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X High							
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Landscaped							
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Swamp							
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Wooded							
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Pond							
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X Waterfront							
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Ravine							
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Wetland							
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Flood Plain							
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2018	7,500	33,600	41,100			23,357C
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2017	7,500	30,900	38,400			22,877C
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2016	7,500	30,600	38,100			22,673C
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2015	6,300	25,400	31,700			22,606C
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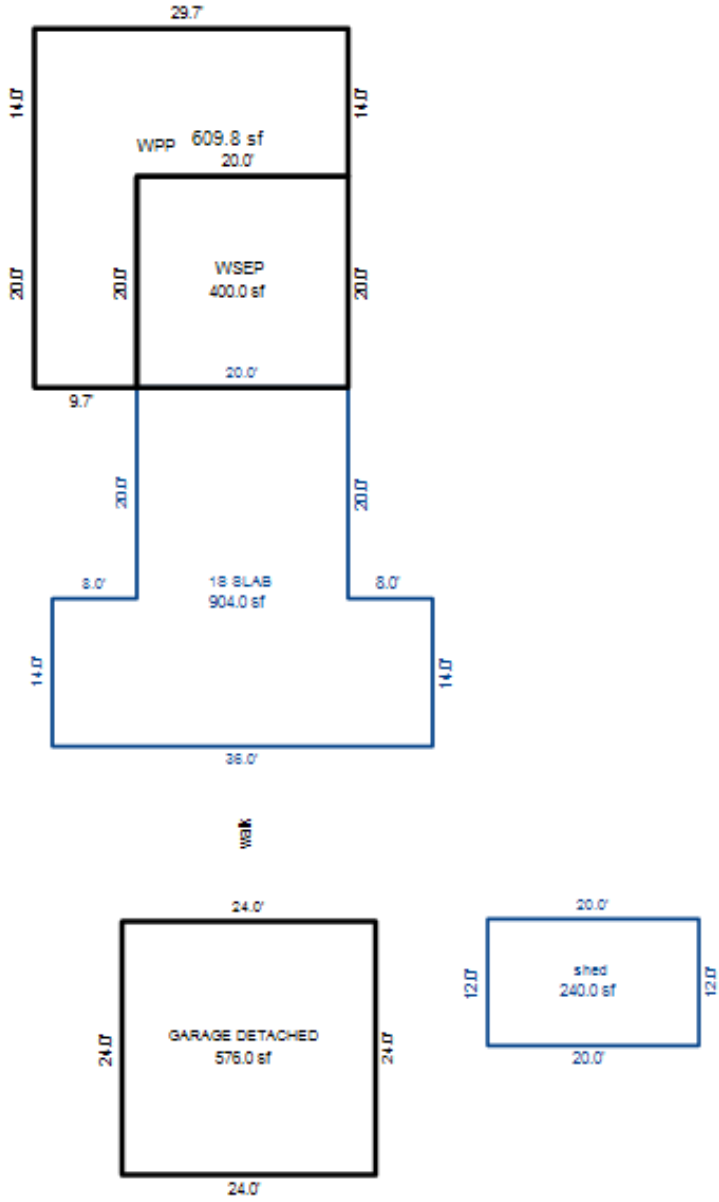
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 400 609	Type WSEP (1 Story) WPP	Year Built: 1982 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame		Drywall X Paneled		Plaster Wood T&G											
Building Style: 1S		Trim & Decoration														
Yr Built 1962		Remodeled 1972		Ex Ord X Min			Size of Closets									
Condition: Average		Lg X Ord Small		Doors Solid X H.C.												
Room List		(5) Floors		Central Air Wood Furnace												
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Other:		(12) Electric			100 Amps Service									
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories Exterior		Foundation		Rate Bsmnt-Adj		Heat-Adj Size Cost			
X	Wood/Shingle Aluminum/Vinyl Brick			Ex. X Ord. Min			1 Story Siding		Slab		68.57 -12.06		0.00 904 51,085			
				No. of Elec. Outlets			Other Additions/Adjustments				Rate		Size Cost			
				Many X Ave. Few			(13) Plumbing									
(2) Windows		(7) Excavation		1 Average Fixture(s)			(14) Water/Sewer				760.00		1 760			
		Basement: 0 S.F. Crawl: 0 S.F. Slab: 904 S.F. Height to Joists: 0.0		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Well, 50 Feet 1000 Gal Septic				1575.00 3085.00		1 1,575 1 3,085			
		(8) Basement					(15) Built-Ins & Fireplaces				1915.00		1 1,915			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor					(16) Porches		WSEP (1 Story), Standard WPP, Standard		20.80 7.19		400 8,320 609 4,379			
(3) Roof		(9) Basement Finish					(17) Garages		Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)							
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors No Floor SF					Base Cost Mechanical Doors		17.55 350.00				576 10,109 1 350			
X	Asphalt Shingle	(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,		Depr.Cost =				67,546			
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			ECF (416 RESIDENTIAL RURAL/ NON SUB)		0.980 => TCV of Bldg: 1 =				66,195			

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		30,000	07/01/1999	WD	Download	02-0:3788		0.0

Property Address: 8435 W WORKMAN RD
 Class: 401 RESIDENTIAL-I Zoning: Building Permit(s): Date: Number: Status:

School: LAKE CITY - 57020
 P.R.E. 100% 12/09/2008

Owner's Name/Address: MAP #:
 BOOKER PATRICIA
 8435 W WORKMAN RD
 Lake City MI 49651

2018 Est TCV 48,518 TCV/TFA: 62.52

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

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

<Site Value G> RURAL SITES 15000 100 15,000
 100 Actual Front Feet, 0.98 Total Acres Total Est. Land Value = 15,000

Tax Description: . SEC 27 T22N R8W COM 640 FT; E OF NW COR OF SE 1/4 OF SEC 27, TH S 483 FT; TO BEG TH S 100 FT; TH W TO CENTER LINE OF CLAM RIVER; TH N ALONG CENTER OF RIVER, TO A PT 483 FT; S OF SAID N LINE OF TH SE 1/4 TH E AND PAR TO 2ND COURSE TO BEG. .9773 A.

Comments/Influences: X Dirt Road
 X 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
 X Waterfront
 Ravine
 Wetland
 Flood Plain

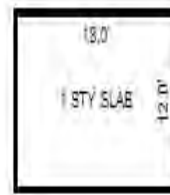
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	7,500	16,800	24,300			19,837C
2017	7,500	16,200	23,700			19,429C
2016	7,500	15,300	22,800			19,256C
2015	6,300	14,200	20,500			19,199C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G												
Building Style: 1S		Trim & Decoration															
Yr Built 1965	Remodeled 0	Ex	X	Ord		Min	Size of Closets										
Condition: Average		Lg	X	Ord		Small	Doors		X	Solid	X	H.C.					
Room List		(5) Floors		Central Air Wood Furnace			(12) Electric		100		Amps Service						
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Other:		(6) Ceilings			No./Qual. of Fixtures		Ex.		X	Ord.		Min			
(1) Exterior	X	Drywall					No. of Elec. Outlets		Many		X	Ave.		Few			
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		(13) Plumbing			1		Average Fixture(s)		525.00		1		525		
	Insulation	Basement: 0 S.F. Crawl: 0 S.F. Slab: 776 S.F. Height to Joists: 0.0		1			3		Fixture Bath		1575.00		1		1,575		
(2) Windows	X	Many Avg. Few	X	Large Avg. Small	1			2		Fixture Bath		2720.00		1		2,720	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement		1			Softener, Auto		Softener, Manual		1235.00		1		1,235		
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		1			Solar Water Heat		No Plumbing		Phy/Ab.Phy/Func/Econ/Comb.%Good= 64/100/100/100/64.0,		Depr.Cost =		34,202		
(3) Roof	X	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(14) Water/Sewer			Public Water Public Sewer		1		Water Well		ECF (416 RESIDENTIAL RURAL/ NON SUB)		0.980 => TCV of Bldg: 1 =		33,518	
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support			1		1000 Gal Septic								
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1			2000 Gal Septic		Lump Sum Items:								
Chimney: Metal																	

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



Sketch by Apex IVT

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

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

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
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	School: LAKE CITY - 57020					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:					
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O'HARA VERA ETAL 1169 S LA CHONCE ROAD LAKE CITY MI 49651	2018 Est TCV 15,000					
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Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS			
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Public Improvements	* Factors *					
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Description	Frontage	Depth	Rate	%Adj.	Reason	Value
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<Site Value G> RURAL SITES	470	1.70	15000	100		15,000
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470 Actual Front Feet, 1.70 Total Acres	Total Est. Land Value =					15,000
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Tax Description . SEC 27 T22N R8W THAT PART OF NW 1/4 OF SE 1/4 LYING W'LYOF CLAM RIVER. APP 1.7A. Comments/Influences	Dirt Road	X	Electric	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	Gravel Road									

NO ROAD..LANDLOCKED? ACREAGE NOT ON ROLL..ADD FOR 95	Water	X	Ravine	2016	7,500	0	7,500			140C
	Sewer									

	Gas	X	Wetland	2015	7,500	0	7,500			140C
	Curb									

	Street Lights	X	Flood Plain							
	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									

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

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

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

School: LAKE CITY - 57020

P.R.E. 0%

Owner's Name/Address MAP #:

KING BARBARA 2018 Est TCV 14,528

40315 FIRESTEEL DRIVE Improved X Vacant Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

STERLING HEIGHTS MI 48313 Public Improvements * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
50/FF	66.00	0.00	1.0000	1.0000	50	100		3,300
Residentia 3 - 7 @\$2800			4.01 Acres		2800	100		11,228
66 Actual Front Feet, 4.01 Total Acres Total Est. Land Value =								14,528

Tax Description

. SEC 27 T22N R8W COMM AT NE COR OF NW 1/4 OF SE 1/4, TH W676.5 FT, TH S 462 FT TO POB, TH E 16.5 FT, TH S 485 FT, TH E BY N 190 FT, TH E 225 FT, TH N 100 FT, TH E 300 FT MORE OR LESS TO N & S 1/8 LINE, TH S TO A POINT WHICH IS 850 FT S OF NE COR OF NW 1/4 OF SE 1/4, TH W 455 FT, TH SW'LY PARTO E LINE GRAY'S TROUT CAMP TO THREAD OFCLAM RIVER, TH SW'LY ALG RIVER 66 FT MORE OR LESS, TH N 231 FT MORE OR LESS, TH W 192.82 FT, TH S 77 DEG W 110 FT, THS 50 FT MORE OR LESS, TH S 78 DEG 15' W 150 FT TO A POINT DUE N OF NE COR LOT 12GRAY'S TROUT CAMP, TH N 224 FT, TH E 224 FT, TH N 471 FT TO POB EXC BEG 850 FT S & 80 FT W OF NE COR OF NW 1/4 OF SE 1/4 TH W 150 FT, N TO COUNTY RD E TO A PT DUE N OF POB; S TO POB.

Comments/Influences

LON NARROW PIECE LOOKS LIKE IT SERVES AS ROAD TO RIVER

- X Dirt Road
- X Gravel Road
- X Paved Road
- X Storm Sewer
- X Sidewalk
- X Water
- X Sewer
- X Electric
- X Gas
- X Curb
- X Street Lights
- X Standard Utilities
- X Underground Utils.
- Topography of Site
- Level
- X Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- X Waterfront
- Ravine
- Wetland
- Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	7,300	0	7,300			484C
2017	7,700	0	7,700			475C
2016	7,700	0	7,700			471C
2015	7,700	0	7,700			470C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ILER ALAN	BALL SAM & RACHEL	15,000	09/08/2017	PTA	Arms Length	PTA	PTA	100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
W BLUE RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 12/12/2017					
BALL SAM & RACHEL 1947 S DICKERSON RD LAKE CITY MI 49651	MAP #: 2018 Est TCV 15,000					

	Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
	Public Improvements				* Factors *					
				Description	Frontage	Depth	Rate %Adj.	Reason	Value	
				<Site Value G> RURAL SITES	15000	100			15,000	
				525 Actual Front Feet, 1.32 Total Acres					Total Est. Land Value =	15,000

Tax Description
 . SEC 27 T22N R8W BEG AT NE COR SEC 34, TH S 89 DEG 56'20"W 473.4 FT, N 53 DEG 0'28" W 102 FT, S 45 DEG 59'32" W 135 FT TO THREAD OF CLAM RIVER WHICH IS THE POB, TH N 45 DEG59'32" E 135 FT. TH ALG C/L OF BLUE ROAD, TH N 53 DEG 0'28" W 251.63 FT, N 77 DEG 45'28" W 319.8 FT, TH S 60 DEG 42'32" W 173.88 FT, S 35 DEG 17'28" E TOThread OF CLAM RIVER, TH FOLLOW RIVER DOWN STREAM TO POB.

Comments/Influences

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

DOES NOT APPEAR TO BE BUILDABLE. STEEP SLOPE TO RIVER ALONG POB. NO PLACE FOR N CONTROL.

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	7,500	0	7,500			7,500S
2017	10,500	0	10,500	10,500D		2,507C
2016	10,500	0	10,500			2,485C
2015	10,500	0	10,500			2,478C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: 402 RESIDENTIAL-V		Zoning:	Building Permit(s)	Date	Number	Status				
W LOTAN RD		School: MCBAIN - 57030										
Owner's Name/Address		P.R.E. 0%										
RAU JOHN H & MELBA G TRUSTEES 17074 MARTINGALE LANE Clinton Township MI 48038		MAP #:										
		2018 Est TCV 205,900										
		Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
Tax Description		Public Improvements		* Factors *								
SEC 28 T22N R8W N 1/2 OF NE 1/4 & E 180.6 FT OF N 1/2 OF NW 1/4. 85.4545A.		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Gravel Road		<Site Value I>	RIVER SITE				35000	100	CLAM RIVER	35,000
		Paved Road		Residentia	66 - 120	\$2000	85.45	Acres	2000	100		170,900
		Storm Sewer		1320 Actual Front Feet, 85.45 Total Acres Total Est. Land Value = 205,900								
		Sidewalk										
		Water										
		Sewer										
		Electric										
		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										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who	When	What	2018	103,000	0	103,000				64,991C
		TPC 12/27/2017 INSPECTED			2017	97,800	0	97,800				63,655C
		TPC 06/05/2017 INSPECTED			2016	97,800	0	97,800				63,088C
		TPC 05/25/2015 INSPECTED			2015	97,800	0	97,800				62,900C



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PECKHAM LOLA MAE ESTATE	PECKHAM COTTAGE HOLDINGS	330,000	06/17/2016	WD	Arms Length	2016-02155	PTA	100.0
PECKHAM LOLA MAE	PECKHAM LOLA MAE ESTATE	0	04/23/2015	WD	PROBATE COURT	2016-02153		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
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S BLOGETT RD	School: MCBAIN - 57030					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:					
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PECKHAM COTTAGE HOLDINGS LLC 5565 LELAND WOODS RD LELAND MI 49654	2018 Est TCV 273,180					
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Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS			
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Public Improvements	* Factors *					
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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X	Dirt Road							
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	Gravel Road							
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	Paved Road							
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	Storm Sewer							
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	Sidewalk							
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	Water							
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	Sewer							
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X	Electric							
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	Gas							
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	Curb							
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	Street Lights							
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	Standard Utilities							
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	Underground Utils.							
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	Topography of Site							
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X	Level							
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X	Rolling							
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X	Low							
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X	High							
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	Landscaped							
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X	Swamp							
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X	Wooded							
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	Pond							
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X	Waterfront							
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	Ravine							
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	Wetland							
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	Flood Plain							
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X	SEASONAL RD							
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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			2018	136,600	0	136,600			136,600S
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	TPC 12/27/2017	INSPECTED	2017	148,500	0	148,500			148,500S
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	TPC 06/05/2017	INSPECTED	2016	141,000	0	141,000			61,802C
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	TPC 05/25/2015	INSPECTED	2015	123,000	0	123,000			61,618C
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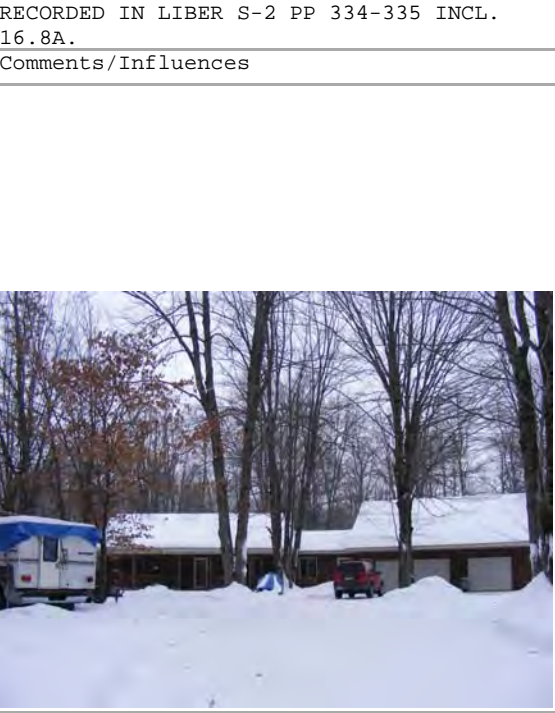


*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ZUMBROCK JOSEPH J	ZUMBROCK JOSEPH TRUST &	0	10/05/2004	QC	Not Qualified	04-0/4569		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
9587 W CLAM RIVER DR	School: MCBAIN - 57030					
	P.R.E. 100% 04/30/1999					
Owner's Name/Address	MAP #:					
ZUMBROCK JOSEPH TRUST & ZUMBROCK SANDRA TRUST 9587 W CLAM RIVER DRIVE LAKE CITY MI 49651	2018 Est TCV 157,172 TCV/TFA: 143.93					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS					
		Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
. SEC 28 T22N R8W PCL F OF SURVEY RECORDED IN LIBER S-2 PP 334-335 INCL. 16.8A.	X	Dirt Road		Residentia 8 - 17 @\$2000	16.80 Acres	2000	100		33,600
Comments/Influences		Gravel Road		16.80 Total Acres Total Est. Land Value =					33,600
		Paved Road							
		Storm Sewer							
		Sidewalk							
		Water							
		Sewer							
	X	Electric							
		Gas							
		Curb							
		Street Lights							
		Standard Utilities							
		Underground Utils.							



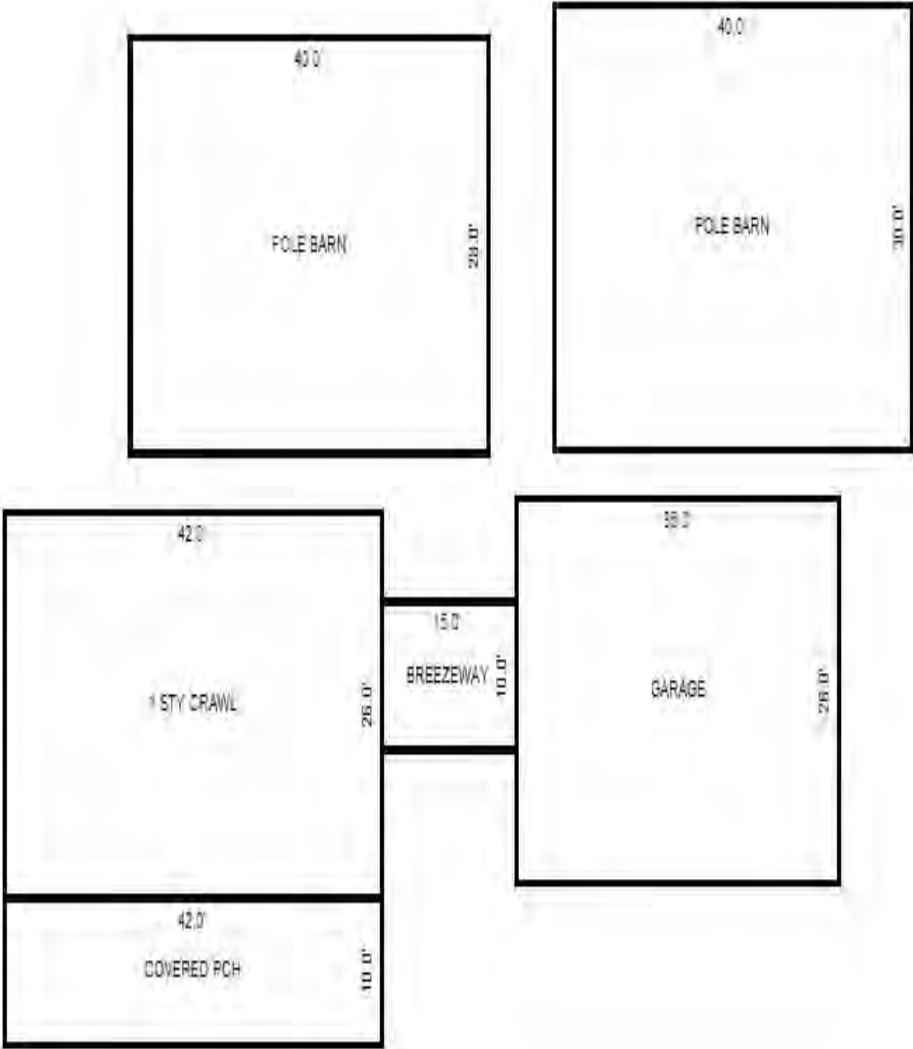
Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Rolling		2018	16,800	61,800	78,600			67,232C
Low		2017	16,000	59,900	75,900			65,850C
High		2016	17,600	56,400	74,000			65,263C
Landscaped		2015	17,600	52,500	70,100			65,068C
Swamp								
X Wooded								
Pond								
Waterfront								
Ravine								
Wetland								
X Flood Plain								
X PRIVATE RD								
Who	When	What						
TPC 12/27/2017	INSPECTED							
TPC 03/03/2012	INSPECTED							

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Missaukee, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage							
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 420 150	Type WCP (1 Story) Brzwy, FW	Year Built: 1997 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: 936 % Good: 0 Storage Area: 0 No Conc. Floor: 1200						
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G																	
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			Stories Exterior			Foundation			Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
Yr Built 1997	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Rate			Bsmnt-Adj		Heat-Adj		Size		Cost			
Condition: Average		Lg		Ord	X	Small	(12) Electric			Rate			Bsmnt-Adj		Heat-Adj		Size		Cost			
Room List		Doors		Solid	X	H.C.	200 Amps Service			Rate			Bsmnt-Adj		Heat-Adj		Size		Cost			
Basement 1st Floor 2nd Floor 2 Bedrooms							(13) Plumbing			Rate			Bsmnt-Adj		Heat-Adj		Size		Cost			
(1) Exterior		X	Drywall				Average Fixture(s)			Rate			Bsmnt-Adj		Heat-Adj		Size		Cost			
X	Wood/Shingle Aluminum/Vinyl Brick						3 Fixture Bath			Rate			Bsmnt-Adj		Heat-Adj		Size		Cost			
	Insulation						2 Fixture Bath			Rate			Bsmnt-Adj		Heat-Adj		Size		Cost			
(2) Windows							Softener, Auto			Rate			Bsmnt-Adj		Heat-Adj		Size		Cost			
X	Many Avg. Few						Softener, Manual			Rate			Bsmnt-Adj		Heat-Adj		Size		Cost			
	Large Avg. Small						Solar Water Heat			Rate			Bsmnt-Adj		Heat-Adj		Size		Cost			
X	Wood Sash Metal Sash Vinyl Sash						No Plumbing			Rate			Bsmnt-Adj		Heat-Adj		Size		Cost			
X	Double Hung Horiz. Slide Casement						Extra Toilet			Rate			Bsmnt-Adj		Heat-Adj		Size		Cost			
X	Double Glass Patio Doors Storms & Screens						Extra Sink			Rate			Bsmnt-Adj		Heat-Adj		Size		Cost			
(3) Roof							Separate Shower			Rate			Bsmnt-Adj		Heat-Adj		Size		Cost			
X	Gable Hip Flat						Ceramic Tile Floor			Rate			Bsmnt-Adj		Heat-Adj		Size		Cost			
	Gambrel Mansard Shed						Ceramic Tile Wains			Rate			Bsmnt-Adj		Heat-Adj		Size		Cost			
X	Asphalt Shingle						Ceramic Tub Alcove			Rate			Bsmnt-Adj		Heat-Adj		Size		Cost			
Chimney: Metal							Vent Fan			Rate			Bsmnt-Adj		Heat-Adj		Size		Cost			
							(14) Water/Sewer			Rate			Bsmnt-Adj		Heat-Adj		Size		Cost			
							Public Water			Rate			Bsmnt-Adj		Heat-Adj		Size		Cost			
							Public Sewer			Rate			Bsmnt-Adj		Heat-Adj		Size		Cost			
							Water Well			Rate			Bsmnt-Adj		Heat-Adj		Size		Cost			
							1 1000 Gal Septic			Rate			Bsmnt-Adj		Heat-Adj		Size		Cost			
							2000 Gal Septic			Rate			Bsmnt-Adj		Heat-Adj		Size		Cost			
							Lump Sum Items:			Rate			Bsmnt-Adj		Heat-Adj		Size		Cost			
							ECF (416 RESIDENTIAL RURAL/ NON SUB)			Rate			Bsmnt-Adj		Heat-Adj		Size		Cost			

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



Sketch by Apex IVT

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MILLER RONALD G	MILLER RONALD G & CHERYL	0	05/28/2015	QC	QUIT CLAIM	2015-01871		0.0
MILLER LAWRENCE & LOIS M	MILLER RONALD G	0	02/27/2015	QC	QUIT CLAIM	2015-00772	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
9695 W CLAM RIVER RD	School: MCBAIN - 57030		Addition	04/01/2016	2016-0086	100%
	P.R.E. 100% 08/31/2017		Addition	10/15/2015	2015-0520	100%

Owner's Name/Address	MAP #:
MILLER RONALD G & CHERYL E 11510 WEST WATERGATE RD CADILLAC MI 49601	2018 Est TCV 144,990 TCV/TFA: 126.30

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS																																																			
. SEC 28 T22N R8W PCL E OF SURVEY RECORDED IN LIBER S-2 PP 334-335 INCL. 16.8A.	X			<p style="text-align: center;">* Factors *</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>Residentia 8 - 17</td> <td>@\$2000</td> <td>16.80</td> <td>Acres</td> <td>2000</td> <td>100</td> <td></td> <td></td> <td>33,600</td> </tr> <tr> <td colspan="8" style="text-align: right;">16.80 Total Acres Total Est. Land Value =</td> <td>33,600</td> </tr> </tbody> </table> <p>Land Improvement Cost Estimates</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>CountyMult.</th> <th>Size</th> <th>%Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>D/W/P: 4in Concrete</td> <td>3.61</td> <td>1.00</td> <td>240</td> <td>50</td> <td>433</td> </tr> <tr> <td>Shed: Metal Prefab</td> <td>8.82</td> <td>1.00</td> <td>108</td> <td>50</td> <td>476</td> </tr> <tr> <td colspan="5" style="text-align: right;">Total Estimated Land Improvements True Cash Value =</td> <td>909</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	Residentia 8 - 17	@\$2000	16.80	Acres	2000	100			33,600	16.80 Total Acres Total Est. Land Value =								33,600	Description	Rate	CountyMult.	Size	%Good	Cash Value	D/W/P: 4in Concrete	3.61	1.00	240	50	433	Shed: Metal Prefab	8.82	1.00	108	50	476	Total Estimated Land Improvements True Cash Value =					909
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																																															
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Description	Rate	CountyMult.	Size	%Good	Cash Value																																																		
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Shed: Metal Prefab	8.82	1.00	108	50	476																																																		
Total Estimated Land Improvements True Cash Value =					909																																																		

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

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



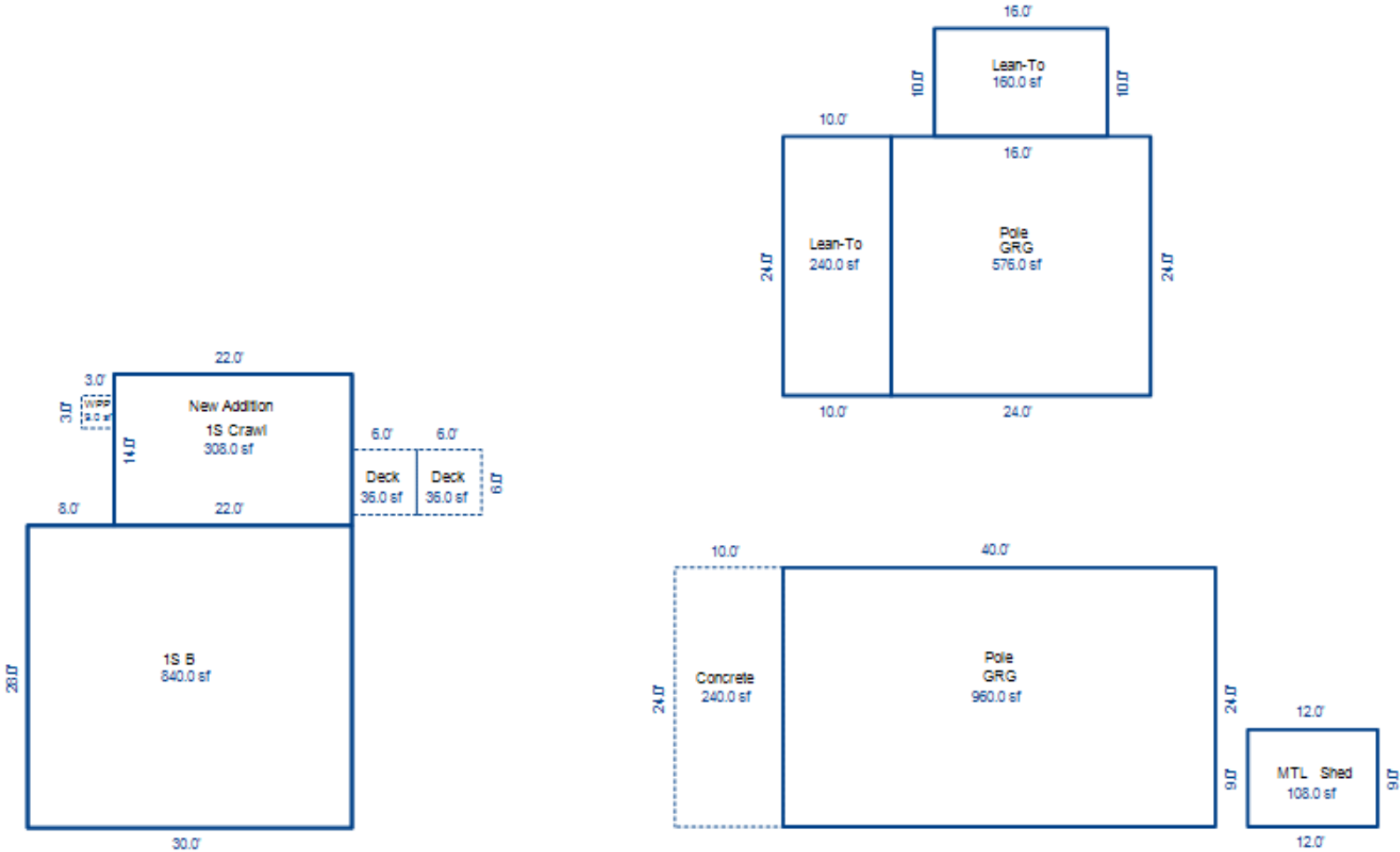
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2018	16,800	55,700	72,500			60,361C
JWV	10/18/2016	INSPECTED	2017	16,000	54,000	70,000		70,000W	59,120C
TPC	12/05/2015	INSPECTED	2016	17,600	30,400	48,000			37,186C
			2015	17,600	32,900	50,500			40,820C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area Type	Year Built: 1998 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G												
Building Style: 1S		Trim & Decoration															
Yr Built 1988	Remodeled 2016	Ex	X	Ord		Min	Size of Closets										
Condition: Average		Lg	X	Ord		Small	Doors			Solid		H.C.					
Room List		(5) Floors		Central Air Wood Furnace													
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric			200			Amps Service							
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories			Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost	
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall		Ex.	X	Ord.		Min	1	Story Siding	Basement	62.27	0.00	0.00	840	52,307
	Insulation	Basement: 840 S.F. Crawl: 308 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets			1			Story Siding	Crawl Space	62.27	-8.95	0.00	308	16,423	
(2) Windows		(7) Excavation		(13) Plumbing			Other Additions/Adjustments										
X	Many Avg. Few	X	Large Avg. Small	Many		X	Ave.		Few	(13) Plumbing							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor	Average Fixture(s)			Average Fixture(s)										
	(3) Roof	(8) Basement		1			1										
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors No Floor SF	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Well, 50 Feet 1000 Gal Septic										
X	Asphalt Shingle Metal	(9) Basement Finish		(14) Water/Sewer			(15) Built-Ins & Fireplaces										
	Chimney:	Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		WPP, Standard			Appliance Allowance										
		Lump Sum Items:		(16) Porches			(16) Decks/Balcony										
				Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)			Treated Wood,Standard										
				Base Cost			13.16										
				Mechanical Doors			350.00										
				Phy/Ab.Phy/Func/Econ/Comb.%Good= 78/100/100/100/78.0, Depr.Cost =			112,735										
				ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 =			110,481										

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)		Date	Number	Status				
4231 S LA CHANCE RD		School: MCBAIN - 57030										
Owner's Name/Address		P.R.E. 0%										
SLUITER WAYNE A 3575 CECIL RD CADILLAC MI 49601		MAP #:		2018 Est TCV 38,444 TCV/TFA: 42.25								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS								
. SEC 28 T22N R8W PCL D OF SURVEY RECORDED IN LIBER S-2 PP 331-333 INCL. 10.05A.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		Residentia 8 - 17 @\$2000	10.05 Acres	2000	100					20,100
		Paved Road		10.05 Total Acres Total Est. Land Value = 20,100								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		Water		Shed: Wood Frame	11.53	1.00	96	50	554			
		Sewer		Shed: Wood Frame	12.07	1.00	80	50	483			
		Electric		Total Estimated Land Improvements True Cash Value = 1,037								
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2018	10,100	9,100	19,200			19,092C	
		TPC 12/27/2017 INSPECTED			2017	9,500	9,200	18,700			18,700S	
		TPC 05/25/2015 INSPECTED			2016	10,600	9,900	20,500		20,500R	20,060C	
					2015	10,600	9,400	20,000			20,000S	

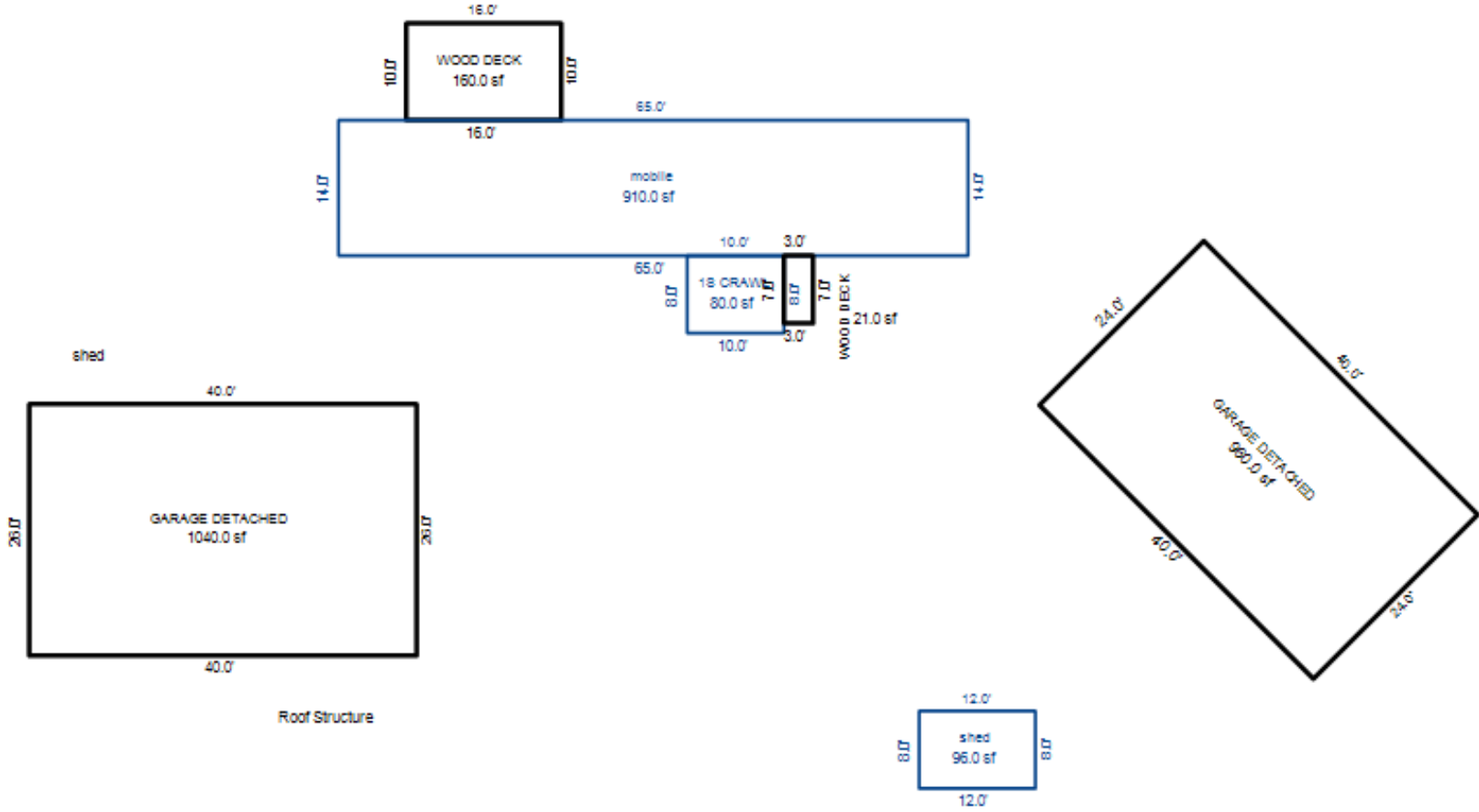


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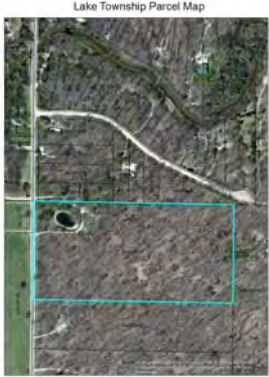
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family	0	Eavestrough	X	Gas	Oil	Elec.	1	Appliance Allow.	Interior 1 Story	Area	Type	Year Built: 1988	Car Capacity:		
	Mobile Home		Insulation		Wood											Coal	Steam	Cook Top	Interior 2 Story	21	Treated Wood	Class: C
	Town Home	0	Front Overhang	X	Forced Warm Air			Garbage Disposal	Bath Heater	Exterior 1 Story	240	Treated Wood	Roof Cover Onl	Exterior: Siding		
	Duplex	0	Other Overhang		Wall Furnace									Vent Fan	Exterior 2 Story	Brick Ven.: 0
	A-Frame	(4) Interior		Warm & Cool Air			Hot Tub	Unvented Hood	Prefab 1 Story	Stone Ven.: 0		Common Wall: Detache				
	Wood Frame	Drywall	Plaster	Heat Pump						Vented Hood	Intercom	Prefab 2 Story	Foundation: 18 Inch		Finished ?:	
	HUD	Paneled	Wood T&G				Jacuzzi Tub	Jacuzzi repl.Tub	Heat Circulator				Raised Hearth		Auto. Doors: 0	
	Yr Built	Remodeled	Trim & Decoration	Ex	X	Ord				Min	Oven	Microwave	Class: Average	Floor Area:		Storage Area: 0
	1975	0	Size of Closets	Lg	X	Ord	Small	Standard Range	Self Clean Range	Effec. Age: 35				CntyMult		No Conc. Floor: 0
	Condition: Average		Doors	Solid	X	H.C.	Central Air				Sauna	Total Base Cost: 71,663	X	1.380	Bsmnt Garage:	
	Room List	(5) Floors		Wood Furnace			(12) Electric			Trash Compactor					Total Base New : 98,895	E.C.F.	Carport Area:
	Basement	Kitchen:		0			Amps Service				Central Vacuum	Total Depr Cost: 34,613	X	0.500			Roof:
	1st Floor	Other:								Security System					Estimated T.C.V: 17,307	
	2nd Floor	Other:									< Cost Estimates for Res. Building: 1 Mobile Home Class: Average Quality >					
	Bedrooms	(6) Ceilings		No./Qual. of Fixtures			X Ex. Ord. Min			(11) Heating System: Wall Furnace						
	(1) Exterior						No. of Elec. Outlets			Unit Exterior Roof Rate Heat/Roof Ext.(%) Size Cost						
	Wood/Shingle						Many X Ave. Few			BaseUnit Ribbed Comp.Shingle 34.99 0.49 -6 910 30,376						
	Aluminum/Vinyl						(13) Plumbing			Other Additions/Adjustments Rate Size Cost						
	Brick						1 Average Fixture(s)			Expando 23.10 80 1,848						
	Insulation						1 3 Fixture Bath			(2) Skirting						
	(2) Windows						2 Fixture Bath			Metal/Vinyl 5.70 158 901						
	Many	X	Large				Softener, Auto			(9) Foundation						
	Avg.	X	Avg.				Softener, Manual			Foundation Wall: Concrete 6.92 0 0						
	Few		Small				Solar Water Heat			(13) Plumbing						
	Wood Sash						No Plumbing			Average Fixture(s) 530.00 1 530						
	Metal Sash						Extra Toilet			(14) Water/Sewer						
	Vinyl Sash						Extra Sink			Well, 50 Feet 1575.00 1 1,575						
	Double Hung						Separate Shower			1000 Gal Septic 2720.00 1 2,720						
	Horiz. Slide						Ceramic Tile Floor			(15) Built-Ins & Fireplaces						
	Casement						Ceramic Tile Wains			Appliance Allowance 1235.00 1 1,235						
	Double Glass						Ceramic Tub Alcove			(16) Deck/Balcony						
	Patio Doors						Vent Fan			Treated Wood,Standard 15.04 21 316						
	Storms & Screens						(14) Water/Sewer			Treated Wood,Standard 6.79 160 1,086						
	(3) Roof						Public Water			Roof Cover Only,Standard 9.35 240 2,244						
	Gable						Public Sewer			(17) Garages						
	Hip						Water Well			Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)						
	Flat						1000 Gal Septic			Base Cost 13.95 960 13,392						
	Asphalt Shingle						2000 Gal Septic			Mechanical Doors 350.00 3 1,050						
	Chimney: Metal						Lump Sum Items:			Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)						
										Base Cost 13.50 1040 14,040						
										Mechanical Doors 350.00 1 350						
										Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 34,613						
										ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV of Bldg: 1 = 17,307						

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)		Date	Number	Status				
S LA CHANCE RD		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 100% 07/11/2011										
PEARSON WM F 3985 S LA CHANCE LAKE CITY MI 49651		MAP #:		2018 Est TCV 40,040								
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
. SEC 28 T22N R8W PCLS A & B BOOK S-2 PGS 331-333. 20.02A.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		Residentia 18	-29 @\$2000	20.02	Acres	2000	100			40,040
		Paved Road		20.02 Total Acres				Total Est. Land Value =		40,040		
		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		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2018	20,000	0	20,000		9,909C		
		TPC 12/27/2017 INSPECTED			2017	20,000	0	20,000		9,706C		
					2016	20,000	0	20,000		9,620C		
					2015	21,000	0	21,000		9,592C		



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KOBS FRANCES A & HAGSTROM	PAIGE SANDRA J	123,000	09/22/2016	WD	Arms Length	2016-03187	PTA	100.0
KOBS FRANCES A (WIDOW OF	SELF & HAGSTROM SHARON D	0	05/08/2006	QC	Not Qualified	06-0/1639		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
4155 S LA CHANCE RD			SOLAR	12/07/2017	2017-0626	0%

Owner's Name/Address	MAP #:
PAIGE SANDRA J 4155 LA CHANCE ROAD LAKE CITY MI 49651	2018 Est TCV 133,195 TCV/TFA: 108.11

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 28 T22N R8W PCL C BOOK S-2 PGS 331-333. 10.01A.	X	Dirt Road		Residentia 8 - 17 @\$2000	10.01	Acres	2000	100			20,020
		Gravel Road		10.01 Total Acres						Total Est. Land Value =	20,020

Comments/Influences	X	Description	Rate	CountyMult.	Size	%Good	Cash Value
			D/W/P: 4in Ren. Conc.	4.21	1.00	215	0	0

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

Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	2018	10,000	56,600	66,600			65,752C
X	Rolling	2017	9,500	54,900	64,400			64,400S
X	Low	2016	10,500	57,600	68,100			58,910C
X	High	2015	10,500	53,300	63,800			58,734C



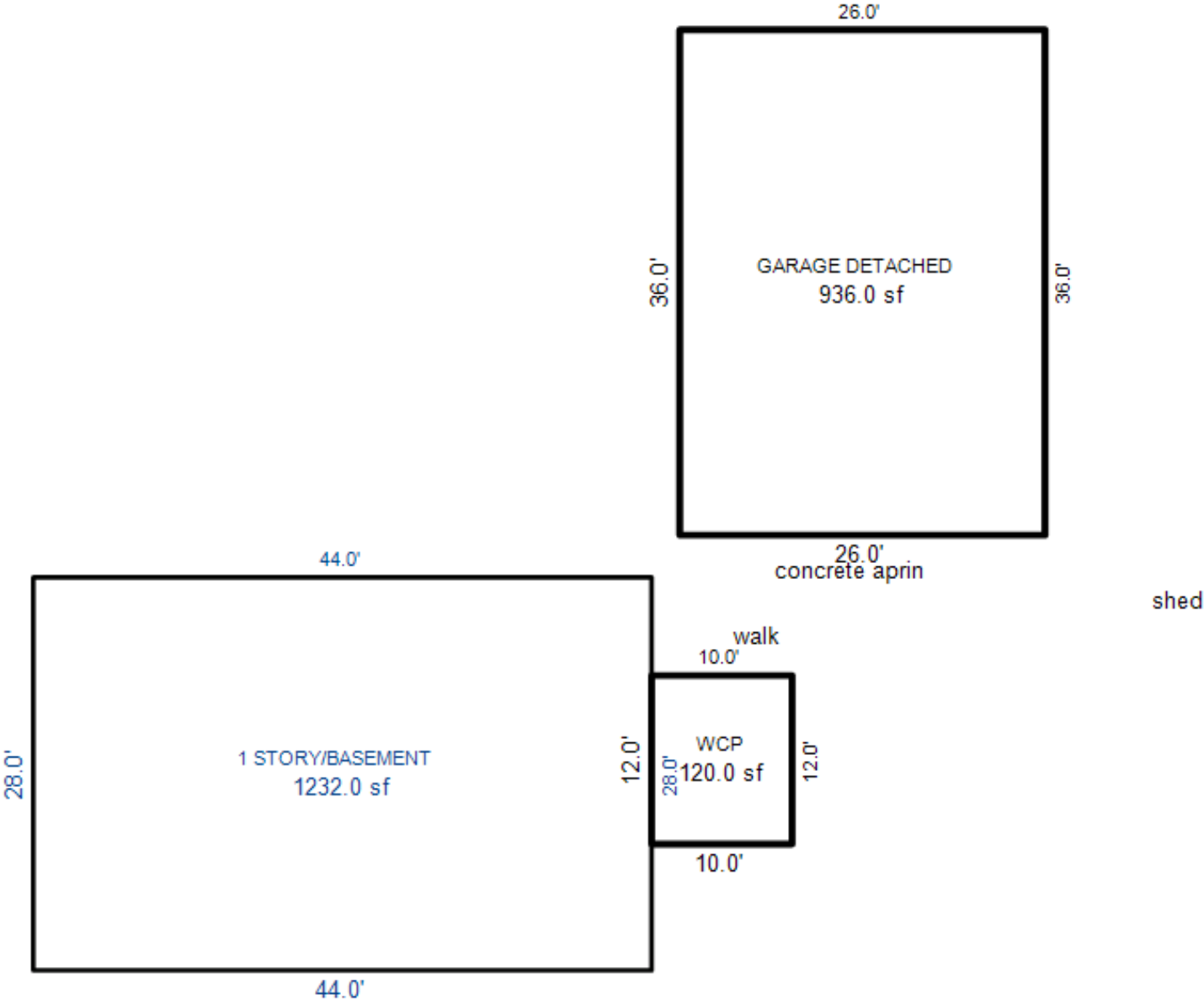
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2017	9,500	54,900	64,400			64,400S
TPC	09/28/2016	INSPECTED	2016	10,500	57,600	68,100			58,910C
TPC	05/25/2015	INSPECTED	2015	10,500	53,300	63,800			58,734C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks			(17) Garage							
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga		Area 120	Type WCP (1 Story)	Year Built: 1996 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 936 % Good: 0 Storage Area: 0 No Conc. Floor: 0							
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Class: C Effec. Age: 22 Floor Area: 1232 Total Base Cost: 106,838 Total Base New : 147,436 Total Depr Cost: 115,000 Estimated T.C.V: 112,700		CntyMult X 1.380 E.C.F. X 0.980			Bsmnt Garage: Carport Area: Roof:							
Yr Built 1995	Remodeled 0	Ex	X	Ord		Min	200 Amps Service			Rate		Bsmnt-Adj			Heat-Adj		Size		Cost			
Condition: Average		Lg	X	Ord		Small	No./Qual. of Fixtures			Rate		Bsmnt-Adj			Heat-Adj			Size		Cost		
Room List		(5) Floors		Kitchen: Other: Other:			Ex. X Ord. Min			64.76		0.00			0.00			1232		79,784		
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(6) Ceilings			No. of Elec. Outlets			Other Additions/Adjustments		Rate			Heat-Adj			Size		Cost		
(1) Exterior	X	Drywall					Many X Ave. Few			(13) Plumbing		Rate		Heat-Adj			Size		Cost			
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 1232 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Average Fixture(s) 2 Fixture Bath		760.00 1600.00		1 1			760 1,600					
X	Insulation	(8) Basement		(9) Basement Finish			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			Well, 50 Feet 1000 Gal Septic		1575.00 3085.00		1 1			1,575 3,085					
(2) Windows	X	Many Avg. Few	X	Large Avg. Small	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Appliance Allowance Fireplace: Wood Stove		1915.00 1350.00		1 1			1,915 1,350				
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		Recreation SF Living SF Walkout Doors No Floor SF			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			(16) Porches		26.40		120			3,168					
X	Double Hung Horiz. Slide Casement	(9) Basement Finish		(10) Floor Support			Lump Sum Items:			(17) Garages		Class:C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Automatic Doors		14.13 375.00			936 1		13,226 375			
X	Double Glass Patio Doors Storms & Screens	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Phy/Ab.Phy/Func/Econ/Comb.%Good= 78/100/100/100/78.0, ECF (416 RESIDENTIAL RURAL/ NON SUB)			Phy/Ab.Phy/Func/Econ/Comb.%Good= 78/100/100/100/78.0, ECF (416 RESIDENTIAL RURAL/ NON SUB)		0.980 => TCV of Bldg:		1 =			115,000 112,700					
(3) Roof	X	Gable Hip Flat	Gambrel Mansard Shed	Chimney: Metal																		

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



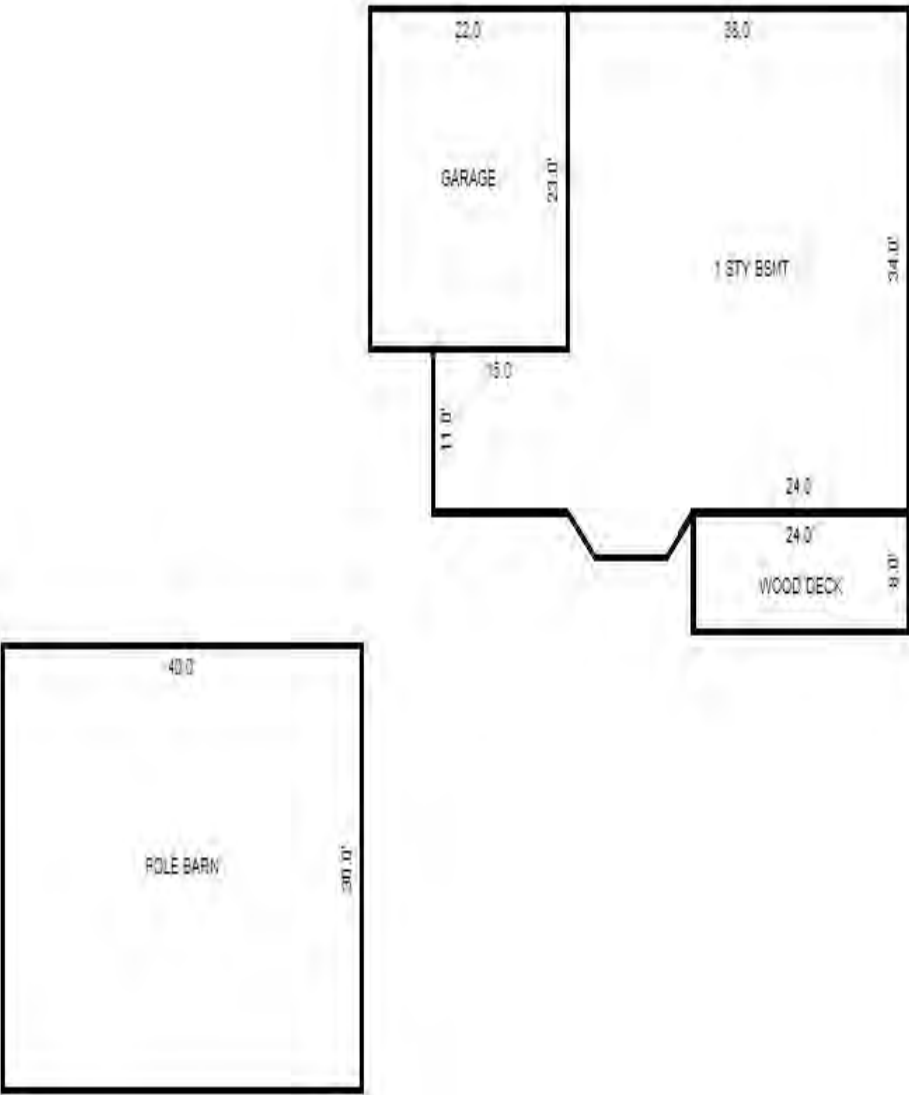
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
Property Address		Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)		Date	Number	Status	
4451 S LA CHANCE RD		School: MCBAIN - 57030							
Owner's Name/Address		P.R.E. 100% 04/30/1999							
SCHLIEP VAN L & LESLIE A 4451 S LACHONCE ROAD LAKE CITY MI 49651		MAP #:		2018 Est TCV 328,267 TCV/TFA: 220.31					
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS					
		Public Improvements		* Factors *					
				Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
				Residentia 66 - 120	\$2000	72.75 Acres	2000 100		145,500
				72.75 Total Acres Total Est. Land Value = 145,500					
SEC 28 T22N R8W S 1/2 OF NW 1/4 EXC N 500 FT OF W 405.2 FT THEREOF & EXC BEG AT SW COR OF S/2 OF NW/4; TH N 75 FT, E 190 FT, N 55 FT, E 300 FT, S 55 FT, E 830 FT, S 75 FT, W 1320 FT TO POB. 72.75 Ac. M/L. Split on 06/04/2007 into 009-028-004-89, 009-028-004-90, 009-028-004-94;		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer						
Comments/Influences		X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.						
SPLIT 2 AC TO 004-95 FOR 97 Split/Comb. on 06/04/2007 completed 06/04/2007 RAY		Topography of Site							
		X	Level						
		X	Rolling						
		X	Low						
		X	High						
		X	Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Who When What		2018	72,800	91,300	164,100			123,405C	
TPC 12/27/2017 INSPECTED		2017	80,000	88,600	168,600			120,867C	
		2016	65,500	83,300	148,800			119,789C	
		2015	55,900	77,600	133,500			119,431C	

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 184	Type Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1.5 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 506 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: C +10 Effec. Age: 14 Floor Area: 1490 Total Base Cost: 157,143 Total Base New : 216,857 Total Depr Cost: 186,497 Estimated T.C.V: 182,767		CntyMult X 1.380 E.C.F. X 0.980	Bsmnt Garage: Carport Area: Roof:	
Building Style: 1S		Trim & Decoration		X			Central Air Wood Furnace		Class: C +10 Effec. Age: 14 Floor Area: 1490 Total Base Cost: 157,143 Total Base New : 216,857 Total Depr Cost: 186,497 Estimated T.C.V: 182,767		CntyMult X 1.380 E.C.F. X 0.980	Bsmnt Garage: Carport Area: Roof:		
Yr Built 1996	Remodeled 0	X	Ex	Ord	Min	X			Class: C +10 Effec. Age: 14 Floor Area: 1490 Total Base Cost: 157,143 Total Base New : 216,857 Total Depr Cost: 186,497 Estimated T.C.V: 182,767		CntyMult X 1.380 E.C.F. X 0.980	Bsmnt Garage: Carport Area: Roof:		
Condition: Average		X	Lg	Ord	Small	X			Class: C +10 Effec. Age: 14 Floor Area: 1490 Total Base Cost: 157,143 Total Base New : 216,857 Total Depr Cost: 186,497 Estimated T.C.V: 182,767		CntyMult X 1.380 E.C.F. X 0.980	Bsmnt Garage: Carport Area: Roof:		
Room List		(5) Floors		X			Central Air Wood Furnace		Class: C +10 Effec. Age: 14 Floor Area: 1490 Total Base Cost: 157,143 Total Base New : 216,857 Total Depr Cost: 186,497 Estimated T.C.V: 182,767		CntyMult X 1.380 E.C.F. X 0.980	Bsmnt Garage: Carport Area: Roof:		
	Basement 1st Floor 2nd Floor 4 Bedrooms	Kitchen: Other: Other:		X			(12) Electric 200 Amps Service		Class: C +10 Effec. Age: 14 Floor Area: 1490 Total Base Cost: 157,143 Total Base New : 216,857 Total Depr Cost: 186,497 Estimated T.C.V: 182,767		CntyMult X 1.380 E.C.F. X 0.980	Bsmnt Garage: Carport Area: Roof:		
(1) Exterior		(6) Ceilings		X			No./Qual. of Fixtures Ex. X Ord. Min		Class: C +10 Effec. Age: 14 Floor Area: 1490 Total Base Cost: 157,143 Total Base New : 216,857 Total Depr Cost: 186,497 Estimated T.C.V: 182,767		CntyMult X 1.380 E.C.F. X 0.980	Bsmnt Garage: Carport Area: Roof:		
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall	X			No. of Elec. Outlets Many X Ave. Few		Class: C +10 Effec. Age: 14 Floor Area: 1490 Total Base Cost: 157,143 Total Base New : 216,857 Total Depr Cost: 186,497 Estimated T.C.V: 182,767		CntyMult X 1.380 E.C.F. X 0.980	Bsmnt Garage: Carport Area: Roof:		
(2) Windows		Basement: 1490 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		X			(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		Class: C +10 Effec. Age: 14 Floor Area: 1490 Total Base Cost: 157,143 Total Base New : 216,857 Total Depr Cost: 186,497 Estimated T.C.V: 182,767		CntyMult X 1.380 E.C.F. X 0.980	Bsmnt Garage: Carport Area: Roof:		
X	Many Avg. Few	X	Large Avg. Small	X			(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic		Class: C +10 Effec. Age: 14 Floor Area: 1490 Total Base Cost: 157,143 Total Base New : 216,857 Total Depr Cost: 186,497 Estimated T.C.V: 182,767		CntyMult X 1.380 E.C.F. X 0.980	Bsmnt Garage: Carport Area: Roof:		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor	X			(15) Built-Ins & Fireplaces Appliance Allowance (16) Deck/Balcony Treated Wood,Standard (17) Garages Class:C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Common Wall: 1.5 Wall Mechanical Doors Class:C Exterior: Pole Foundation: 18 Inch (Unfinished) Base Cost Mechanical Doors Phy/Ab.Phy/Func/Econ/Comb.%Good= 86/100/100/100/86.0, Depr.Cost = ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 =		Class: C +10 Effec. Age: 14 Floor Area: 1490 Total Base Cost: 157,143 Total Base New : 216,857 Total Depr Cost: 186,497 Estimated T.C.V: 182,767		CntyMult X 1.380 E.C.F. X 0.980	Bsmnt Garage: Carport Area: Roof:		
(3) Roof		(9) Basement Finish 1490 Recreation SF Living SF Walkout Doors No Floor SF		X			(16) Deck/Balcony Treated Wood,Standard (17) Garages Class:C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Common Wall: 1.5 Wall Mechanical Doors Class:C Exterior: Pole Foundation: 18 Inch (Unfinished) Base Cost Mechanical Doors Phy/Ab.Phy/Func/Econ/Comb.%Good= 86/100/100/100/86.0, Depr.Cost = ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 =		Class: C +10 Effec. Age: 14 Floor Area: 1490 Total Base Cost: 157,143 Total Base New : 216,857 Total Depr Cost: 186,497 Estimated T.C.V: 182,767		CntyMult X 1.380 E.C.F. X 0.980	Bsmnt Garage: Carport Area: Roof:		
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		X			(16) Deck/Balcony Treated Wood,Standard (17) Garages Class:C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Common Wall: 1.5 Wall Mechanical Doors Class:C Exterior: Pole Foundation: 18 Inch (Unfinished) Base Cost Mechanical Doors Phy/Ab.Phy/Func/Econ/Comb.%Good= 86/100/100/100/86.0, Depr.Cost = ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 =		Class: C +10 Effec. Age: 14 Floor Area: 1490 Total Base Cost: 157,143 Total Base New : 216,857 Total Depr Cost: 186,497 Estimated T.C.V: 182,767		CntyMult X 1.380 E.C.F. X 0.980	Bsmnt Garage: Carport Area: Roof:	
X	Asphalt Shingle	Lump Sum Items:		X			(16) Deck/Balcony Treated Wood,Standard (17) Garages Class:C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Common Wall: 1.5 Wall Mechanical Doors Class:C Exterior: Pole Foundation: 18 Inch (Unfinished) Base Cost Mechanical Doors Phy/Ab.Phy/Func/Econ/Comb.%Good= 86/100/100/100/86.0, Depr.Cost = ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 =		Class: C +10 Effec. Age: 14 Floor Area: 1490 Total Base Cost: 157,143 Total Base New : 216,857 Total Depr Cost: 186,497 Estimated T.C.V: 182,767		CntyMult X 1.380 E.C.F. X 0.980	Bsmnt Garage: Carport Area: Roof:		
Chimney: Metal		Lump Sum Items:		X			(16) Deck/Balcony Treated Wood,Standard (17) Garages Class:C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Common Wall: 1.5 Wall Mechanical Doors Class:C Exterior: Pole Foundation: 18 Inch (Unfinished) Base Cost Mechanical Doors Phy/Ab.Phy/Func/Econ/Comb.%Good= 86/100/100/100/86.0, Depr.Cost = ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 =		Class: C +10 Effec. Age: 14 Floor Area: 1490 Total Base Cost: 157,143 Total Base New : 216,857 Total Depr Cost: 186,497 Estimated T.C.V: 182,767		CntyMult X 1.380 E.C.F. X 0.980	Bsmnt Garage: Carport Area: Roof:		

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



Sketch by Apex IVT

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

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

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
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S LA CHANCE RD	School: MCBAIN - 57030					
	P.R.E. 100% 04/30/1999					

Owner's Name/Address	MAP #:					
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SCHLIEP VAN L & LESLIE A 4451 S LACHONCE ROAD LAKE CITY MI 49651	2018 Est TCV 7,400					
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Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS			
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Public Improvements	* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Creek Frontage	185.00	405.20	1.0000	1.0000	40	100	7,400
185 Actual Front Feet, 1.72 Total Acres						Total Est. Land Value =	7,400

Tax Description	X	Value
SEC 28 T22MN R8W N 500 FT OF W 405.20 FT OF S/2 OF NW/4, EXC N 315 FT THEREOF . 1.7209 Ac. M/L. Split on 06/04/2007 from 009-028-004-00; Comments/Influences	X	7,400
Split/Comb. on 06/04/2007 completed 06/04/2007 RAY ; Parent Parcel(s): 009-028-004-00; Child Parcel(s): 009-028-004-89, 009-028-004-90, 009-028-004-94;	X	7,400



Topography of Site	Level	X	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	Rolling	X			2018	3,700	0	3,700			1,391C
	Low										
	High	X			2017	3,700	0	3,700			1,363C
	Landscaped										
	Swamp										
	Wooded	X			2016	6,000	0	6,000			1,351C
	Pond										
	Waterfront										
	Ravine										
	Wetland										
	Flood Plain				2015	8,400	0	8,400			1,347C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHLIEP VAN L & LESLIE A	HATT KENNETH L & JANE M (	7,500	08/03/2007	WD	Split Vacant	2007/2840		100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
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S LA CHANCE RD	School: MCBAIN - 57030					
	P.R.E. 100% 08/03/2007					

Owner's Name/Address	MAP #:
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HATT KENNETH L & JANE 4269 S LACHONCE ROAD LAKE CITY MI 49651	2018 Est TCV 5,000
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Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
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Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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		<Site Value A> GROUP A	\$5000	5000	100					5,000
		100 Actual Front Feet, 0.93 Total Acres							Total Est. Land Value =	5,000

Tax Description	X	Topography of Site
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SEC 28 T22N R8W N 315 FT OF W 405.20 FT OF S/2 OF NW/4, EXC N 215 FT .9302 AC 2010 SPLIT FROM 028-004-95 INTO 028-004-94 - RETIRED - REACTIVATED .9302 AC	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer
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SEC 28 T22N R8W N 315 FT OF W 405.2 FT OF S 1/2 OF NW 1/4. 2.9302 AC. M/L	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.
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SEC 28 T22N R8W N 315 FT OF W 405.20 FT OF S/2 OF NW/4, EXC N 215 FT THEREOF. .9302 AC. M/L.		
SPLIT ON 06/04/2007 FROM 009-028-004-00; HISTORY-SEC 28 T22N R8W N 315 FT OF W 405.2 FT OF S 1/2 OF NW 1/4 EXC N 215 FT		

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

	X	Low High Landscaped
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	X	Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
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2018	2,500	0	2,500			2,500S
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2017	2,500	0	2,500			2,500S
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2016	2,500	0	2,500			2,500S
2015	2,600	0	2,600			2,600S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.																																						
		45,000	12/01/1997	WD	Split Vacant	315:1000		0.0																																						
Property Address		Class: 401 RESIDENTIAL-I		Zoning:	Building Permit(s)	Date	Number	Status																																						
4269 S LA CHANCE RD		School: MCBAIN - 57030																																												
Owner's Name/Address		P.R.E. 100% 01/19/1998																																												
HAT, KENNETH L & JANE 4269 S LA CHANCE RD LAKE CITY MI 49651		MAP #:																																												
		2018 Est TCV 40,175 TCV/TFA: 35.24																																												
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS																																										
		Public Improvements		* Factors *																																										
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value																																			
				40/FF	215.00	405.20	1.0000	1.0000	40	100	8,600																																			
				215 Actual Front Feet, 2.00 Total Acres Total Est. Land Value = 8,600																																										
				Land Improvement Cost Estimates																																										
				Description	Rate	CountyMult.	Size	%Good	Cash Value																																					
				Shed: Wood Frame	9.59	1.00	80	50	384																																					
				Shed: Wood Frame	9.59	1.00	80	50	384																																					
				Total Estimated Land Improvements True Cash Value = 767																																										
Comments/Influences		Dirt Road		<table border="1"> <thead> <tr> <th>Year</th> <th>Land Value</th> <th>Building Value</th> <th>Assessed Value</th> <th>Board of Review</th> <th>Tribunal/Other</th> <th>Taxable Value</th> </tr> </thead> <tbody> <tr> <td>2018</td> <td>4,300</td> <td>15,800</td> <td>20,100</td> <td></td> <td></td> <td>16,117C</td> </tr> <tr> <td>2017</td> <td>4,300</td> <td>15,800</td> <td>20,100</td> <td></td> <td></td> <td>15,786C</td> </tr> <tr> <td>2016</td> <td>4,300</td> <td>12,900</td> <td>17,200</td> <td></td> <td></td> <td>15,646C</td> </tr> <tr> <td>2015</td> <td>5,500</td> <td>10,100</td> <td>15,600</td> <td></td> <td></td> <td>15,600S</td> </tr> </tbody> </table>								Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	2018	4,300	15,800	20,100			16,117C	2017	4,300	15,800	20,100			15,786C	2016	4,300	12,900	17,200			15,646C	2015	5,500	10,100	15,600			15,600S
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SEC 28 T22N R8W N 215 FT OF W 405.2 FT OF S 1/2 OF NW 1/4. 2.0A. SPLIT PARCEL 009-028-004-95 10-04-2010 2011 SPLIT FROM 028-004-95 INTO 028-004-94 - RETIRED - REACTIVATED .9302 AC SEC 28 T22N R8W N 315 FT OF W 405.2 FT OF S 1/2 OF NW 1/4. 2.9302 AC. M/L		Gravel Road																																												
		Paved Road																																												
		Storm Sewer																																												
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		TPC 12/27/2017 INSPECTED		2017	4,300	15,800	20,100				15,786C																																			
		TPC 05/25/2015 INSPECTED		2016	4,300	12,900	17,200				15,646C																																			
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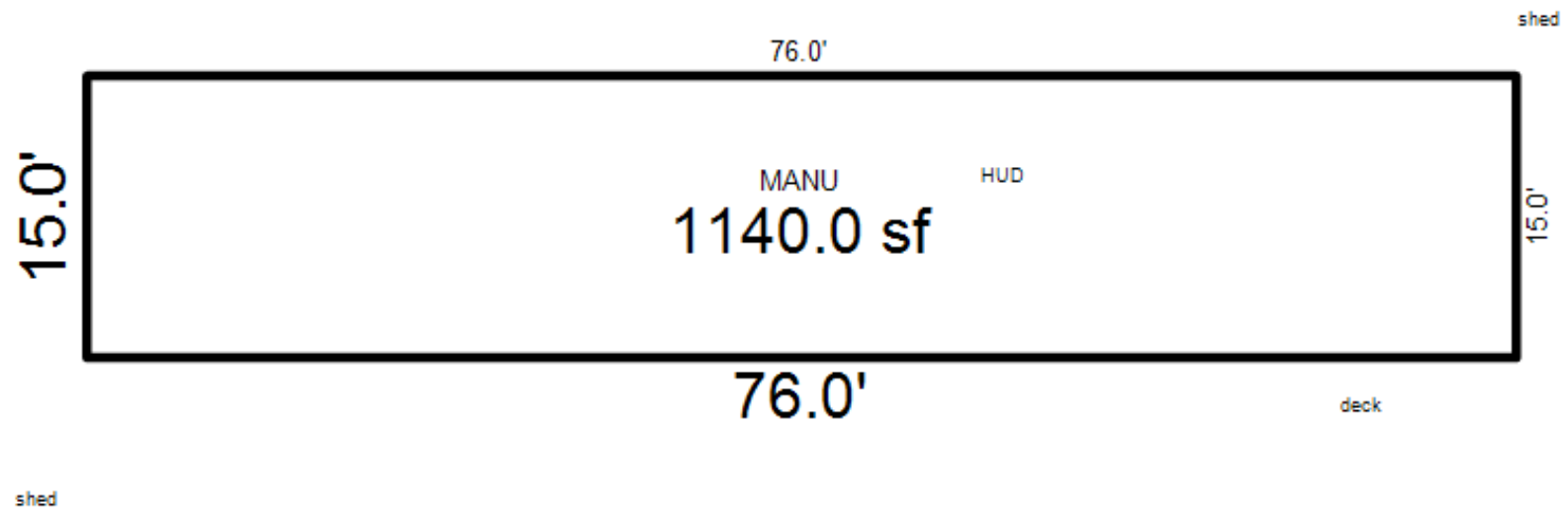



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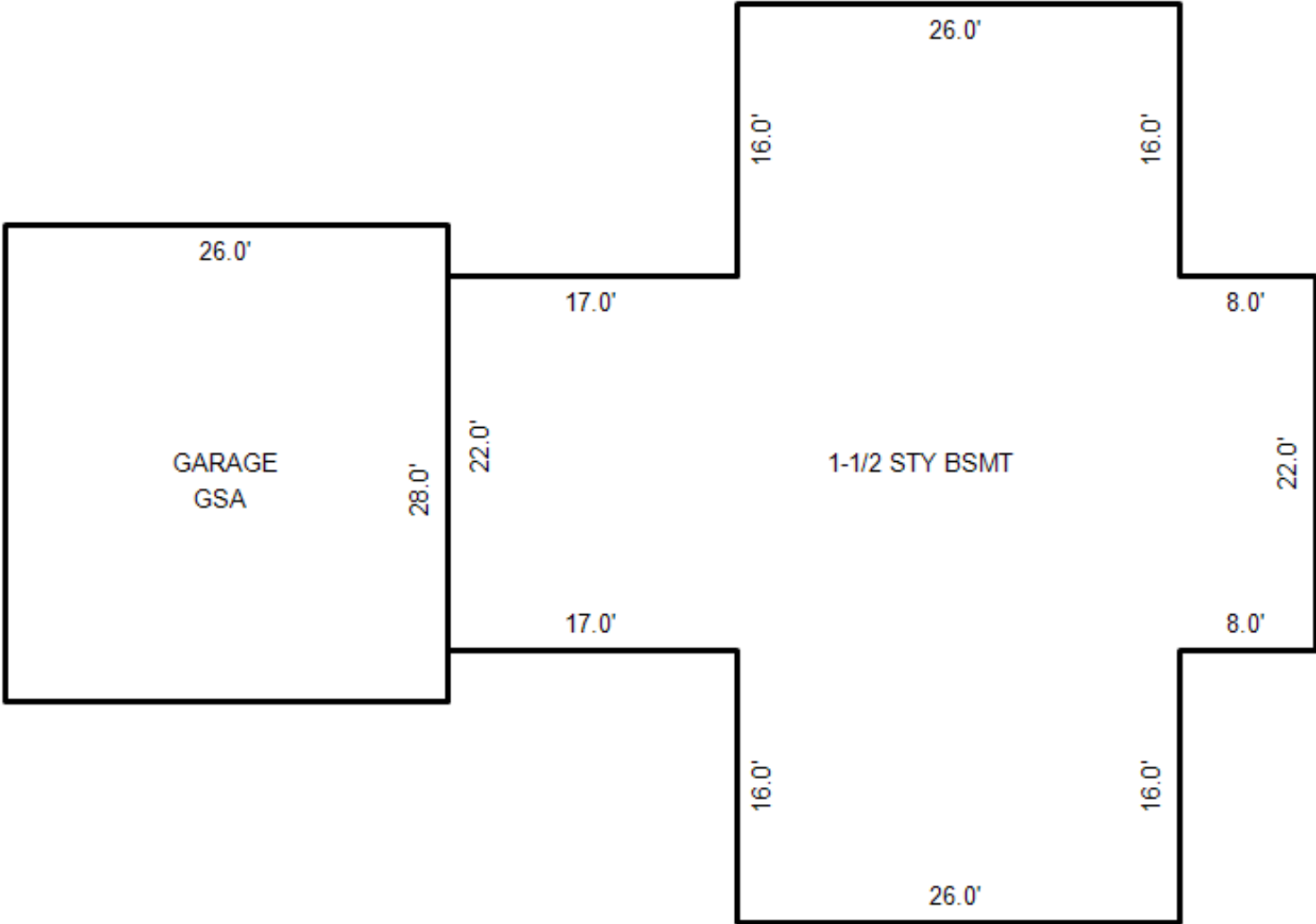


Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)		Date	Number	Status			
4535 S LA CHANCE RD		School: MCBAIN - 57030									
Owner's Name/Address		P.R.E. 100% 05/06/1997									
GEERS J DEAN & JANET L 4535 S LA CHANCE ROAD LAKE CITY MI 49651		MAP #:		2018 Est TCV 438,507 TCV/TFA: 133.65							
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
. SEC 28 T22N R8W N 1/2 OF SW 1/4 & BEG AT SW COR OF S/2 OF NW/4; TH N 75 FT, E 190 FT, N 55 FT, E 300 FT, S 55 FT, E 830 FT, S 75 FT, W 1320 FT TO POB. 82.6515 Ac. M/L		Public Improvements		* Factors *							
Comments/Influences		X Electric		Description Frontage Depth Front Depth Rate %Adj. Reason Value							
LOWER SWAMP ADJ TO -5 FOR 05 TO BETTER REFLECT MARKET VALUE OF 80 ACRES. SOME SWAMP NOT A NEGATIVE FACTOR!! 08-27-2008 009-028-004-89 Combined with this parcel for 2009.		Gas		Residentia 66 - 120 \$2000 82.65 Acres 2000 100 165,300							
		Curb		82.65 Total Acres Total Est. Land Value = 165,300							
		Street Lights		Land Improvement Cost Estimates							
		Standard Utilities		Description Rate CountyMult. Size %Good Cash Value							
		Underground Utilis.		D/W/P: Asphalt Paving 1.61 1.00 6000 0 0							
		Topography of Site		D/W/P: 4in Ren. Conc. 4.21 1.00 1300 0 0							
		Level		D/W/P: 4in Ren. Conc. 4.21 1.00 400 0 0							
		X Rolling		Residential Local Cost Land Improvements							
		Low		Description Rate CountyMult. Size %Good Cash Value							
		High		LAND IMPROVE 10000 10000.00 1.00 1.5 95 14,250							
		Landscaped		Total Estimated Land Improvements True Cash Value = 14,250							
		Swamp									
		X Wooded									
		X Pond									
		Waterfront									
		Ravine									
		X Wetland									
		Flood Plain									
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
					2018	82,700	136,600	219,300			151,540C
					2017	90,900	132,700	223,600			148,424C
					2016	74,400	125,200	199,600			147,101C
					2015	62,000	110,500	172,500			146,662C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 300 288	Type WPP Roof Cover Onl	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: 2 Mech. Doors: 0 Area: 728 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame		Drywall Paneled		Plaster Wood T&G												
Building Style: LOG		Trim & Decoration															
Yr Built 1996		Remodeled 0		Ex	X	Ord		Min									
Condition: Average		Lg	X	Ord		Small											
Room List		(5) Floors															
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:					(12) Electric										
		200 Amps Service															
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories Exterior			Foundation Rate			Bsmnt-Adj Heat-Adj		Size Cost		
X	Wood/Shingle Aluminum/Vinyl Brick			Ex.	X	Ord.		Min	1.5	Story Pine Logs	Basement	86.30	0.00	0.00	1954	168,630	
	Insulation	Basement: 1954 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets			Other Additions/Adjustments			Rate			Size Cost				
	(2) Windows	(7) Excavation		Many			X	Ave.		Few	(13) Plumbing						
X	Many Avg. Few	X	Large Avg. Small	Basement: 1954 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing										
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		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										
	(3) Roof	(9) Basement Finish		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic													
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors No Floor SF														
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:													
	Chimney: Brick																

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GUNNERSON STEVEN	BAKER RICKY CHARLES ET EL	1	06/06/2012	QC	QUIT CLAIM	2012-02143		100.0
GUNNESON STEVEN R	GUNNERSON JOANN	1	06/05/2012	QC	EASEMENT	2012-02082 EAS	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
4789 S LA CHANCE RD	School: MCBAIN - 57030					
	P.R.E. 100% 05/01/2015					
Owner's Name/Address	MAP #:					
BAKER RICKY CHARLES ET EL 4789 S LA CHANCE RD LAKE CITY MI 49651	2018 Est TCV 72,009 TCV/TFA: 31.96					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 28 T22N R8W E 1/2 OF E 1/2 OF SE 1/4 OF SW 1/4. 10A.	X	Dirt Road		Residentia 8 - 17	@\$2000	10.00	Acres	2000	100		20,000
		Gravel Road		10.00 Total Acres Total Est. Land Value =							20,000

Comments/Influences	X	Description	Rate	CountyMult.	Size	%Good	Cash Value
					D/W/P: 4in Ren. Conc.	3.39	1.00
		Sewer	6.45	1.00	560	50	1,806
	X	Electric	Total Estimated Land Improvements True Cash Value =				1,806

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



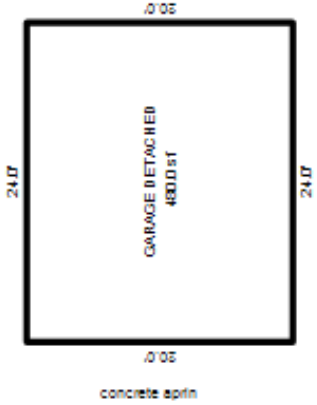
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	10,000	26,000	36,000			27,173C
2017	9,500	26,000	35,500			26,615C
2016	10,500	21,300	31,800			26,378C
2015	10,500	15,800	26,300			26,300S

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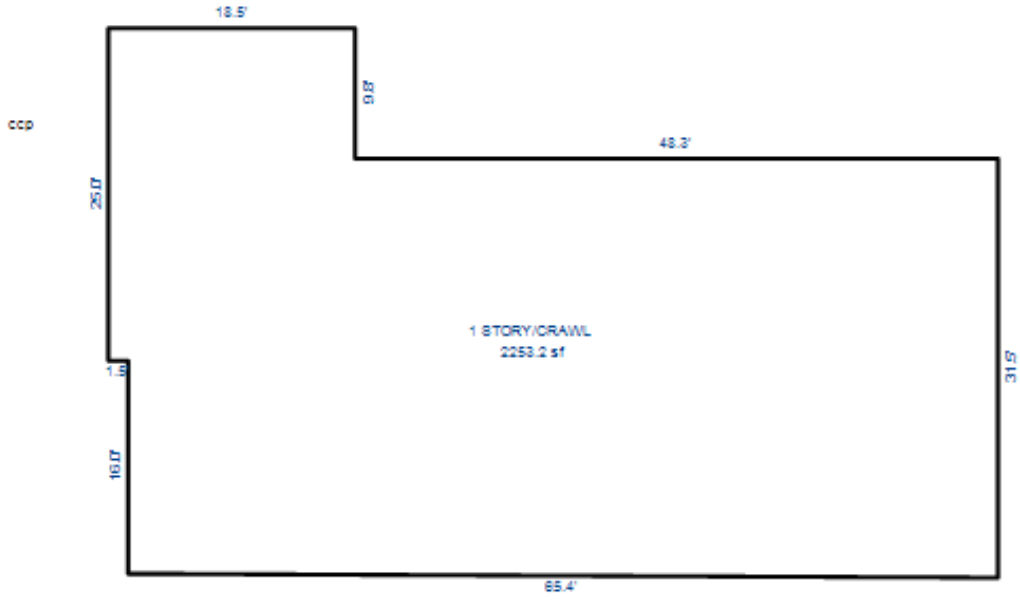
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 20	Type CCP (1 Story)	Year Built: ? Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame		(4) Interior Drywall Paneled		Plaster Wood T&G		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							
Building Style: HUD		Trim & Decoration													
Yr Built Remodeled 1975 EST 2005		Ex Ord Min		Size of Closets											
Condition: Average		Lg Ord Small		Doors Solid H.C.											
Room List		(5) Floors		Central Air Wood Furnace											
Basement 1st Floor 2nd Floor Bedrooms		Kitchen: Other: Other:		(12) Electric 0 Amps Service											
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures Ex. Ord. Min			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj			Rate Bsmnt-Adj Heat-Adj		Size Cost		Size Cost	
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets Many Ave. Few			1 Story Siding Crawl Space 42.07 -6.76 -0.78			Rate		2253 77,796		2253 77,796	
Insulation		(7) Excavation		(13) Plumbing			Other Additions/Adjustments			Rate		Size Cost		Size Cost	
(2) Windows		Basement: 0 S.F. Crawl: 2253 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer			Average Fixture(s) 525.00		1 525		1 525	
X	Many Avg. Few X Large Avg. Small	(8) Basement		1 1000 Gal Septic 1 2000 Gal Septic			(15) Built-Ins & Fireplaces			Well, 50 Feet 1575.00		1 1,575		1 2,720	
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer			(16) Porches			1000 Gal Septic 2720.00		1 2,720		1 2,235	
(3) Roof		(9) Basement Finish		(14) Water/Sewer			(17) Garages			CCP (1 Story), Standard 56.11		20 1,122		20 1,122	
Gable Hip Flat		Recreation SF Living SF Walkout Doors No Floor SF		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Class:D Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 19.15 480 9,192 Mechanical Doors 325.00 1 325								
Asphalt Shingle X Metal		(10) Floor Support		Lump Sum Items:			Notes: ENCLOSED CONVERSION FROM MANUFACTURED WITH COVERED ROOF. CONSTRUCTION YEA Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 91,278 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.550 => TCV of Bldg: 1 = 50,203								
Chimney:		Joists: Unsupported Len: Cntr.Sup:													

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



roof structure
shed



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GUNNERSON JOANN LUCILLE	STAATS DONALD J	13,147	05/22/2010	WD	Arms Length	2010-3813WD	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
4887 S LA CHANCE RD	School: MCBAIN - 57030		MISSING PERMIT	12/31/2009	2009-99999	100%

Owner's Name/Address	MAP #:
STAATS DONALD J 4887 S LA CHANCE ROAD LAKE CITY MI 49651	2018 Est TCV 112,162 TCV/TFA: 83.45

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

Tax Description	X	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 28 T22N R8W S 1/2 OF W 1/2 OF W 1/2 OF SE 1/4 OF SW 1/4. 5A.		Dirt Road	330.00	660.00	1.0000	1.0000	40	100		13,200

Comments/Influences	X	Land Improvement Cost Estimates								
Some new construction SI for 09. 1S/CR @45% FOR 10 RECHECK 11 (NO PERMIT)		Description	Rate	CountyMult.	Size	%Good	Cash Value			

X	Electric	Description	Rate	CountyMult.	Size	%Good	Cash Value
	Gas	Shed: Wood Frame	8.79	1.00	120	0	0

X	Gas	Description	Rate	CountyMult.	Size	%Good	Cash Value
	Curb	Shed: Wood Frame	6.45	1.00	625	0	0

X	Street Lights	Residential Local Cost Land Improvements					
	Standard Utilities	Description	Rate	CountyMult.	Size	%Good	Cash Value

X	Underground Utils.	LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
	Topography of Site	Total Estimated Land Improvements True Cash Value = 2,375					

X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	Rolling	2018	6,600	49,500	56,100			20,157C

X	Low	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	High	2017	6,600	48,000	54,600			19,743C

X	Landscaped	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	Swamp	2016	6,600	45,200	51,800			19,567C

X	Wooded	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	Pond	2015	6,600	35,500	42,100			19,509C

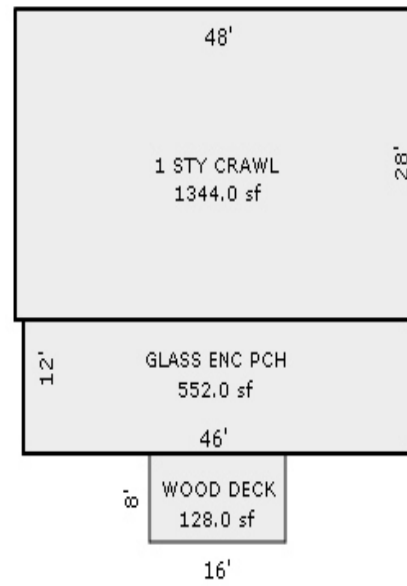
X	Waterfront	Who	When	What
	Ravine	TPC	12/27/2017	INSPECTED

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks			(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 324 288 128	Type WGEP (1 Story) WGEP (2 Story) WCP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G													
Building Style: 1S		Trim & Decoration																
Yr Built 2009	Remodeled 0	Ex	X	Ord		Min	Size of Closets											
Condition: Fair		Lg	X	Ord		Small	Doors											
Room List		(5) Floors		Central Air Wood Furnace			(12) Electric											
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:					0 Amps Service											
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories Exterior			Foundation Rate		Bsmnt-Adj Heat-Adj		Size Cost				
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall		Ex.	X	Ord.		Min	1	Story Siding		Crawl Space	41.14	-6.99	0.59	1344	46,691
X	Insulation	(7) Excavation		No. of Elec. Outlets			Other Additions/Adjustments			Rate		Rate		Size Cost				
(2) Windows		Basement: 0 S.F. Crawl: 1344 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many			X	Ave.		Few	(13) Plumbing							
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			(14) Water/Sewer											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 Average Fixture(s) 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			15) Built-Ins & Fireplaces											
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			(16) Porches											
(3) Roof		(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			WGPC (1 Story), Standard WGPC (2 Story), Standard WCP (1 Story), Standard											
X	Gable Hip Flat	Gambrel Mansard Shed		Lump Sum Items:			Phy/Ab.Phy/Func/Econ/Comb.%Good= 93/100/100/100/93.0, ECF (416 RESIDENTIAL RURAL/ NON SUB)			0.980 => TCV of Bldg: 1 =		Depr.Cost = 98,558		96,587				
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:																
Chimney:																		

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



Sketch by Apex Medina™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)		Date	Number	Status		
4849 S LA CHANCE RD		School: MCBAIN - 57030								
Owner's Name/Address		P.R.E. 100% 07/22/1994								
MERCER STANLEY M & HALE LUCY T 4849 S LACHONCE ROAD LAKE CITY MI 49651		MAP #:		2018 Est TCV 19,582 TCV/TFA: 0.00						
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
. SEC 28 T22N R8W N 1/2 OF W 1/2 OF W 1/2 OF SE 1/4 OF SW 1/4. 5A.		Public Improvements		* Factors *						
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
ADD WELL & SEPTIC FOR 06		Gravel Road		40/FF	330.00	660.00	1.0000 1.0000	40 100	13,200	
		Paved Road		330 Actual Front Feet, 5.00 Total Acres					Total Est. Land Value =	13,200
		Storm Sewer		Land Improvement Cost Estimates						
		Sidewalk		Description	Rate	CountyMult.	Size	%Good	Cash Value	
		Water Sewer		Shed: Wood Frame	8.79	1.00	120	50	527	
		Electric		Total Estimated Land Improvements True Cash Value =					527	
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
		Topography of Site								
		X Level								
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		X PRIVATE RD		2018	6,600	3,200	9,800			9,800S
		TPC 12/27/2017 INSPECTED		2017	6,600	3,200	9,800			9,800S
		TPC 05/25/2015 INSPECTED		2016	6,600	3,500	10,100			10,100S
				2015	6,600	4,100	10,700			10,700S



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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	X	Gas	Oil	Elec.	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1993 Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
	Mobile Home			0	Front Overhang	0									Other Overhang	Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump
	Town Home													
	Duplex													
	A-Frame													
X	Wood Frame	(4) Interior												
		Drywall Paneled												
		Plaster Wood T&G												
	Building Style: HUD	Trim & Decoration												
	Yr Built 0	Ex	X	Ord		Min								
	Remodeled 0	Size of Closets												
	Condition: Average	Lg	X	Ord		Small								
	Room List	Doors		Solid	X	H.C.								
	Basement	(5) Floors												
	1st Floor	Kitchen:												
	2nd Floor	Other:												
	Bedrooms	Other:												
	(1) Exterior	(6) Ceilings												
	Wood/Shingle	No./Qual. of Fixtures												
	Aluminum/Vinyl	Ex.	X	Ord.		Min								
	Brick	No. of Elec. Outlets												
	Insulation	Many	X	Ave.		Few								
X	Rib Siding	(7) Excavation												
	Insulation	Basement: 0 S.F.												
	(2) Windows	Crawl: 0 S.F.												
	Many	Slab: 0 S.F.												
	Avg.	Height to Joists: 0.0												
	Few	(8) Basement												
	Large	Conc. Block												
	Avg.	Poured Conc.												
	Small	Stone												
	(3) Roof	Treated Wood												
	Wood Sash	Concrete Floor												
	Metal Sash	(9) Basement Finish												
	Vinyl Sash	Recreation SF												
	Double Hung	Living SF												
	Horiz. Slide	Walkout Doors												
	Casement	No Floor SF												
	Double Glass	(10) Floor Support												
	Patio Doors	Joists:												
	Storms & Screens	Unsupported Len:												
	(3) Roof	Cntr.Sup:												
X	Gable	Public Water												
	Hip	Public Sewer												
	Flat	Water Well												
	Gambrel	1000 Gal Septic												
	Mansard	2000 Gal Septic												
	Shed	Lump Sum Items:												
X	Asphalt Shingle													
	Chimney: Brick													

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



Sketch by Apex IVT

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)		Date	Number	Status				
9660 W BUCK AVE		School: MCBAIN - 57030										
Owner's Name/Address		P.R.E. 100% 07/22/1994										
FINNERTY LARRY J 9660 W BUCK AVE LAKE CITY MI 49651		MAP #:		2018 Est TCV 76,881 TCV/TFA: 88.98								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS								
. SEC 28 T22N R8W W 1/2 OF E 1/2 OF SE 1/4 OF SW 1/4 & E 1/2 OF W 1/2 OF SE 1/4 OF SW 1/4. 20A.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
12X60 FV MH		Gravel Road		Residentia 18	-29	@\$2000	20.00	Acres	2000	100		40,000
		Paved Road		20.00 Total Acres					Total Est. Land Value =	40,000		
		Storm Sewer										
		Sidewalk										
		Water										
		Sewer										
		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				
		Who	When	What	2018	20,000	18,400	38,400			24,591C	
		TPC 12/27/2017 INSPECTED			2017	20,000	17,900	37,900			24,086C	
		TPC 05/25/2015 INSPECTED			2016	20,000	16,800	36,800			23,872C	
					2015	20,000	15,100	35,100			23,801C	

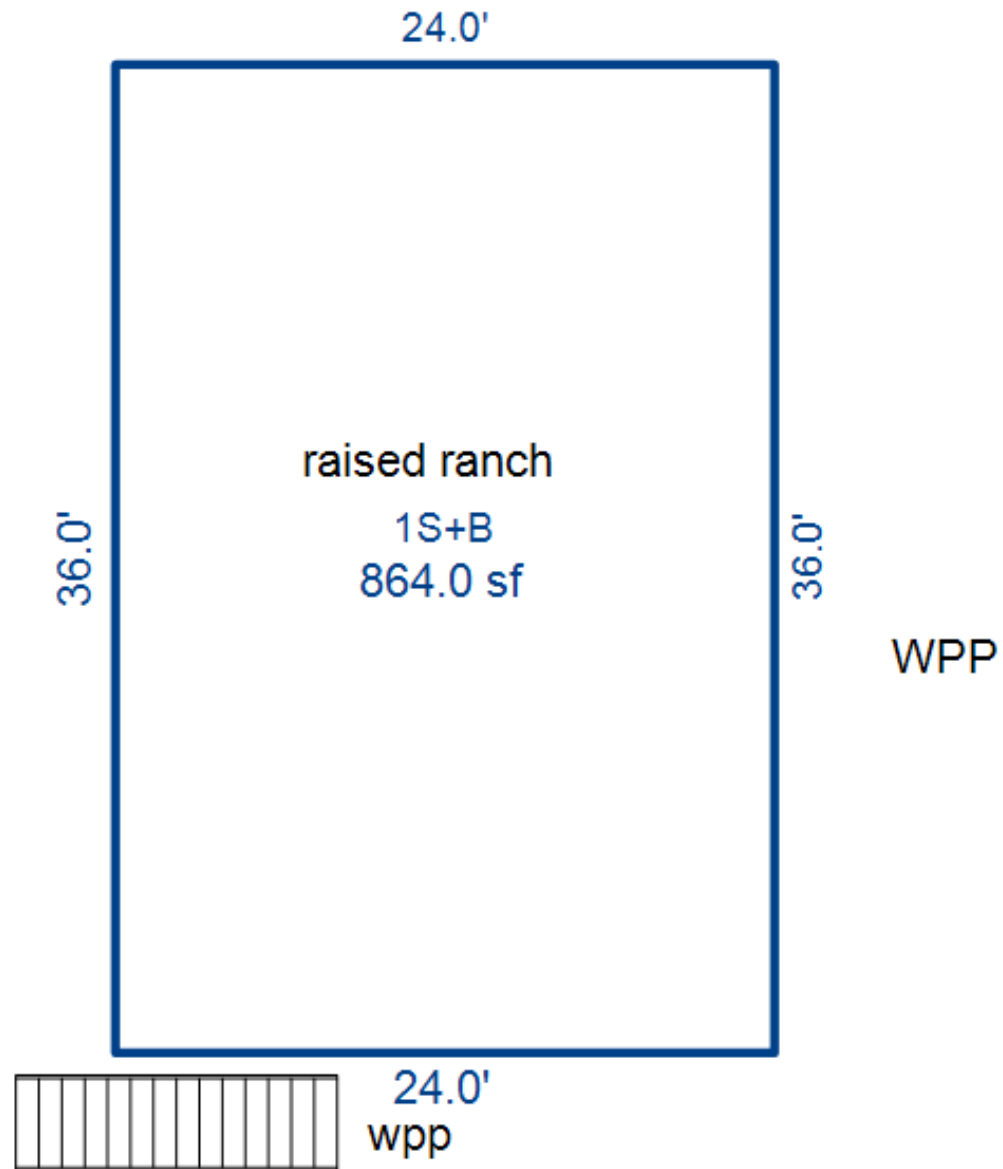


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 80 150	Type WPP WPP	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame		Drywall Paneled		Plaster Wood T&G										
Building Style: 1S		Trim & Decoration													
Yr Built 1991	Remodeled 0	Ex	X	Ord		Min	Size of Closets								
Condition: Average		Lg	X	Ord		Small	Doors								
Room List		(5) Floors		Central Air Wood Furnace											
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(12) Electric			0 Amps Service								
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories Exterior			Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
X	Wood/Shingle Aluminum/Vinyl Brick						Ex.	X	Ord.		Min				
Insulation		Basement: 864 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets			Other Additions/Adjustments			Rate				Size	Cost
(2) Windows		(8) Basement		(13) Plumbing			(14) Plumbing			Average Fixture(s)		525.00		1	525
X	Many Avg. Few	X	Large Avg. Small	1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Average Fixture(s) Well, 50 Feet 1000 Gal Septic			Average Fixture(s) Well, 50 Feet 1000 Gal Septic		1575.00 2720.00		1 1	1,575 2,720
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Average Fixture(s) Well, 50 Feet 1000 Gal Septic			Average Fixture(s) Well, 50 Feet 1000 Gal Septic		1575.00 2720.00		1 1	1,575 2,720
(3) Roof		(9) Basement Finish		(14) Water/Sewer			(15) Built-Ins & Fireplaces			Appliance Allowance		1235.00		1	1,235
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors No Floor SF	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0,			WPP, Standard WPP, Standard		14.51 11.00		80 150	1,161 1,650
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Phy/Ab.Phy/Func/Econ/Comb.%Good=-34/100/100/100/-34.0,			WPP, Standard WPP, Standard		14.51 11.00		80 150	1,161 1,650
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 =			WPP, Standard WPP, Standard		14.51 11.00		80 150	1,161 1,650

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GALLOP MICHAEL G & JOANNE	RUELL DANIEL & GLORIA (H/	52,500	06/16/2008	WD	Arms Length	2008/2159		100.0
		45,000	09/01/1998	WD	Download	322:629		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
4895 S LA CHANCE RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 0%					
RUELL DANIEL & GLORIA 4895 S LA CHANCE RD LAKE CITY MI 49651	MAP #:					
	2018 Est TCV 72,843 TCV/TFA: 59.90					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS								
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value		
. SEC 28 T22N R8W N 1/2 OF S 1/2 OF SW 1/4 OF SW 1/4. 10 A.	X		Dirt Road								
			Gravel Road								
			EQ APPRAISAL			10.00	Total Acres		2,100	100	21,000
							Total Est. Land Value =				21,000

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates					
			Description	Rate	CountyMult.	Size	%Good	Cash Value
	X	Dirt Road	D/W/P: 4in Ren. Conc.	3.39	1.00	900	0	0
			D/W/P: 3.5 Concrete	2.98	1.00	33	0	0
			Residential Local Cost Land Improvements					
			LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
			Total Estimated Land Improvements True Cash Value =					950



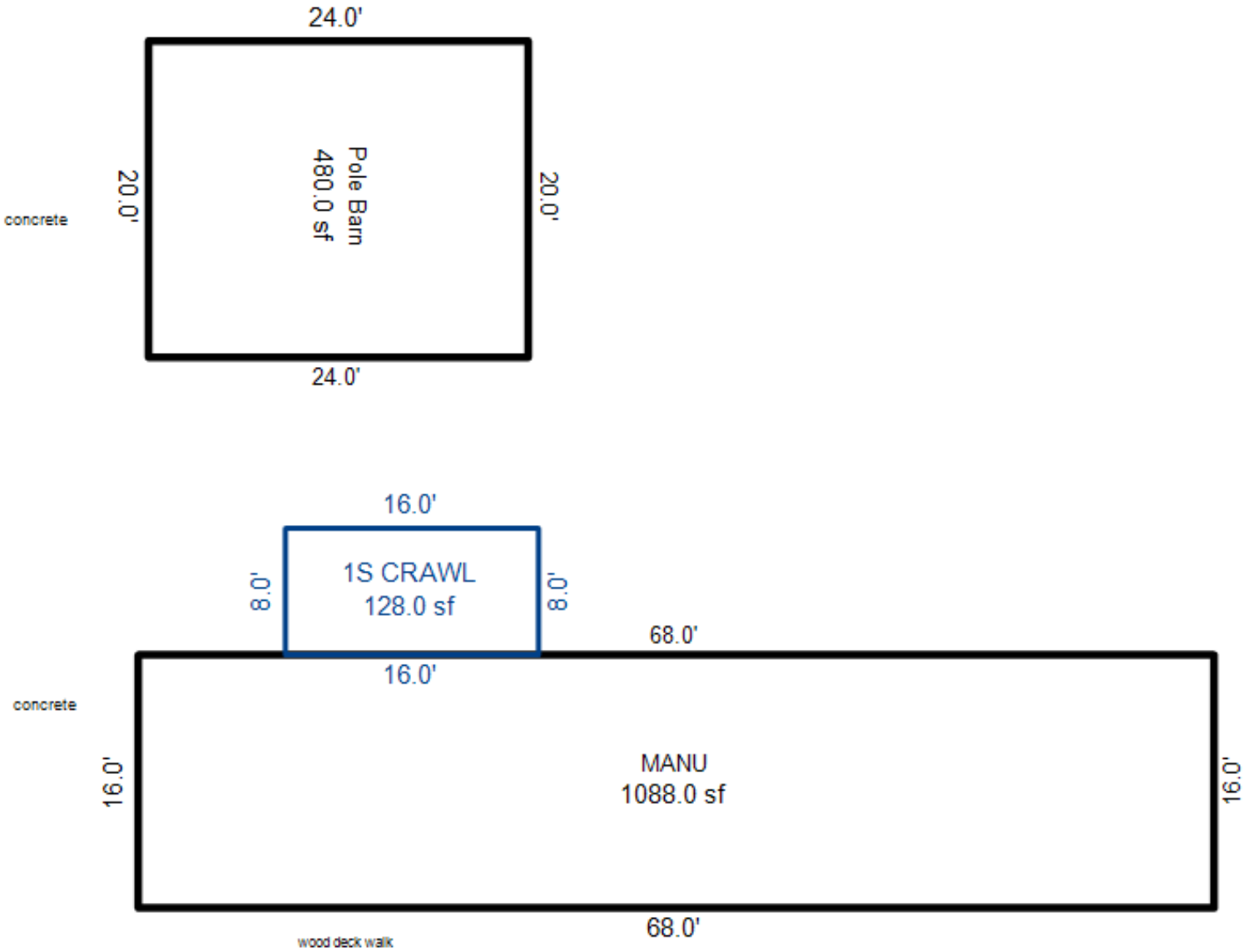
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2018	10,500	25,900	36,400			31,282C
Rolling	2017	10,500	24,100	34,600			30,639C
Low	2016	10,500	20,300	30,800			30,366C
High	2015	10,500	21,000	31,500			30,276C
Landscaped							
Swamp							
X Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 80	Type Treated Wood	Year Built: 1989 Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 0
	Wood Frame		Drywall Paneled		Plaster Wood T&G											
	Building Style: BOCA/STATE	Trim & Decoration			Ex	X	Ord		Min							
	Yr Built 1997		Remodeled 0	Size of Closets			Lg	X	Ord		Small					
	Condition: Average		Doors		Solid	X	H.C.									
	Room List	(5) Floors			Central Air Wood Furnace											
	Basement 1st Floor 2nd Floor 2 Bedrooms		Kitchen: Other: Other:	(12) Electric			150	Amps Service								
	(1) Exterior	(6) Ceilings		No./Qual. of Fixtures				Ex.	X	Ord.		Min				
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets				Many	X	Ave.		Few				
	Insulation	(7) Excavation		(13) Plumbing				1	Average Fixture(s)							
	(2) Windows		Basement: 0 S.F. Crawl: 128 S.F. Slab: 0 S.F. Height to Joists: 0.0		2	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
X	Many Avg. Few	X	Large Avg. Small	(8) Basement												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish												
	(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF	(14) Water/Sewer												
X	Gable Hip Flat		Gambrel Mansard Shed	(10) Floor Support			1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic								
X	Asphalt Shingle		Joists: Unsupported Len: Cntr.Sup:	Lump Sum Items:												
	Chimney: Metal															

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



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

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

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

4855 S LA CHANCE RD School: MCBAIN - 57030 P.R.E. 100% 07/22/1994

Owner's Name/Address MAP #:

WIGGINS ARLENE 2018 Est TCV 137,520 TCV/TFA: 94.45

4855 S LACHANCE ROAD X Improved Vacant Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

LAKE CITY MI 49651 Public Improvements * Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value

Tax Description X Dirt Road Residential 8 - 17 @\$2000 10.00 Acres 2000 100 20,000

. SEC 28 T22N R8W S 1/2 OF N 1/2 OF SW X Gravel Road 10.00 Total Acres Total Est. Land Value = 20,000

1/4 OF SW 1/4. 10 A. X Paved Road Land Improvement Cost Estimates

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

Water D/W/P: 4in Ren. Conc. 4.21 1.00 200 0 0

Sewer Fencing: Wd, Split, 2 Rail 8.01 1.00 50 0 0

X Electric Residential Local Cost Land Improvements

Gas Description Rate CountyMult. Size %Good Cash Value

Curb LAND IMPROVE 1000 1000.00 1.00 1.0 95 950

Street Lights Total Estimated Land Improvements True Cash Value = 950

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	10,000	58,800	68,800			56,528C
2017	9,500	57,000	66,500			55,366C
2016	10,500	53,600	64,100			54,873C
2015	10,500	48,800	59,300			54,709C

Who When What

TPC 12/27/2017 INSPECTED

TPC 05/25/2015 INSPECTED

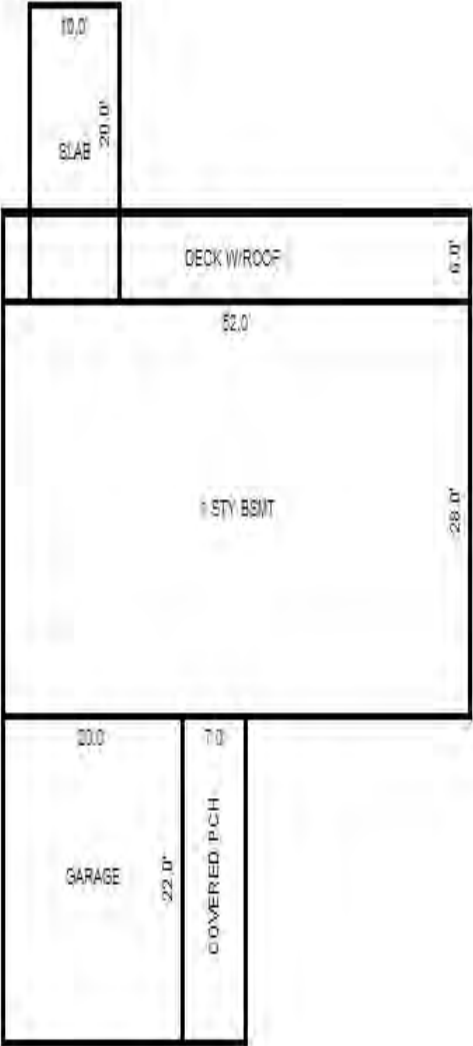
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood Oil Coal X Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 154 312	Type CCP (1 Story) WCP (1 Story)	Year Built: 1974 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 440 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						
Building Style: 1S		Trim & Decoration											
Yr Built 1974	Remodeled 0	Ex	X	Ord	Min	Size of Closets							
Condition: Average		Lg	X	Ord	Small	Doors							
Room List		(5) Floors				Central Air Wood Furnace							
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:				(12) Electric 200 Amps Service							
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures		Stories Exterior		Foundation		Rate Bsmnt-Adj		Heat-Adj	
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Ex.	X	Ord.	Min	1	Story Siding	Basement	63.07	0.00	-0.27
Insulation		Basement: 1456 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets		Many		X	Ave.	Rate		Size Cost	
(2) Windows		(8) Basement		(13) Plumbing		Average Fixture(s)		Rate		Bsmnt-Adj		Heat-Adj	
X	Many Avg. Few	X	Large Avg. Small	1		2		8.25		11.45		96 792	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		2		3		775.00		724 8,290		1 775	
X	Double Glass Patio Doors Storms & Screens	724		1		2		760.00		1 760		1 2,400	
(3) Roof		(9) Basement Finish		(14) Water/Sewer		Solar Water Heat Well, 50 Feet 1000 Gal Septic		2400.00		1575.00		1 1,575	
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors No Floor SF		Public Water Public Sewer Water Well		Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		3085.00		1915.00		1 1,915	
X	Asphalt Shingle	1000 Gal Septic 2000 Gal Septic		Ceramic Tub Alcove Vent Fan		Solar Water Heat Well, 50 Feet 1000 Gal Septic		3250.00		3250.00		1 3,250	
Chimney: Brick		Lump Sum Items:		(15) Built-Ins & Fireplaces		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual		24.65		154 3,796		312 5,887	
								18.87		312 5,887			
								Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)		440 9,570		1 -1,300	
								Base Cost		21.75		1 375	
								Common Wall: 1 Wall		-1300.00		1 375	
								Automatic Doors		375.00		1 375	
								Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,		Depr.Cost =		118,949	
								ECF (416 RESIDENTIAL RURAL/ NON SUB)		0.980 => TCV of Bldg: 1 =		116,570	

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



Sketch by Apex IVT

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		28,000	04/01/2003	WD	Download	03-0:2008		0.0

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

School: MCBAIN - 57030
 P.R.E. 0%
 MAP #: 2018 Est TCV 69,513 TCV/TFA: 0.00

Owner's Name/Address: LONSWAY JOHN & JUDITH
 C/O LONSWAY PROPERTIES
 1012 PROFESSIONAL DRIVE
 FLINT MI 48532

Tax Description: . SEC 28 T22N R8W S 1/2 OF S 1/2 OF SW 1/4 OF SW 1/4. 10 A.
 Comments/Influences:

X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS				
	Public Improvements		* Factors *				
	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
	Residentia 8 - 17	@\$2000	10.00	Acres	2000	100	20,000
	10.00 Total Acres					Total Est. Land Value =	20,000

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

Topography of Site

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	10,000	24,800	34,800			29,649C
2017	9,500	24,000	33,500			29,040C
2016	10,500	22,600	33,100			28,781C
2015	10,500	19,800	30,300			28,695C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area	Type			Year Built: 2003 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: 3584 % Good: 93 Storage Area: 0 No Conc. Floor: 0	
	Wood Frame	Drywall Paneled	Plaster Wood T&G	X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 5 Floor Area: 0 Total Base Cost: 39,271 Total Base New : 54,193 Total Depr Cost: 50,523 Estimated T.C.V: 49,513			CntyMult X 1.380 E.C.F. X 0.980		Bsmnt Garage: Carport Area: Roof:				
Building Style: GRG		Trim & Decoration														
Yr Built	Remodeled	Ex	Ord											Min		
2003	0	Size of Closets														
Condition: Average		Lg	Ord	Small	Central Air Wood Furnace			(12) Electric 0 Amps Service			Rate Bsmnt-Adj Rate Heat-Adj Size Cost		Size Cost			
Room List		Doors	Solid	H.C.												
		(5) Floors														
Basement 1st Floor 2nd Floor Bedrooms		Kitchen: Other: Other:			No./Qual. of Fixtures Ex. Ord. Min			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost Other Additions/Adjustments Rate Size Cost			Rate Size Cost		Rate Size Cost			
(1) Exterior		(6) Ceilings														
Wood/Shingle Aluminum/Vinyl Brick		Insulation			No. of Elec. Outlets Many Ave. Few			Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 5,860			1575.00 2895.00		1 1,575 1 2,895			
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Separately Depreciated Items: (17) Garages Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished) Base Cost 9.71 3584 34,801 County Multiplier = 1.38 => Cost New = 48,025 Phy/Ab.Phy/Func/Econ/Comb.%Good= 93/100/100/100/93.0, Depr.Cost = 44,663 Total Depreciated Cost = 50,523 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 49,513			1		5,860			
Many Avg. Few Large Avg. Small		(8) Basement			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan						1					
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer											
(3) Roof		(10) Floor Support			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic Lump Sum Items:											
Gable Hip Flat Asphalt Shingle		Joists: Unsupported Len: Ctr.Sup:														
Chimney:																

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



Sketch by Aes IVV

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		93,000	08/01/1995	WD	Download	297:321		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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4785 S LA CHANCE RD	School: MCBAIN - 57030					
	P.R.E. 100% 07/22/1994					

Owner's Name/Address	MAP #:
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PATERSON JAMES D 4785 S LaCHANCE RD LAKE CITY MI 49651	2018 Est TCV 129,574 TCV/TFA: 85.70
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X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS				
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Public Improvements		* Factors *					Value
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value

Taxpayer's Name/Address		Residentia 8 - 17 @\$2000					20,000
PATERSON JAMES D 4785 S LaCHANCE RD LAKE CITY MI 49651		10.00 Acres					2000 100
		10.00 Total Acres					Total Est. Land Value = 20,000

Tax Description		Dirt Road					
. SEC 28 T22N R8W N 1/2 OF N 1/2 OF SW		Gravel Road					
1/4 OF SW 1/4. 10 A.		Paved Road					
Comments/Influences		Storm Sewer					
		Sidewalk					
		Water					
		Sewer					
		Electric					
		Gas					
		Curb					
		Street Lights					
		Standard Utilities					
		Underground Utils.					

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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X Level	2018	10,000	54,800	64,800			54,395C
Rolling	TPC 12/27/2017 INSPECTED	9,500	53,100	62,600			53,277C
Low		10,500	50,000	60,500			52,802C
High		10,500	46,500	57,000			52,645C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							



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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 32 80 204	Type WCP (1 Story) Treated Wood Pine	Year Built: 1979 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 840 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G												
Building Style: 1.5S		Trim & Decoration															
Yr Built 1978	Remodeled 0		Ex	X	Ord		Min										
Condition: Average			Lg	X	Ord		Small										
Room List		(5) Floors															
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:					(12) Electric 200 Amps Service										
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories Exterior		Foundation		Rate Bsmnt-Adj		Heat-Adj		Size Cost		
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall		Ex.	X	Ord.		Min	1.5	Story Siding	Basement	75.48	0.00	0.00	1008	76,084
X	Insulation	(7) Excavation		No. of Elec. Outlets			Other Additions/Adjustments		Rate		Bsmnt-Adj		Heat-Adj		Size Cost		
(2) Windows		Basement: 1008 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many			X	Ave.		Few	(13) Plumbing						
X	Many Avg. Few	X	Large Avg. Small	(8) Basement		Average Fixture(s) 3 Fixture Bath			Rate		Bsmnt-Adj		Heat-Adj		Size Cost		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor	1			Average Fixture(s) 3 Fixture Bath			1575.00		1		1,575			
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		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			2895.00		1		2,895			
(3) Roof			Recreation SF Living SF Walkout Doors No Floor SF	(14) Water/Sewer			Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1415.00		1		1,415			
X	Gable Hip Flat		Gambrel Mansard Shed	(10) Floor Support			Public Water Public Sewer Water Well			46.31		32		1,482			
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1			1000 Gal Septic 2000 Gal Septic			8.47		80		678			
Chimney:				Lump Sum Items:						14.26		840		11,978			
							Phy/Ab.Phy/Func/Econ/Comb.%Good= 79/100/100/100/79.0,			15.85		204		3,233			
							Separately Depreciated Items:			County Multiplier = 1.38 =>		Cost New =		4,462			
							ECF (416 RESIDENTIAL RURAL/ NON SUB)			Phy/Ab.Phy/Func/Econ/Comb.%Good= 94/100/100/100/94.0,		Depr.Cost =		4,194			
										Total Depreciated Cost =		111,810					
										0.980 => TCV of Bldg: 1 =		109,574					

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



Sketch by Apex IVT

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

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

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
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S BLOGETT RD	School: MCBAIN - 57030					
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Owner's Name/Address	P.R.E. 0%					
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REINSTEIN RICHARD D	MAP #:					
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181 BURKE ST	2018 Est TCV 80,000					
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RIVER ROUGE MI 48218	Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS		
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	Public Improvements	* Factors *			
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		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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		Residentia 30 - 65	\$2000	40.00	Acres	2000	100			80,000
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		40.00 Total Acres Total Est. Land Value =							80,000
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Tax Description	X	Dirt Road								
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. SEC 28 T22N R8W S 1/2 OF N 1/2 OF SE		X	Gravel Road							
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1/4. 40 A.			Paved Road							
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Comments/Influences			Storm Sewer							
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			Sidewalk							
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			Water							
--	--	--	-------	--	--	--	--	--	--	--

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

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

		X	High							
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			Landscaped							
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			Swamp							
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			Wooded							
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			Pond							
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			Waterfront							
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			Ravine							
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			Wetland							
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		X	Flood Plain							
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			SEASONAL RD	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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				2018	40,000	0	40,000			13,053C
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				2017	40,000	0	40,000			12,785C
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				2016	36,000	0	36,000			12,671C
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				2015	32,000	0	32,000			12,634C
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*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GUNNERSON JOANN	GUNNERSON JOANN ETAL AS J	0	01/26/2013	QC	QUIT CLAIM	2013-00434	PTA	0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
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BUCK AVE	School: MCBAIN - 57030					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:
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GUNNERSON JOANN ETAL AS J/T 9513 W JENNINGS RD LAKE CITY MI 49651	2018 Est TCV 80,000
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Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS			
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Public Improvements			* Factors *				
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Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
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Residentia 30 - 65	\$2000	40.00	Acres	2000	100		80,000
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						40.00 Total Acres	Total Est. Land Value =	80,000
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Tax Description	X	Dirt Road
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. SEC 28 T22N R8W SW 1/4 OF SE 1/4. 40 A.		Gravel Road
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Comments/Influences		Paved Road
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HAS ACCESS THRU 006		Storm Sewer
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		Sidewalk
--	--	----------

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

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

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

		Gas
--	--	-----

		Curb
--	--	------

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

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

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

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

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

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

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

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

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

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

	Pond	
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	Waterfront	
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	Ravine	
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	Wetland	
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X	Flood Plain	
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	PRIVATE RD	
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
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			2018	40,000	0	40,000			13,053C
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	TPC 12/27/2017 INSPECTED		2017	40,000	0	40,000			12,785C
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	TPC 05/25/2015 INSPECTED		2016	36,000	0	36,000			12,671C
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			2015	32,000	0	32,000			12,634C
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*** Information herein deemed reliable but not guaranteed***

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

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
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S BLODGET RD	School: MCBAIN - 57030					
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	P.R.E. 100% 05/01/1997					
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Owner's Name/Address	MAP #:
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ROBBINS JACK D 8970 W BLUE RD LAKE CITY MI 49651	2018 Est TCV 80,000
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	Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS		
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	Public Improvements	* Factors *		
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		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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		Residentia 30 - 65	\$2000	40.00	Acres	2000	100			80,000
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		40.00 Total Acres			Total Est. Land Value =					80,000
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Taxpayer's Name/Address	X	Dirt Road
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ROBBINS JACK D 8970 W BLUE RD LAKE CITY MI 49651		Gravel Road
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		Paved Road
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		Storm Sewer
--	--	-------------

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

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

		Sewer
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Tax Description	X	Electric
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. SEC 28 T22N R8W SE 1/4 OF SE 1/4. 40 A.		Gas
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Comments/Influences	X	Curb
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		Street Lights
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		Standard Utilities
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		Underground Utils.
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Topography of Site

	Level
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X	Rolling
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	Low
--	-----

X	High
---	------

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

	Swamp
--	-------

	Wooded
--	--------

	Pond
--	------

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

	Ravine
--	--------

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

	Flood Plain
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2018	40,000	0	40,000			13,053C
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2017	40,000	0	40,000			12,785C
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2016	36,000	0	36,000			12,671C
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2015	32,000	0	32,000			12,634C
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*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHUT MARY JAY & MARY LOU	SCHUT MARY LOU TRUST	0	04/20/2017	QC	RELATED PARTY	2107-01518		0.0

Property Address	Class: 102 AGRICULTURAL-	Zoning:	Building Permit(s)	Date	Number	Status
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S LA CHANCE RD	School: MCBAIN - 57030					
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	P.R.E. 100% 07/22/1994					
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Owner's Name/Address	MAP #:
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SCHUT MARY LOU TRUST 4242 S LA CHANCE ROAD LAKE CITY MI 49651	2018 Est TCV 145,444
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X Improved	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture
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Public Improvements	* Factors *
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2014 66 - 120 Acres	38.10	Acres	3600	100				137,160
38.10 Total Acres Total Est. Land Value =								137,160

Tax Description	X	Value
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PA 116 1989 SEC 29 T22N R8W NE 1/4 OF NE 1/4 EXC N 212 FT OF E 390 FT THOF. 38.1019A.	X	
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Comments/Influences	X	Value
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99 SPLIT HOUSE & 2 AC TO 001-90 FOR 00 EXEMPT SPLIT FROM PA116	X	
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	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.
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Topography of Site

X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain
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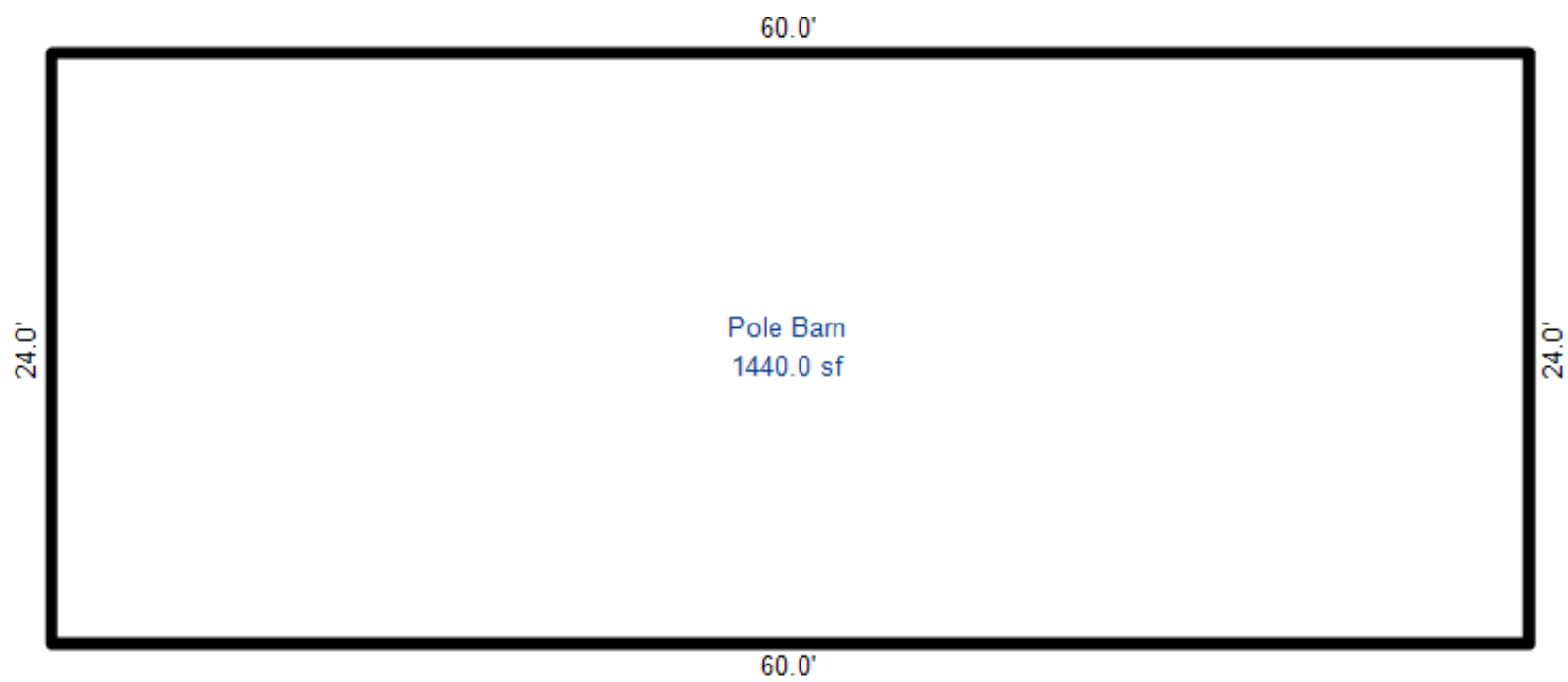
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	68,600	4,100	72,700			10,363C
2017	68,600	4,200	72,800			10,150C
2016	68,600	3,400	72,000			10,060C
2015	57,200	2,800	60,000			10,030C

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

Building Type	Barn, General Purpose			
Year Built				
Class/Construction	D,Pole			
Quality/Exterior	Low Cost			
Base Rate/SF	10.10			
# of Walls, Perimeter	4 Wall, 168			
Perimeter Mult.	X 1.084 = 10.95			
Height	0			
Story Height Mult.	X 0.946 = 10.36			
Heating System	No Heating/Cooling			
Heat Adj./SF				
Misc. Adjustment				
Misc. Adj./SF				
County Multiplier	X 1.38 = 14.29			
Final Rate/SF	\$14.29			
Length/Width/Area	60 x 24 = 1440			
Cost New	\$ 20,582			
Phy./Func./Econ. %Good	35/100/100 35.0			
Depreciated Cost	\$ 7,204			
+ Unit-In-Place Items	\$ 0			
Description, Size X Rate X %Good = Cost				
Itemized ->				
Unit-In-Place ->				
Items ->				
E.C.F.	X 1.15			
% Good	35			
Est. True Cash Value	\$ 8,284			
Comments:				
Total Estimated True Cash Value of Agricultural Improvements / This Card: 8284 / All Cards: 8284				

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHUT JAY & MARY LOU	BEERENS SHELD A	0	12/05/2011	QC	QUIT CLAIM	2011-03641	PTA	100.0

Property Address: 4040 S LA CHANCE RD
 Class: 401 RESIDENTIAL-I Zoning: Building Permit(s): Date: Number: Status:

School: MCBAIN - 57030
 P.R.E. 100% 01/05/2012

Owner's Name/Address: BEEERENS SHELD A
 4040 S LA CHANCE RD
 LAKE CITY MI 49651

MAP #: 2018 Est TCV 74,326 TCV/TFA: 88.48

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

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

Residentia 1 - 2.99 @\$5500	1.90 Acres	5500	100								10,450
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1.90 Total Acres Total Est. Land Value = 10,450

Tax Description: SEC 29 T22N R8W N 212 FT OF E 390 FT OF NE 1/4 OF NE 1/41.8981A.

Comments/Influences: 99 SPLIT FROM 001-00 FOR 00 EXEMPT SPLIT (PA1176) NO DIV RTS

04 CLASS FROM 101 TO 401 FOR 05 MOVE FV BARN TO 001-00 FOR 06

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
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2018	5,200	32,000	37,200			26,647C
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2017	5,200	31,000	36,200			26,099C
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2016	5,200	29,100	34,300			25,867C
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2015	5,200	27,100	32,300			25,790C
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Who: When: What: TPC 12/27/2017 INSPECTED TPC 11/19/2012 INSPECTED

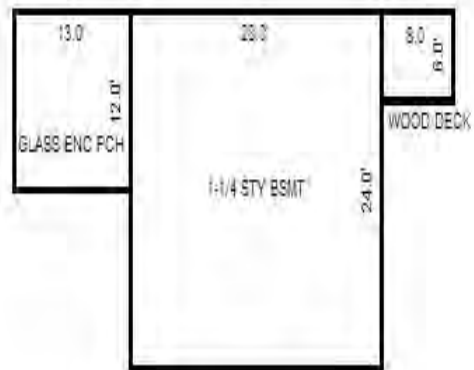
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 156 48	Type WGEP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame		Drywall Paneled		Plaster Wood T&G	X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling										
Building Style: 1.25S		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Class: CD Effec. Age: 25 Floor Area: 840 Total Base Cost: 62,976 Total Base New : 86,906 Total Depr Cost: 65,180 Estimated T.C.V: 63,876			CntyMult X 1.380 E.C.F. X 0.980		Bsmnt Garage: Carport Area: Roof:	
Yr Built 1984	Remodeled 0	Ex	X	Ord		Min	200 Amps Service			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj			Size Cost			
Condition: Average		Lg	X	Ord		Small	No./Qual. of Fixtures			Rate			Size Cost			
Room List	(5) Floors	Kitchen: Other: Other:			(6) Ceilings			Ex. X Ord. Min			Rate			Size Cost		
Basement 1st Floor 2nd Floor Bedrooms		Other: Other:			(7) Excavation			No. of Elec. Outlets			Rate			Size Cost		
(1) Exterior		Basement: 672 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			Many X Ave. Few			Rate			Size Cost		
X	Wood/Shingle Aluminum/Vinyl Brick	Basement: 672 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(9) Basement Finish			(13) Plumbing			Rate			Size Cost		
Insulation		Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer			Average Fixture(s) Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Rate			Size Cost		
(2) Windows		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			(14) Water/Sewer			Average Fixture(s) Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Rate			Size Cost		
Many Avg. X Few	Large Avg. Small	Lump Sum Items:			(14) Water/Sewer			Average Fixture(s) Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Rate			Size Cost		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Lump Sum Items:			(14) Water/Sewer			Average Fixture(s) Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Rate			Size Cost		
(3) Roof		Lump Sum Items:			(14) Water/Sewer			Average Fixture(s) Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Rate			Size Cost		
X	Gable Hip Flat	Lump Sum Items:			(14) Water/Sewer			Average Fixture(s) Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Rate			Size Cost		
X	Asphalt Shingle	Lump Sum Items:			(14) Water/Sewer			Average Fixture(s) Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Rate			Size Cost		
Chimney: Metal		Lump Sum Items:			(14) Water/Sewer			Average Fixture(s) Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Rate			Size Cost		

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



Sketch by Apex IVT

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHUT MARY JAY & MARY LOU	SCHUT MARY LOU TRUST	0	04/20/2017	QC	RELATED PARTY	2107-01518		0.0

Property Address	Class: 102 AGRICULTURAL-	Zoning:	Building Permit(s)	Date	Number	Status
S LA CHANCE RD	School: MCBAIN - 57030					
	P.R.E. 100% 07/22/1994					
Owner's Name/Address	MAP #:					
SCHUT MARY LOU TRUST 4242 S LA CHANCE ROAD LAKE CITY MI 49651	2018 Est TCV 144,000					

Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture					
Public Improvements			Description	Frontage	Depth	Rate %Adj.	Reason	Value
	X		AG SW 2014 30 - 65 ACRES	40.00	Acres	3600	100	144,000
			40.00 Total Acres Total Est. Land Value =					144,000

Tax Description
PA 116 1989 SEC 29 T22N R8W SW 1/4 OF NE 1/4. 40 A.

Comments/Influences
99 SPLIT 40 AC TO 002-50 FPR 00 (FROM PA116Z) EXEMPT SPLIT



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

Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	72,000	0	72,000			11,009C
2017	72,000	0	72,000			10,783C
2016	74,000	0	74,000			10,687C
2015	60,000	0	60,000			10,656C

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


Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHUT MARY JAY & MARY LOU	SCHUT MARY LOU TRUST	0	04/20/2017	QC	RELATED PARTY	2107-01518		0.0

Property Address	Class: 102 AGRICULTURAL-	Zoning:	Building Permit(s)	Date	Number	Status
S LA CHANCE RD	School: MCBAIN - 57030					
	P.R.E. 100% 12/02/1999					
Owner's Name/Address	MAP #:					
SCHUT MARY LOU TRUST 4242 S LA CHANCE ROAD LAKE CITY MI 49651	2018 Est TCV 84,000					

Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2014 30 - 65 ACRES	20.00	Acres	3600	100				72,000
AG SW 2014 LIMITED ACCESS	10.00	Acres	1200	100				12,000
			30.00	Total Acres	Total Est. Land Value =			84,000

Taxpayer's Name/Address	X	Value
SCHUT JAY 4242 S LACHONCE ROAD LAKE CITY MI 49651	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	
Tax Description	X Electric Gas Curb Street Lights Standard Utilities Underground Utils.	
NW 1/4 OF THE NE 1/4 EXCEPT NE 1/4 THERE OF SEC 29 T22N R8W 30A SPLIT ON 04/14/2017 COMPLETED 04/14/2017 PARENT PARCEL(S): 009-029-002-50; CHILD PARCEL(S): 009-029-002-90; FORMERLY SEC 29 T22N R8W NW 1/4 OF NE	Topography of Site	

2018 Lake Township Parcel Map



00 (PA116) EXEMPT
7 completed
9-002-50;
-002-90;

X	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	X	Wetland	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
														2018	42,000	0	42,000			8,258C
														2017	72,000	0	72,000			10,785C
														2016	74,000	0	74,000			10,689C
														2015	60,000	0	60,000			10,658C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHUT JAY & MARY LOU & BE	SCHUT COLLIN J	15,000	04/20/2017	WD	RELATED PARTY	2017-01519	PTA	0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
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S LA CHANCE RD	School: MCBAIN - 57030					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:
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SCHUT COLLIN J 5880 S BLODGETT RD MC BAIN MI 49657	2018 Est TCV 20,000
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Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
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Public Improvements	* Factors *
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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Residentia 8 - 17	@\$2000	10.00	Acres	2000	100			20,000
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10.00 Total Acres Total Est. Land Value =								20,000
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Tax Description	X	Dirt Road	Gravel Road	Paved Road	Storm Sewer	Sidewalk	Water	Sewer	Electric	Gas	Curb	Street Lights	Standard Utilities	Underground Utilis.
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2017-01519 NE 1/4 OF THE NW 1/4 OF THE NE 1/4 S29 T22N R8W 10 A TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS AND UTILITIES TOGETHER WITH REASONABLE RIGHTS TO MAINTAIN SAME OVER AND ACROSS THE NORTH 33' OF THE NE1/4 OF TH NE/14 OF SEC29, T22N, R8W, LAKE TOWNSHIP. SPLIT ON 04/14/2017 FROM 009-029-002-50; FORMERLY SEC 29 T22N R8W NW 1/4 OF NE 1/4. 40A.														
---	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Comments/Influences	Topography of Site
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Split/Comb. on 04/14/2017 completed	X Level
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2018 Lake Township Parcel Map	X Rolling
-------------------------------	-----------

9-002-50;	Low
-----------	-----

-002-90;	High
----------	------

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

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

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

	Pond
--	------

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

	Ravine
--	--------

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

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

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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			2018	10,000	0	10,000			2,752C
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TPC 12/27/2017 INSPECTED			2017	0	0	0			0
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TPC 04/14/2017 INSPECTED			2016	0	0	0			0
--------------------------	--	--	------	---	---	---	--	--	---

			2015	0	0	0			0
--	--	--	------	---	---	---	--	--	---

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHUT MARY JAY & MARY LOU	SCHUT MARY LOU TRUST	0	04/20/2017	QC	RELATED PARTY	2107-01518		0.0

Property Address	Class: 101 AG - IMPROVED	Zoning:	Building Permit(s)	Date	Number	Status
4242 S LA CHANCE RD	School: MCBAIN - 57030		Pole Barn	12/27/2006	20060559	Complete
	P.R.E. 100% 07/22/1994 Qual. Ag.					
Owner's Name/Address	MAP #:					
SCHUT MARY LOU TRUST 4242 S LA CHANCE ROAD LAKE CITY MI 49651	2018 Est TCV 189,128 TCV/TFA: 113.86					

X	Improved	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture					
	Public Improvements		* Factors *					
			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
			AG SW 2014 8 - 17 Acres	16.00 Acres	3600	100		57,600
			16.00 Total Acres Total Est. Land Value =					57,600

Taxpayer's Name/Address	X	Improvements
SCHUT JAY 4242 S LA CHANCE LAKE CITY MI 49651	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer
Tax Description	X	Improvements
. PA 116 1989 SEC 29 T22N R8W N 1/2 OF SE 1/4 OF NE 1/4 EXC S 416 FT OF E 418 FT THOF. 16.0081A.	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2018	28,800	65,800	94,600			65,168C
X Rolling	2017	28,800	65,800	94,600			63,828C
X Low	2016	29,600	56,800	86,400			63,259C
X High	2015	24,000	48,500	72,500			63,070C
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							

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Missaukee, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage										
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 42 72	Type CCP (1 Story) Brzwy, FW	Year Built: 1962 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 780 % Good: 0 Storage Area: 0 No Conc. Floor: 0								
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G																			
Building Style: 1.25S		Trim & Decoration		Central Air Wood Furnace			Stories Exterior 1.25 Story Siding			Foundation Basement		Rate 73.57		Bsmnt-Adj 0.00		Heat-Adj 0.00		Size 1329		Cost 97,775				
Yr Built 1962	Remodeled 0	Ex	X	Ord		Min	No. of Elec. Outlets			Rate Bsmnt-Adj		Rate Heat-Adj		Size		Cost								
Condition: Average		Lg	X	Ord		Small	Many	X	Ave.		Few	(13) Plumbing												
Room List	(5) Floors	Kitchen: Other: Other:			(12) Electric			Average Fixture(s)			Rate		Bsmnt-Adj		Heat-Adj		Size		Cost					
	Basement 1st Floor 2nd Floor 4 Bedrooms	Other: Other:			150 Amps Service			1 Average Fixture(s)			760.00		0.00		0.00		1		760					
		(6) Ceilings			No./Qual. of Fixtures			2 Fixture Bath			1600.00						1		1,600					
		X	Drywall					X	Ord.		Min	14) Water/Sewer												
X	Wood/Shingle Aluminum/Vinyl Brick	Basement: 1329 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s)			Well, 50 Feet			1575.00						1		1,575					
	Insulation	(7) Excavation			1 3 Fixture Bath			1000 Gal Septic			3085.00						1		3,085					
(2) Windows	Many Avg. Few	X	Large Avg. Small	(8) Basement			2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1915.00						1		1,915						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor	(9) Basement Finish			15) Built-Ins & Fireplaces			3875.00						1		3,875						
X	Double Glass Patio Doors Storms & Screens		Recreation SF Living SF Walkout Doors No Floor SF				16) Porches			42.74						42		1,795						
(3) Roof		(10) Floor Support			(14) Water/Sewer			16) Breezeways			27.75						72		1,998					
X	Gable Hip Flat		Gambrel Mansard Shed	Joists: Unsupported Len: Ctr.Sup:			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Common Wall: 1/2 Wall Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = ECF (101 AGRICULTURE)			16.58 -650.00 0.900 => TCV of Bldg: 1 =				780 1		12,932 -650		104,874 94,387			
X	Asphalt Shingle	Lump Sum Items:																						
	Chimney: Brick																							

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

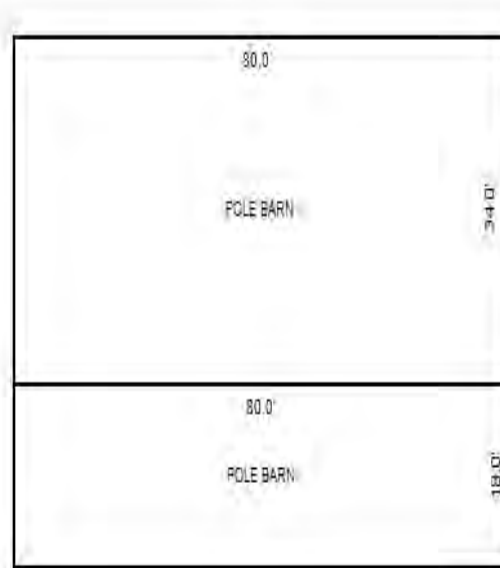


Sketch by Apex IV™

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

Building Type	Barn, General Purpose	Utility Shed, Lean-To	Barn, General Purpose	Barn, General Purpose	
Year Built		1975	1976	2007	
Class/Construction	D,Frame	D,Pole	D,Pole	D,Pole	
Quality/Exterior	Low Cost	Low Cost	Low Cost	Low Cost	
Base Rate/SF	12.20	3.15	10.10	10.10	
# of Walls, Perimeter	4 Wall, 228	Lean-To, 196	4 Wall, 136	4 Wall, 144	
Perimeter Mult.	X 0.998 = 12.18	X 1.135 = 3.57	X 1.130 = 11.41	X 1.762 = 17.80	
Height	14	12	8	12	
Story Height Mult.	X 1.077 = 13.11	X 1.038 = 3.71	X 0.963 = 10.99	X 1.038 = 18.47	
Heating System	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 = 18.10	X 1.38 = 5.11	X 1.38 = 15.17	X 1.38 = 25.49	
Final Rate/SF	\$18.10	\$5.11	\$15.17	\$25.49	
Length/Width/Area	80 x 34 = 2720	80 x 18 = 1440	46 x 22 = 1012	24 x 16 = 384	
Cost New	\$ 49,221	\$ 7,363	\$ 15,349	\$ 9,789	
Phy./Func./Econ. %Good	35/100/100 35.0	56/100/100 56.0	56/100/100 56.0	48/100/100 24.0	
Depreciated Cost	\$ 17,227	\$ 4,123	\$ 8,596	\$ 2,349	
+ 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	35	56	56	48	
Est. True Cash Value	\$ 19,812	\$ 4,742	\$ 9,885	\$ 2,702	
Comments:				DRT FLR NO DOORS	
Total Estimated True Cash Value of Agricultural Improvements / This Card: 37141 / All Cards: 37141					

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



Sketch by Apex IVT

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHUT MARY L	SCHUT DUANE JAY	0	12/05/2011	QC	QUIT CLAIM	2011-03640	PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
4346 S LA CHANCE RD	School: MCBAIN - 57030					
	P.R.E. 100% 01/07/2012					
Owner's Name/Address	MAP #:					
SCHUT DUANE JAY 4346 S LA CHANCE RD LAKE CITY MI 49651	2018 Est TCV 28,464 TCV/TFA: 39.53					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
				Description	Frontage	Depth	Rate	%Adj.	Reason	Value	
. SEC 29 T22N R8W S 416 FT OF E 418 FT OF N 1/2 OF SE 1/4 OF NE 1/4. 3.9919A.	X			<Site Value G> RURAL SITES			15000	100		15,000	
Comments/Influences				416 Actual Front Feet, 3.99 Total Acres			Total Est. Land Value =			15,000	
				Land Improvement Cost Estimates							
				Description		Rate	CountyMult.	Size	%Good	Cash Value	
				D/W/P: 4in Ren. Conc.		3.39	1.00	280	0	0	
				Residential Local Cost Land Improvements							
	X			Description		Rate	CountyMult.	Size	%Good	Cash Value	
				Gas		1000.00	1.00	0.5	95	475	
				Total Estimated Land Improvements True Cash Value =							475
				Topography of Site							
	X			Level							
				Rolling							
				Low							
				High							
				Landsaped							
				Swamp							
				Wooded							
				Pond							
				Waterfront							
				Ravine							
				Wetland							
				Flood Plain							
				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2018	7,500	6,700	14,200		14,200S	
					2017	7,500	6,700	14,200		14,200S	
					2016	8,300	7,400	15,700		14,342C	
					2015	8,300	6,000	14,300		14,300S	

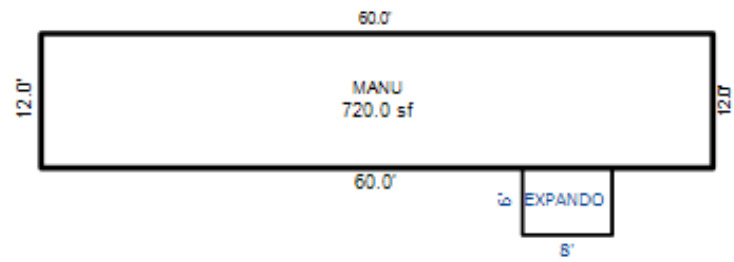
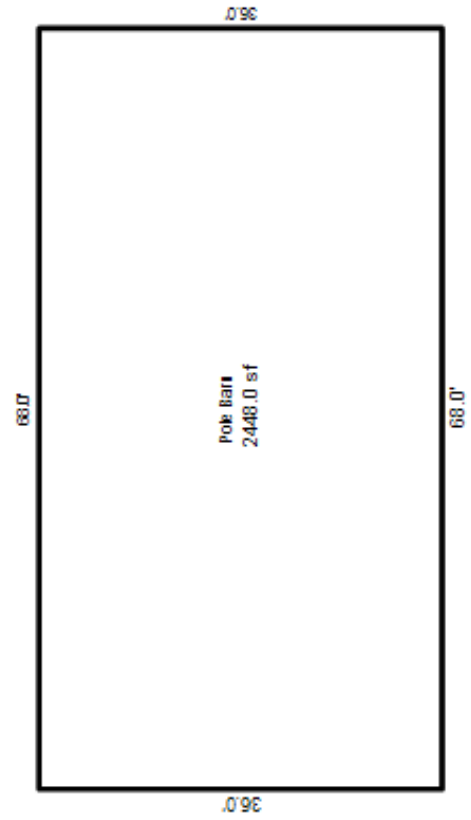


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<p>< Cost Estimates for Res. Building: 1 Mobile Home Class: Low Quality ></p> <table border="1"> <thead> <tr> <th>(11) Heating System:</th> <th>Unit</th> <th>Exterior</th> <th>Roof</th> <th>Rate</th> <th>Heat/Roof</th> <th>Ext.(%)</th> <th>Size</th> <th>Cost</th> </tr> </thead> <tbody> <tr> <td>(11) Heating System: Wall Furnace</td> <td>BaseUnit</td> <td>Ribbed</td> <td>Metal</td> <td>31.07</td> <td>-0.80</td> <td>0</td> <td>720</td> <td>21,794</td> </tr> <tr> <td colspan="4">Other Additions/Adjustments</td> <td>Rate</td> <td></td> <td></td> <td>Size</td> <td>Cost</td> </tr> <tr> <td colspan="4">Expando</td> <td></td> <td>21.00</td> <td></td> <td>48</td> <td>1,008</td> </tr> <tr> <td>(2) Skirting</td> <td colspan="2">Metal/Vinyl</td> <td></td> <td></td> <td>5.43</td> <td></td> <td>144</td> <td>782</td> </tr> <tr> <td>(9) Foundation</td> <td colspan="2">Foundation Wall: Concrete</td> <td></td> <td></td> <td>7.13</td> <td></td> <td>0</td> <td>0</td> </tr> <tr> <td>(13) Plumbing</td> <td colspan="2">Average Fixture(s)</td> <td></td> <td></td> <td>405.00</td> <td></td> <td>1</td> <td>405</td> </tr> <tr> <td>(14) Water/Sewer</td> <td colspan="2">Well, 100 Feet</td> <td></td> <td></td> <td>2425.00</td> <td></td> <td>1</td> <td>2,425</td> </tr> <tr> <td></td> <td colspan="2">1000 Gal Septic</td> <td></td> <td></td> <td>2720.00</td> <td></td> <td>1</td> <td>2,720</td> </tr> <tr> <td>(15) Built-Ins & Fireplaces</td> <td colspan="2">Appliance Allowance</td> <td></td> <td></td> <td>1235.00</td> <td></td> <td>1</td> <td>1,235</td> </tr> <tr> <td>(17) Garages</td> <td colspan="2">Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)</td> <td></td> <td></td> <td>9.30</td> <td></td> <td>2448</td> <td>22,766</td> </tr> <tr> <td></td> <td colspan="2">Base Cost</td> <td></td> <td></td> <td>325.00</td> <td></td> <td>2</td> <td>650</td> </tr> <tr> <td></td> <td colspan="2">Mechanical Doors</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4">Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0,</td> <td colspan="2">Depr.Cost =</td> <td colspan="2"></td> <td>25,979</td> </tr> <tr> <td colspan="4">ECF (416 RESIDENTIAL RURAL/ NON SUB)</td> <td colspan="2">0.500 => TCV of Bldg: 1 =</td> <td colspan="2"></td> <td>12,989</td> </tr> </tbody> </table>																(11) Heating System:	Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost	(11) Heating System: Wall Furnace	BaseUnit	Ribbed	Metal	31.07	-0.80	0	720	21,794	Other Additions/Adjustments				Rate			Size	Cost	Expando					21.00		48	1,008	(2) Skirting	Metal/Vinyl				5.43		144	782	(9) Foundation	Foundation Wall: Concrete				7.13		0	0	(13) Plumbing	Average Fixture(s)				405.00		1	405	(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	(17) Garages	Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)				9.30		2448	22,766		Base Cost				325.00		2	650		Mechanical Doors								Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0,				Depr.Cost =				25,979	ECF (416 RESIDENTIAL RURAL/ NON SUB)				0.500 => TCV of Bldg: 1 =				12,989
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DEVRIES RICHARD R & SHARO	DEVRIES RICHARD R & SHARO	0	10/31/2017	AFF	SCRIVENERS AFFIDAVIT	2017-03432		0.0
DEVRIES RICHARD R & SHARO	DEVRIES RICHARD R & SHARO	0	04/18/2016	QC	FAMILY SALE	2016-01444	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
4530 S LA CHANCE RD	School: MCBAIN - 57030					
	P.R.E. 100% 07/22/1994					
Owner's Name/Address	MAP #:					
DEVRIES RICHARD R & SHARON 4530 S LA CHANCE LAKE CITY MI 49651	2018 Est TCV 96,989 TCV/TFA: 104.97					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS								
		Public Improvements		* Factors *								
. SEC 29 T22N R8W E 416 FT OF S 1/2 OF SE 1/4 OF NE 1/4 EXC N 208 FT THOF & EXC S 66 FT THOF. 3.6863A.	X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		<Site Value G> RURAL SITES					15000	100		15,000
Comments/Influences	X	Paved Road		382 Actual Front Feet, 3.64 Total Acres Total Est. Land Value = 15,000								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		Water		D/W/P: 3.5 Concrete	3.44	1.00	700	0	0			
		Sewer		Residential Local Cost Land Improvements								
		Electric		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		Gas		LAND IMPROVE 1000	1000.00	1.00	0.5	95	475			
		Curb		Total Estimated Land Improvements True Cash Value = 475								
		Street Lights										
		Standard Utilities										
		Underground Utils.										



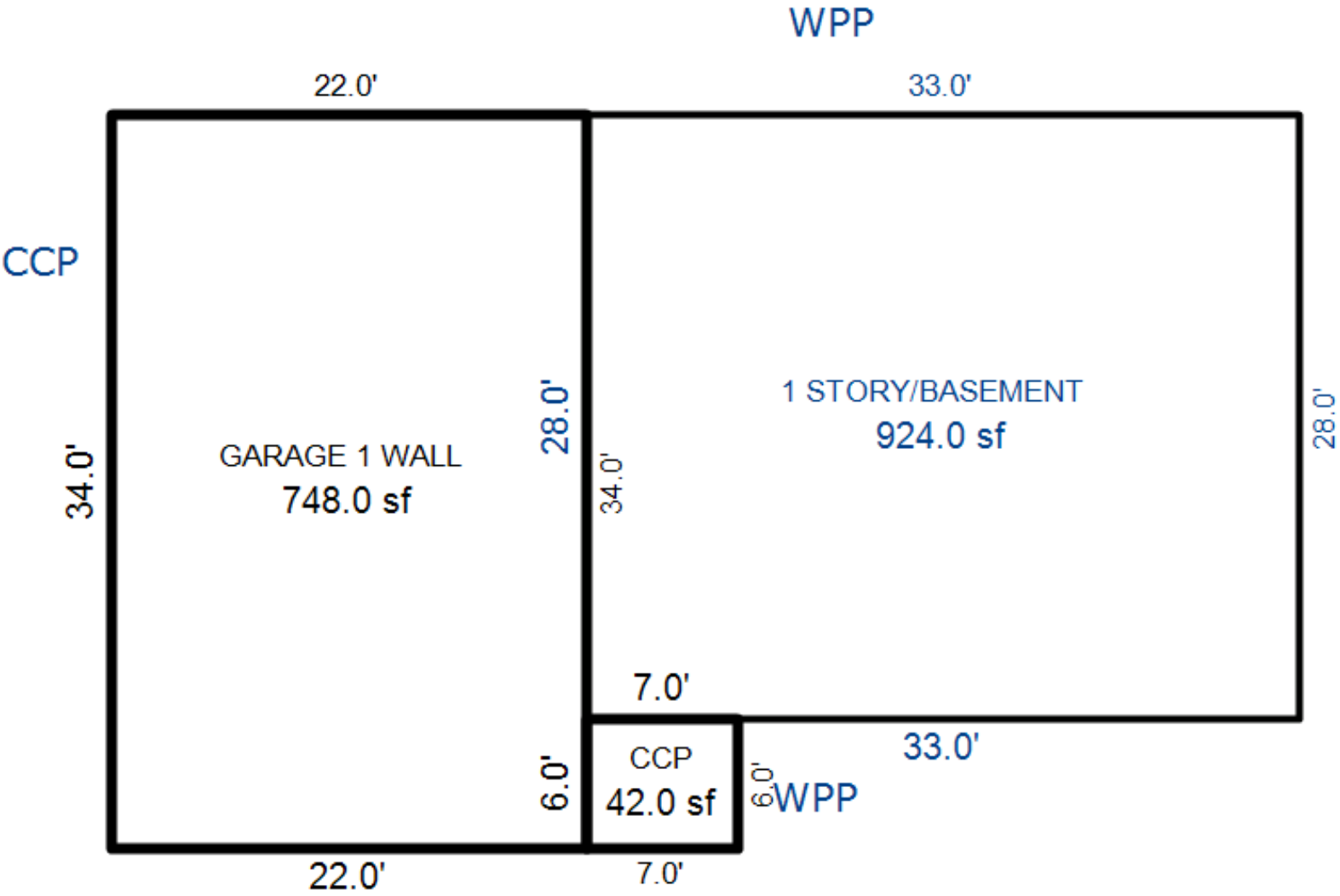
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2018	7,500	41,000	48,500			38,947C
	Rolling		2017	7,500	39,700	47,200			38,146C
	Low		2016	7,500	37,800	45,300			37,806C
	High		2015	5,500	35,200	40,700			37,693C
	Landscaped								
	Swamp								
	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
Who	When	What							
TPC	12/27/2017	INSPECTED							
TPC	05/02/2016	INSPECTED							
TPC	06/21/2011	INSPECTED							

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 42 140 60 100	Type CCP (1 Story) CCP (1 Story) WPP WPP	Year Built: 1973 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 748 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
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Building Style: 1S		Trim & Decoration																			
Yr Built 1973	Remodeled 0	Ex	X	Ord		Min	Size of Closets														
Condition: Average		Lg	X	Ord		Small	Doors														
Room List		(5) Floors																			
1 Basement 1st Floor 2nd Floor 2 Bedrooms		Kitchen: Other: Other:					(12) Electric														
		200		Amps Service																	
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories Exterior			Foundation			Rate Bsmnt-Adj			Heat-Adj		Size Cost			
X	Wood/Shingle Aluminum/Vinyl Brick	X	Plaster				Ex.	X	Ord.		Min	1 Story Siding			Basement			68.29 0.00 1.11		924 64,126	
Insulation		(7) Excavation		No. of Elec. Outlets			Other Additions/Adjustments			Rate											
(2) Windows		Basement: 924 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			(14) Water/Sewer														
X	Many Avg. Few	X	Large Avg. Small	1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Average Fixture(s) 760.00			2 Fixture Bath 1600.00			Well, 50 Feet 1575.00			1000 Gal Septic 3085.00			1 760 1 1,600 1 1,575 1 3,085		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor	(15) Built-Ins & Fireplaces			(16) Porches														
(3) Roof		(9) Basement Finish		(17) Garages			Class:C Exterior: Siding			Foundation: 42 Inch (Unfinished)			Base Cost			748 12,686					
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors No Floor SF	Appliance Allowance 1915.00			CCP (1 Story), Standard 42.74			CCP (1 Story), Standard 25.51			WPP, Standard 17.75			WPP, Standard 14.75			1 1,915 42 1,795 140 3,571 60 1,065 100 1,475		
X	Asphalt Shingle	(10) Floor Support		Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,			Automatic Doors 375.00			Common Wall: 1 Wall -1300.00			Depr.Cost = 83,177			1 = 81,514					
Chimney:		Joints: Unsupported Len: Cntr.Sup:		Lump Sum Items:			ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg:			1 =			81,514								
		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic																			

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



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

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

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

S LA CHANCE RD	School: MCBAIN - 57030					
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Owner's Name/Address	P.R.E. 0%					
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SCHUT DUANE	MAP #:					
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4346 S LACHONCE ROAD	2018 Est TCV 31,139					
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LAKE CITY MI 49651	Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS		
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Tax Description	Public Improvements	* Factors *				
-----------------	---------------------	-------------	--	--	--	--

. SEC 29 T22N R8W S 1/2 OF SE 1/4 OF NE	Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
---	-----------	-------------	----------	-------	-------	-------	------	-------	--------	-------

1/4 EXC E 416 FT THOF. 13.697A.	X	Gravel Road								28,764
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Comments/Influences	X	Paved Road								
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		Storm Sewer								
--	--	-------------	--	--	--	--	--	--	--	--

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

	Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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	TPC 12/27/2017	INSPECTED		2018	14,400	1,200	15,600			5,448C
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				2017	14,400	1,200	15,600			5,336C
--	--	--	--	------	--------	-------	--------	--	--	--------

				2016	14,400	1,200	15,600			5,289C
--	--	--	--	------	--------	-------	--------	--	--	--------

				2015	14,400	1,200	15,600			5,274C
--	--	--	--	------	--------	-------	--------	--	--	--------



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CURTIS ERVIN L JR & CURTI	PHELPS ROGER L & JEANETTE	23,305	05/26/2017	WD	LAND CONTRACT	2017-01757	PTA	0.0
CURTIS SCHOENMAKER JANET	CURTIS ERVIN L JR	24,000	11/02/2011	WD	LAND CONTRACT	2011-03381	PTA	0.0
CURTIS ERVIN L JR & KAREN	PHELPS ROGER L & JEANETTE	23,305	07/01/2011	LC	LAND CONTRACT	2011-03299 LC	PTA	100.0
SCHOENMAKER JANET R (CURT	CURTIS ERVIN L JR	24,000	05/15/2006	LC	RELATED PARTY	06-0/2961		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
4448 S LA CHANCE RD	School: MCBAIN - 57030		Addition	05/08/1984	1984-3221	100%
	P.R.E. 100% 11/01/2011					

Owner's Name/Address	MAP #:
PHELPS ROGER L & JEANETTE D 4448 S LA CHANCE RD LAKE CITY MI 49651	2018 Est TCV 58,696 TCV/TFA: 38.16

X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS								
			* Factors *								
	Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	Dirt Road		40/FF	208.00	416.00	1.0000	1.0000	40	100		8,320
	Gravel Road		208 Actual Front Feet, 1.99 Total Acres Total Est. Land Value =								8,320
	Paved Road		Land Improvement Cost Estimates								
	Storm Sewer		Description	Rate	CountyMult.	Size	%Good	Cash Value			
	Sidewalk		Shed: Wood Frame	6.93	1.00	320	50	1,109			
	Water		Total Estimated Land Improvements True Cash Value =								1,109
	Sewer										
	Electric										
	Gas										
	Curb										
	Street Lights										
	Standard Utilities										
	Underground Utils.										

Tax Description
. SEC 29 T22N R8W N 208 FT OF E 416 FT OF S 1/2 OF SE 1/4 OF NE 1/4. 1.9864 A.

Comments/Influences



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

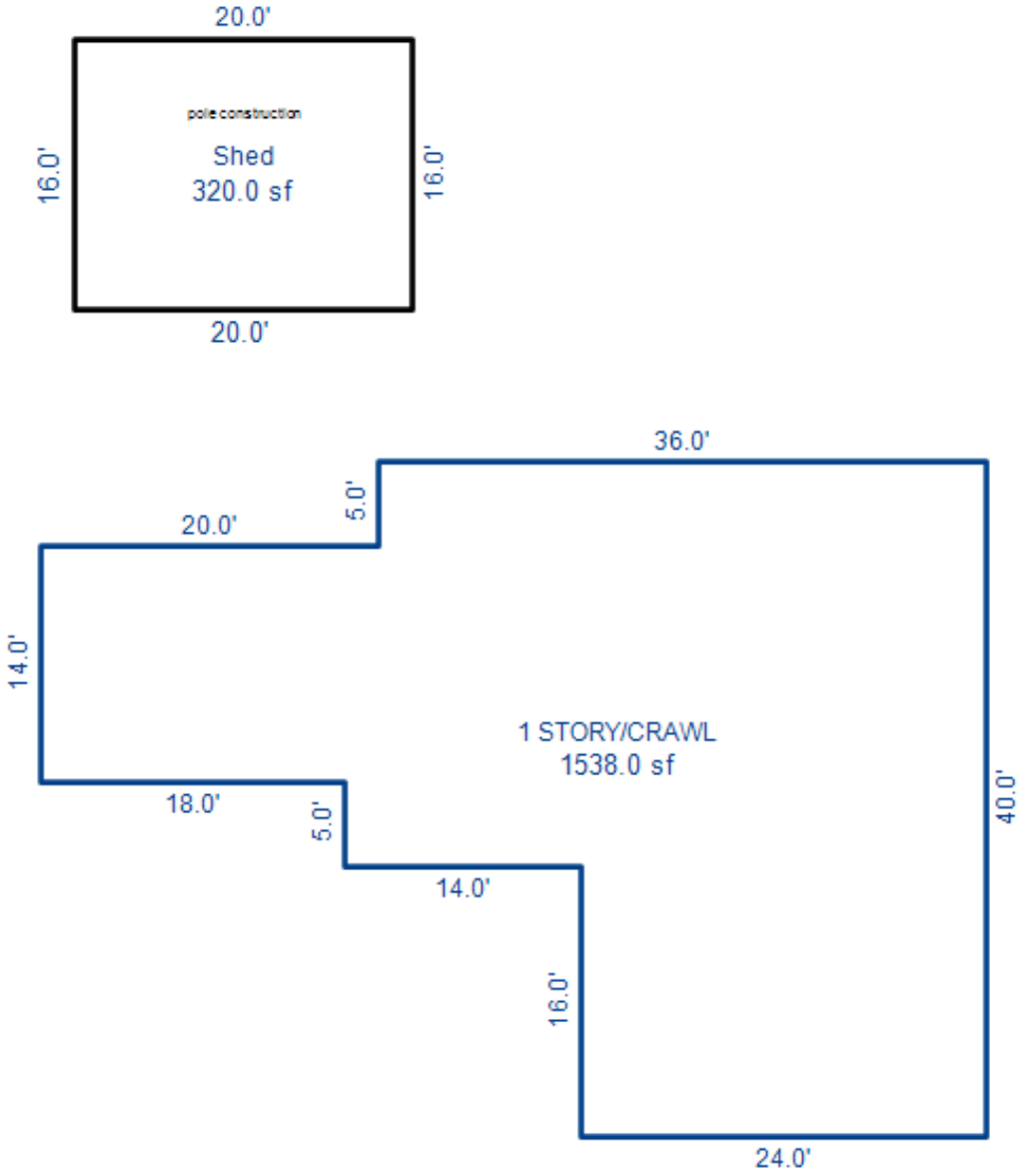
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	4,200	25,100	29,300			21,757C
2017	4,200	23,100	27,300			21,310C
2016	5,200	22,600	27,800			21,120C
2015	4,200	19,700	23,900			21,057C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:					
X	Wood Frame	X	Drywall X Paneled	X	Plaster Wood T&G													
Building Style: 1S		Trim & Decoration																
Yr Built 1952	Remodeled 0	Ex	Ord	X	Min	Size of Closets												
Condition: Average		Lg	Ord	X	Small	Doors												
Room List		(5) Floors		Central Air Wood Furnace														
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric			100 Amps Service											
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories Exterior			Foundation Rate		Bsmnt-Adj		Heat-Adj		Size Cost		
X	Wood/Shingle Aluminum/Vinyl Brick								1	Story Siding	Crawl Space	44.66	-7.49	-1.89	1538	54,261		
Insulation		Basement: 0 S.F. Crawl: 1538 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets			Other Additions/Adjustments			Rate		Bsmnt-Adj		Heat-Adj		Size Cost		
(2) Windows		(8) Basement		(13) Plumbing			(14) Water/Sewer			Rate		Bsmnt-Adj		Heat-Adj		Size Cost		
X	Many Avg.	X	Large Avg.	Many X Ave. Few			Average Fixture(s) 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			Average Fixture(s) Well, 50 Feet 1000 Gal Septic			525.00		1		525	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			15) Built-Ins & Fireplaces Appliance Allowance			1235.00		1		1,235				
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		(14) Water/Sewer			Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 45,780											
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Square footage # 1 is depreciated at 61 %Good... Base Cost Was = 54,261 County Multiplier = 1.38 => Cost New = 74,880 Phy/Ab.+hy/Func/Econ/Comb.%Good= 6/100/100/100/6.0, Depr.Cost = 4,493 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 49,267											
X	Gable Hip Flat	Gambrel Mansard Shed		Lump Sum Items:														
X	Asphalt Shingle	(10) Floor Support																
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:																

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DEVRIES RICHARD R & SHARO	DEVRIES RICHARD R & SHARO	0	10/31/2017	AFF	SCRIVENERS AFFIDAVIT	2017-03432		0.0
DEVRIES RICHARD R & SHARO	DEVRIES RICHARD R & SHARO	0	10/31/2017	AFF	SCRIVENERS AFFIDAVIT	2017-03432		0.0
DEVRIES RICHARD R & SHARO	DEVRIES RICHARD R & SHARO	0	04/18/2016	QC	FAMILY SALE	2016-01444	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
4530 S LA CHANCE RD	School: MCBAIN - 57030		Pole Barn	01/04/2011	2011-0002	100%

Owner's Name/Address	MAP #:
DEVRIES RICHARD R & SHARON 4530 S LA CHANCE LAKE CITY MI 49651	2018 Est TCV 33,624 TCV/TFA: 0.00

X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE 6000					6000	100		6,000
			106 Actual Front Feet, 0.81 Total Acres		Total Est. Land Value =			6,000

Taxpayer's Name/Address	X	Topography of Site
DE VRIES RICHARD R 4530 S LA CHANCE LAKE CITY MI 49651	X	Level Rolling Low High Landscaped Swamp

Tax Description	X	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
. SEC 29 T22N R8W S66 FT OF THE E 416 FT OF SE 1/4 OF NE 1/4 & N 40 FT OF E 200 FT OF N 1/2 OF SE 1/4 .814A.	X	2018	3,000	13,800	16,800			12,410C
Comments/Influences		2017	3,500	13,400	16,900			12,155C
347 SQ FT FV CABIN		2016	3,800	12,500	16,300			12,047C
		2015	3,800	11,000	14,800			12,011C

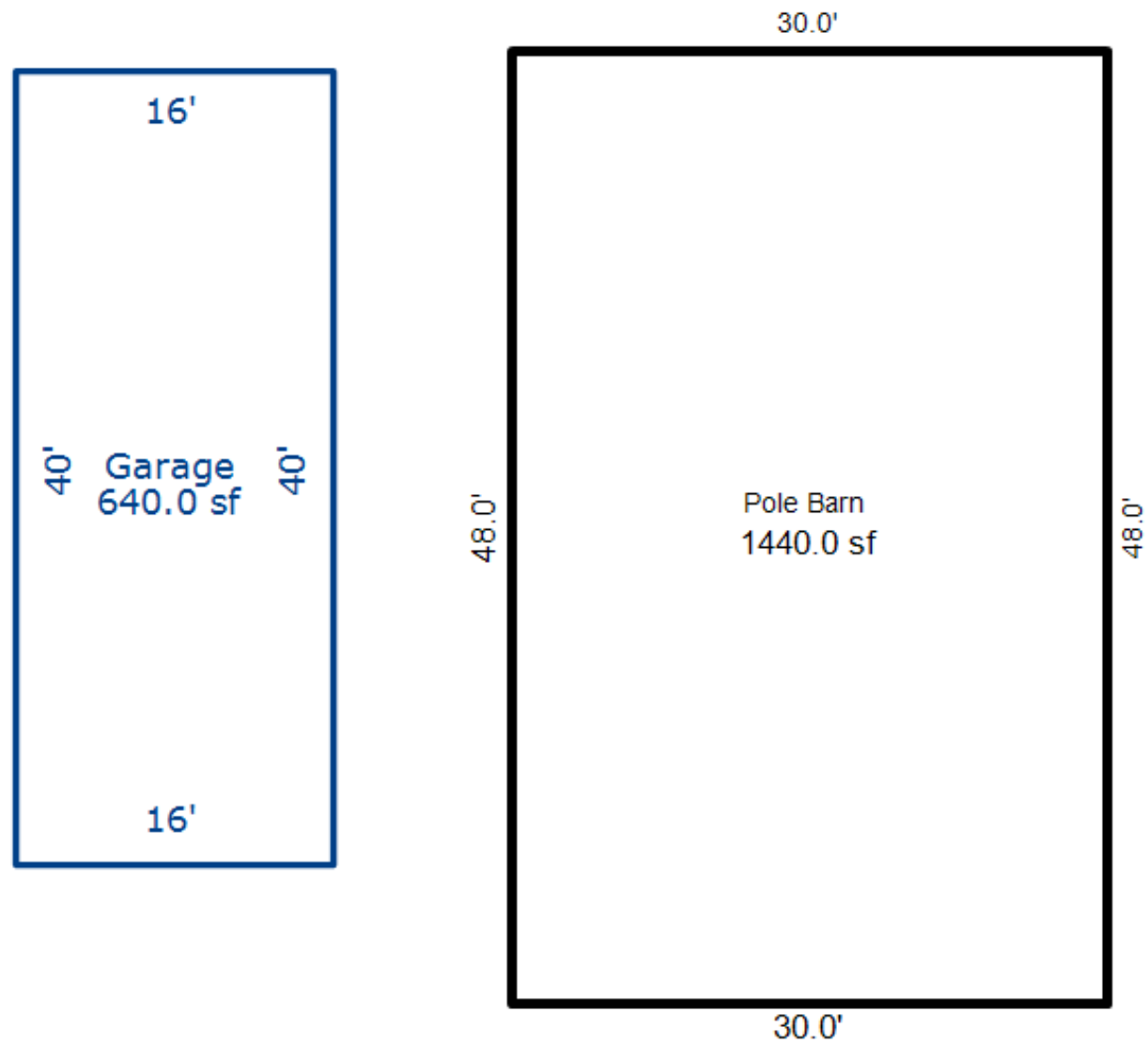


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1993 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: 1440 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame		Drywall Paneled				Plaster Wood T&G									
Building Style: GRG		Trim & Decoration														
Yr Built	Remodeled	Ex	X	Ord		Min	Size of Closets									
1993 201	0	Lg	X	Ord		Small	Doors									
Condition: Average							Solid	X	H.C.							
Room List		(5) Floors		Central Air Wood Furnace						Class: CD Effec. Age: 15 Floor Area: 0 Total Base Cost: 26,265 Total Base New : 36,246 Total Depr Cost: 28,188 Estimated T.C.V: 27,624		CnlyMult X 1.380 E.C.F. X 0.980		Bsmnt Garage: Carport Area: Roof:		
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric 0 Amps Service						Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Other Additions/Adjustments Rate		Size Cost Size Cost				
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures Ex. X Ord. Min						Rate						
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets Many X Ave. Few						Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 13.95 1440 20,088 Automatic Doors 375.00 2 750 Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 24,443 Separately Depreciated Items: (17) Garages Class:D Exterior: Pole Foundation: 18 Inch (Unfinished) Base Cost 11.48 640 7,347 No Floor Deduction -3.00 640 -1,920 County Multiplier = 1.38 => Cost New = 7,490 Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0, Depr.Cost = 3,745 Total Depreciated Cost = 28,188 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 27,624						
(2) Windows		(7) Excavation		(13) Plumbing												
X	Many Avg. X Few	Large Avg. X Small		1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
(3) Roof		(8) Basement		(14) Water/Sewer												
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:												
(3) Roof		(9) Basement Finish														
X	Gable Hip Flat	Gambrel Mansard Shed														
X	Asphalt Shingle	Recreation SF Living SF Walkout Doors No Floor SF														
Chimney: Brick		(10) Floor Support														
		Joists: Unsupported Len: Cntr.Sup:														

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: 401 RESIDENTIAL-I		Zoning:	Building Permit(s)	Date	Number	Status				
X SEELEY RD		School: MCBAIN - 57030										
Owner's Name/Address		P.R.E. 0%										
CADILLAC REAL ESTATE & GEESEMEN JEFF 316 S 37 RD CADILLAC MI 49601		MAP #:										
		2018 Est TCV 188,517 TCV/TFA: 261.83										
		X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS								
		Public Improvements		* Factors *								
Tax Description		X	Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 29 T22N R8W N 1/2 OF NW 1/4. 80 A.			Gravel Road	Residentia PARTOF>80@\$2000	80.00	Acres	2000	100				160,000
Comments/Influences			Paved Road	80.00 Total Acres Total Est. Land Value = 160,000								
			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									
		X	Swamp									
		X	Wooded									
		X	Pond									
			Waterfront									
			Ravine									
			Wetland									
			Flood Plain									
				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2018	80,000	14,300	94,300		62,053C		
		TPC 12/27/2017	INSPECTED		2017	88,000	17,400	105,400		60,777C		
		TPC 05/01/2017	INSPECTED		2016	72,000	14,600	86,600		60,235C		
		TPC 11/16/2012	INSPECTED		2015	60,000	15,700	75,700		60,055C		



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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 200 160	Type Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	200	Treated Wood	Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
	Town Home														0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: D -10 Effec. Age: 35 Floor Area: 720 Total Base Cost: 30,852 Total Base New : 44,075 Total Depr Cost: 29,099 Estimated T.C.V: 28,517	Class: D -10 Effec. Age: 35 Floor Area: 720 Total Base Cost: 30,852 Total Base New : 44,075 Total Depr Cost: 29,099 Estimated T.C.V: 28,517
	Duplex	(4) Interior	Drywall Paneled	Plaster Wood T&G	X	Central Air Wood Furnace	(12) Electric	Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost 1 Story Siding Piers 47.29 -12.02 -1.70 720 24,170 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 (16) Deck/Balcony Treated Wood,Standard 6.50 200 1,300 Treated Wood,Standard 6.79 160 1,086 Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 27,674 Separately Depreciated Items: Local Cost Items: GENERATOR 1500.00 1 1,500 Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 1,425 Total Depreciated Cost = 29,099 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 28,517	CntyMult X 1.380 E.C.F. X 0.980	Bsmnt Garage: Carport Area: Roof:					
	A-Frame										Trim & Decoration Ex Ord Min Size of Closets Lg Ord Small Doors Solid H.C.	Central Air Wood Furnace	(12) Electric 0 Amps Service	Rate Bsmnt-Adj Heat-Adj Size Cost 47.29 -12.02 -1.70 720 24,170 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 (16) Deck/Balcony Treated Wood,Standard 6.50 200 1,300 Treated Wood,Standard 6.79 160 1,086 Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 27,674 Separately Depreciated Items: Local Cost Items: GENERATOR 1500.00 1 1,500 Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 1,425 Total Depreciated Cost = 29,099 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 28,517	
	Wood Frame	(5) Floors	Kitchen: Other: Other:	(6) Ceilings	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:							
	Building Style: 1S								Basement 1st Floor 2nd Floor Bedrooms	(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:		
	Yr Built Remodeled 0 ? 0	(6) Ceilings	Kitchen: Other: Other:	(7) Excavation	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0	(8) Basement	(9) Basement Finish	(10) Floor Support							
	Condition: Average								Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0	(8) Basement	(9) Basement Finish	(10) Floor Support			
	Room List	(7) Excavation	Kitchen: Other: Other:	(8) Basement	(9) Basement Finish	(10) Floor Support	(11) Heating/Cooling	(12) Electric							
	Basement 1st Floor 2nd Floor Bedrooms								(8) Basement	(9) Basement Finish	(10) Floor Support				
	(1) Exterior	(8) Basement	Kitchen: Other: Other:	(9) Basement Finish	(10) Floor Support	(11) Heating/Cooling	(12) Electric	(13) Plumbing							
	Wood/Shingle Aluminum/Vinyl Brick								(9) Basement Finish	(10) Floor Support	(11) Heating/Cooling				
	Insulation	(9) Basement Finish	Kitchen: Other: Other:	(10) Floor Support	(11) Heating/Cooling	(12) Electric	(13) Plumbing	(14) Water/Sewer							
	(2) Windows								(10) Floor Support	(11) Heating/Cooling	(12) Electric				
	Many Avg. Few Large Avg. Small	(10) Floor Support	Kitchen: Other: Other:	(11) Heating/Cooling	(12) Electric	(13) Plumbing	(14) Water/Sewer	(15) Built-ins							
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens								(11) Heating/Cooling	(12) Electric	(13) Plumbing	(14) Water/Sewer	(15) Built-ins		
	(3) Roof	(11) Heating/Cooling	Kitchen: Other: Other:	(12) Electric	(13) Plumbing	(14) Water/Sewer	(15) Built-ins	(16) Porches/Decks							
	Gable Hip Flat Gambrel Mansard Shed								(12) Electric	(13) Plumbing	(14) Water/Sewer	(15) Built-ins	(16) Porches/Decks		
	Asphalt Shingle	(12) Electric	Kitchen: Other: Other:	(13) Plumbing	(14) Water/Sewer	(15) Built-ins	(16) Porches/Decks	(17) Garage							
	Chimney:								(13) Plumbing	(14) Water/Sewer	(15) Built-ins	(16) Porches/Decks	(17) Garage		

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: 402 RESIDENTIAL-V		Zoning:	Building Permit(s)	Date	Number	Status				
X SEELEY RD		School: MCBAIN - 57030										
Owner's Name/Address		P.R.E. 0%										
CADILLAC REAL ESTATE & GEESEMAN JEFF 316 S 37 RD CADILLAC MI 49601		MAP #:										
		2018 Est TCV 80,000										
		Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
Tax Description		Public Improvements		* Factors *								
. SEC 29 T22N R8W SW 1/4 OF NW 1/4. 40 A.		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Gravel Road		Residentia PARTOF>80@\$2000		40.00	Acres	2000	100			80,000
		Paved Road		40.00 Total Acres		Total Est. Land Value =						80,000
		Storm Sewer										
		Sidewalk										
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		X	Rolling									
			Low									
			High									
			Landscaped									
		X	Swamp									
		X	Wooded									
			Pond									
			Waterfront									
			Ravine									
		X	Wetland									
			Flood Plain									
				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2018	40,000	0	40,000		33,064C		
		TPC 12/27/2017	INSPECTED		2017	40,000	0	40,000		32,384C		
		TPC 05/01/2017	INSPECTED		2016	36,000	0	36,000		32,096C		
					2015	32,000	0	32,000		32,000S		



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
Property Address		Class: 700 EXEMPT		Zoning:	Building Permit(s)	Date	Number	Status
X SEELEY RD		School: MCBAIN - 57030						
Owner's Name/Address		P.R.E. 0%						
STATE OF MICHIGAN		MAP #:						
		2018 Est TCV 0						
		Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS			
Taxpayer's Name/Address		Public Improvements		* Factors *				
STATE		X		Description Frontage Depth Front Depth Rate %Adj. Reason				Value
Tax Description		Dirt Road		Residentia 121 - 300@\$2000 200.00 Acres 2000 100				400,000
. SEC 29 T22N R8W SE 1/4 OF NW 1/4; AND SW 1/4. 200 A.		Gravel Road		200.00 Total Acres Total Est. Land Value =				400,000
Comments/Influences		Paved Road						
		Storm Sewer						
		Sidewalk						
		Water						
		Sewer						
		Electric						
		Gas						
		Curb						
		Street Lights						
		Standard Utilities						
		Underground Utils.						
		Topography of Site						
		X						
		Level						
		Rolling						
		Low						
		High						
		Landscaped						
		Swamp						
		Wooded						
		Pond						
		Waterfront						
		Ravine						
		Wetland						
		Flood Plain						
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Who	When	What	2018	EXEMPT	EXEMPT	EXEMPT
		TPC 12/27/2017	INSPECTED		2017	EXEMPT	EXEMPT	EXEMPT
		TPC 03/14/2016	INSPECTED		2016	0	0	0
					2015	0	0	0



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
OVERSTREET JOE E	OVERSTREET JOE E & STEVEN	0	10/19/2010	QC	FAMILY SALE	2010-4749QC	PTA	0.0
OVERSTREET JOE E	OVERSTREET JOE E & STEVEN	0	03/04/2010	QC	Not Used In Study	2010/645		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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S LA CHANCE RD	School: MCBAIN - 57030					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:					
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OVERSTREET JOE E & STEVEN D 4012 ANN ST Saginaw MI 48603	2018 Est TCV 278,029 TCV/TFA: 347.54					
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X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS			
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Public Improvements		* Factors *				
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value

	Residentia 66 - 120	\$2000	118.82 Acres	2000	100	237,632
	Residentia ROAD @ ZERO		1.00 Acres	0	100	0
	119.82 Total Acres Total Est. Land Value =					237,632

Tax Description	X	Dirt Road				
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. SEC 29 T22N R8W N 1/2 OF SE 1/4 & SW 1/4 OF SE 1/4 EXC N40 FT OF E 200 FT OF N 1/2 OF SE 1/4. 119.8163 A.	X	Gravel Road				
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Comments/Influences	X	Paved Road				
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	X	Storm Sewer				
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	X	Sidewalk				
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	X	Water				
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	X	Sewer				
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	X	Electric				
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	X	Gas				
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	X	Curb				
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	X	Street Lights				
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	X	Standard Utilities				
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	X	Underground Utils.				
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	X	Topography of Site				
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	X	Level				
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	X	Rolling				
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	X	Low				
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	X	High				
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	X	Landscaped				
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	X	Swamp				
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	X	Wooded				
--	---	--------	--	--	--	--

	X	Pond				
--	---	------	--	--	--	--

	X	Waterfront				
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	X	Ravine				
--	---	--------	--	--	--	--

	X	Wetland				
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	X	Flood Plain				
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2018	118,800	20,200	139,000			56,494C
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2017	130,700	19,600	150,300			55,333C
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2016	106,900	18,400	125,300			54,840C
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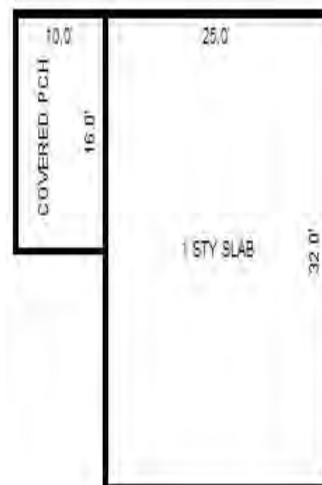
2015	89,100	17,200	106,300			54,676C
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	X Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 160	Type CCP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame		(4) Interior Drywall Paneled	X	Plaster Wood T&G		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							
Building Style: 1S		Trim & Decoration												
Yr Built 1971	Remodeled 0	Ex	Ord	X	Min									
Condition: Average		Lg	Ord	X	Small									
Room List		(5) Floors		Central Air Wood Furnace										
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric 200 Amps Service										
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures Ex. Ord. X Min			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj						Size Cost	
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets Many Ave. X Few			1 Story Siding Slab		51.10 -9.99 0.48				800 33,272	
Insulation		(7) Excavation		(13) Plumbing			Other Additions/Adjustments		Rate				Size Cost	
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 800 S.F. Height to Joists: 0.0		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer		Average Fixture(s) 525.00		1		525	
X	Many Avg. Few X Large Avg. Small	(8) Basement		1 1000 Gal Septic 1 2000 Gal Septic			(15) Built-Ins & Fireplaces		Appliance Allowance 1235.00		1		1,235	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer			(16) Porches		Fireplace: Exterior 1 Story 3050.00		1		3,050	
(3) Roof		(9) Basement Finish		Lump Sum Items:			CCP (1 Story), Standard 22.36		Rate Bsmnt-Adj Heat-Adj		160		3,578	
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors No Floor SF		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 =		Depr.Cost =		41,221		40,397	
X	Asphalt Shingle	(10) Floor Support												
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:												

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



Sketch by Apex IV™

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

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

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
S LA CHANCE RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 100% 04/21/2003					
SUTTON LOUIS 5010 S LA CHONCE RD LAKE CITY MI 49651	MAP #:					
	2018 Est TCV 14,850					

Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS				
Public Improvements			* Factors *				
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
GROUP H \$75/FF	198.00	1320.00	1.0000	1.0000	75	100	14,850
198 Actual Front Feet, 6.00 Total Acres						Total Est. Land Value =	14,850

Tax Description
 . SEC 29 T22N R8W S 198 FT OF SE 1/4 OF SE 1/4. 6A.
 Comments/Influences

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

Topography of Site

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

Who When What
 TPC 12/27/2017 INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	7,400	0	7,400			5,283C
2017	7,400	0	7,400			5,175C
2016	7,400	0	7,400			5,129C
2015	7,400	0	7,400			5,114C



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BRAINERD RICKY R	BRAINERD RICKY R & DELLA	0	10/21/2004	QC	Not Qualified	04-0/4385		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
4900 S LA CHANCE RD	School: MCBAIN - 57030		Garage	09/28/2006	20060325	Complete
	P.R.E. 100% 07/22/1994					

Owner's Name/Address	MAP #:
BRAINERD RICKY R & DELLA L 4900 S LACHONCE RD LAKE CITY MI 49651	2018 Est TCV 136,221 TCV/TFA: 108.46

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
. SEC 29 T22N R8W SE 1/4 OF SE 1/4 EXC BEG 621 FT N OF SE COR, TH W 309 FT, N 293 1/2 FT, E 309 FT, S 293 1/2 FT & EXC N 405.5 FT OF E 224 FT THOF & EXC S 198 FT THOF. 29.8302A.	X		Dirt Road						
			Gravel Road						
Comments/Influences	X		Paved Road						
			Storm Sewer						
14X65 FV MH, W/10X65 SBA VERY LITTLE VALUE.	X		Sidewalk						
			Water Sewer						
			* Factors *						
			Residentia 18 -29 @\$2000	29.83 Acres	2000	100		59,660	
			29.83 Total Acres			Total Est. Land Value =		59,660	

Topography of Site	X Level	Rolling	X Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
													2017	29,800	35,200	65,000			42,957C
													2016	29,800	34,900	64,700			42,574C
													2015	29,800	30,600	60,400			42,447C

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2018	29,800	38,300	68,100			43,859C
		TPC 12/27/2017 INSPECTED	2017	29,800	35,200	65,000			42,957C
			2016	29,800	34,900	64,700			42,574C
			2015	29,800	30,600	60,400			42,447C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area	Type	Year Built: 2006 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 1440 % Good: 96 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame		Drywall Paneled		Plaster Wood T&G			X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Class: D Effec. Age: 45 Floor Area: 1256 Total Base Cost: 80,181 Total Base New : 113,350 Total Depr Cost: 78,123 Estimated T.C.V: 76,561			CntyMult X 1.380 E.C.F. X 0.980		Bsmnt Garage:	
Yr Built 1972	Remodeled 0	Ex	Ord	X	Min	100 Amps Service			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost			Rate		Size Cost		
Condition: Average		Lg	Ord	X	Small	No./Qual. of Fixtures			1 Story Siding Crawl Space 46.30 -7.92 -1.89 950 34,666			Rate		Size Cost		
Room List		(5) Floors		Kitchen: Other: Other:			Ex. X Ord. Min			1 Story Siding Crawl Space 46.30 -7.92 -1.89 306 11,166			Rate		Size Cost	
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(6) Ceilings			No. of Elec. Outlets			Other Additions/Adjustments			Rate		Size Cost	
(1) Exterior		Basement: 0 S.F. Crawl: 1256 S.F. Slab: 0 S.F. Height to Joists: 0.0		(7) Excavation			Many X Ave. Few			(13) Plumbing			Rate		Size Cost	
X	Wood/Shingle Aluminum/Vinyl Brick	Basement: 0 S.F. Crawl: 1256 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer			Rate		Size Cost	
(2) Windows		Recreation SF Living SF Walkout Doors No Floor SF		(9) Basement Finish			1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			(15) Built-Ins & Fireplaces			Rate		Size Cost	
	Many Avg. X Few	X Large Avg. Small		(10) Floor Support			Lump Sum Item(s): 910 SQ FT FV MH 1.00 1500.0 1,500 812 SQ FT PB 1.00 1200.0 1,200 Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 40,867 Separately Depreciated Items: Square footage # 2 is depreciated at 91 %Good... Base Cost Was = 11,166 County Multiplier = 1.38 => Cost New = 15,409 Phy/Ab.+hy/Func/Econ/Comb.%Good= 36/100/100/100/36.0, Depr.Cost = 5,547 (17) Garages Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 13.95 1440 20,088 County Multiplier = 1.38 => Cost New = 27,721 Phy/Ab.Phy/Func/Econ/Comb.%Good= 96/100/100/100/96.0, Depr.Cost = 26,613 Class:D Exterior: Pole Foundation: 18 Inch (Unfinished) Base Cost 12.04 576 6,935 No Floor Deduction -3.00 576 -1,728 County Multiplier = 1.38 => Cost New = 7,186 Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/100/45.0, Depr.Cost = 3,234 Unit-in-Place Cost Items: <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>									
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Appliance Allowance 1235.00 1 1,235 Lump Sum Item(s): Solar Water Heat 910 SQ FT FV MH 1.00 1500.0 1,500 812 SQ FT PB 1.00 1200.0 1,200 Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 40,867 Separately Depreciated Items: Square footage # 2 is depreciated at 91 %Good... Base Cost Was = 11,166 County Multiplier = 1.38 => Cost New = 15,409 Phy/Ab.+hy/Func/Econ/Comb.%Good= 36/100/100/100/36.0, Depr.Cost = 5,547 (17) Garages Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 13.95 1440 20,088 County Multiplier = 1.38 => Cost New = 27,721 Phy/Ab.Phy/Func/Econ/Comb.%Good= 96/100/100/100/96.0, Depr.Cost = 26,613 Class:D Exterior: Pole Foundation: 18 Inch (Unfinished) Base Cost 12.04 576 6,935 No Floor Deduction -3.00 576 -1,728 County Multiplier = 1.38 => Cost New = 7,186 Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/100/45.0, Depr.Cost = 3,234 Unit-in-Place Cost Items: <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>						
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support			Lump Sum Items: 2,700			Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/100/45.0, Depr.Cost = 3,234 Unit-in-Place Cost Items: <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>			Rate		Size Cost	
X	Asphalt Shingle	Chimney: Metal		(10) Floor Support			Lump Sum Items: 2,700			Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/100/45.0, Depr.Cost = 3,234 Unit-in-Place Cost Items: <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>			Rate		Size Cost	

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



Sketch by Apex IV™

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

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

Property Address: 4774 S LA CHANCE RD
 Class: 401 RESIDENTIAL-I Zoning: Building Permit(s): Date: Number: Status:

School: MCBAIN - 57030
 P.R.E. 57% 09/29/1997

Owner's Name/Address: BINGHAM ARTHUR D & CHERYL J
 4774 S LACHANCE ROAD
 LAKE CITY MI 49651
 MAP #: 2018 Est TCV 79,644 TCV/TFA: 38.16

2018 Est TCV 79,644 TCV/TFA: 38.16

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

Tax Description	Public Improvements	* Factors *					Value	
		Description	Frontage	Depth	Front	Depth		Rate %Adj. Reason
. SEC 29 T22N R8W E 224 FT OF N 405 1/2 FT OF SE 1/4 OF SE 1/4. 2.0852 A.	X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	40/FF	405.00	224.00	1.0000	1.0000	40 100	16,200
		405 Actual Front Feet, 2.08 Total Acres					Total Est. Land Value = 16,200	

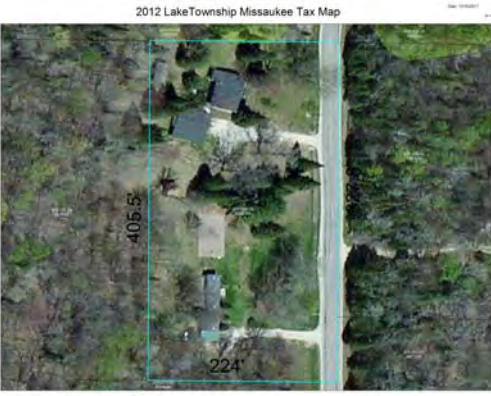
Comments/Influences

Comments/Influences

- 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



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

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2018	8,100	31,700	39,800			34,956C
			2017	8,100	29,900	38,000			34,238C
			2016	8,100	26,600	34,700			33,933C
			2015	8,100	26,900	35,000			33,832C

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

Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage																																																																																																																																									
X	Single Family Mobile Home Town Home Duplex A-Frame	0	Eavestrough Insulation Front Overhang Other Overhang			X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga			Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																																																																																																																																								
			0	(4) Interior													279	CCP (1 Story)		Class: Average Effec. Age: 39 Floor Area: CntyMult Total Base Cost: 50,303 X 1.380 Total Base New : 69,418 E.C.F. Total Depr Cost: 24,296 X 0.500 Estimated T.C.V: 12,148																																																																																																																																							
X	Wood Frame		Drywall Paneled		Plaster Wood T&G	X	Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump																																																																																																																																																				
Building Style: HUD			Trim & Decoration			Central Air Wood Furnace			(12) Electric			< Cost Estimates for Res. Building: 1 Mobile Home Class: Average Quality > (11) Heating System: Wall Furnace <table border="1"> <thead> <tr> <th>Unit</th> <th>Exterior</th> <th>Roof</th> <th>Rate</th> <th>Heat/Roof</th> <th>Ext.(%)</th> <th>Size</th> <th>Cost</th> </tr> </thead> <tbody> <tr> <td>Base</td> <td>Unit Siding</td> <td>Comp.Shingle</td> <td>34.46</td> <td>0.49</td> <td>0</td> <td>980</td> <td>34,251</td> </tr> <tr> <td colspan="3">Other Additions/Adjustments</td> <td></td> <td>Rate</td> <td></td> <td>Size</td> <td>Cost</td> </tr> <tr> <td colspan="4">Expando</td> <td>23.10</td> <td></td> <td>99</td> <td>2,287</td> </tr> <tr> <td colspan="3">(9) Foundation</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4">Foundation Wall: Block</td> <td>6.57</td> <td></td> <td>198</td> <td>1,302</td> </tr> <tr> <td colspan="3">(13) Plumbing</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4">Average Fixture(s)</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4">Average Fixture(s)</td> <td>530.00</td> <td></td> <td>1</td> <td>530</td> </tr> <tr> <td colspan="3">(14) Water/Sewer</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4">Well, 50 Feet</td> <td>1575.00</td> <td></td> <td>1</td> <td>1,575</td> </tr> <tr> <td colspan="4">1000 Gal Septic</td> <td>2720.00</td> <td></td> <td>1</td> <td>2,720</td> </tr> <tr> <td colspan="3">(15) Built-Ins & Fireplaces</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4">Appliance Allowance</td> <td>1235.00</td> <td></td> <td>1</td> <td>1,235</td> </tr> <tr> <td colspan="3">(16) Porches</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4">CCP (1 Story), Standard</td> <td>18.61</td> <td></td> <td>279</td> <td>5,192</td> </tr> <tr> <td colspan="4">Ceramic Tile Floor</td> <td>50.46</td> <td></td> <td>24</td> <td>1,211</td> </tr> </tbody> </table>			Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost	Base	Unit Siding	Comp.Shingle	34.46	0.49	0	980	34,251	Other Additions/Adjustments				Rate		Size	Cost	Expando				23.10		99	2,287	(9) Foundation								Foundation Wall: Block				6.57		198	1,302	(13) Plumbing								Average Fixture(s)								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								CCP (1 Story), Standard				18.61		279	5,192	Ceramic Tile Floor				50.46		24	1,211			Notes: 1972 STAR MHD Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 24,296 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV of Bldg: 1 = 12,148		
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Sketch by Apex Sketch

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 279	Type Treated Wood	Year Built: Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame		Drywall Paneled		Plaster Wood T&G	X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: D +10 Effec. Age: 16 Floor Area: 1107 Total Base Cost: 63,216 Total Base New : 87,238 Total Depr Cost: 73,280 Estimated T.C.V: 51,296							
Building Style: BOCA/STATE		Trim & Decoration														
Yr Built 1995	Remodeled 0	Ex	X	Ord		Min	Size of Closets									
Condition: Average		Lg	X	Ord		Small	Doors									
Room List		(5) Floors		Central Air Wood Furnace			(12) Electric			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj			Size Cost			
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		0 Amps Service			1 Story Siding Piers 52.22 -13.07 0.72 1008 40,189 1 Story Siding Slab 52.22 -10.14 0.72 99 4,237			Rate Bsmnt-Adj Heat-Adj		Size Cost		Bsmnt Garage: Carport Area: Roof:		
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Other Additions/Adjustments			Rate			Size Cost			
X	Wood/Shingle Aluminum/Vinyl Brick			Ex. X Ord. Min			(13) Plumbing			Average Fixture(s)			1 525			
	Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 99 S.F. Height to Joists: 0.0			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Well, 100 Feet 2425.00 1 2,425 1000 Gal Septic 2720.00 1 2,720						
X	(2) Windows	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Treated Wood,Standard 6.16 279 1,719						
X	Many Avg. X Few	Large Avg. X Small		(9) Basement Finish			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Class:D Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 17.65 576 10,166 Phy/Ab.Phy/Func/Econ/Comb.%Good= 84/100/100/100/84.0, Depr.Cost = 73,280 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.700 => TCV of Bldg: 2 = 51,296						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Recreation SF Living SF Walkout Doors No Floor SF		(10) Floor Support			Lump Sum Items:									
X	(3) Roof	Gable Hip Flat		Gambrel Mansard Shed												
X	Asphalt Shingle															
Chimney: Metal																

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

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

4854 S LA CHANCE RD School: MCBAIN - 57030 P.R.E. 100% 07/22/1994

Owner's Name/Address MAP #:

SCHAAF KEVIN L 2018 Est TCV 47,902 TCV/TFA: 46.78

4854 LA CHONCE ROAD X Improved Vacant Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

LAKE CITY MI 49651 Public Improvements * Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value

Tax Description X Dirt Road Residential 1 - 2.99 @\$5500 2.08 Acres 5500 100 11,440

. SEC 29 T22N R8W BEG 621 FT N OF SE COR X Gravel Road 2.08 Total Acres Total Est. Land Value = 11,440

SEC 29 TH N 293 1/2 FT W 309 FT S 293 1/2 X Paved Road Land Improvement Cost Estimates

FT E 309 FT TO POB. 2.082 A. X Storm Sewer Description Rate CountyMult. Size %Good Cash Value

Comments/Influences X Sidewalk Shed: Metal Prefab 6.34 1.00 270 50 855

Water Total Estimated Land Improvements True Cash Value = 855

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

Gas X Gas 2018 5,700 18,300 24,000 18,983C

Curb X Curb TPC 12/27/2017 INSPECTED 2017 5,700 16,800 22,500 18,593C

Street Lights X Street Lights 2016 5,700 16,700 22,400 18,428C

Standard Utilities X Standard Utilities 2015 5,700 14,700 20,400 18,373C

Underground Utils. X Underground Utils.

Topography of Site X Level

Level X Rolling

Rolling X Low

Low X High

High X Landscaped

Landscaped X Swamp

Swamp X Wooded

Wooded X Pond

Pond X Waterfront

Waterfront X Ravine

Ravine X Wetland

Wetland X Flood Plain

Flood Plain X Who When What

Who When What 2018 5,700 18,300 24,000 18,983C

2017 5,700 16,800 22,500 18,593C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: 1S		Trim & Decoration		X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Class: D Effec. Age: 40 Floor Area: 1024 Total Base Cost: 43,882 Total Base New : 60,557 Total Depr Cost: 36,334 Estimated T.C.V: 35,607		CntyMult X 1.380 E.C.F. X 0.980		Bsmnt Garage: Carport Area: Roof:			
Yr Built 1968	Remodeled 0	Ex	X	Ord		Min	Size of Closets		Floor Area: 1024		X 1.380		E.C.F.			
Condition: Average		Lg	X	Ord		Small	Doors		Total Base Cost: 43,882		X 0.980		E.C.F.			
Room List		(5) Floors		Central Air Wood Furnace			(12) Electric		Total Base New : 60,557		X 0.980		E.C.F.			
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		100			Amps Service		Total Depr Cost: 36,334		X 0.980		E.C.F.			
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories		Foundation		Rate		Bsmnt-Adj			
X	Wood/Shingle Aluminum/Vinyl Brick Stone Insulation	X	Drywall	Ex.	X	Ord.	Min	1	Story Siding	Slab	48.23	-9.40	-1.89	Size	Cost	
(2) Windows		(7) Excavation		No. of Elec. Outlets			Other Additions/Adjustments		Rate		Bsmnt-Adj		Heat-Adj		Size	
X	Many Avg. Few	X	Large Avg. Small	Many	X	Ave.	Few	(13) Plumbing	Average Fixture(s)		525.00		1		525	
(3) Roof		(8) Basement		(13) Plumbing			(14) Water/Sewer		Well, 50 Feet		1575.00		1		1,575	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1024 S.F. Height to Joists: 0.0		1			Average Fixture(s)		1000 Gal Septic		2720.00		1		2,720	
(3) Roof		(9) Basement Finish		(13) Plumbing			(14) Water/Sewer		Appliance Allowance		1235.00		1		1,235	
X	Gable Hip Flat	Gambrel Mansard Shed	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	1			Average Fixture(s)		Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,		Depr.Cost =		36,334		ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 35,607	
X	Asphalt Shingle	Recreation SF Living SF Walkout Doors No Floor SF		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		Rate		0.980 => TCV of Bldg: 1 =		35,607		35,607	
Chimney:		(10) Floor Support		(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:							

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



Sketch by Apex IVT

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: 700 EXEMPT		Zoning:	Building Permit(s)	Date	Number	Status					
S SEELEY RD		School: MCBAIN - 57030											
Owner's Name/Address		P.R.E. 0%											
STATE OF MICHIGAN		MAP #:											
		2018 Est TCV 0											
		Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS								
		Public Improvements			* Factors *								
Taxpayer's Name/Address		Dirt Road			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
STATE		X			Residentia	121 - 300	647.07	Acres	2000	100			1,294,140
Tax Description		X			647.07 Total Acres		Total Est. Land Value =						1,294,140
Comments/Influences		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	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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