

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ANDERSON TERRY & ARLENE E	BELL RICHARD M & STADLER	40,000	09/18/2015	WD	Arms Length	2015-03211	PTA	100.0
CRANDALL	ANDERSON	82,500	06/01/2001	WD	WARRANTY DEED	03-0:0862		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
2790 S SEELEY RD						
	School: LAKE CITY - 57020					
	P.R.E. 100% 10/09/2015					
Owner's Name/Address	MAP #:					
BELL RICHARD M & STADLER LORI 2790 S SEELEY ROAD CADILLAC MI 49601	2018 Est TCV 72,364 TCV/TFA: 47.86					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS								
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value		
SEC 18 T22N R8W LOT 1 BELL OAKS.	X		Dirt Road								
Comments/Influences			Gravel Road								
			Paved Road								
			Storm Sewer								
			Sidewalk								
			Water								
			Sewer								
	X		Electric								
			Gas								
			Curb								
			Street Lights								
			Standard Utilities								
			Underground Utils.								

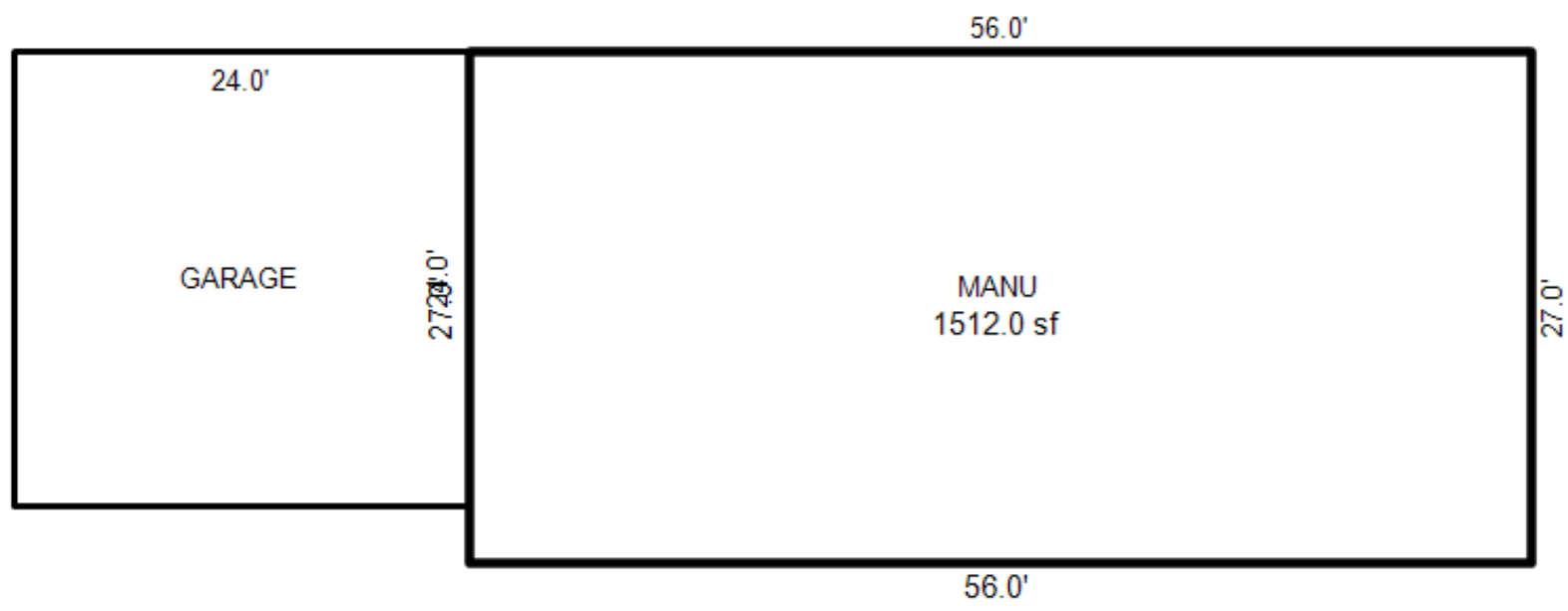
Land Improvement Cost Estimates			Description						Rate	CountyMult.	Size	%Good	Cash Value
			Shed: Wood Frame					10.75	1.00	80	94	808	
			Total Estimated Land Improvements True Cash Value = 808										

Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2018	2,500	33,700	36,200			28,690C
	Rolling								
X	Low		2017	2,500	25,600	28,100			28,100S
	High								
	Landscaped								
X	Swamp		2016	3,500	25,400	28,900			28,900S
X	Wooded								
X	Pond		2015	4,100	37,100	41,200			38,399C
	Waterfront								
	Ravine								
X	Wetland								
	Flood Plain								



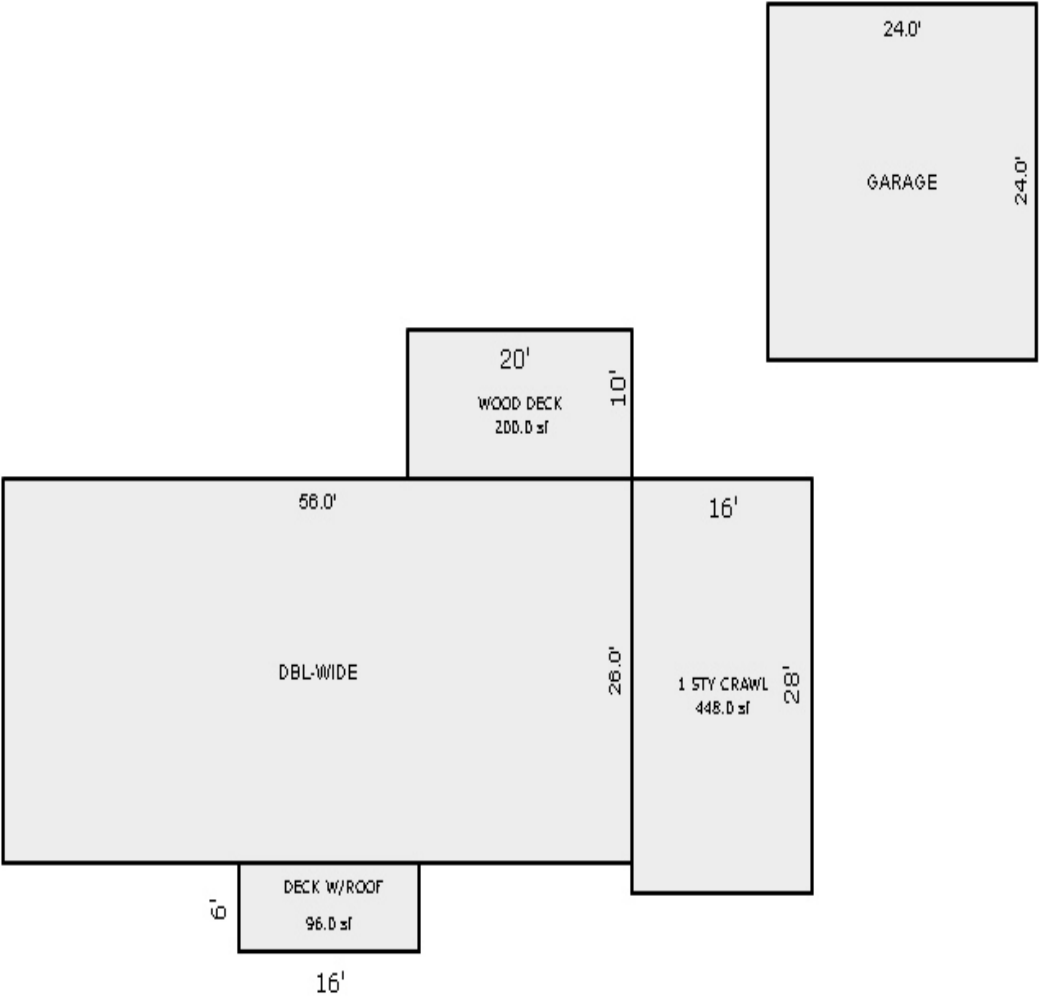
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*** Information herein deemed reliable but not guaranteed***



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 200 96	Type Treated Wood Treated Wood	Year Built: 2001 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame		Drywall Paneled		Plaster Wood T&G	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 15 Floor Area: 1904 Total Base Cost: 124,433 Total Base New : 171,717 Total Depr Cost: 145,959 Estimated T.C.V: 109,470			CntyMult X 1.380 E.C.F. X 0.750		Bsmnt Garage: Carport Area: Roof:	
Building Style: BOCA/STATE		Trim & Decoration		Ex X Ord Min			Size of Closets			Lg X Ord Small			Doors Solid X H.C.		Room List			
Yr Built 1999	Remodeled 0	Condition: Average		(5) Floors			Kitchen: Other: Other:			(12) Electric			150 Amps Service			Central Air Wood Furnace		
Basement 1st Floor 2nd Floor 3 Bedrooms		(6) Ceilings		No./Qual. of Fixtures			Ex. X Ord. Min			No. of Elec. Outlets			Many X Ave. Few			(7) Excavation		
(1) Exterior		Wood/Shingle Aluminum/Vinyl Brick		Basement: 0 S.F. Crawl: 1904 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(13) Plumbing			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost 1 Story Siding Crawl Space 60.72 -8.24 0.00 1456 76,411 1 Story Siding Crawl Space 60.72 -8.24 0.00 448 23,511 Other Additions/Adjustments Rate Size Cost (14) 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) Deck/Balcony Treated Wood,Standard 7.05 200 1,410 Treated Wood,Standard 8.40 96 806 (17) Garages Class:C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 19.20 576 11,059 Automatic Doors 375.00 1 375		
(2) Windows		Many Avg. 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 1 1000 Gal Septic 1 2000 Gal Septic			Notes: Slyline #17380315MAB Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 145,959 ECF (4091 SEELEY & ROOSTED RD AREA) 0.750 => TCV of Bldg: 1 = 109,470		
(3) Roof		Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Chimney: Metal					
X	Gable Hip Flat	Gambrel Mansard Shed		Asphalt Shingle			Chimney: Metal											

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Sketch by Apex Medina™

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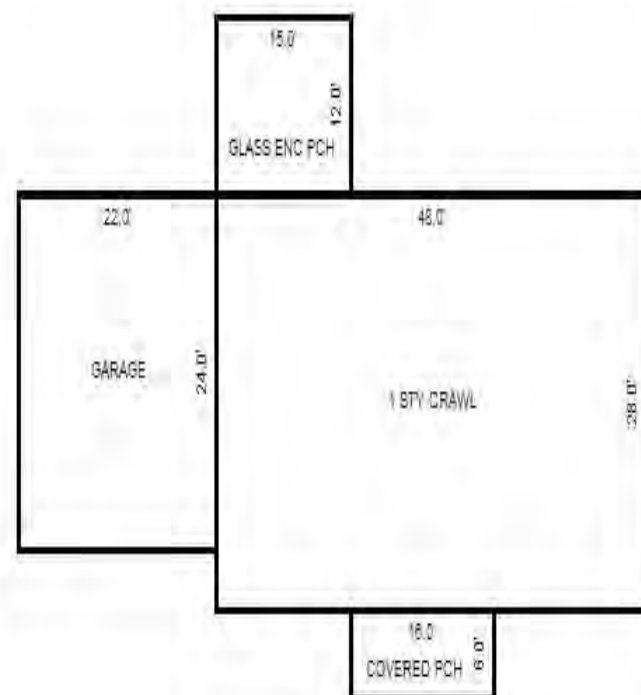
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		82,000	09/01/1998	WD	Download	322:114		0.0				
Property Address		Class: 401 RESIDENTIAL-I		Zoning:	Building Permit(s)	Date	Number	Status				
2823 S SEELEY RD		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 100% 05/03/1999										
CHIPMAN TIMOTHY & LAURA A 2823 S SEELEY ROAD CADILLAC MI 49601		MAP #:										
		2018 Est TCV 122,459 TCV/TFA: 91.12										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS								
SEC 18 T22N R8W LOT 3 BELL OAKS.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		<Site Value F> SITE \$10000 10000 100 10,000								
		Paved Road		210 Actual Front Feet, 2.95 Total Acres Total Est. Land Value = 10,000								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		Water		D/W/P: 4in Ren. Conc.	4.21	1.00	180	94	712			
		Sewer		Shed: Wood Frame	11.06	1.00	120	94	1,247			
		Electric		Total Estimated Land Improvements True Cash Value = 1,959								
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		X Wooded										
		Pond										
		Waterfront										
		Ravine										
		X Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2018	5,000	56,200	61,200			54,215C	
		TPC 12/27/2017 INSPECTED			2017	5,000	48,100	53,100			53,100S	
		TPC 08/01/2011 INSPECTED			2016	5,000	47,800	52,800			52,800S	
					2015	6,300	50,200	56,500			54,864C	



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X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 96 180	Type WCP (1 Story) WGEP (1 Story)	Year Built: 1997 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: 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		Central Air Wood Furnace			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj			Class: C Effec. Age: 15 Floor Area: 1344 Total Base Cost: 104,670 Total Base New : 144,444 Total Depr Cost: 122,777 Estimated T.C.V: 110,500			CntyMult X 1.380 E.C.F. X 0.900			Bsmnt Garage: Carport Area: Roof:	
Yr Built 1998	Remodeled 0	Ex	X	Ord		Min	(12) Electric			Rate			Size Cost				
Condition: Average		Lg	X	Ord		Small	200 Amps Service			63.87			-9.04 0.00				
Room List	(5) Floors	Kitchen: Other: Other:			No./Qual. of Fixtures			Other Additions/Adjustments			Rate			Size Cost			
Basement 1st Floor 2nd Floor Bedrooms		Kitchen: Other: Other:			Ex. X Ord. Min			(13) Plumbing			Rate			Size Cost			
(1) Exterior	X	Drywall					Average Fixture(s)			Rate			Size Cost				
Wood/Shingle Aluminum/Vinyl Brick							Average Fixture(s)			Rate			Size Cost				
Insulation		Basement: 0 S.F. Crawl: 1344 S.F. Slab: 0 S.F. Height to Joists: 0.0			No. of Elec. Outlets			Average Fixture(s)			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			Average Fixture(s)			Rate			Size Cost			
Many X Large Avg. Avg. Few Small		Basement: 0 S.F. Crawl: 1344 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Average Fixture(s)			Rate			Size Cost			
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement		Basement: 0 S.F. Crawl: 1344 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Average Fixture(s)			Rate			Size Cost			
Double Glass Patio Doors Storms & Screens		Basement: 0 S.F. Crawl: 1344 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Average Fixture(s)			Rate			Size Cost			
(3) Roof		Basement: 0 S.F. Crawl: 1344 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Average Fixture(s)			Rate			Size Cost			
Gable Hip Flat		Basement: 0 S.F. Crawl: 1344 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Average Fixture(s)			Rate			Size Cost			
Gambrel Mansard Shed		Basement: 0 S.F. Crawl: 1344 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Average Fixture(s)			Rate			Size Cost			
Asphalt Shingle		Basement: 0 S.F. Crawl: 1344 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Average Fixture(s)			Rate			Size Cost			
Chimney:		Basement: 0 S.F. Crawl: 1344 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Average Fixture(s)			Rate			Size Cost			
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		Basement: 0 S.F. Crawl: 1344 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Average Fixture(s)			Rate			Size Cost			
		Basement: 0 S.F. Crawl: 1344 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Average Fixture(s)			Rate			Size Cost			
		Basement: 0 S.F. Crawl: 1344 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Average Fixture(s)			Rate			Size Cost			
		Basement: 0 S.F. Crawl: 1344 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Average Fixture(s)			Rate			Size Cost			
		Basement: 0 S.F. Crawl: 1344 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Average Fixture(s)			Rate			Size Cost			
		Basement: 0 S.F. Crawl: 1344 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Average Fixture(s)			Rate			Size Cost			
		Basement: 0 S.F. Crawl: 1344 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Average Fixture(s)			Rate			Size Cost			
		Basement: 0 S.F. Crawl: 1344 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Average Fixture(s)			Rate			Size Cost			
		Basement: 0 S.F. Crawl: 1344 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Average Fixture(s)			Rate			Size Cost			
		Basement: 0 S.F. Crawl: 1344 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Average Fixture(s)			Rate			Size Cost			
		Basement: 0 S.F. Crawl: 1344 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Average Fixture(s)			Rate			Size Cost			
		Basement: 0 S.F. Crawl: 1344 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Average Fixture(s)			Rate			Size Cost			
		Basement: 0 S.F. Crawl: 1344 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Average Fixture(s)			Rate			Size Cost			
		Basement: 0 S.F. Crawl: 1344 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Average Fixture(s)			Rate			Size Cost			
		Basement: 0 S.F. Crawl: 1344 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Average Fixture(s)			Rate			Size Cost			
		Basement: 0 S.F. Crawl: 1344 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Average Fixture(s)			Rate			Size Cost			
		Basement: 0 S.F. Crawl: 1344 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Average Fixture(s)			Rate			Size Cost			
		Basement: 0 S.F. Crawl: 1344 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Average Fixture(s)			Rate			Size Cost			
		Basement: 0 S.F. Crawl: 1344 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Average Fixture(s)			Rate			Size Cost			
		Basement: 0 S.F. Crawl: 1344 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Average Fixture(s)			Rate			Size Cost			
		Basement: 0 S.F. Crawl: 1344 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Average Fixture(s)									



Sketch by Apex IVT™

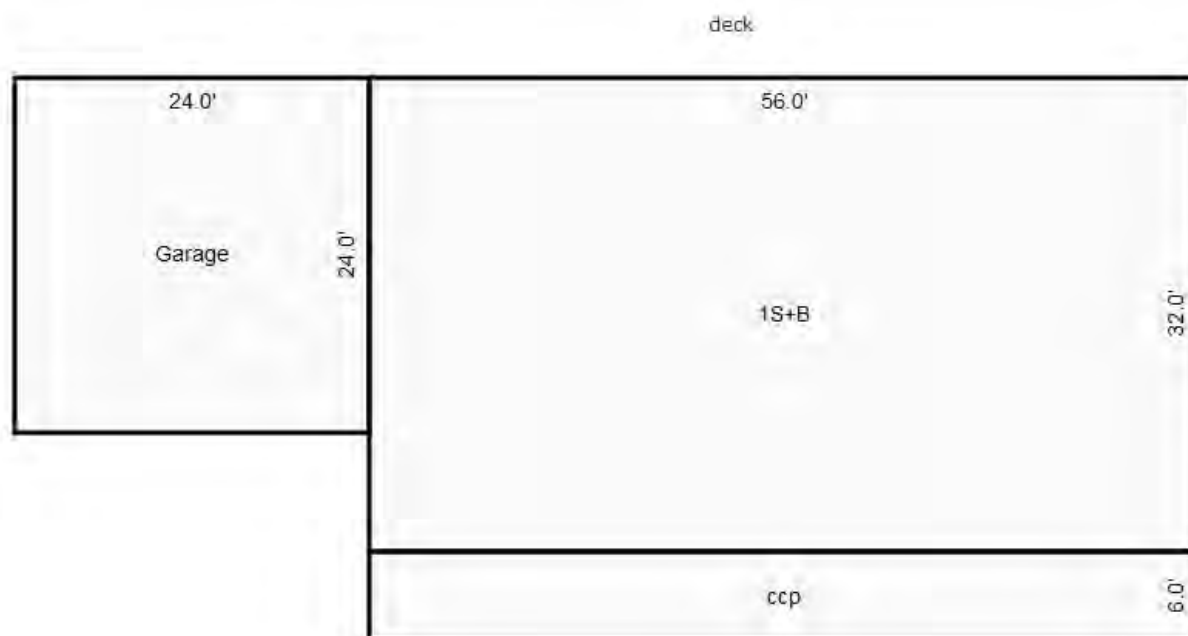
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
BLOHM CHARLES & DEBORAH	SMITH WARD H & PATRICIA J	129,000	12/28/2015	WD	Arms Length	2015-04266	PTA	100.0				
JAGER TRAVIS & KELLY	BLOHM CHARLES & DEBORAH (	119,000	10/17/2008	WD	Arms Length	2008/3729		100.0			
US BANK NATIONAL ASSOCIAT	JAGER TRAVIS & KELLY (H/W	105,000	05/18/2007	WD	Not Qualified	2007/2213		100.0				
CUDEBACK ROBERT & PAMELA	US BANK NATIONAL ASSOCIAT	0	09/03/2006	SD	Not Qualified	06-0/800		0.0				
Property Address		Class: 401 RESIDENTIAL-I		Zoning:		Building Permit(s)		Date	Number	Status		
11850 W ROSTED RD		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 100% 12/28/2015										
SMITH WARD H & PATRICIA J 11850 W ROSTED ROAD CADILLAC MI 49601		MAP #:										
		2018 Est TCV 151,028 TCV/TFA: 84.28										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS								
SEC 18 T22N R8W LOT 4 BELL OAKS.		Public Improvements		* Factors * IRREGULAR WITH WETLAND								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
NEW HOUSE @45% FOR 02..COMP FOR 03 12/03 TT NEW OWNER..PD 145000 IN 02. ADJUSTED TO BETTER REFLECT MKT VALUE FOR 04		Gravel Road		<Site Value A>	RURAL LOTS				5000	100		5,000
		Paved Road		135 Actual Front Feet, 3.10 Total Acres				Total Est. Land Value =		5,000		
		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										
		X Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2018	2,500	73,000	75,500		64,629C		
		TPC	12/27/2017	INSPECTED	2017	2,500	60,800	63,300		63,300S		
		TPC	01/08/2016	INSPECTED	2016	3,500	60,400	63,900		63,900S		
		TPC	08/01/2011	INSPECTED	2015	2,700	67,200	69,900		66,169C		



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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.
		7,000	02/01/2003	WD	Download	03-0:1044		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
11820 W ROSTED RD			Deck/Porch	05/03/2005	20050099	Complete

Owner's Name/Address	MAP #:	2018 Est TCV 72,251 TCV/TFA: 53.44
FREDELL DANIELLE 11820 W ROSTED RD CADILLAC MI 49601		

Tax Description	SEC 18 T22N R8W LOT 5 BELL OAKS.	Comments/Influences

Public Improvements	Land Value Estimates for Land Table Res 8.RURAL SUBS
Dirt Road	* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value GROUP A 30/FF 135.00 380.75 1.0000 1.0000 30 100 4,050 135 Actual Front Feet, 1.18 Total Acres Total Est. Land Value = 4,050
Gravel Road	
Paved Road	Land Improvement Cost Estimates
Storm Sewer	Description Rate CountyMult. Size %Good Cash Value
Sidewalk	Residential Local Cost Land Improvements
Water Sewer	Description Rate CountyMult. Size %Good Cash Value
Electric	LAND IMPROVE 1000 1000.00 1.00 1.0 94 940
Gas	Total Estimated Land Improvements True Cash Value = 940
Curb	
Street Lights	
Standard Utilities	
Underground Utils.	



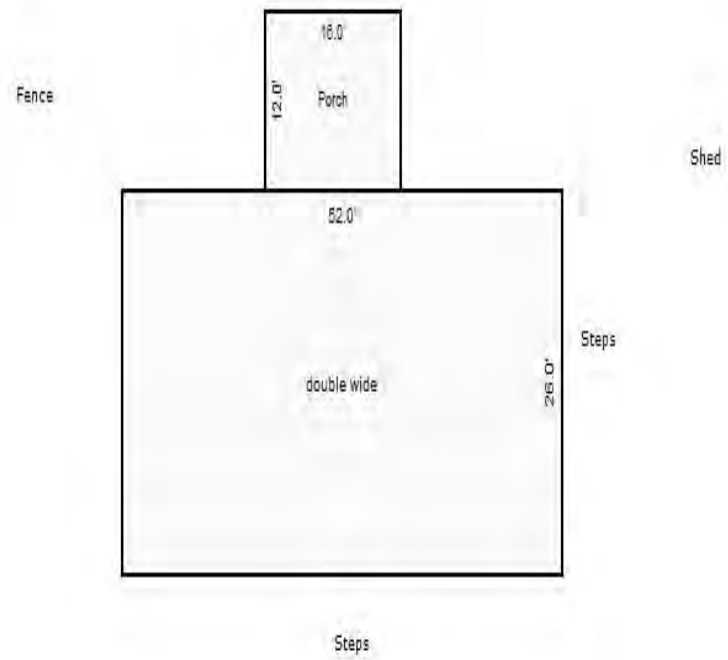
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2018	2,000	34,100	36,100			28,581C
		TPC 12/27/2017 INSPECTED	2017	2,000	26,600	28,600			27,994C
		TPC 08/09/2011 INSPECTED	2016	2,700	26,400	29,100			27,745C
			2015	2,700	28,300	31,000			27,663C

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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 20 25	Type Treated Wood Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	X	Drywall 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										
Room List		(5) Floors		Kitchen: Other: Other:			(12) Electric										
	Basement 1st Floor 2nd Floor 3 Bedrooms						150 Amps Service										
(1) Exterior		X Drywall		No./Qual. of Fixtures			Ex. X Ord. Min			Stories Exterior		Foundation Rate		Bsmnt-Adj Heat-Adj		Size Cost	
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets			Many X Ave. Few			1 Story Siding		Crawl Space		56.18 -8.09 0.00		1352 65,018	
(2) Windows		X Many Avg. X Few Large		(7) Excavation			(13) Plumbing			Other Additions/Adjustments		Rate		Rate		Size Cost	
X	Insulation			Basement: 0 S.F. Crawl: 1352 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) Plumbing		Average Fixture(s) 3 Fixture Bath		630.00 1975.00		1 630 1 1,975	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			(8) Basement			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(15) Built-Ins & Fireplaces		Appliance Allowance		1415.00		1 1,415	
X	Chimney:			(9) Basement Finish			Notes: 2003 REDMANMHD Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, ECF (4091 SEELEY & ROOSTED RD AREA) 0.750 => TCV of Bldg: 1 =			(16) Deck/Balcony		Treated Wood,Standard Treated Wood,Standard Treated Wood,Standard		6.81 16.26 13.55		192 1,308 20 325 25 339	
(3) Roof				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	Gambrel Mansard Shed		(10) Floor Support			Lump Sum Items:										
X	Asphalt Shingle			Joists: Unsupported Len: Cntr.Sup:													

*** 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.
MCNABB	HOLLIDAY RAYMOND J & SHER	95,000	10/15/2003	WD	WARRANTY DEED	MLS	MLS	0.0
CAIN	MCNABB	89,000	06/01/2001	WD	Download	03-0:5693		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
11784 ROSTED RD						
	School: LAKE CITY - 57020					
	P.R.E. 100% 02/01/2004					
Owner's Name/Address	MAP #:					
HOLLIDAY RAYMOND J & SHERRY L 11784 ROSTED RD CADILLAC MI 49601	2018 Est TCV 116,090 TCV/TFA: 74.42					

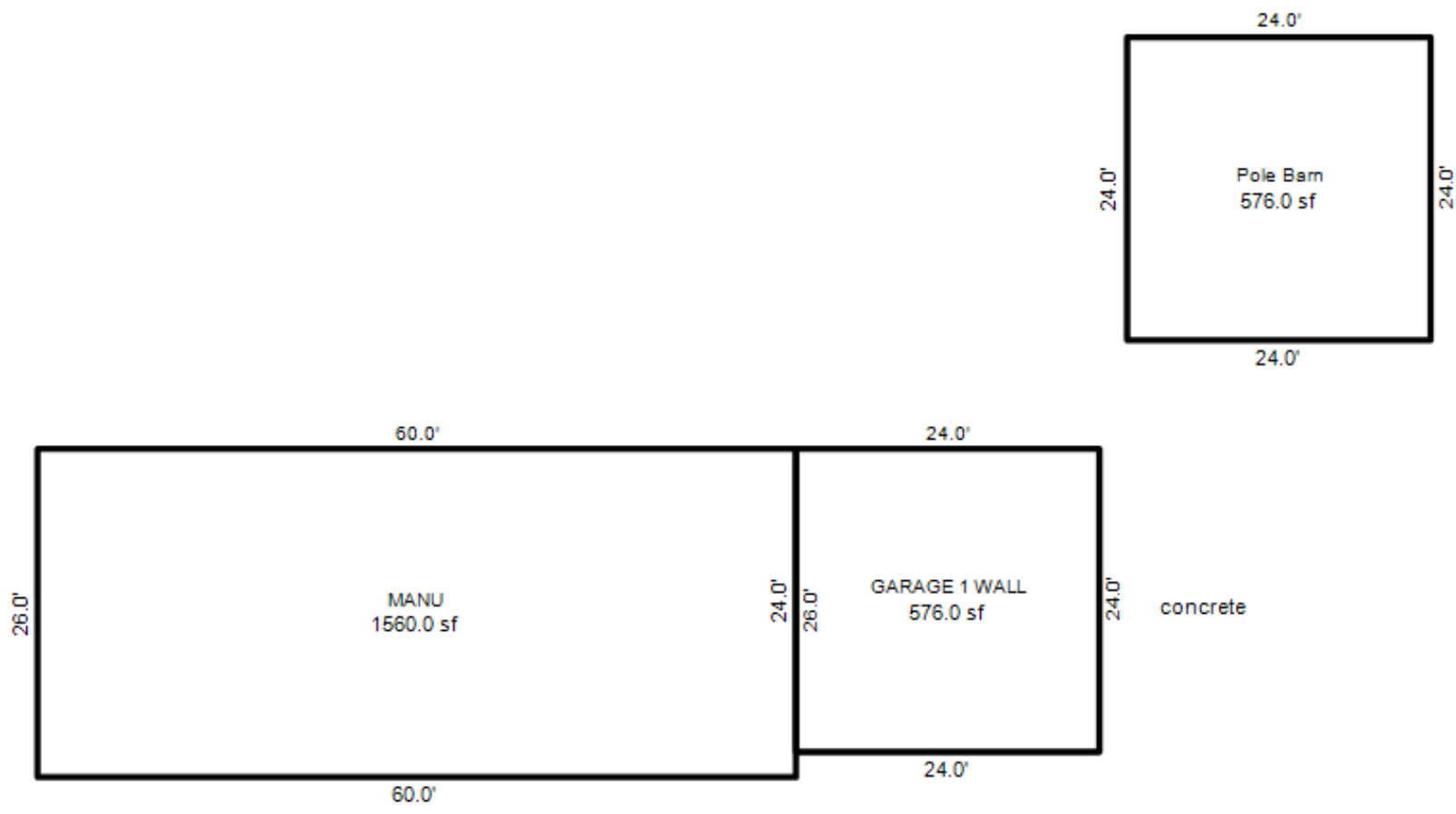
Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS								
		Public Improvements		* Factors *								
Comments/Influences	X			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		MHD FOR 00 GRG @75% GRG COMP FOR 01 01 ADD .07 AC FROM 007 AS BNDRY ADJ ADD 24X24 PC GRG FOR 02 4/2017 COMBINE LOT 7				<Site Value F> SITE \$10000					10000	100		10,000
				<Site Value F> SITE \$10000					10000	100		10,000
				475 Actual Front Feet, 5.50 Total Acres Total Est. Land Value = 20,000								
				Land Improvement Cost Estimates								
				Description	Rate	CountyMult.	Size	%Good	Cash Value			
				D/W/P: 4in Concrete	3.35	1.00	384	0	0			
				Residential Local Cost Land Improvements								
				Description	Rate	CountyMult.	Size	%Good	Cash Value			
				LAND IMPROVE 2500	2500.00	1.00	1.0	100	2,500			
				Total Estimated Land Improvements True Cash Value = 2,500								

Topography of Site	X	Level	Rolling	Low	High	Landscaped	Swamp	X	Wooded	Pond	Waterfront	Ravine	X	Wetland	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
																Who	When	What				
																2018	10,000	48,000	58,000			43,323C
																2017	2,000	35,600	37,600			37,600S
																2016	2,700	35,300	38,000			37,479C
																2015	2,700	37,900	40,600			37,367C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																																																																																																																																																											
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story 1 Prefab 1 Story 1 Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area	Type	Year Built: 1999 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																																																																																																																																								
X	Wood Frame		Drywall Paneled		Plaster Wood T&G																																																																																																																																																																																																																																				
Building Style: BOCA/STATE		Trim & Decoration																																																																																																																																																																																																																																							
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Condition: Average		Lg	X	Ord		Small	Doors			X	Ord		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							No. of Elec. Outlets			Many		X	Ave.		Few																																																																																																																																																																																																																										
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 1560 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			1	Average Fixture(s)																																																																																																																																																																																																																														
	Insulation									2	3 Fixture Bath																																																																																																																																																																																																																														
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X	Many Avg. Few	X	Large Avg. Small	(8) Basement			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																																																																																																																																																																		
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			Public Water Public Sewer																																																																																																																																																																																																																															
(3) Roof				(9) Basement Finish						1		Water Well																																																																																																																																																																																																																													
X	Gable Hip Flat	X	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors No Floor SF						1		1000 Gal Septic																																																																																																																																																																																																																													
X	Asphalt Shingle									1		2000 Gal Septic																																																																																																																																																																																																																													
Chimney:										Lump Sum Items:																																																																																																																																																																																																																															
<table border="0"> <tr> <td>Stories</td> <td>Exterior</td> <td>Foundation</td> <td>Rate</td> <td>Bsmnt-Adj</td> <td>Heat-Adj</td> <td>Size</td> <td>Cost</td> </tr> <tr> <td>1</td> <td>Story Siding</td> <td>Crawl Space</td> <td>54.91</td> <td>-7.79</td> <td>0.00</td> <td>1560</td> <td>73,507</td> </tr> <tr> <td colspan="7">Other Additions/Adjustments</td> <td>Rate</td> <td>Size</td> <td>Cost</td> </tr> <tr> <td colspan="7">(13) Plumbing</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="7">Average Fixture(s)</td> <td>630.00</td> <td>1</td> <td>630</td> </tr> <tr> <td colspan="7">3 Fixture Bath</td> <td>1975.00</td> <td>1</td> <td>1,975</td> </tr> <tr> <td colspan="7">(14) Water/Sewer</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="7">Well, 100 Feet</td> <td>2550.00</td> <td>1</td> <td>2,550</td> </tr> <tr> <td colspan="7">1000 Gal Septic</td> <td>2895.00</td> <td>1</td> <td>2,895</td> </tr> <tr> <td colspan="7">(15) Built-Ins & Fireplaces</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="7">Appliance Allowance</td> <td>1415.00</td> <td>1</td> <td>1,415</td> </tr> <tr> <td colspan="7">Fireplace: Prefab 1 Story</td> <td>1710.00</td> <td>1</td> <td>1,710</td> </tr> <tr> <td colspan="7">(17) Garages</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="7">Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="7">Base Cost</td> <td>18.45</td> <td>576</td> <td>10,627</td> </tr> <tr> <td colspan="7">Common Wall: 1 Wall</td> <td>-1225.00</td> <td>1</td> <td>-1,225</td> </tr> <tr> <td colspan="7">Mechanical Doors</td> <td>350.00</td> <td>1</td> <td>350</td> </tr> <tr> <td colspan="7">Class:CD Exterior: Pole Foundation: 42 Inch (Unfinished)</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="7">Base Cost</td> <td>13.84</td> <td>576</td> <td>7,972</td> </tr> <tr> <td colspan="7">Mechanical Doors</td> <td>350.00</td> <td>1</td> <td>350</td> </tr> <tr> <td colspan="7">Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/100/88.0, Depr.Cost =</td> <td></td> <td></td> <td>124,787</td> </tr> <tr> <td colspan="7">ECF (4091 SEELEY & ROOSTED RD AREA) 0.750 => TCV of Bldg: 1 =</td> <td></td> <td></td> <td>93,590</td> </tr> </table>														Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost	1	Story Siding	Crawl Space	54.91	-7.79	0.00	1560	73,507	Other Additions/Adjustments							Rate	Size	Cost	(13) Plumbing										Average Fixture(s)							630.00	1	630	3 Fixture Bath							1975.00	1	1,975	(14) Water/Sewer										Well, 100 Feet							2550.00	1	2,550	1000 Gal Septic							2895.00	1	2,895	(15) Built-Ins & Fireplaces										Appliance Allowance							1415.00	1	1,415	Fireplace: Prefab 1 Story							1710.00	1	1,710	(17) Garages										Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)										Base Cost							18.45	576	10,627	Common Wall: 1 Wall							-1225.00	1	-1,225	Mechanical Doors							350.00	1	350	Class:CD Exterior: Pole Foundation: 42 Inch (Unfinished)										Base Cost							13.84	576	7,972	Mechanical Doors							350.00	1	350	Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/100/88.0, Depr.Cost =									124,787	ECF (4091 SEELEY & ROOSTED RD AREA) 0.750 => TCV of Bldg: 1 =									93,590				
Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost																																																																																																																																																																																																																																		
1	Story Siding	Crawl Space	54.91	-7.79	0.00	1560	73,507																																																																																																																																																																																																																																		
Other Additions/Adjustments							Rate	Size	Cost																																																																																																																																																																																																																																
(13) Plumbing																																																																																																																																																																																																																																									
Average Fixture(s)							630.00	1	630																																																																																																																																																																																																																																
3 Fixture Bath							1975.00	1	1,975																																																																																																																																																																																																																																
(14) Water/Sewer																																																																																																																																																																																																																																									
Well, 100 Feet							2550.00	1	2,550																																																																																																																																																																																																																																
1000 Gal Septic							2895.00	1	2,895																																																																																																																																																																																																																																
(15) Built-Ins & Fireplaces																																																																																																																																																																																																																																									
Appliance Allowance							1415.00	1	1,415																																																																																																																																																																																																																																
Fireplace: Prefab 1 Story							1710.00	1	1,710																																																																																																																																																																																																																																
(17) Garages																																																																																																																																																																																																																																									
Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)																																																																																																																																																																																																																																									
Base Cost							18.45	576	10,627																																																																																																																																																																																																																																
Common Wall: 1 Wall							-1225.00	1	-1,225																																																																																																																																																																																																																																
Mechanical Doors							350.00	1	350																																																																																																																																																																																																																																
Class:CD Exterior: Pole Foundation: 42 Inch (Unfinished)																																																																																																																																																																																																																																									
Base Cost							13.84	576	7,972																																																																																																																																																																																																																																
Mechanical Doors							350.00	1	350																																																																																																																																																																																																																																
Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/100/88.0, Depr.Cost =									124,787																																																																																																																																																																																																																																
ECF (4091 SEELEY & ROOSTED RD AREA) 0.750 => TCV of Bldg: 1 =									93,590																																																																																																																																																																																																																																



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LAURAIN BERT J & JOHNSON	RODRIGUEZ GIOVANI R	128,900	08/25/2016	WD	Multiple Improved	2016-02850		100.0
		12,500	11/01/2000	WD	Download	341:732		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
11650 W ROSTED RD						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2018 Est TCV 15,000					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
SEC 18 T22N R8W LOT 8 BELL OAKS.		X		* Factors * IRREGULAR WITH WETLANDS						
Comments/Influences				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
				<Site Value G>	RURAL SITES	15000	100			15,000
				190 Actual Front Feet, 5.38 Total Acres Total Est. Land Value = 15,000						

Public Improvements

Dirt Road
Gravel Road
Paved Road
Storm Sewer
Sidewalk
Water
Sewer

X Electric
Gas
Curb
Street Lights
Standard Utilities
Underground Utils.



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2018	7,500	0	7,500			7,500S
Rolling	2017	7,500	0	7,500			7,500S
Low	2016	6,700	0	6,700			5,383C
High	2015	6,700	0	6,700			5,367C
Landscaped							
X Swamp							
X Wooded							
Pond							
Waterfront							
Ravine							
X 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	7,500	0	7,500			7,500S
TPC	04/17/2017	INSPECTED	2017	7,500	0	7,500			7,500S
TPC	09/16/2016	INSPECTED	2016	6,700	0	6,700			5,383C
			2015	6,700	0	6,700			5,367C

*** 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

BIRCHAVEN BEACH DRIVE School: LAKE CITY - 57020

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

BIRCHAVEN BEACH COMMON AREA PRIVATE 2018 Est TCV 0

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

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

0.00 Total Acres Total Est. Land Value = 0

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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2017	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2016	0	0	0			0
2015	0	0	0			0

Who When What TPC 12/27/2017 INSPECTED

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MC GRAW KENNETH E	MC GRAW KENNETH E TRUSTEE	0	02/25/2005	WD	Not Qualified	05-0/1613		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1634 S BIRCHAVEN BEACH DR						
	School: LAKE CITY - 57020					
	P.R.E. 100% 01/22/2011					
Owner's Name/Address	MAP #:					
MCGRAW KENNETH E TRUSTEE KENNETH E MC GRAW LIVING TRUST 1634 S BIRCHAVEN BEACH DR LAKE CITY MI 49651	2018 Est TCV 429,488 TCV/TFA: 160.38					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS			
			Description	Frontage	Depth	Value
LOT 1 BIRCHAVEN BEACH EXC BEG S 89D 0' 00" E 133.2 FT FROM SW COR LOT 1: TH S 89D 0' 00" E 70.34 FT; N 30 D 31' 42" W 17.75 FT; S 77D 06' 24" W 62.81 FT TO POB.	X		GROUP B 2200	67.00	130.54	137,000
			67 Actual Front Feet, 0.20 Total Acres			137,000

Tax Description	X	Land Improvement Cost Estimates			
		Description	Rate	CountyMult.	Cash Value
04 Split 17.5 Ft to 001-98 but appears FF was greater than 83 to start with.. Made Correction for 05. but adjusted size shape. (triangular lot) 04 SPLIT 17.75 FT TO 001-98 FOR 05	X	Dirt Road			
	X	Gravel Road			
	X	Paved Road			
	X	Storm Sewer			
	X	Sidewalk			
	X	Water			
	X	Sewer			
	X	Electric			
	X	Gas			
	X	Curb			
	X	Street Lights			
	X	Standard Utilities			
	X	Underground Utils.			

Tax Description	X	Land Improvement Cost Estimates			
		Description	Rate	CountyMult.	Cash Value
04 Split 17.5 Ft to 001-98 but appears FF was greater than 83 to start with.. Made Correction for 05. but adjusted size shape. (triangular lot) 04 SPLIT 17.75 FT TO 001-98 FOR 05	X	LAND IMPROVE 1000	1000.00	1.00	1,900
		Total Estimated Land Improvements True Cash Value =			1,900

Tax Description	X	Topography of Site			
		Level	Rolling	Low	High
04 Split 17.5 Ft to 001-98 but appears FF was greater than 83 to start with.. Made Correction for 05. but adjusted size shape. (triangular lot) 04 SPLIT 17.75 FT TO 001-98 FOR 05	X				
	X				
	X	Landscaped			
	X	Swamp			
	X	Wooded			
	X	Pond			
	X	Waterfront			
	X	Ravine			
	X	Wetland			
	X	Flood Plain			
	X	Private Road			



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	68,500	146,200	214,700			161,161C
2017	68,500	141,200	209,700			157,847C
2016	56,900	130,200	187,100			156,440C
2015	60,300	135,400	195,700			155,973C

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	03/30/2015	INSPECTED
TPC	04/08/2013	INSPECTED

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 336 336	Type WPP Treated Wood	Year Built: 2000 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															
Building Style: 1.75S		Trim & Decoration		X	Ex		Ord		Min											
Yr Built 2000	Remodeled 0	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			Class: C Effec. Age: 15 Floor Area: 2678 Total Base Cost: 170,849 Total Base New : 235,771 Total Depr Cost: 200,406 Estimated T.C.V: 290,588		CntyMult X 1.380 E.C.F. X 1.450					
	Basement 1st Floor 2nd Floor 4 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	1.75	Story Siding	Basement	89.31	0.00	3.37	1274	118,074		
X	Wood/Shingle Aluminum/Vinyl Brick	No. of Elec. Outlets		No. of Elec. Outlets			Many			X	Ave.		Few	Other Additions/Adjustments			Rate		Size Cost	
	Insulation	(7) Excavation		(13) Plumbing			Walk out Basement Door(s)			775.00			2		1,550					
(2) Windows	X	Many Avg. Few	X	Large Avg. Small	Basement: 1722 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			13) Plumbing Average Fixture(s) 3 Fixture Bath 14) Water/Sewer Public Sewer Well, 100 Feet 15) Built-Ins & Fireplaces Appliance Allowance 16) Porches WPP, Standard 16) Deck/Balcony Treated Wood,Standard 17) Garages Class:C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Common Wall: 1 Wall Automatic Doors Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, ECF (403 - LAKE MISSAUKEE AREA RES)			760.00 2400.00 1162.00 2700.00 1915.00 8.96 6.54		1 1 1 1		760 2,400 1,162 2,700 1,915 3,011 2,197			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor	(8) Basement			2000 Gal Septic			14) Water/Sewer			375.00		1		375			
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Recreation SF Living SF 2 Walkout Doors No Floor SF			14) Water/Sewer			Lump Sum Items:			21.75 -1300.00 375.00		440 1 1		9,570 -1,300 375			
(3) Roof	X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, ECF (403 - LAKE MISSAUKEE AREA RES)			1.450 => TCV of Bldg: 1 =		200,406 290,588						
X	Asphalt Shingle	Chimney:		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.
MC GRAW KENNETH E & MARY	MEIJER MARK D & MARY E	12,000	07/08/2004	WD	Not Qualified	04-0/3037		100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
W RIDGEVIEW DR						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2018 Est TCV 23,075					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS								
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
BEG S 89D 0' 00" E 133.2 FT FROM SW COR OF LOT 1: TH S 89D 0' 00" E 70.34 FT; N 30 D 31' 42" W 17.75 FT; S 77D 06' 24" W 62.81 FT TO POB.		X		* Factors *								
				GROUP E 1300/FF	17.75	64.00	1.0000	1.0000	1300	100		23,075
				18 Actual Front Feet, 0.03 Total Acres Total Est. Land Value =							23,075	

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



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	11,500	0	11,500			5,813C
2017	11,500	0	11,500			5,694C
2016	11,500	0	11,500			5,644C
2015	11,500	0	11,500			5,628C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.													
STEBNER MARK W	CLOVER JAMES P & LORI A (	200,000	10/15/2010	WD	Arms Length	2010-4701WD	PTA	100.0												
Property Address		Class: 401 RESIDENTIAL-I		Zoning:		Building Permit(s)		Date	Number	Status											
1614 S BIRCHAVEN BEACH DR		School: LAKE CITY - 57020		P.R.E. 0% Cond. 2nd		MAP #:		2018 Est TCV 184,633 TCV/TFA: 195.59													
Owner's Name/Address		X Improved		Vacant		Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS															
CLOVER JAMES P & LORI A (H&W) 2412 STAGE RD IONIA MI 48846		Public Improvements		* Factors *																	
Tax Description		Dirt Road		Description		Frontage		Depth		Front Depth		Rate %Adj.		Reason		Value					
. LOTS 2 & 3 BIRCHAVEN BEACH.		X Paved Road		GROUP D 1500/FF		100.00		169.00		0.8123		1.0000		1500		100		121,838			
Comments/Influences		X Storm Sewer		100 Actual Front Feet,		0.39		Total Acres		Total Est. Land Value =						121,838					
		X Sidewalk		Land Improvement Cost Estimates																	
		X Water		Description		Rate		CountyMult.		Size		%Good		Cash Value							
		X Sewer		D/W/P: 3.5 Concrete		2.98		1.00		108		94		303							
		X Electric		Fencing: Wd, Split, 2 Rail		7.04		1.00		300		0		0							
		X Gas		Shed: Wood Frame		7.25		1.00		270		94		1,839							
		Curb		Total Estimated Land Improvements True Cash Value =							2,142										
		Street Lights																			
		Standard Utilities																			
		Underground Utils.																			
		Topography of Site																			
		X Level																			
		Rolling																			
		Low																			
		High																			
		Landscaped																			
		Swamp																			
		Wooded																			
		Pond																			
		X Waterfront																			
		Ravine																			
		Wetland																			
		Flood Plain																			
		X Private Road																			
		Who		When		What		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value	
								2018		60,900		31,400		92,300						87,359C	
								2017		60,900		29,400		90,300						85,563C	
								2016		56,600		28,200		84,800						84,800S	
								2015		60,000		26,800		86,800						86,800S	

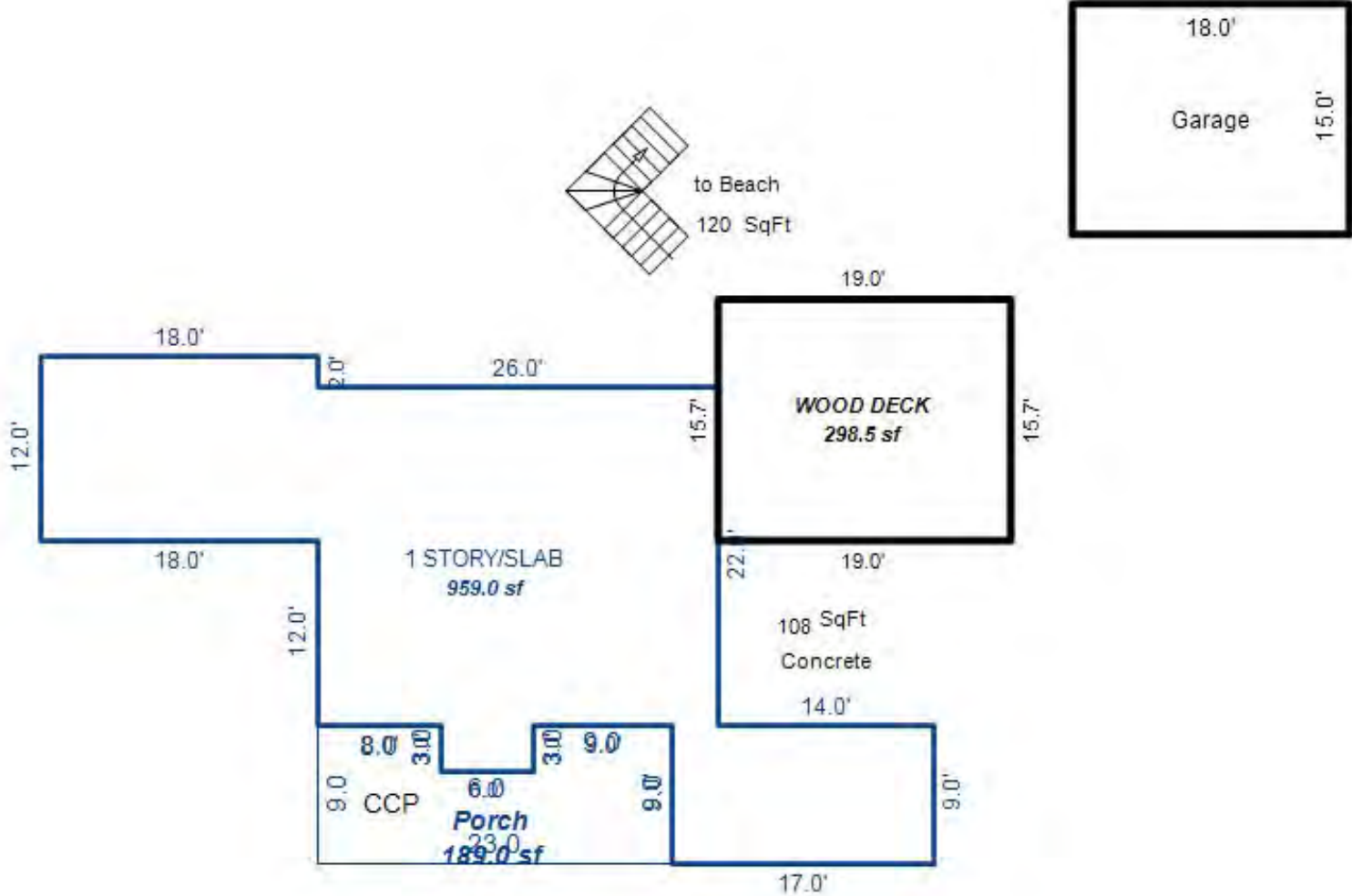


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																																	
X	Single Family Mobile Home Town 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 189 295 120	Type CCP (1 Story) Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																																																																																														
X	Wood Frame		Drywall Paneled		Plaster Wood T&G																																																																																																									
Building Style: 1S		Trim & Decoration																																																																																																												
Yr Built 1950	Remodeled 0	Ex	Ord	X	Min	Size of Closets																																																																																																								
Condition: Average		Lg	Ord	X	Small	Doors			Solid	X	H.C.																																																																																																			
Room List		(5) Floors		Central Air Wood Furnace																																																																																																										
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric			200		Amps Service																																																																																																					
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Ex.		X	Ord.		Min																																																																																																		
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets			Many		X	Ave.		Few																																																																																																		
Insulation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 944 S.F. Height to Joists: 0.0		(13) Plumbing			1		Average Fixture(s)																																																																																																					
(2) Windows		(8) Basement		1			3		Fixture Bath																																																																																																					
X	Many Avg. Few	X	Large Avg. Small	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			2		Fixture Bath																																																																																																					
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		Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1		Average Fixture(s)																																																																																																					
(3) Roof		(9) Basement Finish		(14) Water/Sewer			1		Public Water																																																																																																					
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		1			Public Sewer																																																																																																						
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1			Water Well																																																																																																							
Chimney: Block				1000 Gal Septic 2000 Gal Septic			Lump Sum Items:																																																																																																							
<table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Rate</th> <th>Bsmnt-Adj</th> <th>Heat-Adj</th> <th>Size</th> <th>Cost</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Story Siding</td> <td>Slab</td> <td>49.12</td> <td>-9.59</td> <td>0.66</td> <td>944</td> <td>37,939</td> </tr> <tr> <td colspan="8">Other Additions/Adjustments</td> </tr> <tr> <td colspan="4">(13) Plumbing</td> <td colspan="2">Average Fixture(s)</td> <td>1</td> <td>525</td> </tr> <tr> <td colspan="4">(14) Water/Sewer</td> <td colspan="2">Public Sewer</td> <td>1</td> <td>912</td> </tr> <tr> <td colspan="4"></td> <td colspan="2">Well, 50 Feet</td> <td>1</td> <td>1,575</td> </tr> <tr> <td colspan="4">(15) Built-Ins & Fireplaces</td> <td colspan="2">Appliance Allowance</td> <td>1</td> <td>1,235</td> </tr> <tr> <td colspan="4">(16) Porches</td> <td colspan="2">CCP (1 Story), Standard</td> <td>189</td> <td>3,975</td> </tr> <tr> <td colspan="4">(16) Deck/Balcony</td> <td colspan="2">Treated Wood,Standard</td> <td>295</td> <td>1,805</td> </tr> <tr> <td colspan="4"></td> <td colspan="2">Treated Wood,Standard</td> <td>120</td> <td>869</td> </tr> <tr> <td colspan="4">Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,</td> <td colspan="2">Depr.Cost =</td> <td></td> <td>40,436</td> </tr> <tr> <td colspan="4">ECF (403 - LAKE MISSAUKEE AREA RES)</td> <td colspan="2">1.500 => TCV of Bldg: 1 =</td> <td></td> <td>60,653</td> </tr> </tbody> </table>											Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost	1	Story Siding	Slab	49.12	-9.59	0.66	944	37,939	Other Additions/Adjustments								(13) Plumbing				Average Fixture(s)		1	525	(14) Water/Sewer				Public Sewer		1	912					Well, 50 Feet		1	1,575	(15) Built-Ins & Fireplaces				Appliance Allowance		1	1,235	(16) Porches				CCP (1 Story), Standard		189	3,975	(16) Deck/Balcony				Treated Wood,Standard		295	1,805					Treated Wood,Standard		120	869	Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,				Depr.Cost =			40,436	ECF (403 - LAKE MISSAUKEE AREA RES)				1.500 => TCV of Bldg: 1 =			60,653				
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*** 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.
		112,500	07/01/2002	WD	Download	02-0:3314		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1604 S BIRCHAVEN BEACH DR			New House	11/12/2010	20100702	100%

Owner's Name/Address	P.R.E.	MAP #:
FLEISCHMAN JOSEPH B & SUSAN K 2531 ORE VALLEY HARTLAND MI 48353	0%	2018 Est TCV 328,808 TCV/TFA: 288.43

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS
. LOT 4 BIRCHAVEN BEACH.			

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
Dirt Road	GROUP A	2400	FF	50.00	168.00	1.0000	1.0000	2400	100	120,000
Gravel Road	50 Actual Front Feet, 0.19 Total Acres Total Est. Land Value = 120,000									

Comments/Influences	X	Land Improvement Cost Estimates

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	170	94	673
Dock: Light posts	21.31	1.00	200	94	4,006

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	94	2,350
Total Estimated Land Improvements True Cash Value =					7,029

Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	60,000	104,400	164,400			124,241C
2017	60,000	98,700	158,700			121,686C
2016	55,000	94,600	149,600			120,601C
2015	50,000	90,000	140,000			120,241C

Who When What

TPC 12/27/2017	INSPECTED	
TPC 03/30/2015	INSPECTED	
TPC 10/15/2013	INSPECTED	

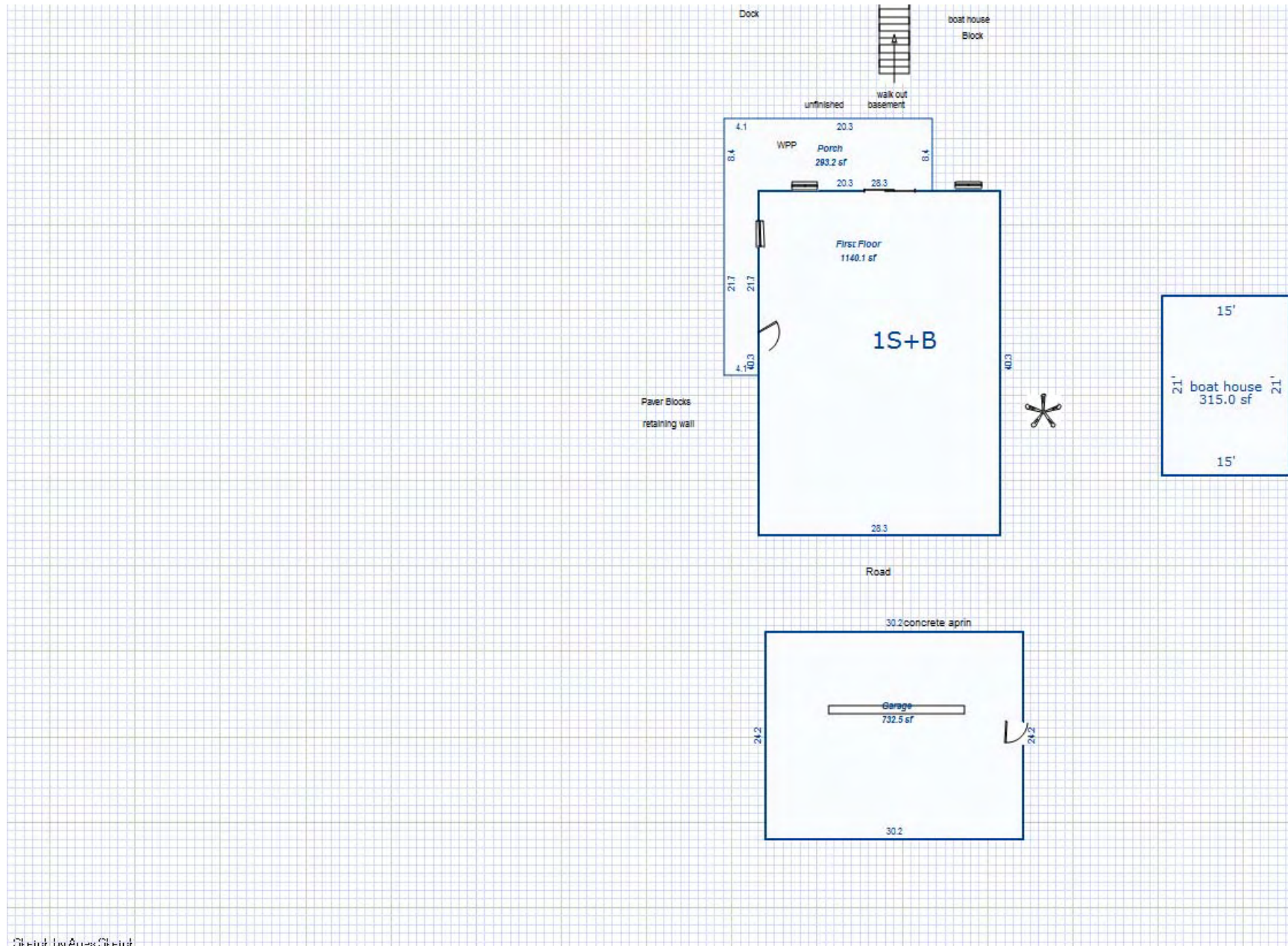
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage	
X	Single Family	0	Eavestrough	X	Gas	1	Appliance Allow.	1	Interior 1 Story	Area	Type	Year Built: BH	171	WCP (1 Story)	Car Capacity:	Class: D	
	Mobile Home		Insulation		Wood												Oil	Elec.	Cook Top	Interior 2 Story	122	WPP	Class: D
	Town Home	0	Front Overhang		Coal		Dishwasher		2nd/Same Stack			Exterior: Block				Brick Ven.: 0	
	Duplex	0	Other Overhang		Steam		Garbage Disposal		Two Sided			Stone Ven.: 0				Common Wall: Detache	
	A-Frame						Bath Heater		Exterior 1 Story			Foundation: 42 Inch				Finished?:	
	Wood Frame		(4) Interior				Vent Fan		Exterior 2 Story			No Conc. Floor: 0					
			Drywall				Hot Tub		Prefab 1 Story								
			Paneled				Unvented Hood		Prefab 2 Story								
			Plaster				Vented Hood		Heat Circulator								
			Wood T&G				Intercom		Raised Hearth								
	Building Style:		Trim & Decoration				Jacuzzi Tub		Wood Stove								
	1S		Ex				Jacuzzi repl.Tub		Direct-Vented Ga								
	Yr Built		Ord				Oven		Class: C +5								
	2011		Min				Microwave		Effec. Age: 5								
	Remodeled		Size of Closets				Standard Range		Floor Area: 1140								
	0		Lg				Self Clean Range		Total Base Cost: 102,608								
	Condition:		Ord				Sauna		Total Base New : 141,599								
	Average		Small				Trash Compactor		Total Depr Cost: 134,519								
			Doors				Central Vacuum		Estimated T.C.V: 201,779								
			Solid				Security System										
			H.C.														
	Room List		(5) Floors														
	Basement		Kitchen:														
	1st Floor		Other:														
	2nd Floor		Other:														
	Bedrooms																
			(6) Ceilings														
	(1) Exterior		No./Qual. of Fixtures														
	Wood/Shingle		Ex.														
	Aluminum/Vinyl		Ord.														
	Brick		Min														
	Insulation		No. of Elec. Outlets														
	(2) Windows		Many														
	Many		Ave.														
	Avg.		Few														
	Large		(7) Excavation														
	Avg.		Basement: 1140 S.F.														
	Few		Crawl: 0 S.F.														
	Small		Slab: 0 S.F.														
	Wood Sash		Height to Joists: 0.0														
	Metal Sash		(8) Basement														
	Vinyl Sash		Conc. Block														
	Double Hung		Poured Conc.														
	Horiz. Slide		Stone														
	Casement		Treated Wood														
	Double Glass		Concrete Floor														
	Patio Doors		(9) Basement Finish														
	Storms & Screens		Recreation SF														
			Living SF														
			Walkout Doors														
			No Floor SF														
	(3) Roof		(10) Floor Support														
	Gable		Joists:														
	Hip		Unsupported Len:														
	Flat		Cntr.Sup:														
	Asphalt Shingle																
	Chimney:																

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



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.
		150,000	06/01/2002	WD	Download	02-0:2613		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1594 S BIRCHAVEN BEACH DR			New House	06/04/2013	2013-0192	100%

Owner's Name/Address	P.R.E. 0%	MAP #:
GRIER R DIXON & PATRICA A TRUST 7 OVERHILL ROAD ORINDA CA 94563		2018 Est TCV 464,118 TCV/TFA: 299.24

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS					
. LOT 5 BIRCHAVEN BEACH.			* Factors *					

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
Dirt Road	GROUP A 2400/FF	50.00	164.00	1.0000	1.0000	2400	100		120,000	
Gravel Road	50 Actual Front Feet, 0.19 Total Acres								Total Est. Land Value =	120,000

Comments/Influences	Land Improvement Cost Estimates							
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Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	4.04	1.00	280	0	0
D/W/P: Crushed Rock	1.29	1.00	960	0	0
Shed: Wood Frame	14.39	1.00	108	94	1,461
Dock: Light posts	25.61	1.00	320	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 =					6,211



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

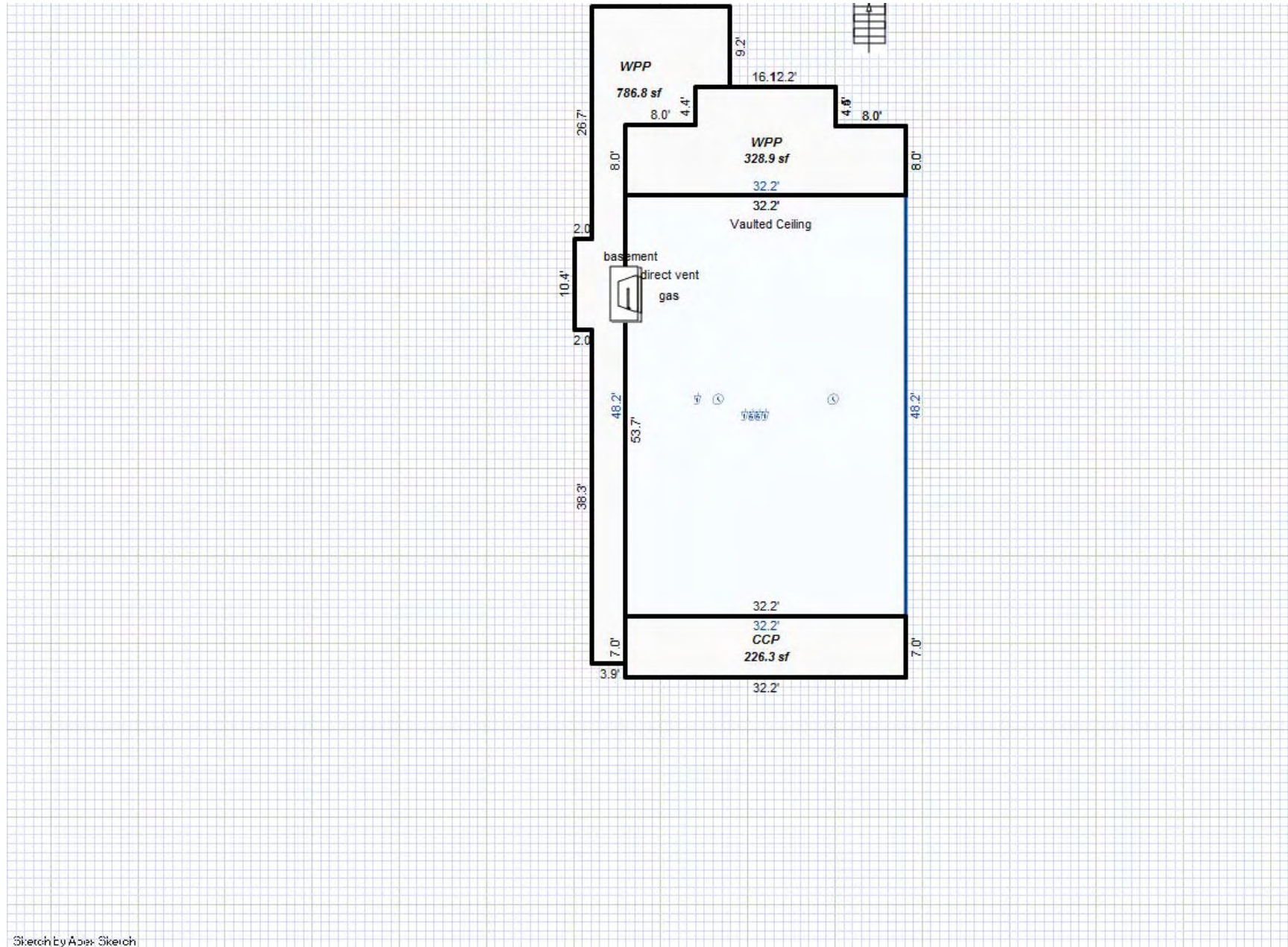
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	60,000	172,100	232,100			190,282C
2017	60,000	164,000	224,000			186,369C
2016	55,000	157,200	212,200			184,707C
2015	50,000	149,300	199,300			184,155C

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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	1	Appliance Allow.	2	Interior 1 Story	328	WPP	Year Built:	Area		Type	Car Capacity:
	Mobile Home		Insulation		Wood		Oil		Elec.				Cook Top	Interior 2 Story			786	WPP	Class:
	Town Home	0	Front Overhang		Coal		Dishwasher		2nd/Same Stack	226	CCP (1 Story)	Exterior:				Exterior Ven.:
	Duplex	0	Other Overhang		Steam		Garbage Disposal		Two Sided	120	WPP	Stone Ven.:					Common Wall:
	A-Frame						Bath Heater		Exterior 1 Story			Foundation:				Finished ?:
	Wood Frame		(4) Interior				Vent Fan		Exterior 2 Story			Auto. Doors:					Mech. Doors:
			Drywall				Hot Tub		Prefab 1 Story			Area:				% Good:
			Paneled				Unvented Hood		Prefab 2 Story			Storage Area:					No Conc. Floor:
	Building Style:		Plaster				Vented Hood		Heat Circulator			Bsmnt Garage:				Carport Area:
	1S		Wood T&G				Intercom		Raised Hearth			Roof:				
	Yr Built		Trim & Decoration				Jacuzzi Tub		Wood Stove							
	2014		Ex				Jacuzzi repl.Tub		2 Direct-Vented Ga							
	Remodeled		Ord				Oven		Class: BC							
	0		Min				Microwave		Effec. Age: 3							
	Condition:		Size of Closets				Standard Range		Floor Area: 1551							
	Average		Lg				Self Clean Range		Total Base Cost: 168,289							
			Doors				Sauna		Total Base New : 232,239							
	Room List		Ord				Trash Compactor		Total Depr Cost: 225,272							
			Small				Central Vacuum		Estimated T.C.V: 337,907							
	Basement		H.C.				Security System									
	1st Floor		(5) Floors													
	2nd Floor		Kitchen:													
	2 Bedrooms		Other:													
			Other:													
	(1) Exterior		(6) Ceilings													
	Wood/Shingle		No./Qual. of Fixtures													
	Aluminum/Vinyl		Ex.													
	Brick		Ord.													
	Insulation		Min													
	(2) Windows		No. of Elec. Outlets													
	Many		Many													
	Avg.		Ave.													
	Few		Few													
	Large		(7) Excavation													
	Avg.		Basement: 1551 S.F.													
	Small		Crawl: 0 S.F.													
	Wood Sash		Slab: 0 S.F.													
	Metal Sash		Height to Joists: 0.0													
	Vinyl Sash		(8) Basement													
	Double Hung		Conc. Block													
	Horiz. Slide		Poured Conc.													
	Casement		Stone													
	Double Glass		Treated Wood													
	Patio Doors		Concrete Floor													
	Storms & Screens		(9) Basement Finish													
			Recreation SF													
			Living SF													
			Walkout Doors													
			No Floor SF													
	(3) Roof		(10) Floor Support													
	Gable		Public Water													
	Hip		Public Sewer													
	Flat		Water Well													
	Gambrel		1000 Gal Septic													
	Mansard		2000 Gal Septic													
	Shed		Lump Sum Items:													
	Asphalt Shingle															
	Chimney:															

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		310,000	03/01/2001	WD	Download	01-0:1100		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1574 S BIRCHAVEN BEACH DR						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
SLACHTER MICHAEL & KIMBERLY J 3533 92ND STREET CALEDONIA MI 49316	2018 Est TCV 281,969 TCV/TFA: 285.97					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS							
		Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
. LOTS 6 & 7 BIRCHAVEN BEACH.	X	Dirt Road		GROUP D 1500/FF	100.00	161.00	0.8123	1.0000	1500	100	121,838
Comments/Influences		Gravel Road		100 Actual Front Feet, 0.37 Total Acres Total Est. Land Value = 121,838							
		Paved Road		Land Improvement Cost Estimates							
		Storm Sewer		Description	Rate	CountyMult.	Size	%Good	Cash Value		
		Sidewalk		D/W/P: 3.5 Concrete	3.44	1.00	2484	0	0		
		Water		Dock: Light posts	21.31	1.00	320	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	95	2,375		
		Curb		Total Estimated Land Improvements True Cash Value = 2,375							
		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	60,900	80,100	141,000			138,549C
X	Rolling		2017	60,900	74,800	135,700			135,700S
X	Low		2016	69,600	71,700	141,300			139,461C
X	High		2015	90,000	68,100	158,100			139,044C
X	Landscaped								
X	Swamp								
X	Wooded								
X	Pond								
X	Waterfront								
X	Ravine								
X	Wetland								
X	Flood Plain								
X	PRIVATE RD								

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	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 435 435 67	Type WPP Treated Wood Treated Wood	Year Built: 1974 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: 420 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	X	Drywall Plaster X Paneled Wood T&G	X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 35 Floor Area: 986 Total Base Cost: 117,066 Total Base New : 161,801 Total Depr Cost: 105,170 Estimated T.C.V: 157,756			CntyMult X 1.380 E.C.F. X 1.500	Bsmnt Garage: Carport Area: Roof:			
Building Style: 1S		Trim & Decoration		No./Qual. of Fixtures			Stories Exterior			Foundation			Rate Bsmnt-Adj Heat-Adj		Size Cost		
Yr Built 1974	Remodeled 0	Ex	X Ord	Min	Ex. X Ord. Min			1 Story Siding			Basement			67.40 0.00 -0.27		986 66,190	
Condition: Average		Lg	X Ord	Small	No. of Elec. Outlets			Other Additions/Adjustments			Rate			Size Cost			
Room List		Size of Closets		Many X Ave. Few			(9) Basement Finish			Rate			Size Cost				
Basement 1st Floor 2nd Floor 3 Bedrooms		Kitchen: Other: Other:		(13) Plumbing			Basement Recreation Finish			11.45			986 11,290				
(1) Exterior		(4) Interior		Average Fixture(s)			Walk out Basement Door(s)			775.00			1 775				
X	Wood/Shingle Aluminum/Vinyl Brick	(5) Floors		1 Average Fixture(s)			(13) Plumbing			760.00			1 760				
Insulation		Basement: 986 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		2 3 Fixture Bath			Average Fixture(s)			2400.00			1 2,400				
(2) Windows		(6) Ceilings		2 Fixture Bath			(14) Water/Sewer			1162.00			1 1,162				
X	Many Avg. X Avg. Few Small	(7) Excavation		Softener, Auto			(14) Water/Sewer			2700.00			1 2,700				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement		Softener, Manual			(15) Built-Ins & Fireplaces			1915.00			1 1,915				
Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		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: Exterior 1 Story			3875.00			1 3,875				
(3) Roof		(9) Basement Finish		(14) Water/Sewer			(16) Porches			8.29			435 3,606				
X	Gable Hip Flat	Recreation SF Living SF 1 Walkout Doors No Floor SF		(14) Water/Sewer			(16) Deck/Balcony			6.42			435 2,793				
X	Asphalt Shingle	Gambrel Mansard Shed		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			(16) Deck/Balcony			9.37			67 628				
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items: 250			(17) Garages			Class:C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 20.15 Mechanical Doors 350.00			420 8,463 1 350				
							Class:C Exterior: Block Foundation: 42 Inch (Unfinished) Base Cost 22.55 Mechanical Doors 350.00			435 9,809 1 350							
							Lump Sum Item(s): 160 SQ FT SHED 1.00			250.0 250							
							Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 105,170 ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 157,756										

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



Sketch by Apex Sketch

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: 401 RESIDENTIAL-I		Zoning:	Building Permit(s)	Date	Number	Status				
1564 S BIRCHAVEN BEACH DR		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 100% 05/03/1999										
MOORE SHERMAN W & JUDITH PO BOX 382 LAKE CITY MI 49651		MAP #:		2018 Est TCV 282,193 TCV/TFA: 193.55								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS								
. LOT 8 BIRCHAVEN BEACH.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		GROUP A 2400/FF 50.00 158.00 1.0000 1.0000 2400 100 120,000								
		Paved Road		50 Actual Front Feet, 0.18 Total Acres Total Est. Land Value = 120,000								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		Water		D/W/P: Crushed Rock	1.24	1.00	576	0	0			
		X	Sewer	D/W/P: Patio Blocks	8.13	1.00	119	0	0			
		X	Electric	Residential Local Cost Land Improvements								
		X	Gas	Description	Rate	CountyMult.	Size	%Good	Cash Value			
		Curb		LAND IMPROVE 1000	1000.00	1.00	1.0	94	940			
		Street Lights		Total Estimated Land Improvements True Cash Value = 940								
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		X	Rolling									
		Low										
		X	High									
		X	Landscaped									
		Swamp										
		Wooded										
		Pond										
		X	Waterfront									
		Ravine										
		Wetland										
		X	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		PRIVATE RD		2018	60,000	81,100	141,100			90,438C		
		TPC 12/27/2017 INSPECTED		2017	60,000	75,700	135,700			88,578C		
		TPC 03/30/2015 INSPECTED		2016	55,000	69,800	124,800			87,788C		
		TPC 10/20/2014 INSPECTED		2015	50,000	75,700	125,700			87,526C		

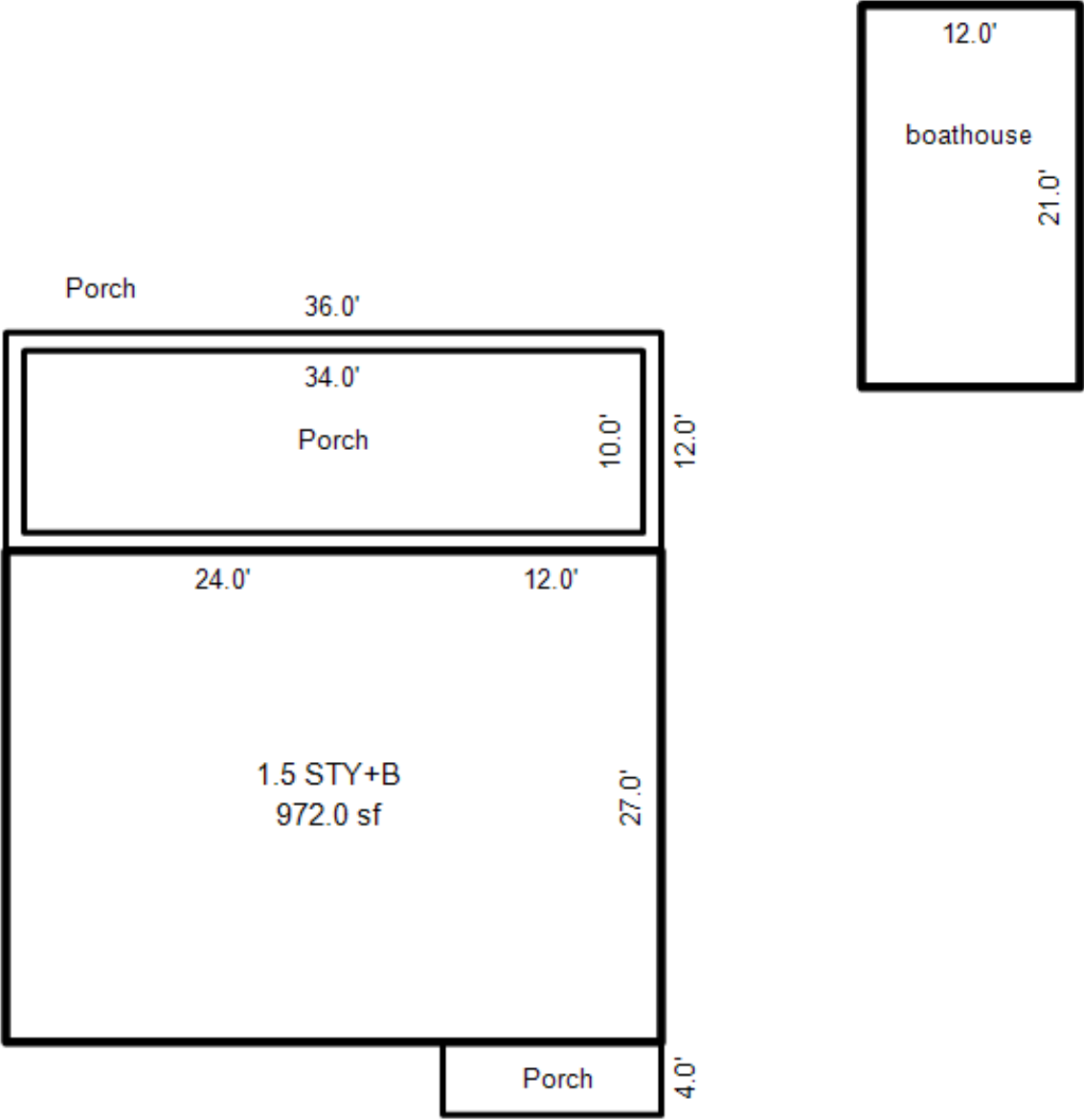


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*** Information herein deemed reliable but not guaranteed***

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 1 Direct-Vented Ga		Area Type		Year Built: BH Car Capacity: Class: C Exterior: Block Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 252 % 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: 1.5S		Trim & Decoration											
Yr Built 1969	Remodeled 1984	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	1.5	Story Siding	Basement	90.35	0.00	-0.42
Insulation		Basement: 972 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)							
X	Many Avg. Few	X	Large Avg. Small	1		2		1		10.25		100 1,025	
X	Wood Sash Metal Sash Vinyl Sash	8		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		3		Average Fixture(s)		11.45		486 5,565	
X	Double Hung Horiz. Slide Casement	(9) Basement Finish		No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		2		1		775.00		1 775	
X	Double Glass Patio Doors Storms & Screens	486	Recreation SF Living SF	(14) Water/Sewer		1		1		760.00		1 760	
(3) Roof		1		Walkout Doors No Floor SF		1		1		2400.00		1 2,400	
X	Gable Hip Flat	Gambrel Mansard Shed		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		1		1		1162.00		1 1,162	
X	Asphalt Shingle	Chimney:		Lump Sum Items:		1		1		2700.00		1 2,700	
										1915.00		1 1,915	
										1200.00		1 1,200	
										8.93		340 3,036	
										38.96		48 1,870	
										6.42		432 2,773	
										17.50		32 560	
												252 6,693	
												107,502	
												161,253	

*** 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.
CHECINSKI ANDRZEJ	CHECINSKI ANDRZEJ & MALGO	0	05/27/2016	QC	FAMILY SALE	2016-02041	PTA	0.0
THOMPSON EILEEN V	CHECINSKI ANDRZEJ	0	05/24/2016	WD	LAND CONTRACT	2016-02040		0.0
THOMPSON EILEEN	CHECINSKI ANDRZEJ	240,000	08/28/2015	LC	LAND CONTRACT	2015-02920	PTA	100.0

Property Address: 1554 S BIRCHAVEN BEACH DR
 Class: 401 RESIDENTIAL-I Zoning: Building Permit(s): Date: Number: Status:

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

Owner's Name/Address: CHECINSKI ANDRZEJ & MALGORZATA
 2414 HAWTHORN DR
 UTICA MI 48316
 2018 Est TCV 251,843 TCV/TFA: 214.15

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

Public Improvements * Factors *
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 GROUP C 1200/FF 140.00 156.00 0.8139 1.0000 1200 100 136,734
 140 Actual Front Feet, 0.50 Total Acres Total Est. Land Value = 136,734

Tax Description
 LOTS 9, 10 & 11 EXC 10' WIDE STRIP NW'L/Y
 SIDE OF LOT 11 BIRCHAVEN BEACH UNIT SEC10
 T22N R8W
 8/2017 TRANSFER 10' NW'LY LOT 11 TO LOT
 12
 FORMERLY LOTS 9, 10, & 11. BIRCHAVEN
 BEACH.

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

Land Improvement Cost Estimates
 Description Rate CountyMult. Size %Good Cash Value
 D/W/P: 3.5 Concrete 3.20 1.00 192 71 436
 Shed: Wood Frame 9.85 1.00 120 73 863
 Total Estimated Land Improvements True Cash Value = 1,299

Comments/Influences
 8/2017 TRANSFER 10' NW'LY LOT 11 TO LOT
 12. NOTE TWP ORDINANCE SECTION 4B
 REQUIRES THIS RESULTING LOT BE ADJOINED
 TO LOT 12.



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

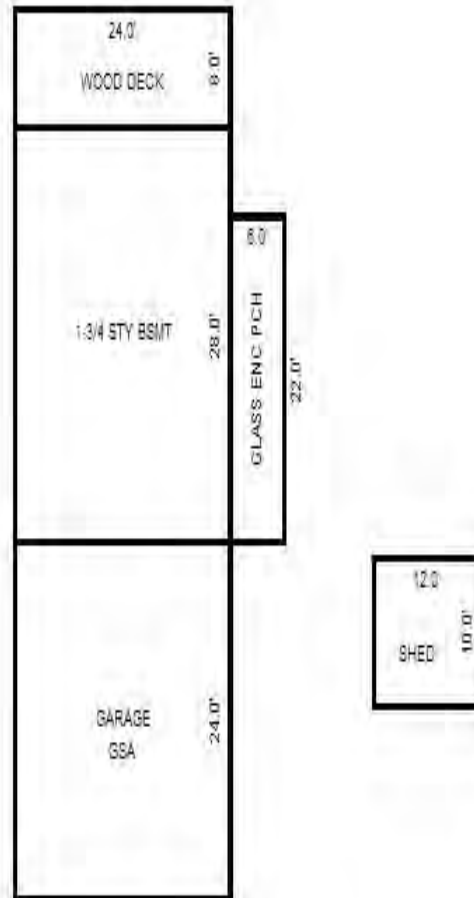
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	68,400	57,500	125,900			122,436C
2017	72,200	55,600	127,800			124,611C
2016	72,200	51,300	123,500			123,500S
2015	90,000	53,400	143,400			143,368C

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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 2 Wood Stove Direct-Vented Ga	Area 132 192	Type CGEP (1 Story) Treated Wood	Year Built: 1983 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: 576 % Good: 0 Storage Area: 288 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: CD Effec. Age: 40 Floor Area: 1176 Total Base Cost: 94,795 Total Base New : 130,816 Total Depr Cost: 78,490 Estimated T.C.V: 113,810		CntyMult X 1.380 E.C.F. X 1.450		Bsmnt Garage: Carport Area: Roof:						
Building Style: 1.75S		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
Yr Built 1973	Remodeled 0	Ex	X	Ord		Min	200 Amps Service			92.81		0.00		1.71		672		63,517	
Condition: Average		Lg		Ord	X	Small	No./Qual. of Fixtures			Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
Room List		(5) Floors		Kitchen: Other: Other:			Ex. X Ord. Min			Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(12) Electric			No. of Elec. Outlets			Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
(1) Exterior		X	Drywall	200 Amps Service			Many X Ave. Few			Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No./Qual. of Fixtures			Ex. X Ord. Min			Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
	Insulation	Basement: 672 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			No. of Elec. Outlets			Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
(2) Windows		(7) Excavation		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Many X Ave. Few			Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Rate		Bsmnt-Adj		Heat-Adj		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	(9) Basement Finish			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
(3) Roof		286	Recreation SF Living SF 1 Walkout Doors No Floor SF	(14) Water/Sewer			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support	(14) Water/Sewer			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
Chimney: Metal		Lump Sum Items:		(14) Water/Sewer			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
				(14) Water/Sewer			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Rate		Bsmnt-Adj		Heat-Adj		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.
CHECINSKI ANDZEJ & CHECIN	ZYSK CAROLYN D	1	08/11/2017	QC	Split Vacant	2017-02496		8.0
ZYSK DONALD H & CAROLYN D	ZYSK CAROLYN D	0	03/28/2013	DC	CERTIFICATE OF DEATH	2013-01949 DC		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1524 S BIRCHAVEN BEACH DR			Deck/Porch	11/21/2017	2017-0601	100%

Owner's Name/Address	School: LAKE CITY - 57020	P.R.E. 0%	MAP #:
ZYSK CAROLYN D 1524 S BIRCHAVEN BEACH DR LAKE CITY MI 49651			2018 Est TCV 222,761 TCV/TFA: 217.54

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS						
			* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
LOT 12 & A 10' WIDE STRIP OFF THE NW'LY SIDE OF LOT 11 BIRCHAVEN BEACH UNIT SEC10 T22N, R8W	X		GROUP A 2400/FF	60.00	149.00	0.9554	1.0000	2400 100	137,584
8/2017 TRANSFER 10' FROM LOT 11 FORMERLY. LOT 12 BIRCHAVEN BEACH.	X		60 Actual Front Feet, 0.20 Total Acres Total Est. Land Value = 137,584						
8/2017 TRANSFER 10' NW'LY LOT 11 TO LOT 12	X		Land Improvement Cost Estimates						
	X		Description	Rate	CountyMult.	Size	%Good	Cash Value	
	X		D/W/P: 3.5 Concrete	3.20	1.00	132	0	0	
	X		Shed: Wood Frame	10.27	1.00	96	50	493	
	X		Residential Local Cost Land Improvements						
	X		Description	Rate	CountyMult.	Size	%Good	Cash Value	
	X		LAND IMPROVE 1000	1000.00	1.00	0.5	95	475	
	X		Total Estimated Land Improvements True Cash Value = 968						

Comments/Influences

8/2017 TRANSFER 10' NW'LY LOT 11 TO LOT 12

Topography of Site

Level



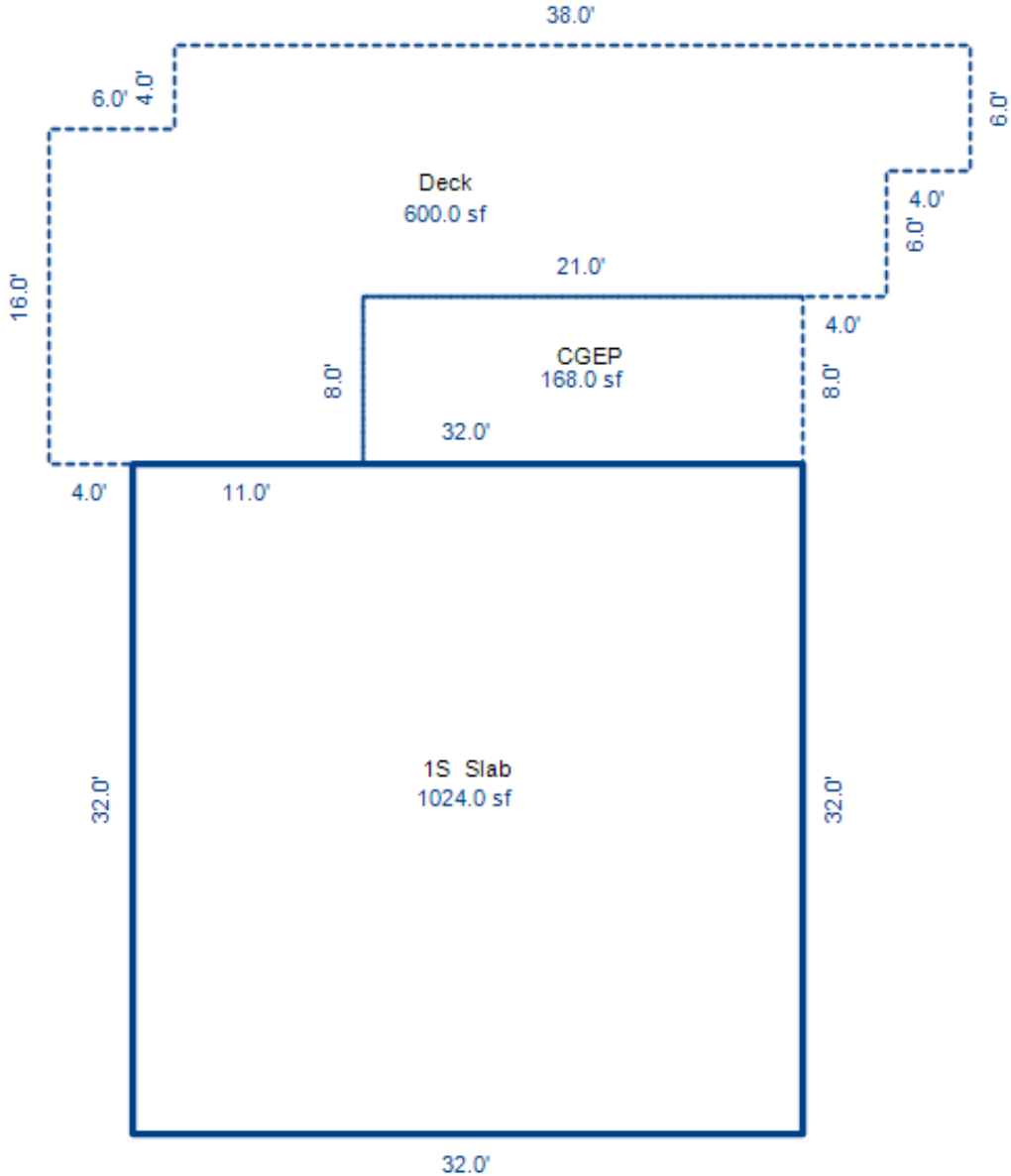
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
JWV	12/16/2017	INSPECTED	2018	68,800	42,600	111,400			75,926S
TPC	08/07/2017	INSPECTED	2017	60,000	38,900	98,900			65,672C
TPC	03/30/2015	INSPECTED	2016	55,000	37,200	92,200			65,087C
			2015	50,000	35,400	85,400			64,893C

*** 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 168 600	Type CGEP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame		(4) Interior Drywall X Paneled Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling										
Building Style: 1S		Trim & Decoration Ex X Ord Min													
Yr Built 1953	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 100 Amps Service											
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures Ex. X 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	X	Tile				1 Story Siding Slab			59.06 -10.40 0.00		1024 49,828		1024 49,828	
Insulation		(7) Excavation		No. of Elec. Outlets Many X Ave. Few			Other Additions/Adjustments (13) Plumbing			Rate		Rate		Rate	
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1024 S.F. Height to Joists: 0.0		(13) Plumbing			Average Fixture(s) 3 Fixture Bath			630.00		1 630		1 630	
X	Many Avg. X Avg. Few 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			(14) Water/Sewer			1025.00		1 1,025		1 1,025	
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					(15) Built-Ins & Fireplaces			2550.00		1 2,550		1 2,550	
(3) Roof		(9) Basement Finish					Appliance Allowance Fireplace: Wood Stove			1415.00		1 1,415		1 1,415	
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors No Floor SF					(16) Porches			1125.00		1 1,125		1 1,125	
X	Gambrel Mansard Shed	(10) Floor Support					(16) Deck/Balcony			34.01		168 5,714		168 5,714	
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:					Treated Wood,Standard			5.90		600 3,540		600 3,540	
Chimney: Block		Lump Sum Items:					Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 =			Depr.Cost =		56,140		84,209	

*** 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.
SAVAGE JOSEPH E ET AL	WESTFALL DONALD B & MICHE	240,000	08/31/2016	WD	Arms Length	2016-02874	PTA	100.0
SAVAGE JOSEPH EDWARD		0	12/07/2010	DC	DEATH CERTIFICATE	2011-00365DC	PTA	0.0
SAVAGE JOSEPH E	SAVAGE JOSEPH E ET AL	0	09/09/2004	QC	DEATH CERTIFICATE	2011-362QC	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1514 S BIRCHAVEN BEACH DR			Deck/Porch	05/16/2017	2017-0177	100%

Owner's Name/Address	MAP #:
WESTFALL DONALD B & MICHELLE 60 OAKLEAF LN GRANVILLE OH 43023	2018 Est TCV 210,814 TCV/TFA: 203.10

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS
. LOT 13 BIRCHAVEN BEACH.			

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
X Dirt Road	GROUP A 2400/FF	50.00	147.00	1.0000	1.0000	2400	100		120,000	
X Gravel Road	50 Actual Front Feet, 0.17 Total Acres								Total Est. Land Value =	120,000

Comments/Influences	X	Land Improvement Cost Estimates

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	182	0	0
Shed: Wood Frame	10.75	1.00	80	50	430

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 =					905

Topography of Site
X Level

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	60,000	45,400	105,400			104,635C
2017	60,000	41,700	101,700			101,700S
2016	55,000	43,200	98,200			69,527C
2015	50,000	41,000	91,000			69,320C

Who When What

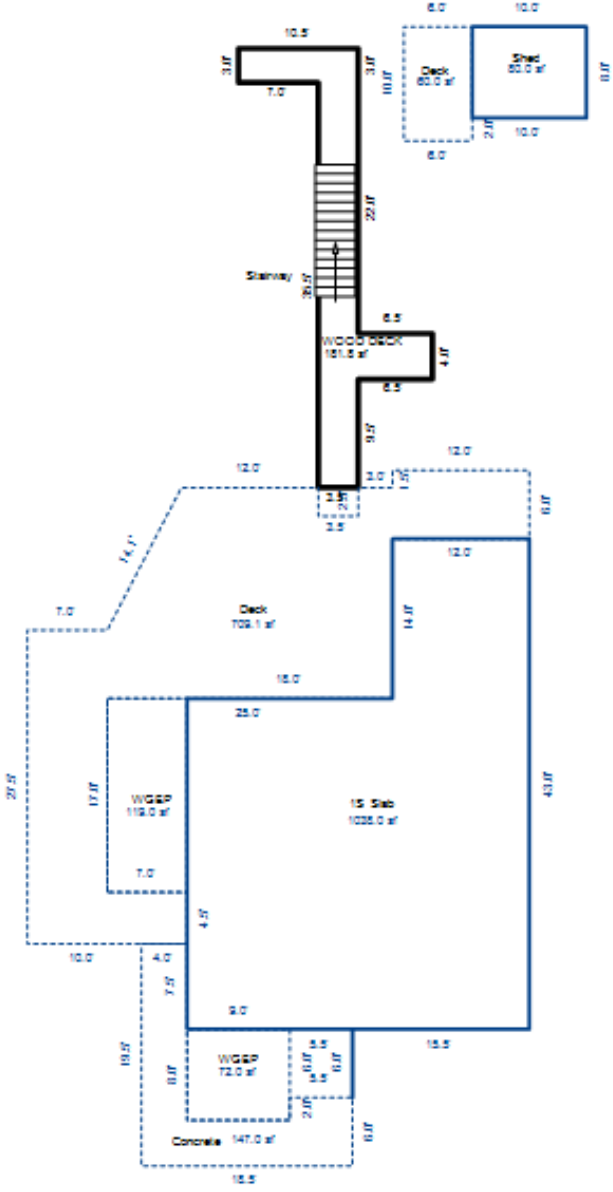
JWV 09/09/2017 INSPECTED	2017	60,000	41,700	101,700		101,700S
TPC 03/30/2015 INSPECTED	2016	55,000	43,200	98,200		69,527C
TPC 10/20/2014 INSPECTED	2015	50,000	41,000	91,000		69,320C

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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 119 72 709 60	Type WGEP (1 Story) WGEP (1 Story) Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame		(4) Interior Drywall X Paneled	X	Plaster Wood T&G											
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace												
Yr Built 1940	Remodeled 1986	Ex	X Ord	Min	(12) Electric											
Condition: Average		Lg	Ord	X Small	100 Amps Service											
Room List		(5) Floors		Kitchen: Other: Other:												
	Basement 1st Floor 2nd Floor 3 Bedrooms															
(1) Exterior				No./Qual. of Fixtures			Stories Exterior Foundation			Rate Bsmnt-Adj Heat-Adj			Size Cost			
X	Wood/Shingle Aluminum/Vinyl Brick	Ex.	X Ord.	Min	No. of Elec. Outlets			1 Story Siding Slab			58.91 -10.37 0.00			1038 50,385		
	Insulation	Many	X Ave.	Few	(13) Plumbing			Other Additions/Adjustments			Rate			Size Cost		
(2) Windows				(7) Excavation			(14) Water/Sewer			Average Fixture(s)			1 630			
X	Many Avg. X Few	Large Avg. X Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1038 S.F. Height to Joists: 0.0			1 Average Fixture(s)			Public Sewer			1 1,025			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement			(8) Basement			1 3 Fixture Bath			Well, 50 Feet			1 1,575			
X	Double Glass Patio Doors Storms & Screens			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(15) Built-Ins & Fireplaces			1 1,415			
(3) Roof				(9) Basement Finish			(16) Porches			Appliance Allowance Fireplace: Interior 1 Story			1 2,900			
X	Gable Hip Flat	Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer			WGEP (1 Story), Standard WGEP (1 Story), Standard			119 4,608 72 3,452			
X	Asphalt Shingle			(10) Floor Support			Public Water Public Sewer			(16) Deck/Balcony			709 4,148 181 1,249 60 561			
Chimney: Block				Joists: Unsupported Len: Cntr.Sup:			1 Water Well 1000 Gal Septic 2000 Gal Septic			Treated Wood,Standard Treated Wood,Standard			5.85 709 4,148 6.90 181 1,249 9.35 60 561			
				Lump Sum Items:			Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,			Depr.Cost = 59,572						
							Separately Depreciated Items: Unit-in-Place Cost Items: BOAT HOUSE (BY SQ FT County Multiplier = 1.38 => Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0,			3.75 100 375 Cost New = 518 Depr.Cost = 367 Total Depreciated Cost = 59,940 ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 89,909						

*** 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.
		131,000	07/01/1997	WD	Download	312:586		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1504 S BIRCHAVEN BEACH DR	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
DEBOER DONALD A & JULIE A 2383 MCGEE ROAD LAKE CITY MI 49651	MAP #:	2018 Est TCV 217,117 TCV/TFA: 258.47				

	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS			
	Public Improvements		* Factors *			
			Description	Frontage	Depth	Rate %Adj. Reason Value
			GROUP A 2400/FF	50.00	145.00	1.0000 1.0000 2400 100 120,000
			50 Actual Front Feet, 0.17 Total Acres			Total Est. Land Value = 120,000

Tax Description	X	Dirt Road				
. LOT 14 BIRCHAVEN BEACH.		Gravel Road				
Comments/Influences		Paved Road	Land Improvement Cost Estimates			
		Storm Sewer	Description	Rate	CountyMult.	Size %Good Cash Value
		Sidewalk	Shed: Wood Frame	12.65	1.00	63 72 574
		Water	Total Estimated Land Improvements True Cash Value = 574			

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

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

		Who	When	What	2018	60,000	48,600	108,600			80,457C
		TPC	12/27/2017	INSPECTED	2017	60,000	45,300	105,300			78,803C
		TPC	03/30/2015	INSPECTED	2016	55,000	41,800	96,800			78,101C
		TPC	10/20/2014	INSPECTED	2015	50,000	41,200	91,200			77,868C

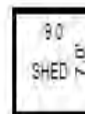
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Licensed To: Township of Lake, County of Missaukee, Michigan

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



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																																																											
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 824	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																																																																																																																							
X	Wood Frame		Drywall Paneled		Plaster Wood T&G																																																																																																																																			
Building Style: 1.25S		Trim & Decoration																																																																																																																																						
Yr Built 1982	Remodeled 0	Ex	X	Ord		Min	Size of Closets																																																																																																																																	
Condition: Average		Lg	X	Ord		Small	Doors				Solid	X	H.C.																																																																																																																											
Room List		(5) Floors		Central Air Wood Furnace																																																																																																																																				
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric			200		Amps Service																																																																																																																															
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Ex.		X	Ord.		Min																																																																																																																												
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets			Many		X	Ave.		Few																																																																																																																												
(2) Windows		(7) Excavation		(13) Plumbing			1		Average Fixture(s)																																																																																																																															
	Insulation	Basement: 0 S.F. Crawl: 672 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																																																																																																																																	
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X	Double Glass Patio Doors Storms & Screens			(14) Water/Sewer			1		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																																																																																																															
(3) Roof		(10) Floor Support					Lump Sum Items:																																																																																																																																	
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<table border="0"> <tr> <td>Stories</td> <td>Exterior</td> <td>Foundation</td> <td>Rate</td> <td>Bsmnt-Adj</td> <td>Heat-Adj</td> <td>Size</td> <td>Cost</td> </tr> <tr> <td>1.25</td> <td>Story Siding</td> <td>Crawl Space</td> <td>84.29</td> <td>-10.87</td> <td>0.00</td> <td>672</td> <td>49,338</td> </tr> <tr> <td colspan="7">Other Additions/Adjustments</td> <td>Rate</td> </tr> <tr> <td colspan="7">(13) Plumbing</td> <td></td> </tr> <tr> <td colspan="7">Average Fixture(s)</td> <td>760.00</td> </tr> <tr> <td colspan="7">(14) Water/Sewer</td> <td></td> </tr> <tr> <td colspan="7">Public Sewer</td> <td>1162.00</td> </tr> <tr> <td colspan="7">Well, 100 Feet</td> <td>2700.00</td> </tr> <tr> <td colspan="7">(15) Built-Ins & Fireplaces</td> <td></td> </tr> <tr> <td colspan="7">Appliance Allowance</td> <td>1915.00</td> </tr> <tr> <td colspan="7">Fireplace: Exterior 1 Story</td> <td>3875.00</td> </tr> <tr> <td colspan="7">(16) Deck/Balcony</td> <td></td> </tr> <tr> <td colspan="7">Treated Wood,Standard</td> <td>6.10</td> </tr> <tr> <td colspan="7">Phy/Ab.Phy/Func/Econ/Comb.%Good= 72/100/100/100/72.0,</td> <td>Depr.Cost =</td> <td>64,362</td> </tr> <tr> <td colspan="7">ECF (403 - LAKE MISSAUKEE AREA RES)</td> <td>1.500 => TCV of Bldg: 1 =</td> <td>96,543</td> </tr> </table>															Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost	1.25	Story Siding	Crawl Space	84.29	-10.87	0.00	672	49,338	Other Additions/Adjustments							Rate	(13) Plumbing								Average Fixture(s)							760.00	(14) Water/Sewer								Public Sewer							1162.00	Well, 100 Feet							2700.00	(15) Built-Ins & Fireplaces								Appliance Allowance							1915.00	Fireplace: Exterior 1 Story							3875.00	(16) Deck/Balcony								Treated Wood,Standard							6.10	Phy/Ab.Phy/Func/Econ/Comb.%Good= 72/100/100/100/72.0,							Depr.Cost =	64,362	ECF (403 - LAKE MISSAUKEE AREA RES)							1.500 => TCV of Bldg: 1 =	96,543
Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost																																																																																																																																	
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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				
1494 S BIRCHAVEN BEACH DR		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 0%										
DAVIDSON GERALD B & JUDITH A 11003 BABCOCK ROAD BATH MI 48808		MAP #:		2018 Est TCV 174,996 TCV/TFA: 212.12								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS								
. LOT 15 BIRCHAVEN BEACH.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		GROUP A 2400/FF 50.00 143.00 1.0000 1.0000 2400 100 120,000								
		Paved Road		50 Actual Front Feet, 0.16 Total Acres Total Est. Land Value = 120,000								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description Rate CountyMult. Size %Good Cash Value								
		Water		D/W/P: 3.5 Concrete 2.98 1.00 165 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										
		Level										
		X Rolling										
		Low										
		X High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		X PRIVATE RD		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2018	60,000	27,500	87,500		57,267C		
		TPC 12/27/2017	INSPECTED		2017	60,000	25,700	85,700		56,090C		
		TPC 03/30/2015	INSPECTED		2016	55,000	24,600	79,600		55,590C		
		TPC 10/20/2014	INSPECTED		2015	50,000	23,300	73,300		55,424C		

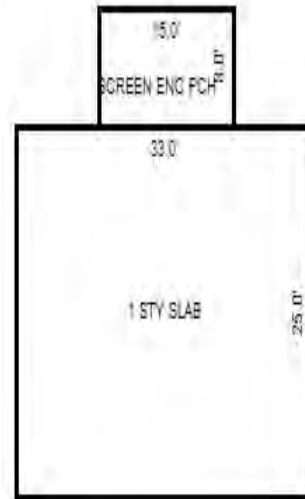


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*** Information herein deemed reliable but not guaranteed***

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 120	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												
Building Style: 1S		Trim & Decoration		X			X			Class: D Effec. Age: 40 Floor Area: 825 Total Base Cost: 43,898 Total Base New: 60,579 Total Depr Cost: 36,347 Estimated T.C.V: 54,521		CntyMult X 1.380 E.C.F. X 1.500		Bsmnt Garage: Carport Area: Roof:			
Yr Built 1958	Remodeled 0	Ex	Ord	X	Min	Size of Closets			No Heating/Cooling								
Condition: Average		Lg	Ord	X	Small	Doors			Central Air Wood Furnace								
Room List		(5) Floors		Kitchen: Other: Other:			(12) Electric			60		Amps Service					
	Basement 1st Floor 2nd Floor 3 Bedrooms																
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Ex. X Ord. Min			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj		Size Cost		Size Cost			
X	Wood/Shingle Aluminum/Vinyl Brick									1 Story Siding Slab 50.70 -9.91 -1.89		825 32,093		Other Additions/Adjustments			
Insulation		(7) Excavation		No. of Elec. Outlets			Many Ave. X Few			(13) Plumbing		Average Fixture(s)		525.00		1 525	
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 825 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			15) Built-Ins & Fireplaces Appliance Allowance Fireplace: Exterior 1 Story		1235.00 3050.00		1 1,235 1 3,050			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor								16) Porches CGEP (1 Story), Standard		37.57		120 4,508		Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 36,347 ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 54,521	
X	Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic							
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:										
X	Gable Hip Flat	Gambrel Mansard Shed															
X	Asphalt Shingle																
Chimney: Block																	

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



Sketch by Apex IVT

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

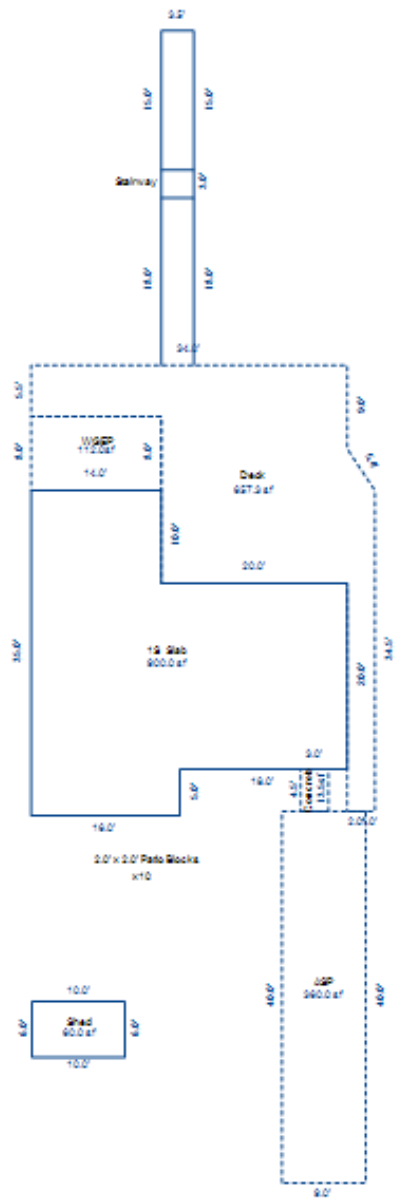
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
FORCHE LIVING TRUST KURT	FORCHE KURT D & JEANNETTE	1	04/26/2016	QC	FAMILY SALE	2106-01523		0.0				
FORCHE KURT D & JEANNETTE	FORCHE KURT D & JEANNETTE	1	04/26/2016	QC	FAMILY SALE	2016-01525		0.0				
HUMMEL GREGORY A & COURTIN	FORCHE LIVING TRUST KURT	183,500	05/16/2014	WD	WARRANTY DEED	2014-01799	PTA	100.0				
CLIFF THOMAS E &	HUMMEL GREGORY & COURTNEY	165,000	05/26/2011	WD	WARRANTY DEED	2011-01763	PTA	100.0				
Property Address		Class: 401 RESIDENTIAL-I		Zoning:		Building Permit(s)		Date	Number	Status		
1484 S BIRCHAVEN BEACH DR		School: LAKE CITY - 57020		ALTERATION		04/27/2017		2017-0130	100%			
Owner's Name/Address		P.R.E. 0%		MAP #:		2018 Est TCV 203,523 TCV/TFA: 226.14						
FORCHE KURT D & JEANNETTE L TRUST 3676 SOUTH MINGES RD BATTLE CREEK MI 49015		X	Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS							
Tax Description		Public Improvements		* Factors *								
. LOT 16 BIRCHAVEN BEACH.		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Gravel Road		GROUP A 2400/FF 50.00 138.00 1.0000 1.0000 2400 100 120,000								
		Paved Road		50 Actual Front Feet, 0.16 Total Acres Total Est. Land Value = 120,000								
		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	160	13	67			
		Sewer		D/W/P: Asphalt Paving	1.51	1.00	360	0	0			
		Electric		D/W/P: Patio Blocks	7.45	1.00	40	0	0			
		Gas		Shed: Wood Frame	11.23	1.00	64	50	359			
		Curb		Shed: Metal Prefab	8.83	1.00	60	50	265			
		Street Lights		Residential Local Cost Land Improvements								
		Standard Utilities		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		Underground Utils.		LAND IMPROVE 2500	2500.00	1.00	1.0	97	2,425			
		Topography of Site		Total Estimated Land Improvements True Cash Value = 3,116								
		Level										
		X Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X PRIVATE RD		2018	60,000	41,800	101,800			89,051C		
		The Equalizer. Copyright (c) 1999 - 2009.		2017	60,000	35,800	95,800			83,694C		
		Licensed To: Township of Lake, County of Missaukee, Michigan		2016	55,000	34,300	89,300			82,948C		
		TPC 03/30/2015 INSPECTED		2015	50,000	32,700	82,700			82,700S		
		TPC 10/20/2014 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 Type	Year Built: Car Capacity: Class: Exterior: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
			(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling								112 657 116	CGEP (1 Story) Treated Wood Treated Wood		
X	Wood Frame		Drywall X Panelled		Plaster Wood T&G											
Building Style: 1S		Trim & Decoration		X												
Yr Built 1958	Remodeled 1983		Ex	X	Ord		Min									
Condition: Average			Lg	X	Ord		Small									
Room List		(5) Floors		Central Air Wood Furnace												
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Other:		(12) Electric			60			Amps Service						
		(6) Ceilings		No./Qual. of Fixtures												
(1) Exterior			Ex.	X	Ord.		Min									
X	Wood/Shingle Aluminum/Vinyl Brick	No. of Elec. Outlets		Many			Ave.	X	Few							
	Insulation	(7) Excavation		(13) Plumbing			1			Average Fixture(s)						
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 900 S.F. Height to Joists: 0.0		1			3			Fixture Bath		630.00		1 630		
X	Many Avg. Few	X	Large Avg. Small	1			2			Fixture Bath		1325.00		1 1,325		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement		1			Average Fixture(s)			Public Sewer		1025.00		1 1,025		
	Double Glass Patio Doors	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1			3			Well, 100 Feet		2550.00		1 2,550		
X	Storms & Screens	(9) Basement Finish		1			2			Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1415.00		1 1,415		
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		1			Average Fixture(s)			(16) Porches		41.03		112 4,595		
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		1			Public Water			CGEP (1 Story), Standard		5.89		657 3,870	
X	Asphalt Shingle		Joists: Unsupported Len: Ctr.Sup:		1			Public Sewer			Treated Wood,Standard		7.66		116 889	
	Chimney: Metal		1000 Gal Septic 2000 Gal Septic		1			Water Well			Treated Wood,Standard		Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,		Depr.Cost = 53,604	
		Lump Sum Items:		1			1000 Gal Septic 2000 Gal Septic			ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 =			80,407			

*** 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.
PAPENFUSS MARJORIE	PAPENFUSS RANDOLPH KAREN	300,000	10/24/2016	LC	RELATED PARTY	2016-03618	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1474 S BIRCHAVEN BEACH DR	School: LAKE CITY - 57020		Garage	09/22/2004	20040376	Complete

Owner's Name/Address	P.R.E.	MAP #:
PAPENFUSS RANDOLPH KAREN E & RANDOLPH ELLA 2709 HIGHBROOK MIDLAND MI 48642	0%	2018 Est TCV 243,517 TCV/TFA: 267.01

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS																																				
. LOT 17 ALSO THAT PART OF LOT 18 DESC AS COMM AT MOST E'LY COR OF LOT 18 COMMON TO LOT 17 & 18 TH N 31 DEG 26' W 25 FT TH SW'LY PAR TO S LOTLINE OF LOT 18 TO W LOT LINE OF LOT 18 TH SE'LY TO NW COR OF LOT 17 TH E'LY TO POB BIRCHAVEN BEACH.	X		<table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>GROUP B 2200</td> <td>50.00</td> <td>135.00</td> <td>0.9036</td> <td>1.0000</td> <td>2200</td> <td>100</td> <td></td> <td>99,396</td> </tr> <tr> <td>GROUP C 1200/FF</td> <td>25.00</td> <td>135.00</td> <td>0.9221</td> <td>1.0000</td> <td>1200</td> <td>100</td> <td></td> <td>27,663</td> </tr> <tr> <td colspan="8">75 Actual Front Feet, 0.23 Total Acres</td> <td>Total Est. Land Value = 127,059</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	GROUP B 2200	50.00	135.00	0.9036	1.0000	2200	100		99,396	GROUP C 1200/FF	25.00	135.00	0.9221	1.0000	1200	100		27,663	75 Actual Front Feet, 0.23 Total Acres								Total Est. Land Value = 127,059
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																															
GROUP B 2200	50.00	135.00	0.9036	1.0000	2200	100		99,396																															
GROUP C 1200/FF	25.00	135.00	0.9221	1.0000	1200	100		27,663																															
75 Actual Front Feet, 0.23 Total Acres								Total Est. Land Value = 127,059																															

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates												
	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk	<table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>CountyMult.</th> <th>Size</th> <th>%Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>D/W/P: Asphalt Paving</td> <td>1.51</td> <td>1.00</td> <td>950</td> <td>0</td> <td>0</td> </tr> </tbody> </table>	Description	Rate	CountyMult.	Size	%Good	Cash Value	D/W/P: Asphalt Paving	1.51	1.00	950	0	0
Description	Rate	CountyMult.	Size	%Good	Cash Value										
D/W/P: Asphalt Paving	1.51	1.00	950	0	0										

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates																								
	X	Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	<table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>CountyMult.</th> <th>Size</th> <th>%Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>LAND IMPROVE 1000</td> <td>1000.00</td> <td>1.00</td> <td>1.5</td> <td>95</td> <td>1,425</td> </tr> <tr> <td>BOAT LIFT</td> <td>500.00</td> <td>1.00</td> <td>1.0</td> <td>0</td> <td>0</td> </tr> <tr> <td colspan="5">Total Estimated Land Improvements True Cash Value =</td> <td>1,425</td> </tr> </tbody> </table>	Description	Rate	CountyMult.	Size	%Good	Cash Value	LAND IMPROVE 1000	1000.00	1.00	1.5	95	1,425	BOAT LIFT	500.00	1.00	1.0	0	0	Total Estimated Land Improvements True Cash Value =					1,425
Description	Rate	CountyMult.	Size	%Good	Cash Value																						
LAND IMPROVE 1000	1000.00	1.00	1.5	95	1,425																						
BOAT LIFT	500.00	1.00	1.0	0	0																						
Total Estimated Land Improvements True Cash Value =					1,425																						

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates
	X	Topography of Site	

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates
	X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain PRIVATE RD	

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	63,500	58,300	121,800			90,902C
2017	63,500	54,400	117,900			89,033C
2016	55,300	52,100	107,400			88,239C
2015	60,000	50,700	110,700			87,976C

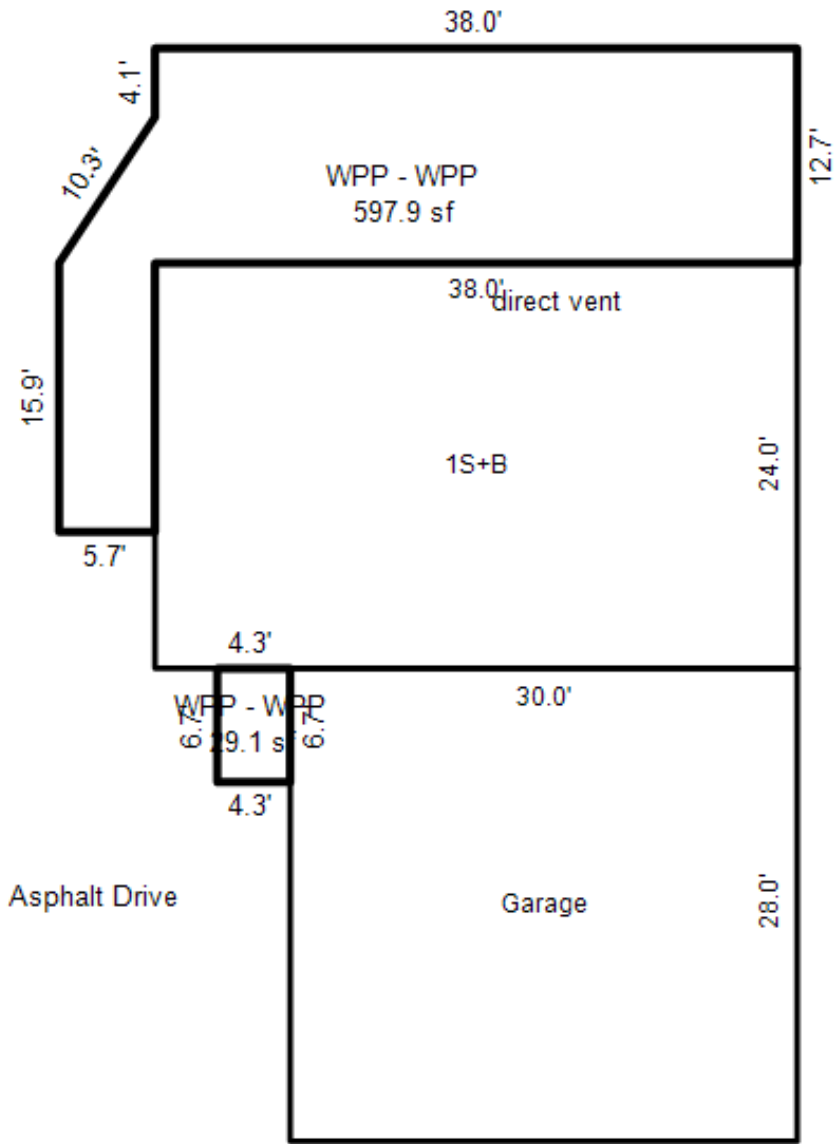


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*** Information herein deemed reliable but not guaranteed***

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 597 29	Type WPP WPP	Year Built: 2004 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: 840 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G												
Building Style: 1S		Trim & Decoration															
Yr Built 1978	Remodeled 0	Ex	X	Ord		Min											
Condition: Average		Lg		Ord	X	Small											
Room List		(5) Floors															
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:															
		(6) Ceilings															
(1) Exterior	X	Drywall															
X	Wood/Shingle Aluminum/Vinyl Brick																
Insulation																	
(2) Windows	Many Avg. Few	X	Large Avg. Small														
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor														
		(9) Basement Finish															
		1	Recreation SF Living SF Walkout Doors No Floor SF														
(3) Roof	X	Gable Hip Flat	Gambrel Mansard Shed														
X	Asphalt Shingle																
Chimney: Metal																	
				(12) Electric													
				100 Amps Service													
				Central Air Wood Furnace													
				No./Qual. of Fixtures													
				Ex.	X	Ord.		Min									
				No. of Elec. Outlets													
				Many	X	Ave.		Few									
				(13) Plumbing													
				1	Average Fixture(s)												
				1	3 Fixture Bath												
				2 Fixture Bath													
				Softener, Auto													
				Softener, Manual													
				Solar Water Heat													
				No Plumbing													
				Extra Toilet													
				Extra Sink													
				Separate Shower													
				Ceramic Tile Floor													
				Ceramic Tile Wains													
				Ceramic Tub Alcove													
				Vent Fan													
				(14) Water/Sewer													
				Public Water													
				Public Sewer													
				1 Water Well													
				1000 Gal Septic													
				2000 Gal Septic													
				Lump Sum Items:													
										Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
										1	Story Siding	Basement	60.49	0.00	0.00	912	55,167
										Other Additions/Adjustments			Rate		Size	Cost	
										(1) Exterior							
										Stone Veneer			10.00		200	2,000	
										Walk out Basement Door(s)			700.00		1	700	
										(13) Plumbing							
										Average Fixture(s)			630.00		1	630	
										(14) Water/Sewer							
										Public Sewer			1025.00		1	1,025	
										Well, 50 Feet			1575.00		1	1,575	
										(15) Built-Ins & Fireplaces							
										Appliance Allowance			1415.00		1	1,415	
										(16) Porches							
										WPP, Standard			6.91		597	4,125	
										WPP, Standard			24.65		29	715	
										(17) Garages							
										Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)							
										Base Cost			15.34		840	12,886	
										Common Wall: 1 Wall			-1225.00		1	-1,225	
										Automatic Doors			375.00		1	375	
										Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,			Depr.Cost =			76,688	
										ECF (403 - LAKE MISSAUKEE AREA RES)			1.500 => TCV of Bldg: 1 =			115,033	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FISH THOMAS E LIVING TRUS	FISH THOMAS E & SALLIE E	1	07/25/2013	QC	QUIT CLAIM	2013-02544 QD		0.0
FISH THOMAS E & SALLIE E	FISH SALLIE TRUST	0	07/25/2013	QC	QUIT CLAIM	2013-02545 QD		0.0
FISH THOMAS E (SM)	FISH THOMAS E LIVING TRUS	0	08/28/2009	QC	Not Qualified	2009/2987		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1454 S BIRCHAVEN BEACH DR			New House	05/03/2012	2012-0150	80%
	P.R.E. 0%		New House	05/13/2009	20090176	
Owner's Name/Address	MAP #:		New House	12/19/2007	20070937	Canceled
FISH SALLIE TRUST 984 POPLAR DR SAGINAW MI 48609	2018 Est TCV 349,874 TCV/TFA: 209.63					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS					
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
. LOT 19 ALSO LOT 18 EXC COMM AT MOST E'LY COR OF LOT 18 COMMON TO LOT 17 & 18 TH N 31 DEG 26' W 25 FT TH SW'LY PAR TO S'LY LOT LINE OF LOT 18 TO W LOT LINE OF LOT 18 TH SE'LY TO NW COR OF LOT 17 TH E'LY TO POB BIRCHAVEN BEACH.	X		* Factors *					
			GROUP D 1500/FF 83.00 135.00 0.8589 1.0000 1500 100 106,939					
	X		83 Actual Front Feet, 0.26 Total Acres Total Est. Land Value = 106,939					
	X		Land Improvement Cost Estimates					
	X		Description	Rate	CountyMult.	Size	%Good	Cash Value
	X		D/W/P: 4in Ren. Conc.	4.21	1.00	848	0	0
	X		D/W/P: 4in Ren. Conc.	4.21	1.00	798	0	0
	X		Dock: Light posts	21.31	1.00	105	0	0
	X		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					

Comments/Influences

FROM: JANIE SCHNEIDER
[MAILTO:BUILDING2@MISSAUKEE.ORG]
SENT: THURSDAY, DECEMBER 01, 2016 11:16 AM
TO: LAKE TOWNSHIP



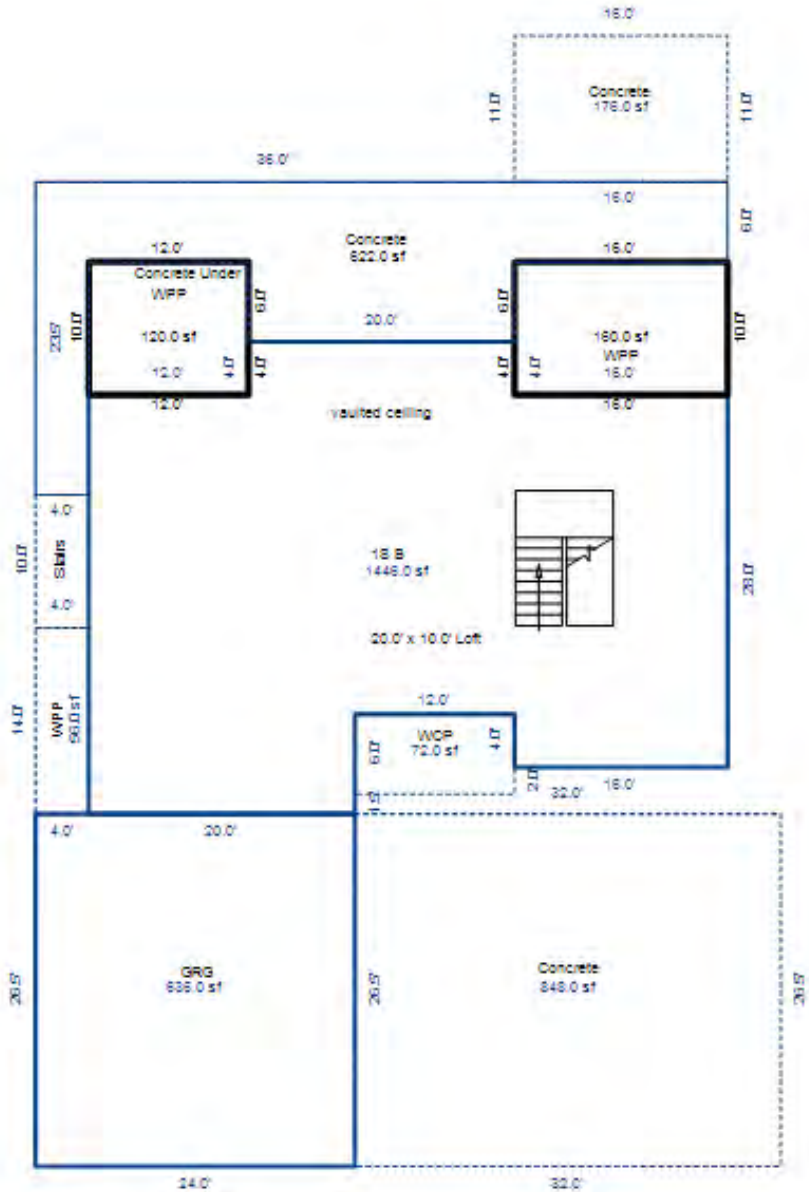
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Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2018	53,500	121,400	174,900			154,562C
	Rolling								
	Low								
X	High		2017	53,500	113,400	166,900			151,383C
	Landscaped								
	Swamp								
	Wooded								
	Pond								
X	Waterfront		2016	60,000	109,100	169,100			150,033C
	Ravine								
	Wetland								
	Flood Plain								
X	PRIVATE RD		2015	64,800	66,500	131,300			110,602C
Who	When	What							
JWV	09/16/2017	INSPECTED							
TPC	10/27/2015	INSPECTED							
TPC	03/30/2015	INSPECTED							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story 1 Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 70 97 120 160	Type WCP (1 Story) WPP WPP WPP	Year Built: 2015 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: 649 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame		Drywall Paneled			Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling										
Building Style: 1.25S		Trim & Decoration															
Yr Built 2015	Remodeled 0	Ex	X Ord	Min	Size of Closets												
Condition: Average Part. Construct.: 80%		Lg	X Ord	Small	Doors												
Room List		(5) Floors															
5 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		
Wood/Shingle Aluminum/Vinyl Brick				Ex. X Ord. Min			1 Story Siding			Basement 65.99			0.00 0.00		1490 98,325		
Insulation				No. of Elec. Outlets			1 Story Siding			Overhang 36.52			0.00 0.00		179 6,537		
(2) Windows		(7) Excavation		Many X Ave. Few			Other Additions/Adjustments			Rate			Size Cost				
Many Avg. X Large Avg. Small		Basement: 1490 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			(9) Basement Finish			Rate			Size Cost				
X		Basement		1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual			Basement Recreation Finish			11.45			1200 13,740				
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		14) Water/Sewer			Walk out Basement Door(s)			775.00			1 775				
Double Glass Patio Doors Storms & Screens		(9) Basement Finish		1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual			(13) Plumbing			760.00			1 760				
X		Recreation SF Living SF Walkout Doors No Floor SF		1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual			(14) Water/Sewer			2400.00			1 2,400				
Gable Hip Flat		Gambrel Mansard Shed		1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual			(15) Water/Sewer			1600.00			1 1,600				
X		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual			(16) Water/Sewer			1162.00			1 1,162				
Chimney:		(14) Water/Sewer		1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual			(17) Porches			2700.00			1 2,700				
		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual			(18) Built-Ins & Fireplaces			2200.00			1 2,200				
		Lump Sum Items:		1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual			(19) Garages			32.70			70 2,289				
				1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual			(20) Fireplaces			14.91			97 1,446				
				1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual			(21) Porches			13.27			120 1,592				
				1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual			(22) Fireplaces			11.72			160 1,875				
				1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual			(23) Porches			375.00			1 375				
				1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual			(24) Fireplaces			18.11			649 11,753				
				1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual			(25) Porches			-1300.00			1 -1,300				
				1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual			(26) Fireplaces			375.00			1 375				
				1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual			(27) Porches			375.00			1 375				
				1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual			(28) Fireplaces			1.500 =>			1 300,700				
				1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual			(29) Porches			80 % Completed =>			Est. True Cash Value 2018 = 240,560				

*** 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.
RENNER MICHAEL J & POLLY	RENNER FAMILY TRUST	0	07/10/2017	WD	RELATED PARTY	2017-02279		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1444 S BIRCHAVEN BEACH DR						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2018 Est TCV 171,689 TCV/TFA: 220.11					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS								
				* Factors *								
		Public Improvements		Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value	
				GROUP A 2400/FF	47.50	132.50	1.0129	1.0000	2400	100	115,471	
				48 Actual Front Feet, 0.14 Total Acres						Total Est. Land Value =		115,471
				Land Improvement Cost Estimates								
				Description	Rate	CountyMult.	Size	%Good	Cash Value			
	X			D/W/P: 3.5 Concrete	3.20	1.00	100	71	227			
	X			Shed: Wood Frame	11.95	1.00	35	71	297			
	X			Total Estimated Land Improvements True Cash Value =								524

Comments/Influences

Split/Comb. on 12/31/2014 completed 12/31/2014 TIM ASSESS LOTS SEPARATELY;

Parent Parcel(s): 009-100-020-00;

Child Parcel(s): 009-100-021-00;



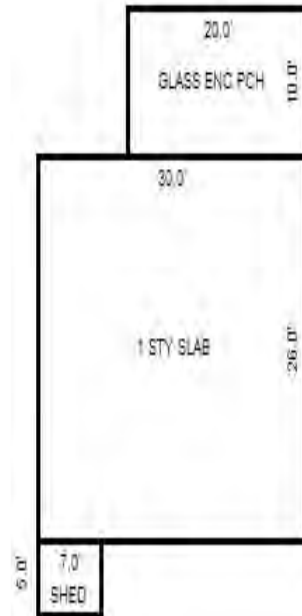
X	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	X	Waterfront	Ravine	Wetland	Flood Plain	X	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
															Who	When	What				
															2018	57,700	28,100	85,800			62,398C
															2017	57,700	26,300	84,000			61,115C
															2016	52,800	25,100	77,900			60,570C
															2015	42,800	26,000	68,800			60,389C

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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 200	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	X	Plaster Wood T&G											
Building Style: 1S		Trim & Decoration														
Yr Built 1951	Remodeled 0	Ex	X	Ord		Min										
Condition: Average		Lg		Ord	X	Small										
Room List		(5) Floors														
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:					(12) Electric									
		Doors			Solid	X	H.C.									
		100					Amps Service									
		Central Air Wood Furnace														
		(6) Ceilings														
		Kitchen: Other: Other:														
		No./Qual. of Fixtures														
		Ex.		X	Ord.		Min									
		No. of Elec. Outlets														
		Many		X	Ave.		Few									
		(7) Excavation														
		Basement: 0 S.F. Crawl: 0 S.F. Slab: 780 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:														
		1 1 1000 Gal Septic 2000 Gal Septic														
		Lump Sum Items:														
		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic														
		Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost														
		1 Story Siding Slab 62.68 -11.12 -2.85 780 37,994														
		Other Additions/Adjustments Rate Size Cost														
		(13) Plumbing Average Fixture(s) 630.00 1 630														
		(14) Water/Sewer Public Sewer 1025.00 1 1,025														
		Well, 50 Feet 1575.00 1 1,575														
		(15) Built-Ins & Fireplaces Appliance Allowance 1415.00 1 1,415														
		(16) Porches CGEP (1 Story), Standard 31.40 200 6,280														
		Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 37,129														
		ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 55,694														

*** 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.
RENNER MICHAEL J & POLLY	RENNER FAMILY TRUST	0	07/10/2017	WD	RELATED PARTY	2017-02279		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1444 S BIRCHAVEN BEACH DR			New House	04/07/2015	2015-0070	100%

Owner's Name/Address	P.R.E.	MAP #:
RENNER FAMILY TRUST 7486 CHERRY BROOK DR REYNOLDSBURG OH 43068	0%	2018 Est TCV 407,359 TCV/TFA: 177.11

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS								
			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LOT 21 BIRCHAVEN BEACH SPLIT ON 12/31/2014 FROM 009-100-020-00			GROUP A 2400/FF	50.00	128.10	1.0000	1.0000	2400	100		120,000
			50 Actual Front Feet, 0.15 Total Acres Total Est. Land Value =							120,000	

Tax Description	X Improved	Vacant	Land Improvement Cost Estimates						
			Description	Rate	CountyMult.	Size	%Good	Cash Value	
LOT 21 BIRCHAVEN BEACH SPLIT ON 12/31/2014 FROM 009-100-020-00			D/W/P: 4in Concrete	3.61	1.00	359	0	0	
			Residential Local Cost Land Improvements						

Comments/Influences	X Improved	Vacant	Land Improvement Cost Estimates						
			Description	Rate	CountyMult.	Size	%Good	Cash Value	
Split/Comb. on 12/31/2014 completed 12/31/2014 TIM ASSESS LOTS SEPARATELY; Parent Parcel(s): 009-100-020-00; Child Parcel(s): 009-100-021-00; -----			LAND IMPROVE 1000	1000.00	1.00	1.0	95	950	
			Total Estimated Land Improvements True Cash Value =							950

Comments/Influences	X Improved	Vacant	Land Improvement Cost Estimates						
			Description	Rate	CountyMult.	Size	%Good	Cash Value	
Split/Comb. on 12/31/2014 completed 12/31/2014 TIM ASSESS LOTS SEPARATELY; Parent Parcel(s): 009-100-020-00; Child Parcel(s): 009-100-021-00; -----			LAND IMPROVE 1000	1000.00	1.00	1.0	95	950	
			Total Estimated Land Improvements True Cash Value =							950

Comments/Influences	X Improved	Vacant	Land Improvement Cost Estimates						
			Description	Rate	CountyMult.	Size	%Good	Cash Value	
Split/Comb. on 12/31/2014 completed 12/31/2014 TIM ASSESS LOTS SEPARATELY; Parent Parcel(s): 009-100-020-00; Child Parcel(s): 009-100-021-00; -----			LAND IMPROVE 1000	1000.00	1.00	1.0	95	950	
			Total Estimated Land Improvements True Cash Value =							950

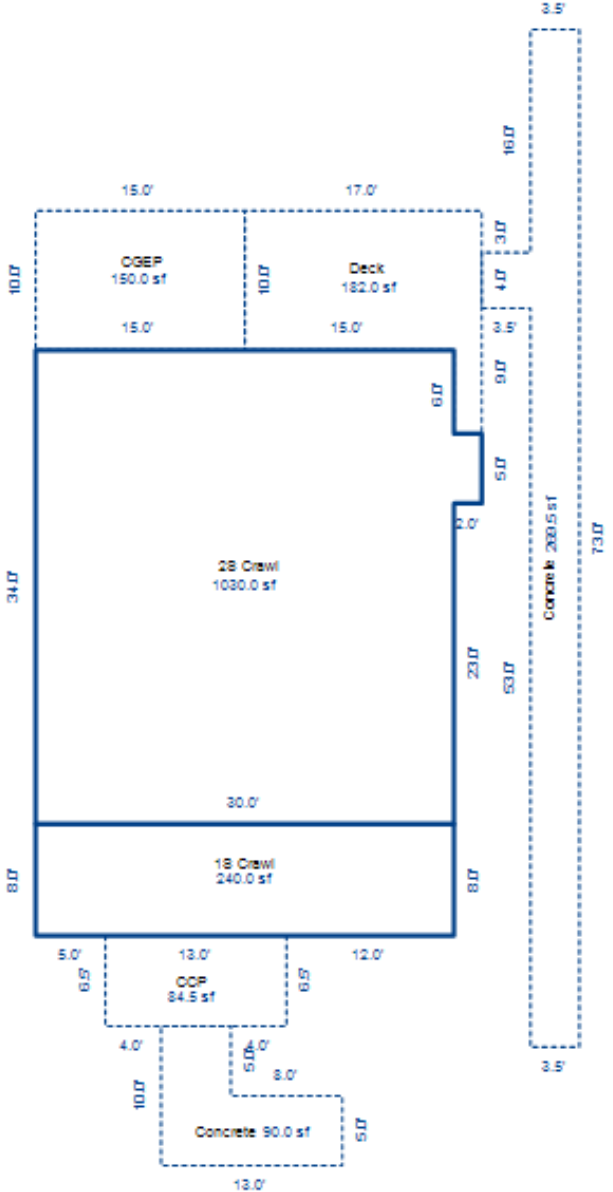


Comments/Influences	X Improved	Vacant	Land Improvement Cost Estimates						
			Description	Rate	CountyMult.	Size	%Good	Cash Value	
Split/Comb. on 12/31/2014 completed 12/31/2014 TIM ASSESS LOTS SEPARATELY; Parent Parcel(s): 009-100-020-00; Child Parcel(s): 009-100-021-00; -----			LAND IMPROVE 1000	1000.00	1.00	1.0	95	950	
			Total Estimated Land Improvements True Cash Value =							950

Comments/Influences	X Improved	Vacant	Land Improvement Cost Estimates						
			Description	Rate	CountyMult.	Size	%Good	Cash Value	
Split/Comb. on 12/31/2014 completed 12/31/2014 TIM ASSESS LOTS SEPARATELY; Parent Parcel(s): 009-100-020-00; Child Parcel(s): 009-100-021-00; -----			LAND IMPROVE 1000	1000.00	1.00	1.0	95	950	
			Total Estimated Land Improvements True Cash Value =							950

Comments/Influences	X Improved	Vacant	Land Improvement Cost Estimates						
			Description	Rate	CountyMult.	Size	%Good	Cash Value	
Split/Comb. on 12/31/2014 completed 12/31/2014 TIM ASSESS LOTS SEPARATELY; Parent Parcel(s): 009-100-020-00; Child Parcel(s): 009-100-021-00; -----			LAND IMPROVE 1000	1000.00	1.00	1.0	95	950	
			Total Estimated Land Improvements True Cash Value =							950

*** 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.
		310,000	06/01/2001	WD	Download	01-0:2575		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1424 S BIRCHAVEN BEACH DR						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
FINK ARNOLD & CAROL 33992 OLD TIMBER FARMINGTON MI 48331	2018 Est TCV 325,545 TCV/TFA: 108.66					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS							
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
. LOT 22 BIRCHAVEN BEACH.	X		GROUP A 2400/FF	50.00	124.00	1.0000	1.0000	2400	100	120,000
			50 Actual Front Feet, 0.14 Total Acres Total Est. Land Value = 120,000							

Comments/Influences	X	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					
		Curb					
		Street Lights					
		Standard Utilities					
		Underground Utils.					
		Total Estimated Land Improvements True Cash Value = 2,116					

Topography of Site	X	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Level	2018	60,000	102,800	162,800			128,524C
Rolling								
Low								
High								
Landscaped								
Swamp								
Wooded								
Pond								
Waterfront								
Ravine								
Wetland								
Flood Plain								
PRIVATE RD	X							



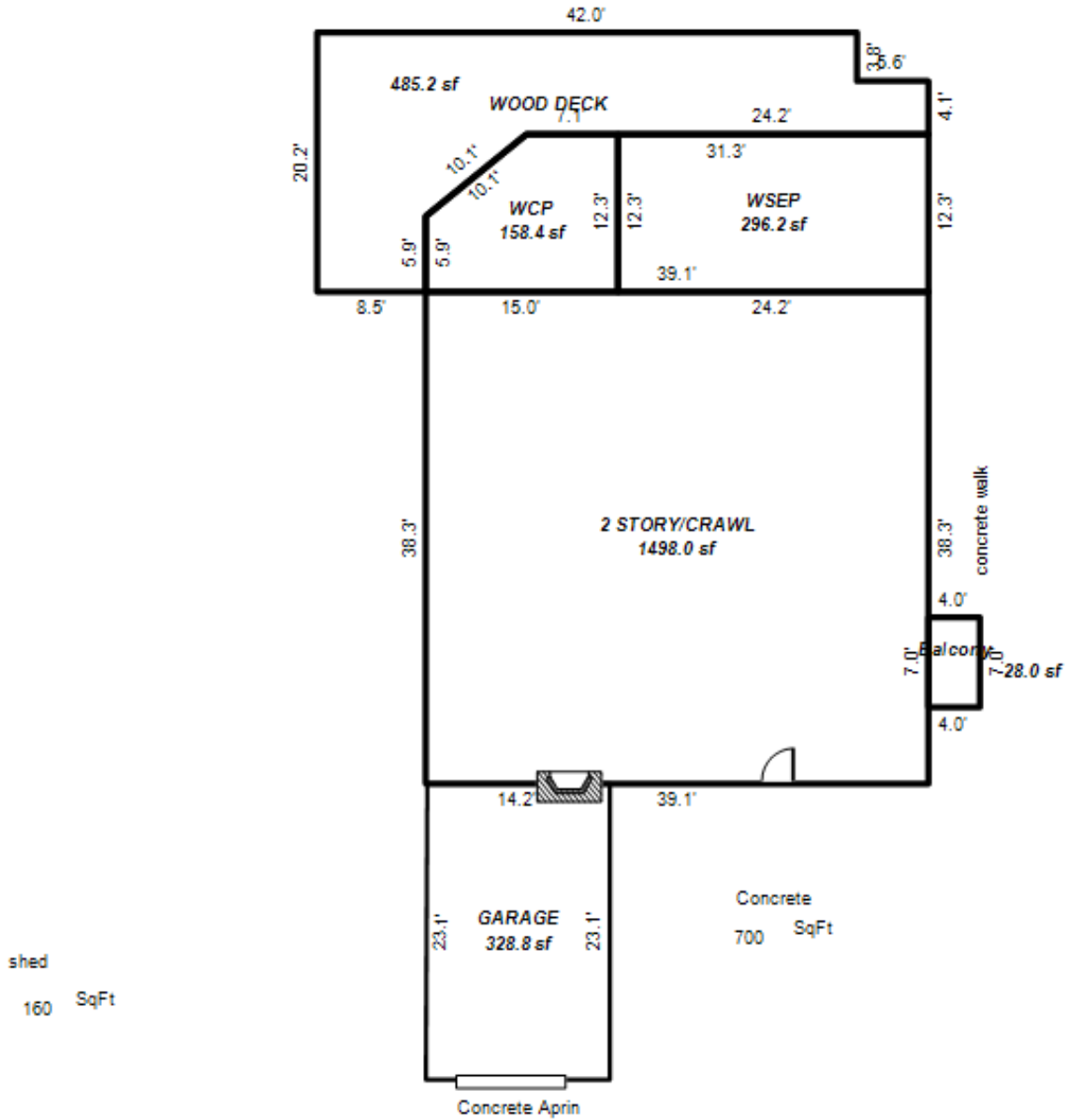
Who	When	What	2018	60,000	102,800	162,800		128,524C
TPC	12/27/2017	INSPECTED	2017	60,000	102,800	162,800		125,881C
TPC	03/30/2015	INSPECTED	2016	55,000	94,800	149,800		124,759C
TPC	10/15/2013	INSPECTED	2015	50,000	97,300	147,300		124,386C

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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 296 158 485 28	Type WSEP (1 Story) WCP (1 Story) Composite Wood Balcony	Year Built: 1965 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 328 % 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 1965		Remodeled 1991		Ex X Ord Min			Size of Closets			Lg X Ord Small		Doors Solid X H.C.					
Condition: Average																	
Room List		(5) Floors		Central Air Wood Furnace													
	Basement 1st Floor 2nd Floor 5 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			2 Story Siding			Crawl Space 94.32		-8.34 0.00		1498 128,798			
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	Large Avg. Small		Basement: 0 S.F. Crawl: 1498 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) 760.00		1 760					
X	Wood Sash Metal Sash Vinyl Sash	Conc. Block Poured Conc. Stone		(8) Basement			(14) Water/Sewer			Public Sewer 1162.00		1 1,162					
X	Double Hung Horiz. Slide Casement	Treated Wood Concrete Floor					Well, 50 Feet			1575.00		1 1,575					
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			(15) Built-Ins & Fireplaces			Appliance Allowance 1915.00		1 1,915					
(3) Roof							Fireplace: Exterior 2 Story 4650.00			1 4,650							
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support			(16) Porches			WSEP (1 Story), Standard 22.50		296 6,660					
X	Asphalt Shingle			Joists: Unsupported Len: Cntr.Sup:			WCP (1 Story), Standard 23.65			158 3,737							
Chimney: Block				1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			(16) Deck/Balcony			Composite, Standard 6.48		485 3,143					
				Lump Sum Items:			(17) Garages			Wood Balcony 17.50		28 490					
							Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)			Base Cost 22.49		328 7,377					
							Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 145,306			Common Wall: 1 Wall -1025.00		1 -1,025					
							ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 203,429			Mechanical Doors 350.00		1 350					

*** 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.
FINK ARNOLD & CAROL	MAXWELL TODD R	1,870	09/16/2013	QC	QUIT CLAIM	2013-03264 QC	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
S BIRCHHAVEN BEACH	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
FINK ARNOLD & CAROL 33992 OLD TIMBER FARMINGTON MI 48331	MAP #:	2018 Est TCV 121,389				

Improved	X	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS						
Public Improvements			* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			GROUP A 2400/FF	50.00	119.00	1.0000 1.0000	2400	100	120,000
			50 Actual Front Feet, 0.14 Total Acres Total Est. Land Value =						120,000
			Land Improvement Cost Estimates						
			Description	Rate	CountyMult.	Size	%Good	Cash Value	
			Shed: Wood Frame	9.24	1.00	160	94	1,389	
			Total Estimated Land Improvements True Cash Value =						1,389

Tax Description
. LOT 23 BIRCHHAVEN BEACH.
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
- X PRIVATE RD

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	60,000	700	60,700			42,700C
2017	60,000	700	60,700			41,822C
2016	55,000	700	55,700			41,449C
2015	50,000	700	50,700			41,326C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		180,000	06/01/2002	WD	Download	02-0:2617		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1404 S BIRCHAVEN BEACH DR			Remodel	12/15/2003	20030457	Complete

Owner's Name/Address	P.R.E.	MAP #:
MAXWELL KEVIN P 10725 NADINE AVE HUNTINGTON WOODS MI 48070-1519	0%	2018 Est TCV 231,418 TCV/TFA: 204.79

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS
. LOT 24 BIRCHAVEN BEACH.			
Comments/Influences			
12X16 SHED ACROSS ROAD			

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
Dirt Road	GROUP A	2400	FF	50.00	115.00	1.0000	1.0000	2400	100	120,000
Gravel Road	50 Actual Front Feet, 0.13 Total Acres Total Est. Land Value = 120,000									

Land Improvement Cost Estimates	Description	Rate	CountyMult.	Size	%Good	Cash Value
	D/W/P: 3.5 Concrete	3.44	1.00	169	66	384
	Shed: Wood Frame	9.83	1.00	192	45	849

Residential Local Cost Land Improvements	Description	Rate	CountyMult.	Size	%Good	Cash Value
	LAND IMPROVE 2500	2500.00	1.00	1.0	94	2,350
Total Estimated Land Improvements True Cash Value =						3,583

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2018	60,000	55,700	115,700			77,056C
Rolling	2017	60,000	52,100	112,100			75,472C
Low	2016	55,000	50,000	105,000			74,799C
High	2015	50,000	47,500	97,500			74,576C
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							
X PRIVATE RD							

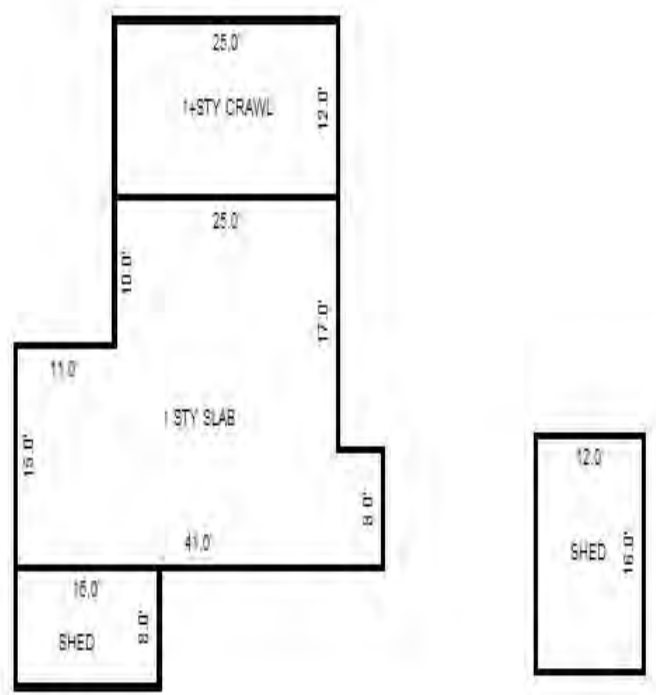


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 316	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame		(4) Interior Drywall Paneled				Plaster Wood T&G			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 1957	Remodeled 2004	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											
							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														
	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 300 S.F. Slab: 830 S.F. Height to Joists: 0.0			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement			(8) Basement														
X	Double Glass Patio Doors Storms & Screens			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor														
(3) Roof		(9) Basement Finish																
				Recreation SF Living SF Walkout Doors No Floor SF														
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support														
X	Asphalt Shingle			Joists: Unsupported Len: Cntr.Sup:			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic											
Chimney: Block							Lump Sum Items:											
										Stories Exterior		Foundation		Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
										1 Story Siding		Slab		65.75	-11.49	0.00	830	45,036
										1 Story Siding		Crawl Space		65.75	-9.46	0.00	300	16,887
										Other Additions/Adjustments				Rate		Size Cost		
										(13) Plumbing		Average Fixture(s)		760.00		1 760		
										(14) Water/Sewer		Public Sewer		1162.00		1 1,162		
												Well, 100 Feet		2700.00		1 2,700		
										(15) Built-Ins & Fireplaces		Appliance Allowance		1915.00		1 1,915		
												Fireplace: Exterior 1 Story		3875.00		1 3,875		
										(16) Deck/Balcony		Treated Wood,Standard		6.60		316 2,086		
												Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,		Depr.Cost =		71,890		
												ECF (403 - LAKE MISSAUKEE AREA RES)		1.500 => TCV of Bldg: 1 =		107,835		

*** 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.
ALDERDEN SUSAN J	HEEREN KURT M & SVENJE	224,900	10/07/2004	WD	Multiple Improved	04-0/4205		100.0
		165,000	12/01/2001	WD	Download	02-0:0034		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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1394 S BIRCHAVEN BEACH DR	School: LAKE CITY - 57020					
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	P.R.E. 0%					
--	-----------	--	--	--	--	--

Owner's Name/Address	MAP #:
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HEEREN KURT M & SVENJE 4851 POC AVE WOODLAND HILLS CA 91364	2018 Est TCV 213,230 TCV/TFA: 256.29
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X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS
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Public Improvements	* Factors *
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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GROUP A 2400/FF	50.00	110.00	1.0000	1.0000	2400	100		120,000
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50 Actual Front Feet, 0.13 Total Acres								Total Est. Land Value = 120,000
--	--	--	--	--	--	--	--	---------------------------------

Tax Description		Land Improvement Cost Estimates						
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	Description	Rate	CountyMult.	Size	%Good	Cash Value
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	Shed: Wood Frame	13.15	1.00	48	71	448
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X Sewer	Shed: Wood Frame	12.34	1.00	72	71	631
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X Electric	Residential Local Cost Land Improvements					
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X Gas	Description	Rate	CountyMult.	Size	%Good	Cash Value
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X Curb	LAND IMPROVE 2500	2500.00	1.00	1.0	94	2,350
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Total Estimated Land Improvements True Cash Value =						3,429
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Topography of Site	
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Level

X Rolling

X Low

High

Landscaped

Swamp

Wooded

Pond

X Waterfront

Ravine

Wetland

X Flood Plain

X PRIVATE RD

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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			2018	60,000	46,600	106,600			85,134C
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		TPC 12/27/2017 INSPECTED	2017	60,000	43,600	103,600			83,383C
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		TPC 10/29/2015 INSPECTED	2016	55,000	41,800	96,800			82,640C
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		TPC 11/09/2010 INSPECTED	2015	50,000	39,800	89,800			82,393C
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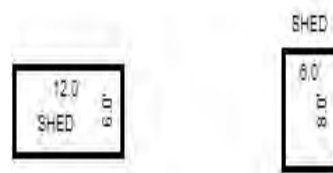
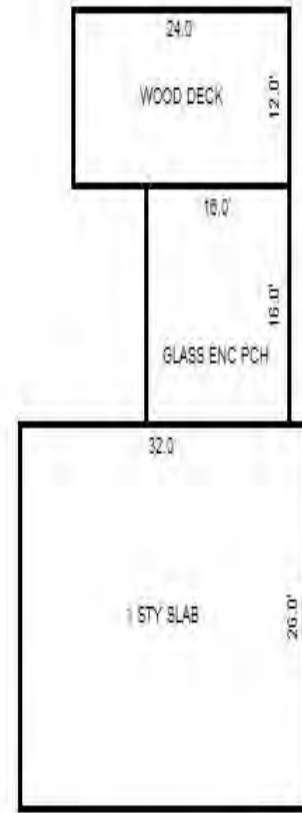
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage									
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 256 288	Type CGEP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:					
X	Wood Frame		Drywall X Paneled		Plaster Wood T&G																	
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace																		
Yr Built 1965	Remodeled 0	Ex	X	Ord		Min	(12) Electric															
Condition: Average		Lg	X	Ord		Small	100 Amps Service															
Room List		(5) Floors		No./Qual. of Fixtures			Stories		Exterior		Foundation		Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Other:		Ex. X Ord. Min			1		Story Siding		Slab		69.79		-12.28		0.00		832		47,848	
(1) Exterior		X	Tile	No. of Elec. Outlets			Other Additions/Adjustments															
X	Wood/Shingle Aluminum/Vinyl Brick			Many	X	Ave.		Few	(13) Plumbing													
	Insulation	(7) Excavation		(14) Water/Sewer			Average Fixture(s)															
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 832 S.F. Height to Joists: 0.0		(15) Built-Ins & Fireplaces			Public Sewer															
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			Well, 50 Feet															
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			15) Built-Ins & Fireplaces															
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		(16) Porches			Appliance Allowance															
(3) Roof			Recreation SF Living SF Walkout Doors No Floor SF	(16) Deck/Balcony			Fireplace: Exterior 1 Story															
X	Gable Hip Flat		Gambrel Mansard Shed	(14) Water/Sewer			CGEP (1 Story), Standard															
X	Asphalt Shingle	(10) Floor Support		Public Water			Treated Wood, Standard															
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:		Public Sewer			Well, 50 Feet															
				1			Water Well															
				1			1000 Gal Septic															
				1			2000 Gal Septic															
				Lump Sum Items:																		

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



Sketch by Apex IV™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COUGHLIN JOHN T & BERNITA	COUGHLIN JOHN T	0	02/01/2008	DC	CERTIFICATE OF DEATH	2010-05303DC	PTA	0.0
COUGHLIN JOHN T & BERNITA	COUGHLIN JOHN T & BERNITA	0	08/16/2007	QC	Not Qualified	2007/3051		0.0
		104,000	06/01/1996	WD	Download	304:770		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1384 S BIRCHAVEN BEACH DR	School: LAKE CITY - 57020		Pole Barn	09/02/2010	20100501	100%

Owner's Name/Address	MAP #:
COUGHLIN BERNITA M (LLE) 8993 SIMPSON RD OVID MI 48866	2018 Est TCV 230,369 TCV/TFA: 195.89

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS
. LOT 26 BIRCHAVEN BEACH.			

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	GROUP A 2400/FF	50.00	105.00	1.0000	1.0000	2400	100		120,000
	50 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value = 120,000

Comments/Influences	X	Land Improvement Cost Estimates

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	145	0	0
D/W/P: Patio Blocks	8.13	1.00	725	0	0
Shed: Wood Frame	11.53	1.00	96	71	786
Dock: Light posts	21.31	1.00	32	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	97	2,425
Total Estimated Land Improvements True Cash Value =					3,211

Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	60,000	55,200	115,200			83,905C
2017	60,000	51,600	111,600			82,180C
2016	55,000	49,500	104,500			81,447C
2015	50,000	45,300	95,300			80,506C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WARD DAVID & MARILYN FAMI	RYAN DAVID B & PAMELA M	245,000	10/21/2014	WD	WARRANTY DEED	2014-03643		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1374 S BIRCHAVEN BEACH DR						
Owner's Name/Address	School: LAKE CITY - 57020		P.R.E. 0%		MAP #:	
RYAN DAVID B & PAMELA M 11311 BRIMLEY RD WEBBERVILLE MI 48892					2018 Est TCV 280,184 TCV/TFA: 123.21	

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS						
		Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
. LOT 27 BIRCHAVEN BEACH.	X	Dirt Road		GROUP A 2400/FF	50.00	101.00	1.0000	1.0000	2400 100	120,000
Comments/Influences		Gravel Road		50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =	120,000

Description	X	Rate	CountyMult.	Size	%Good	Cash Value	
							Description
Water	X	4.21	1.00	194	0	0	
Sewer	X	Residential Local Cost Land Improvements					
Electric	X						
Gas	X	1000.00	1.00	1.0	95	950	
Curb						Total Estimated Land Improvements True Cash Value =	950

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



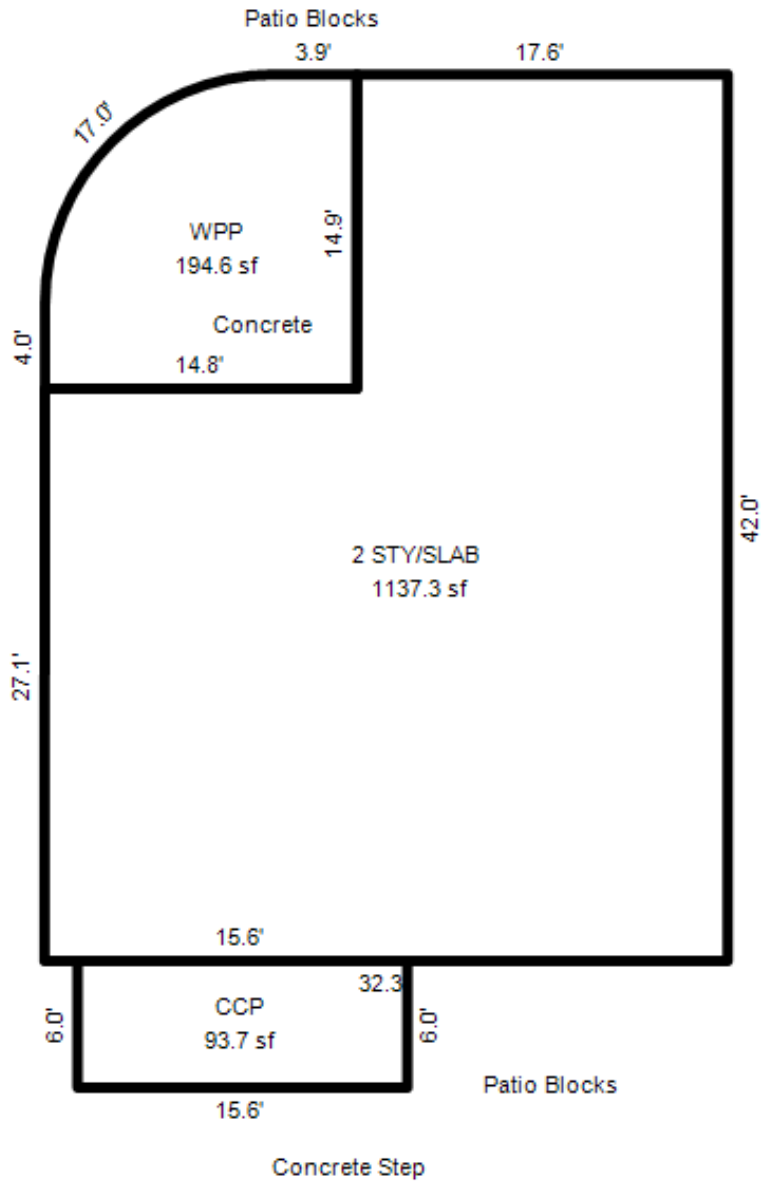
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	60,000	80,100	140,100			129,675C
2017	60,000	80,100	140,100			127,008C
2016	55,000	73,900	128,900			125,876C
2015	50,000	75,500	125,500			125,500S

*** 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 93 194	Type CCP (1 Story) WPP	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:							
X	Wood Frame	X	Drywall Plaster X Paneled Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																		
Building Style: 2S		Trim & Decoration																					
Yr Built 1963	Remodeled 1989	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		Size		Cost	
X	Wood/Shingle Aluminum/Vinyl Brick	X	Tile		Ex.	X	Ord.		Min	2	Story Siding		Slab	108.99	-12.05	0.00			1137	110,221			
Insulation				No. of Elec. Outlets			Other Additions/Adjustments			Rate													
(2) Windows		(7) Excavation		(13) Plumbing			(14) Water/Sewer																
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1137 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 Public Sewer Well, 50 Feet			760.00 2400.00 1162.00 1575.00			1 1 1 1			760 2,400 1,162 1,575				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement		(9) Basement Finish			(14) Water/Sewer																
X	Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Recreation SF Living SF Walkout Doors No Floor SF			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Appliance Allowance Fireplace: Interior 2 Story			1915.00 3825.00			1 1			1,915 3,825				
(3) Roof		(10) Floor Support																					
X	Gable Hip Flat	Gambrel Mansard Shed		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, ECF (403 - LAKE MISSAUKEE AREA RES)			30.58 10.81 1.400 => TCV of Bldg: 1 =			93 194			2,844 2,097 113,739 159,234				
X	Asphalt Shingle																						
Chimney: Block																							

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)		Date	Number	Status				
1364 S BIRCHAVEN BEACH DR		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 0%										
SMITH ROBERT I 26069 SHELLEYLYNN CT FRANKLIN MI 48025		MAP #:		2018 Est TCV 200,447 TCV/TFA: 205.38								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS								
. LOTS 28 & 29 BIRCHAVEN BEACH.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		GROUP D 1500/FF	50.00	95.00	0.8123	1.0000	1500	100		60,919
		Paved Road		GROUP D 1500/FF	50.00	95.00	0.8123	1.0000	1500	100		60,919
		Storm Sewer		100 Actual Front Feet, 0.22 Total Acres					Total Est. Land Value =	121,838		
		Sidewalk		Land Improvement Cost Estimates								
		Water		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		Sewer		Shed: Wood Frame	10.15	1.00	100	50	508			
		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 =					1,458			
		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		
		X PRIVATE RD		2018	60,900	39,300	100,200			78,728C		
		TPC 12/27/2017 INSPECTED		2017	60,900	36,800	97,700			77,109C		
		TPC 10/27/2015 INSPECTED		2016	69,600	35,200	104,800			76,422C		
		TPC 04/30/2013 INSPECTED		2015	90,000	31,500	121,500			76,194C		

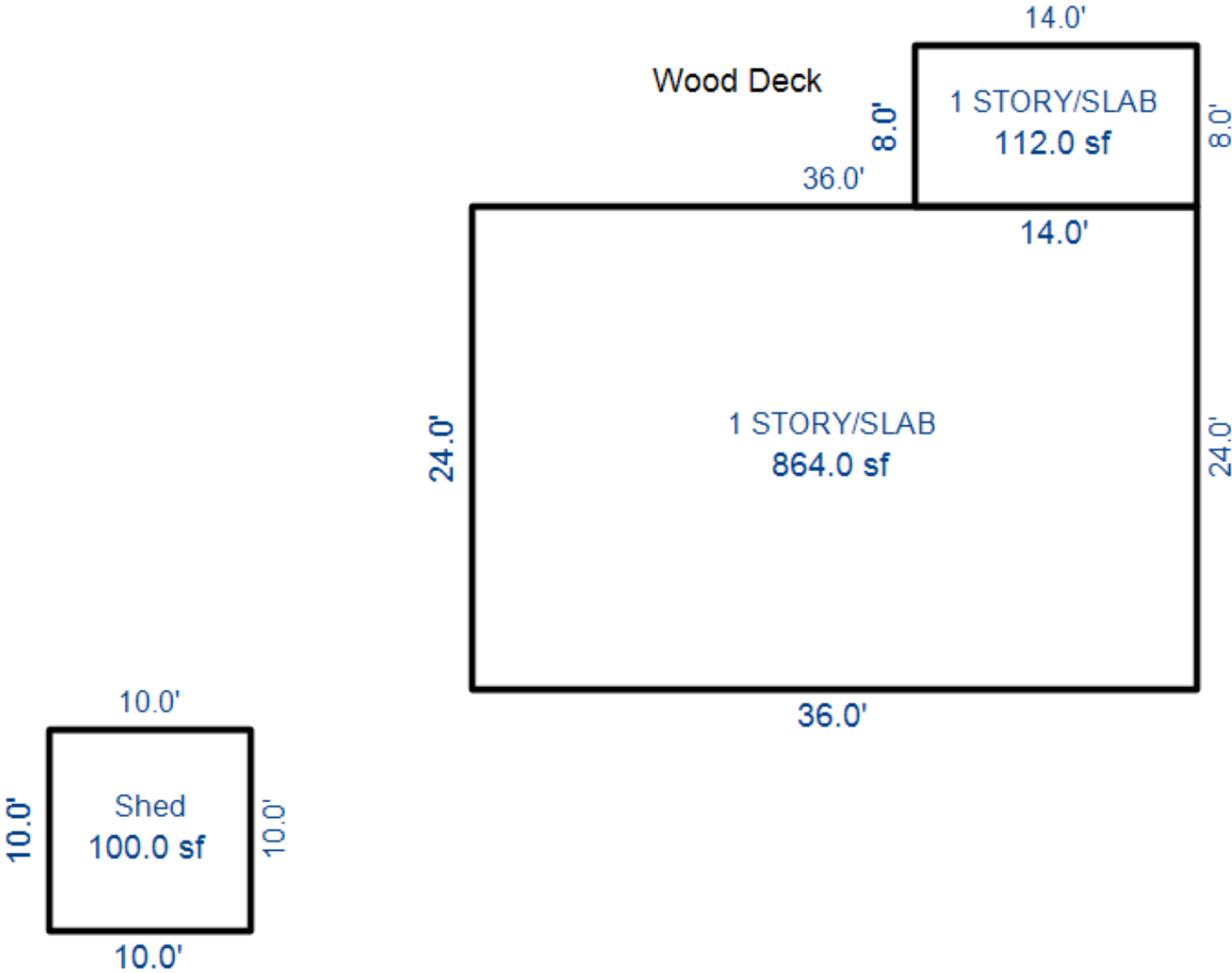


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*** Information herein deemed reliable but not guaranteed***

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 300	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		Plaster Wood T&G			X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							
Building Style: 1S		Trim & Decoration														
Yr Built 1962	Remodeled 0	Ex	X	Ord		Min										
Condition: Average		Lg	X	Ord		Small										
Room List		(5) Floors														
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:					(12) Electric									
		Doors		Solid	X	H.C.	100 Amps Service									
		(6) Ceilings		No./Qual. of Fixtures												
(1) Exterior				Ex.	X	Ord.		Min								
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets												
Insulation		(7) Excavation		Many	X	Ave.		Few								
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 976 S.F. Height to Joists: 0.0		(13) Plumbing												
X	Many Avg. Few	X	Large Avg. Small	1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement		(14) Water/Sewer												
X	Double Glass Patio Doors Storms & Screens	Recreation SF Living SF Walkout Doors No Floor SF		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic												
(3) Roof		(9) Basement Finish		Lump Sum Items:												
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support													
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:														
Chimney: Block																

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



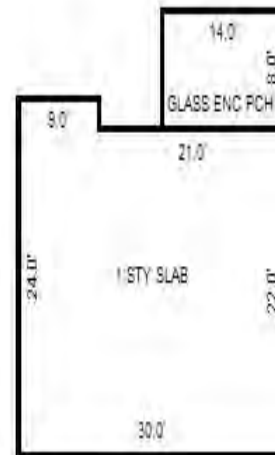
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
COEBLY JUDITH L	COEBLY JUDITH L TRUST	0	11/01/2017	QC	FAMILY SALE	2017-03557		0.0				
COEBLY JUDITH L TRUST	COEBLY JUDITH L TRUST	10	11/01/2017	PTA	FAMILY SALE	PTA	PTA	0.0				
LINDEMAN CHERYL P TRUST	COEBLY JUDITH	83,000	10/02/2017	QC	FAMILY SALE	2017-03151	PTA	0.0				
LINDEMAN CHERYL PENCE AKA	LINDEMAN CHERYL P TRUST	1	09/22/2011	WD	WARRANTY DEED	2011-031431 WD	PTA	0.0				
Property Address		Class: 401 RESIDENTIAL-I		Zoning:	Building Permit(s)	Date	Number	Status				
1344 S BIRCHAVEN BEACH DR		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 0%										
COEBLY JUDITH L TRUST 5364 KIERSTAN DR BRIGHTON MI 48114		MAP #:										
		2018 Est TCV 182,696 TCV/TFA: 269.46										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS								
. LOT 30 BIRCHAVEN BEACH.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		GROUP A 2400/FF	50.00	88.00	1.0000	1.0000	2400	100		120,000
		Paved Road		50 Actual Front Feet, 0.10 Total Acres					Total Est. Land Value =		120,000	
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		Water		Shed: Wood Frame	11.95	1.00	24	94	270			
		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 = 745								
		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	60,000	31,300	91,300			46,993C		
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		X PRIVATE RD		2017	60,000	29,300	89,300			46,027C		
		Who										
		When										
		What										
		TPC 12/27/2017 INSPECTED		2016	55,000	28,000	83,000			45,617C		
		TPC 03/30/2015 INSPECTED										
		TPC 04/30/2013 INSPECTED		2015	50,000	25,900	75,900			45,481C		



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FERGUSON DAVID C & ROSE M	FERGUSON DAVID C & ROSE M	0	05/23/2007	QC	Not Qualified	2007/2087		0.0
FERGUSON ROSEMARY	FERGUSON DAVID C & ROSE M	0	02/10/2004	QC	Not Qualified	04-0/0529		0.0
		76,000	09/01/1996	WD	Download	318:1334		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1334 S BIRCHAVEN BEACH DR			Shed	01/01/2015	2015-31157	100%

Owner's Name/Address	MAP #:
FERGUSON DAVID C & ROSE M (TTEE) THE BIRCHAVEN COTTAGE TRUST 113 E MADISON STREET DEWITT MI 48820	2018 Est TCV 174,870 TCV/TFA: 249.81

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS
. LOT 31 BIRCHAVEN BEACH.			

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	GROUP A 2400/FF	50.00	93.00	1.0000	1.0000	2400	100		120,000
	50 Actual Front Feet, 0.11 Total Acres								Total Est. Land Value = 120,000

Comments/Influences	X	Land Improvement Cost Estimates

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	65	0	0
Shed: Wood Frame	9.24	1.00	160	94	1,389

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					2,339

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



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2018	60,000	27,400	87,400			54,291C
TPC	12/07/2015	INSPECTED	2017	60,000	25,700	85,700			53,175C
TPC	04/30/2013	INSPECTED	2016	55,000	24,600	79,600			52,701C
			2015	50,000	23,100	73,100			52,245C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 96	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame		Drywall X Paneled		Plaster Wood T&G											
Building Style: 1S		Trim & Decoration														
Yr Built 1958	Remodeled 0	Ex	X Ord	Min	Size of Closets											
Condition: Average		Lg	X Ord	Small	Doors			Solid X H.C.								
Room List		(5) Floors		Central Air Wood Furnace												
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric			60 Amps Service									
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Ex. X Ord. Min		Stories Exterior Foundation		Rate Bsmnt-Adj Heat-Adj		Size Cost			
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets			Many X Ave. Few		1 Story Siding Slab		64.33 -11.41 -1.63		700 35,903			
	Insulation	Basement: 0 S.F. Crawl: 0 S.F. Slab: 700 S.F. Height to Joists: 0.0		(13) Plumbing			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer		Average Fixture(s) Public Sewer Well, 100 Feet		630.00 1 630 1025.00 1 1,025 2550.00 1 2,550			
X	Many Avg. X Few	Large Avg. X Small	(8) Basement		(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		(15) Built-Ins & Fireplaces		Appliance Allowance		1415.00 1 1,415		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish			Recreation SF Living SF Walkout Doors No Floor SF		(16) Deck/Balcony		Treated Wood,Standard		8.05 96 773			
X	Double Glass Patio Doors Storms & Screens								Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,		Depr.Cost =		35,021			
(3) Roof		(10) Floor Support		Lump Sum Items:					ECF (403 - LAKE MISSAUKEE AREA RES)		1.500 => TCV of Bldg: 1 =		52,531			
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:													
X	Asphalt Shingle															
Chimney: Block																

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



Sketch by Apex IVT

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FROEHLICH GAIL & FROEHLIC	LAROSE RYAN & ERIN N	220,000	09/19/2017	WD	Arms Length	2017-03007	PTA	100.0
WILSON DONNA	FROEHLICH GAIL & FROEHLIC	0	02/12/2007	QC	Not Qualified	2007/654		0.0
THOMAS RHONDA	FROEHLICH GAIL & FROEHLIC	0	08/07/2003	QC	Not Qualified	2003/4890		0.0
LA DUKE SUSAN	FROEHLICH GAIL & FROEHLIC	0	07/14/2003	QC	Not Qualified	2003/3878		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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1324 S BIRCHAVEN BEACH DR	School: LAKE CITY - 57020					
	P.R.E. 0%					

Owner's Name/Address	MAP #:
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LAROSE RYAN & ERIN N 11070 WILDLIFE DR SE LOWELL MI 49331	2018 Est TCV 197,495 TCV/TFA: 193.62
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X	Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS
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Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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	Dirt Road								
	Gravel Road								
	GROUP A 2400/FF 50.00 116.00 1.0000 1.0000 2400 100								120,000
	50 Actual Front Feet, 0.13 Total Acres								Total Est. Land Value = 120,000

Tax Description	X	Land Improvement Cost Estimates
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. LOT 32 BIRCHAVEN BEACH.	X	
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Comments/Influences	X	Description	Rate	CountyMult.	Size	%Good	Cash Value
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	X	Water	3.20	1.00	69	0	0
	X	Sewer	11.95	1.00	40	95	454

X	Electric	Residential Local Cost Land Improvements
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X	Gas	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 =					1,404
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Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2018	60,000	38,700	98,700			98,700S
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2017	60,000	36,200	96,200			77,408C
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2016	55,000	34,700	89,700			76,718C
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2015	50,000	33,000	83,000			76,489C
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Who	When	What
TPC	12/27/2017	INSPECTED
TPC	09/19/2017	INSPECTED
TPC	10/27/2015	INSPECTED

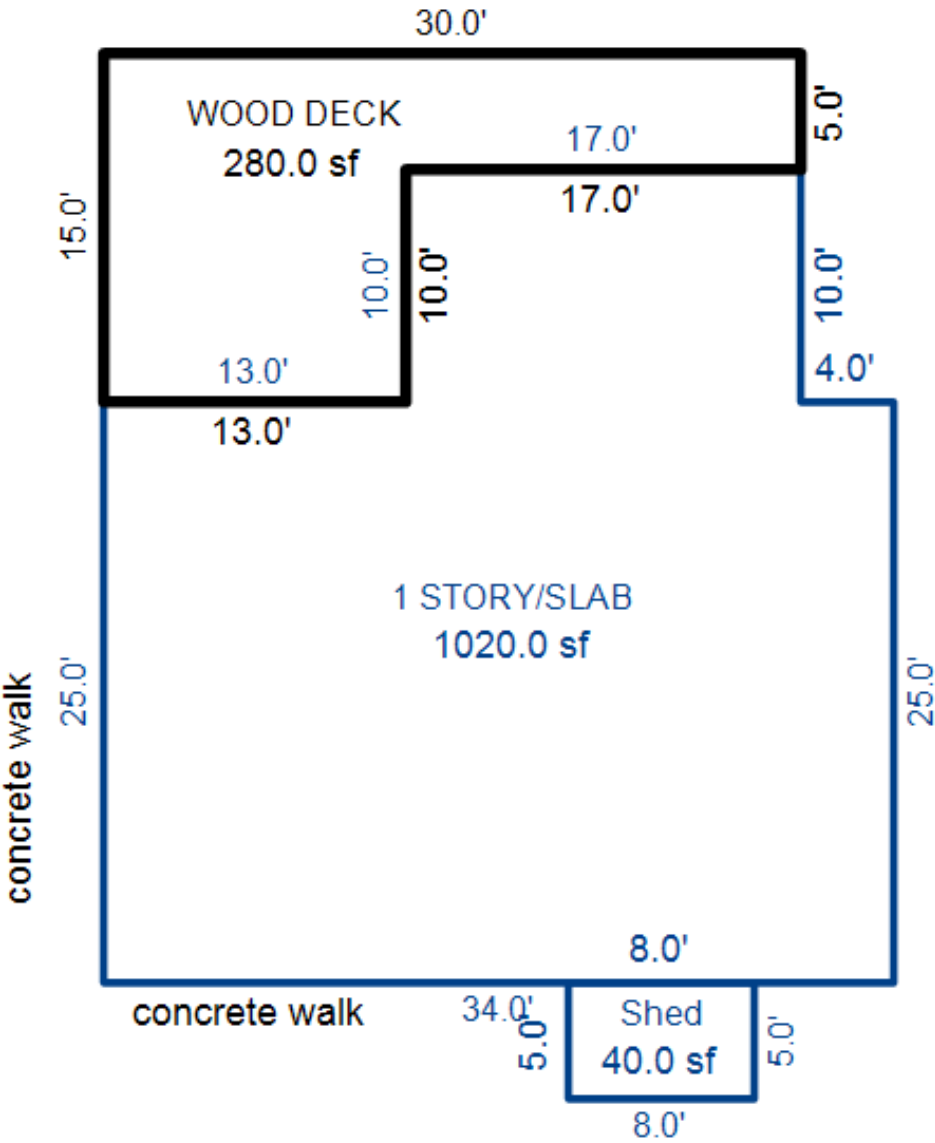
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*** Information herein deemed reliable but not guaranteed***



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 280	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame		Drywall Paneled		Plaster Wood T&G											
Building Style: 1S		Trim & Decoration														
Yr Built 1964	Remodeled 0	Ex	X	Ord		Min	Size of Closets									
Condition: Average		Lg		Ord	X	Small	Doors									
Room List		(5) Floors		Central Air Wood Furnace												
	Basement 1st Floor 2nd Floor 2 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	No. of Elec. Outlets				
	Insulation	(7) Excavation		(13) Plumbing			Many		X	Ave.		Few				
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1020 S.F. Height to Joists: 0.0		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
X	Many Avg. X Few	Large Avg. X Small		(8) Basement												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish												
X	Double Glass Patio Doors Storms & Screens	Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer												
(3) Roof		(10) Floor Support		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic												
X	Gable Hip Flat	Gambrel Mansard Shed		Lump Sum Items:												
X	Asphalt Shingle															
Chimney: 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.
COWDREY PHILLIP E & LINDA	SCHLICK DAVID R & MARIANN	305,000	06/10/2005	WD	Multiple Improved	05-0/2291		100.0
		84,900	01/01/1997	WD	Download	308:1180		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1314 S BIRCHAVEN BEACH DR						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2018 Est TCV 240,889 TCV/TFA: 192.40					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS								
				* Factors *								
Comments/Influences		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
ADD'N FOR 98 1QS TO 1HS FOR 01				GROUP A 2400/FF	50.00	146.00	1.0000	1.0000	2400	100		120,000
				50 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 120,000								
				Land Improvement Cost Estimates								
				Description	Rate	CountyMult.	Size	%Good	Cash Value			
				D/W/P: 3.5 Concrete	3.44	1.00	300	0	0			
				Fencing: Wd, Picket, 30-40	11.64	1.00	50	0	0			
				Shed: Wood Frame	10.44	1.00	156	50	815			
				Residential Local Cost Land Improvements								
				Description	Rate	CountyMult.	Size	%Good	Cash Value			
				LAND IMPROVE 1000	1000.00	1.00	0.5	95	475			
				Total Estimated Land Improvements True Cash Value = 1,290								



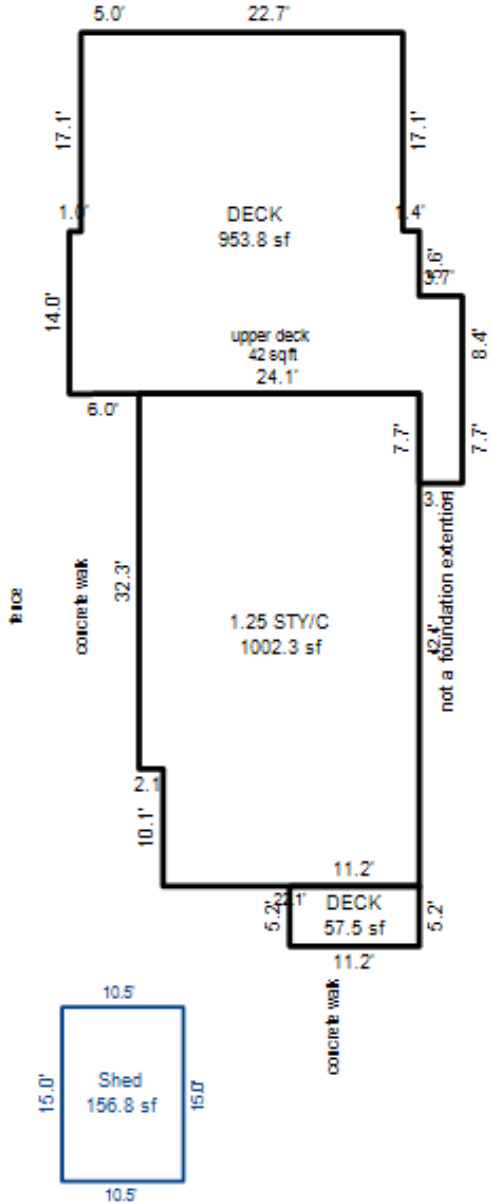
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level							
X Rolling							
Low							
X High							
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							
X PRIVATE RD							
Who When What	2018	60,000	60,400	120,400			91,943C
TPC 12/27/2017 INSPECTED	2017	60,000	56,500	116,500			90,052C
TPC 10/27/2015 INSPECTED	2016	55,000	52,100	107,100			89,249C
TPC 04/30/2013 INSPECTED	2015	50,000	51,600	101,600			88,983C

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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 953 57 42	Type Treated Wood Treated Wood Wood Balcony	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																																																																																																																																					
X	Wood Frame		Drywall Paneled		Plaster Wood T&G																																																																																																																																																
Building Style: 1.5S		Trim & Decoration																																																																																																																																																			
Yr Built 1970	Remodeled 1997	Ex	X	Ord		Min	Size of Closets																																																																																																																																														
Condition: Average		Lg	X	Ord		Small	Doors			Solid	X	H.C.																																																																																																																																									
Room List		(5) Floors		Central Air Wood Furnace																																																																																																																																																	
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric			100		Amps Service																																																																																																																																												
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Ex.		X	Ord.		Min																																																																																																																																									
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets			Many		X	Ave.		Few																																																																																																																																									
Insulation		(7) Excavation		(13) Plumbing			1		Average Fixture(s)																																																																																																																																												
(2) Windows		Basement: 0 S.F. Crawl: 1002 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 Tub Alcove Vent Fan																																																																																																																																												
X	Many Avg.	X	Large Avg.	(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			Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer																																																																																																																																												
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support			1		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																																																																																																																												
X	Asphalt Shingle			Joists: Unsupported Len: Cntr.Sup:			1		Lump Sum Items:																																																																																																																																												
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<table border="0"> <tr> <td>Stories</td> <td>Exterior</td> <td>Foundation</td> <td>Rate</td> <td>Bsmnt-Adj</td> <td>Heat-Adj</td> <td>Size</td> <td>Cost</td> </tr> <tr> <td>1.25</td> <td>Story Siding</td> <td>Crawl Space</td> <td>77.25</td> <td>-9.77</td> <td>0.00</td> <td>1002</td> <td>67,615</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>760.00</td> <td></td> <td>1</td> <td>760</td> </tr> <tr> <td colspan="4">3 Fixture Bath</td> <td>2400.00</td> <td></td> <td>1</td> <td>2,400</td> </tr> <tr> <td colspan="7">(14) Water/Sewer</td> <td></td> </tr> <tr> <td colspan="4">Public Sewer</td> <td>1162.00</td> <td></td> <td>1</td> <td>1,162</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="7">(15) Built-Ins & Fireplaces</td> <td></td> </tr> <tr> <td colspan="4">Appliance Allowance</td> <td>1915.00</td> <td></td> <td>1</td> <td>1,915</td> </tr> <tr> <td colspan="7">(16) Deck/Balcony</td> <td></td> </tr> <tr> <td colspan="4">Treated Wood,Standard</td> <td>6.10</td> <td></td> <td>953</td> <td>5,813</td> </tr> <tr> <td colspan="4">Treated Wood,Standard</td> <td>9.89</td> <td></td> <td>57</td> <td>564</td> </tr> <tr> <td colspan="4">Wood Balcony</td> <td>17.50</td> <td></td> <td>42</td> <td>735</td> </tr> <tr> <td colspan="7">Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,</td> <td>Depr.Cost =</td> <td>79,733</td> </tr> <tr> <td colspan="7">ECF (403 - LAKE MISSAUKEE AREA RES)</td> <td>1.500 => TCV of Bldg: 1 =</td> <td>119,599</td> </tr> </table>												Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost	1.25	Story Siding	Crawl Space	77.25	-9.77	0.00	1002	67,615	Other Additions/Adjustments							Rate	(13) Plumbing								Average Fixture(s)				760.00		1	760	3 Fixture Bath				2400.00		1	2,400	(14) Water/Sewer								Public Sewer				1162.00		1	1,162	Well, 50 Feet				1575.00		1	1,575	(15) Built-Ins & Fireplaces								Appliance Allowance				1915.00		1	1,915	(16) Deck/Balcony								Treated Wood,Standard				6.10		953	5,813	Treated Wood,Standard				9.89		57	564	Wood Balcony				17.50		42	735	Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,							Depr.Cost =	79,733	ECF (403 - LAKE MISSAUKEE AREA RES)							1.500 => TCV of Bldg: 1 =	119,599
Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost																																																																																																																																														
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*** 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.
DONNER DAVID S & CYNTHIA	DONNER LIVING TRUST	0	04/15/2016	QC	FAMILY SALE	2016-01439	PTA	0.0
KAMM JAMES L & SHERRY E	DONNER DAVID S & CYNTHIA	173,000	07/15/2011	WD	WARRANTY DEED	2011-02231	PTA	100.0
KAMM JAMES L & SHERRY E	KAMM JAMES L & SHERRY E	1	07/01/2011	QC	QUIT CLAIM	2011-02230	PTA	0.0
KAMM JAMES L & SHERRY E	KAMM JAMES L & SHERRY E T	0	02/06/2009	OTH	Not Qualified	2009/533		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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1304 S BIRCHAVEN BEACH DR	School: LAKE CITY - 57020					
	P.R.E. 0%					

Owner's Name/Address	MAP #:
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DONNER LIVING TRUST 8313 PARKSIDE DR GRAND BLANC MI 48439	2018 Est TCV 208,786 TCV/TFA: 220.24
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X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS
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Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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		GROUP A 2400/FF	50.00	170.00	1.0000	1.0000	2400	100		120,000	
		50 Actual Front Feet, 0.20 Total Acres								Total Est. Land Value =	120,000

Tax Description	X	Land Improvement Cost Estimates
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. LOT 34 BIRCHAVEN BEACH.	X	
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Comments/Influences	X	Description	Rate	CountyMult.	Size	%Good	Cash Value
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	X	Dirt Road					
	X	Gravel Road					
	X	Paved Road					
	X	Storm Sewer					
	X	Sidewalk					
	X	Water					
	X	Sewer					
	X	Electric					
	X	Gas					
	X	Curb					
	X	Street Lights					
	X	Standard Utilities					
	X	Underground Utils.					

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.61	1.00	800	0	0
Shed: Wood Frame	12.07	1.00	80	71	686
Dock: Light posts	21.31	1.00	240	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.5	95	1,425
Total Estimated Land Improvements True Cash Value =					2,111

Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	60,000	44,400	104,400			83,086C
2017	60,000	41,500	101,500			81,378C
2016	55,000	39,800	94,800			80,653C
2015	50,000	38,300	88,300			80,412C

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	10/27/2015	INSPECTED
TPC	04/30/2013	INSPECTED

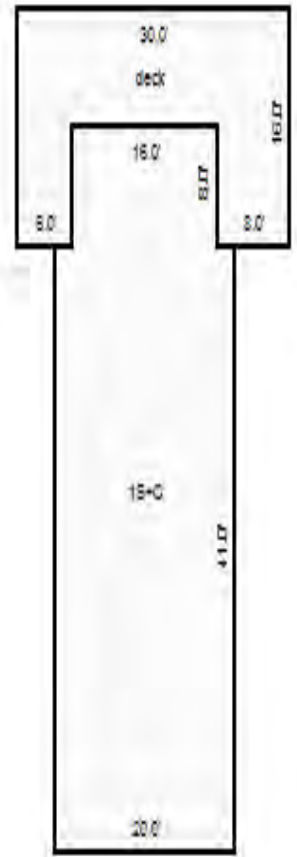
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*** Information herein deemed reliable but not guaranteed***



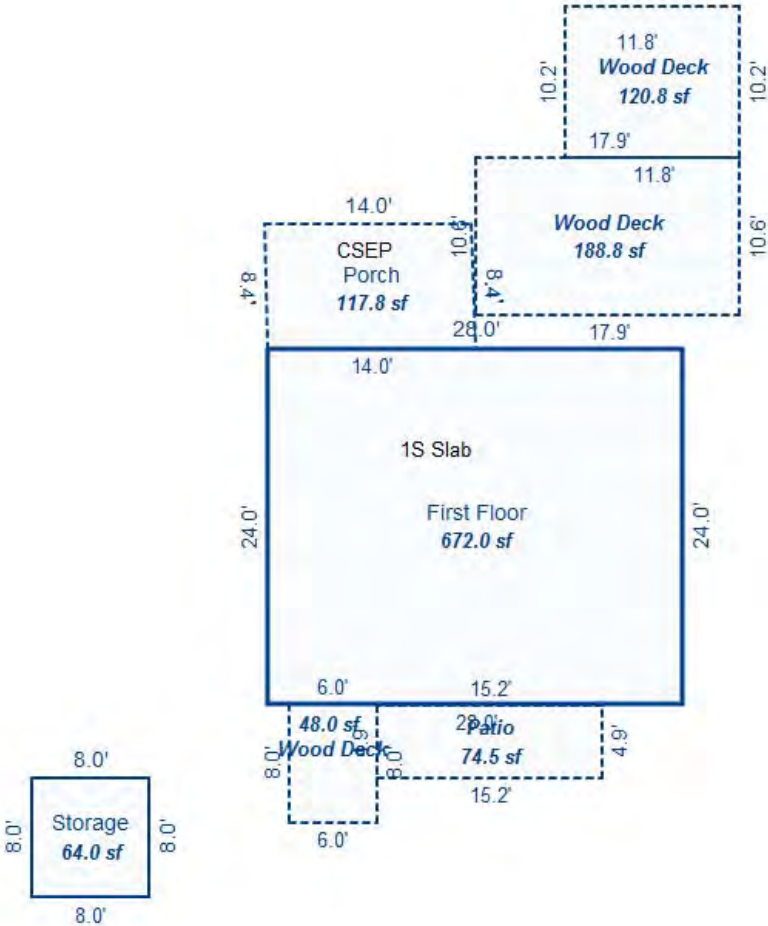
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 352	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:					
X	Wood Frame		Drywall Paneled			Plaster Wood T&G													
Building Style: 1S		Trim & Decoration																	
Yr Built 1960	Remodeled 1987	Ex	X	Ord		Min													
Condition: Average		Lg		Ord	X	Small													
Room List		(5) Floors																	
	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	64.55	-11.34	0.00	948	50,443		
	Insulation			No. of Elec. Outlets			Other Additions/Adjustments			Rate		Size		Cost					
(2) Windows	Many Avg. Few	X	Large Avg. Small	(7) Excavation			(13) Plumbing												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Basement: 0 S.F. Crawl: 0 S.F. Slab: 948 S.F. Height to Joists: 0.0	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			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		Public Sewer Well, 50 Feet		1162.00 1575.00		1 1		1,162 1,575	
(3) Roof	Gable Hip Flat	X	Large Avg. Small	(8) Basement			(14) Water/Sewer												
X	Asphalt Shingle		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
	Chimney: Brick		Recreation SF Living SF Walkout Doors No Floor SF	(10) Floor Support			Lump Sum Items:												

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



Sketch by Apex Medina™

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



Sketch by Apex Sketch

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COWLBECK DAVID R & CONSTA	CHECINSKI ANDREZ J & MARL	223,500	04/21/2011	WD	WARRANTY DEED	2011-01425	PTA	100.0
NOLES ROBERT E & ANITA (H	COWLBECK DAVID R & CONSTA	250,335	01/22/2008	WD	Arms Length	2008/227		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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1264 S BIRCHAVEN BEACH DR	School: LAKE CITY - 57020					
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Owner's Name/Address	P.R.E. 0%					
	MAP #:					

CHECINSKI ANDREZ J & MARLOGORZATA 2414 HAWTHRON DR S UTICA MI 48316	2018 Est TCV 276,707 TCV/TFA: 256.21					
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X	Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS			
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Public Improvements		* Factors *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value

	GROUP B 2200	50.00	184.00	0.9036	1.0000	2200	100	99,396
	GROUP B 2200	25.00	184.00	0.9036	1.0000	2200	100	49,698
	75 Actual Front Feet, 0.32 Total Acres Total Est. Land Value =							149,094

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

	Shed: Wood Frame	12.61	1.00	64	74	597		
	Dock: Light posts	21.31	1.00	256	0	0		

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

	LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375		
	Total Estimated Land Improvements True Cash Value =							2,972

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	74,500	63,900	138,400			115,725C
2017	74,500	59,700	134,200			113,345C
2016	62,200	57,200	119,400			112,334C
2015	67,500	54,300	121,800			111,999C

Who When What

TPC 12/27/2017 INSPECTED

TPC 04/30/2013 INSPECTED

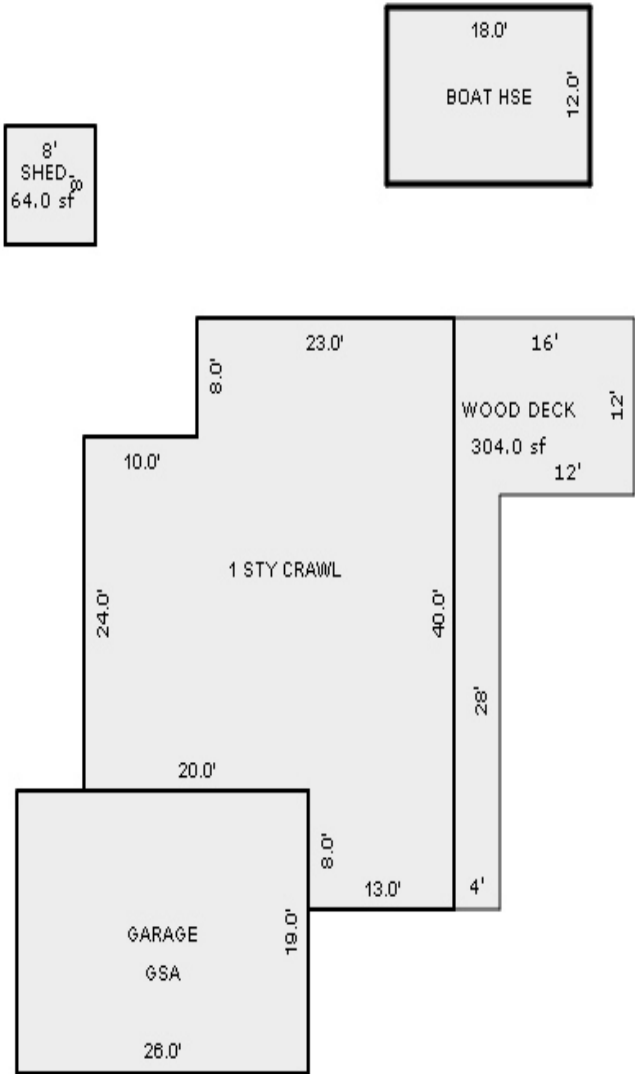
RJG 11/18/2008 INSPECTED

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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	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 1 Wood Stove Direct-Vented Ga	Area 304	Type Treated Wood	Year Built: 1966 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: 494 % Good: 0 Storage Area: 200 No Conc. Floor: 0																													
X	Wood Frame		(4) Interior Drywall Paneled		Plaster Wood T&G																																					
Building Style: 1S		Trim & Decoration		X																																						
Yr Built 1966	Remodeled 2009	Ex	X Ord		Min																																					
Condition: Average		Lg		Ord	X Small																																					
Room List		Doors		Solid	X H.C.																																					
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Other:		(12) Electric 200 Amps Service																																						
(1) Exterior		(5) Floors		Central Air Wood Furnace																																						
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No./Qual. of Fixtures Ex. X Ord. Min																																						
	Insulation	(7) Excavation		No. of Elec. Outlets Many X Ave. Few																																						
(2) Windows		Basement: 0 S.F. Crawl: 1080 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																						
X	Many Avg. X Few		(8) Basement	(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																						
X	Large Avg. X Small	(9) Basement Finish		Lump Sum Items:																																						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Recreation SF Living SF Walkout Doors No Floor SF																																								
X	Double Glass Patio Doors Storms & Screens	(10) Floor Support																																								
(3) Roof		Joists: Unsupported Len: Cntr.Sup:																																								
X	Gable Hip Flat	Gambrel Mansard Shed																																								
X	Asphalt Shingle																																									
Chimney: Metal																																										
(15) Fireplaces: Class: C, Effec. Age: 30, Floor Area: 1080, Total Base Cost: 86,019, Total Base New: 118,706, Total Depr Cost: 83,094, Estimated T.C.V: 124,641											CntyMult X 1.380 E.C.F. X 1.500		Bsmnt-Adj -9.58 Heat-Adj 0.00		Rate 66.29 Bsmnt-Adj -9.58 Heat-Adj 0.00		Size 1080 Cost 61,247																									
(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											Area 304, Type Treated Wood		Year Built: 1966, Car Capacity: 0, 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: 494, % Good: 0, Storage Area: 200, No Conc. Floor: 0		Size 1080, Cost 61,247		Size 1, Cost 760		Size 1, Cost 1,162		Size 1, Cost 1,575		Size 1, Cost 1,915		Size 1, Cost 1,350		Size 304, Cost 2,019		Size 494, Cost 10,196		Size 1, Cost -1,300		Size 1, Cost 350		Size 200, Cost 790		Size 216, Cost 5,605		Size 1, Cost 350			
(15) Fireplaces: 1 Wood Stove, Direct-Vented Ga											Class: C, Effec. Age: 30, Floor Area: 1080, Total Base Cost: 86,019, Total Base New: 118,706, Total Depr Cost: 83,094, Estimated T.C.V: 124,641		CntyMult X 1.380, E.C.F. X 1.500		Rate 66.29, Bsmnt-Adj -9.58, Heat-Adj 0.00		Size 1080, Cost 61,247		Size 1, Cost 760		Size 1, Cost 1,162		Size 1, Cost 1,575		Size 1, Cost 1,915		Size 1, Cost 1,350		Size 304, Cost 2,019		Size 494, Cost 10,196		Size 1, Cost -1,300		Size 1, Cost 350		Size 200, Cost 790		Size 216, Cost 5,605		Size 1, Cost 350	
(15) Fireplaces: 1 Wood Stove, Direct-Vented Ga											Class: C, Effec. Age: 30, Floor Area: 1080, Total Base Cost: 86,019, Total Base New: 118,706, Total Depr Cost: 83,094, Estimated T.C.V: 124,641		CntyMult X 1.380, E.C.F. X 1.500		Rate 66.29, Bsmnt-Adj -9.58, Heat-Adj 0.00		Size 1080, Cost 61,247		Size 1, Cost 760		Size 1, Cost 1,162		Size 1, Cost 1,575		Size 1, Cost 1,915		Size 1, Cost 1,350		Size 304, Cost 2,019		Size 494, Cost 10,196		Size 1, Cost -1,300		Size 1, Cost 350		Size 200, Cost 790		Size 216, Cost 5,605		Size 1, Cost 350	
(15) Fireplaces: 1 Wood Stove, Direct-Vented Ga											Class: C, Effec. Age: 30, Floor Area: 1080, Total Base Cost: 86,019, Total Base New: 118,706, Total Depr Cost: 83,094, Estimated T.C.V: 124,641		CntyMult X 1.380, E.C.F. X 1.500		Rate 66.29, Bsmnt-Adj -9.58, Heat-Adj 0.00		Size 1080, Cost 61,247		Size 1, Cost 760		Size 1, Cost 1,162		Size 1, Cost 1,575		Size 1, Cost 1,915		Size 1, Cost 1,350		Size 304, Cost 2,019		Size 494, Cost 10,196		Size 1, Cost -1,300		Size 1, Cost 350		Size 200, Cost 790		Size 216, Cost 5,605		Size 1, Cost 350	
(15) Fireplaces: 1 Wood Stove, Direct-Vented Ga											Class: C, Effec. Age: 30, Floor Area: 1080, Total Base Cost: 86,019, Total Base New: 118,706, Total Depr Cost: 83,094, Estimated T.C.V: 124,641		CntyMult X 1.380, E.C.F. X 1.500		Rate 66.29, Bsmnt-Adj -9.58, Heat-Adj 0.00		Size 1080, Cost 61,247		Size 1, Cost 760		Size 1, Cost 1,162		Size 1, Cost 1,575		Size 1, Cost 1,915		Size 1, Cost 1,350		Size 304, Cost 2,019		Size 494, Cost 10,196		Size 1, Cost -1,300		Size 1, Cost 350		Size 200, Cost 790		Size 216, Cost 5,605		Size 1, Cost 350	
(15) Fireplaces: 1 Wood Stove, Direct-Vented Ga											Class: C, Effec. Age: 30, Floor Area: 1080, Total Base Cost: 86,019, Total Base New: 118,706, Total Depr Cost: 83,094, Estimated T.C.V: 124,641		CntyMult X 1.380, E.C.F. X 1.500		Rate 66.29, Bsmnt-Adj -9.58, Heat-Adj 0.00		Size 1080, Cost 61,247		Size 1, Cost 760		Size 1, Cost 1,162		Size 1, Cost 1,575		Size 1, Cost 1,915		Size 1, Cost 1,350		Size 304, Cost 2,019		Size 494, Cost 10,196		Size 1, Cost -1,300		Size 1, Cost 350		Size 200, Cost 790		Size 216, Cost 5,605		Size 1, Cost 350	
(15) Fireplaces: 1 Wood Stove, Direct-Vented Ga											Class: C, Effec. Age: 30, Floor Area: 1080, Total Base Cost: 86,019, Total Base New: 118,706, Total Depr Cost: 83,094, Estimated T.C.V: 124,641		CntyMult X 1.380, E.C.F. X 1.500		Rate 66.29, Bsmnt-Adj -9.58, Heat-Adj 0.00		Size 1080, Cost 61,247		Size 1, Cost 760		Size 1, Cost 1,162		Size 1, Cost 1,575		Size 1, Cost 1,915		Size 1, Cost 1,350		Size 304, Cost 2,019		Size 494, Cost 10,196		Size 1, Cost -1,300		Size 1, Cost 350		Size 200, Cost 790		Size 216, Cost 5,605		Size 1, Cost 350	
(15) Fireplaces: 1 Wood Stove, Direct-Vented Ga											Class: C, Effec. Age: 30, Floor Area: 1080, Total Base Cost: 86,019, Total Base New: 118,706, Total Depr Cost: 83,094, Estimated T.C.V: 124,641		CntyMult X 1.380, E.C.F. X 1.500		Rate 66.29, Bsmnt-Adj -9.58, Heat-Adj 0.00		Size 1080, Cost 61,247		Size 1, Cost 760		Size 1, Cost 1,162		Size 1, Cost 1,575		Size 1, Cost 1,915		Size 1, Cost 1,350		Size 304, Cost 2,019		Size 494, Cost 10,196		Size 1, Cost -1,300		Size 1, Cost 350		Size 200, Cost 790		Size 216, Cost 5,605		Size 1, Cost 350	
(15) Fireplaces: 1 Wood Stove, Direct-Vented Ga											Class: C, Effec. Age: 30, Floor Area: 1080, Total Base Cost: 86,019, Total Base New: 118,706, Total Depr Cost: 83,094, Estimated T.C.V: 124,641		CntyMult X 1.380, E.C.F. X 1.500		Rate 66.29, Bsmnt-Adj -9.58, Heat-Adj 0.00		Size 1080, Cost 61,247		Size 1, Cost 760		Size 1, Cost 1,162		Size 1, Cost 1,575		Size 1, Cost 1,915		Size 1, Cost 1,350		Size 304, Cost 2,019		Size 494, Cost 10,196		Size 1, Cost -1,300		Size 1, Cost 350		Size 200, Cost 790		Size 216, Cost 5,605		Size 1, Cost 350	
(15) Fireplaces: 1 Wood Stove, Direct-Vented Ga											Class: C, Effec. Age: 30, Floor Area: 1080, Total Base Cost: 86,019, Total Base New: 118,706, Total Depr Cost: 83,094, Estimated T.C.V: 124,641		CntyMult X 1.380, E.C.F. X 1.500		Rate 66.29, Bsmnt-Adj -9.58, Heat-Adj 0.00		Size 1080, Cost 61,247		Size 1, Cost 760		Size 1, Cost 1,162		Size 1, Cost 1,575		Size 1, Cost 1,915		Size 1, Cost 1,350		Size 304, Cost 2,019		Size 494, Cost 10,196		Size 1, Cost -1,300		Size 1, Cost 350		Size 200, Cost 790		Size 216, Cost 5,605		Size 1, Cost 350	
(15) Fireplaces: 1 Wood Stove, Direct-Vented Ga											Class: C, Effec. Age: 30, Floor Area: 1080, Total Base Cost: 86,019, Total Base New: 118,706, Total Depr Cost: 83,094, Estimated T.C.V: 124,641		CntyMult X 1.380, E.C.F. X 1.500		Rate 66.29, Bsmnt-Adj -9.58, Heat-Adj 0.00		Size 1080, Cost 61,247		Size 1, Cost 760		Size 1, Cost 1,162		Size 1, Cost 1,575		Size 1, Cost 1,915		Size 1, Cost 1,350		Size 304, Cost 2,019		Size 494, Cost 10,196		Size 1, Cost -1,300		Size 1, Cost 350		Size 200, Cost 790		Size 216, Cost 5,605		Size 1, Cost 350	
(15) Fireplaces: 1 Wood Stove, Direct-Vented Ga											Class: C, Effec. Age: 30, Floor Area: 1080, Total Base Cost: 86,019, Total Base New: 118,706, Total Depr Cost: 83,094, Estimated T.C.V: 124,641		CntyMult X 1.380, E.C.F. X 1.500		Rate 66.29, Bsmnt-Adj -9.58, Heat-Adj 0.00		Size 1080, Cost 61,247		Size 1, Cost 760		Size 1, Cost 1,162		Size 1, Cost 1,575		Size 1, Cost 1,915		Size 1, Cost 1,350		Size 304, Cost 2,019		Size 494, Cost 10,196		Size 1, Cost -1,300		Size 1, Cost 350		Size 200, Cost 790		Size 216, Cost 5,605		Size 1, Cost 350	
(15) Fireplaces: 1 Wood Stove, Direct-Vented Ga											Class: C, Effec. Age: 30, Floor Area: 1080, Total Base Cost: 86,019, Total Base New: 118,706, Total Depr Cost: 83,094, Estimated T.C.V: 124,641		CntyMult X 1.380, E.C.F. X 1.500		Rate 66.29, Bsmnt-Adj -9.58, Heat-Adj 0.00		Size 1080, Cost 61,247		Size 1, Cost 760		Size 1, Cost 1,162		Size 1, Cost 1,575		Size 1, Cost 1,915		Size 1, Cost 1,350		Size 304, Cost 2,019		Size 494, Cost 10,196		Size 1, Cost -1,300		Size 1, Cost 350		Size 200, Cost 790		Size 216, Cost 5,605		Size 1, Cost 350	
(15) Fireplaces: 1 Wood Stove, Direct-Vented Ga											Class: C, Effec. Age: 30, Floor Area: 1080, Total Base Cost: 86,019, Total Base New: 118,706, Total Depr Cost: 83,094, Estimated T.C.V: 124,641		CntyMult X 1.380, E.C.F. X 1.500		Rate 66.29, Bsmnt-Adj -9.58, Heat-Adj 0.00		Size 1080, Cost 61,247		Size 1, Cost 760		Size 1, Cost 1,162		Size 1, Cost 1,575		Size 1, Cost 1,915		Size 1, Cost 1,350		Size 304, Cost 2,019		Size 494, Cost 10,196		Size 1, Cost -1,300		Size 1, Cost 350		Size 200, Cost 790		Size 216, Cost 5,605		Size 1, Cost 350	
(15) Fireplaces: 1 Wood Stove, Direct-Vented Ga											Class: C, Effec. Age: 30, Floor Area: 1080, Total Base Cost: 86,019, Total Base New: 118,706, Total Depr Cost: 83,094, Estimated T.C.V: 124,641		CntyMult X 1.380, E.C.F. X 1.500		Rate 66.29, Bsmnt-Adj -9.58, Heat-Adj 0.00		Size 1080, Cost 61,247		Size 1, Cost 760		Size 1, Cost 1,162		Size 1, Cost 1,575		Size 1, Cost 1,915		Size 1, Cost 1,350		Size 304, Cost 2,019		Size 494, Cost 10,196		Size 1, Cost -1,300		Size 1, Cost 350		Size 200, Cost 790		Size 216, Cost 5,605		Size 1, Cost 350	
(15) Fireplaces: 1 Wood Stove, Direct-Vented Ga											Class: C, Effec. Age: 30, Floor Area: 1080, Total Base Cost: 86,019, Total Base New: 118,706, Total Depr Cost: 83,094, Estimated T.C.V: 124,641		CntyMult X 1.380, E.C.F. X 1.500		Rate 66.29, Bsmnt-Adj -9.58, Heat-Adj 0.00		Size 1080, Cost 61,247		Size 1, Cost 760		Size 1, Cost 1,162		Size 1, Cost 1,575		Size 1, Cost 1,915		Size 1, Cost 1,350		Size 304, Cost 2,019		Size 494, Cost 10,196		Size 1, Cost -1,300		Size 1, Cost 350		Size 200, Cost 790		Size 216, Cost 5,605		Size 1, Cost 350	
(15) Fireplaces: 1 Wood Stove, Direct-Vented Ga											Class: C, Effec. Age: 30, Floor Area: 1080, Total Base Cost: 86,019, Total Base New: 118,706, Total Depr Cost: 83,094, Estimated T.C.V: 124,641		CntyMult X 1.380, E.C.F. X 1.500		Rate 66.29, Bsmnt-Adj -9.58, Heat-Adj 0.00		Size 1080, Cost 61,247		Size 1, Cost 760		Size 1, Cost 1,162		Size 1, Cost 1,575		Size 1, Cost 1,915		Size 1, Cost 1,350		Size 304, Cost 2,019		Size 494, Cost 10,196		Size 1, Cost -1,300		Size 1, Cost 350		Size 200, Cost 790		Size 216, Cost 5,605		Size 1, Cost 350	
(15) Fireplaces: 1 Wood Stove, Direct-Vented Ga											Class: C, Effec. Age: 30, Floor Area: 1080, Total Base Cost: 86,019, Total Base New: 118,706, Total Depr Cost: 83,094, Estimated T.C.V: 124,641		CntyMult X 1.380, E.C.F. X 1.500		Rate 66.29, Bsmnt-Adj -9.58, Heat-Adj 0.00		Size 1080, Cost 61,247		Size 1, Cost 760		Size 1, Cost 1,162		Size 1, Cost 1,575		Size 1, Cost 1,915		Size 1, Cost 1,350		Size 304, Cost 2,019		Size 494, Cost 10,196		Size 1, Cost -1,300		Size 1, Cost 350		Size 200, Cost 790		Size 216, Cost 5,605		Size 1, Cost 350	
(15) Fireplaces: 1 Wood Stove, Direct-Vented Ga											Class: C, Effec. Age: 30, Floor Area: 1080, Total Base Cost: 86,019, Total Base New: 118,706, Total Depr Cost: 83,094, Estimated T.C.V: 124,641		CntyMult X 1.380, E.C.F. X 1.500		Rate 66.29, Bsmnt-Adj -9.58, Heat-Adj 0.00 </																											



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.
		187,000	06/01/2002	WD	Download	02-0:2572		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1254 S BIRCHAVEN BEACH DR						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
HAMILTON JOSEPH C & AMY L 4205 MICHIGAN NE GRAND RAPIDS MI 49525	2018 Est TCV 236,489 TCV/TFA: 176.75					

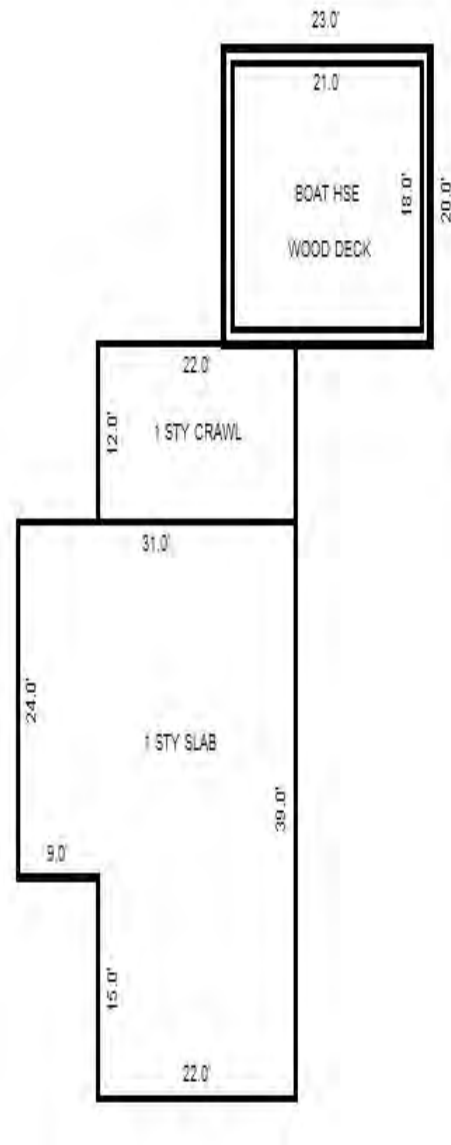
Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS					
		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
. LOT 39 BIRCHAVEN BEACH.	X			* Factors *					
Comments/Influences				GROUP A 2400/FF 50.00 179.00 1.0000 1.0000 2400 100 120,000					
LOTS 39 & 38 ARE ON A HILL WITH A VANTAGE THAT IS HIGHER THAN THE ADJACENT LOTS. THE DRIVEWAYS BOTH HAVE A SLOPE STEEPER THAN THE ADJACENT LOTS. - TIM HAS CITY SEWER..REMOVE NO PBG ADJ FOR 05				50 Actual Front Feet, 0.20 Total Acres Total Est. Land Value = 120,000					
				Land Improvement Cost Estimates					
				Description	Rate	CountyMult.	Size	%Good	Cash Value
				D/W/P: 3.5 Concrete	3.20	1.00	120	0	0
		X		Shed: Wood Frame	11.95	1.00	36	94	404
		X		Shed: Wood Frame	10.99	1.00	72	94	744
		X		Residential Local Cost Land Improvements					
				Description	Rate	CountyMult.	Size	%Good	Cash Value
				LAND IMPROVE 2500	2500.00	1.00	1.0	97	2,425
				Total Estimated Land Improvements True Cash Value = 3,573					



Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	Level							
	Rolling							
	Low							
X	High							
	Landscaped							
	Swamp							
	Wooded							
	Pond							
X	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							
X	PRIVATE RD							
Who	When	What	2018	60,000	58,200	118,200		90,446C
		TPC 12/27/2017 INSPECTED	2017	60,000	54,500	114,500		88,586C
		TPC 04/29/2013 INSPECTED	2016	55,000	52,200	107,200		87,796C
			2015	50,000	49,700	99,700		87,534C

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



Sketch by Apex IV™

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: 402 RESIDENTIAL-V		Zoning:	Building Permit(s)	Date	Number	Status				
BIRCHAVEN BEACH DR		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 0%										
RIETSEMA KLAAS & KATHY 10101 TEN MILE ROAD NE ROCKFORD MI 49341		MAP #:		2018 Est TCV 114,761								
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS							
. LOT 40 BIRCHAVEN BEACH.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SEE ADJACENT GARAGE SIZE PARCEL ACCROSS THE ROAD 010-018-99		Gravel Road		GROUP B 2200	50.00	175.00	1.0000	1.0000	2200	100		110,000
		Paved Road		50 Actual Front Feet, 0.20 Total Acres				Total Est. Land Value =		110,000		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		Water		Shed: Wood Frame	7.77	1.00	320	94	2,336			
		Sewer		Residential Local Cost Land Improvements								
		Electric		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		Gas		LAND IMPROVE 2500	2500.00	1.00	1.0	97	2,425			
		Curb		Total Estimated Land Improvements True Cash Value =				4,761				
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		X Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		X Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X PRIVATE RD		2018	55,000	2,400	57,400			47,669C		
		TPC 12/27/2017 INSPECTED		2017	55,000	2,400	57,400			46,689C		
		TPC 04/30/2013 INSPECTED		2016	45,000	2,400	47,400			46,273C		
				2015	45,000	2,400	47,400			46,135C		



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
BARNOWSKI RUTH M TRUST	SEYMOUR JASON & SHARON	215,000	09/05/2014	WD	WARRANTY DEED	2014-03078	PTA	100.0				
BARNOWSKI RUTH M TRUST*	BARNOWSKI WALTER J & MARK	0	06/24/2009	QC	Not Qualified	2009/4029		0.0				
BARNOWSKI RUTH (DECEASED)	BARNOWSKI WALTER J & KENN	0	10/06/2008	QC	Not Qualified	2008/3646		100.0				
Property Address		Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)		Date	Number	Status				
1228 S BIRCHAVEN BEACH DR		School: LAKE CITY - 57020		MISSING PERMIT		12/19/2014	2014-9996	100%				
Owner's Name/Address		P.R.E. 0%	MAP #:		2018 Est TCV 265,753 TCV/TFA: 160.38							
SEYMOUR JASON & SHARON 56713 APPLE CREEK DR WASHINGTON MI 48094		X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS								
Tax Description		Public Improvements		* Factors * LOTS 41 & PRT OF 42								
LOTS 41 & PART OF LOT 42 BIRCHAVEN BEACH UNIT OF MISSAUKEE LAKES LAND CO, PLAT NO 1 SEC10 T22N R8W DESC TO-WIT: COMM AT SOUTHERLY CNR COMMON TO LOTS 43 & 44 OF SAID PLAT; TH S29 DEG 53'24" E 59.5 FT ALONG THE WESTERLY LINE OF PLAT TO POB TH N24DEG28'04"E 152.62 FT TO POINT ON NORTHERLY LINE OF SAID PLAT TH N85DEG01'18"E 40.05 FT ALONG SAID NORTHERLY PLAT LINE TH S35DEG08'00"E 84.10 FT ALONG SAID PLAT LINE TO NORTHEASTERLY CNR COMMON TO LOTS 40 & 41 OF SAID PLAT TH S47DEG03'11"W 172.5 FT ALONG		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
		X		GROUP D 1500/FF	100.00	148.99	0.8123	1.0000	1500	100		121,838
		X		100 Actual Front Feet, 0.34 Total Acres Total Est. Land Value = 121,838								
		X		Land Improvement Cost Estimates								
		X		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		X		D/W/P: 4in Ren. Conc.	4.21	1.00	400	0	0			
		X		Residential Local Cost Land Improvements								
		X		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		X		LAND IMPROVE 1000	1000.00	1.00	1.5	95	1,425			
				Total Estimated Land Improvements True Cash Value = 1,425								
		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Level		2018	60,900	72,000	132,900			113,757C		
		Rolling		2017	60,900	67,200	128,100			111,418C		
		X Low		2016	52,200	62,000	114,200			110,425C		
		High		2015	60,000	48,500	108,500			108,500S		
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		X PRIVATE RD										
		Who	When	What								
		TPC	12/27/2017	INSPECTED								
		TPC	10/27/2015	INSPECTED								
		TPC	10/20/2014	INSPECTED								

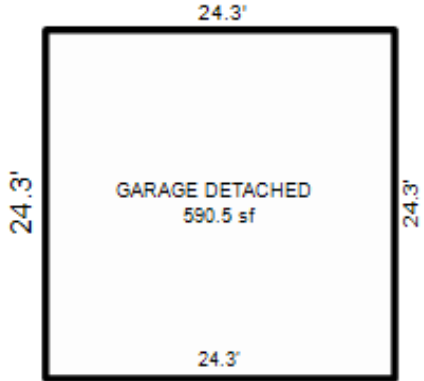
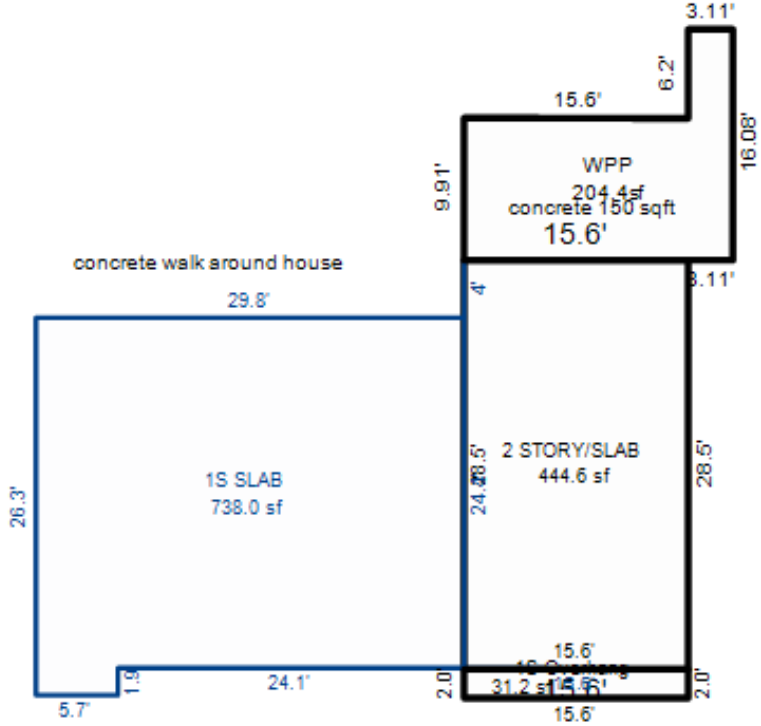


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*** Information herein deemed reliable but not guaranteed***

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		Gas Wood Oil Coal X 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 1 Exterior 1 Story 1 Exterior 2 Story 1 Prefab 1 Story 1 Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1987 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 590 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled	X	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			204	WPP		
Building Style: 1.25S		Trim & Decoration		Central Air Wood Furnace									
Yr Built	Remodeled	Ex	X	Ord	Min	(12) Electric							
1960 198	2015	Size of Closets		100		Amps Service							
Condition: Average		Lg	X	Ord	Small								
Room List		Doors		Solid		X		H.C.					
Basement 6 1st Floor 2 2nd Floor 5 Bedrooms		(5) Floors		Kitchen: Other: Other:									
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures		Stories		Exterior		Foundation		Rate	
X	Wood/Shingle Aluminum/Vinyl Brick			Ex.		X		Ord.		Min		Bsmnt-Adj	
Insulation		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1182 S.F. Height to Joists: 0.0		1		Average Fixture(s)		760.00		1	
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		2		3 Fixture Bath		2400.00		1	
X	Many Avg. Few	X	Large Avg. Small	(9) Basement Finish		1		2 Fixture Bath		1162.00		1	
X	Wood Sash Metal Sash Vinyl Sash			Recreation SF Living SF Walkout Doors No Floor SF		1		Softener, Auto		1575.00		1	
X	Double Hung Horiz. Slide Casement			(10) Floor Support		1		Softener, Manual					
X	Double Glass Patio Doors Storms & Screens			Joists: Unsupported Len: Cntr.Sup:		1		Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		3875.00		1	
(3) Roof								(13) Plumbing		2200.00		1	
X	Gable Hip Flat	Gambrel Mansard Shed						Average Fixture(s)		760.00		1	
X	Asphalt Shingle							3 Fixture Bath		2400.00		1	
Chimney:								(14) Water/Sewer					
								Public Water					
								Public Sewer					
								Water Well					
								1000 Gal Septic					
								2000 Gal Septic					
								Lump Sum Items:					
										Class: C			
										Effec. Age: 35			
										Floor Area: 1657		CntyMult	
										Total Base Cost: 105,901		X 1.380	
										Total Base New : 146,143		E.C.F.	
										Total Depr Cost: 94,993		X 1.500	
										Estimated T.C.V: 142,490			
										Rate		Heat-Adj	
										65.20		-11.38	
										103.07		-11.38	
										37.87		0.00	
										0.00		0.00	
										Rate		Size	
										760.00		1	
										2400.00		1	
										1162.00		1	
										1575.00		1	
										3875.00		1	
										2200.00		1	
										10.59		204	
										17.38		590	
										350.00		1	
										Notes: 2015 REPLACE DECKS WITH 200+SQFT DECK & CONCRETE WALKS, PAINT, INTERIOR REF			
										Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,		Depr.Cost = 94,993	
										ECF (403 - LAKE MISSAUKEE AREA RES)		1.500 => TCV of Bldg: 1 = 142,490	

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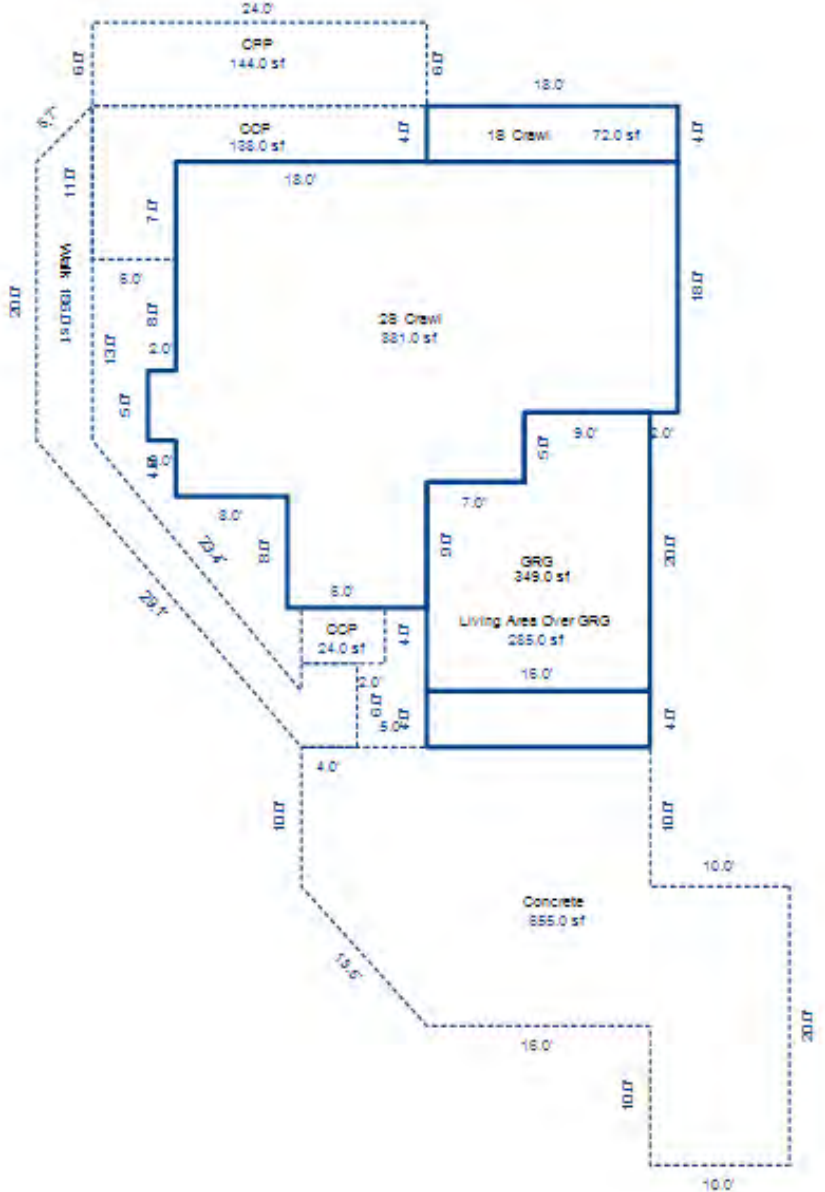
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
BARNOWSKI RUTH TRUST	UELAND STEVE & KELLY	80,000	01/22/2013	WD	WARRANTY DEED	2013-00240 WD	PTA	100.0				
BARNOWSKI RUTH TRUST *	BARNOWSKI WALTER J & MARK	0	06/24/2009	QC	Not Qualified	2009/4029		0.0				
BARNOWSKI RUTH (DECEASED)	BARNOWSKI WALTER J & KENN	0	10/06/2008	QC	Not Qualified	2008/3646		100.0				
Property Address		Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)		Date	Number	Status				
S BIRCHAVEN BEACH DR		School: LAKE CITY - 57020		New House		09/24/2015	2015-0466	100%				
Owner's Name/Address		P.R.E. 0%		MAP #:								
UELAND STEVE & KELLY 3713 ATWTER HILLS COURT GRAND RAPIDS MI 49525		2018 Est TCV 340,792 TCV/TFA: 160.83										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS								
		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				GROUP F & SURPL	95.32	152.62	1.0121	1.0000	800	100		77,175
				113 Actual Front Feet, 0.30 Total Acres Total Est. Land Value = 77,175								
				Land Improvement Cost Estimates								
				Description	Rate	CountyMult.	Size	%Good	Cash Value			
				D/W/P: 4in Ren. Conc.	4.21	1.00	655	0	0			
				D/W/P: 4in Concrete	3.61	1.00	186	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								
		Topography of Site										
		Level										
		Rolling										
		X Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		X Flood Plain										
		PRIVATE RD		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2018	38,600	131,800	170,400			169,051C	
		TPC 12/27/2017	INSPECTED		2017	38,600	131,800	170,400			165,574C	
		JWV 11/15/2016	INSPECTED		2016	45,000	68,500	113,500			106,714C	
		TPC 12/07/2015	INSPECTED		2015	45,000	0	45,000			38,100C	



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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	0	Oil	Elec.	1	Appliance Allow.	Interior 1 Story	Area	Type	Year Built: 2015	Car Capacity:	Class: C					
	Mobile Home		Insulation		Wood												Coal	Steam	Cook Top	Interior 2 Story	144
Town Home	Front Overhang	0	Other Overhang	X	Forced Air w/o Ducts			1	Direct-Vented Ga	Class: C +10	Effec. Age: 1	Floor Area: 2119	CntyMult	Total Base Cost: 135,343	X 1.380	E.C.F.	Total Base New : 186,773	X 1.400	Total Depr Cost: 184,905	Estimated T.C.V: 258,867	
Duplex	Other Overhang		(4) Interior			Forced Air w/ Ducts															X
A-Frame		Drywall			Plaster			X	1	Class: C +10	Effec. Age: 1	Floor Area: 2119	CntyMult	Total Base Cost: 135,343	X 1.380	E.C.F.	Total Base New : 186,773	X 1.400	Total Depr Cost: 184,905	Estimated T.C.V: 258,867	
	Wood Frame	Trim & Decoration			Forced Hot Water																X
	Building Style: 2S	Ex	Ord	Min	Electric Baseboard			X	1	Class: C +10	Effec. Age: 1	Floor Area: 2119	CntyMult	Total Base Cost: 135,343	X 1.380	E.C.F.	Total Base New : 186,773	X 1.400	Total Depr Cost: 184,905	Estimated T.C.V: 258,867	
	Yr Built 2015	Remodeled 0	Size of Closets			Elec. Ceil. Radiant															X
	Condition: Average	Lg	Ord	Small	Radiant (in-floor)			X	1	Class: C +10	Effec. Age: 1	Floor Area: 2119	CntyMult	Total Base Cost: 135,343	X 1.380	E.C.F.	Total Base New : 186,773	X 1.400	Total Depr Cost: 184,905	Estimated T.C.V: 258,867	
	Room List	Doors	Solid	H.C.	Electric Wall Heat																X
	Basement	(5) Floors			Space Heater			X	1	Class: C +10	Effec. Age: 1	Floor Area: 2119	CntyMult	Total Base Cost: 135,343	X 1.380	E.C.F.	Total Base New : 186,773	X 1.400	Total Depr Cost: 184,905	Estimated T.C.V: 258,867	
	1st Floor	Kitchen:			Wall/Floor Furnace																X
	2nd Floor	Other:			Forced Heat & Cool			X	1	Class: C +10	Effec. Age: 1	Floor Area: 2119	CntyMult	Total Base Cost: 135,343	X 1.380	E.C.F.	Total Base New : 186,773	X 1.400	Total Depr Cost: 184,905	Estimated T.C.V: 258,867	
	4 Bedrooms	Other:			Heat Pump																X
	(1) Exterior	(6) Ceilings			No Heating/Cooling			X	1	Class: C +10	Effec. Age: 1	Floor Area: 2119	CntyMult	Total Base Cost: 135,343	X 1.380	E.C.F.	Total Base New : 186,773	X 1.400	Total Depr Cost: 184,905	Estimated T.C.V: 258,867	
	Wood/Shingle	No./Qual. of Fixtures			Central Air																X
	Aluminum/Vinyl	Ex.	Ord.	Min	Wood Furnace			X	1	Class: C +10	Effec. Age: 1	Floor Area: 2119	CntyMult	Total Base Cost: 135,343	X 1.380	E.C.F.	Total Base New : 186,773	X 1.400	Total Depr Cost: 184,905	Estimated T.C.V: 258,867	
	Brick	No. of Elec. Outlets			(12) Electric																X
	Insulation	Many	Ave.	Few	0 Amps Service			X	1	Class: C +10	Effec. Age: 1	Floor Area: 2119	CntyMult	Total Base Cost: 135,343	X 1.380	E.C.F.	Total Base New : 186,773	X 1.400	Total Depr Cost: 184,905	Estimated T.C.V: 258,867	
	(2) Windows	(7) Excavation			No Heating/Cooling																X
	Many Avg. Few	Basement: 0 S.F.			Central Air			X	1	Class: C +10	Effec. Age: 1	Floor Area: 2119	CntyMult	Total Base Cost: 135,343	X 1.380	E.C.F.	Total Base New : 186,773	X 1.400	Total Depr Cost: 184,905	Estimated T.C.V: 258,867	
	Large Avg. Small	Crawl: 953 S.F.			Wood Furnace																X
	Wood Sash	Slab: 0 S.F.			No Heating/Cooling			X	1	Class: C +10	Effec. Age: 1	Floor Area: 2119	CntyMult	Total Base Cost: 135,343	X 1.380	E.C.F.	Total Base New : 186,773	X 1.400	Total Depr Cost: 184,905	Estimated T.C.V: 258,867	
	Metal Sash	Height to Joists: 0.0			Central Air																X
	Vinyl Sash	(8) Basement			Wood Furnace			X	1	Class: C +10	Effec. Age: 1	Floor Area: 2119	CntyMult	Total Base Cost: 135,343	X 1.380	E.C.F.	Total Base New : 186,773	X 1.400	Total Depr Cost: 184,905	Estimated T.C.V: 258,867	
	Double Hung	Conc. Block			Central Air																X
	Horiz. Slide	Poured Conc.			Wood Furnace			X	1	Class: C +10	Effec. Age: 1	Floor Area: 2119	CntyMult	Total Base Cost: 135,343	X 1.380	E.C.F.	Total Base New : 186,773	X 1.400	Total Depr Cost: 184,905	Estimated T.C.V: 258,867	
	Storms & Screens	Stone			Central Air																X
	(3) Roof	Treated Wood			Wood Furnace			X	1	Class: C +10	Effec. Age: 1	Floor Area: 2119	CntyMult	Total Base Cost: 135,343	X 1.380	E.C.F.	Total Base New : 186,773	X 1.400	Total Depr Cost: 184,905	Estimated T.C.V: 258,867	
	Gable	Concrete Floor			Central Air																X
	Hip	(9) Basement Finish			Wood Furnace			X	1	Class: C +10	Effec. Age: 1	Floor Area: 2119	CntyMult	Total Base Cost: 135,343	X 1.380	E.C.F.	Total Base New : 186,773	X 1.400	Total Depr Cost: 184,905	Estimated T.C.V: 258,867	
	Flat	Recreation SF			Central Air																X
	Asphalt Shingle	Living SF			Wood Furnace			X	1	Class: C +10	Effec. Age: 1	Floor Area: 2119	CntyMult	Total Base Cost: 135,343	X 1.380	E.C.F.	Total Base New : 186,773	X 1.400	Total Depr Cost: 184,905	Estimated T.C.V: 258,867	
	Chimney:	Walkout Doors			Central Air																X
		No Floor SF			Wood Furnace			X	1	Class: C +10	Effec. Age: 1	Floor Area: 2119	CntyMult	Total Base Cost: 135,343	X 1.380	E.C.F.	Total Base New : 186,773	X 1.400	Total Depr Cost: 184,905	Estimated T.C.V: 258,867	
		No Floor SF			Central Air																X
		No Floor SF			Wood Furnace			X	1	Class: C +10	Effec. Age: 1	Floor Area: 2119	CntyMult	Total Base Cost: 135,343	X 1.380	E.C.F.	Total Base New : 186,773	X 1.400	Total Depr Cost: 184,905	Estimated T.C.V: 258,867	
		No Floor SF			Central Air																X
		No Floor SF			Wood Furnace			X	1	Class: C +10	Effec. Age: 1	Floor Area: 2119	CntyMult	Total Base Cost: 135,343	X 1.380	E.C.F.	Total Base New : 186,773	X 1.400	Total Depr Cost: 184,905	Estimated T.C.V: 258,867	
		No Floor SF			Central Air																X
		No Floor SF			Wood Furnace			X	1	Class: C +10	Effec. Age: 1	Floor Area: 2119	CntyMult	Total Base Cost: 135,343	X 1.380	E.C.F.	Total Base New : 186,773	X 1.400	Total Depr Cost: 184,905	Estimated T.C.V: 258,867	
		No Floor SF			Central Air																X
		No Floor SF			Wood Furnace			X	1	Class: C +10	Effec. Age: 1	Floor Area: 2119	CntyMult	Total Base Cost: 135,343	X 1.380	E.C.F.	Total Base New : 186,773	X 1.400	Total Depr Cost: 184,905	Estimated T.C.V: 258,867	
		No Floor SF			Central Air																X
		No Floor SF			Wood Furnace			X	1	Class: C +10	Effec. Age: 1	Floor Area: 2119	CntyMult	Total Base Cost: 135,343	X 1.380	E.C.F.	Total Base New : 186,773	X 1.400	Total Depr Cost: 184,905	Estimated T.C.V: 258,867	
		No Floor SF			Central Air																X
		No Floor SF			Wood Furnace			X	1	Class: C +10	Effec. Age: 1	Floor Area: 2119	CntyMult	Total Base Cost: 135,343	X 1.380	E.C.F.	Total Base New : 186,773	X 1.400	Total Depr Cost: 184,905	Estimated T.C.V: 258,867	
		No Floor SF			Central Air																X



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JONES WILLIAM B TRUST	GLASS CASEY R & JENNIFER	1	05/19/2017	QC	RELATED PARTY	2017-01695	PTA	100.0
GLASS CASEY R & JENNIFER	GLASS CASEY R & JENNIFER	0	08/28/2014	PTA	RELATED PARTY	PTA	PTA	0.0
JONES WILLIAM B & VERA (D	JONES WILLIAM B TRUST	0	10/18/2000	QC	RELATED PARTY	341P139		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1214 S BIRCHAVEN BEACH DR	School: LAKE CITY - 57020		Addition	06/27/2017	2017-0282	100%
	P.R.E. 0%					

Owner's Name/Address	MAP #:
GLASS CASEY R & JENNIFER S TRUST 10336 E BEARD ROAD BYRON MI 48418	2018 Est TCV 231,749 TCV/TFA: 179.65

X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS
		* Factors *
		Description Frontage Depth Front Depth Rate %Adj. Reason Value
		GROUP C 1200/FF 100.00 88.00 0.8706 1.0000 1200 100 104,466
		100 Actual Front Feet, 0.20 Total Acres Total Est. Land Value = 104,466

Tax Description	X	Public Improvements	Land Improvement Cost Estimates
. LOTS 44 & 45 BIRCHAVEN BEACH.		Dirt Road	
Comments/Influences		Gravel Road	
	X	Paved Road	
		Storm Sewer	
		Sidewalk	
		Water	
	X	Sewer	
	X	Electric	
	X	Gas	
		Curb	
		Street Lights	
		Standard Utilities	
		Underground Utils.	

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Patio Blocks	8.13	1.00	168	0	0
D/W/P: 4in Concrete	3.61	1.00	132	0	0
Shed: Wood Frame	13.15	1.00	48	50	316
Total Estimated Land Improvements True Cash Value =					316

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	52,200	63,700	115,900			115,900S
2017	52,200	54,400	106,600			84,758C
2016	52,200	50,200	102,400			84,002C
2015	60,000	47,600	107,600			83,751C

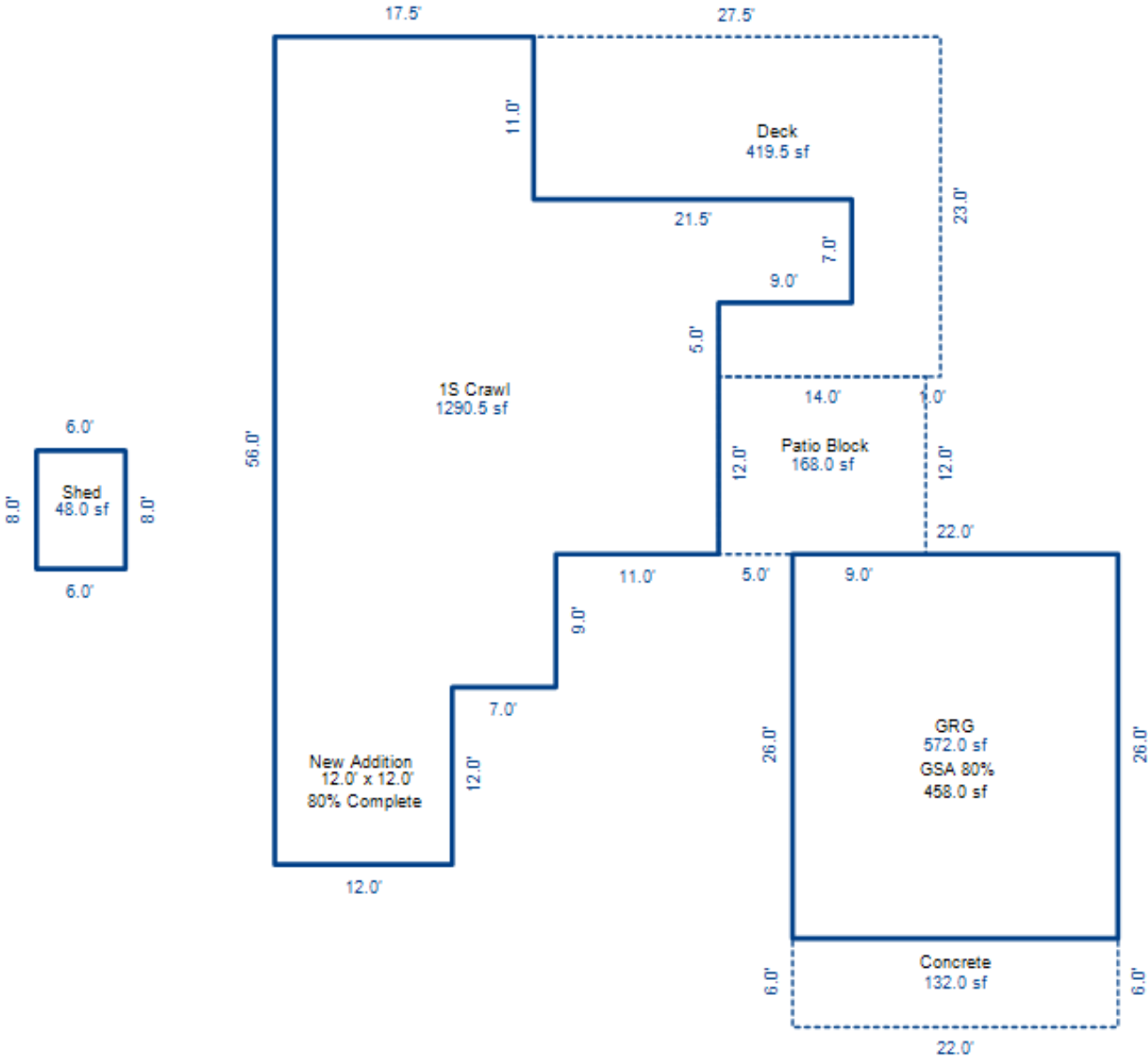


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage									
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas 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 419	Type Treated Wood	Year Built: 1981 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 572 % Good: 0 Storage Area: 458 No Conc. Floor: 0							
X	Wood Frame		Drywall X Paneled		Plaster Wood T&G																		
Building Style: 1S		Trim & Decoration																					
Yr Built 1955	Remodeled 2017	Ex	X	Ord		Min	Size of Closets																
Condition: Average		Lg		Ord	X	Small	Doors			Solid	X	H.C.											
Room List		(5) Floors		Central Air Wood Furnace																			
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric			100			Amps Service													
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories			Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost							
X	Wood/Shingle Aluminum/Vinyl Brick						Ex.	X	Ord.		Min	1 Story Siding			Crawl Space	67.48	-9.60	0.00	1290	74,665			
Insulation		(7) Excavation		No. of Elec. Outlets			Other Additions/Adjustments																
(2) Windows		Many		X	Avg.	Large	Many	X	Ave.		Few	(13) Plumbing											
X	Avg. Few	X	Avg. Small	Basement: 0 S.F. Crawl: 1290 S.F. Slab: 0 S.F. Height to Joists: 0.0		(14) Water/Sewer			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			(15) Built-Ins & Fireplaces			Average Fixture(s) 760.00		1		760				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			3 Fixture Bath 2400.00			Public Sewer Well, 50 Feet 1575.00			(16) Deck/Balcony			Treated Wood,Standard		6.43		419		2,694	
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			(17) Garages			Appliance Allowance 1915.00			Fireplace: Exterior 1 Story 3875.00			Class:C Exterior: Siding			Foundation: 42 Inch (Unfinished)				
(3) Roof		(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,			Base Cost 19.27			Treated Wood,Standard			572		11,022					
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Mechanical Doors 350.00			Storage area over garage 3.95			458			1,809		84,645				
X	Asphalt Shingle Metal						ECF (403 - LAKE MISSAUKEE AREA RES)			1.500 => TCV of Bldg: 1 =								126,967					
Chimney:																							

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HOWELL CAROL L TRUSTEE	HOWELL CAROL L TRUSTEE	0	10/21/2010	WD	FAMILY SALE	2010-4998WD	PTA	0.0
HOWELL THOMAS M (Deceased)	HOWELL CAROL (Surviving s	0	01/08/2008	OTH	Not Qualified	2008/0094		0.0

Property Address		Class: 401 RESIDENTIAL-I		Zoning:		Building Permit(s)		Date	Number	Status									
1198 S BIRCHAVEN BEACH DR		School: LAKE CITY - 57020		P.R.E. 0%		MAP #:		2018 Est TCV 192,160 TCV/TFA: 172.03											
Owner's Name/Address		X Improved		Vacant		Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS													
HOWELL CAROL L TRUSTEE 1198 BIRCHAVEN BEACH DRIVE LAKE CITY MI 49651		Public Improvements		* Factors *		Description Frontage Depth Front Depth Rate %Adj. Reason Value													
Taxpayer's Name/Address		X		Dirt Road		GROUP C 1200/FF 50.00 97.00 1.0000 1.0000 1200 100 60,000													
HOWELL CAROL 28536 WILDWOOD TRAIL FARMINGTON MI 48336		X		Gravel Road		50 Actual Front Feet, 0.11 Total Acres Total Est. Land Value = 60,000													
Tax Description		X		Paved Road		Land Improvement Cost Estimates													
. LOT 46 BIRCHAVEN BEACH.		X		Storm Sewer		Description Rate CountyMult. Size %Good Cash Value													
Comments/Influences		X		Sidewalk		D/W/P: 3.5 Concrete 3.44 1.00 391 71 955													
RAY'S NOTE: LOC ADJ..FRONTAGE MORE "BAY LIKE"		X		Water		Shed: Wood Frame 12.07 1.00 80 71 686													
		X		Sewer		Shed: Wood Frame 10.72 1.00 140 94 1,410													
		X		Electric		Residential Local Cost Land Improvements													
		X		Gas		Description Rate CountyMult. Size %Good Cash Value													
		X		Curb		LAND IMPROVE 2500 2500.00 1.00 1.0 95 2,375													
		X		Street Lights		Total Estimated Land Improvements True Cash Value = 5,426													
		X		Standard Utilities															
		X		Underground Utils.															
				Topography of Site															
		X		Level															
				Rolling															
				Low															
				High															
				Landscaped															
				Swamp															
				Wooded															
				Pond															
		X		Waterfront															
				Ravine															
				Wetland															
		X		Flood Plain															
		X		PRIVATE RD															
				Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/ Other		Taxable Value			
				Who		When		What		2018		30,000		66,100		96,100		72,278C	
				TPC 12/27/2017		INSPECTED		2017		30,000		61,900		91,900		70,792C			
				TPC 08/22/2016		INSPECTED		2016		40,000		59,300		99,300		70,161C			
				TPC 04/29/2013		INSPECTED		2015		45,000		56,400		101,400		69,952C			

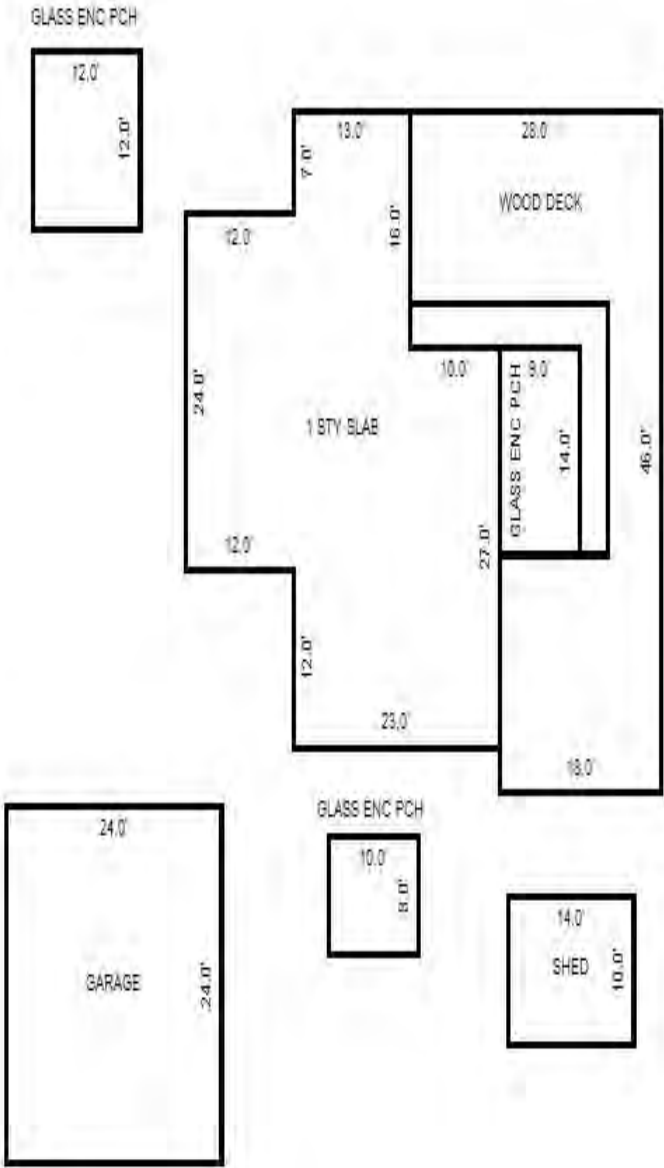


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood	X	Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven 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 126 CGEP (1 Story) 144 WGEP (1 Story) 792 Treated Wood		Year Built: 1988 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		(4) Interior	X	Drywall Paneled		Plaster Wood T&G										
Building Style: 1S		Trim & Decoration															
Yr Built 1950	Remodeled 0	Ex	X	Ord		Min	Size of Closets										
Condition: Average		Lg	X	Ord		Small	Doors			Solid	X	H.C.					
Room List		(5) Floors		Central Air Wood Furnace													
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric			100 Amps Service										
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories Exterior Foundation			Rate	Bsmnt-Adj	Heat-Adj	Size	Cost			
X	Wood/Shingle Aluminum/Vinyl Brick				Ex.	X	Ord.		Min	1	Story Siding	Slab	62.60	-10.94	0.00	1117	57,704
Insulation		(7) Excavation		No. of Elec. Outlets			Other Additions/Adjustments			Rate			Size	Cost			
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1117 S.F. Height to Joists: 0.0		Many			X	Ave.		Few	(13) Plumbing						
X	Many Avg. Few	X	Large Avg. Small	1 Average Fixture(s)			(14) Water/Sewer										
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		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										
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(16) Porches										
X	Gable Hip Flat	X	Gambrel Mansard Shed	(9) Basement Finish			(16) Deck/Balcony										
X	Asphalt Shingle	Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer			(16) Deck/Balcony										
Chimney: Brick		(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			(17) Garages										
		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)										
							Base Cost 17.55 576 10,109										
							Mechanical Doors 350.00 1 350										
							Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 84,489										
							ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 126,734										

*** 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.
HOWELL CAROL L TRUSTEE	HOWELL CAROL L TRUSTEE	0	10/21/2010	WD	FAMILY SALE	2010-4998WD	PTA	0.0
HOWELL THOMAS M (Deceased)	HOWELL CAROL (Surviving s	0	01/08/2008	OTH	Not Qualified	2008/0094		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
S BIRCHAVEN BEACH DR						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2018 Est TCV 60,233					

Improved	X	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS					
			* Factors * LOTS 47 & 48					
			Description Frontage Depth Front Depth Rate %Adj. Reason Value					

GROUP C 1200/FF 50.00 86.00 0.8706 1.0000 1200 100	52,233
<Site Value D> GROUP D BACKLOT 8000 100	8,000
100 Actual Front Feet, 0.19 Total Acres Total Est. Land Value =	60,233

Taxpayer's Name/Address	X	Public Improvements
HOWELL THOMAS M C/O HOWELL ANDREW 28536 WILDWOOD TRAIL FARMINGTON MI 48336	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water
Tax Description	X	Sewer
. LOTS 47 & 48 BIRCHAVEN BEACH.	X	Electric
Comments/Influences	X	Gas
LOW & SWAMPY, ESPECIALLY LOT 48		Curb Street Lights Standard Utilities Underground Utils.



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	30,100	0	30,100			30,100S
2017	30,100	0	30,100			30,100S
2016	46,100	0	46,100			33,426C
2015	40,000	0	40,000			33,327C

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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		
5115 S DICKERSON RD		School: LAKE CITY - 57020								
Owner's Name/Address		P.R.E. 0%								
GAMBLE JOHN C & RETA G 20382 130TH AVE TUSTIN MI 49688		MAP #:		2018 Est TCV 82,947 TCV/TFA: 66.46						
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS						
. SEC 35 T22N R8W LOT 1 BLUE ROAD ESTATES.		Public Improvements		* Factors *						
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
		Gravel Road		<Site Value C>	140-Blue Road			5000 100	5,000	
		Paved Road		0.00 Total Acres		Total Est. Land Value =		5,000		
		Storm Sewer								
		Sidewalk								
		Water								
		Sewer								
		X	Electric							
		X	Gas							
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
		Topography of Site								
		Level								
		X	Rolling							
		Low								
		X	High							
		Landscaped								
		Swamp								
		X	Wooded							
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Who	When	What	2018	2,500	39,000	41,500		33,915C
		TPC 12/27/2017 INSPECTED		2017	2,500	36,700	39,200			33,218C
		TPC 04/08/2016 INSPECTED		2016	3,000	36,600	39,600			32,922C
		TPC 03/30/2015 INSPECTED		2015	3,000	31,100	34,100			32,824C

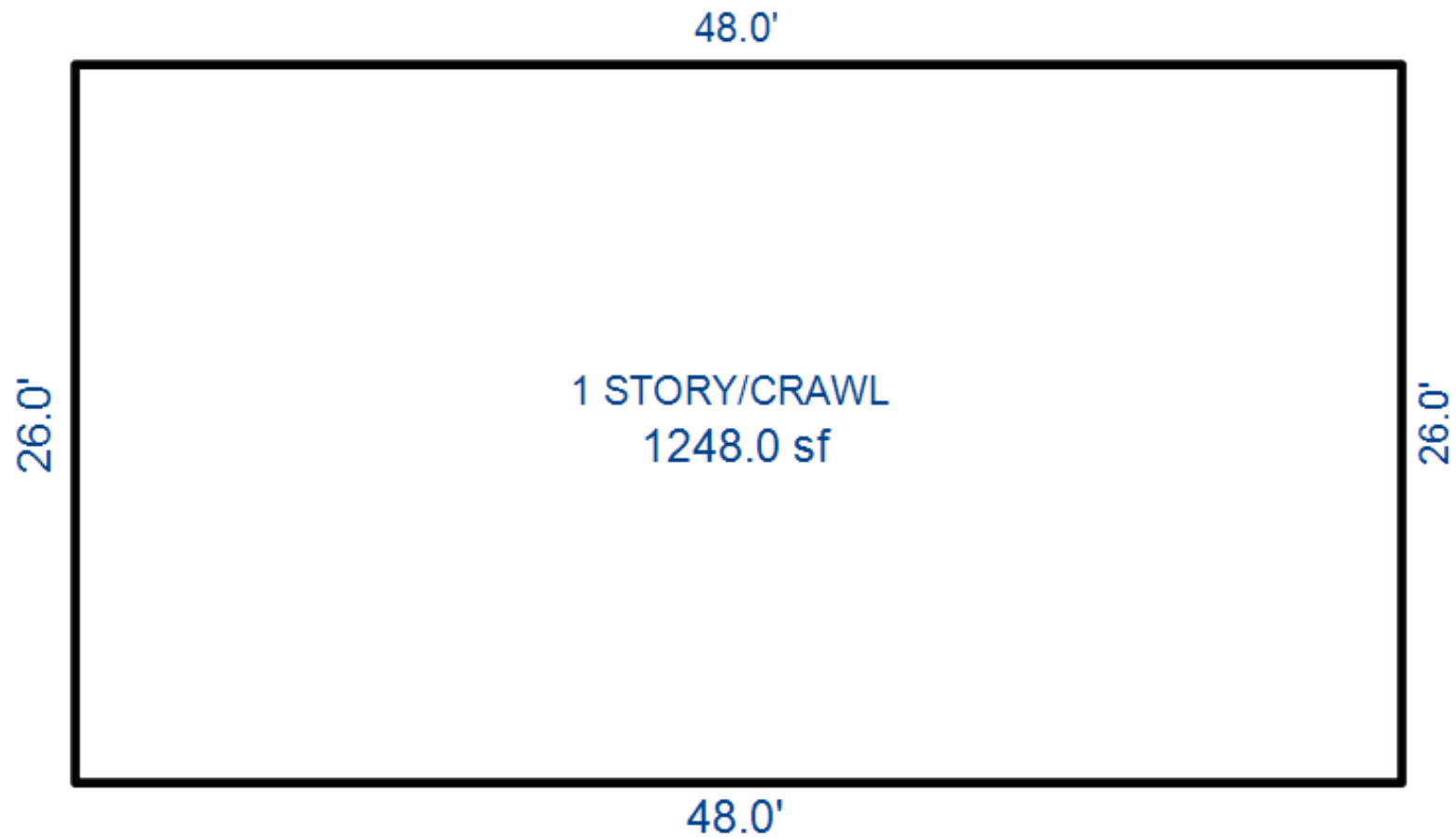


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 20 20	Type Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G									
Building Style: 1S		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										
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(12) Electric			200		Amps Service					
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Ex.		X	Ord.		Min		
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets			Many		X	Ave.		Few		
(2) Windows		(7) Excavation		(13) Plumbing			1		Average Fixture(s)					
X	Insulation	Basement: 0 S.F. Crawl: 1248 S.F. Slab: 0 S.F. Height to Joists: 0.0		2			3		Fixture Bath		1575.00		1 1,575	
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			1		Average Fixture(s)		630.00		1 630	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		2			2		Fixture Bath		1975.00		1 1,975	
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1		Well, 50 Feet		1575.00		1 1,575	
(3) Roof				(14) Water/Sewer			1		1000 Gal Septic		2895.00		1 2,895	
X	Gable Hip Flat	Gambrel Mansard Shed		Public Water Public Sewer Water Well			1		1000 Gal Septic		1415.00		1 1,415	
X	Asphalt Shingle			Notes: MODULAR Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 77,176 ECF (409 - RURAL SUBS) 1.010 => TCV of Bldg: 1 = 77,947			1		2000 Gal Septic		16.26		20 325	
Chimney: Metal				Lump Sum Items:							16.26		20 325	

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

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

Owner's Name/Address: FREDIN DALE A
 22554 70TH AVE
 MARION MI 49665
 2018 Est TCV 5,000

Improved X Vacant Land Value Estimates for Land Table Res 8.RURAL SUBS

Tax Description: . SEC 35 T22N R8W LOT 2 BLUE ROAD ESTATES.
 Comments/Influences:
 Public Improvements: * Factors *
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 <Site Value C> 140-Blue Road 5000 100 5,000
 0.00 Total Acres Total Est. Land Value = 5,000

- 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	2,500	0	2,500			2,500S
2017	2,500	0	2,500			2,500S
2016	3,000	0	3,000			3,000S
2015	3,000	0	3,000			3,000S

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

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

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

School: LAKE CITY - 57020 P.R.E. 0% MAP #: 2018 Est TCV 5,000

Owner's Name/Address: FREDIN DALE A
22554 70TH AVE
MARION MI 49665

Improved Vacant Land Value Estimates for Land Table Res 8.RURAL SUBS

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<input checked="" type="checkbox"/> Dirt Road <input checked="" type="checkbox"/> Gravel Road <input checked="" type="checkbox"/> Paved Road <input checked="" type="checkbox"/> Storm Sewer <input checked="" type="checkbox"/> Sidewalk <input checked="" type="checkbox"/> Water Sewer <input checked="" type="checkbox"/> Electric <input checked="" type="checkbox"/> Gas <input checked="" type="checkbox"/> Curb <input checked="" type="checkbox"/> Street Lights <input checked="" type="checkbox"/> Standard Utilities <input checked="" type="checkbox"/> Underground Utils.	<Site Value C>	140-Blue Road	0.00	Total Acres		5000	100		5,000
	* Factors * Total Est. Land Value =								5,000

Tax Description: . SEC 35 T22N R8W LOT 3 BLUE ROAD ESTATES.
Comments/Influences:

Topography of Site:
 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	2,500	0	2,500			2,500S
2017	2,500	0	2,500			2,500S
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
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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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FREDIN DALE A 22554 70TH AVE MARION MI 49665	2018 Est TCV 5,000					
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	Improved	X	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS		
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	Public Improvements	* Factors *				
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		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		<Site Value C>	140-Blue Road				5000	100		5,000
				0.00	Total Acres				Total Est. Land Value =	5,000

Tax Description	X	Dirt Road								
. SEC 35 T22N R8W LOT 4 BLUE ROAD ESTATES.		Gravel Road								

Comments/Influences		Paved Road								
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		Storm Sewer								
--	--	-------------	--	--	--	--	--	--	--	--

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

	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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	Who	When	What	2018	2,500	0	2,500			2,500S
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			TPC 12/27/2017 INSPECTED	2017	2,500	0	2,500			2,500S
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				2016	3,000	0	3,000			3,000S
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				2015	3,000	0	3,000			3,000S
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*** Information herein deemed reliable but not guaranteed***

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

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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FREDIN DALE A 22554 70TH AVE MARION MI 49665	2018 Est TCV 5,000					
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	Improved	X	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS		
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	Public Improvements	* Factors *				
--	---------------------	-------------	--	--	--	--

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> 140-Blue Road					5000	100		5,000
		0.00	Total Acres				Total Est. Land Value =	5,000

Tax Description

. SEC 35 T22N R8W LOT 5 BLUE ROAD ESTATES.
--

Comments/Influences

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

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

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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7859 W BLUE RD	School: LAKE CITY - 57020					
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	P.R.E. 100% 07/25/1994					
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Owner's Name/Address	MAP #:
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FOSTER WM K 7859 W BLUE RD LAKE CITY MI 49651	2018 Est TCV 89,213 TCV/TFA: 84.48
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X	Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS
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Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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	<Site Value C> 140-Blue Road					5000	100		5,000
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		0.00	Total Acres			Total Est.		Land Value =	5,000
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Land Improvement Cost Estimates									
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Description	Rate	CountyMult.	Size	%Good	Cash Value
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Shed: Metal Prefab	8.16	1.00	100	66	539
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	Total Estimated Land Improvements True Cash Value =				539
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Tax Description	X	Electric
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. SEC 35 T22N R8W LOT 6 BLUE ROAD ESTATES.	X <td>Gas</td>	Gas
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Comments/Influences	X <td>Curb</td>	Curb
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	X <td>Street Lights</td>	Street Lights
--	--------------------------	---------------

	X <td>Standard Utilities</td>	Standard Utilities
--	-------------------------------	--------------------

	X <td>Underground Utils.</td>	Underground Utils.
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Topography of Site		
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X	Level
---	-------

	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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Who	When	What	2018	2,500	42,100	44,600			34,956C
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	TPC 12/27/2017 INSPECTED		2017	2,500	39,600	42,100			34,238C
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	TPC 03/30/2015 INSPECTED		2016	3,000	37,300	40,300			33,933C
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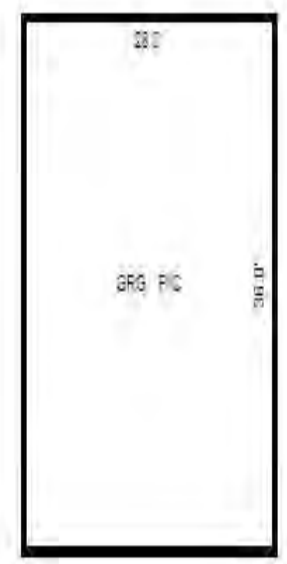
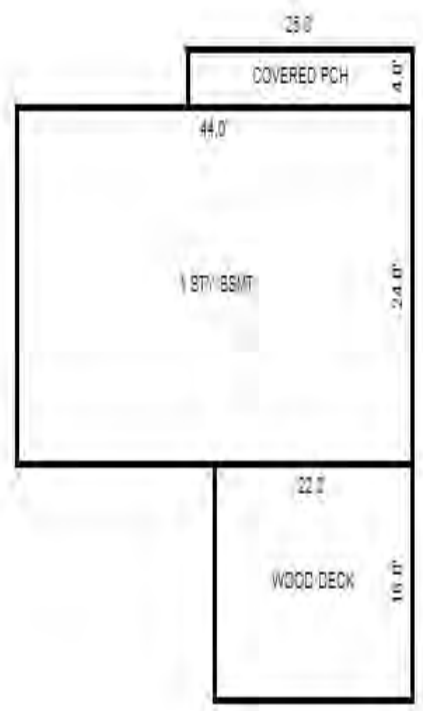
			2015	3,000	31,900	34,900			33,832C
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*** Information herein deemed reliable but not guaranteed***

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 100 352	Type CCP (1 Story) Treated Wood	Year Built: 1978 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: 1008 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G												
Building Style: 1S		Trim & Decoration															
Yr Built 1978	Remodeled 0	Ex	X	Ord		Min	Size of Closets										
Condition: Good		Lg	X	Ord		Small	Doors			Solid	X	H.C.					
Room List		(5) Floors		Central Air Wood Furnace													
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(12) Electric			100			Amps Service							
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories			Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost	
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall		Ex.	X	Ord.		Min	1	Story Siding	Basement	58.72	0.00	0.00	1056	62,008
Insulation		Basement: 1056 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets			Other Additions/Adjustments					Rate		Size		Cost	
(2) Windows		(7) Excavation		(13) Plumbing			(14) Water/Sewer										
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) 630.00			Well, 50 Feet 1000 Gal Septic		1575.00 2895.00		1 1		1,575 2,895	
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 Fireplace: Wood Stove			1415.00 1125.00		1 1		1,415 1,125						
(3) Roof		(8) Basement		(16) Porches			28.65		100		2,865						
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish		(17) Garages			CCP (1 Story), Standard 6.20		352		2,182					
X	Asphalt Shingle	Recreation SF Living SF Walkout Doors No Floor SF		Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished) Base Cost 9.78			1008		9,858								
Chimney: Metal		(10) Floor Support		Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, ECF (409 - RURAL SUBS)			1.010 => TCV of Bldg:		1		=		82,846 83,674				
		Joists: Unsupported Len: Cntr.Sup:		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:										

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



Sketch by Apex 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.
HARRIS RYAN & KARIN	SHELTON SHAWNA	91,500	11/04/2013	WD	WARRANTY DEED	2013-03754	PTA	100.0
COVENANT CAPITAL INC	HARRIS RYAN & KARIN	1	12/21/2011	QC	QUIT CLAIM	2012-00027		100.0
US BANK NATIONAL ASSOCIATI	COVENANT CAPITAL INC	55,000	03/04/2011	CD	COVENANT DEED	2011-08877		0.0
PETERSON WANDA	US BANK NATIONAL ASSOCIAT	75,838	07/16/2010	SD	SHERIFF'S DEED	2011-3078SD		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7823 W BLUE RD						
School: LAKE CITY - 57020						
P.R.E. 100% 11/04/2013						
Owner's Name/Address	MAP #:					
SHELTON SHAWNA 7823 W BLUE RD LAKE CITY MI 49651	2018 Est TCV 105,603 TCV/TFA: 58.47					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS						
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
. SEC 35 T22N R8W LOT 7 BLUE ROAD ESTATES.	X		* Factors *						
			<Site Value C> 140-Blue Road					5000 100	5,000
			165 Actual Front Feet, 1.53 Total Acres Total Est. Land Value =						5,000
Comments/Influences			Land Improvement Cost Estimates						
			Description	Rate	CountyMult.	Size	%Good	Cash Value	
			D/W/P: 3.5 Concrete	3.20	1.00	428	78	1,068	
			Total Estimated Land Improvements True Cash Value =						1,068



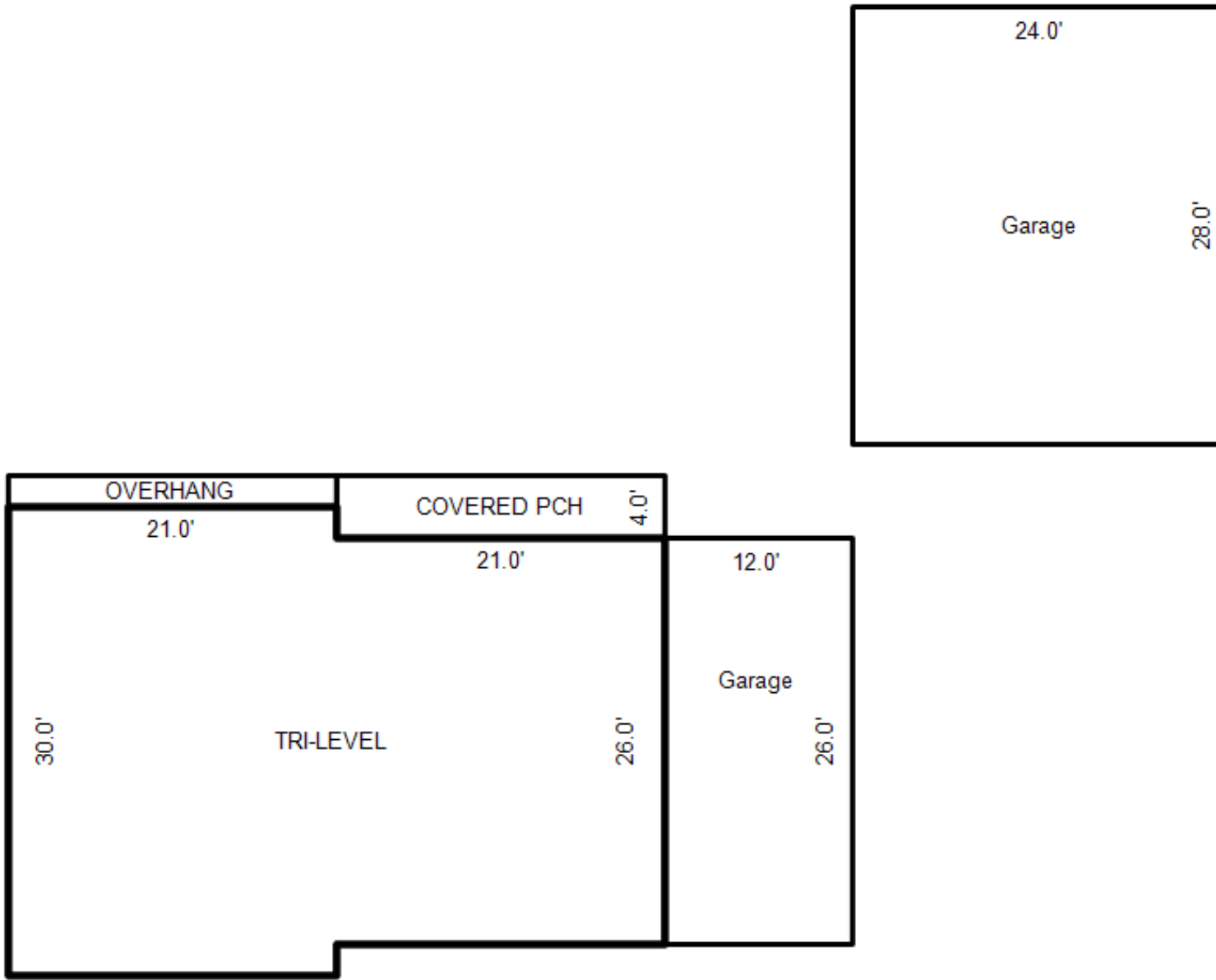
Topography of Site	X Level	Rolling	Low	X High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
													Who	When	What	2018	2,500	50,300	52,800			44,615C
TPC 12/27/2017 INSPECTED													2017	2,500	47,700	50,200			43,698C
													2016	3,000	47,300	50,300			43,309C
													2015	3,000	41,500	44,500			43,180C

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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: 1979 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 312 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G								84	CCP (1 Story)		
Building Style: TRI		Trim & Decoration														
Yr Built	Remodeled	Ex	X	Ord		Min										
1979 199	2007	Size of Closets														
Condition: Average		Lg	X	Ord		Small										
Room List		(5) Floors														
	Basement 5 1st Floor 3 2nd Floor 4 Bedrooms	Kitchen: Other: Other:														
		(6) Ceilings														
(1) Exterior	X	Drywall														
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	No. of Elec. Outlets														
		Many	X	Ave.		Few										
(2) Windows	(7) Excavation															
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1176 S.F. Slab: 0 S.F. Height to Joists: 0.0												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement														
X	Double Glass Patio Doors Storms & Screens	Recreation SF Living SF Walkout Doors No Floor SF														
(3) Roof	(9) Basement Finish															
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support													
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:														
Chimney: Metal		Lump Sum Items:														
		Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic														
		ECF (409 - RURAL SUBS)														
		Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost														
		Tri-Level Siding Crawl Space 68.68 -4.20 0.00 1176 75,828														
		1 Story Siding Overhang 32.69 0.00 0.00 42 1,373														
		Other Additions/Adjustments Rate Size Cost														
		(13) Plumbing														
		Average Fixture(s) 630.00 1 630														
		3 Fixture Bath 1975.00 1 1,975														
		2 Fixture Bath 1325.00 1 1,325														
		(14) Water/Sewer														
		Well, 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 24.66 312 7,694														
		Common Wall: 1 Wall -1225.00 1 -1,225														
		Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 90,307														
		Separately Depreciated Items:														
		(16) Porches														
		CCP (1 Story), Standard 30.25 84 2,541														
		County Multiplier = 1.38 => Cost New = 3,507														
		Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 2,490														
		(17) Garages														
		Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)														
		Base Cost 15.75 672 10,584														
		County Multiplier = 1.38 => Cost New = 14,606														
		Phy/Ab.Phy/Func/Econ/Comb.%Good= 82/100/100/100/82.0, Depr.Cost = 11,977														
		Total Depreciated Cost = 104,773														
		0.950 => TCV of Bldg: 1 = 99,535														

*** 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.
		56,900	06/01/1998	WD	Download	320:9		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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7753 W BLUE RD	School: LAKE CITY - 57020					
	P.R.E. 100% 07/25/1994					

Owner's Name/Address	MAP #:
COCKERAM JASON L & RUBY L 7753 W BLUE ROAD LAKE CITY MI 49651	2018 Est TCV 80,131 TCV/TFA: 56.11

X Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS				
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Tax Description	Public Improvements	* Factors *					Value
		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	
. SEC 35 T22N R8W LOT 8 BLUE ROAD ESTATES.	X	Dirt Road					
		Gravel Road					
Comments/Influences	X	Paved Road					
		Storm Sewer					
12x27 add'n for 02	X	Sidewalk					
		Water					
	X	Sewer					
	X	Electric					
	X	Gas					
		Curb					
		Street Lights					
		Standard Utilities					
		Underground Utils.					

		0.00 Total Acres					Total Est. Land Value =	5,000
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	2,500	37,600	40,100			34,221C
2017	2,500	35,600	38,100			33,518C
2016	3,000	35,300	38,300			33,220C
2015	3,000	31,100	34,100			33,121C

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

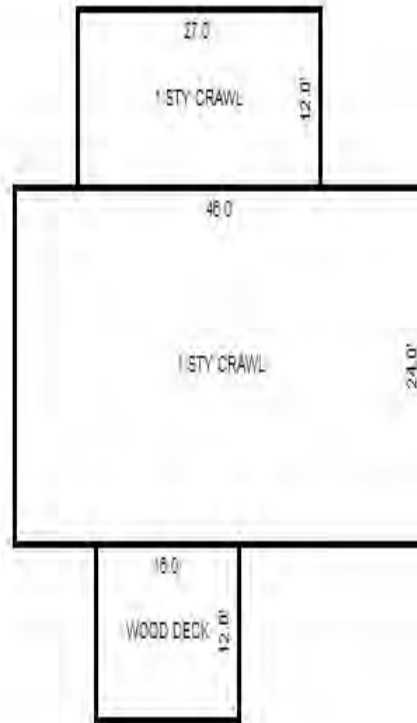
Topography of Site
X Level
Rolling
Low
X High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

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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 192	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	(4) Interior		Trim & Decoration Ex X Ord Min		Size of Closets Lg Ord X Small		Doors Solid X H.C.		Room List Basement 1st Floor 2nd Floor Bedrooms		Kitchen: Other: Other:		(5) Floors		(6) Ceilings X Tile		(1) Exterior		X Wood/Shingle Aluminum/Vinyl Brick Insulation		(2) Windows Many Avg. X Large Avg. Small		X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(3) Roof Gable Hip Flat X Gambrel Mansard Shed		X Asphalt Shingle		Chimney: Metal	
				Central Air Wood Furnace			(12) Electric 200 Amps Service		No./Qual. of Fixtures Ex. X Ord. Min		No. of Elec. Outlets Many X Ave. Few		(13) Plumbing Average Fixture(s) 2 Fixture Bath		(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 Crawl Space 55.66 -7.98 0.00 1104 52,639 1 Story Siding Crawl Space 55.66 -7.98 0.00 324 15,448 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 6.81 192 1,308 Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 74,609 Separately Depreciated Items: Square footage # 2 is depreciated at 91 %Good... Base Cost Was = 15,448 County Multiplier = 1.38 => Cost New = 21,319 Phy/Ab.+hy/Func/Econ/Comb.%Good= 21/100/100/100/21.0, Depr.Cost = 4,477 ECF (409 - RURAL SUBS) 0.950 => TCV of Bldg: 1 = 75,131																

*** 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.
COVENANT CAPITAL INC	PALUCK ALEXANDER	71,500	03/28/2016	WD	Arms Length	2016-00931	PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7717 W BLUE RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 04/13/2016					
PALUCK ALEXANDER 7717 W BLUE RD LAKE CITY MI 49651	MAP #:					
	2018 Est TCV 73,553 TCV/TFA: 66.62					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS					
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
. SEC 35 T22N R8W LOT 9 BLUE ROAD ESTATES.	X		* Factors *					
			<Site Value C> 140-Blue Road					5000 100	5,000
			0.00 Total Acres Total Est. Land Value = 5,000					
Comments/Influences	X		Land Improvement Cost Estimates					
			Description	Rate	CountyMult.	Size	%Good	Cash Value
			D/W/P: 3.5 Concrete	3.44	1.00	65	94	210
			Total Estimated Land Improvements True Cash Value = 210					



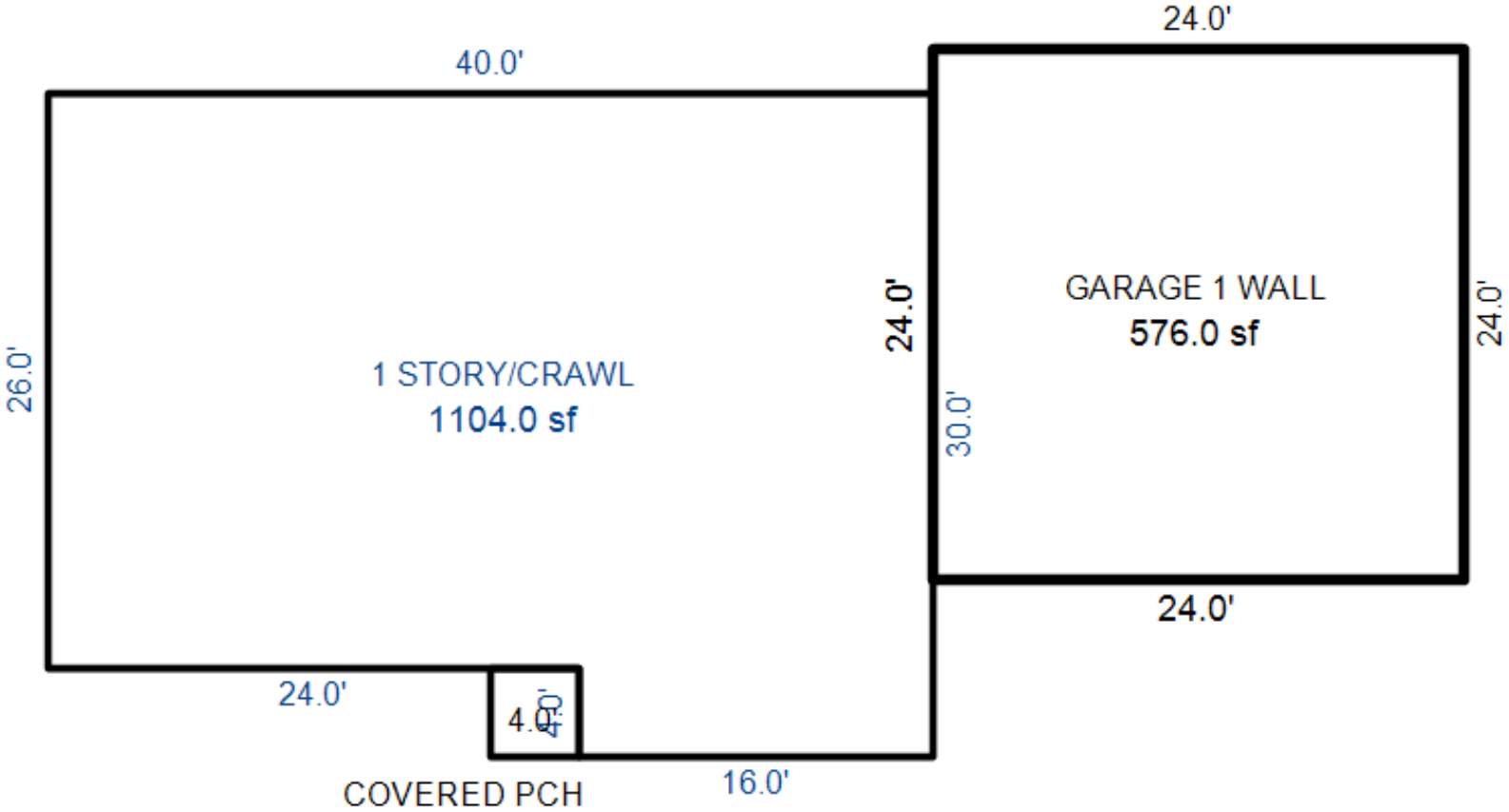
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2018	2,500	34,300	36,800			35,735C
Rolling	2017	2,500	32,500	35,000			35,000S
Low	2016	3,000	35,200	38,200			32,914C
High	2015	3,000	30,900	33,900			32,816C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
Who When What							
TPC 12/27/2017 INSPECTED							
TPC 04/08/2016 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		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 16	Type CCP (1 Story)	Year Built: 1976 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 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 1976	Remodeled 2010	Ex	X	Ord		Min	Size of Closets									
Condition: Average		Lg		Ord	X	Small	Doors		Solid	X	H.C.					
Room List		(5) Floors		Central Air Wood Furnace												
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(12) Electric			200		Amps Service							
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Ex.		X	Ord.		Min				
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall				No. of Elec. Outlets		Many	X	Ave.		Few			
(2) Windows		(7) Excavation		(13) Plumbing			1		Average Fixture(s)							
X	Insulation	Basement: 0 S.F. Crawl: 1104 S.F. Slab: 0 S.F. Height to Joists: 0.0		1			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement		(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			Lump Sum Items:									
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:												
X	Gable Hip Flat	Gambrel Mansard Shed														
X	Asphalt Shingle															
Chimney: Brick																

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
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. 0%										
SPETEBROOT TONY R & LINDA R 6715 S MOREY ROAD MC BAIN MI 49657		MAP #:		2018 Est TCV 5,000								
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS							
. SEC 35 T22N R8W LOT 10 BLUE ROAD ESTATES.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X Gravel Road		<Site Value C> 140-Blue Road		5000		100				5,000
		X Paved Road		0.00 Total Acres		Total Est. Land Value =						5,000
		X Storm Sewer										
		X Sidewalk										
		X Water										
		X Sewer										
		X Electric										
		X Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		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	2,500	0	2,500	2,500S				
TPC 12/27/2017 INSPECTED		2017	2,500	0	2,500			2,500S				
TPC 04/08/2016 INSPECTED		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.
PHILLIPS CHAD & ELLIS AMY	YOUNGBEG GARRICK	128,000	06/01/2012	WD	WARRANTY DEED	2012-02063 WD	PTA	100.0
GREGG DAVID & LINDA J (H/	PHILLIPS & ELLIS (H/W)**	0	07/20/2007	PLC	Not Qualified	2007/2769		0.0
GREGG DAVID W & LINDA J	PHILLIPS CHAD(S/M) & ELLI	80,000	06/05/2006	LC	Not Qualified			100.0
		129,900	10/01/2001	WD	Download	01-0:4020		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7699 W BLUE RD						
	School: LAKE CITY - 57020					
	P.R.E. 100% 07/15/2012					
Owner's Name/Address	MAP #:					
YOUNGBEG GARRICK 7699 W BLUE RD LAKE CITY MI 49651	2018 Est TCV 161,039 TCV/TFA: 107.36					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS			
			Description	Frontage	Depth	Value
. SEC 35 T22N R8W LOT 11 BLUE ROAD ESTATES.	X		* Factors *			
			<Site Value C> 140-Blue Road			5000 100
			170 Actual Front Feet, 1.00 Total Acres			Total Est. Land Value = 5,000

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates			
			Description	Rate	CountyMult.	Cash Value
NEW HOUSE FOR 96 COMPLETE FOR 97 Uncapped for 2007 by letter 8-23-07.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk	D/W/P: 4in Ren. Conc.	4.21	1.00	960 0
			Residential Local Cost Land Improvements			

Comments/Influences	X	Electric	Description			
			Description	Rate	CountyMult.	Cash Value
NEW HOUSE FOR 96 COMPLETE FOR 97 Uncapped for 2007 by letter 8-23-07.	X	Gas	LAND IMPROVE 5000	5000.00	1.00	1.0 94
			Total Estimated Land Improvements True Cash Value = 4,700			

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2017	2,500	73,500	76,000			65,500C
			2016	3,000	73,100	76,100			64,916C
			2015	3,000	64,400	67,400			64,722C

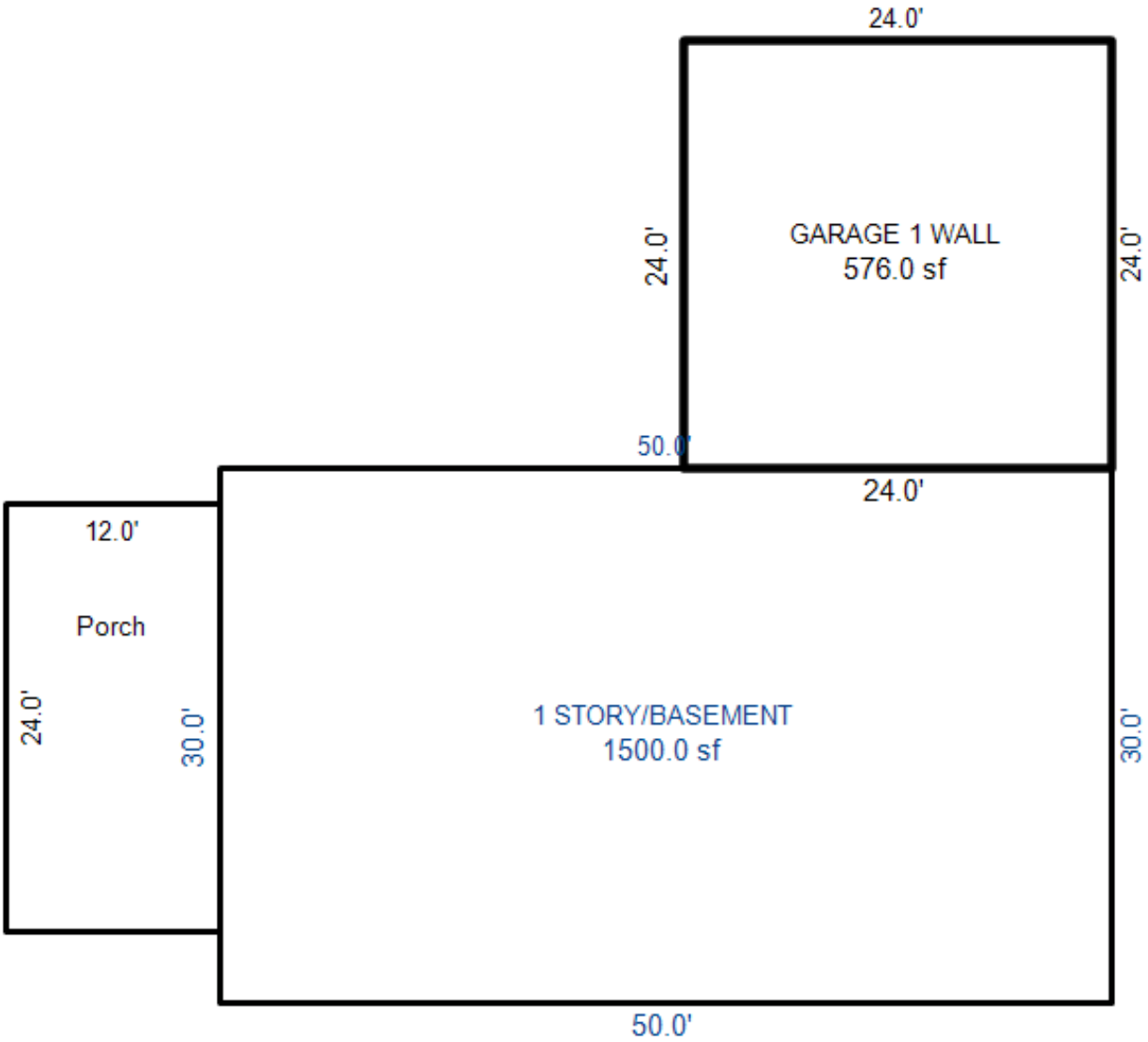


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*** Information herein deemed reliable but not guaranteed***

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 288	Type Treated Wood	Year Built: 1995 Car Capacity: 2 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame Metal 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														
Yr Built 1995		Remodeled 0		Size of Closets												
Condition: Average		Doors		Solid X H.C.												
Room List		(5) Floors			Kitchen: Other: Other:			(12) Electric								
Basement 1st Floor 2nd Floor 4 Bedrooms								200 Amps Service								
(1) Exterior		X Drywall			Ex. X Ord. Min			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost								
X	Wood/Shingle Aluminum/Vinyl Brick				No. of Elec. Outlets			1 Story Siding Basement 65.92 0.00 2.01 1500 101,895								
(2) Windows					X Many Ave. Few			Other Additions/Adjustments								
X	Many Avg. Few	X	Large Avg. Small				(13) Plumbing									
X	Wood Sash Metal Sash Vinyl Sash				Basement: 1500 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan								
X	Double Hung Horiz. Slide Casement				(8) Basement			(14) Water/Sewer								
X	Double Glass Patio Doors Storms & Screens	1500	Recreation SF Living SF Walkout Doors No Floor SF				Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic									
(3) Roof		(9) Basement Finish						Lump Sum Items:								
X	Gable Hip Flat															
X	Asphalt Shingle															
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.
		5,000	04/01/1995	WD	Download	293:927		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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7691 W BLUE 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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COCKERAM JAMIE A & LISA M 7691 W BLUE ROAD LAKE CITY MI 49651	2018 Est TCV 86,513 TCV/TFA: 42.91					
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X Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS				
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Public Improvements	* Factors *				
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	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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	<Site Value C>	140-Blue Road				5000	100		5,000
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			0.00	Total Acres				Total Est. Land Value =	5,000
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Tax Description	X	Dirt Road							
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. SEC 35 T22N R8W LOT 12 BLUE ROAD ESTATES.	X	Gravel Road							
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Comments/Influences	X	Paved Road							
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	X	Storm Sewer							
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	X	Sidewalk							
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	X	Water							
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	X	Sewer							
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	X	Electric							
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	X	Gas							
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		Curb							
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		Street Lights							
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		Standard Utilities							
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		Underground Utils.							
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		Topography of Site							
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	X	Level							
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	X	Rolling							
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	X	Low							
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	X	High							
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		Landscaped							
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		Swamp							
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		Wooded							
--	--	--------	--	--	--	--	--	--	--

		Pond							
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		Waterfront							
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		Ravine							
--	--	--------	--	--	--	--	--	--	--

		Wetland							
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		Flood Plain							
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			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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			2018	2,500	40,800	43,300			37,161C
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			2017	2,500	37,800	40,300			36,397C
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			2016	3,000	35,900	38,900			36,073C
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			2015	3,000	35,400	38,400			35,966C
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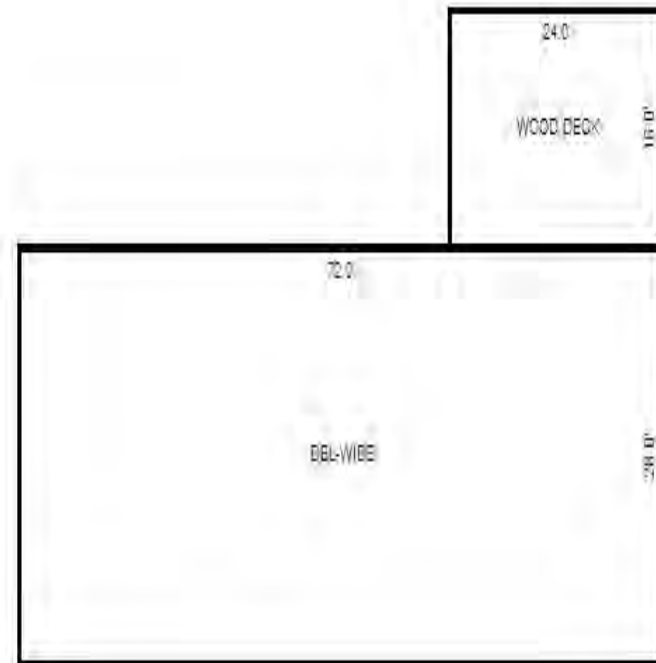


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*** Information herein deemed reliable but not guaranteed***

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 1 Wood Stove Direct-Vented Ga	Area 384	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:										
X	Wood Frame		Drywall Paneled				Plaster Wood T&G																			
Building Style: BOCA/STATE		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 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		42.74		0.00		0.66		2016		87,494	
	Insulation	(7) Excavation		No. of Elec. Outlets			Other Additions/Adjustments			Rate								Size		Cost						
(2) Windows	Many Avg. Few	X	Large Avg. Small	Basement: 2016 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many			X	Ave.		Few	(13) Plumbing												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor	1 Average Fixture(s) 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	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF																						
(3) Roof	Gable Hip Flat		Gambrel Mansard Shed	(10) Floor Support			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic																			
X	Asphalt Shingle			Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:																			
Chimney:																										
Total Base Cost: 99,273 Total Base New : 136,996 Total Depr Cost: 116,447 Estimated T.C.V: 81,513														CntyMult X 1.380 E.C.F. X 0.700		Bsmnt Garage: Carport Area: Roof:										
Class: D Effec. Age: 15 Floor Area: 2016 Total Base Cost: 99,273 Total Base New : 136,996 Total Depr Cost: 116,447 Estimated T.C.V: 81,513																										
Average Fixture(s) 3 Fixture Bath Well, 100 Feet 1000 Gal Septic Appliance Allowance Fireplace: Wood Stove Treated Wood,Standard Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, ECF (409 - RURAL SUBS)														525.00 1650.00 2425.00 2720.00 1235.00 950.00 5.92 0.700 => TCV of Bldg: 1 =		1 1 1 1 1 1 384 =		525 1,650 2,425 2,720 1,235 950 2,273 116,447 81,513								

*** 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.
		72,000	05/01/1995	WD	Download	294:31		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7675 W BLUE RD			Garage	04/16/2008	20080096	Complete
	School: LAKE CITY - 57020					
	P.R.E. 100% 06/05/1996					
Owner's Name/Address	MAP #:					
CEBULSKI JOSEPH S & JULIEANN 7675 W BLUE ROAD LAKE CITY MI 49651	2018 Est TCV 140,371 TCV/TFA: 92.84					

	X Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS							
	Public Improvements		* Factors *							
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
			<Site Value C> 140-Blue Road				5000 100		5,000	
				0.00	Total Acres		Total Est. Land Value =		5,000	
			Land Improvement Cost Estimates							
			Description	Rate	CountyMult.	Size	%Good	Cash Value		
			Shed: Wood Frame	11.53	1.00	96	86	952		
			Total Estimated Land Improvements True Cash Value =						952	

Taxpayer's Name/Address	Tax Description
NORTHWESTERN MORTGAGE COMPANY P O BOX 809 625 S GARFIELD TRAVERSE CITY MI 49685-0809	X Electric X Gas Curb Street Lights Standard Utilities Underground Utils.
	X
	X
Comments/Influences	
NEW 1 1/2 STY FOR 95	



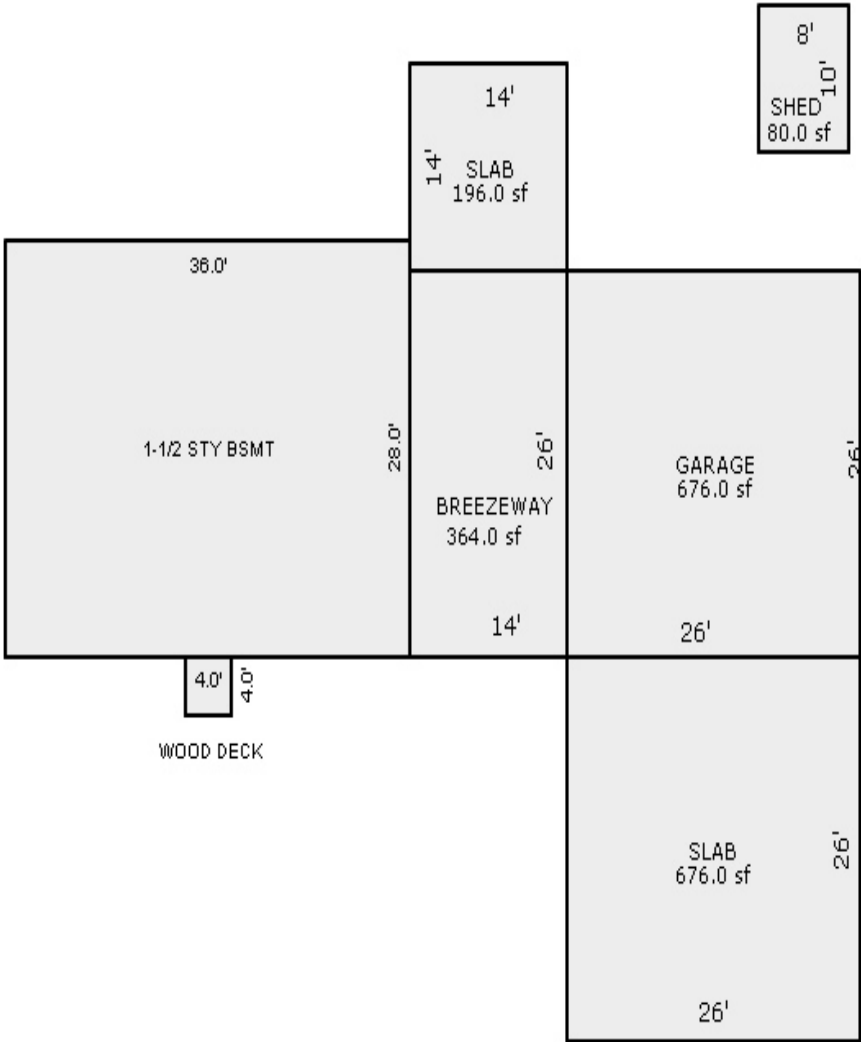
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	Topography of Site							
	Level							
	X Rolling							
	Low							
	X High							
	Landscaped							
	Swamp							
	Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
	Who	When	What	2018	2,500	67,700	70,200	57,167C
	TPC 12/27/2017	INSPECTED		2017	2,500	63,700	66,200	55,992C
	TPC 04/08/2016	INSPECTED		2016	3,000	62,300	65,300	55,493C
				2015	3,000	54,600	57,600	55,328C

*** 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 16 364	Type Treated Wood Brzwy, FW	Year Built: 2008 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 676 % Good: 98 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 1994	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:															
(1) Exterior		(6) Ceilings															
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall				Ex.	X	Ord.		Min						
X	Insulation	(7) Excavation															
(2) Windows		Basement: 1008 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	8	Conc. Block Poured Conc. Stone Treated Wood														
X	Double Hung Horiz. Slide Casement	X	Concrete Floor														
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish															
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF															
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support														
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:															
Chimney: Metal																	
				(12) Electric													
				0 Amps Service													
				Central Air Wood Furnace													
				No./Qual. of Fixtures													
				Ex. X Ord. Min													
				No. of Elec. Outlets													
				Many X Ave. Few													
				(13) Plumbing													
				1 Average Fixture(s)													
				1 3 Fixture Bath													
				1 2 Fixture Bath													
				Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan													
				(14) Water/Sewer													
				Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic													
				Lump Sum Items:													
							Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost										
							1.5 Story Siding Basement 85.42 0.00 0.00 1008 86,103										
							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) Deck/Balcony										
							Treated Wood,Standard 19.24 16 308										
							Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 105,262										
							Separately Depreciated Items:										
							(16) Breezeways										
							Frame Wall,Unfinished 23.25 364 8,463										
							County Multiplier = 1.38 => Cost New = 11,679										
							Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0, Depr.Cost = 11,562										
							(17) Garages										
							Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)										
							Base Cost 17.79 676 12,026										
							County Multiplier = 1.38 => Cost New = 16,596										
							Phy/Ab.Phy/Func/Econ/Comb.%Good= 98/100/100/100/98.0, Depr.Cost = 16,264										
							Total Depreciated Cost = 133,088										
							ECF (409 - RURAL SUBS) 1.010 => TCV of Bldg: 1 = 134,419										

*** 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
6120 W LAKEVIEW DR						
Owner's Name/Address	School: LAKE CITY - 57020					
BELEN LEONARD F TRUST	P.R.E. 0%					
1091 BROOKSIDE DR	MAP #:					
GRAND LEDGE MI 48837	2018 Est TCV 263,195 TCV/TFA: 235.42					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS					
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
. SEC 12 T22N R8W LOT 11 & COMM AT SE COR OF LOT 11, TH N TO OUTLOT A, TH N'LY 10 FT ALONG N LINE OF LOT 11 AS EXTENDED, TH S TO SW COR OF LOT 10, TH SW'LY ALONG S LINE OF LOT 10 AS EXTENDED TO POB. BUENA VISTA PARK.	X		* Factors *					
			GROUP A 2400/FF	62.00	100.00	0.9476	1.0000	2400 100	141,009
			62 Actual Front Feet, 0.14 Total Acres Total Est. Land Value = 141,009					
			Land Improvement Cost Estimates					
			Description	Rate	CountyMult.	Size	%Good	Cash Value
			D/W/P: 3.5 Concrete	3.20	1.00	437	0	0
			Fencing: Vnyl, 2 Rail	8.16	1.00	30	0	0
			Residential Local Cost Land Improvements					
			Description	Rate	CountyMult.	Size	%Good	Cash Value
			LAND IMPROVE 2500	2500.00	1.00	1.0	97	2,425
			Total Estimated Land Improvements True Cash Value = 2,425					



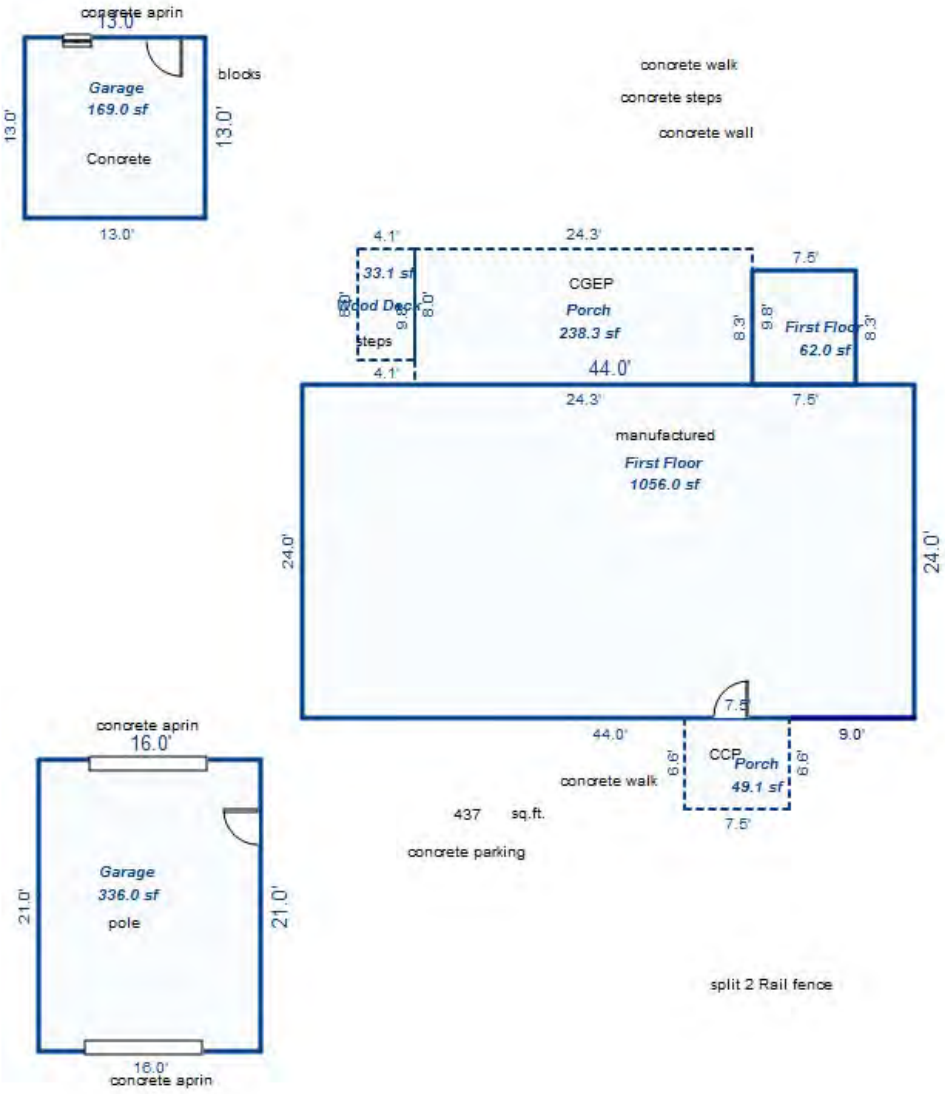
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2018	70,500	61,100	131,600			94,557C
Rolling	2017	70,500	56,100	126,600			92,613C
Low	2016	53,500	55,700	109,200			91,787C
High	2015	55,800	54,900	110,700			91,513C
X Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							
Who When What	2018	70,500	61,100	131,600			94,557C
TPC 12/27/2017 INSPECTED	2017	70,500	56,100	126,600			92,613C
TPC 10/31/2011 INSPECTED	2016	53,500	55,700	109,200			91,787C
	2015	55,800	54,900	110,700			91,513C

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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: 1978 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 336 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G							238	CGEP (1 Story) 49 CCP (1 Story) 33 Treated Wood						
Building Style: BOCA/STATE		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: 15 Floor Area: 1118 Total Base Cost: 85,081 Total Base New : 117,412 Total Depr Cost: 99,801 Estimated T.C.V: 119,761			CnlyMult X 1.380 E.C.F. X 1.200			Bsmnt Garage: Carport Area: Roof:			
Yr Built	Remodeled	Ex		X	Ord		Min	Central Air Wood Furnace											
1997	0	Size of Closets		Lg			Ord	X	Small	100			Amps Service						
Condition: Average		Doors		Solid			X	H.C.	(12) Electric										
Room List		(5) Floors		Kitchen:			(12) Electric			Stories			Exterior			Foundation			
	Basement 1st Floor 2nd Floor Bedrooms	Other:		Other:			100			Rate			Bsmnt-Adj			Heat-Adj			
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Ex.			X	Ord.		Min	1			1		
Wood/Shingle Aluminum/Vinyl Brick										X				1			1		
Insulation		(7) Excavation		No. of Elec. Outlets			Many			X	Ave.		Few	Other Additions/Adjustments			Rate		
(2) Windows		Basement: 0 S.F. Crawl: 1056 S.F. Slab: 62 S.F. Height to Joists: 0.0		(13) Plumbing			1			Average Fixture(s)			630.00			1			
X	Many Avg. Few	X	Large Avg. Small	1			2			3			2			1			
X		Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1			2			1			1			
X		Double Glass Patio Doors Storms & Screens		(8) Basement			1			2			1			1			
(3) Roof		(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			1			2			1			1			
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support			1			Public Water			1			Public Sewer			
X		Asphalt Shingle		Joists: Unsupported Len: Cntr.Sup:			1			Water Well			1			1000 Gal Septic 2000 Gal Septic			
Chimney: Metal				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.
VOSS HOWARD H & ESTELLE L	LALIK JAMES & JULIANNE	131,500	05/02/2012	WD	WARRANTY DEED	2012-01773	PTA	100.0
VOSS JAMES	VOSS HOWARD H & ESTELLE L	0	12/16/2005	QC	Not Qualified	06-0/4917		0.0
VOSS HOWARD H & ESTELLE L	VOSS JAMES (MM)	1	10/11/2005	QC	Not Qualified	05-0/4050		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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6130 W LAKEVIEW DR	School: LAKE CITY - 57020					
	P.R.E. 0%					

Owner's Name/Address	MAP #:
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LALIK JAMES & JULIANNE 5350 ALLISON DR TROY MI 48085	2018 Est TCV 190,392 TCV/TFA: 213.44
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X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS
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Public Improvements	* Factors *
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	52.00	100.00	0.9902	1.0000	2400	100		123,582
52 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value = 123,582

Tax Description	X	Land Improvement Cost Estimates
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. SEC 12 T22N R8W LOT 12 BUENA VISTA PARK.	X	
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Comments/Influences	X	Description	Rate	CountyMult.	Size	%Good	Cash Value
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	X	Dirt Road					
	X	Gravel Road					
	X	Paved Road					
	X	Storm Sewer					
	X	Sidewalk					
	X	Water					
	X	Sewer					
	X	Electric					
	X	Gas					
	X	Curb					
	X	Street Lights					
	X	Standard Utilities					
	X	Underground Utils.					

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	136	0	0

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	97	485
Total Estimated Land Improvements True Cash Value =					485

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
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2018	61,800	33,400	95,200			78,499C
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TPC 12/27/2017 INSPECTED	2017	61,800	31,200	93,000		76,885C
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TPC 10/31/2011 INSPECTED	2016	56,800	29,800	86,600		76,200C
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	2015	52,000	28,400	80,400		75,973C
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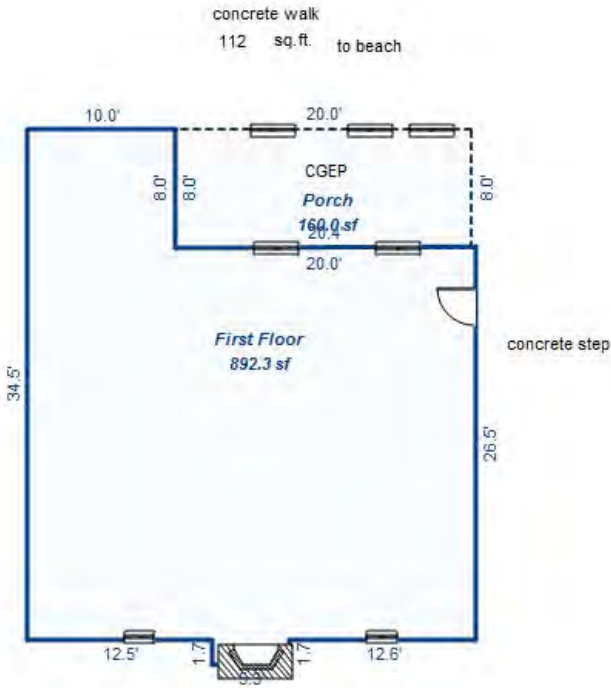


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*** Information herein deemed reliable but not guaranteed***

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 160	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	X	Plaster Wood T&G											
Building Style: 1S		Trim & Decoration														
Yr Built 1956	Remodeled 0	Ex	X	Ord		Min	Size of Closets									
Condition: Average		Lg	X	Ord		Small	Doors				Solid	X	H.C.			
Room List		(5) Floors		Central Air Wood Furnace												
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(12) Electric			60		Amps Service							
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures												
X	Wood/Shingle Aluminum/Vinyl Brick	X	Plaster				Ex.	X	Ord.		Min	No. of Elec. Outlets				
	Insulation	(7) Excavation		(13) Plumbing			Many		X	Ave.		Few				
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 892 S.F. Height to Joists: 0.0		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
X	Many Avg. Few	X	Large Avg. Small	(8) Basement		(14) Water/Sewer										
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF										
(3) Roof		(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
X	Gable Hip Flat		Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:			1 1									
X	Asphalt Shingle			Lump Sum Items:												
Chimney: Brick																

*** 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.
CRAWFORD JACK L & MARY G	CRAWFORD JACK L & MARY G	1	05/24/2012	QC	QUIT CLAIM	2012-02157	PTA	0.0
CRAWFORD RUTH E (WIDOW)	CRAWFORD JACK L & MARY G	0	09/13/2006	QC	Not Qualified	06-0/3355		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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6140 W LAKEVIEW DR	School: LAKE CITY - 57020					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:
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CRAWFORD JACK L & MARY G 21640 SHADYBROOK Novi MI 48375	2018 Est TCV 194,237 TCV/TFA: 195.41
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X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS
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Public Improvements	* Factors *
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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GROUP A 2400/FF	49.00	100.00	1.0051	1.0000	2400	100		118,195
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49 Actual Front Feet, 0.11 Total Acres								Total Est. Land Value = 118,195
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Tax Description	X
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. SEC 12 T22N R8W LOT 13 BUENA VISTA PARK.	X
--	---

Comments/Influences	X
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	X
--	---

	X
--	---

	X
--	---

	X
--	---

	X
--	---

	X
--	---

Topography of Site	X
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	X
--	---

	X
--	---

	X
--	---

	X
--	---

	X
--	---

	X
--	---

	X
--	---

	X
--	---

	X
--	---

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2018	59,100	38,000	97,100			78,291C
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2017	59,100	35,500	94,600			76,681C
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2016	54,100	34,000	88,100			75,998C
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2015	49,000	32,200	81,200			75,771C
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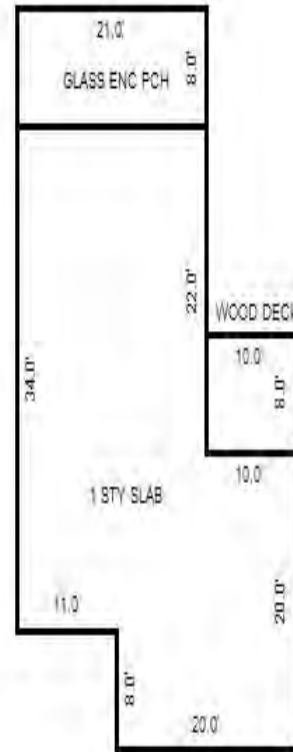
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*** Information herein deemed reliable but not guaranteed***



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 168 80	Type CGEP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:									
X	Wood Frame		Drywall X Paneled		Plaster Wood T&G	(4) Interior				Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Class: CD Effec. Age: 40 Floor Area: 994 Total Base Cost: 61,138 Total Base New : 84,370 Total Depr Cost: 50,695 Estimated T.C.V: 76,042													
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Foundation		Rate		Bsmnt-Adj		Heat-Adj		Size		Cost					
Yr Built 1940	Remodeled 0	Ex	Ord	X	Min	No./Qual. of Fixtures			Exterior			Rate		Bsmnt-Adj		Heat-Adj		Size		Cost					
Condition: Average		Lg	X	Ord		Ex. X Ord. Min			Slab			Rate		Bsmnt-Adj		Heat-Adj		Size		Cost					
Room List		Doors			Solid	X	H.C.	No. of Elec. Outlets			Other Additions/Adjustments			Rate		Bsmnt-Adj		Heat-Adj		Size		Cost			
Basement 1st Floor 2nd Floor Bedrooms		Size of Closets		Kitchen: Other: Other:			Many X Ave. Few			(13) Plumbing			Rate		Bsmnt-Adj		Heat-Adj		Size		Cost				
(1) Exterior		(5) Floors		(6) Ceilings			(14) Water/Sewer			Plumbing			Rate		Bsmnt-Adj		Heat-Adj		Size		Cost				
X	Wood/Shingle Aluminum/Vinyl Brick	Basement: 0 S.F. Crawl: 0 S.F. Slab: 994 S.F. Height to Joists: 0.0		(7) Excavation			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Average Fixture(s) 2 Fixture Bath 2 Fixture Bath Softener, Auto 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 2 Fixture Bath Public Sewer Well, 50 Feet			Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
X	Insulation	(8) Basement		(9) Basement Finish			(15) Built-Ins & Fireplaces			Appliance Allowance			Rate		Bsmnt-Adj		Heat-Adj		Size		Cost				
X	(2) Windows	Recreation SF Living SF Walkout Doors No Floor SF		(10) Floor Support			(16) Porches			CGEP (1 Story), Standard			Rate		Bsmnt-Adj		Heat-Adj		Size		Cost				
X	Many Avg. Few	X	Large Avg. Small	Joists: Unsupported Len: Cntr.Sup:			(16) Deck/Balcony			Treated Wood, Standard			Rate		Bsmnt-Adj		Heat-Adj		Size		Cost				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Lump Sum Items:			Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,			Depr.Cost =			Rate		Bsmnt-Adj		Heat-Adj		Size		Cost				
X	(3) Roof	Gable Hip Flat		Gambrel Mansard Shed			SHED			County Multiplier = 1.38 =>			Rate		Bsmnt-Adj		Heat-Adj		Size		Cost				
X	Asphalt Shingle	Chimney: Brick		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,			Depr.Cost =			Rate		Bsmnt-Adj		Heat-Adj		Size		Cost				
ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 76,042																									

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



Sketch by Apex IV™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: 401 RESIDENTIAL-I		Zoning:	Building Permit(s)	Date	Number	Status				
6146 W LAKEVIEW DR		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 100% 07/25/1994										
DERUITER BRUCE A 6146 LAKEVIEW DRIVE LAKE CITY MI 49651		MAP #:		2018 Est TCV 417,366 TCV/TFA: 184.02								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS								
. SEC 12 T22N R8W LOT 14 BUENA VISTA PARK.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		GROUP A 2400/FF 49.00 100.00 1.0051 1.0000 2400 100 118,195								
		Paved Road		49 Actual Front Feet, 0.11 Total Acres Total Est. Land Value = 118,195								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		Water		D/W/P: 3.5 Concrete	4.04	1.00	576	82	1,908			
		X Sewer		D/W/P: Patio Blocks	9.80	1.00	1100	0	0			
		X Electric		Residential Local Cost Land Improvements								
		X Gas		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		X Curb		LAND IMPROVE 5000	5000.00	1.00	1.0	95	4,750			
		X Street Lights		Total Estimated Land Improvements True Cash Value = 6,658								
		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	59,100	149,600	208,700				139,994C
		TPC 12/27/2017	INSPECTED		2017	59,100	144,500	203,600				137,115C
		TPC 11/02/2015	INSPECTED		2016	54,100	133,500	187,600				135,892C
		TPC 10/31/2011	INSPECTED		2015	49,000	134,300	183,300				135,486C

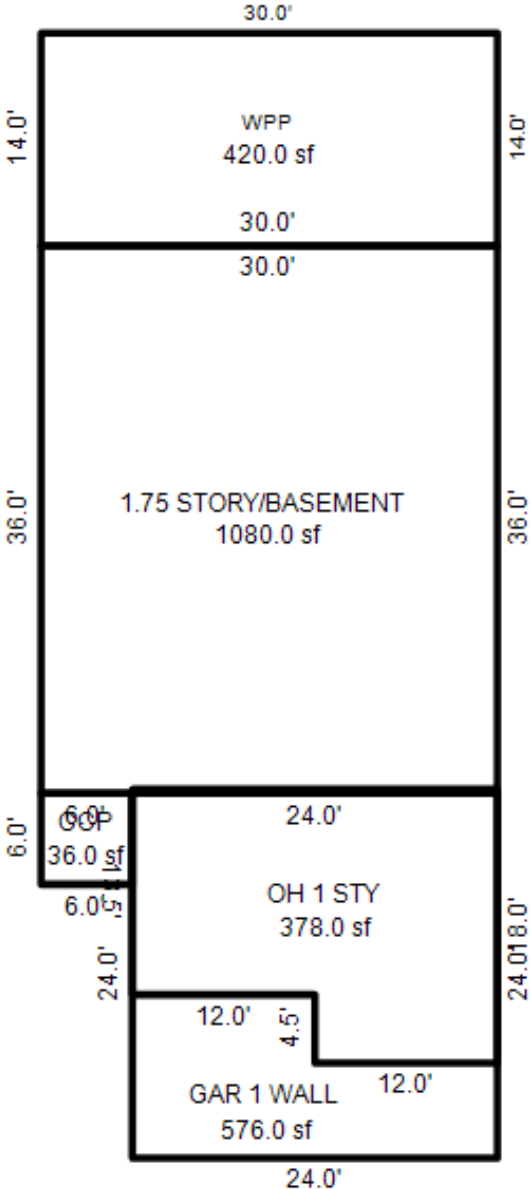


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*** Information herein deemed reliable but not guaranteed***

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 36 420 420	Type CCP (1 Story) WPP Treated Wood	Year Built: 1992 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: 576 % 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			Forced Air w/o Ducts Forced Air w/ Ducts 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: 15 Floor Area: 2268 Total Base Cost: 171,981 Total Base New : 237,333 Total Depr Cost: 201,733 Estimated T.C.V: 292,513			CntyMult X 1.380 E.C.F. X 1.450		Bsmnt Garage: Carport Area: Roof:			
Yr Built 1992	Remodeled 0	Ex	X	Ord		Min	Size of Closets			Floor Area: 2268			X 1.380		E.C.F.			
Condition: Average		Lg	X	Ord		Small	Doors			Total Base Cost: 171,981			X 1.380		E.C.F.			
Room List							H.C.			Total Base New : 237,333			X 1.450		E.C.F.			
	Basement 1st Floor 2nd Floor Bedrooms	(4) Interior		Central Air Wood Furnace			(12) Electric			Total Depr Cost: 201,733			X 1.450		E.C.F.			
(1) Exterior		(5) Floors		Kitchen: Other: Other:			200 Amps Service			Estimated T.C.V: 292,513								
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No./Qual. of Fixtures			Stories Exterior			Foundation Rate			Bsmnt-Adj		Heat-Adj		Size Cost	
	Insulation			Ex. X Ord. Min			1.75 Story Siding			Basement 107.34			0.00		3.25		1080 119,437	
(2) Windows				No. of Elec. Outlets			1 Story Siding			Overhang 41.43			0.00		0.00		378 15,661	
X	Many Avg. X Few	Large Avg. X Small		Many X Ave. Few			Other Additions/Adjustments			Rate			Rate		Rate		Size Cost	
(3) Roof		(7) Excavation		(13) Plumbing			(14) Water/Sewer			Average Fixture(s)			1120.00		1		1,120	
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 1080 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			2350.00			2350.00		1		2,350	
X	Gable Hip Flat	Gambrel Mansard Shed		(8) Basement			(14) Water/Sewer			1487.00 1600.00			1487.00 1600.00		1 1		1,487 1,600	
X	Asphalt Shingle			Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor			Lump Sum Items:			2610.00			2610.00		1		2,610	
Chimney:		(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF						7.21			7.21		420		3,028	
		(10) Floor Support								Class:BC Exterior: Siding Foundation: 42 Inch (Finished)								
										Base Cost 27.35					576		15,754	
										Common Wall: 1 Wall -1425.00					1		-1,425	
										Automatic Doors 425.00					2		850	
										Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 201,733								
										ECF (403 - LAKE MISSAUKEE AREA RES) 1.450 => TCV of Bldg: 1 = 292,513								

*** 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.
ERNSBERGER RICHARD S & LA	ERNSBERGER THOMAS R & NAN	245,000	08/29/2005	WD	Not Qualified	05-0/3094		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6162 W LAKEVIEW DR						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
ERNSBERGER THOMAS R & NANCY A 2001 KINGSWOOD DR LANSING MI	2018 Est TCV 252,899 TCV/TFA: 158.96					

X	Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS							
			* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			GROUP A 2400/FF	50.00	100.00	1.0000	1.0000	2400	100	120,000
			50 Actual Front Feet, 0.12 Total Acres						Total Est. Land Value =	120,000

Tax Description	Public Improvements	Land Improvement Cost Estimates					
. SEC 12 T22N R8W LOT 15 BUENA VISTA PARK.	Dirt Road	Description	Rate	CountyMult.	Size	%Good	Cash Value
	Gravel Road	D/W/P: 3.5 Concrete	3.44	1.00	88	80	242
	Paved Road	Shed: Wood Frame	13.15	1.00	48	73	461
	Storm Sewer	Total Estimated Land Improvements True Cash Value =					703
	Sidewalk						

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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	60,000	66,400	126,400			102,819C
2017	60,000	62,000	122,000			100,705C
2016	55,000	59,400	114,400			99,807C
2015	50,000	56,400	106,400			99,509C

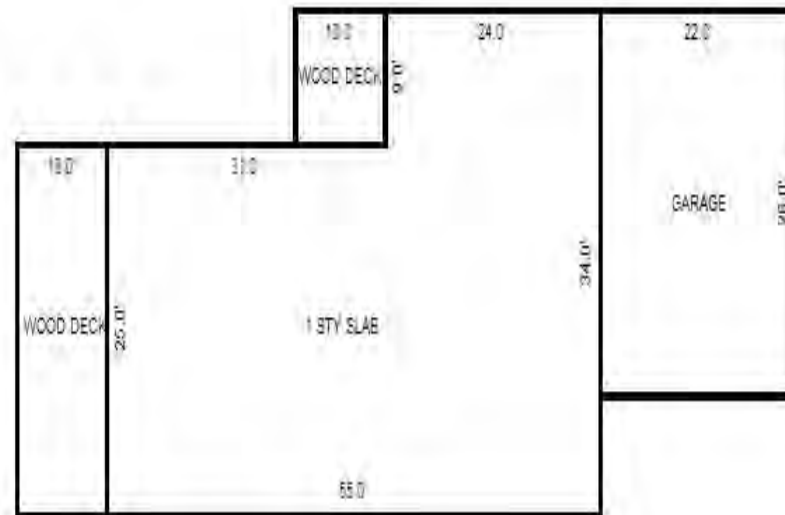


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		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 90 250	Type Treated Wood Treated Wood	Year Built: 1990 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 572 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Plaster X Paneled Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling												
Building Style: 1S		Trim & Decoration															
Yr Built 1938	Remodeled 0	Ex	X	Ord		Min	Size of Closets										
Condition: Average		Lg	X	Ord		Small	Doors			Solid	X	H.C.					
Room List		(5) Floors		Central Air Wood Furnace													
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric			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	Slab	59.10	-10.14	0.00	1591	77,895	
Insulation				No. of Elec. Outlets			Other Additions/Adjustments										
(2) Windows		(7) Excavation		(13) Plumbing			(14) Water/Sewer										
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1591 S.F. Height to Joists: 0.0		1		Average Fixture(s)	Average Fixture(s)		760.00		1		760		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1591 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	Public Sewer Well, 50 Feet		1162.00 1575.00		1 1		1,162 1,575		
(3) Roof		(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(15) Built-Ins & Fireplaces			Appliance Allowance			1915.00		1 1,915		
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Recreation SF Living SF Walkout Doors No Floor SF			(16) Deck/Balcony			Treated Wood,Standard Treated Wood,Standard			8.56 6.80		90 250 770 1,700	
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic	(17) Garages			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Common Wall: 1 Wall Mechanical Doors			19.27 -1300.00 350.00		572 1 1 11,022 -1,300 350	
Chimney: Metal		Lump Sum Items:					Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, ECF (403 - LAKE MISSAUKEE AREA RES)			1.500 => TCV of Bldg: 1 =			88,130 132,196				

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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			
6170 W LAKEVIEW DR		School: LAKE CITY - 57020									
Owner's Name/Address		P.R.E. 0%		MAP #:							
LOT1 JAMES R 12264 TOWNLINE RD GRAND BLANC MI 48439		2018 Est TCV 193,554 TCV/TFA: 189.02									
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS							
. SEC 12 T22N R8W LOT 16 BUENA VISTA PARK.		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		X	Gravel Road	GROUP A 2400/FF	49.00	100.00	1.0051	1.0000	2400	100	118,195
		X	Paved Road	49 Actual Front Feet, 0.11 Total Acres				Total Est. Land Value =		118,195	
		X	Storm Sewer								
		X	Sidewalk								
		X	Water								
		X	Sewer								
		X	Electric								
		X	Gas								
		X	Curb								
		X	Street Lights								
			Standard Utilities								
			Underground Utils.								
		Topography of Site									
		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	59,100	37,700	96,800		64,983C	
		TPC 12/27/2017 INSPECTED			2017	59,100	35,200	94,300		63,647C	
		TPC 04/02/2012 INSPECTED			2016	54,100	33,700	87,800		63,080C	
					2015	49,000	31,900	80,900		62,892C	

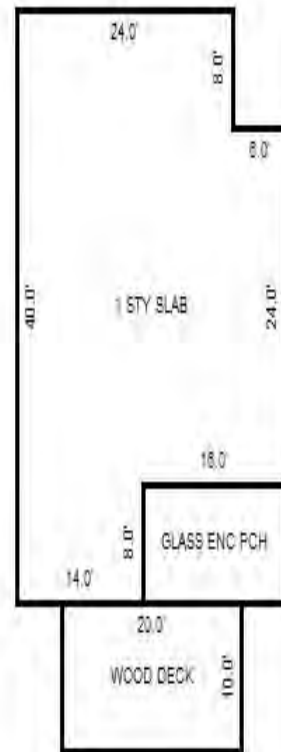


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																										
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 128 200	Type CGEP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																							
X	Wood Frame		Drywall Paneled				Plaster Wood T&G																																
Building Style: 1S		Trim & Decoration																																					
Yr Built 1938	Remodeled 0	Ex	X	Ord		Min	Size of Closets																																
Condition: Average		Lg	X	Ord		Small	Doors																																
Room List		(5) Floors		Central Air Wood Furnace			(12) Electric																																
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		100			Amps Service																																
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories		Exterior		Foundation		Rate																										
	Wood/Shingle Aluminum/Vinyl Brick			Ex.	X	Ord.		1	1	Story	Siding	Slab	59.06	-10.40																									
X	Insulation			No. of Elec. Outlets			Other Additions/Adjustments				Rate		Size																										
(2) Windows		(7) Excavation		(13) Plumbing			(14) Plumbing																																
	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1024 S.F. Height to Joists: 0.0			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																
X	Wood Sash Metal Sash Vinyl Sash			(8) Basement			(14) Water/Sewer																																
X	Double Hung Horiz. Slide Casement			(9) Basement Finish			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																
X	Double Glass Patio Doors Storms & Screens			Recreation SF Living SF Walkout Doors No Floor SF			Lump Sum Items:																																
(3) Roof		(10) Floor Support																																					
X	Gable Hip Flat			Joists: Unsupported Len: Cntr.Sup:																																			
X	Asphalt Shingle																																						
Chimney: Brick																																							
<table border="0"> <tr> <td>Phy/Ab.Phy/Func/Econ/Comb.%Good=</td> <td>60/100/100/100/60.0,</td> <td>Depr.Cost =</td> <td>50,239</td> </tr> <tr> <td>ECF (403 - LAKE MISSAUKEE AREA RES)</td> <td>1.500 =></td> <td>TCV of Bldg:</td> <td>1 = 75,359</td> </tr> </table>												Phy/Ab.Phy/Func/Econ/Comb.%Good=	60/100/100/100/60.0,	Depr.Cost =	50,239	ECF (403 - LAKE MISSAUKEE AREA RES)	1.500 =>	TCV of Bldg:	1 = 75,359	<table border="0"> <tr> <td>CntyMult</td> <td>X 1.380</td> </tr> <tr> <td>E.C.F.</td> <td>X 1.500</td> </tr> </table>		CntyMult	X 1.380	E.C.F.	X 1.500	<table border="0"> <tr> <td>Class: CD</td> <td>Effec. Age: 40</td> <td>Floor Area: 1024</td> <td></td> </tr> <tr> <td>Total Base Cost: 60,675</td> <td></td> <td>Total Base New : 83,732</td> <td></td> </tr> <tr> <td>Total Depr Cost: 50,239</td> <td></td> <td>Estimated T.C.V: 75,359</td> <td></td> </tr> </table>		Class: CD	Effec. Age: 40	Floor Area: 1024		Total Base Cost: 60,675		Total Base New : 83,732		Total Depr Cost: 50,239		Estimated T.C.V: 75,359	
Phy/Ab.Phy/Func/Econ/Comb.%Good=	60/100/100/100/60.0,	Depr.Cost =	50,239																																				
ECF (403 - LAKE MISSAUKEE AREA RES)	1.500 =>	TCV of Bldg:	1 = 75,359																																				
CntyMult	X 1.380																																						
E.C.F.	X 1.500																																						
Class: CD	Effec. Age: 40	Floor Area: 1024																																					
Total Base Cost: 60,675		Total Base New : 83,732																																					
Total Depr Cost: 50,239		Estimated T.C.V: 75,359																																					

*** 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.
KENNEDY GEORGIA JEAN	KENNEDY FAMILY LIVING TRU	0	07/28/2012	CD	CERTIFICATE OF DEATH	2012-02774 DC		0.0
KENNEDY JAMES D & GEORGIA	KENNEDY FAMILY LIVING TRU	0	10/27/2006	QC	Not Qualified	06-0/4142		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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6180 W LAKEVIEW DR	School: LAKE CITY - 57020					
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	P.R.E. 0%					
--	-----------	--	--	--	--	--

Owner's Name/Address	MAP #:					
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KENNEDY FAMILY LIVING TRUST JAMES D & GEORGIA J KENNEDY TTEE 13947 BYRON ROAD BYRON MI 48418	2018 Est TCV 156,124 TCV/TFA: 263.72					
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X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS				
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Public Improvements	* Factors *				
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Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
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GROUP A 2400/FF	49.00	100.00	1.0051	1.0000	2400	100	118,195
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49 Actual Front Feet, 0.11 Total Acres							Total Est. Land Value =	118,195
--	--	--	--	--	--	--	-------------------------	---------

Tax Description	X	Dirt Road					
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. SEC 12 T22N R8W LOT 17 BUENA VISTA PARK.	X	Gravel Road					
--	---	-------------	--	--	--	--	--

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

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

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

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

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

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

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

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

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

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

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

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

	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
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2018	59,100	19,000	78,100			46,823C
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2017	59,100	17,700	76,800			45,860C
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2016	54,100	17,000	71,100			45,451C
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2015	49,000	16,100	65,100			45,316C
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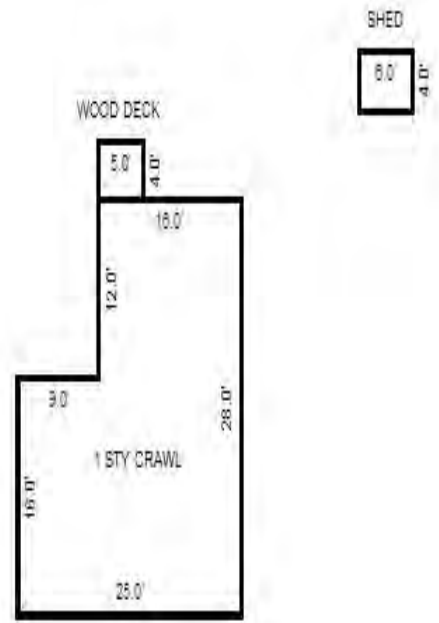


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 20	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame		Drywall Paneled	X	Plaster Wood T&G			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 1938	Remodeled 1970	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 60 Amps Service								
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories Exterior			Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
X	Wood/Shingle Aluminum/Vinyl Brick						Ex.	X	Ord.		Min				
				No. of Elec. Outlets			Other Additions/Adjustments			Rate				Size	Cost
				Many			Ave.	X	Few						
(2) Windows		(7) Excavation		(13) Plumbing											
X	Insulation	Basement: 0 S.F. Crawl: 592 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			15) Built-Ins & Fireplaces Appliance Allowance Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Separately Depreciated Items:			1235.00				1	1,235
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement					16) Deck/Balcony Treated Wood,Standard County Multiplier = 1.38 => Phy/Ab.Phy/Func/Econ/Comb.%Good= 56/100/100/100/56.0, Total Depreciated Cost =			15.57				20	311
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish					ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 =								430
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF													241
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic								25,286
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1 1			Lump Sum Items:								37,929
Chimney: Brick															

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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.
TUBBS DONALD M ESTATE	FERRICK BRIAN & KARYN (H/	294,500	09/30/2005	WD	Multiple Improved	05-0/3946		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6186 W LAKEVIEW DR						
	School: LAKE CITY - 57020					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
FERRICK BRIAN & KARYN 1610 FLOWERS MILL DR NE 20 GRAND RAPIDS MI 49525-9694	2018 Est TCV 220,381 TCV/TFA: 188.36					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 12 T22N R8W LOT 18 BUENA VISTA PARK.			* Factors *								
			GROUP A 2400/FF	50.00	100.00	1.0000	1.0000	2400	100		120,000
			50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 120,000								

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates					
			Description	Rate	CountyMult.	Size	%Good	Cash Value
		Dirt Road						
		Gravel Road						
		Paved Road						
		Storm Sewer						
		Sidewalk						
		Water						
	X	Sewer						
	X	Electric	LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
	X	Gas						
		Curb						
	X	Street Lights						
		Standard Utilities						
		Underground Utils.						
			Total Estimated Land Improvements True Cash Value = 475					



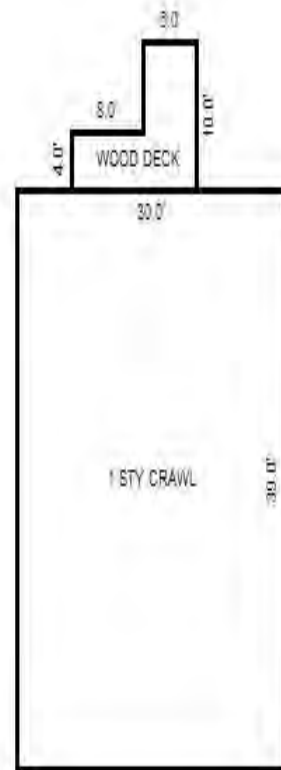
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2018	60,000	50,200	110,200			83,450C
	Rolling								
	Low								
	High								
	Landscaped								
	Swamp								
	Wooded								
	Pond								
X	Waterfront		2017	60,000	46,900	106,900			81,734C
	Ravine								
	Wetland		2016	55,000	44,900	99,900			81,005C
	Flood Plain		2015	50,000	42,600	92,600			80,763C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:					
X	Wood Frame		Drywall Paneled			Plaster Wood T&G						92	Treated Wood						
Building Style: 1S		Trim & Decoration		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 40 Floor Area: 1170 Total Base Cost: 80,439 Total Base New : 111,006 Total Depr Cost: 66,604 Estimated T.C.V: 99,906			CntyMult X 1.380 E.C.F. X 1.500		Bsmnt Garage: Carport Area: Roof:							
Yr Built	Remodeled	Size of Closets		Central Air Wood Furnace			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost			Rate		Size Cost							
1939	1974	Ex	X Ord	Min	(12) Electric			1 Story Brick Crawl Space 66.09 -8.41 1.87 1170 69,674			Other Additions/Adjustments Rate		Size Cost						
Condition: Average		Lg	X Ord	Small	100 Amps Service			(1) Exterior			8.00		240 1,920						
Room List		Doors		Solid	X	H.C.	No./Qual. of Fixtures			Average Fixture(s)			630.00		1 630				
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		No. of Elec. Outlets			1 Average Fixture(s)			14) Water/Sewer			1025.00		1 1,025				
(1) Exterior		Basement: 0 S.F. Crawl: 1170 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many			X	Ave.	Few	Well, 50 Feet			1575.00		1 1,575				
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		(13) Plumbing			14) Built-Ins & Fireplaces			Appliance Allowance			1415.00		1 1,415				
(2) Windows		Basement Finish		1 Average Fixture(s)			15) Deck/Balcony			Fireplace: Exterior 1 Story			3450.00		1 3,450				
X	Many Avg.	X	Large Avg.	Recreation SF Living SF Walkout Doors No Floor SF			Treated Wood,Standard			8.16			92 751		Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 66,604				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement		14) Water/Sewer			Treated Wood,Standard			8.16			92 751		ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 99,906				
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Treated Wood,Standard			8.16			92 751		ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 99,906				
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		Lump Sum Items:			Treated Wood,Standard			8.16			92 751		ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 99,906				
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Treated Wood,Standard			8.16			92 751		ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 99,906			
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Treated Wood,Standard			8.16			92 751		ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 99,906				
Chimney: Stone																			

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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				
6190 W LAKEVIEW DR		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 0%		MAP #:								
SAGE BRUCE J & KAREN E 2594 DERBY BIRMINGHAM MI 48009		2018 Est TCV 180,523 TCV/TFA: 242.64										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS								
. SEC 12 T22N R8W LOT 19 BUENA VISTA PARK.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
		Gravel Road		GROUP A	2400/FF	50.00	100.00	1.0000	1.0000	2400	100	120,000
		Paved Road		50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =	120,000		
		Storm Sewer										
		Sidewalk										
		Water										
		X	Sewer									
		X	Electric									
		X	Gas									
			Curb									
		X	Street Lights									
			Standard Utilities									
			Underground Utils.									
		Topography of Site										
		X	Level									
			Rolling									
			Low									
			High									
			Landscaped									
			Swamp									
			Wooded									
			Pond									
		X	Waterfront									
			Ravine									
			Wetland									
			Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who	When	What	2018	60,000	30,300	90,300			57,253C	
		TPC 12/27/2017 INSPECTED			2017	60,000	28,200	88,200			56,076C	
		TPC 04/02/2012 INSPECTED			2016	55,000	27,000	82,000			55,576C	
					2015	50,000	25,700	75,700			55,410C	

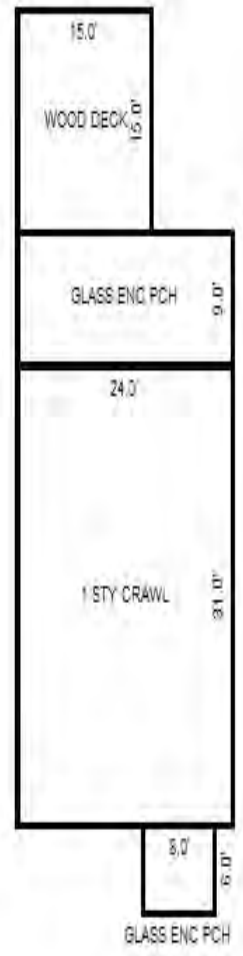


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 216 48 225	Type CGEP (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		(4) Interior Drywall X Paneled	X	Plaster Wood T&G														
Building Style: 1S		Trim & Decoration																	
Yr Built 1945	Remodeled 0	Ex	Ord	X	Min	Size of Closets													
Condition: Average		Lg	Ord	X	Small	Doors													
Room List		(5) Floors		Central Air Wood Furnace															
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Other:		(12) Electric			100 Amps Service												
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories Exterior			Foundation Rate			Bsmnt-Adj		Heat-Adj		Size Cost		
X	Wood/Shingle Aluminum/Vinyl Brick						Ex.	X	Ord.		Min	1 Story Siding			Crawl Space			54.68 -9.59 0.69 744 34,060	
	Insulation			No. of Elec. Outlets			Other Additions/Adjustments			Rate			Rate		Rate		Size Cost		
(2) Windows		(7) Excavation		(13) Plumbing			(14) Plumbing												
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 744 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 Tub Alcove Vent Fan			Average Fixture(s) Public Sewer Well, 50 Feet			525.00 912.00 1575.00			1 1 1		525 912 1,575	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement		(9) Basement Finish			(15) Built-Ins & Fireplaces			Appliance Allowance			1235.00		1		1,235		
X	Double Glass Patio Doors Storms & Screens			Recreation SF Living SF Walkout Doors No Floor SF			(16) Porches			CGEP (1 Story), Standard CGEP (1 Story), Standard			29.26 55.57		216 48		6,320 2,667		
(3) Roof		(10) Floor Support		(14) Water/Sewer			(16) Deck/Balcony			Treated Wood, Standard			6.38		225		1,436		
X	Gable Hip Flat	Gambrel Mansard Shed		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, ECF (403 - LAKE MISSAUKEE AREA RES)			1.500 => TCV of Bldg: 1 =							40,349 60,523		
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:															
Chimney: Block																			

*** 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.
BORLE LETA LE	BORLE KEITH D & CURTIS A	0	10/26/2010	WD	FAMILY SALE	2010-5049WD	PTA	100.0
BORLE HOMER	BORLE LETA LE	0	07/10/2010	WD	FAMILY SALE	2010-3418WD	PTA	0.0
ENGEL ALBERT J & BETHA M	BORLE HOMER & LETA	0	11/30/1944	WD	Not Qualified	2008/3571		0.0

Property Address: 6198 W LAKEVIEW DR
 Class: 401 RESIDENTIAL-I Zoning: Building Permit(s): Date: Number: Status:

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

Owner's Name/Address: BORLE KEITH D & CURTIS A
 8216 VINCENT RD
 CROSWELL MI 48422
 2018 Est TCV 199,784 TCV/TFA: 274.43

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

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

GROUP A 2400/FF 50.00 100.00 1.0000 1.0000 2400 100 120,000
 50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 120,000

Land Improvement Cost Estimates

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	11.95	1.00	40	66	315
Shed: Metal Prefab	8.23	1.00	96	66	521
Total Estimated Land Improvements True Cash Value =					837

Tax Description: . SEC 12 T22N R8W LOT 20 BUENA VISTA PARK.

Comments/Influences: 2 FV SHEDS

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

Topography of Site

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



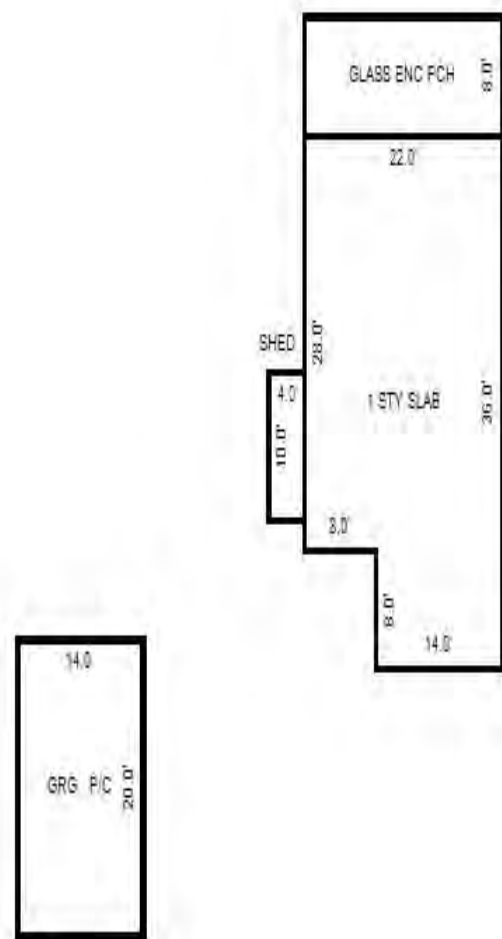
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	60,000	39,900	99,900			81,319C
2017	60,000	37,300	97,300			79,647C
2016	55,000	35,700	90,700			78,937C
2015	50,000	33,900	83,900			78,701C

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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	Type CGEP (1 Story)	Year Built: 1985 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: 280 % Good: 76 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame		(4) Interior Drywall X Paneled		Plaster Wood T&G			X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling								
Building Style: 1S		Trim & Decoration															
Yr Built 1947	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 60 Amps Service										
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories Exterior			Foundation		Rate Bsmnt-Adj		Heat-Adj			
X	Wood/Shingle Aluminum/Vinyl Brick			Ex. Ord. X Min			1 Story Siding			Slab		63.73 -11.30		-2.85			
Insulation				No. of Elec. Outlets			Other Additions/Adjustments			Rate		Bsmnt-Adj		Heat-Adj			
(2) Windows		(7) Excavation		Many X Ave. Few			(13) Plumbing			Rate		Bsmnt-Adj		Heat-Adj			
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 728 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) 630.00		1		630			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Basement: 0 S.F. Crawl: 0 S.F. Slab: 728 S.F. Height to Joists: 0.0			(14) Water/Sewer			Public Sewer Well, 50 Feet		1025.00 1575.00		1 1		1,025 1,325	
X	Many Avg. Few	X	Large Avg. Small	(9) Basement Finish			(15) Built-Ins & Fireplaces			Appliance Allowance Fireplace: Exterior 1 Story		1415.00 3450.00		1 1		1,415 3,450	
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			(16) Porches			CGEP (1 Story), Standard Phy/Ab.Phy/Func/Econ/Comb.%Good= 67/100/100/100/67.0, Separately Depreciated Items:		33.37		176		5,873	
X	Gable Hip Flat	X	Gambrel Mansard Shed	(10) Floor Support			(17) Garages			Appliance Allowance Fireplace: Exterior 1 Story		1415.00 3450.00		1 1		1,415 3,450	
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished) Base Cost County Multiplier = 1.38 => Phy/Ab.Phy/Func/Econ/Comb.%Good= 76/100/100/100/76.0, Total Depreciated Cost =		17.43		280		4,880	
Chimney: Block				Lump Sum Items:			ECF (403 - LAKE MISSAUKEE AREA RES)			1.500 => TCV of Bldg: 1 =						6,735 5,119 52,631 78,947	

*** 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.
KAUFMAN ELLEN M TTEE	VENEMA DOUGLAS & DIANE	325,000	01/04/2014	WD	WARRANTY DEED	2014-00055 WD	PTA	100.0
KAUFMAN KENNETH P & ELLEN	KAUFMAN ELLEN M TTEE	0	02/23/2009	WD	Not Qualified	2009/769		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6220 W LAKEVIEW DR			New House	10/24/2005	20050375	Complete

Owner's Name/Address	MAP #:
VENEMA DOUGLAS & DIANE 3024 40TH AVE HUDSONVILLE MI 49426	2018 Est TCV 354,084 TCV/TFA: 203.97

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

Tax Description	X	Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 12 T22N R8W LOT 21 BUENA VISTA PARK.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water	GROUP A 2400/FF	50.00	100.00	1.0000	1.0000	2400	100		120,000

Comments/Influences	X	Water	Description	Rate	CountyMult.	Size	%Good	Cash Value
	X	Sewer	Residential Local Cost Land Improvements					

X	Electric	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 =					
X	Gas	2,375					

X	Street Lights	Standard Utilities	Underground Utils.
X	Street Lights	Standard Utilities	Underground Utils.

X	Topography of Site
X	Level

X	Rolling
X	Rolling

X	Low
X	Low

X	High
X	High

X	Landscaped
X	Landscaped

X	Swamp
X	Swamp

X	Wooded
X	Wooded

X	Pond
X	Pond



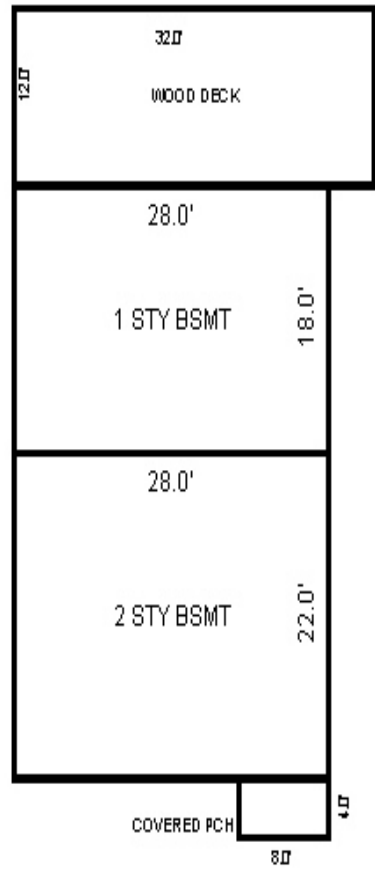
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2018	60,000	117,000	177,000			154,371C
TPC 12/27/2017	INSPECTED		2017	60,000	109,300	169,300			151,196C
TPC 04/02/2012	INSPECTED		2016	55,000	100,900	155,900			149,848C
			2015	50,000	99,400	149,400			149,400S

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation		X	Gas	Oil	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga			Area 32 384	Type WCP (1 Story) Treated Wood	Year Built:				
		0 Front Overhang 0 Other Overhang			X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				Class: C +5 Effec. Age: 5 Floor Area: 1736 Total Base Cost: 117,786 Total Base New : 162,544 Total Depr Cost: 154,473 Estimated T.C.V: 231,709					CntryMult X 1.380 E.C.F. X 1.500		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 2005		Remodeled 0		Ex X Ord Min															
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 0 Amps Service															
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures Ex. X Ord. Min			Stories Exterior 1 Story Siding 2 Story Siding			Foundation Rate Basement 69.14 Basement 109.29			Bsmnt-Adj Heat-Adj		Size Cost				
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X Drywall		No. of Elec. Outlets Many X Ave. Few			Other Additions/Adjustments Walk out Basement Door(s)			Rate			Size Cost						
		(7) Excavation		(13) Plumbing			(13) Plumbing Average Fixture(s) 3 Fixture Bath			775.00 760.00 2400.00			1 1 2		775 760 4,800				
(2) Windows		Basement: 1120 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
X Many Avg. X Few		Large Avg. X Small		(8) Basement			(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	8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		(9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			(15) Built-Ins & Fireplaces Appliance Allowance Unit-in-Place Cost Items: BOAT HOUSE (BY SQ FT Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Separately Depreciated Items: (16) Porches WCP (1 Story), Standard County Multiplier = 1.38 => Phy/Ab.Phy/Func/Econ/Comb.%Good= 96/100/100/100/96.0, (16) Deck/Balcony Treated Wood,Standard County Multiplier = 1.38 => Phy/Ab.Phy/Func/Econ/Comb.%Good= 96/100/100/100/96.0, ECF (403 - LAKE MISSAUKEE AREA RES)			1915.00 3.75 95/100/100/100/95.0, 48.28 6.47			1 160 149,134 32 1,545 2,132 2,047		1 1,162 1,575 1,915 600 149,134 1,545 2,132 2,047 2,484 3,429 3,291 154,473 231,709	
		(3) Roof		X Gable Hip Flat		Gambrel Mansard Shed		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:											
X Asphalt Shingle		Chimney: Brick																	

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



Sketch by Apex IV™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MILLER JEFFERY Q & RACHEL	MILLER JEFFERY Q & RACHEL	0	01/10/2014	QC	QUIT CLAIM	2015-00052		0.0
TREVORROW NANCY &	MILLER JEFFERY & RACHELLE	176,200	10/26/2012	WD	WARRANTY DEED	2012-03454	PTA	100.0
SNYDER GRETA TTEE (FKA MC	SNYDER (LE) ETALS JT*	0	04/14/2009	QC	Not Qualified	2009/1871		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6226 W LAKEVIEW DR						
	School: LAKE CITY - 57020					
	P.R.E. 100% 01/12/2015					

Owner's Name/Address	MAP #:	2018 Est TCV 207,739 TCV/TFA: 332.92
MILLER JEFFERY & RACHELLE L MILLER JEFFREY Q 6226 W LAKEVIEW DR LAKE CITY MI 49651		

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS
. SEC 12 T22N R8W LOT 22 BUENA VISTA PARK.	X		
Comments/Influences			
10 FT ADDED TO LOT FF FOR 97			



Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
X	Dirt Road	50.00	100.00	1.0000	1.0000	2400	100		120,000	
X	Gravel Road	50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	120,000
X	Paved Road	Land Improvement Cost Estimates								
X	Storm Sewer	Description		Rate	CountyMult.	Size	%Good	Cash Value		
X	Sidewalk	D/W/P: 3.5 Concrete		3.20	1.00	144	71	327		
X	Water	Total Estimated Land Improvements True Cash Value =							327	
X	Sewer									
X	Electric									
X	Gas									
X	Curb									
X	Street Lights									
	Standard Utilities									
	Underground Utils.									
	Topography of Site									
X	Level									
	Rolling									
	Low									
	High									
	Landscaped									
	Swamp									
	Wooded									
	Pond									
X	Waterfront									
	Ravine									
	Wetland									
	Flood Plain									
	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
	Who	When	What	2018	60,000	43,900	103,900		88,740C	
	TPC 12/27/2017	INSPECTED		2017	60,000	41,000	101,000		86,915C	
	TPC 04/02/2012	INSPECTED		2016	55,000	39,200	94,200		86,140C	
				2015	50,000	37,200	87,200		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 Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood Oil Coal X Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area Type		Year Built: 1973 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	X	Drywall Plaster X Paneled Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling								
Building Style: 1S		Trim & Decoration											
Yr Built 1957	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	66.28	0.00	-0.21
Insulation		Basement: 624 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets		Many		X	Ave.	Few		Rate	
(2) Windows		(8) Basement		(13) Plumbing		Average Fixture(s)		Basement Living Finish		16.50		624 10,296	
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		Walk out Basement Door(s)		700.00		1		700	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		(14) Water/Sewer		14) Water/Sewer		Public Sewer		1025.00		1 1,025	
X	Double Glass Patio Doors Storms & Screens	624 Recreation SF Living SF 1 Walkout Doors No Floor SF		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		14) Water/Sewer		Well, 50 Feet		1575.00		1 1,575	
(3) Roof		(10) Floor Support		Lump Sum Items:				15) Built-Ins & Fireplaces		1415.00		1 1,415	
X	Gable Hip Flat	Gambrel Mansard Shed						Appliance Allowance		3450.00		1 3,450	
X	Asphalt Shingle	Chimney: Brick						Fireplace: Exterior 1 Story					
								17) Garages		Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost 18.20 480 8,736	
								Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 58,274		ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 87,412			

*** 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.
HAMILTON R LYNN & LOIS &	LINE ROBERT S & BARBARA C	150,000	08/06/2014	WD	WARRANTY DEED	2014-03153	PTA	100.0
HAMILTON R LYNN & LOIS (H	HAMILTON R LYNN & LOIS ET	40,000	01/03/2006	QC	Not Qualified	06-0/486		20.0
HAMILTON R LYNN & LOIS (	HAMILTON R LYNN & LOIS ET	40,000	12/28/2005	QC	Not Qualified	06-0/485		20.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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6230 W LAKEVIEW DR	School: LAKE CITY - 57020					
	P.R.E. 0%					

Owner's Name/Address	MAP #:
LINE ROBERT S & BARBARA C 9971 FOREST RIDGE DR CLARKSTON MI 48348	2018 Est TCV 190,352 TCV/TFA: 214.36

X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS
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Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
Dirt Road Gravel Road	50.00	GROUP A	2400	FF	50.00	100.00	1.0000	1.0000	2400	100	120,000
											50 Actual Front Feet, 0.12 Total Acres

Tax Description	X	Land Improvement Cost Estimates
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. SEC 12 T22N R8W LOT 23 BUENA VISTA PARK.	X	
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Comments/Influences	X	Description	Rate	CountyMult.	Size	%Good	Cash Value
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	X	D/W/P: 3.5 Concrete	3.20	1.00	100	0	0
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X	Electric	Description	Rate	CountyMult.	Size	%Good	Cash Value
X	Gas	LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
X	Curb						475

X	Street Lights	Total Estimated Land Improvements True Cash Value =
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	

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	60,000	35,200	95,200			82,558C
2017	60,000	32,800	92,800			80,860C
2016	55,000	31,500	86,500			80,139C
2015	50,000	29,900	79,900			79,900S

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage						
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 77 280 40	Type CGEP (1 Story) Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame		Drywall X Panelled		Plaster Wood T&G															
Building Style: 1S		Trim & Decoration																		
Yr Built 1957	Remodeled 0	Ex	X	Ord		Min	Size of Closets													
Condition: Average		Lg		Ord	X	Small	Doors													
Room List		(5) Floors		Central Air Wood Furnace																
	Basement 1st Floor 2nd Floor 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	Crawl Space	60.83	-9.04	0.00	888	45,990			
Insulation		(7) Excavation		No. of Elec. Outlets			Other Additions/Adjustments			Rate										
(2) Windows		Basement: 0 S.F. Crawl: 888 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many			X	Ave.		Few	(13) Plumbing	Average Fixture(s)			630.00		1		630	
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			1 Average Fixture(s)			1575.00			1		1,025		1,575			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1			Lump Sum Items:				
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1			Lump Sum Items:				
(3) Roof		(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																
X	Gable Hip Flat	Gambrel Mansard Shed		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																
X	Asphalt Shingle			Lump Sum Items:																
Chimney: Block																				

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



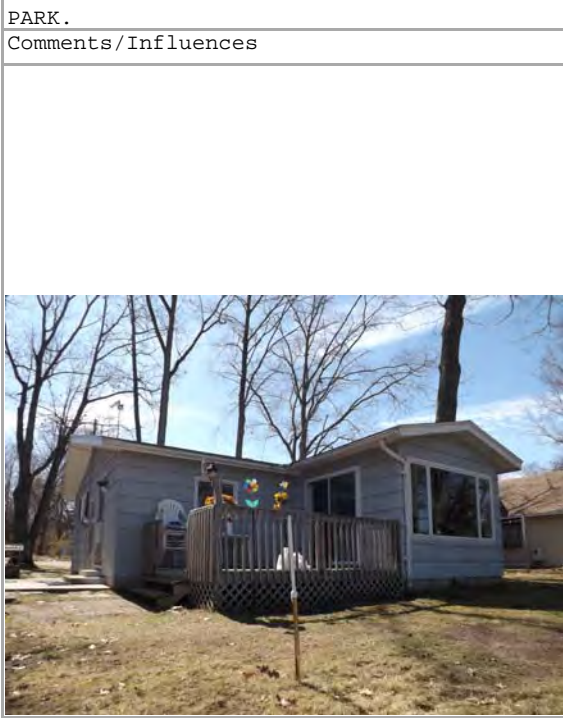
Sketch by Apex IV™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HAWKINS CHARLES M & PATRI	WHIPPLE AARON D & SUSAN R	203,000	06/01/2017	LC	Arms Length	2017-02209	PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6240 W LAKEVIEW DR	School: LAKE CITY - 57020					
	P.R.E. 100% 07/31/2017					
Owner's Name/Address	MAP #:					
WHIPPLE AARON D & SUSAN RAE 5650 SHORT VALLEY LN RACINE WI 53406-5280	2018 Est TCV 200,194 TCV/TFA: 269.08					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS					
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
. SEC 12 T22N R8W LOT 24 BUENA VISTA PARK.	X		* Factors *					
			GROUP A 2400/FF	50.00	100.00	1.0000	1.0000	2400 100	120,000
Comments/Influences			50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 120,000					



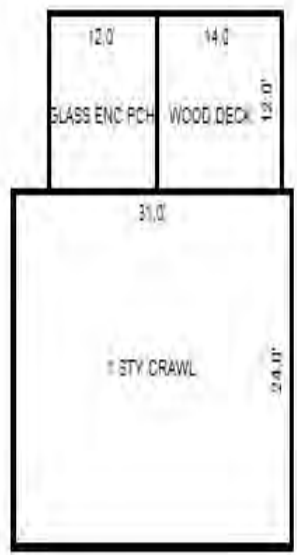
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level							
X Rolling							
Low							
High							
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							
Who	When	What	2018	60,000	40,100	100,100	100,100S
			2017	60,000	37,400	97,400	97,400W 65,473C
			2016	55,000	35,800	90,800	64,889C
			2015	50,000	34,000	84,000	64,695C

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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	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 144 168	Type CGEP (1 Story) Treated Wood	Year Built: 1970 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: 440 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame		Drywall X 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: CD Effec. Age: 40 Floor Area: 744 Total Base Cost: 64,568 Total Base New : 89,104 Total Depr Cost: 53,463 Estimated T.C.V: 80,194		CntyMult X 1.380 E.C.F. X 1.500		Bsmnt Garage: Carport Area: Roof:			
Yr Built 1957	Remodeled 1970	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 Bedrooms	Kitchen: Other: Other:		(6) Ceilings			(14) Water/Sewer			Rate		Rate		Size Cost			
(1) Exterior		X	Tile	Ex.	X	Ord.		Min	Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 53,463			Rate		Size Cost			
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		No. of Elec. Outlets			(15) Built-Ins & Fireplaces			Rate		Rate		Size Cost			
	Insulation	Basement: 0 S.F. Crawl: 744 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many			X	Ave.		Few	Appliance Allowance Fireplace: Exterior 1 Story			Rate		Size Cost	
(2) Windows		(8) Basement		1			Average Fixture(s)			Rate		Rate		Size Cost			
X	Many Avg. Few	X	Large Avg. Small	1			3 Fixture Bath			Rate		Rate		Size Cost			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1			2 Fixture Bath			Rate		Rate		Size Cost			
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		1			Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower			Rate		Rate		Size Cost			
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		1			Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Rate		Rate		Size Cost			
X	Gable Hip Flat	Gambrel Mansard Shed		1			Public Water			Rate		Rate		Size Cost			
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1			Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Rate		Rate		Size Cost			
Chimney: Block		Lump Sum Items:								Rate		Rate		Size Cost			

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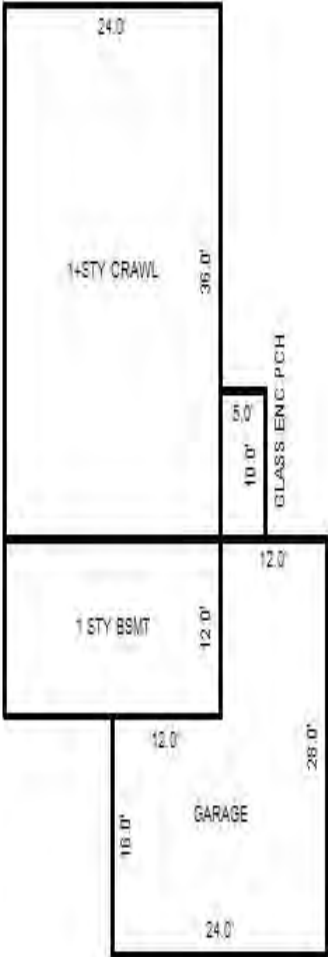
*** Information herein deemed reliable but not guaranteed***

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
6260 W LAKEVIEW DR		School: LAKE CITY - 57020						
Owner's Name/Address		P.R.E. 0%		MAP #:				
VANKUREN ROBIN M 7504 SOUTHWICK DRIVE DAVISON MI 48423		2018 Est TCV 206,684 TCV/TFA: 179.41						
Taxpayer's Name/Address		X Improved		Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS			
VANKUREN ROBIN M 7504 SOUTHWICK DRIVE DAVISON MI 48423		X Paved Road			* Factors *			
Tax Description		X Electric			Description Frontage Depth Front Depth Rate %Adj. Reason Value			
. SEC 12 T22N R8W LOT 25 BUENA VISTA PARK.		X Gas			GROUP A 2400/FF 50.00 100.00 1.0000 1.0000 2400 100 120,000			
Comments/Influences		X Street Lights			50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 120,000			
		X Curb			Land Improvement Cost Estimates			
		X Sewer			Description Rate CountyMult. Size %Good Cash Value			
		X Sewer			D/W/P: 3.5 Concrete 2.98 1.00 672 71 1,422			
		X Electric			Shed: Wood Frame 9.59 1.00 80 45 345			
		X Gas			Total Estimated Land Improvements True Cash Value = 1,767			
		X Curb						
		X Street Lights						
		X Standard Utilities						
		X Underground Utils.						
		Topography of Site						
Level								
Rolling								
Low								
X High								
Landscaped								
Swamp								
Wooded								
Pond								
X Waterfront								
Ravine								
Wetland								
Flood Plain								
Who		When	What	2018	60,000	43,300	103,300	68,376C
TPC 12/27/2017 INSPECTED				2017	60,000	40,500	100,500	66,970C
TPC 04/02/2012 INSPECTED				2016	55,000	38,800	93,800	66,373C
				2015	50,000	36,900	86,900	66,175C

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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 50	Type CGEP (1 Story)	Year Built: 1983 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: 528 % Good: 0 Storage Area: 0 No Conc. Floor: 0						
X	Wood Frame		Drywall X Paneled		Plaster Wood T&G																	
Building Style: 1+S		Trim & Decoration																				
Yr Built 1935	Remodeled 1975	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.		Ord.	X	Min	1+ Story Siding			Crawl Space	51.49	-8.52	0.69	864	37,722		
X	Insulation	(7) Excavation		No. of Elec. Outlets			1 Story Siding			Basement			49.42		0.00		0.69		288		14,432	
(2) Windows		Basement: 288 S.F. Crawl: 864 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			Other Additions/Adjustments			Rate												
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			(14) Water/Sewer			Average Fixture(s)			525.00									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor	(9) Basement Finish			(15) Built-Ins & Fireplaces			Public Sewer			912.00									
				Recreation SF Living SF Walkout Doors No Floor SF			(16) Porches			Well, 50 Feet			1575.00									
X	Gable Hip Flat		Gambrel Mansard Shed	(10) Floor Support			(17) Garages			Appliance Allowance			1235.00									
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1			Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			CGEP (1 Story), Standard			53.65									
Chimney: Block		Lump Sum Items:			1			Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)			Base Cost			19.20					528		10,138	
					1			Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost =			Common Wall: 1 Wall			-1225.00					1		-1,225	
								ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 =			Automatic Doors			375.00					1		375	
											Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost =										56,611	
																					84,917	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COOK NEIL D & JOYCE T	OLIVER CHRISTOPHER & DAWN	240,000	08/26/2016	WD	Arms Length	2016-02809	PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6270 W LAKEVIEW DR	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
OLIVER CHRISTOPHER & DAWN 3646 ATWATER HILLS COURT GRAND RAPIDS MI 49525	MAP #:					
	2018 Est TCV 207,471 TCV/TFA: 246.99					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS							
				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
. SEC 12 T22N R8W LOT 26 BUENA VISTA PARK.	X	Dirt Road		GROUP A 2400/FF	53.00	100.00	0.9855	1.0000	2400	100	125,360
Comments/Influences	X	Gravel Road		53 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 125,360							
	X	Paved Road		Land Improvement Cost Estimates							
	X	Storm Sewer		Description	Rate	CountyMult.	Size	%Good	Cash Value		
	X	Sidewalk		D/W/P: 3.5 Concrete	3.20	1.00	574	0	0		
	X	Water		Shed: Metal Prefab	7.02	1.00	240	75	1,264		
	X	Sewer		Residential Local Cost Land Improvements							
	X	Electric		Description	Rate	CountyMult.	Size	%Good	Cash Value		
	X	Gas		LAND IMPROVE 1000	1000.00	1.00	1.0	95	950		
	X	Curb		Total Estimated Land Improvements True Cash Value = 2,214							
	X	Street Lights									
		Standard Utilities									
		Underground Utils.									



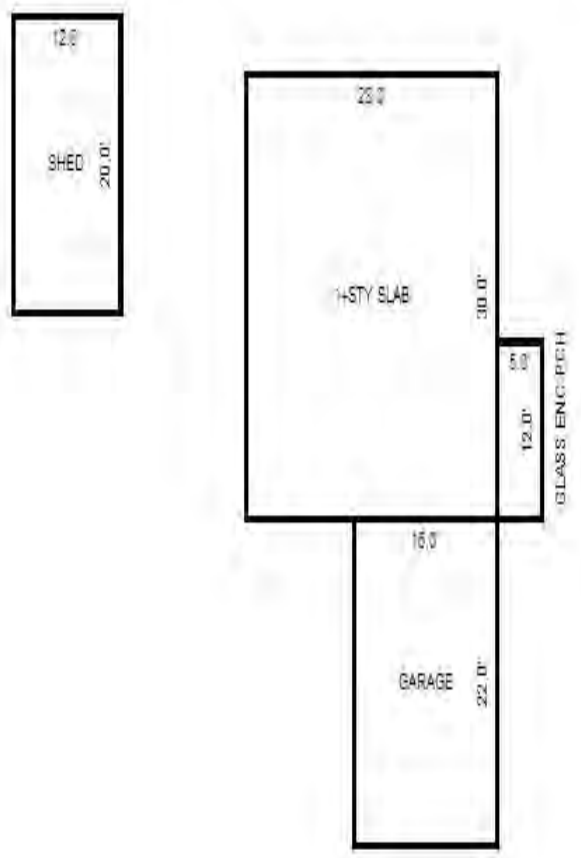
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	Rolling	2018	62,700	41,000	103,700			103,223C
X	Low	High	2017	62,700	38,400	101,100			101,100S
X	Landscaped	Swamp	2016	57,600	36,800	94,400			68,184C
X	Wooded	Pond	2015	53,000	35,000	88,000			67,981C
X	Waterfront	Ravine							
	Wetland	Flood Plain							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 60	Type CGEP (1 Story)	Year Built: 1953 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: 352 % 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 1953	Remodeled 1976	Ex	X	Ord		Min										
Condition: Average		Lg	X	Ord		Small										
Room List		(5) Floors		Central Air Wood Furnace												
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(12) Electric 100 Amps Service										Bsmnt Garage: Carport Area: Roof:		
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories Exterior Foundation			Rate Bsmnt-Adj Heat-Adj		Size Cost				
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Ex.	X	Ord.		Min	1+	Story Siding	Slab	63.81	-10.91	0.00	840	44,436
Insulation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 840 S.F. Height to Joists: 0.0		No. of Elec. Outlets			Other Additions/Adjustments			Rate		Size Cost				
(2) Windows		(8) Basement		(13) Plumbing			(14) Water/Sewer									
X	Many Avg. Few	X	Large Avg. Small	1	Average Fixture(s)											
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											
X	Double Glass Patio Doors	Recreation SF Living SF Walkout Doors		1	2 Fixture Bath											
X	Storms & Screens	No Floor SF		1	Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
(3) Roof		(9) Basement Finish		(14) Water/Sewer			(15) Built-Ins & Fireplaces									
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Appliance Allowance Fireplace: Exterior 1 Story								
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1	Public Water				CGEP (1 Story), Standard		52.74		60		3,164	
Chimney: Block		Lump Sum Items:					(16) Porches			Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)						
							Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,			Base Cost 23.25		352		8,184		
							ECF (403 - LAKE MISSAUKEE AREA RES)			Common Wall: 1 Wall -1225.00		1		-1,225		
							1.500 => TCV of Bldg: 1 =			Mechanical Doors 350.00		1		350		
										Depr.Cost =				53,265		
										Estimated T.C.V: 79,897				79,897		

*** 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.
TOWER BETTY A & TOWER KEL	HERRON SCOTT	195,000	12/01/2017	WD	Arms Length	2017-03837	PTA	100.0
TOWER WALTER B & HELLEN	TOWER HELLEN D &	0	11/08/2004	QC	RELATED PARTY	2017-02224	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6280 W LAKEVIEW DR	School: LAKE CITY - 57020					
	P.R.E. 100% 12/01/2017					
Owner's Name/Address	MAP #:					
HERRON SCOTT 6280 W LAKEVIEW DR LAKE CITY MI 49651	2018 Est TCV 184,390 TCV/TFA: 209.53					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS								
. SEC 12 T22N R8W LOT 27 BUENA VISTA PARK.			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			GROUP A 2400/FF	53.00	100.00	0.9855	1.0000	2400	100		125,360
			53 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 125,360								

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates					
		Dirt Road	Description	Rate	CountyMult.	Size	%Good	Cash Value
		Gravel Road	Shed: Metal Prefab	7.55	1.00	96	50	362
		Paved Road	Total Estimated Land Improvements True Cash Value = 362					
		Storm Sewer						
		Sidewalk						
		Water						
	X	Sewer						
	X	Electric						
	X	Gas						
		Curb						
	X	Street Lights						
		Standard Utilities						
		Underground Utils.						

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Rolling	2018	62,700	29,500	92,200			92,200S
		Low	2017	62,700	26,300	89,000			59,161C
		High	2016	57,600	25,300	82,900			58,634C
		Landscaped	2015	53,000	24,000	77,000			58,459C
		Swamp							
		Wooded							
		Pond							
	X	Waterfront							
		Ravine							
		Wetland							
		Flood Plain							

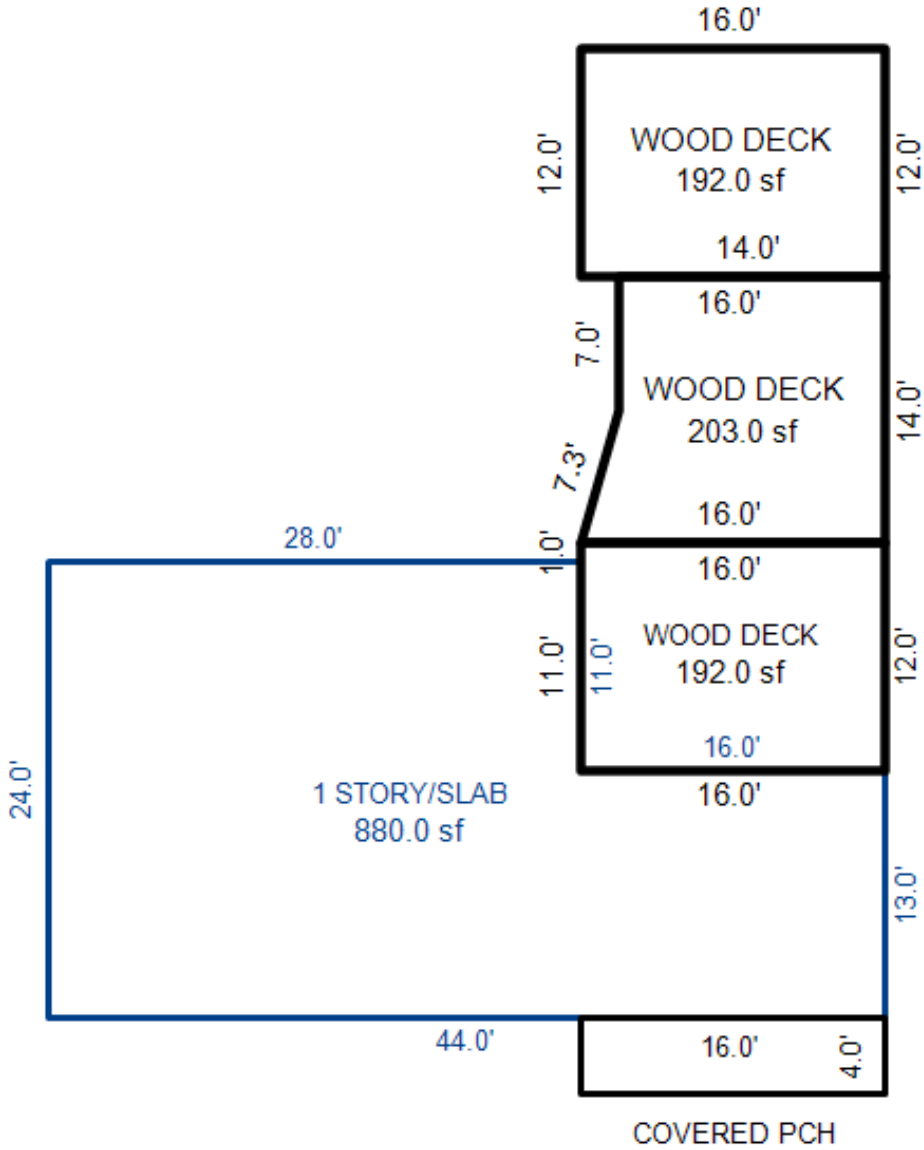


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage							
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 64 587	Type 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: 1S		Trim & Decoration																		
Yr Built 1947	Remodeled 1988	Ex	Ord	X	Min	Size of Closets														
Condition: Average		Lg	X	Ord		Small														
Room List		(5) Floors																		
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Other:					(12) Electric													
		100		Amps Service																
		(6) Ceilings					No./Qual. of Fixtures													
(1) Exterior							Ex. X Ord. Min													
X	Wood/Shingle Aluminum/Vinyl Brick						No. of Elec. Outlets													
		Insulation					Many X Ave. Few													
(2) Windows		(7) Excavation					(13) Plumbing													
		Basement: 0 S.F. Crawl: 0 S.F. Slab: 880 S.F. Height to Joists: 0.0					1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan													
		(8) Basement					(14) Water/Sewer													
X	Wood Sash	Conc. Block					Public Water													
X	Metal Sash	Poured Conc.					Public Sewer													
X	Vinyl Sash	Stone					Water Well													
X	Double Hung	Treated Wood					1000 Gal Septic													
X	Horiz. Slide	Concrete Floor					2000 Gal Septic													
		(9) Basement Finish					Lump Sum Items:													
		Recreation SF Living SF Walkout Doors No Floor SF																		
(3) Roof		(10) Floor Support																		
X	Gable	Gambrel																		
X	Hip	Mansard																		
X	Flat	Shed																		
X	Asphalt Shingle																			
Chimney: Block																				

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BRANDT GREGORY A & JEANEN	BRANDT GREGORY A & JEANEN	0	08/28/2009	QC	Not Qualified	2009/2962		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6290 W LAKEVIEW DR			Reroof	01/20/2006	20060009	Complete
	P.R.E. 0%		Deck/Porch	05/10/2005	20050108	Complete
Owner's Name/Address	MAP #:					
BRANDT GREGORY A & JEANENE S TTEE BRANDT GREGORY A & JEANENE S TRUST 521 HOUGHTON STREET LAKE CITY MI 49651	2018 Est TCV 228,259 TCV/TFA: 235.08					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS					
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
. SEC 12 T22N R8W LOT 28 BUENA VISTA PARK.	X		* Factors *					
			GROUP A 2400/FF	53.00	100.00	0.9855	1.0000	2400 100	125,360
			53 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 125,360					
			Land Improvement Cost Estimates					
			Description	Rate	CountyMult.	Size	%Good	Cash Value
			D/W/P: 3.5 Concrete	3.44	1.00	624	71	1,524
			Total Estimated Land Improvements True Cash Value = 1,524					

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

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

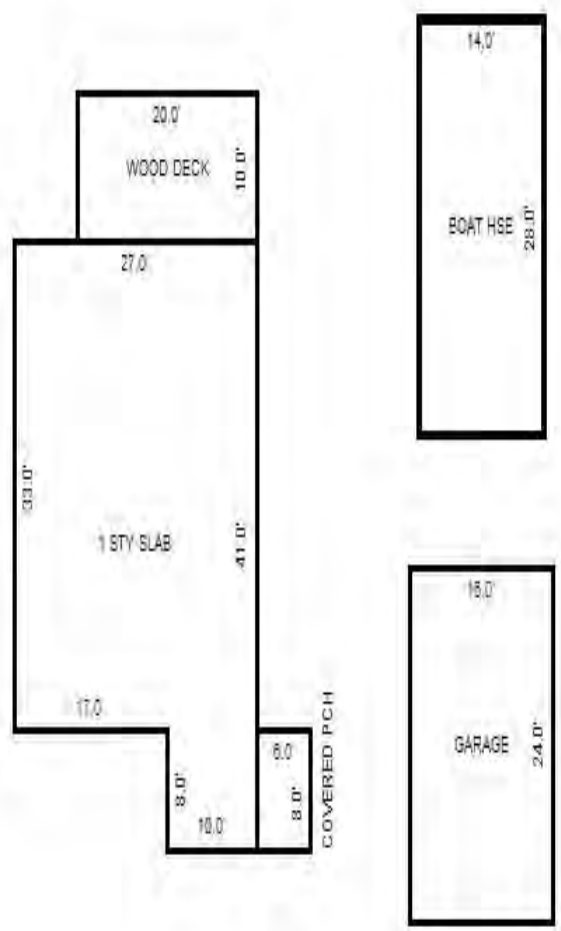
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	62,700	51,400	114,100			70,425C
2017	62,700	48,100	110,800			68,977C
2016	57,600	46,100	103,700			68,362C
2015	53,000	43,700	96,700			68,158C

Who When What

TPC 12/27/2017 INSPECTED
TPC 04/02/2012 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	0	Eavestrough	X	Gas	0	Oil	1	Appliance Allow.	0	Interior 1 Story		Area	Type	Year Built: 1965		
	Mobile Home		Insulation		Wood		Coal		Elec. Steam		Interior 2 Story	48			CCP (1 Story)	Car Capacity:	
	Town Home	0	Front Overhang						Dishwasher		2nd/Same Stack		200	Treated Wood	Class: C		
	Duplex	0	Other Overhang	X	Forced Air w/o Ducts				Garbage Disposal		Two Sided				Exterior: Siding		
	A-Frame				Forced Air w/ Ducts				Bath Heater		Exterior 1 Story				Brick Ven.: 0		
(4) Interior					Forced Hot Water				Vent Fan		Exterior 2 Story				Stone Ven.: 0		
X	Wood Frame	X	Drywall		Electric Baseboard				Hot Tub		Prefab 1 Story				Common Wall: Detache		
			Paneled		Elec. Ceil. Radiant				Unvented Hood		Prefab 2 Story				Foundation: 18 Inch		
Trim & Decoration					Radiant (in-floor)				Vented Hood		Heat Circulator				Finished?:		
			Ex	X	Ord		Min		Intercom		Raised Hearth				Auto. Doors: 0		
Building Style: 1S					Electric Wall Heat				Jacuzzi Tub		Wood Stove				Mech. Doors: 1		
Yr Built	Remodeled				Space Heater				Jacuzzi repl.Tub		Direct-Vented Ga				Area: 384		
1965	0				Wall/Floor Furnace				Oven		Class: C				% Good: 0		
Condition: Average		Lg	X	Ord		Forced Heat & Cool				Microwave		Effec. Age: 40			Storage Area: 0		
						Heat Pump				Standard Range		Floor Area: 971			No Conc. Floor: 0		
Room List					No Heating/Cooling				Self Clean Range		Total Base Cost: 80,917				Bsmnt Garage:		
	Basement				Central Air				Sauna		Total Base New : 111,666				Carport Area:		
	1st Floor				Wood Furnace				Trash Compactor		Total Depr Cost: 67,583				Roof:		
	2nd Floor				(12) Electric				Central Vacuum		Estimated T.C.V: 101,375						
	Bedrooms				100 Amps Service				Security System								
(5) Floors																	
(6) Ceilings																	
(1) Exterior																	
X	Wood/Shingle								Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj			Rate	Bsmnt-Adj	Heat-Adj	Size	Cost	
	Aluminum/Vinyl								Ex.	X	Ord.						Min
	Brick								Other Additions/Adjustments								
(7) Excavation									(13) Plumbing								
									Average Fixture(s)			760.00		1	760		
(2) Windows									(14) Water/Sewer								
									Public Sewer			1162.00		1	1,162		
									Well, 50 Feet			1575.00		1	1,575		
									(15) Built-Ins & Fireplaces								
									Appliance Allowance			1915.00		1	1,915		
									(16) Porches								
									CCP (1 Story), Standard			38.96		48	1,870		
(3) Roof									(17) Garages								
									Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)								
									Base Cost			20.98		384	8,056		
									Mechanical Doors			350.00		1	350		
									Class:C Exterior: Block Foundation: 42 Inch (Unfinished)								
									Base Cost			23.84		392	9,345		
									Mechanical Doors			350.00		1	350		
									Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,								
									Separately Depreciated Items:								
									(16) Deck/Balcony								
									Treated Wood,Standard			7.05		200	1,410		
									County Multiplier = 1.38 =>								
									Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,								
									Total Depreciated Cost =								
									ECF (403 - LAKE MISSAUKEE AREA RES)			1.500 =>	TCV of Bldg: 1	=	101,375		



Sketch by Apex IV™

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

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6300 W LAKEVIEW DR	School: LAKE CITY - 57020		Remodel	09/12/2005	20050307	Complete

Owner's Name/Address	P.R.E. 100% 07/25/1994	MAP #:	2018 Est TCV 248,843 TCV/TFA: 164.58
OLSON EDWARD B 6300 LAKEVIEW DR LAKE CITY MI 49651			

Taxpayer's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS			
	Public Improvements		* Factors *			

Taxpayer's Name/Address	X	Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
		Gravel Road	GROUP A 2400/FF	53.00	100.00	0.9855	1.0000	2400	100		125,360	
		Paved Road	53 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value =	125,360
		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	288	76	700				
		Sewer	Total Estimated Land Improvements True Cash Value =									700

Tax Description	X	Electric
. SEC 12 T22N R8W LOT 29 BUENA VISTA PARK.	X	Gas
Comments/Influences	X	Curb
	X	Street Lights
		Standard Utilities
		Underground Utils.



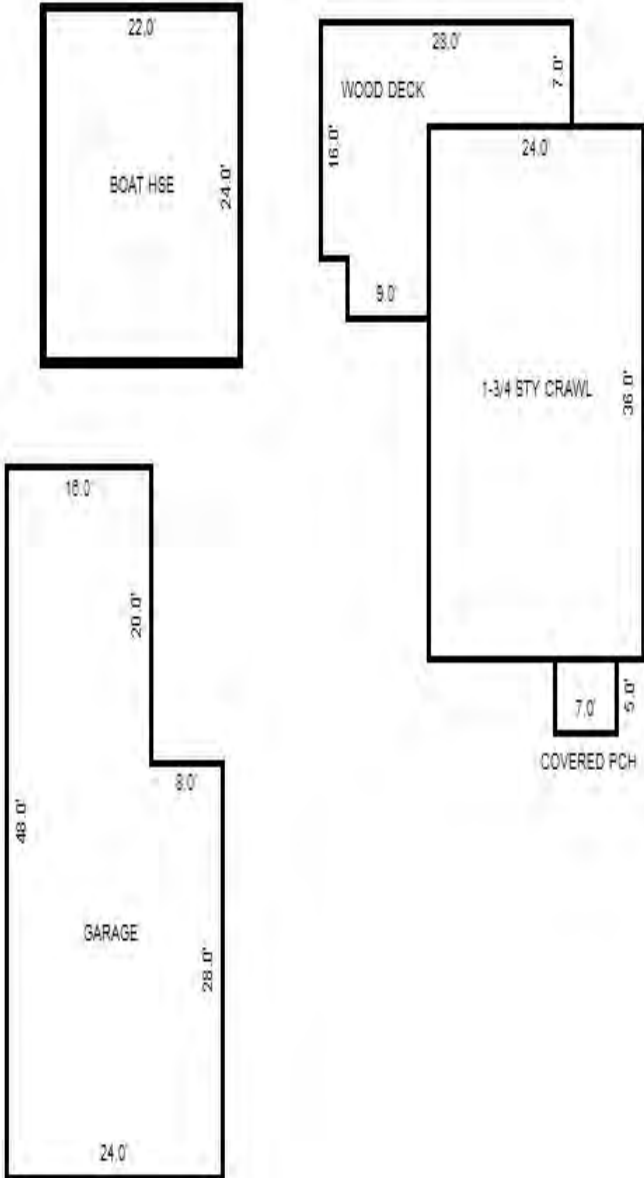
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Topography of Site								
Level	X	Rolling						
	X	Low						
	X	High						
		Landscaped						
		Swamp						
		Wooded						
		Pond						
	X	Waterfront						
		Ravine						
		Wetland						
		Flood Plain						
Year		Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
Who	When	What	2018	62,700	61,700	124,400		81,784C
		TPC 12/27/2017 INSPECTED	2017	62,700	59,600	122,300		80,102C
		TPC 04/02/2012 INSPECTED	2016	57,600	55,000	112,600		79,388C
			2015	53,000	54,200	107,200		79,151C

*** 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	0	Oil	1	Appliance Allow.	35	Interior 1 Story	349	Type	Year Built: 1986		
	Mobile Home		Insulation		Wood		Coal		Steam		Interior 2 Story		CCP (1 Story)		Car Capacity:	
X	Town Home	0	Front Overhang	X	Forced Air w/o Ducts			1	Dishwasher	1	2nd/Same Stack	349	Treated Wood	Class: CD		
	Duplex		Other Overhang		Forced Air w/ Ducts				Bath Heater		Two Sided				Exterior 1 Story	
X	A-Frame	0	Other Overhang	X	Forced Hot Water			1	Vent Fan	1	Prefab 1 Story	349	Treated Wood	Exterior 2 Story		
	Wood Frame		X		Drywall Paneled	Plaster Wood T&G	Electric Baseboard				Vented Hood				Prefab 2 Story	Heat Circulator
Building Style: 1.75S		Trim & Decoration					Unvented Hood			Raised Hearth		Storage Area: 0				
Yr Built 1948	Remodeled 1976	Ex			X	Ord	Min	Jacuzzi Tub			Wood Stove		Mech. Doors: 2			
		Size of Closets			Lg			X	Ord	Small	Direct-Vented Ga			Area: 992		
Condition: Average		Doors			X	Ord	Small	Oven			Class: CD		% Good: 0			
Room List		(5) Floors			Central Air			Microwave			Effec. Age: 35			Storage Area: 0		
Basement	1st Floor	Kitchen:			Wood Furnace			Standard Range			Floor Area: 1512		Bsmnt Garage:			
		2nd Floor	Other:			(12) Electric			Self Clean Range			Total Base Cost: 94,218				
Bedrooms	Other:			100 Amps Service			Sauna			Total Base New : 130,021		Carport Area:				
	(6) Ceilings			No./Qual. of Fixtures			Trash Compactor			Total Depr Cost: 84,678			Roof:			
(1) Exterior		X Tile			Ex.			X	Ord.	Min	Rate			Size		
X	Wood/Shingle	Ex.			X	Ord.	Min	Stories Exterior			Foundation		Rate		Bsmnt-Adj	
	Aluminum/Vinyl	No. of Elec. Outlets			Many			X	Ave.	Few	Crawl Space			Heat-Adj		Size
X	Brick	(7) Excavation			Average Fixture(s)			Other Additions/Adjustments			Rate		Size		Cost	
	Insulation	Basement: 0 S.F.			1			Average Fixture(s)			Rate		Size		Cost	
(2) Windows		Crawl: 864 S.F.			1			3 Fixture Bath			Rate		Size		Cost	
X	Many	X	Large	1			2 Fixture Bath			Rate		Size		Cost		
	Avg.		Avg.	(8) Basement			Softener, Auto			Rate		Size		Cost		
X	Few	X	Small	Softener, Manual			Solar Water Heat			Rate		Size		Cost		
	Wood Sash		Conc. Block	Poured Conc.	No Plumbing			No Plumbing			Rate		Size		Cost	
Metal Sash		Stone			Treated Wood	Extra Toilet			Extra Toilet			Rate		Size		Cost
	Vinyl Sash		Concrete Floor	Separate Shower			Separate Shower			Rate		Size		Cost		
X		Double Hung		(9) Basement Finish			Ceramic Tile Floor			Ceramic Tile Floor			Rate		Size		Cost
	X		Horiz. Slide	Recreation SF			Ceramic Tile Wains			Ceramic Tile Wains			Rate		Size		Cost
X		Casement		Living SF			Ceramic Tub Alcove			Ceramic Tub Alcove			Rate		Size		Cost
	X		Double Glass	Walkout Doors			Vent Fan			Vent Fan			Rate		Size		Cost
X		Patio Doors		No Floor SF			(14) Water/Sewer			Public Water			Rate		Size		Cost
	X		Storms & Screens	(10) Floor Support			Public Water			Public Water			Rate		Size		Cost
X		Asphalt Shingle		Joists:			Water Well			Water Well			Rate		Size		Cost
	X		Chimney: Block	Unsupported Len:			1000 Gal Septic			1000 Gal Septic			Rate		Size		Cost
X		Chimney: Block		Cntr.Sup:			2000 Gal Septic			2000 Gal Septic			Rate		Size		Cost
	X		Chimney: Block	Lump Sum Items:									Rate		Size		Cost
X		Chimney: Block											Rate		Size		Cost

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



Sketch by Apex IV™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		224,400	08/01/2001	WD	Download	01-0:3493		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6320 W LAKEVIEW DR			Addition	02/27/2004	20040018	Complete
Owner's Name/Address	P.R.E. 0%					
KLEIN ROGER K & CAROL J 752 BURNSHILL ROAD LEONARD MI 48367	MAP #:					
	2018 Est TCV 294,886 TCV/TFA: 220.06					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS									
			* Factors *									
Comments/Influences	X	Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
						GROUP A 2400/FF	50.00	100.00	1.0000	1.0000	2400	100		120,000
			50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =		120,000
			Land Improvement Cost Estimates									
Description			Rate	CountyMult.	Size	%Good	Cash Value					
D/W/P: 4in Ren. Conc.			4.21	1.00	900	0	0					
			Description	Rate	CountyMult.	Size	%Good	Cash Value				
	X	Sewer	LAND IMPROVE 2500	2500.00	1.00	1.0	100	2,500				
	X	Electric	Total Estimated Land Improvements True Cash Value =									2,500
	X	Gas										
	X	Curb										
	X	Street Lights										
		Standard Utilities										
		Underground Utils.										



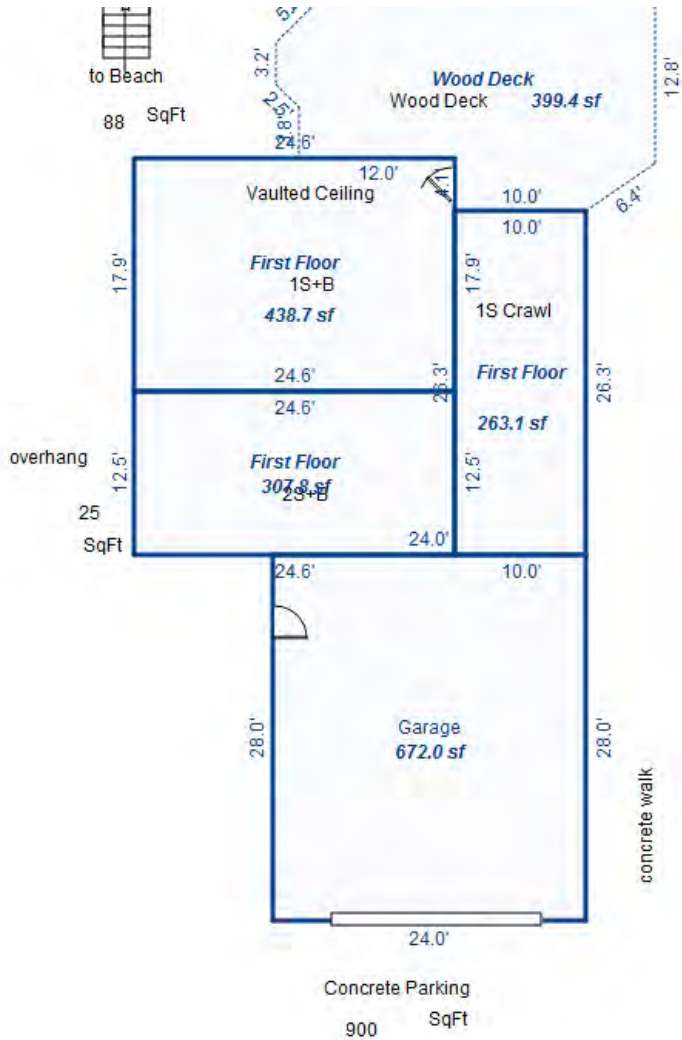
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2018	60,000	87,400	147,400			119,120C
X	Rolling		2017	60,000	81,700	141,700			116,670C
X	Low		2016	55,000	75,400	130,400			115,630C
X	High		2015	50,000	74,300	124,300			115,285C
X	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	10/12/2012	INSPECTED							
TPC	04/02/2012	INSPECTED							

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 36 399 88	Type WGEP (1 Story) Treated Wood Treated Wood	Year Built: 1998 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 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 +5 Effec. Age: 25 Floor Area: 1340 Total Base Cost: 111,038 Total Base New : 153,232 Total Depr Cost: 114,924 Estimated T.C.V: 172,386					Bsmnt Garage: Carport Area: Roof:		
Building Style: 1.25S		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost							
Yr Built 1980	Remodeled 1991	Ex	Ord	X	Min	200 Amps Service			1 Story Siding Basement 70.47 0.00 0.00 438 30,866								
Condition: Average		Lg	Ord	X	Small	No./Qual. of Fixtures			2 Story Siding Basement 111.35 0.00 0.00 307 34,184								
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets			1 Story Siding Crawl Space 70.47 -10.25 0.00 263 15,838							
Basement	1st Floor	Kitchen:		Other:			(13) Plumbing			Other Additions/Adjustments Rate							
2nd Floor	Bedrooms	Other:					1 Average Fixture(s)			(13) Plumbing							
(1) Exterior		Basement: 745 S.F.		Crawl: 263 S.F.			1 3 Fixture Bath			Average Fixture(s)							
X Wood/Shingle		Slab: 0 S.F.		Height to Joists: 0.0			2 Fixture Bath			760.00							
Aluminum/Vinyl		(8) Basement					Softener, Auto			1162.00							
Brick		8 Conc. Block		Poured Conc.			Softener, Manual			1575.00							
Insulation		X Concrete Floor		Stone			Solar Water Heat			1915.00							
(2) Windows		(9) Basement Finish		Treated Wood			No Plumbing			3250.00							
Many	X Avg.	X	Large	X Recreation SF			Extra Toilet			72.27							
Avg.	Few		Small	Living SF			Extra Sink			6.45							
X Wood Sash	Metal Sash	Vinyl Sash		Walkout Doors			Separate Shower			8.61							
X Double Hung	Horiz. Slide	Casement		No Floor SF			Ceramic Tile Floor			Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0,							
X Double Glass	Patio Doors	X Storms & Screens		(14) Water/Sewer			Ceramic Tile Wains			Automatic Doors							
X Storms & Screens	(3) Roof		(10) Floor Support		1 Public Water			Ceramic Tub Alcove			21.14						
X Gable	Hip	Gambrel	Joists:		1 Public Sewer			Vent Fan			375.00						
Flat		Mansard	Unsupported Len:		1 Water Well			Ceramic Tub Alcove			75.00						
X Asphalt Shingle	Chimney: Metal		Cntr.Sup:		1000 Gal Septic			Vent Fan			1.500 => TCV of Bldg: 1 =						
						2000 Gal Septic			Class:C Exterior: Siding Foundation: 42 Inch (Finished)								
						Lump Sum Items:			Base Cost								
									Automatic Doors								
									Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0,								
									ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 =								
									Foundation: 42 Inch (Finished)								
									Base Cost								
									Automatic Doors								
									Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0,								
									ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 =								

*** 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.
COREY THOMMAS J & PRICILL	DITMAR BRAD A & KIMBERLY	195,000	06/29/2015	WD	Arms Length	2015-02263		100.0
COUNTY TREASURER	COREY THOMAS	0	11/03/2014	OTH	REDEMPTION CERTIFICA			0.0
COREY THOMAS (DECEASED)	COREY EDWARD	0	02/10/2010	DC	CERTIFICATE OF DEATH	2010/492		0.0
COREY THOMAS J	COREY THOMAS J & COREY ED	0	05/11/1984	QC	QUIT CLAIM	231-788	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6330 W LAKEVIEW DR	School: LAKE CITY - 57020					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
DITMAR BRAD A & KIMBERLY A 3025 WOODCLIFF CIRCLE SE GRAND RAPIDS MI 49506	2018 Est TCV 187,521 TCV/TFA: 197.39					

X	Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	100.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =			120,000

Tax Description	X	Description	Rate	CountyMult.	Size	%Good	Cash Value
. SEC 12 T22N R8W LOT 31 BUENA VISTA PARK.	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	Description	Rate	CountyMult.	Size	%Good	Cash Value
	LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
	Total Estimated Land Improvements True Cash Value =					475



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

Who	When	What	2018	2017	2016	2015
			60,000	33,800	93,800	87,771C
TPC 12/27/2017	INSPECTED		60,000	31,500	91,500	85,966C
TPC 04/02/2012	INSPECTED		55,000	30,200	85,200	85,200S
			50,000	28,700	78,700	56,812C

*** 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 200	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													
Yr Built 1945	Remodeled 0	Ex	Ord	X	Min	Size of Closets									
Condition: Average		Lg	Ord	X	Small	Doors									
Room List		(5) Floors		Central Air Wood Furnace											
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric			200 Amps Service								
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories Exterior Foundation			Rate Bsmnt-Adj Heat-Adj		Size Cost			
X	Wood/Shingle Aluminum/Vinyl Brick			Ex.	X	Ord.	Min	1 Story Siding Slab			59.99	-10.59	-2.85	950	44,223
Insulation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 950 S.F. Height to Joists: 0.0		No. of Elec. Outlets			(13) Plumbing			Average Fixture(s)		Rate		Size Cost	
(2) Windows		(8) Basement		Many X Ave. Few			Average Fixture(s)			630.00		1		630	
X	Many Avg. X Few	Large Avg. X Small		1 Average Fixture(s)			1 3 Fixture Bath			1025.00		1		1,025	
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 Softener, Auto 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			1575.00		1		1,575	
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Public Sewer			1415.00		1		1,415	
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors No Floor SF		Public Water			1 Public Sewer			3450.00		1		3,450	
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1 Water Well			1000 Gal Septic 2000 Gal Septic			Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,		Depr.Cost =		43,319	
Chimney: Brick		Lump Sum Items:		1			Treated Wood,Standard			6.75		200		1,350	
				1			County Multiplier = 1.38 =>							Cost New = 1,863	
				1			Phy/Ab.Phy/Func/Econ/Comb.%Good= 74/100/100/100/74.0,							Depr.Cost = 1,379	
				1			Total Depreciated Cost =							44,698	
				1			ECF (403 - LAKE MISSAUKEE AREA RES)			1.500 =>		TCV of Bldg: 1 =		67,046	

*** 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.
SPURGEON WILLIAM K	SPURGEON WILLIAM K & MARY	0	03/30/2012	QC	QUIT CLAIM	2012-00992 QD	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6350 W LAKEVIEW DR			Addition	10/23/2009	20090581	100%

Owner's Name/Address	MAP #:
SPURGEON WILLIAM K & MARY K TRUST 6350 W LAKEVIEW DR LAKE CITY MI 49651	2018 Est TCV 436,045 TCV/TFA: 164.17

Tax Description	Public Improvements	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS
. SEC 12 T22N R8W LOTS 32 & 33 BUENA VISTA PARK.	X Dirt Road X Gravel Road X Paved Road X Storm Sewer X Sidewalk	* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value GROUP B 2200 100.00 100.00 0.8409 1.0000 2200 100 184,997 100 Actual Front Feet, 0.23 Total Acres Total Est. Land Value = 184,997

Comments/Influences	Land Improvement Cost Estimates
CORRECTED SEWER COST FOR 06	Description Rate CountyMult. Size %Good Cash Value Shed: Wood Frame 10.65 1.00 144 97 1,487 Residential Local Cost Land Improvements

Topography of Site	Description	Rate	CountyMult.	Size	%Good	Cash Value
X Rolling X Low X High Landscaped Swamp Wooded Pond X Waterfront Ravine Wetland Flood Plain	LAND IMPROVE 2500	2500.00	1.00	1.0	97	2,425
	Total Estimated Land Improvements True Cash Value =					3,912



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2018	92,500	125,500	218,000			171,798C
TPC	12/27/2017	INSPECTED	2017	92,500	109,900	202,400			168,265C
TPC	04/25/2017	INSPECTED	2016	78,300	105,300	183,600			166,765C
TPC	11/20/2013	INSPECTED	2015	90,000	100,000	190,000			166,267C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Ga		Area 220	Type CGEP (1 Story)	Year Built: 2011 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: 795 % 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	Remodeled	Ex	Ord	X	Min	Size of Closets											
1927 196	2011	Lg	Ord	X	Small												
Condition: Average		Doors	Solid	X	H.C.												
Room List		(5) Floors															
	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		Size Cost		
X	Wood/Shingle Aluminum/Vinyl Brick				Ex.	X	Ord.	Min	1	Story Siding	Crawl Space	61.28	-7.93	2.01	1408	77,947	
	Insulation			No. of Elec. Outlets			1			1	Story Siding	Crawl Space	61.28	-7.93	2.01	1248	69,089
(2) Windows		(7) Excavation		Many X Ave. Few			Other Additions/Adjustments			Rate			Size Cost				
X	Many Avg. X Few	Large Avg. X Small					(13) Plumbing										
	Insulation	Basement: 0 S.F. Crawl: 2656 S.F. Slab: 0 S.F. Height to Joists: 0.0					Average Fixture(s)			760.00			1		760		
	Insulation						3 Fixture Bath			2400.00			1		2,400		
	Insulation						2 Fixture Bath			1600.00			1		1,600		
	Insulation						14) Water/Sewer			Public Sewer			1		1,162		
	Insulation						1			Well, 50 Feet			1		1,575		
	Insulation									15) Built-Ins & Fireplaces							
	Insulation									Appliance Allowance			1		1,915		
	Insulation									Fireplace: Exterior 1 Story			1		3,875		
	Insulation									Fireplace: Direct-Vented Gas			1		1,200		
	Insulation									16) Porches							
	Insulation									CGEP (1 Story), Standard			31.73		220 6,981		
	Insulation									17) Garages							
	Insulation									Class:C Exterior: Siding Foundation: 42 Inch (Finished)							
	Insulation									Base Cost			19.36		795 15,391		
	Insulation									Common Wall: 1 Wall			-1300.00		1 -1,300		
	Insulation									Automatic Doors			375.00		1 375		
	Insulation									Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,			Depr.Cost =		164,124		
	Insulation									Separately Depreciated Items:							
	Insulation									Unit-in-Place Cost Items:							
	Insulation									BOAT HOUSE (BY SQ FT			3.75		144 540		
	Insulation									County Multiplier = 1.38 =>					Cost New = 745		
	Insulation									Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,			Depr.Cost =		633		
	Insulation									Total Depreciated Cost =					164,757		
	Insulation									ECF (403 - LAKE MISSAUKEE AREA RES)			1.500 => TCV of Bldg: 1 =		247,136		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SPURGEON WILLIAM K	SPURGEON WILLIAM K & MARY	0	03/30/2012	PTA	QUIT CLAIM	PTA	PTA	0.0
SPURGEON WILLIAM K & MARY	SKOWRONSKI LAURA (SW)	0	08/07/2006	QC	Not Qualified	06-0/3047		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
W LAKEVIEW DR						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 100% 06/01/2014					
	MAP #:					
	2018 Est TCV 120,000					

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

Dirt Road			GROUP A 2400/FF	50.00	100.00	1.0000	1.0000	2400	100	120,000	
Gravel Road			50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	120,000

Tax Description
 SEC 12 T22N R8W LOT 34 BUENA VISTA PARK.
 Comments/Influences
 06 SPLIT/COMBINE 3 FT TO 009-160-035-00 FOR 07.

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

Topography of Site

- Level
- Rolling
- 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
2018	60,000	0	60,000			33,303C
2017	60,000	0	60,000			32,619C
2016	55,000	0	55,000			32,329C
2015	50,000	0	50,000			32,233C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.											
SKOWRONSKI RICHARD & SKOW	LC REAL ESTATE ACQUISTION	200,000	04/22/2017	WD	Arms Length	2017-01444	PTA	100.0											
SKOWRONSKI LAURA B ESTATE	SKOWRONSKI RICHARD & SKOW	0	01/04/2017	TD	RELATED PARTY	2017-00123	PTA	0.0											
SPURGEON WILLIAM & MARY K	SKOWRONSKI LAURA (SW)	0	08/07/2006	QC	Not Qualified	06-0/3047		0.0											
Property Address		Class: 401 RESIDENTIAL-I		Zoning:		Building Permit(s)		Date	Number	Status									
6376 W LAKEVIEW DR		School: LAKE CITY - 57020																	
Owner's Name/Address		P.R.E. 0%																	
LC REAL ESTATE ACQUISTION LLC 4150 WOLCOTT RD LAKE CITY MI 49651		MAP #:		2018 Est TCV 232,437 TCV/TFA: 230.14															
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS													
SEC 12 T22N R8W LOTS 35 & 36 BUENA VISTA PARK.		X		Public Improvements		* Factors *													
Comments/Influences		X		Dirt Road		Description		Frontage		Depth	Front	Depth	Rate	%Adj.	Reason	Value			
06 COMBINE 3 FT SPLIT FROM 009-160-034-00 FOR 07.		X		Gravel Road		GROUP B 2200		94.00		100.00	0.8540	1.0000	2200	100		176,608			
		X		Paved Road		94 Actual Front Feet, 0.22 Total Acres		Total Est. Land Value =		176,608									
		X		Storm Sewer		Land Improvement Cost Estimates													
		X		Sidewalk		Description					Rate		CountyMult.	Size	%Good	Cash Value			
		X		Water		D/W/P: 3.5 Concrete					2.98		1.00	602	66	1,184			
		X		Sewer		Total Estimated Land Improvements True Cash Value =					1,184								
		X		Electric															
		X		Gas															
		X		Curb															
		X		Street Lights															
				Standard Utilities															
				Underground Utils.															
				Topography of Site															
				Level															
				Rolling															
				Low															
		X		High															
				Landscaped															
				Swamp															
				Wooded															
				Pond															
		X		Waterfront															
				Ravine															
				Wetland															
				Flood Plain															
				Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value			
				Who		When		What		2018		88,300		27,900		116,200		116,200S	
				TPC 12/27/2017		INSPECTED		2017		88,300		26,100		114,400		84,535C			
				TPC 05/08/2017		INSPECTED		2016		74,600		26,800		101,400		83,781C			
				TPC 10/04/2016		INSPECTED		2015		84,600		25,500		110,100		83,531C			

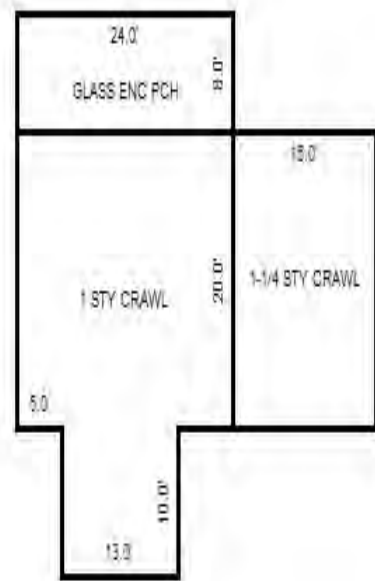


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*** Information herein deemed reliable but not guaranteed***


Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 192	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		(4) Interior Drywall X Paneled		Plaster Wood T&G													
Building Style: 1S		Trim & Decoration			Ex		Ord	X	Min									
Yr Built 1940	Remodeled 0	Size of Closets			Lg		Ord	X	Small									
Condition: Average			Doors		Solid	X	H.C.											
Room List		(5) Floors			Central Air Wood Furnace													
	Basement 1st Floor 2nd Floor 4 Bedrooms	Kitchen: Other: Other:			(12) Electric													
					150	Amps Service												
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures													
					Ex.	X	Ord.		Min									
X	Wood/Shingle Aluminum/Vinyl Brick	No. of Elec. Outlets			Many	X	Ave.		Few									
	Insulation	(7) Excavation			(13) Plumbing													
(2) Windows		Basement: 0 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		1	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide	(8) Basement			(14) Water/Sewer													
X	Casement	Recreation SF Living SF Walkout Doors No Floor SF			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic													
X	Storms & Screens	(9) Basement Finish			Lump Sum Items:													
(3) Roof		(10) Floor Support																
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:															
X	Asphalt Shingle																	
Chimney: Brick																		

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



Sketch by Apex IV™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: 401 RESIDENTIAL-I		Zoning:	Building Permit(s)	Date	Number	Status				
6390 W LAKEVIEW DR		School: LAKE CITY - 57020			Reroof	09/28/2005	20050335	Complete				
Owner's Name/Address		P.R.E. 100% 04/25/2007		MAP #:		2018 Est TCV 239,062 TCV/TFA: 304.93						
QUEHL DONALD W 6390 W LAKEVIEW DR LAKE CITY MI 49651		X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS								
Taxpayer's Name/Address		Public Improvements		* Factors *								
QUEHL DONALD W 6390 W LAKEVIEW DR LAKE CITY MI 49651		X	Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Gravel Road	GROUP A 2400/FF	47.00	100.00	1.0156	1.0000	2400	100		114,558
		X	Paved Road	47 Actual Front Feet, 0.11 Total Acres Total Est. Land Value = 114,558								
		X	Storm Sewer	Land Improvement Cost Estimates								
		X	Sidewalk	Description	Rate	CountyMult.	Size	%Good	Cash Value			
		X	Water	D/W/P: 3.5 Concrete	3.20	1.00	480	78	1,198			
		X	Sewer	Total Estimated Land Improvements True Cash Value = 1,198								
Tax Description		X	Electric									
. SEC 12 T22N R8W LOT 37 BUENA VISTA PARK.		X	Gas									
Comments/Influences		X	Curb									
ADD'N TO GRG FOR 98 ADD'N TO GEG RO 04 REDID GRG AS 1 STRUCTURE		X	Street Lights									
		X	Standard Utilities									
		X	Underground Utils.									
		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X	Level	2018	57,300	62,200	119,500			79,494C		
		X	Rolling	2017	57,300	58,100	115,400			77,859C		
		X	Low	2016	52,300	55,700	108,000			77,165C		
		X	High	2015	47,000	52,900	99,900			76,935C		
		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	57,300	62,200	119,500			79,494C	
			TPC 12/27/2017	INSPECTED	2017	57,300	58,100	115,400			77,859C	
			TPC 04/02/2012	INSPECTED	2016	52,300	55,700	108,000			77,165C	
					2015	47,000	52,900	99,900			76,935C	

*** 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 280 48	Type Treated Wood Treated Wood	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: 2 Area: 1216 % 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 1983	Remodeled 0	Ex	X	Ord		Min										
Condition: Average		Lg	X	Ord		Small										
Room List		(5) Floors														
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:														
		(6) Ceilings														
(1) Exterior																
X	Wood/Shingle Aluminum/Vinyl Brick															
Insulation																
(2) Windows																
X	Many Avg. Few	X	Large Avg. Small													
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor													
		(9) Basement Finish														
		392	Recreation SF Living SF Walkout Doors No Floor SF													
(3) Roof																
X	Gable Hip Flat	Gambrel Mansard Shed														
X	Asphalt Shingle															
Chimney: Block																
				(12) Electric												
				200 Amps Service												
				(13) Plumbing												
				1 Average Fixture(s)												
				2 3 Fixture Bath												
				2 Fixture Bath												
				Softener, Auto												
				Softener, Manual												
				Solar Water Heat												
				No Plumbing												
				Extra Toilet												
				Extra Sink												
				Separate Shower												
				Ceramic Tile Floor												
				Ceramic Tile Wains												
				Ceramic Tub Alcove												
				Vent Fan												
				(14) Water/Sewer												
				1 Public Water												
				1 Public Sewer												
				1 Water Well												
				1000 Gal Septic												
				2000 Gal Septic												
				Lump Sum Items:												
									Class: CD							
									Effec. Age: 27							
									Floor Area: 784		CntyMult					
									Total Base Cost: 81,501		X 1.380					
									Total Base New : 112,472		E.C.F.					
									Total Depr Cost: 82,204		X 1.500					
									Estimated T.C.V: 123,306							
									Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
									1	Story Siding	Basement	62.60	0.00	0.00	784	49,078
									Other Additions/Adjustments			Rate			Size	Cost
									(9) Basement Finish							
									Basement Living Finish		16.50			392	6,468	
									(13) Plumbing							
									Average Fixture(s)		630.00			1	630	
									3 Fixture Bath		1975.00			1	1,975	
									(14) Water/Sewer							
									Public Sewer		1025.00			1	1,025	
									Well, 50 Feet		1575.00			1	1,575	
									(15) Built-Ins & Fireplaces							
									Appliance Allowance		1415.00			1	1,415	
									(16) Deck/Balcony							
									Treated Wood,Standard		6.43			280	1,800	
									Treated Wood,Standard		10.15			48	487	
									(17) Garages							
									Class:CD Exterior: Siding		Foundation: 18 Inch (Unfinished)					
									Base Cost		12.95			1216	15,747	
									Mechanical Doors		350.00			2	700	
									Phy/Ab.Phy/Func/Econ/Comb.%Good= 73/100/100/100/73.0,		Depr.Cost =				81,500	
									Separately Depreciated Items:							
									Unit-in-Place Cost Items:							
									BOAT HOUSE (BY SQ FT		3.75			160	600	
									County Multiplier = 1.38 =>		Cost New =				828	
									Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,		Depr. Cost =				704	
									Total Depreciated Cost =						82,204	
									ECF (403 - LAKE MISSAUKEE AREA RES)		1.500 =>	TCV of Bldg: 1 =			123,306	

*** 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.
NICHOLS MARY SUE ELLEN	NICHOLS BRENT L	0	02/10/2016	QC	DIVORCE JUDGEMENT	2016-00542		0.0
		97,500	08/01/1997	WD	Download	313:810		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6404 W LAKEVIEW DR			New House	09/16/2003	20030349	Complete

Owner's Name/Address	MAP #:
NICHOLS BRENT L 3150 N CHRISTYWAY SAGINAW MI 48603	2018 Est TCV 366,121 TCV/TFA: 189.21

Tax Description	SEC 12 T22N R8W LOT 38 BUENA VISTA PARK.	Comments/Influences	ADD GRG W/GSA FOR 01 REMOVE OLD HOUSE FOR 04	NEW CONST..NO VALUE FOR 04	SPLIT OFF LOT 39 FOR 1997

Public Improvements	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS
X Improved X Vacant Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value GROUP A 2400/FF 47.00 100.00 1.0156 1.0000 2400 100 114,558 47 Actual Front Feet, 0.11 Total Acres Total Est. Land Value = 114,558 Land Improvement Cost Estimates Description Rate CountyMult. Size %Good Cash Value D/W/P: Patio Blocks 6.84 1.00 640 0 0 D/W/P: 4in Concrete 3.12 1.00 200 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

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
2018	57,300	125,800	183,100			131,394C
2017	57,300	117,500	174,800			128,692C
2016	52,300	101,400	153,700			127,545C
2015	47,000	99,900	146,900			127,164C

Who When What

TPC 12/27/2017 INSPECTED	2017	57,300	117,500	174,800		128,692C
TPC 05/01/2017 INSPECTED	2016	52,300	101,400	153,700		127,545C
TPC 04/04/2016 INSPECTED	2015	47,000	99,900	146,900		127,164C

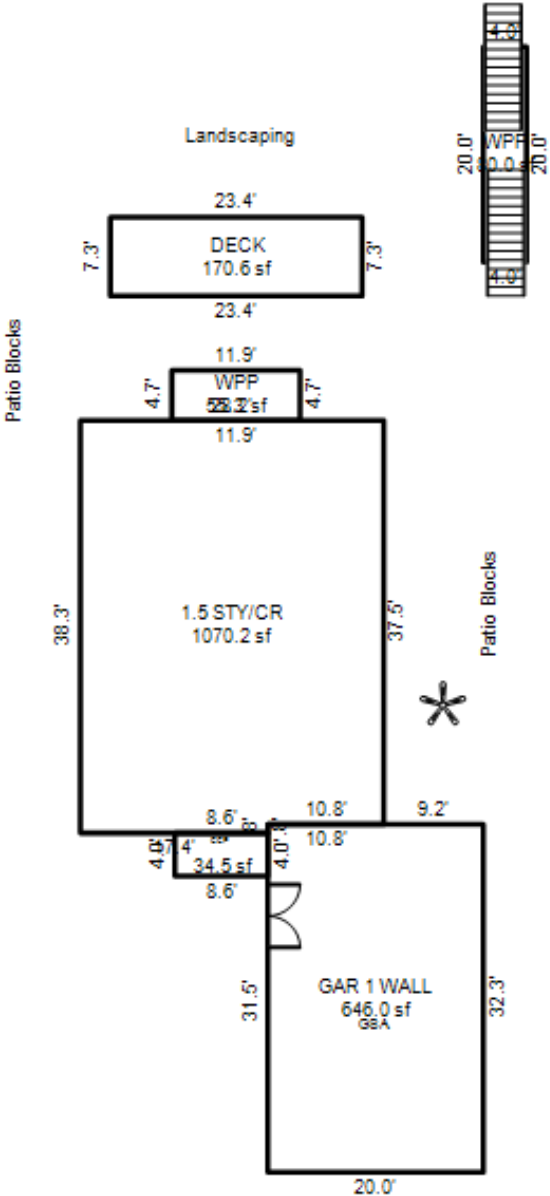
*** Information herein deemed reliable but not guaranteed***



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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 1 Prefab 1 Story 1 Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 34 56 170 80	Type CCP (1 Story) WPP Treated Wood Treated Wood	Year Built: 2000 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 646 % Good: 0 Storage Area: 0 No Conc. Floor: 0																		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G																														
Building Style: 1.5S		Trim & Decoration		X			Forced Air w/o Ducts Forced Air w/ Ducts 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: 10 Floor Area: 1935 Total Base Cost: 132,482 Total Base New : 182,825 Total Depr Cost: 164,542 Estimated T.C.V: 246,813			CntyMult X 1.380 E.C.F. X 1.500			Bsmnt Garage: Carport Area: Roof:																			
Yr Built 2004	Remodeled 0	Ex	X	Ord		Min	Size of Closets			Total Base Cost: 132,482			Total Base New : 182,825			Total Depr Cost: 164,542		Estimated T.C.V: 246,813																	
Condition: Average		Lg	X	Ord		Small	Doors			Total Base Cost: 132,482			Total Base New : 182,825			Total Depr Cost: 164,542		Estimated T.C.V: 246,813																	
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 4 Bedrooms	Kitchen: Other: Other:		(12) Electric			No./Qual. of Fixtures			1.5 Story Siding			Crawl Space			-10.56			3.16			1070 91,581													
(1) Exterior		X	Drywall				Ex. X Ord. Min			1 Story Siding			Overhang			38.54			0.00			0.00			330 12,718										
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		No. of Elec. Outlets			Many X Ave. Few			Other Additions/Adjustments			Rate			Rate			Rate			Size Cost													
	Insulation	Basement: 0 S.F. Crawl: 1070 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			Average Fixture(s)			(14) Water/Sewer			Public Sewer			Well, 50 Feet			(15) Built-Ins & Fireplaces			Average Fixture(s)													
(2) Windows		Many Avg. Few	X	Large Avg. Small	(8) Basement			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer			Appliance Allowance			Fireplace: Prefab 1 Story			1162.00			1575.00			1 1,162									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			(16) Porches			CCP (1 Story), Standard			WPP, Standard			(16) Deck/Balcony			Treated Wood,Standard			Treated Wood,Standard			1 1,575							
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			(16) Deck/Balcony			Treated Wood,Standard			Treated Wood,Standard			(17) Garages			Class:C Exterior: Siding Foundation: 42 Inch (Finished)			Base Cost			Common Wall: 1/2 Wall			Automatic Doors			Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 164,542	
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support			Lump Sum Items:			(16) Deck/Balcony			Treated Wood,Standard			Treated Wood,Standard			(17) Garages			Class:C Exterior: Siding Foundation: 42 Inch (Finished)			Base Cost			Common Wall: 1/2 Wall			Automatic Doors			ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 246,813	
X	Asphalt Shingle	Chimney: Brick		(10) Floor Support			Lump Sum Items:			(16) Deck/Balcony			Treated Wood,Standard			Treated Wood,Standard			(17) Garages			Class:C Exterior: Siding Foundation: 42 Inch (Finished)			Base Cost			Common Wall: 1/2 Wall			Automatic Doors			ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 246,813	

*** 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

6416 W LAKEVIEW DR School: LAKE CITY - 57020

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

MCGEE JEFFREY M & DODY C 2018 Est TCV 341,200 TCV/TFA: 224.62
 8751 ONANDAGA ROAD
 CLARKSTON MI 48348

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

Taxpayer's Name/Address Public Improvements * Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value

MCGEE JEFFREY M & DODY C X Dirt Road GROUP A 2400/FF 47.00 100.00 1.0156 1.0000 2400 100 114,558
 8751 ONANDAGA ROAD X Gravel Road 47 Actual Front Feet, 0.11 Total Acres Total Est. Land Value = 114,558
 CLARKSTON MI 48348 X Paved Road

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

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

X Sidewalk LAND IMPROVE 2500 2500.00 1.00 1.0 95 2,375

X Water Total Estimated Land Improvements True Cash Value = 2,375

X Sewer

X Electric

X Gas

X Curb

X 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

Ravine

Wetland

Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2018	57,300	113,300	170,600			122,770C
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2017	57,300	105,800	163,100			120,245C
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2016	52,300	97,700	150,000			119,173C
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2015	47,000	96,300	143,300			118,817C
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Who When What

TPC 12/27/2017 INSPECTED

TPC 09/11/2017 INSPECTED

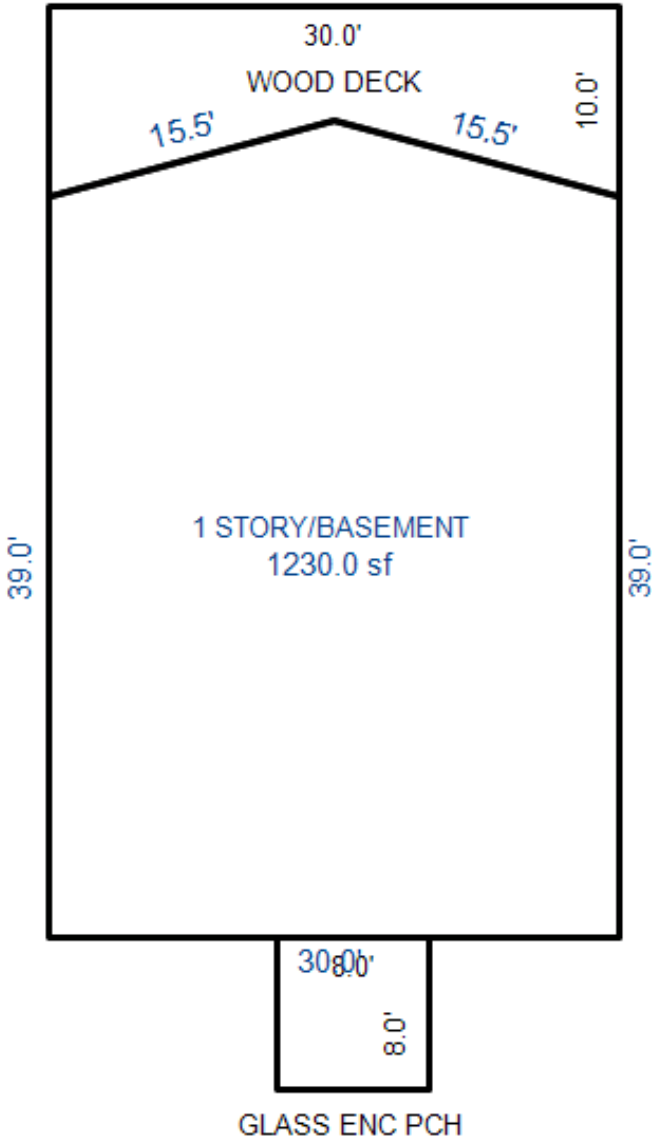
TPC 04/02/2012 INSPECTED

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COLT COOK JUDITH (MW)	SCHROEDER JAMES G	0	10/04/2007	WD	Not Qualified	2007/3552		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6430 W LAKEVIEW DR						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2018 Est TCV 260,889 TCV/TFA: 169.41					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS								
		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 12 T22N R8W LOT 40 BUENA VISTA PARK.	X	Dirt Road		GROUP A 2400/FF	50.00	100.00	1.0000	1.0000	2400	100		120,000
		Gravel Road		50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 120,000								
		Paved Road		Land Improvement Cost Estimates								
		Storm Sewer		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		Sidewalk		D/W/P: 3.5 Concrete	3.44	1.00	256	71	625			
		Water		Total Estimated Land Improvements True Cash Value = 625								
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										



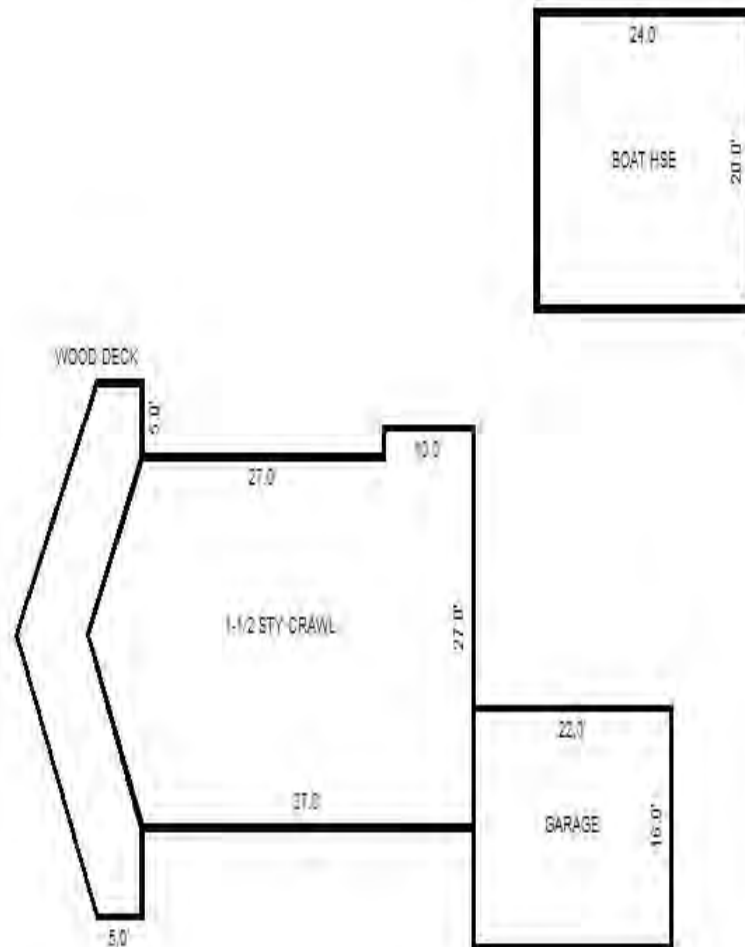
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2018	60,000	70,400	130,400			105,378C
X Rolling	2017	60,000	65,800	125,800			103,211C
X Low	2016	55,000	60,700	115,700			102,291C
X High	2015	50,000	59,800	109,800			101,986C
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							
Who When What							
TPC 12/27/2017 INSPECTED							
TPC 04/02/2012 INSPECTED							

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 268	Type Treated Wood	Year Built: 1950 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: 1 Area: 352 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	X	Drywall Plaster X Paneled Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: 1.5S		Trim & Decoration														
Yr Built 1950	Remodeled 1982	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			Ex.		X	Ord.		Min				
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets			Many		X	Ave.		Few				
(2) Windows		(7) Excavation		(13) Plumbing			1		Average Fixture(s)							
X	Insulation	Basement: 0 S.F. Crawl: 1027 S.F. Slab: 0 S.F. Height to Joists: 0.0		1			3		Fixture Bath							
X	Many Avg. Few	X	Large Avg. Small	(8) Basement		1			2							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1			2		Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan							
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer		1		Public Water Public Sewer Water Well					
(3) Roof		(10) Floor Support		1			1000 Gal Septic 2000 Gal Septic		Lump Sum Items:							
X	Gable Hip Flat	Gambrel Mansard Shed														
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
6438 W LAKEVIEW DR			New House	10/09/2003	20030391	Complete

Owner's Name/Address	MAP #:
TOMPKINS JEFFREY J & KATHLEEN REVOCABLE TRUST PO BOX 407 LAKE CITY MI 49651	2018 Est TCV 457,269 TCV/TFA: 153.65

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS
. SEC 12 T22N R8W LOT 41 BUENA VISTA PARK.			

Comments/Influences	Public Improvements	* Factors *
	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Description Frontage Depth Front Depth Rate %Adj. Reason Value GROUP A 2400/FF 50.00 100.00 1.0000 1.0000 2400 100 120,000 50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 120,000

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

Level	Description	Rate	CountyMult.	Size	%Good	Cash Value
X Rolling	LAND IMPROVE 1000	1000.00	1.00	1.0	95	950

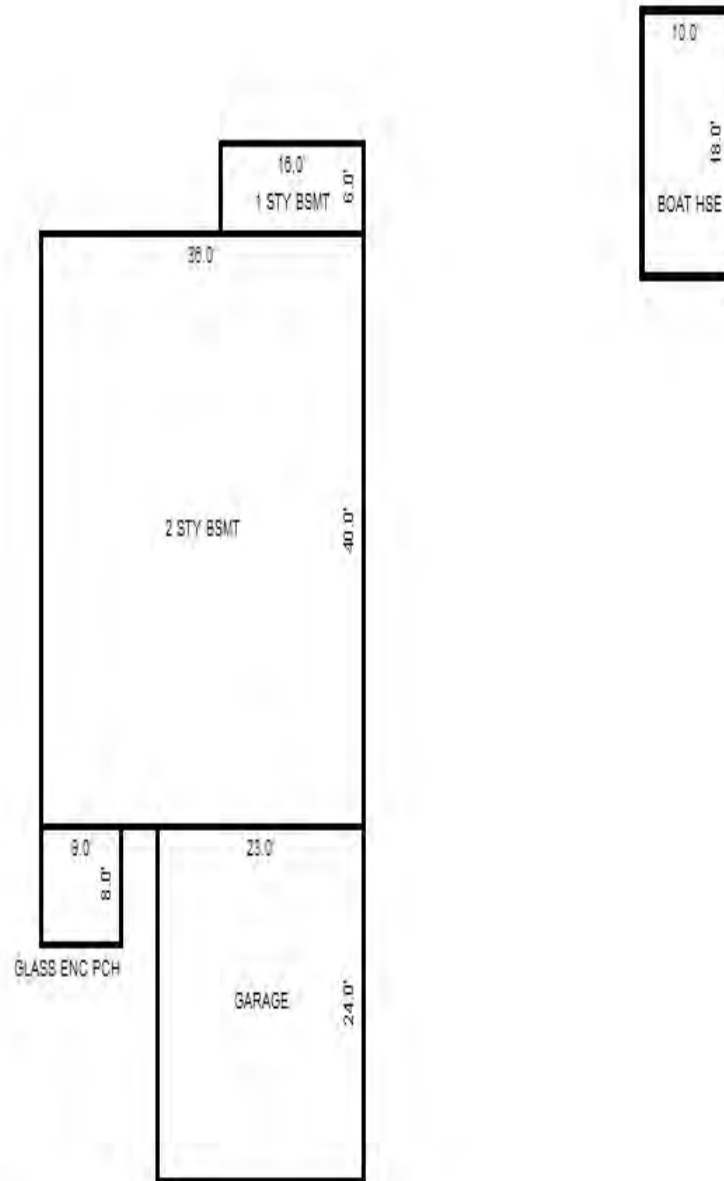
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	60,000	168,600	228,600			178,868C

X Low						
X High						
X Waterfront						

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: 401 RESIDENTIAL-I		Zoning:	Building Permit(s)	Date	Number	Status				
6446 W LAKEVIEW DR		School: LAKE CITY - 57020			New House	08/05/2013	2013-0357	100%				
Owner's Name/Address		P.R.E. 0%		MAP #:								
ODEGARD TIMOTHY E & TRACEY J TRUST 11380 FAWN VALLEY TRAIL FENTON MI 48430		2018 Est TCV 345,215 TCV/TFA: 284.36		Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS								
Taxpayer's Name/Address		Dirt Road		* Factors *								
ODEGARD TIMOTHY E & TRACEY J TRUST 11380 FAWN VALLEY TRAIL FENTON MI 48430		Gravel Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Tax Description		Paved Road		GROUP A 2400/FF 50.00 100.00 1.0000 1.0000 2400 100 120,000								
. SEC 12 T22N R8W LOT 42 BUENA VISTA PARK.		Storm Sewer		50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 120,000								
Comments/Influences		Sidewalk		Land Improvement Cost Estimates								
		Water		Description Rate CountyMult. Size %Good Cash Value								
		Sewer		D/W/P: Patio Blocks 8.13 1.00 100 0 0								
		Electric		Residential Local Cost Land Improvements								
		Gas		Description Rate CountyMult. Size %Good Cash Value								
		Curb		LAND IMPROVE 2500 2500.00 1.00 1.0 95 2,375								
		Street Lights		Total Estimated Land Improvements True Cash Value = 2,375								
		Standard Utilities										
		Underground Utils.										
		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	60,000	112,600	172,600		129,311C		
		TPC 12/27/2017 INSPECTED			2017	60,000	107,300	167,300		126,652C		
		TPC 09/29/2014 INSPECTED			2016	55,000	102,800	157,800		125,523C		
		TPC 11/20/2013 INSPECTED			2015	50,000	97,600	147,600		125,148C		

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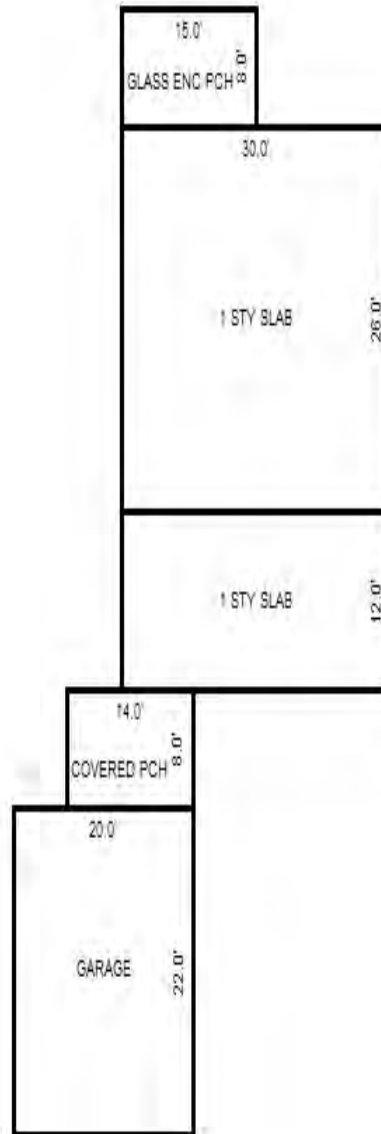
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
HAVERKAMP THOMAS L & AMY	HAVERKAMP FAMILY TRUST	0	08/21/2014	QC	RELATED PARTY	2014-03004	PTA	0.0			
VENEMA WILBERT J & BARBAR	HAVERKAMP THOMAS L & AMY	0	08/20/2014	QC	RELATED PARTY	2014-03303	PTA	0.0			
VENEMA DOUGLAS J & DIANE	VENEMA DOUGLAS J & DIANE	0	08/18/2014	QC	RELATED PARTY	2014-03000	PTA	0.0			
VENEMA DOUGLAS J & DIANE	VENEMA WILBERT J & BARBAR	0	08/18/2014	QC	RELATED PARTY	2014-03002	PTA	0.0			
Property Address		Class: 401 RESIDENTIAL-I		Zoning:	Building Permit(s)	Date	Number	Status			
6450 W LAKEVIEW DR		School: LAKE CITY - 57020									
Owner's Name/Address		P.R.E. 0%									
HAVERKAMP FAMILY TRUST 7841 PARKRIDGE DR JENISON MI 49428		MAP #:									
		2018 Est TCV 244,182 TCV/TFA: 214.19									
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS							
. SEC 12 T22N R8W LOT 43 BUENA VISTA PARK.		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		GROUP A 2400/FF	50.00	100.00	1.0000	1.0000	2400	100	120,000
		Paved Road		50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =	120,000	
		Storm Sewer									
		Sidewalk									
		Water									
		X	Sewer								
		X	Electric								
		X	Gas								
			Curb								
		X	Street Lights								
			Standard Utilities								
			Underground Utils.								
		Topography of Site									
		X	Level Rolling								
			Low								
		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	60,000	62,100	122,100		82,178C	
		TPC 12/27/2017 INSPECTED			2017	60,000	58,000	118,000		80,488C	
		TPC 04/02/2012 INSPECTED			2016	55,000	55,100	110,100		79,771C	
					2015	50,000	52,700	102,700		79,533C	




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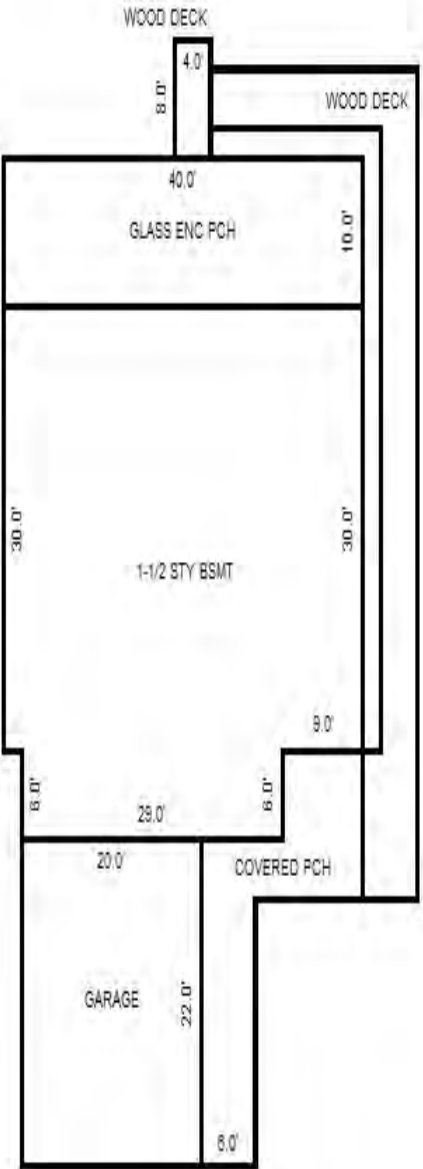
Sketch by Apex IV™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: 401 RESIDENTIAL-I		Zoning:	Building Permit(s)	Date	Number	Status					
6474 W LAKEVIEW DR		School: LAKE CITY - 57020			Reroof	09/27/2006	20060323	Complete					
Owner's Name/Address		P.R.E. 100% 07/25/1994		MAP #:									
JOSEPH ROBERT L & PAMELA A 6474 LAKEVIEW DRIVE LAKE CITY MI 49651		2018 Est TCV 391,323 TC/TFA: 181.42											
Taxpayer's Name/Address		X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS									
JOSEPH ROBERT L & PAMELA A 6474 LAKEVIEW DRIVE LAKE CITY MI 49651		Public Improvements		* Factors *									
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
		Gravel Road		GROUP A 2400/FF 50.00 100.00 1.0000 1.0000 2400 100 120,000									
		Paved Road		50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 120,000									
		Storm Sewer		Land Improvement Cost Estimates									
		Sidewalk		Description	Rate	CountyMult.	Size	%Good	Cash Value				
		Water		D/W/P: 3.5 Concrete 3.44 1.00 900 0 0									
		Sewer		Residential Local Cost Land Improvements									
		Electric		Description	Rate	CountyMult.	Size	%Good	Cash Value				
		Gas		LAND IMPROVE 2500 2500.00 1.00 1.0 94 2,350									
		Curb		Total Estimated Land Improvements True Cash Value = 2,350									
Tax Description		X Street Lights											
. SEC 12 T22N R8W LOT 44 BUENA VISTA PARK.		X Standard Utilities											
Comments/Influences		X Underground Utils.											
ADD OHG W/BATH ABOVE GRG FOR 01													
		Topography of Site											
		Level											
		Rolling											
		Low											
		X High											
		Landscaped											
Swamp													
Wooded													
Pond													
X Waterfront													
Ravine													
Wetland													
Flood Plain													
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value					
Who		When	What	2018	60,000	135,700	195,700				155,926C		
TPC 12/27/2017 INSPECTED				2017	60,000	126,700	186,700				152,719C		
TPC 04/02/2012 INSPECTED				2016	55,000	116,900	171,900				151,357C		
TPC 12/17/2010 INSPECTED				2015	50,000	115,200	165,200				150,905C		

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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
6478 W LAKEVIEW DR	School: LAKE CITY - 57020		New House	09/19/2017	2017-0462	60%
Owner's Name/Address	P.R.E. 0%		Addition	04/30/2010	20100175	100%

Owner's Name/Address	MAP #:	2018 Est TCV 321,428 TCV/TFA: 173.65
HOEFT GORDON J 1548 BARRON HOWELL MI 48855	X Improved	Vacant

Taxpayer's Name/Address	Public Improvements	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS
HOEFT GORDON J 1548 BARRON HOWELL MI 48855	X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk	* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value GROUP A 2400/FF 50.00 100.00 1.0000 1.0000 2400 100 120,000 50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 120,000
Tax Description	X Water Sewer Electric Gas	Land Improvement Cost Estimates Description Rate CountyMult. Size %Good Cash Value D/W/P: 4in Concrete 3.61 1.00 223 0 0 D/W/P: Brick on Sand 9.39 1.00 120 94 1,059 Shed: Wood Frame 12.88 1.00 56 94 678
. SEC 12 T22N R8W LOT 45 BUENA VISTA PARK.	X Curb	Residential Local Cost Land Improvements Description Rate CountyMult. Size %Good Cash Value LAND IMPROVE 1000 1000.00 1.00 1.5 95 1,425
Comments/Influences	X Street Lights Standard Utilities Underground Utils.	Total Estimated Land Improvements True Cash Value = 3,162



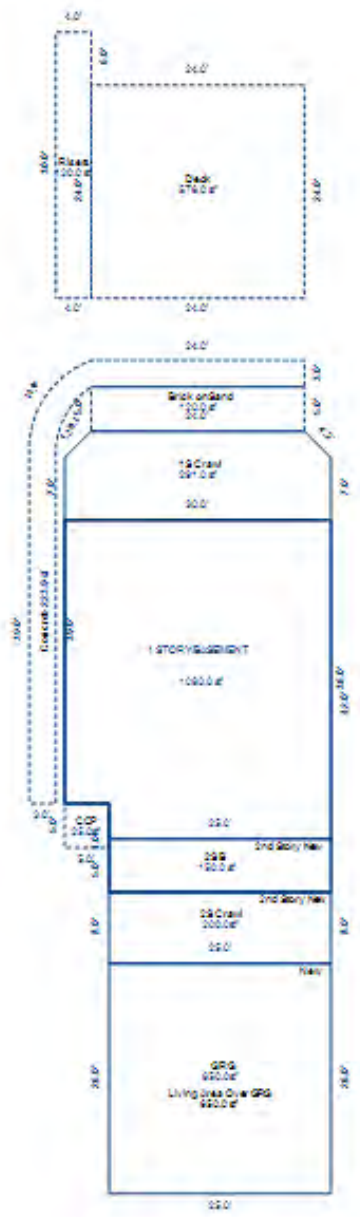
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2018	60,000	100,700	160,700			105,102C
X Rolling	2017	60,000	71,000	131,000			78,749C
X Low	2016	55,000	68,100	123,100			78,047C
X High	2015	50,000	64,600	114,600			77,814C
X Landscaped	Who	When	What				
X Swamp	JWV	12/20/2017	INSPECTED				
X Wooded	TPC	04/07/2012	INSPECTED				
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 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area Type	25 120 576 20	CCP (1 Story) Treated Wood Treated Wood Treated Wood	Year Built: 2017 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 650 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G													
Building Style: 1S		Trim & Decoration																
Yr Built	Remodeled	Ex	X	Ord		Min												
1928 197	2017	Size of Closets																
Condition: Average		Lg	X	Ord		Small												
Room List		Doors			Solid	X	H.C.											
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		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	
					Ex.	X	Ord.		Min	1	Story Siding	Crawl Space	61.64	-8.49	1.92	291	16,025	
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets						1	Story Siding	Basement	61.64	0.00	1.92	1060	67,374	
	Insulation									2	Story Siding	Basement	97.49	0.00	3.83	150	15,198	
(2) Windows				(7) Excavation						1	Story Siding	Crawl Space	61.64	-8.49	1.92	200	11,014	
		Many	X	Avg.		Large				Other Additions/Adjustments			Rate		Size Cost			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Avg.		Few		Small				(13) Plumbing								
				Basement: 1210 S.F. Crawl: 491 S.F. Slab: 0 S.F. Height to Joists: 0.0						1	Average Fixture(s)					1	760	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement			(8) Basement						1	3 Fixture Bath	(14) Water/Sewer						
				8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor							2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	Public Sewer	1162.00			1	1,162	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement			(9) Basement Finish							Well, 50 Feet	(15) Built-Ins & Fireplaces	1575.00			1	1,575	
				Recreation SF Living SF Walkout Doors No Floor SF							(16) Porches	Appliance Allowance Fireplace: Exterior 1 Story	1915.00			1	1,915	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement			(10) Floor Support							(16) Deck/Balcony	CCP (1 Story), Standard	53.45			25	1,336	
				Joists: Unsupported Len: Cntr.Sup:							(16) Deck/Balcony	Treated Wood,Standard Treated Wood,Standard Treated Wood,Standard	7.90 6.15 16.98			120 576 20	948 3,542 340	
X	Asphalt Shingle										(17) Garages	Class:C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost	18.10			650	11,765	
	Chimney: Metal											Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, ECF (403 - LAKE MISSAUKEE AREA RES)	1.500 => TCV of Bldg: 1 =				132,177 198,266	

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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.
		188,000	10/01/1997	WD	Download	314:209		0.0

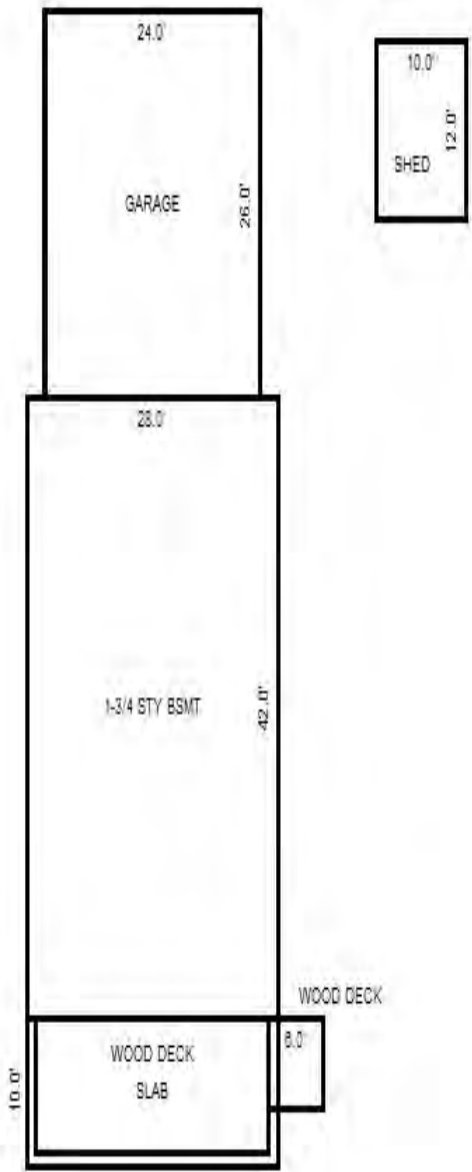
Property Address		Class: 401 RESIDENTIAL-I		Zoning:		Building Permit(s)		Date	Number	Status							
6484 W LAKEVIEW DR		School: LAKE CITY - 57020															
Owner's Name/Address		P.R.E. 0%		MAP #:													
THOMAS MICHAEL E & SUSAN R 2425 SECLUDED LANE FLINT MI 48507		2018 Est TCV 355,928 TCV/TFA: 172.95															
Taxpayer's Name/Address		X Improved		Vacant		Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS											
THOMAS MICHAEL E & SUSAN R 2425 SECLUDED LANE FLINT MI 48507		X				* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value GROUP A 2400/FF 50.00 100.00 1.0000 1.0000 2400 100 120,000 50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 120,000											
Tax Description		X		Public Improvements		Land Improvement Cost Estimates Description Rate CountyMult. Size %Good Cash Value D/W/P: 3.5 Concrete 3.44 1.00 1496 0 0 Shed: Wood Frame 11.06 1.00 120 73 969											
SEC 12 T22N R8W LOT 46 BUENA VISTA PARK.		X		Electric		Residential Local Cost Land Improvements Description Rate CountyMult. Size %Good Cash Value LAND IMPROVE 2500 2500.00 1.00 1.0 97 2,425											
Comments/Influences		X		Gas		Total Estimated Land Improvements True Cash Value = 3,394											
		X		Street Lights													
				Standard Utilities													
				Underground Utils.													
				Topography of Site													
				X		Level Rolling											
				Low													
				X		High											
				Landscaped													
				Swamp													
				Wooded													
				Pond													
				X		Waterfront											
				Ravine													
				Wetland													
				Flood Plain													
				Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value	
		Who		When		What		2018		60,000		118,000		178,000		145,536C	
		TPC 12/27/2017		INSPECTED				2017		60,000		114,000		174,000		142,543C	
		TPC 04/07/2012		INSPECTED				2016		55,000		105,200		160,200		141,272C	
		TPC 12/17/2010		INSPECTED				2015		50,000		103,700		153,700		140,850C	

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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 260 36	Type Treated Wood Treated Wood	Year Built: 1988 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: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0										
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G					1															
Building Style: 1.75S		Trim & Decoration																							
Yr Built 1988	Remodeled 0	Ex	X	Ord		Min	Size of Closets																		
Condition: Average		Lg	X	Ord		Small	Doors																		
Room List		(5) Floors		Central Air Wood Furnace																					
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric			200 Amps Service							Bsmnt Garage: Carport Area: Roof:											
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			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	99.50	0.00	2.05	1176	119,423									
Insulation		Basement: 1176 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												
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			(13) Plumbing			Walk out Basement Door(s)		775.00		1		775									
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)			Average Fixture(s)		760.00		1		760									
X	Double Glass Patio Doors Storms & Screens	588	Recreation SF Living SF Walkout Doors No Floor SF	2			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer		1162.00 2700.00		1 1		1,162 2,700									
(3) Roof		(9) Basement Finish		(14) Water/Sewer			(15) Built-Ins & Fireplaces			Appliance Allowance		1915.00		1		1,915									
X	Gable Hip Flat		Gambrel Mansard Shed	1			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Fireplace: Exterior 2 Story		4650.00		1		4,650									
X	Asphalt Shingle	(10) Floor Support		1			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			(16) Deck/Balcony		6.77 12.43		260 36		1,760 447									
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		1			Lump Sum Items:			(17) Garages		Class:C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Common Wall: 1 Wall Automatic Doors		18.40 -1300.00 375.00		624 1 1		11,482 -1,300 375							
Phy/Ab.Phy/Func/Econ/Comb.%Good= 77/100/100/100/77.0,										Depr.Cost =		155,723		Separately Depreciated Items:		(9) Basement Finish		Basement Recreation Finish		11.45		588		6,733	
County Multiplier = 1.38 =>										Cost New =		9,291		Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,		Depr.Cost =		4,645		Total Depreciated Cost =		160,369			
ECF (403 - LAKE MISSAUKEE AREA RES)										1.450 => TCV of Bldg: 1 =		232,534													

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



Sketch by Apex IV™

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TRIM RALPH A & JOANNE L H	TRIM RALPH A & JOANNE L T	1	11/30/2012	QC	QUIT CLAIM	2012-03876		0.0
TRIM RALPH A & JOANNE L T	TRIM RALPH A & JOANNE L H	1	11/28/2012	QC	QUIT CLAIM	2012-03869		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status				
6490 W LAKEVIEW DR										
School: LAKE CITY - 57020										
P.R.E. 100% 06/14/2000										
Owner's Name/Address	MAP #:									
TRIM RALPH A & JOANNE L TRUSTS 6490 W LAKEVIEW DR LAKE CITY MI 49651	2018 Est TCV 395,680 TCV/TFA: 185.77									
	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS							
	Public Improvements		* Factors *							
			Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value
			GROUP A 2400/FF	50.00	100.00	1.0000	1.0000	2400	100	120,000
			50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 120,000							
			Land Improvement Cost Estimates							
			Description	Rate	CountyMult.	Size	%Good	Cash Value		
			D/W/P: 3.5 Concrete	3.44	1.00	840	0	0		
			Residential Local Cost Land Improvements							
			Description	Rate	CountyMult.	Size	%Good	Cash Value		
			LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375		
			Total Estimated Land Improvements True Cash Value = 2,375							
			Topography of Site							
			Level							
			Rolling							
			Low							
			X High							
			Landscaped							
			Swamp							
			Wooded							
			Pond							
			X Waterfront							
			Ravine							
			Wetland							
			Flood Plain							
	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
	Who	When	What	2018	60,000	137,800	197,800			132,695C
				2017	60,000	128,700	188,700			129,966C
				2016	55,000	123,300	178,300			128,807C
				2015	50,000	117,000	167,000			128,422C



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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage											
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story 1 Prefab 1 Story 1 Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 434	Type CCP (1 Story) Treated Wood	Year Built: 1991 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: 560 % Good: 0 Storage Area: 0 No Conc. Floor: 0											
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 20 Floor Area: 2130 Total Base Cost: 165,039 Total Base New : 227,754 Total Depr Cost: 182,203 Estimated T.C.V: 273,305		CntyMult X 1.380 E.C.F. X 1.500		Bsmnt Garage: Carport Area: Roof:												
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Foundation		Rate		Bsmnt-Adj		Heat-Adj		Size		Cost					
Yr Built	Remodeled	Ex	X	Ord		Min	200 Amps Service			1	Story Siding	Basement	70.70	0.00	2.11	450	32,765	2	Story Siding	Basement	111.76	0.00	4.21	840	97,415
1991	0						No./Qual. of Fixtures			Other Additions/Adjustments			Rate		Size		Cost								
Condition: Average		Lg	X	Ord		Small	(13) Plumbing			Rate			Size		Cost										
Room List		(5) Floors		No. of Elec. Outlets			Average Fixture(s)			Rate			Size		Cost										
	Basement	Kitchen:		Ex.			X	Ord.		1	1	760.00	1	760											
	1st Floor	Other:		Many			X	Ave.		2	3	2400.00	1	2,400											
	2nd Floor	Other:		Basement: 1290 S.F.			Average Fixture(s)			Rate			Size		Cost										
	3 Bedrooms			Crawl: 0 S.F.			3 Fixture Bath			Rate			Size		Cost										
(1) Exterior		X Drywall		Slab: 0 S.F.			2 Fixture Bath			Rate			Size		Cost										
X	Wood/Shingle Aluminum/Vinyl Brick			Height to Joists: 0.0			1 2 Fixture Bath			Rate			Size		Cost										
(2) Windows		X Many Avg. Few		Large Avg. Small		(8) Basement			Softener, Auto			Rate			Size		Cost								
	Insulation	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		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	(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer			Rate			Size		Cost										
X	Double Glass Patio Doors Storms & Screens			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Rate			Size		Cost										
(3) Roof		X Gable Hip Flat		Gambrel Mansard Shed					Base Cost			Size		Cost											
X	Asphalt Shingle						Common Wall: 1 Wall			Rate			Size		Cost										
Chimney: Metal							Mechanical Doors			Rate			Size		Cost										
							Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 182,203 ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 273,305			Rate			Size		Cost										

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

WOOD DECK



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				
6500 W LAKEVIEW DR		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 0%		MAP #:								
HUXTABLE-KOCH MARY J TRUSTEE 4330 S 144TH ST #206 OMAHA NE 68137-1051		2018 Est TCV 192,667 TCV/TFA: 170.20										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS								
. SEC 12 T22N R8W LOT 48 BUENA VISTA PARK.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		GROUP A 2400/FF 50.00 100.00 1.0000 1.0000 2400 100 120,000								
		Paved Road		50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 120,000								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description Residential Local Cost Land Improvements								
		Water		Description Rate CountyMult. Size %Good Cash Value								
		X Sewer		LAND IMPROVE 1000 1000.00 1.00 1.0 95 950								
		X Electric		Total Estimated Land Improvements True Cash Value = 950								
		X Gas										
		Curb										
		X Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		Rolling										
		Low										
		X High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		TPC 12/27/2017	INSPECTED		2018	60,000	36,300	96,300			60,058C	
		TPC 04/07/2012	INSPECTED		2017	60,000	33,900	93,900			58,823C	
					2016	55,000	32,500	87,500			58,299C	
					2015	50,000	30,900	80,900			58,125C	

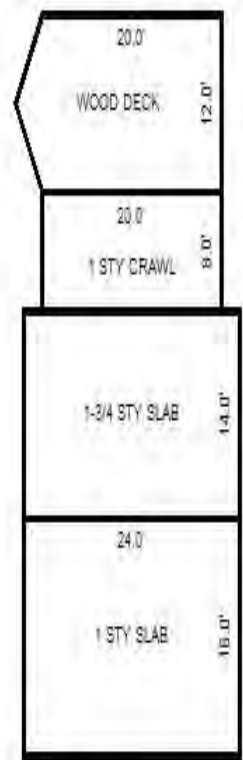


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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 272	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame		(4) Interior Drywall X Paneled Plaster Wood T&G		Forced Air w/o Ducts Forced Air w/ Ducts 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 1932	Remodeled 0	Ex	X Ord	Min	(12) Electric												
Condition: Average		Lg	X Ord	Small	200 Amps Service												
Room List		(5) Floors			Kitchen: Other: Other:												
	Basement 1st Floor 2nd Floor Bedrooms	Kitchens: Other: Other:			(6) Ceilings												
(1) Exterior		No./Qual. of Fixtures			No. of Elec. Outlets												
X	Wood/Shingle Aluminum/Vinyl Brick	Ex.	X Ord.	Min	Many			X Ave.	Few								
	Insulation	(7) Excavation			(13) Plumbing												
(2) Windows		Basement: 0 S.F. Crawl: 160 S.F. Slab: 720 S.F. Height to Joists: 0.0			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
X	Many Avg. X Few	Large Avg. X Small	(8) Basement			(14) Water/Sewer											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
(3) Roof		(9) Basement Finish			Lump Sum Items:												
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors No Floor SF														
X	Asphalt Shingle	(10) Floor Support															
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:															

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HEGLER VIOLA ESTATE	QUADERER CHARLES F & SALL	240,000	06/22/2007	PRD	Not Qualified	2007/2364		100.0
HEGLER VIOLA (DECEASED)	HEGLER GARY G (PERSONAL R	0	02/20/2007	OTH	Not Qualified	2007/710		100.0

Property Address		Class: 401 RESIDENTIAL-I		Zoning:		Building Permit(s)		Date	Number	Status									
6510 W LAKEVIEW DR		School: LAKE CITY - 57020																	
Owner's Name/Address		P.R.E. 0%		MAP #:															
QUADERER CHARLES F & SALLY A 6785 VOLKMER RD CHESANING MI 48616		2018 Est TCV 211,600 TCV/TFA: 193.77																	
Taxpayer's Name/Address		X Improved		Vacant		Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS													
QUADERER CHARLES F & SALLY A 6785 VOLKMER RD CHESANING MI 48616		X				* Factors *													
Tax Description		Dirt Road		Gravel Road		Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value				
. SEC 12 T22N R8W LOT 49 BUENA VISTA PARK.		X		Paved Road		GROUP A 2400/FF		50.00	100.00	1.0000	1.0000	2400	100		120,000				
Comments/Influences		X		Storm Sewer		50 Actual Front Feet, 0.12 Total Acres		Total Est. Land Value =						120,000					
		X		Sidewalk		Land Improvement Cost Estimates													
		X		Water		Description		Rate	CountyMult.	Size	%Good	Cash Value							
		X		Sewer		Residential Local Cost Land Improvements													
		X		Electric		Description		Rate	CountyMult.	Size	%Good	Cash Value							
		X		Gas		LAND IMPROVE 1000		1000.00	1.00	2.0	95	1,900							
		X		Curb		Total Estimated Land Improvements True Cash Value =						1,900							
		X		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		60,000		45,800		105,800		83,563C	
				TPC 12/27/2017		INSPECTED		2017		60,000		42,800		102,800		81,845C			
				TPC 03/30/2015		INSPECTED		2016		55,000		41,000		96,000		81,115C			
				TPC 04/07/2012		INSPECTED		2015		50,000		38,400		88,400		80,873C			

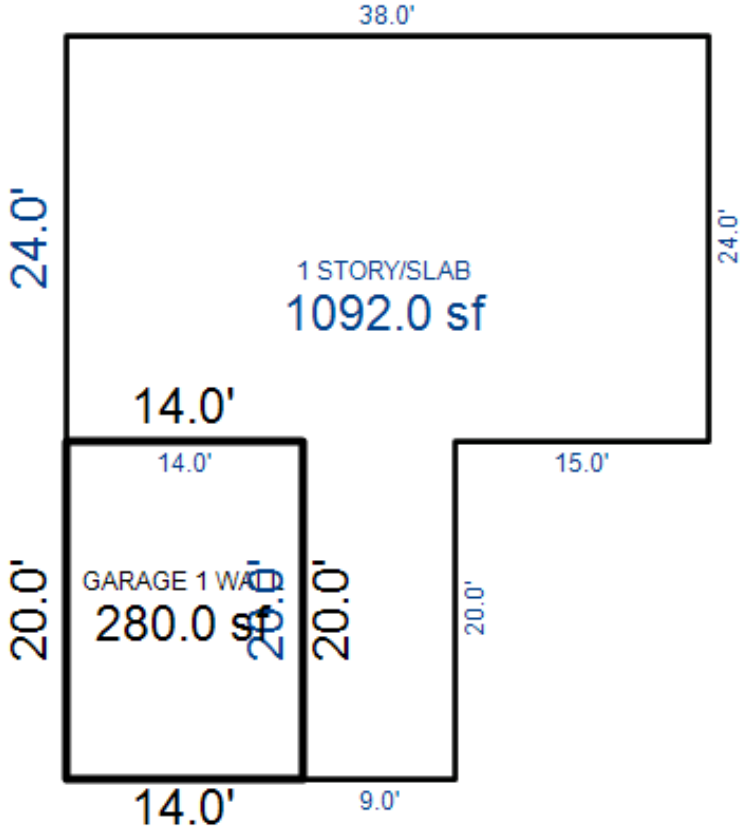
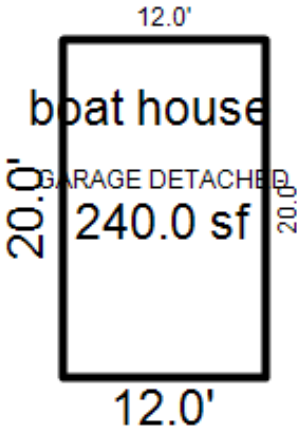


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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: 1952 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: 280 % 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 1952	Remodeled 0	Ex	X Ord		Min										
Condition: Average		Lg		Ord	X Small										
Room List		(5) Floors													
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:													
		(6) Ceilings													
(1) Exterior	X Drywall														
X	Wood/Shingle Aluminum/Vinyl Brick														
		(7) Excavation													
		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1092 S.F. Height to Joists: 0.0													
(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	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor													
		(9) Basement Finish													
		Recreation SF Living SF Walkout Doors No Floor SF													
(3) Roof	X Gable Hip Flat	Gambrel Mansard Shed													
X	Asphalt Shingle														
Chimney: Metal															
				(12) Electric											
				100 Amps Service											
				Central Air Wood Furnace											
				No./Qual. of Fixtures											
				Ex. X Ord. Min											
				No. of Elec. Outlets											
				Many X Ave. Few											
				(13) Plumbing											
				1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
				(14) Water/Sewer											
				1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic											
				Lump Sum Items:											
							Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj								
							1 Story Siding Slab 58.36 -10.24 1.87								
							Other Additions/Adjustments Rate								
							(13) Plumbing								
							Average Fixture(s) 630.00								
							(14) Water/Sewer								
							Public Sewer 1025.00								
							Well, 50 Feet 1575.00								
							(15) Built-Ins & Fireplaces								
							Appliance Allowance 1415.00								
							(17) Garages								
							Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)								
							Base Cost 26.16								
							Common Wall: 1 Wall -1225.00								
							Mechanical Doors 350.00								
							Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 58,918								
							Separately Depreciated Items:								
							Unit-in-Place Cost Items:								
							BOAT HOUSE (BY SQ FT 3.75								
							County Multiplier = 1.38 => Cost New = 1,242								
							Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 882								
							Total Depreciated Cost = 59,800								
							ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 89,700								

*** 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 MICHAEL J & CYNTHIA	ALLEN MICHAEL J & CYNTHIA	0	12/10/2014	QC	QUIT CLAIM	2014-04076		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6514 W LAKEVIEW DR						
	School: LAKE CITY - 57020					
	P.R.E. 100% 07/25/1994					
Owner's Name/Address	MAP #:					
ALLEN MICHAEL J & CYNTHIA L TRUST P O BOX 934 LAKE CITY MI 49651	2018 Est TCV 336,132 TCV/TFA: 163.57					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS					
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
. SEC 12 T22N R8W LOT 50 BUENA VISTA PARK.	X		* Factors *					
			GROUP A 2400/FF	50.00	100.00	1.0000	1.0000	2400 100	120,000
			50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 120,000					

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates					
			Description	Rate	CountyMult.	Size	%Good	Cash Value
	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water	Residential Local Cost Land Improvements					
			Description	Rate	CountyMult.	Size	%Good	Cash Value
	X	Sewer	LAND IMPROVE 1000	1000.00	1.00	1.5	95	1,425
	X	Electric	Total Estimated Land Improvements True Cash Value = 1,425					
	X	Gas						
	X	Curb						
	X	Street Lights Standard Utilities Underground Utils.						



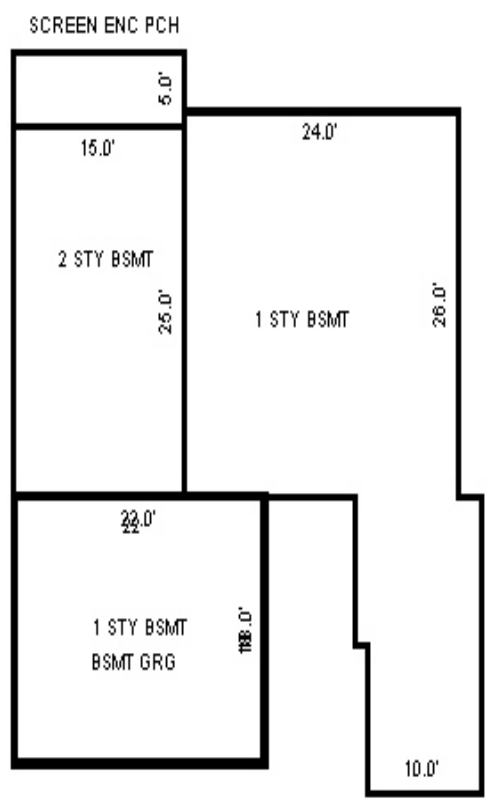
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	Rolling	2018	60,000	108,100	168,100			101,637C
X	Low	High	2017	60,000	100,900	160,900			99,547C
X	Landscaped	Swamp	2016	55,000	96,600	151,600			98,660C
X	Wooded	Pond	2015	50,000	91,700	141,700			98,365C
X	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 105	Type WSEP (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 1992	Remodeled 0	Ex	X	Ord		Min	Size of Closets																		
Condition: Average		Lg	X	Ord		Small	Doors			Solid	X	H.C.													
Room List		(5) Floors		Central Air Wood Furnace																					
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric			150 Amps Service																		
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories Exterior			Foundation		Rate		Bsmnt-Adj		Heat-Adj		Size		Cost					
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall		Ex.	X	Ord.		Min	1 Story Siding			Basement		64.84		0.00		0.00		909		58,940		
	Insulation			No. of Elec. Outlets			1 Story Siding			Basement		64.84		0.00		0.00		396		25,677					
(2) Windows		(7) Excavation		Many			X	Ave.		Few	2 Story Siding			Basement		102.54		0.00		0.00		375		38,453	
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			Other Additions/Adjustments			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	(13) Plumbing			(1) Exterior			Stone Veneer		10.25						96		984					
		(9) Basement Finish		1 Average Fixture(s)			(13) Plumbing			Average Fixture(s)		760.00						1		760					
		Recreation SF Living SF Walkout Doors No Floor SF		2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer			Average Fixture(s)		2400.00						1		2,400					
X	Gable Hip Flat	Gambrel Mansard Shed		(14) Water/Sewer			(14) Water/Sewer			Public Sewer		1162.00						1		1,162					
X	Asphalt Shingle			1 Public Water			(15) Built-Ins & Fireplaces			Appliance Allowance		1575.00						1		1,575					
Chimney:				1 Water Well			(16) Porches			WSEP (1 Story), Standard		34.12						105		3,583					
				1 1000 Gal Septic			(17) Basement Garages			Basement Garage: 2 Car		2100.00						1		2,100					
				2 2000 Gal Septic			Automatic Doors			Automatic Doors		375.00						2		750					
				Lump Sum Items:			Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0,			Depr.Cost =		143,138													
							ECF (403 - LAKE MISSAUKEE AREA RES)			1.500 => TCV of Bldg: 1 =		214,707													

*** 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.
TRIM RALPH & JOANNE	HALL LISA	1	09/23/2016	QC	RELATED PARTY	2016-03141	PTA	0.0
BORLE DONALD A & BORLE KE	TRIM RALPH & JOANNE	46,000	08/01/2016	WD	Arms Length	2016-02554	PTA	100.0
BORLE DONALD ALBERT	BORLE DONALD A & BORLE KE	0	08/31/2013	QC	RELATED PARTY	2014-01670	PTA	0.0
BORLE JANET E	BORLE DONALD A SPOUSE	0	07/29/2011	DC	CERTIFICATE OF DEATH	2014-1559	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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6521 W LAKEVIEW DR	School: LAKE CITY - 57020					
	P.R.E. 0%					

Owner's Name/Address	MAP #:
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HALL LISA 3417 WARWICH DR ROCHESTER MI 48309-4708	2018 Est TCV 59,822 TCV/TFA: 86.70
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X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS
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Public Improvements	* Factors *
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Tax Description	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 12 T22N R8W LOTS 51 & 52 BUENA VISTA PARK.	<Site Value C>	C BACK LOTS	12K			12000	100	LOT 51	12,000
	<Site Value D>	GROUP D BACKLOT				8000	100	LOT 52	8,000
	98 Actual Front Feet, 0.25 Total Acres Total Est. Land Value =								20,000

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

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

Description	Rate	CountyMult.	Size	%Good	Cash Value
-------------	------	-------------	------	-------	------------

X Electric					
X Gas	LAND IMPROVE 1000	1000.00	1.00	0.5 95	475
X Curb	Total Estimated Land Improvements True Cash Value =				475

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

Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
Who	When	What	2018	10,000	19,900	29,900			26,341C
TPC 12/27/2017	INSPECTED		2017	8,000	17,800	25,800			25,800S
TPC 04/07/2012	INSPECTED		2016	10,000	19,200	29,200			16,625C
			2015	10,000	18,900	28,900			16,576C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 112	Type CSEP (1 Story)	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: 1 Area: 400 % 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: 1S		Trim & Decoration															
Yr Built 1928	Remodeled 0	Ex	Ord	X	Min	Size of Closets											
Condition: Average		Lg	Ord	X	Small	Doors											
Room List		(5) Floors															
	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.	Ord.	X	Min	1 Story Pine Logs Piers			68.84	-13.51	-1.39	480	25,891
	Insulation			No. of Elec. Outlets			1 Story Siding Slab			53.12 -10.36 -1.39			210	8,688			
(2) Windows		(7) Excavation		Many Ave. X Few			Other Additions/Adjustments			Rate			Size Cost				
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			(13) Plumbing			Average Fixture(s)			525.00		1 525		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Basement: 0 S.F. Crawl: 0 S.F. Slab: 210 S.F. Height to Joists: 0.0		1 Average Fixture(s)			(14) Water/Sewer			Public Sewer			912.00		1 912		
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		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		
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer			Fireplace: Exterior 1 Story			3050.00			1 3,050				
X	Gable Hip Flat	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer			(16) Porches			CSEP (1 Story), Standard			30.98		112 3,470		
X	Asphalt Shingle	(10) Floor Support		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			(17) Garages			Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)			Base Cost		14.14 400 5,656		
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Mechanical Doors			325.00			1 325				
Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0,										Depr.Cost =		38,957					
ECF (4161 BUENA VISTA AREA BACK LOTS)										1.010 => TCV of Bldg: 1 =		39,347					

*** 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.
MADDUX SUSAN	MADDUX SUSAN M FAMILY TRU	0	05/03/2017	QC	RELATED PARTY	2017-0196	PTA	0.0
KANIPE FORREST ESTATE	MADDUX SUSAN	85,000	08/02/2013	WD	ESTATE SALE	2013-02693	PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1625 S BACON AVE						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2018 Est TCV 74,918 TCV/TFA: 89.19					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS									
		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
. SEC 12 T22N R8W LOTS 53, 54 & 55 BUENA VISTA PARK.	X	Dirt Road		<Site Value D> GROUP D BACKLOT					8000	100	LOT 53	8,000	
		Gravel Road		<Site Value D> GROUP D BACKLOT					8000	100	LOT 54	8,000	
		Paved Road		<Site Value D> GROUP D BACKLOT					8000	100	LOT 55	8,000	
		Storm Sewer		150 Actual Front Feet, 0.34 Total Acres Total Est. Land Value =									24,000

Comments/Influences	X	Land Improvement Cost Estimates						
		Description	Rate	CountyMult.	Size	%Good	Cash Value	
	X	Sewer						
	X	Electric	D/W/P: 3.5 Concrete	3.20	1.00	280	0	0
	X	Gas	Residential Local Cost Land Improvements					
		Curb	Description	Rate	CountyMult.	Size	%Good	Cash Value
	X	Street Lights	LAND IMPROVE 1000	1000.00	1.00	0.2	95	190
		Standard Utilities	Total Estimated Land Improvements True Cash Value =					190
		Underground Utils.						

Topography of Site	X	Taxable Value						
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level		2018	12,000	25,500	37,500			35,428C
Rolling		2017	12,000	22,700	34,700			34,700S
Low		2016	18,000	24,500	42,500			42,326C
High		2015	18,000	24,200	42,200			42,200S
Landsaped								
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 20 90	Type WCP (1 Story) Treated Wood	Year Built: 1987 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 X Paneled		Plaster Wood T&G	(4) Interior		Trim & Decoration Ex X Ord Min		Size of Closets Lg X Ord Small		Doors Solid X H.C.																																																																																																																																																																																																				
Building Style: 1.25S		Yr Built 1965		Remodeled 0		Condition: Average		Room List		(5) Floors		Basement 1st Floor 2nd Floor Bedrooms																																																																																																																																																																																																				
(1) Exterior		(6) Ceilings		Kitchen: Other: Other:			(12) Electric		100 Amps Service		(6) Ceilings		No./Qual. of Fixtures Ex. X Ord. Min																																																																																																																																																																																																			
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 672 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF																																																																																																																																																																																																			
X	Wood Sash Metal Sash Vinyl Sash	(2) Windows		Many Avg. X Few		Large Avg. X Small		Insulation		(13) Plumbing		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																																																																																																																																				
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors	(3) Roof		X Gable X Hip Flat		Gambrel Mansard Shed		X Asphalt Shingle		(14) Water/Sewer		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																																																																																																																																																																																																				
X	Storms & Screens	Chimney: Brick		Lump Sum Items:																																																																																																																																																																																																												
<table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Rate</th> <th>Bsmnt-Adj</th> <th>Heat-Adj</th> <th>Size</th> <th>Cost</th> </tr> </thead> <tbody> <tr> <td>1.25</td> <td>Story Siding</td> <td>Crawl Space</td> <td>75.35</td> <td>-9.74</td> <td>0.00</td> <td>672</td> <td>44,090</td> </tr> <tr> <td colspan="7">Other Additions/Adjustments</td> <td>Rate</td> <td>Size</td> <td>Cost</td> </tr> <tr> <td colspan="7">(13) Plumbing</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="7">Average Fixture(s)</td> <td>630.00</td> <td>1</td> <td>630</td> </tr> <tr> <td colspan="7">(14) Water/Sewer</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="7">Public Sewer</td> <td>1025.00</td> <td>1</td> <td>1,025</td> </tr> <tr> <td colspan="7">Well, 50 Feet</td> <td>1575.00</td> <td>1</td> <td>1,575</td> </tr> <tr> <td colspan="7">(15) Built-Ins & Fireplaces</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="7">Appliance Allowance</td> <td>1415.00</td> <td>1</td> <td>1,415</td> </tr> <tr> <td colspan="7">(16) Porches</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="7">WCP (1 Story), Standard</td> <td>57.93</td> <td>20</td> <td>1,159</td> </tr> <tr> <td colspan="7">(16) Deck/Balcony</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="7">Treated Wood, Standard</td> <td>8.21</td> <td>90</td> <td>739</td> </tr> <tr> <td colspan="7">(17) Garages</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="7">Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="7">Base Cost</td> <td>16.80</td> <td>576</td> <td>9,677</td> </tr> <tr> <td colspan="7">Mechanical Doors</td> <td>350.00</td> <td>1</td> <td>350</td> </tr> <tr> <td colspan="7">Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost =</td> <td></td> <td></td> <td>50,226</td> </tr> <tr> <td colspan="7">ECF (4161 BUENA VISTA AREA BACK LOTS) 1.010 => TCV of Bldg: 1 =</td> <td></td> <td></td> <td>50,728</td> </tr> </tbody> </table>													Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost	1.25	Story Siding	Crawl Space	75.35	-9.74	0.00	672	44,090	Other Additions/Adjustments							Rate	Size	Cost	(13) Plumbing										Average Fixture(s)							630.00	1	630	(14) Water/Sewer										Public Sewer							1025.00	1	1,025	Well, 50 Feet							1575.00	1	1,575	(15) Built-Ins & Fireplaces										Appliance Allowance							1415.00	1	1,415	(16) Porches										WCP (1 Story), Standard							57.93	20	1,159	(16) Deck/Balcony										Treated Wood, Standard							8.21	90	739	(17) Garages										Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)										Base Cost							16.80	576	9,677	Mechanical Doors							350.00	1	350	Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost =									50,226	ECF (4161 BUENA VISTA AREA BACK LOTS) 1.010 => TCV of Bldg: 1 =									50,728
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*** 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.
VANDERSTOW GARDNER	VADERSTOW HOWARD J	1	08/06/2012	QC	RELATED PARTY	2012-02649		100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
6518 W LAKEVIEW DR						
Owner's Name/Address	School: LAKE CITY - 57020					
VADERSTOW HOWARD J 6897 CASTLETON DR GRAND LEDGE MI 48837-8738	P.R.E. 0%					
	MAP #:					
	2018 Est TCV 24,000					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS								
. SEC 12 T22N R8W LOTS 56 & 57 BUENA VISTA PARK.		X		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				<Site Value C>	C BACK LOTS 12K				12000	100	LOT 56	12,000
				<Site Value C>	C BACK LOTS 12K				12000	100	LOT 57	12,000
				98 Actual Front Feet, 0.23 Total Acres Total Est. Land Value = 24,000								

Comments/Influences

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

Topography of Site

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



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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	12,000	0	12,000			12,000S
2017	12,000	0	12,000			12,000S
2016	12,000	0	12,000			12,000S
2015	12,000	0	12,000			12,000S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
NICHOLS BRENT L & MARY SU	SMITH MATTHEW	147,500	02/12/2016	PTA	LAND CONTRACT	2016-00454	PTA	100.0
MICHOLS MARY SUE ELLEN	NICHOLS BRENT L	1	02/10/2016	QC	DIVORCE JUDGEMENT	2016-00453		0.0
LASALLE BANK NATIONAL ASS	NICHOLS BRENT L&MARY SUE	70,000	05/10/2007	WD	Not Qualified	2007/1952		100.0
MCLAIN DANIEL F (SM)	LASALLE BANK NATIONAL ASS	91,991	01/28/2007	SD	Not Qualified	2006/2907		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1656 S OAKWOOD AVE		School: LAKE CITY - 57020	Remodel	12/07/2009	2009-9999	Complete
		P.R.E. 0%				

Owner's Name/Address	MAP #:
SMITH MATTHEW 1091 OAKWOOD DR DEWITT MI 48820	2018 Est TCV 121,633 TCV/TFA: 91.87

X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS																																							
		<table border="1"> <thead> <tr> <th colspan="7">* Factors *</th> </tr> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj. Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td><Site Value C> C BACK LOTS 12K</td> <td></td> <td></td> <td></td> <td></td> <td>12000</td> <td>100 LOT 58</td> <td>12,000</td> </tr> <tr> <td><Site Value C> C BACK LOTS 12K</td> <td></td> <td></td> <td></td> <td></td> <td>12000</td> <td>100 LOT 59</td> <td>12,000</td> </tr> <tr> <td colspan="7">100 Actual Front Feet, 0.23 Total Acres</td> <td>Total Est. Land Value = 24,000</td> </tr> </tbody> </table>	* Factors *							Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value	<Site Value C> C BACK LOTS 12K					12000	100 LOT 58	12,000	<Site Value C> C BACK LOTS 12K					12000	100 LOT 59	12,000	100 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value = 24,000
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100 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value = 24,000																																		

Tax Description	X	Public Improvements	Land Improvement Cost Estimates																		
. SEC 12 T22N R8W LOTS 58 & 59 BUENA VISTA PARK.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk	<table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>CountyMult.</th> <th>Size</th> <th>%Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>D/W/P: 3.5 Concrete</td> <td>3.44</td> <td>1.00</td> <td>1200</td> <td>0</td> <td>0</td> </tr> <tr> <td>D/W/P: Brick on Sand</td> <td>9.39</td> <td>1.00</td> <td>144</td> <td>0</td> <td>0</td> </tr> </tbody> </table>	Description	Rate	CountyMult.	Size	%Good	Cash Value	D/W/P: 3.5 Concrete	3.44	1.00	1200	0	0	D/W/P: Brick on Sand	9.39	1.00	144	0	0
Description	Rate	CountyMult.	Size	%Good	Cash Value																
D/W/P: 3.5 Concrete	3.44	1.00	1200	0	0																
D/W/P: Brick on Sand	9.39	1.00	144	0	0																

Comments/Influences	X	Water	Rate	CountyMult.	Size	%Good	Cash Value
ADDED APPROX 600 SQ FT SLAB FOR 2010 AS ADJ NO TV	X	Sewer	3.44	1.00	1200	0	0
	X	Electric	9.39	1.00	144	0	0

X	Gas	Rate	CountyMult.	Size	%Good	Cash Value
X	Residential Local Cost Land Improvements					
X	Curb					
X	Street Lights	1000.00	1.00	2.0	95	1,900
	Standard Utilities	Total Estimated Land Improvements True Cash Value = 1,900				
	Underground Utils.					

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



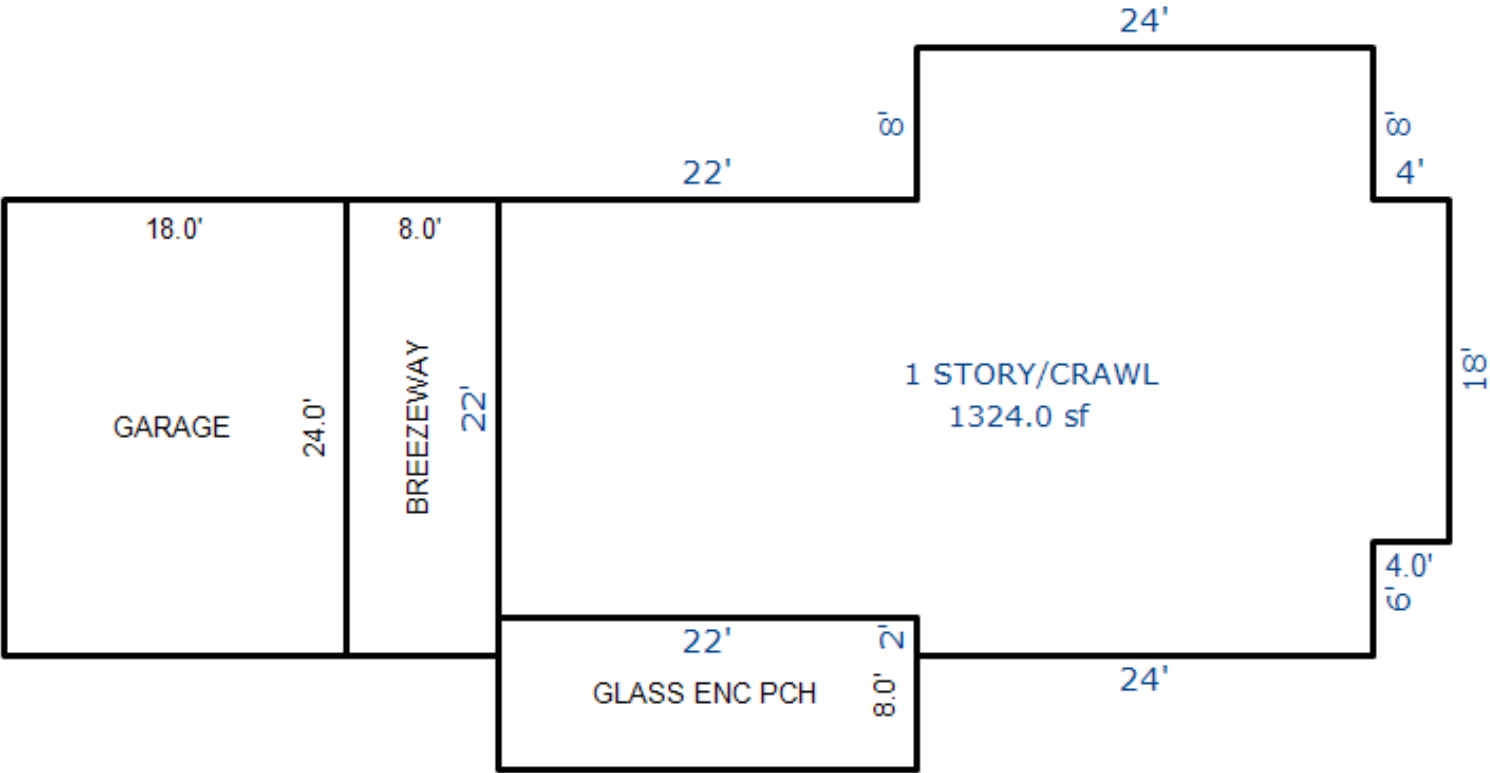
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	12,000	48,800	60,800			60,800S
2017	12,000	48,200	60,200			60,200S
2016	12,000	40,800	52,800			42,187C
2015	12,000	40,300	52,300			42,061C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood		Oil Coal	X	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga		Area 176 192	Type CGEP (1 Story) Brzwy, FW	Year Built: 1971 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 432 % 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: 1S		Trim & Decoration																	
Yr Built 1975 201		Remodeled 2009		Ex X Ord Min				Size of Closets											
Condition: Average		Lg X Ord Small		Doors Solid X H.C.				Central Air Wood Furnace											
Room List		(5) Floors																	
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(12) Electric 200 Amps Service															
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures Ex. X Ord. Min				Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj 1 Story Siding Slab 67.21 -11.67 0.00						Size Cost 1324 73,535					
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets Many X Ave. Few				Other Additions/Adjustments (13) Plumbing Average Fixture(s) 3 Fixture Bath (14) Water/Sewer Public Sewer Well, 50 Feet (15) Built-Ins & Fireplaces Appliance Allowance Fireplace: Wood Stove (16) Porches CGEP (1 Story), Standard (16) Breezeways Frame Wall,Finished (17) Garages Class:C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost Automatic Doors Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = ECF (4161 BUENA VISTA AREA BACK LOTS) 1.010 => TCV of Bldg: 1 =				Rate 760.00 2400.00 1162.00 1575.00 1915.00 1350.00 34.77 27.75 25.81 375.00		Bsmnt-Adj -11.67 0.00		Heat-Adj 0.00		Size Cost 1 760 1 2,400 1 1,162 1 1,575 1 1,915 1 1,350 176 6,120 192 5,328 432 11,150 1 375 94,785 95,733	
X	Insulation	(7) Excavation		(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan															
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1324 S.F. Height to Joists: 0.0		(8) Basement															
X	Many Avg. X Avg. Few Small	(8) Basement																	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																	
(3) Roof		(9) Basement Finish																	
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors No Floor SF																	
X	Gambrel Mansard Shed	(10) Floor Support																	
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:																	
Chimney: Block																			
				Lump Sum Items:															

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

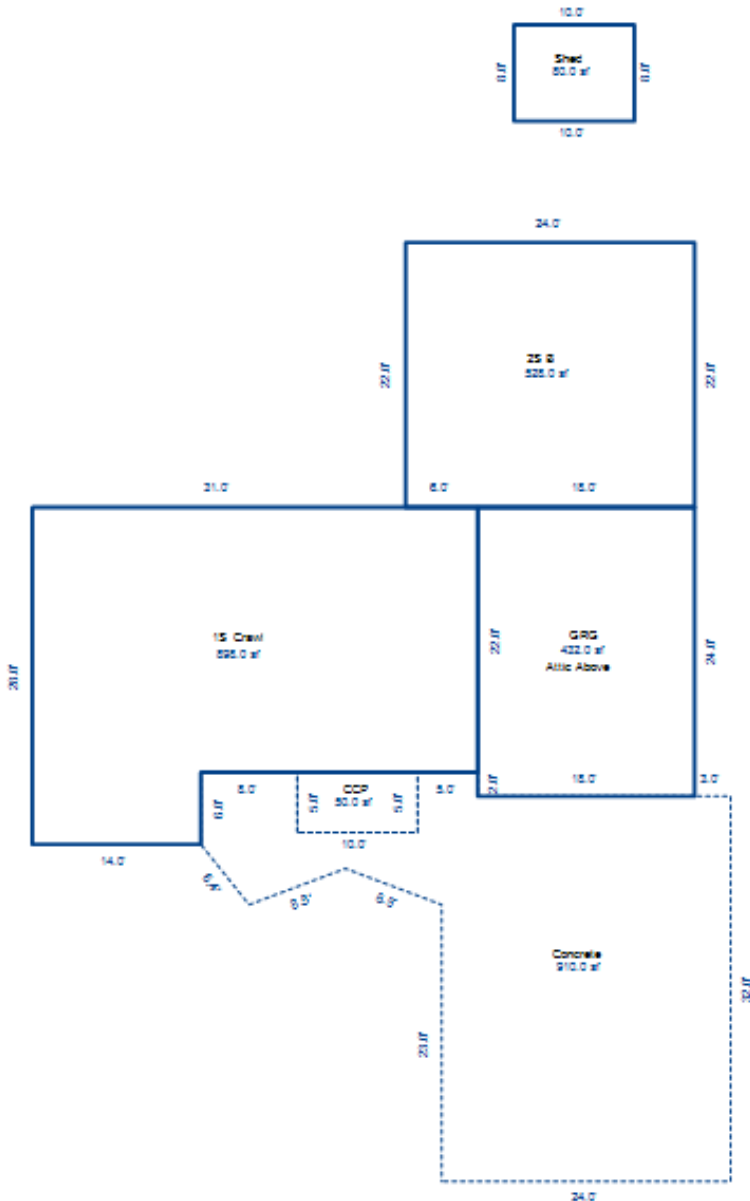


*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
NOVASTAR MORTGAGE INC	NEDERHOOD NATHAN & COURTNY	35,900	06/05/2008	WD	Not Qualified	2008/2170		100.0				
OCHAMPAUGH WILLIAM V JR	NOVASTAR MORTGAGE INC	54,496	05/04/2008	OTH	Not Qualified	2008/1770		0.0				
OCHAMPAUGH MARCIA A	OCHAMPAUGH WILLIAM V JR	0	09/21/2006	PLC	Not Qualified	06-0/3435		0.0				
OCHAMPAUGH MARCIA A	OCHAMPAUGH WILLIAM V JR	62,000	08/09/2004	LC	Not Qualified	04-0/3441		100.0				
Property Address		Class: 401 RESIDENTIAL-I		Zoning:		Building Permit(s)		Date	Number	Status		
1676 S OAKWOOD AVE		School: LAKE CITY - 57020		Addition		05/26/2017		2017-0209	100%			
Owner's Name/Address		P.R.E. 100% 06/11/2008		MAP #:		2018 Est TCV 118,816 TCV/TFA: 60.81						
NEDERHOOD NATHAN & COURTNEY 1676 S OAKWOOD AVE LAKE CITY MI 49651		X	Improved		Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS						
Taxpayer's Name/Address		Public Improvements		* Factors *								
NEDERHOOD NATHAN & COURTNEY 1676 S OAKWOOD AVE LAKE CITY MI 49651		X	Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Gravel Road	<Site Value C> C BACK LOTS 12K					12000	100		12,000
		X	Paved Road	50 Actual Front Feet, 0.10 Total Acres					Total Est. Land Value =			12,000
		X	Storm Sewer	Land Improvement Cost Estimates								
		X	Sidewalk	Description	Rate	CountyMult.	Size	%Good	Cash Value			
		X	Water	D/W/P: 4in Ren. Conc.	4.21	1.00	910	0	0			
		X	Sewer	Shed: Wood Frame	12.07	1.00	80	50	483			
Tax Description		X	Electric	Residential Local Cost Land Improvements								
SEC 12 T22N R8W LOT 60 BUENA VISTA PARK.		X	Gas	Description	Rate	CountyMult.	Size	%Good	Cash Value			
		X	Curb	LAND IMPROVE 1000	1000.00	1.00	2.0	100	2,000			
Comments/Influences		X	Street Lights	Total Estimated Land Improvements True Cash Value = 2,483								
04 Split lot 61 to 160-061-00 for 05			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	6,000	53,400	59,400			57,294C		
			Low	2017	6,000	22,300	28,300			28,300S		
			High	2016	6,000	24,100	30,100			29,889C		
			Landscaped	2015	6,000	23,800	29,800			29,800S		
			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	2018	6,000	53,400	59,400		57,294C		
		JWV	12/20/2017	INSPECTED	2017	6,000	22,300	28,300		28,300S		
		TPC	10/12/2012	INSPECTED	2016	6,000	24,100	30,100		29,889C		
					2015	6,000	23,800	29,800		29,800S		



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FOSTER MARCIA	NEDERHOOD NATHAN & COURTN	7,500	01/16/2009	WD	Arms Length	2009/188		100.0

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

School: LAKE CITY - 57020
 P.R.E. 100% 01/16/2009

Owner's Name/Address: NEDERHOOD NATHAN & COURTNEY
 1676 S OAKWOOD
 Lake City MI 49651
 MAP #: 2018 Est TCV 12,000

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

Improved X Vacant
 Public Improvements * Factors *
 Description Frontage Depth Front Depth Rate %Adj. Reason Value

<Site Value C> C BACK LOTS 12K 12000 100 12,000
 50 Actual Front Feet, 0.06 Total Acres Total Est. Land Value = 12,000

Taxpayer's Name/Address: NEDERHOOD NATHAN & COURTNEY
 1676 S OAKWOOD
 Lake City MI 49651

Tax Description: SEC 12 T22N R8W LOT 61 BUENA VISTA PARK.

Comments/Influences: 2004 Split from 160-00 for 2005.

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

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

2018 6,000 0 6,000 1,022C

2017 6,000 0 6,000 1,001C

2016 6,000 0 6,000 993C

2015 6,000 0 6,000 991C

Who When What: TPC 12/27/2017 INSPECTED

TPC 08/07/2017 INSPECTED

TPC 10/12/2012 INSPECTED

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		72,000	07/01/2001	WD	Download	01-0:2849		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1696 S OAKWOOD AVE			Shed	10/14/2014	2014-0450	100%
	School: LAKE CITY - 57020					
	P.R.E. 100% 04/11/2002					
Owner's Name/Address	MAP #:					
	2018 Est TCV 79,250 TCV/TFA: 72.91					

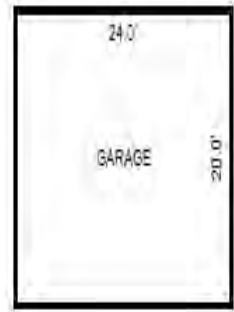
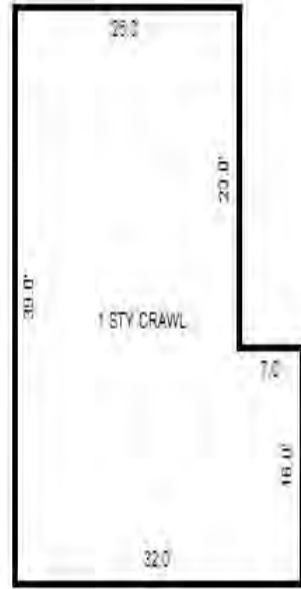
Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS								
		Public Improvements		* Factors *								
Comments/Influences				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				<Site Value C> C BACK LOTS 12K					12000	100	LOT 62	12,000
				<Site Value C> C BACK LOTS 12K					12000	100	LOT 63	12,000
				111 Actual Front Feet, 0.26 Total Acres Total Est. Land Value =								24,000
				Land Improvement Cost Estimates								
				Description	Rate	CountyMult.	Size	%Good	Cash Value			
	X			D/W/P: 3.5 Concrete	2.98	1.00	1312	0	0			
	X			Shed: Wood Frame	7.44	1.00	240	50	893			
	X			Shed: Wood Frame	9.59	1.00	80	50	384			
				Residential Local Cost Land Improvements								
	X			Description	Rate	CountyMult.	Size	%Good	Cash Value			
				LAND IMPROVE 1000	1000.00	1.00	1.5	95	1,425			
				Total Estimated Land Improvements True Cash Value =								2,702



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2018	12,000	27,600	39,600			37,572C
Rolling	2017	12,000	24,800	36,800			36,800S
Low	2016	12,000	26,700	38,700			38,248C
High	2015	12,000	26,300	38,300			38,134C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
Who	When	What					
TPC	12/27/2017	INSPECTED					
TPC	01/05/2015	INSPECTED					
TPC	10/12/2012	INSPECTED					

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



Sketch by Apex IVT

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
HALL ROBERT & ABBEY	SWANSON BRADLEY & SARA	15,000	07/06/2012	WD	Split Vacant	2017-02356	PTA	0.0				
STROBAUGH RICHARD & LINDA	HALL ROBERT & ABBEY	30,000	02/09/2005	WD	Arms Length	05-0/531		100.0				
		12,000	08/01/1999	WD	Arms Length	337:882		0.0				
Property Address		Class: 402 RESIDENTIAL-V		Zoning:	Building Permit(s)	Date	Number	Status				
S OAKWOOD DR		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 100% 10/03/2005										
HALL ROBERT & ABBEY 1701 S OAKWOOD DR Lake City MI 49651		MAP #:		2018 Est TCV 12,000								
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS							
LOT 64 BUENA VISTA PARK SEC12 T22N R8W 7/28/2017 2017-02356 SPLIT LOT 65 TO 160-065-00 FORMERLY SEC 12 T22N R8W LOTS 64, 65 BUENA VISTA PARK SPLIT ON 07/31/2012 INTO 009-160-066-00, 009-160-067-00; FORMERLY SEC 12 T22N R8W LOTS 64, 65, 66, 67 & 68 BUENA VISTA PARK.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
7/28/2017 2017-02356 SPLIT LOT 65 TO 160-065-00		Gravel Road		<Site Value C>	C BACK LOTS 12K	12000	100					12,000
2018 Lake Township Parcel Map		Paved Road		61 Actual Front Feet, 0.13 Total Acres				Total Est. Land Value =		12,000		
2018 Lake Township Parcel Map		Storm Sewer										
2018 Lake Township Parcel Map		Sidewalk										
2018 Lake Township Parcel Map		Water										
2018 Lake Township Parcel Map		Sewer										
2018 Lake Township Parcel Map		Electric										
2018 Lake Township Parcel Map		Gas										
2018 Lake Township Parcel Map		Curb										
2018 Lake Township Parcel Map		Street Lights										
2018 Lake Township Parcel Map		Standard Utilities										
2018 Lake Township Parcel Map		Underground Utils.										
2018 Lake Township Parcel Map		Topography of Site										
2018 Lake Township Parcel Map		Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
2018 Lake Township Parcel Map		Rolling		2018	6,000	0	6,000			1,802C		
2018 Lake Township Parcel Map		Low		2017	12,000	1,200	13,200			3,884C		
2018 Lake Township Parcel Map		High		2016	12,000	1,200	13,200			3,850C		
2018 Lake Township Parcel Map		Landscaped		2015	12,000	1,200	13,200			3,839C		
2018 Lake Township Parcel Map		Swamp										
2018 Lake Township Parcel Map		Wooded										
2018 Lake Township Parcel Map		Pond										
2018 Lake Township Parcel Map		Waterfront										
2018 Lake Township Parcel Map		Ravine										
2018 Lake Township Parcel Map		Wetland										
2018 Lake Township Parcel Map		Flood Plain										
2018 Lake Township Parcel Map		Who	When	What								
2018 Lake Township Parcel Map		TPC 12/27/2017	INSPECTED									
2018 Lake Township Parcel Map		TPC 08/07/2017	INSPECTED									
2018 Lake Township Parcel Map		The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan										



2018 Lake Township Parcel Map
 SS LOTS
 0-064-00;
 -066-00,

 ASSESS LOT 66

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HALL ROBERT & ABBEY	NEDERHOOD NATHAN KENDAL &	15,000	07/28/2017	WD	Split Vacant	2017-02356	PTA	100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
S OAKWOOD DR	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 08/08/2017					
NEDERHOOD NATHAN KENDAL & COURTNEY 1676 S OAKWOOD DR Lake City MI 49651	MAP #:					
	2018 Est TCV 12,000					

Improved	X	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS						
			* Factors *						
Public Improvements			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			<Site Value C>	C BACK LOTS 12K			12000	100	12,000
			61 Actual Front Feet, 0.13 Total Acres Total Est. Land Value =						12,000

Tax Description
 LOT 65 BUENA VISTA PARK SEC10 T22N R8W
 7/28/2017 2017-02356 SPLIT LOT 65 FROM
 160-064-00
 Comments/Influences
 7/28/2017 2017-02356 SPLIT LOT 65 FROM
 160-064-00

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

Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	6,000	0	6,000			6,000S
2017	0	0	0		0W	0
2016	0	0	0			0
2015	0	0	0			0

Who When What
 TPC 12/27/2017 INSPECTED
 TPC 08/07/2017 INSPECTED

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 Missaukee, Michigan



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HALL ROBERT & ABBY H&W	SWANSON BRADLEY & SARA	15,000	12/21/2012	WD	LAND CONTRACT	2012-04148 WD		0.0
HALL ROBERT & ABBEY	SWANSON BRADLEY & SARA	15,000	07/06/2012	LC	Split Vacant	2012-02368	PTA	100.0

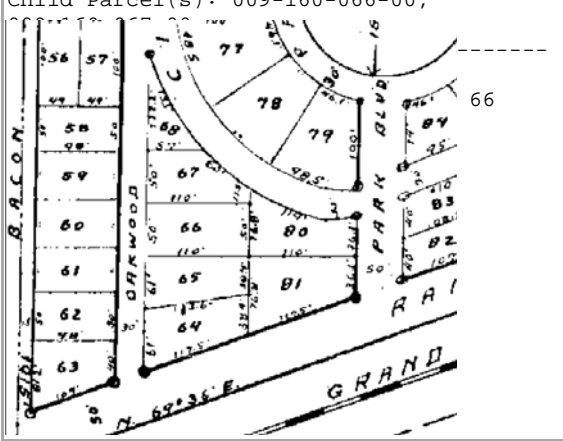
Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
S OAKWOOD DR						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2018 Est TCV 12,000					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS								
SEC 12 T22N R8W LOT 66 BUENA VISTA PARK. SPLIT/COMBINED ON 07/31/2012 FROM 009-160-064-00; FORMERLY: SEC 12 T22N R8W LOTS 64, 65, 66 67 & 68 BUENA VISTA PARK.				* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				<Site Value C>	C BACK LOTS 12K				12000	100		12,000
				50 Actual Front Feet, 0.13 Total Acres					Total Est. Land Value =	12,000		

Comments/Influences

Split/Comb. on 07/31/2012 completed 07/31/2012 TIM ASSESS LOTS SEPARATELY;
Parent Parcel(s): 009-160-064-00;
Child Parcel(s): 009-160-066-00,

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	6,000	0	6,000			6,000S
2017	6,000	0	6,000			6,000S
2016	6,000	0	6,000			6,000S
2015	6,000	0	6,000			6,000S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FLORY PATRICK & TAMMY S	LADOUCE MARK A & JENNIFER	15,090	09/28/2012	WD	Split Improved	2012-031 WD	PTA	100.0
HALL ROBERT & ABBEY	FLORY PATRICK & TAMMY S	15,000	08/03/2012	WD	WARRANTY DEED	2012-02632	PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1665 S OAKWOOD DR			New House	04/24/2014	2014-0080	100%

Owner's Name/Address	MAP #:
LADOUCE MARK A & JENNIFER E 6100 HART RD SAGINAW MI 48609	2018 Est TCV 105,074 TCV/TFA: 134.71

X	Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS
			* Factors * LOT 67

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
50 Actual Front Feet, 0.10 Total Acres Total Est. Land Value =								12,000

Land Improvement Cost Estimates								
Description	Rate	CountyMult.	Size	%Good	Cash Value			
D/W/P: 3.5 Concrete	3.44	1.00	300	0	0			

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

Comments/Influences	X	Street Lights	Standard Utilities	Underground Utils.
Split/Comb. on 09/22/2012 completed 09/22/2012 TIM SEPARATE PIN FOR LOT	X			



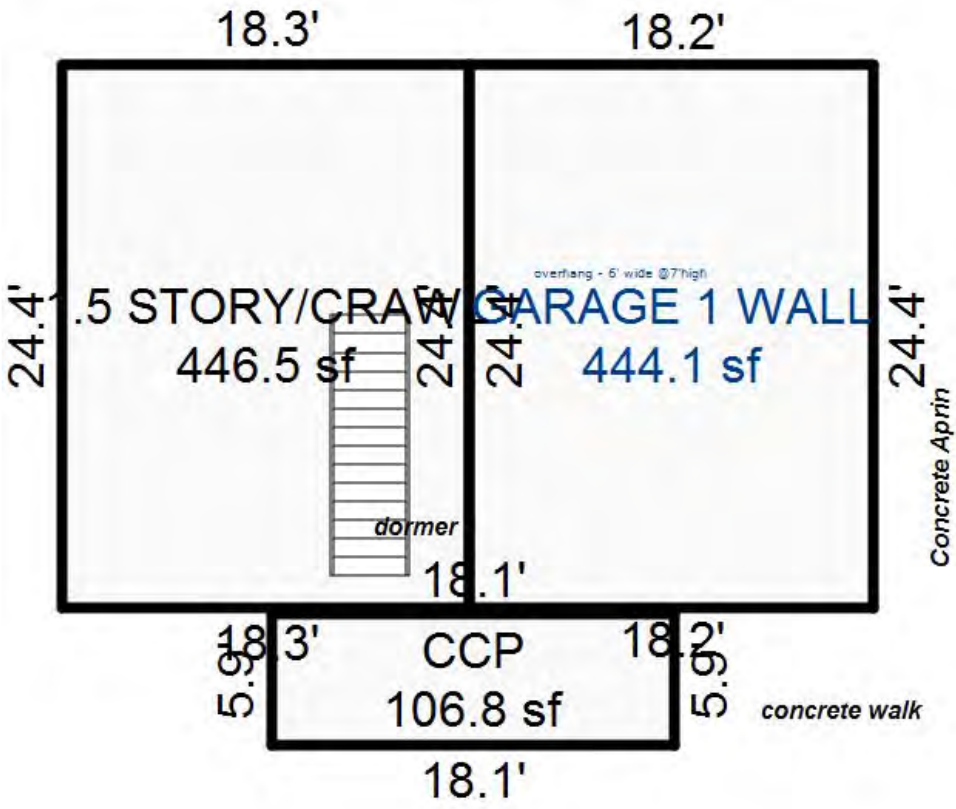
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2018	6,000	46,500	52,500			52,500S
		TPC 12/27/2017 INSPECTED	2017	6,000	46,100	52,100			51,714C
		TPC 12/19/2014 INSPECTED	2016	6,000	45,800	51,800			51,253C
		TPC 09/29/2014 INSPECTED	2015	6,000	45,100	51,100			51,100S

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2014 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 1 Area: 444 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame		Drywall Paneled				Plaster Wood T&G						106	CCP	(1 Story)		
Building Style: 1.5S		Trim & Decoration															
Yr Built 2014	Remodeled 0	Ex	Ord	Min	Size of Closets												
Condition: Average		Lg	Ord	Small	Doors			Solid	H.C.								
Room List		(5) Floors		Central Air Wood Furnace			(12) Electric										
	Basement 1st Floor 2nd Floor 1 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	
	Wood/Shingle Aluminum/Vinyl Brick			Ex. Ord. Min			1.5 Story Siding			Basement 109.84			0.00 0.00			446 48,989	
	Insulation			No. of Elec. Outlets			1 Story Siding			Overhang 47.59			0.00 0.00			111 5,282	
(2) Windows		(7) Excavation		(13) Plumbing			Other Additions/Adjustments			Rate			Size Cost				
	Many Avg. Few	Large Avg. Small		Basement: 446 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s)			760.00			1			760	
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Basement: 446 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s)			29.05			106			3,079	
(3) Roof		(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 Average Fixture(s)										
	Gable Hip Flat	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			1 Average Fixture(s)										
	Asphalt Shingle	(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1 Average Fixture(s)										
	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.
TRIM R LV TRUST & TRIM J	ANTHONY MARK & LADOUCE JE	8,000	05/26/2015	WD	WARRANTY DEED	2015-01926	PTA	100.0
HALL ROBERT & ABBEY	TRIM R LV TRUST & TRIM J	15,000	08/10/2012	WD	WARRANTY DEED	2012-02689	PTA	100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
S OAKWOOD DR						
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 Res10.LAKE MISSAUKEE SOUTH SHORE AREAS						
SEC 12 T22N R8W LOT 68 BUENA VISTA PARK. SPLIT/COMBINED ON 09/22/2012 FROM 009-160-067-00; SPLIT/COMBINED ON 07/31/2012 FROM 009-160-064-00; FORMERLY SEC 12 T22N R8W LOTS 64, 65, 66, 67 & 68 BUENA VISTA PARK.		X		* Factors * LOT 68 IRR SHAPE						
	Public Improvements			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
				<Site Value D> GROUP D BACKLOT					8000 100	8,000
				57 Actual Front Feet, 0.17 Total Acres Total Est. Land Value =					8,000	

Comments/Influences

Split/Comb. on 09/22/2012 completed 09/22/2012 TIM SEPARATE PIN FOR LOT IN SUBDIVISION;

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

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	4,000	0	4,000			4,000S
2017	4,000	0	4,000			4,000S
2016	4,000	0	4,000			4,000S
2015	6,000	0	6,000			6,000S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SPURGEON WILLIAM ETAL	TRIM RALPH & JOANNE	76,500	07/01/2016	WD	Arms Length	2016-02263	PTA	100.0
MICHALSKI ANN M	SPURGEON WILLIAM &	0	12/31/2015	OTH	CERTIFICATE OF DEATH	SOC SEC DEATH		0.0
MICHALSKI ANN M	MICHALSKI ANN M L/E ET AL	1	08/10/2012	QC	QUIT CLAIM	2012-02710 QD		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6495 W LAKEVIEW DR	School: LAKE CITY - 57020		Addition	10/10/2007	20070766	Complete

Owner's Name/Address	MAP #:
TRIM RALPH & JOANNE 6490 W LAKEVIEW DR LAKE CITY MI 49651	2018 Est TCV 96,601 TCV/TFA: 71.88

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS																					
. SEC 12 T22N R8W LOTS 69 & 70 BUENA VISTA PARK.	X		<table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td><Site Value A> GROUP A 25K</td> <td></td> <td></td> <td>25000</td> <td>100</td> <td>LOTS 70&69 IRR</td> <td>25,000</td> </tr> <tr> <td colspan="6">55 Actual Front Feet, 0.25 Total Acres</td> <td>Total Est. Land Value = 25,000</td> </tr> </tbody> </table>	Description	Frontage	Depth	Rate	%Adj.	Reason	Value	<Site Value A> GROUP A 25K			25000	100	LOTS 70&69 IRR	25,000	55 Actual Front Feet, 0.25 Total Acres						Total Est. Land Value = 25,000
Description	Frontage	Depth	Rate	%Adj.	Reason	Value																		
<Site Value A> GROUP A 25K			25000	100	LOTS 70&69 IRR	25,000																		
55 Actual Front Feet, 0.25 Total Acres						Total Est. Land Value = 25,000																		

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates																														
USED SAME FF AS LOT 71 (CIRCLE DR) ADD NEW GRG, ROOF STRUCTURES ADD'L LIVING AREA FOR 2010. NO PERMITS IN FILE.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water	<table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>CountyMult.</th> <th>Size</th> <th>%Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>Residential Local Cost Land Improvements</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Description</td> <td>Rate</td> <td>CountyMult.</td> <td>Size</td> <td>%Good</td> <td>Cash Value</td> </tr> <tr> <td>LAND IMPROVE 1000</td> <td>1000.00</td> <td>1.00</td> <td>0.5</td> <td>95</td> <td>475</td> </tr> <tr> <td colspan="5">Total Estimated Land Improvements True Cash Value =</td> <td>475</td> </tr> </tbody> </table>	Description	Rate	CountyMult.	Size	%Good	Cash Value	Residential Local Cost Land Improvements						Description	Rate	CountyMult.	Size	%Good	Cash Value	LAND IMPROVE 1000	1000.00	1.00	0.5	95	475	Total Estimated Land Improvements True Cash Value =					475
Description	Rate	CountyMult.	Size	%Good	Cash Value																												
Residential Local Cost Land Improvements																																	
Description	Rate	CountyMult.	Size	%Good	Cash Value																												
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475																												
Total Estimated Land Improvements True Cash Value =					475																												

Topography of Site	X	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	X	2018	12,500	35,800	48,300			41,554C

Who	When	What	2017	6,000	34,700	40,700		40,700S
		TPC 12/27/2017 INSPECTED	2016	6,000	37,100	43,100		36,797C
		TPC 04/07/2012 INSPECTED	2015	6,000	36,600	42,600		36,687C

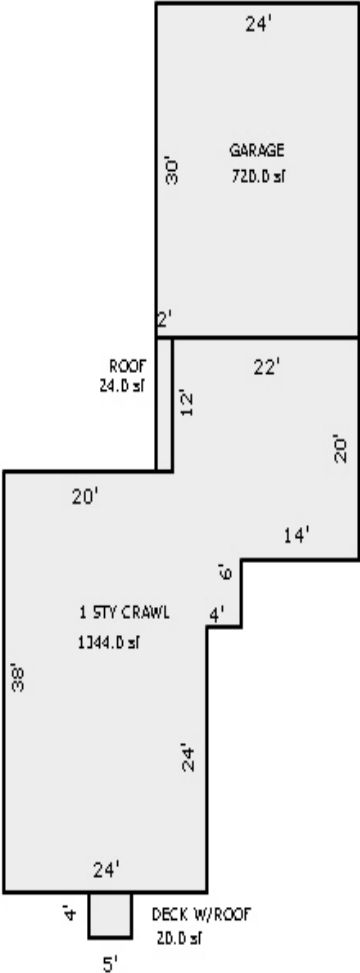


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*** Information herein deemed reliable but not guaranteed***

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: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G													
Building Style: 1S		Trim & Decoration																
Yr Built	Remodeled	Ex	Ord	X	Min	Size of Closets												
1958	199	2007				Lg	Ord	X	Small									
Condition: Average		Doors	Solid	X	H.C.													
Room List		(5) Floors		Central Air Wood Furnace														
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric														
				200 Amps Service														
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories Exterior			Foundation			Rate Bsmnt-Adj		Heat-Adj		Size Cost	
	Wood/Shingle Aluminum/Vinyl Brick				Ex.	X	Ord.		Min	1	Story Siding	Slab	56.24	-9.73	0.00	1344	62,509	
X	Insulation			No. of Elec. Outlets														
(2) Windows		(7) Excavation		(13) Plumbing														
	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1344 S.F. Height to Joists: 0.0			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement			(8) Basement														
X	Double Glass Patio Doors Storms & Screens			(9) Basement Finish														
(3) Roof																		
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support														
X	Asphalt Shingle			Joists: Unsupported Len: Cntr.Sup:			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
Chimney: Block							Lump Sum Items:											
										Class: CD Effec. Age: 35 Floor Area: 1344 Total Base Cost: 78,417 Total Base New : 108,215 Total Depr Cost: 70,422 Estimated T.C.V: 71,126			CntryMult X 1.380 E.C.F. X 1.010		Bsmnt Garage: Carport Area: Roof:			
										Rate Bsmnt-Adj Heat-Adj			Rate		Size Cost			
										56.24 -9.73 0.00			630.00		1 630			
										1025.00			1 1,025					
										1575.00			1 1,575					
										1415.00			1 1,415					
										Base Cost 16.58			720 11,938					
										Common Wall: 1 Wall -1225.00			1 -1,225					
										Automatic Doors 375.00			1 375					
										Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,			Depr.Cost = 70,183					
										Separately Depreciated Items: Unit-in-Place Cost Items: ROOF STRUCT. (SQ FT) 3.97			44 175					
										County Multiplier = 1.38 =>			Cost New = 241					
										Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0,			Depr.Cost = 239					
										Total Depreciated Cost = 70,422								
										ECF (4161 BUENA VISTA AREA BACK LOTS) 1.010 => TCV of Bldg: 1 =			71,126					

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
DRACHT MICHELLE ANNE	DRACHT JONATHAN D & MICHE	0	01/28/2017	QC	RELATED PARTY	2017-00384	PTA	0.0					
TRIM RALPH & JOANNE	DRATCH MICHELLE ANNE	0	09/13/2010	WD	RELATED PARTY	2010-4204WD	PTA	100.0					
CADILLAC ACCOUNTS RECEIVA	TRIM RALPH & JOANNE (H/W)	0	09/12/2008	QC	Not Qualified	2008/3109		0.0					
NICHOLS BRENT ETAL	CADILLAC ACCOUNTS RECEIVA	125,000	07/31/2006	WD	Arms Length	06-0/2787		100.0					
Property Address		Class: 401 RESIDENTIAL-I		Zoning:		Building Permit(s)		Date	Number	Status			
6491 W LAKEVIEW DR		School: LAKE CITY - 57020		Reroof		03/15/2006		20060034	Complete				
Owner's Name/Address		P.R.E. 0%		MAP #:		2018 Est TCV 91,884 TCV/TFA: 95.71							
DRACHT JONATHAN D & MICHELLE A 23338 10TH AVE MARION MI 49665		X	Improved		Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS							
Tax Description		Public Improvements		* Factors *									
. SEC 12 T22N R8W LOT 71 BUENA VISTA PARK.		Dirt Road		Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Gravel Road		<Site Value A> GROUP A 25K		25000	100					25,000	
REROOF REMOD 06		Paved Road		55 Actual Front Feet, 0.15 Total Acres		Total Est. Land Value =						25,000	
		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	870	0	0			
		Sewer		Residential Local Cost Land Improvements									
		Electric		Description		Rate	CountyMult.	Size	%Good	Cash Value			
		Gas		LAND IMPROVE 1000		1000.00	1.00	1.5	95	1,425			
		Curb		Total Estimated Land Improvements True Cash Value =						1,425			
		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	12,500	33,400	45,900	38,334C					
TPC 12/27/2017 INSPECTED		2017	6,000	32,500	38,500			37,546C					
TPC 04/07/2012 INSPECTED		2016	6,000	32,200	38,200			37,212C					
		2015	6,000	31,800	37,800			37,101C					

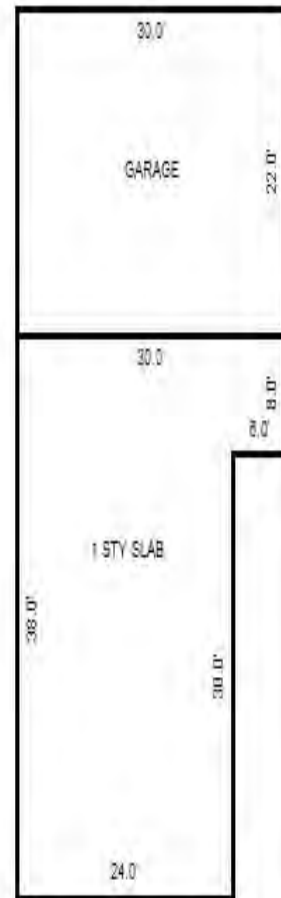


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage								
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack 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: 1968 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 660 % Good: 0 Storage Area: 0 No Conc. Floor: 0						
X	Wood Frame		Drywall X Paneled		Plaster Wood T&G																	
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace																		
Yr Built 1956	Remodeled 2006	Ex	X	Ord		Min																
Condition: Average		Lg	X	Ord		Small																
Room List		(5) Floors		(12) Electric																		
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		100 Amps Service																		
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories Exterior			Foundation		Rate		Bsmnt-Adj		Heat-Adj		Size		Cost		
X	Wood/Shingle Aluminum/Vinyl Brick						Ex.	X	Ord.		Min											
(2) Windows		(7) Excavation		No. of Elec. Outlets			Other Additions/Adjustments			Rate												
X	Insulation	Basement: 0 S.F. Crawl: 0 S.F. Slab: 960 S.F. Height to Joists: 0.0		Many			X	Ave.		Few												
(3) Roof		(8) Basement		(13) Plumbing			(14) Water/Sewer															
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1			Public Water												
(3) Roof		(9) Basement Finish		(14) Water/Sewer																		
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors No Floor SF		1			Public Sewer															
X	Asphalt Shingle	(10) Floor Support		1			Water Well															
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		1			1000 Gal Septic 2000 Gal Septic															
				Lump Sum Items:																		

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
FEDERAL NATIONAL MORTGAGE	DRACHT MICHELLE & TRIM JO	65,000	11/14/2013	CD	BANK SALE	2013-04045 WD		100.0				
JACOBS BRIAN & STACY	FEDERAL NATIONAL MORTGAGE	96,000	06/13/2013	QC	QUIT CLAIM	2013-02744 QD		100.0				
NICHOLS BRENT L & MARY SU	JACOBS BRIAN & STACY (H/W	0	10/13/2006	WD	Not Qualified	06-0/3757		100.0				
WAHRER LINDA J TRUSTEE	NICHOLS BRENT L & MARY SU	60,000	09/01/2006	WD	Arms Length	06-0/3176		100.0				
Property Address		Class: 401 RESIDENTIAL-I		Zoning:		Building Permit(s)		Date	Number	Status		
6477 W LAKEVIEW DR		School: LAKE CITY - 57020		Deck/Porch		09/25/2009		20090512	Complete			
Owner's Name/Address		P.R.E. 0%		MAP #:		2018 Est TCV 67,652 TCV/TFA: 87.29						
DRACHT MICHELLE & TRIM JOANNE 23338 100TH AVE MARION MI 49665		X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS								
Tax Description		Public Improvements		* Factors *								
. SEC 12 T22N R8W LOT 72 BUENA VISTA PARK.		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Gravel Road		<Site Value A> GROUP A 25K 25000 100 25,000								
		Paved Road		55 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 25,000								
		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	100	50	160			
		X	Sewer	Shed: Wood Frame	11.23	1.00	64	50	359			
		X	Electric	Total Estimated Land Improvements True Cash Value = 519								
		X	Gas									
		X	Curb									
		X	Street Lights									
			Standard Utilities									
			Underground Utils.									
		Topography of Site										
		X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
			Rolling	2018	12,500	21,300	33,800			25,525C		
			Low	2017	6,000	19,000	25,000			25,000S		
			High	2016	6,000	20,600	26,600			26,378C		
			Landscaped	2015	6,000	20,300	26,300			26,300S		
			Swamp									
			Wooded									
			Pond									
			Waterfront									
			Ravine									
			Wetland									
			Flood Plain									
		Who	When	What								
		TPC	12/27/2017	INSPECTED								
		TPC	04/02/2012	INSPECTED								
		TPC	11/07/2011	INSPECTED								

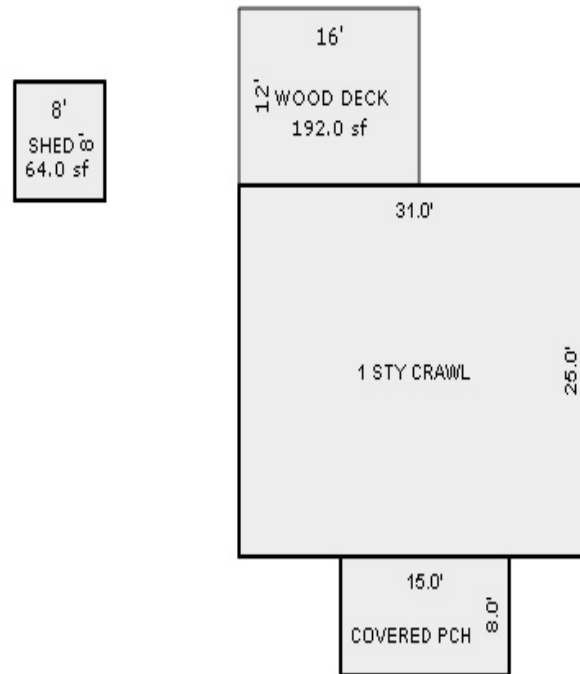


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*** Information herein deemed reliable but not guaranteed***

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 120 192	Type 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		(4) Interior Drywall X Paneled	X	Plaster Wood T&G												
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace													
Yr Built 1957	Remodeled 0	Ex	Ord	X	Min	(12) Electric											
Condition: Average		Lg	Ord	X	Small	60 Amps Service											
Room List		(5) Floors		Kitchen: Other: Other:													
	Basement 1st Floor 2nd Floor Bedrooms			(6) Ceilings													
(1) Exterior				No./Qual. of Fixtures													
X	Wood/Shingle Aluminum/Vinyl Brick			Ex.	X	Ord.		Min									
Insulation				No. of Elec. Outlets													
(2) Windows		Many	X	Avg.	X	Avg.		Few									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens	Large Small		Basement: 0 S.F. Crawl: 775 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing										
(3) Roof				(8) Basement													
X	Gable Hip Flat	Gambrel Mansard Shed		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
X	Asphalt Shingle			(9) Basement Finish													
Chimney: Metal				Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer										
				(10) Floor Support													
				Joists: Unsupported Len: Cntr.Sup:			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic										
				Lump Sum Items:													
										Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
										1	Story Siding	Crawl Space	62.78	-9.38	0.00	775	41,385
										Other Additions/Adjustments		Rate		Size		Cost	
										(13) Plumbing		Average Fixture(s)		630.00		1 630	
										(14) Water/Sewer		Public Sewer		1025.00		1 1,025	
												Well, 50 Feet		1575.00		1 1,575	
										(15) Built-Ins & Fireplaces		Appliance Allowance		1415.00		1 1,415	
										(16) Porches		WCP (1 Story), Standard		25.37		120 3,044	
										(16) Deck/Balcony		Treated Wood,Standard		6.81		192 1,308	
												Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,		Depr.Cost =		41,716	
												ECF (4161 BUENA VISTA AREA BACK LOTS)		1.010 => TCV of Bldg: 1 =		42,133	

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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		
6474 LAKEVIEW DR		School: LAKE CITY - 57020								
Owner's Name/Address		P.R.E. 100% 07/25/1994								
JOSEPH ROBERT L & PAMELA A 6474 LAKEVIEW DRIVE LAKE CITY MI 49651		MAP #:								
		2018 Est TCV 44,334 TCV/TFA: 0.00								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS						
. SEC 12 T22N R8W LOT 73 BUENA VISTA PARK.		Public Improvements		* Factors *						
Comments/Influences		Dirt Road		Description	Frontage	Depth	Rate	%Adj. Reason	Value	
		Gravel Road		<Site Value A> GROUP A 25K			25000	100	25,000	
		Paved Road		55 Actual Front Feet, 0.11 Total Acres					Total Est. Land Value =	25,000
		Storm Sewer		Land Improvement Cost Estimates						
		Sidewalk		Description	Rate	CountyMult.	Size	%Good	Cash Value	
		Water		D/W/P: 4in Ren. Conc.	4.21	1.00	675	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	97	970	
		Curb		Total Estimated Land Improvements True Cash Value =					970	
		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	12,500	9,700	22,200		12,052C
		TPC 12/27/2017 INSPECTED			2017	6,000	9,400	15,400		11,805C
		TPC 09/18/2017 INSPECTED			2016	6,000	9,300	15,300		11,700C
		TPC 04/02/2012 INSPECTED			2015	6,000	9,200	15,200		11,666C



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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.	Interior 1 Story	Interior 2 Story	Area	Type	Year Built: 1988	Car Capacity:	Class: C	Exterior: Siding	Brick Ven.: 0	Stone Ven.: 0	Common Wall: Detache	Foundation: 42 Inch	Finished?:	Auto. Doors: 2	Mech. Doors: 0	Area: 896	% Good: 0	Storage Area: 450	No Conc. Floor: 0			
	Mobile Home																									0 Front Overhang	Forced Air w/o Ducts	Dishwasher
	Town Home	0 Other Overhang				Garbage Disposal	Two Sided																					
	Duplex					Bath Heater	Exterior 1 Story																					
	A-Frame					Vent Fan	Exterior 2 Story																					
	Wood Frame	(4) Interior				Hot Tub	Prefab 1 Story																					
		Drywall Paneled				Unvented Hood	Prefab 2 Story																					
		Plaster Wood T&G				Vented Hood	Heat Circulator																					
	Building Style: GRG	Trim & Decoration				Intercom	Raised Hearth																					
	Yr Built 1988	Ex	Ord	Min		Jacuzzi Tub	Wood Stove																					
	Remodeled 0	Size of Closets				Jacuzzi repl.Tub	Direct-Vented Ga																					
	Condition: Average	Lg	Ord	Small		Oven	Class: C																					
		Doors	Solid	H.C.		Microwave	Effec. Age: 20																					
	Room List	(5) Floors				Standard Range	Floor Area: 0																					
	Basement	Kitchen:				Self Clean Range	Total Base Cost: 16,469																					
	1st Floor	Other:				Sauna	Total Base New : 22,728																					
	2nd Floor	Other:				Trash Compactor	Total Depr Cost: 18,182																					
	Bedrooms	(6) Ceilings				Central Vacuum	Estimated T.C.V: 18,364																					
	(1) Exterior	No./Qual. of Fixtures				Security System																						
	Wood/Shingle	Ex.	Ord.	Min		Stories Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost																
	Aluminum/Vinyl	No. of Elec. Outlets				Other Additions/Adjustments	(17) Garages																					
	Brick	Many	Ave.	Few		Class:C Exterior: Siding	Foundation: 42 Inch (Unfinished)																					
	Insulation	(7) Excavation				Base Cost	Automatic Doors	15.56			896	13,942																
	(2) Windows	Basement: 0 S.F.				Storage area over garage	375.00				2	750																
	Many	Crawl: 0 S.F.				Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0,	Depr.Cost =																					
	Avg.	Slab: 0 S.F.				ECF (4161 BUENA VISTA AREA BACK LOTS)	1.010 => TCV of Bldg: 1 =																					
	Few	Height to Joists: 0.0																										
	Large	(8) Basement																										
	Avg.	Conc. Block																										
	Small	Poured Conc.																										
	Wood Sash	Stone																										
	Metal Sash	Treated Wood																										
	Vinyl Sash	Concrete Floor																										
	Double Hung	(9) Basement Finish																										
	Horiz. Slide	Recreation SF																										
	Casement	Living SF																										
	Double Glass	Walkout Doors																										
	Patio Doors	No Floor SF																										
	Storms & Screens	(14) Water/Sewer																										
	(3) Roof	Public Water																										
	Gable	Public Sewer																										
	Hip	Water Well																										
	Flat	1000 Gal Septic																										
	Gambrel	2000 Gal Septic																										
	Mansard	Lump Sum Items:																										
	Shed																											
	Asphalt Shingle																											
	Chimney:																											

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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
1616 S PARK BLVD	School: LAKE CITY - 57020		Addition	06/15/2012	2012-0255	100%
Owner's Name/Address	P.R.E. 0%		Deck/Porch	05/22/2009	20090200	Complete
YEADON NANCY L 1803 WYNGARDEN LN EAST LANSING MI 48823	MAP #:					
	2018 Est TCV 42,461	TCV/TFA: 84.25				

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS								
. SEC 12 T22N R8W LOT 74. BUENA VISTA PARK.	X		* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			<Site Value C>	C	BACK LOTS	12K		12000	100		12,000
			46 Actual Front Feet, 0.11 Total Acres Total Est. Land Value = 12,000								

Comments/Influences	X Sewer	X Electric	X Gas	X Curb	X Street Lights	Standard Utilities	Underground Utils.	Land Improvement Cost Estimates					
								Description	Rate	CountyMult.	Size	%Good	Cash Value
								Shed: Wood Frame	7.60	1.00	216	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	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X												2018	6,000	15,200	21,200			16,696C
													2017	6,000	13,600	19,600			16,353C
													2016	6,000	14,700	20,700			16,208C
													2015	6,000	14,500	20,500			16,160C

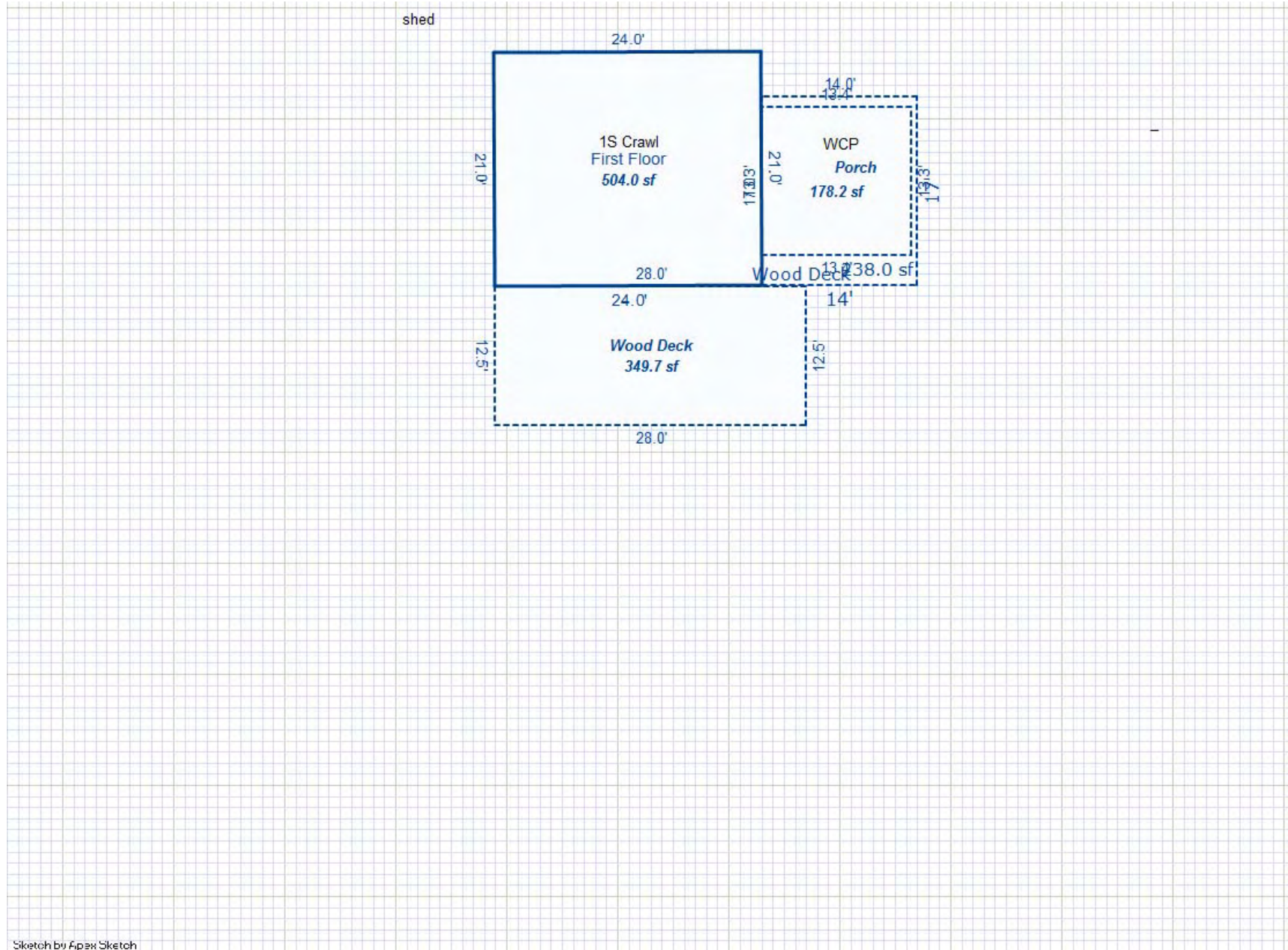


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																									
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga		Area 349 238 178	Type Treated Wood Treated Wood Roof Cover Onl	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																							
X	Wood Frame		Drywall Paneled		Plaster Wood T&G	X Forced Air w/o Ducts X Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																		
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Class: D Effec. Age: 40 Floor Area: 504 Total Base Cost: 35,289 Total Base New : 48,698 Total Depr Cost: 29,219 Estimated T.C.V: 29,511			CntyMult X 1.380 E.C.F. X 1.010		Bsmnt Garage: Carport Area: Roof:																									
Yr Built 1960	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:			(6) Ceilings			No./Qual. of Fixtures			Stories		Exterior		Foundation		Rate		Bsmnt-Adj		Heat-Adj		Size		Cost													
	Basement 1st Floor 2nd Floor Bedrooms	(7) Excavation		Basement: 0 S.F. Crawl: 504 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			(13) Plumbing			1 Average Fixture(s)		1 3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan	
(1) Exterior		(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		Lump Sum Items:		Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,		Depr.Cost =		29,219		ECF (4161 BUENA VISTA AREA BACK LOTS)		1.010 => TCV of Bldg: 1 =		29,511								
X	Wood/Shingle Aluminum/Vinyl Brick	(2) Windows		Many Avg. X Few			Large Avg. X Small			(1) Exterior			X Ex.		Ord.		Min		No. of Elec. Outlets			Many			X Ave.			Few												
X	Insulation	(3) Roof		Gable Hip Flat			Gambrel Mansard Shed			(10) Floor Support			1 Public Water		1 Public Sewer		1 Water Well		1000 Gal Septic		2000 Gal Septic		Lump Sum Items:		Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,		Depr.Cost =		29,219		ECF (4161 BUENA VISTA AREA BACK LOTS)		1.010 => TCV of Bldg: 1 =		29,511					
X	Asphalt Shingle	Chimney: Brick		Chimney: Brick			Chimney: Brick			Chimney: Brick			Chimney: Brick		Chimney: Brick		Chimney: Brick		Chimney: Brick		Chimney: Brick		Chimney: Brick		Chimney: Brick		Chimney: Brick		Chimney: Brick		Chimney: Brick		Chimney: Brick							

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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				
1929 S OAKWOOD AVE		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 0%										
TRIM RALPH A & JOANNE L TRUSTS 6490 W LAKEVIEW DRIVE LAKE CITY MI 49651		MAP #:		2018 Est TCV 12,000								
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS							
. LOT 75 BUENA VISTA PARK.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		<Site Value C> C BACK LOTS 12K		12000	100					12,000
		Paved Road		46 Actual Front Feet, 0.11 Total Acres		Total Est. Land Value =						12,000
		Storm Sewer										
		Sidewalk										
		Water										
		X Sewer										
		X Electric										
		X Gas										
		Curb										
		X Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2018	6,000	0	6,000		4,149C		
		TPC 12/27/2017 INSPECTED			2017	6,000	0	6,000		4,064C		
		TPC 04/27/2014 INSPECTED			2016	6,000	0	6,000		4,028C		
		TPC 11/07/2011 INSPECTED			2015	6,000	0	6,000		4,016C		



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)		Date	Number	Status		
W CIRCLE DR		School: LAKE CITY - 57020		Garage		07/11/2006	20060194	Complete		
Owner's Name/Address		P.R.E. 0%	MAP #:							
TRIM RALPH A & JOANNE L TRUSTS 6490 W LAKEVIEW DRIVE LAKE CITY MI 49651		2018 Est TCV 44,590 TCV/TFA: 0.00								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS						
. SEC 12 T22N R8W LOT 76 BUENA VISTA PARK.		Public Improvements		* Factors *						
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
		Gravel Road		<Site Value C>	C BACK LOTS 12K			12000 100	12,000	
		Paved Road		46 Actual Front Feet, 0.11 Total Acres Total Est. Land Value =					12,000	
		Storm Sewer								
		Sidewalk								
		Water								
		X Sewer								
		X Electric								
		X Gas								
		Curb								
		X Street Lights								
		Standard Utilities								
		Underground Utils.								
		Topography of Site								
		X Level								
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Who	When	What	2018	6,000	16,300	22,300		20,960C
		TPC 12/27/2017 INSPECTED			2017	6,000	15,800	21,800		20,529C
		TPC 07/19/2016 INSPECTED			2016	6,000	15,700	21,700		20,346C
					2015	6,000	15,500	21,500		20,286C

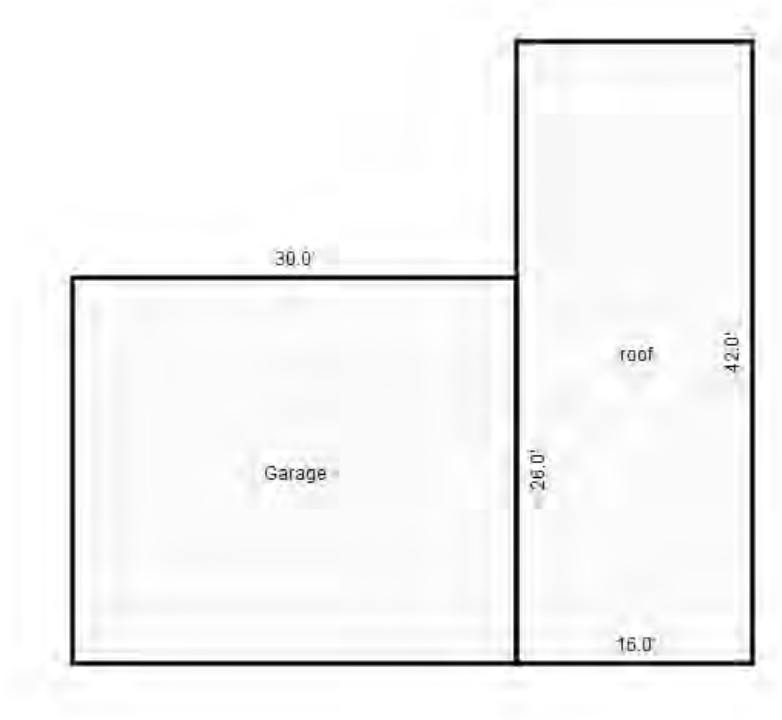


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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: 2006 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 780 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame		(4) Interior Drywall Paneled				Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							
Building Style: GRG		Trim & Decoration													
Yr Built	Remodeled	Ex	X	Ord			Min								
2006	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		Kitchen: Other: Other:		(12) Electric									
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures		Ex. X Ord. Min		Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj		Rate		Size Cost		Size Cost	
X	Wood/Shingle Aluminum/Vinyl Brick							Other Additions/Adjustments							
Insulation		(7) Excavation		No. of Elec. Outlets		Many X Ave. Few		(14) Water/Sewer							
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing		1		(17) Carports		2700.00		1		2,700	
X	Many Avg. X Few	Large Avg. X Small		(8) Basement		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(17) Garages		9.00		672		6,048	
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish				Class:C Exterior: Siding Foundation: 42 Inch (Finished)		19.53		780		15,233	
Double Glass Patio Doors Storms & Screens		Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer				Automatic Doors		375.00		1		375	
(3) Roof		(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic				Phy/Ab.Phy/Func/Econ/Comb.%Good= 96/100/100/100/96.0, Depr.Cost = 32,267							
X	Gable Hip Flat	Gambrel Mansard Shed		1		Lump Sum Items:		ECF (4161 BUENA VISTA AREA BACK LOTS) 1.010 => TCV of Bldg: 1 = 32,590							
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:													
Chimney:															

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



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.				
		18,000	05/01/1997	WD	Download	311:80		0.0				
Property Address		Class: 402 RESIDENTIAL-V		Zoning:	Building Permit(s)	Date	Number	Status				
W CIRCLE DR		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 0%										
TOMPKINS JEFFREY J & KATHLEEN PO BOX 407 LAKE CITY MI 49651		MAP #:										
Tax Description		2018 Est TCV 12,000										
. SEC 12 T22N R8W LOT 77 BUENA VISTA PARK.		Improved <input checked="" type="checkbox"/> Vacant <input type="checkbox"/>		Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS								
Comments/Influences		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		<Site Value C>	C	BACK	LOTS	12K	12000	100		12,000
		Paved Road		46 Actual Front Feet, 0.11 Total Acres Total Est. Land Value = 12,000								
		Storm Sewer										
		Sidewalk										
		Water										
		X Sewer										
		X Electric										
		X Gas										
		Curb										
		X Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		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	6,000	0	6,000		1,479C		
		TPC 12/27/2017 INSPECTED			2017	6,000	0	6,000		1,449C		
		TPC 04/27/2014 INSPECTED			2016	6,000	0	6,000		1,437C		
					2015	6,000	0	6,000		1,433C		



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)		Date	Number	Status				
W CIRCLE DR		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 0%										
TOMPKINS JEFFREY J & KATHLEEN PO BOX 407 LAKE CITY MI 49651		MAP #:		2018 Est TCV 27,313 TCV/TFA: 0.00								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS								
. SEC 12 T22N R8W LOT 78 BUENA VISTA PARK.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		<Site Value C> C BACK LOTS 12K		12000		100				12,000
		Paved Road		46 Actual Front Feet, 0.11 Total Acres		Total Est. Land Value =						12,000
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		Water		D/W/P: 3.5 Concrete	3.20	1.00	144	0	0			
		X Sewer		Shed: Wood Frame	10.27	1.00	96	94	927			
		X Electric		Total Estimated Land Improvements True Cash Value =								927
		X Gas										
		Curb										
		X Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		X Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2018	6,000	7,700	13,700			9,741C	
		TPC 12/27/2017 INSPECTED			2017	6,000	7,400	13,400			9,541C	
		TPC 04/27/2014 INSPECTED			2016	6,000	7,400	13,400			9,456C	
		TPC 12/17/2010 INSPECTED			2015	6,000	7,300	13,300			9,428C	



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																															
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1992 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0	0	Front Overhang	0	Other Overhang	Trim & Decoration	Ex	Ord	Min	Size of Closets	Lg	Ord	Small	Doors	Solid	H.C.	Room List	(5) Floors	Kitchen: Other: Other:	(12) Electric	0	Amps Service	Central Air Wood Furnace	(6) Ceilings	No./Qual. of Fixtures	Ex.	Ord.	Min	No. of Elec. Outlets	Many	Ave.	Few	(7) Excavation	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0	(8) Basement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish	Recreation SF Living SF Walkout Doors No Floor SF	(14) Water/Sewer	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic	Lump Sum Items:	(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick	Insulation	(2) Windows	Many Avg. Few	Large Avg. Small	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(3) Roof	Gable Hip Flat	Gambrel Mansard Shed	Asphalt Shingle	Chimney:
	Condition: Average																																																													

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



Sketch by Ages 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.
		48,000	07/01/1996	WD	Download	340:749		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6471 W CIRCLE DR						

Owner's Name/Address	MAP #:
BLOOMSTER PETER A & SHIRLEY A TRUSTEES 6471 W CIRCLE DR Lake City MI 49651	2018 Est TCV 65,283 TCV/TFA: 54.40

Taxpayer's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS																											
BLOOMSTER PETER A & SHIRLEY A 6471 W CIRCLE DR Lake City MI 49651	X		<p style="text-align: center;">* Factors *</p> <table border="1"> <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> <tr> <td><Site Value C> C BACK LOTS 12K</td> <td></td> <td></td> <td></td> <td></td> <td>12000</td> <td>100</td> <td></td> <td>12,000</td> </tr> <tr> <td colspan="8">46 Actual Front Feet, 0.11 Total Acres</td> <td>Total Est. Land Value = 12,000</td> </tr> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	<Site Value C> C BACK LOTS 12K					12000	100		12,000	46 Actual Front Feet, 0.11 Total Acres								Total Est. Land Value = 12,000
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																						
<Site Value C> C BACK LOTS 12K					12000	100		12,000																						
46 Actual Front Feet, 0.11 Total Acres								Total Est. Land Value = 12,000																						

Tax Description	X	Public Improvements	Description	Rate	CountyMult.	Size	%Good	Cash Value
. SEC 12 T22N R8W LOT 79 BUENA VISTA PARK.	X	Dirt Road	Shed: Metal Prefab	9.03	1.00	48	71	308
	X	Gravel Road	Total Estimated Land Improvements True Cash Value = 308					
	X	Paved Road						
	X	Storm Sewer						
	X	Sidewalk						
	X	Water						
	X	Sewer						
	X	Electric						
	X	Gas						
	X	Curb						
	X	Street Lights						
	X	Standard Utilities						
	X	Underground Utils.						

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



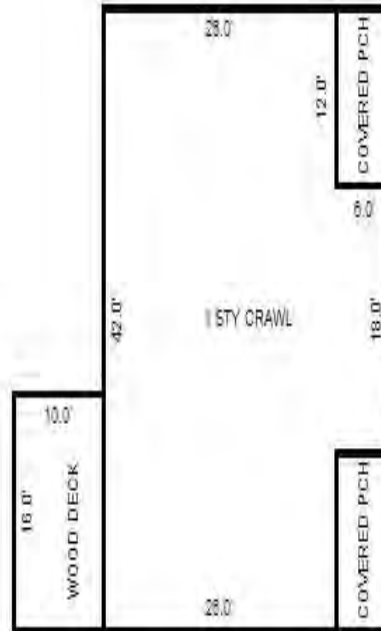
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	6,000	26,600	32,600			30,425C
2017	6,000	23,800	29,800			29,800S
2016	6,000	25,700	31,700			31,393C
2015	6,000	25,300	31,300			31,300S

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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 72 72 160	Type CCP (1 Story) CCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame		Drywall Paneled		Plaster Wood T&G											
Building Style: 1S		Trim & Decoration														
Yr Built 1968	Remodeled 1972	Ex	X	Ord		Min	Size of Closets									
Condition: Average		Lg	X	Ord		Small	Doors			Solid	X	H.C.				
Room List		(5) Floors		Central Air Wood Furnace												
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric			100		Amps Service							
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Ex.		X	Ord.		Min				
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets			Many		X	Ave.		Few				
	Insulation	(7) Excavation		(13) Plumbing			1		Average Fixture(s)							
(2) Windows		Basement: 0 S.F. Crawl: 1200 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 Tub Alcove Vent Fan									
X	Many Avg. Few	X	Large Avg. Small	(8) Basement		(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	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		Lump Sum Items:												
X	Gable Hip Flat	Gambrel Mansard Shed														
X	Asphalt Shingle															
Chimney: Metal																
Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost 1 Story Siding Crawl Space 57.31 -8.35 0.00 1200 58,752 Other Additions/Adjustments Rate Size Cost (13) Plumbing Average Fixture(s) 630.00 1 630 (14) Water/Sewer Public Sewer 1025.00 1 1,025 Well, 50 Feet 1575.00 1 1,575 (15) Built-Ins & Fireplaces Appliance Allowance 1415.00 1 1,415 (16) Porches CCP (1 Story), Standard 31.75 72 2,286 CCP (1 Story), Standard 31.75 72 2,286 (16) Deck/Balcony Treated Wood,Standard 7.10 160 1,136 Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 52,451 ECF (4161 BUENA VISTA AREA BACK LOTS) 1.010 => TCV of Bldg: 1 = 52,975																

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



Sketch by Apex IV™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ALLEN LAUREN H NKA DAVIDS	ALLEN MARK W (SM-FORMER S	0	08/18/2008	QC	Not Qualified	2009/545		0.0
HANCHETT ROBERT W & PATRI	ALLEN MARK W & LAUREN H (	10,000	09/30/2005	WD	Arms Length	05-0/3895		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
W BUENA VISTA	School: LAKE CITY - 57020		Pole Barn	08/26/2010	20100487	100%

Owner's Name/Address	MAP #:
ALLEN MARK W 501 E GARFIELD Cadillac MI 49601	2018 Est TCV 54,071 TCV/TFA: 32.03

Taxpayer's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS
ALLEN MARK W 501 E GARFIELD Cadillac MI 49601	X		* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value <Site Value H> GROUP H SITE10K 10000 100 10,000 <Site Value B> GRP B BACK LOTS 7000 100 NEEDS FILL 7,000 112 Actual Front Feet, 0.28 Total Acres Total Est. Land Value = 17,000

Tax Description	X	Public Improvements
. SEC 12 T22N R8W LOTS 80 & 81 BUENA VISTA PARK.	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
CORRECT LOC ADJ FROM -60 TO -35 FOR 05	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	8,500	18,500	27,000			18,540C
2017	8,500	18,700	27,200			18,159C
2016	8,500	18,500	27,000			17,998C
2015	8,500	18,300	26,800			17,945C

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

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

Class: D,Pole
 Floor Area: 1,688
 Gross Bldg Area: 1,688
 Stories Above Grd: 1
 Average Sty Hght : 12
 Bsmnt Wall Hght

Depr. Table : 4%
 Effective Age
 Physical %Good: 100
 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: Space Heaters, Gas with Fan 0%
 Heat#2: Space Heaters, Gas with Fan 0%
 Ave. SqFt/Story: 1688
 Ave. Perimeter: 172
 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:

2010 Year Built Remodeled

Overall Bldg Height

Comments:

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

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

Base Rate for Upper Floors = 14.75

Adjusted Square Foot Cost for Upper Floors = 14.75

1 Stories Number of Stories Multiplier: 1.000
 Average Height per Story: 12 Height per Story Multiplier: 1.040
 Ave. Floor Area: 1,688 Perimeter: 172 Perim. Multiplier: 1.045
 Refined Square Foot Cost for Upper Floors: 16.03

County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 21.962


Total Floor Area: 1,688 Base Cost New of Upper Floors = 37,071

Reproduction/Replacement Cost = 37,071
 Eff.Age:0 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 100/100/100/100/100.0
 Total Depreciated Cost = 37,071


ECF (4161 BUENA VISTA AREA BACK LOTS) 1.000 => TCV of Bldg: 1 = 37,071
 Replacement Cost/Floor Area= 21.96 Est. TCV/Floor Area= 21.96

(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.							
LINE ROBERT S & BARBARA C	FLORY PATRICK G & TAMMY S	16,000	09/19/2014	WD	WARRANTY DEED	2014-03200	PTA	100.0							
ROWLAND TERESA M TRUSTEE	LINE ROBERT S & BARBARA C	10,000	10/19/2011	WD	WARRANTY DEED	2011-03008	PTA	100.0							
Property Address		Class: 401 RESIDENTIAL-I		Zoning:		Building Permit(s)		Date	Number	Status					
RAIL ROAD ST		School: LAKE CITY - 57020													
Owner's Name/Address		P.R.E. 0%													
FLORY PATRICK G & TAMMY S 6410 TRINKLIN RD SAGINAW MI 48609		MAP #:													
Tax Description		2018 Est TCV 15,000													
2012 ROLL: SEC 12 T22N R8W LOTS 82, 83 BUENA VISTA PARK. SPLIT ON 10/20/2011 INTO 009-160-084-00; (LOTS 84 & 85) AND 009-160-082-00 (LOTS 82 & 83) FORMERLY: SEC 12 T22N R8W LOTS 82, 83, 84 & 85 BUENA VISTA PARK.		Improved X Vacant		Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS											
Comments/Influences		Public Improvements		* Factors *		LOTS 82 & 83									
Split/Comb. on 10/20/2011 completed 10/20/2011 tim SALE OF PARCELS IN		Dirt Road		Description		Frontage		Depth	Front	Depth	Rate	%Adj.	Reason	Value	
Lake Township Missaukee Parcel Map		Gravel Road		<Site Value H> GROUP H SITE10K		80		100	10000	100				10,000	
		Paved Road		<Site Value E> E BACK LOTS		80 Actual Front Feet, 0.20 Total Acres							LOT 82 - NEEDS FILL	5,0	
		Storm Sewer		80 Actual Front Feet, 0.20 Total Acres		Total Est. Land Value =								15,000	
		Sidewalk													
		Water													
		X Sewer													
		X Electric													
		X Gas													
		X Curb													
		X Street Lights													
		Standard Utilities													
		Underground Utils.													
		Topography of Site													
		Level													
		Rolling													
		X Low													
		High													
		Landscaped													
		Swamp													
		Wooded													
		Pond													
		Waterfront													
		Ravine													
		Wetland													
		Flood Plain													
		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value	
		Who		When		What		2018		7,500		0		7,500	
		TPC 12/27/2017		INSPECTED				2017		7,800		0		7,800	
		TPC 09/23/2014		INSPECTED				2016		7,800		0		7,800	
		TPC 05/28/2011		INSPECTED				2015		7,800		0		7,800	

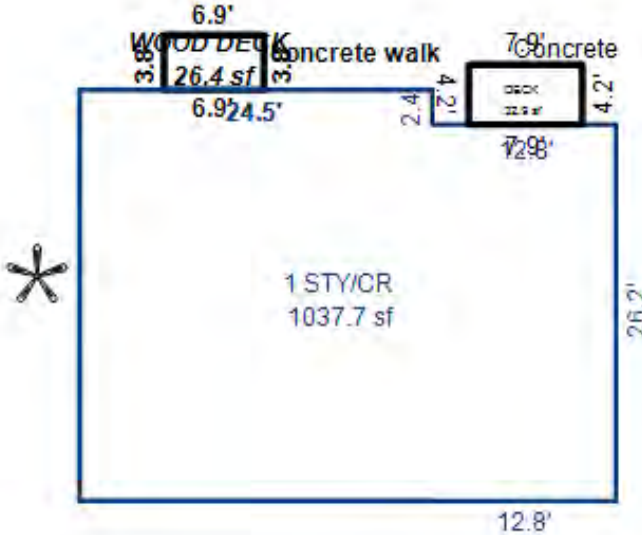
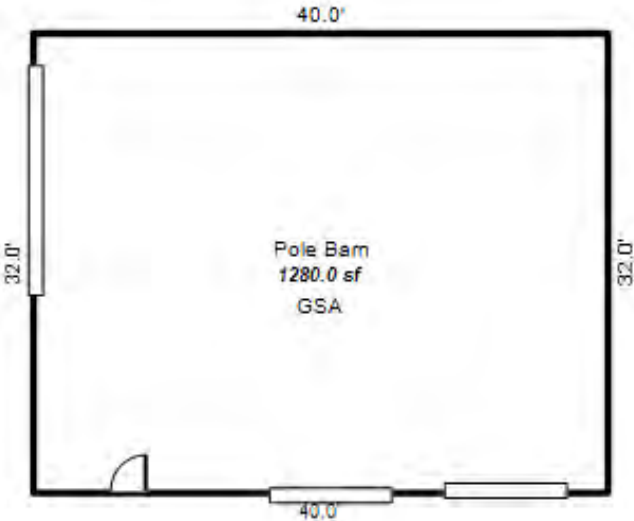
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
BLIESENER STANLEY & MARY	BLIESENER STANLEY G & MAR	1	08/14/2017	QC	FAMILY SALE	2017-02603	PTA	0.0				
ROWLAND TERESA M TRUSTEE	BLIESENER STANLEY & MARY	70,000	06/20/2013	WD	WARRANTY DEED	2013-02165	PTA	100.0				
ROWLAND TERESA M TRUSTEE	LINE ROBERT S & BARBARA C	10,000	10/19/2011	WD	WARRANTY DEED	2011-03008	PTA	0.0				
Property Address		Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)		Date	Number	Status				
6451 BUENA VISTA BLVD		School: LAKE CITY - 57020		ALTERATION		06/04/2015	2015-0202	100%				
Owner's Name/Address		P.R.E. 100% 06/25/2013		Addition		06/12/2014	2014-0179	100%				
BLIESENER STANLEY G & MARY H TRUST 6451 BUENA VISTA LAKE CITY MI 49651		MAP #:		ALTERATION		06/18/2013	2013-0232	100%				
		2018 Est TCV 100,124 TCV/TFA: 96.55										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS								
		Public Improvements		* Factors * LOTS 84 & 85								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				<Site Value H> GROUP H SITE10K					10000	100		10,000
				<Site Value H> GROUP H SITE10K					10000	100		10,000
				92 Actual Front Feet, 0.15 Total Acres Total Est. Land Value = 20,000								
				Land Improvement Cost Estimates								
				Description	Rate	CountyMult.	Size	%Good	Cash Value			
				D/W/P: 4in Ren. Conc.	4.21	1.00	1700	0	0			
				D/W/P: 3.5 Concrete	3.44	1.00	133	0	0			
				Fencing: Wd, Solid, 6 ft.	16.41	1.00	60	0	0			
				Residential Local Cost Land Improvements								
				Description	Rate	CountyMult.	Size	%Good	Cash Value			
				LAND IMPROVE 2500	2500.00	1.00	1.0	94	2,350			
				Total Estimated Land Improvements True Cash Value = 2,350								
Comments/Influences		X Street Lights										
Split/Comb. on 10/20/2011 completed		Standard Utilities										
10/20/2011 tim SALE OF PARCELS IN		Underground Utils.										
PLATTED SUB;		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	10,000	40,100	50,100			49,926C	
		TPC 12/27/2017 INSPECTED			2017	10,000	38,900	48,900			48,900S	
		TPC 11/02/2015 INSPECTED			2016	10,000	38,600	48,600			48,600S	
		TPC 09/29/2014 INSPECTED			2015	10,000	33,700	43,700			42,972C	

*** 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	Type	Year Built: 2004 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 3 Mech. Doors: 0 Area: 1280 % Good: 0 Storage Area: 853 No Conc. Floor: 0		
X	Wood Frame	X	Drywall X Paneled		Plaster Wood T&G						26 32	Treated Wood Treated Wood			
Building Style: 1S		Trim & Decoration		X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Class: C Effec. Age: 35 Floor Area: 1037 Total Base Cost: 85,846 Total Base New : 118,468 Total Depr Cost: 77,004 Estimated T.C.V: 77,774		CntyMult X 1.380 E.C.F. X 1.010		Bsmnt Garage: Carport Area: Roof:		
Yr Built	Remodeled	Ex	X	Ord		Min	Size of Closets								
1965	2015	Lg	X	Ord		Small	Doors								
Condition: Average					X	H.C.	Central Air Wood Furnace								
Room List		(5) Floors		(12) Electric			60		Amps Service						
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		No./Qual. of Fixtures			Ex.		X		Ord.		Min		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Many		X		Ave.		Few		
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		(13) Plumbing			1		Average Fixture(s)						
	Insulation	Basement: 0 S.F. Crawl: 1037 S.F. Slab: 0 S.F. Height to Joists: 0.0		1			3		Fixture Bath						
(2) Windows		(8) Basement		1			2		Fixture Bath						
X	Many Avg. Few	X	Large Avg. Small	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1915.00		1		1,915	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer			13.99 13.06		26 32		364 418	
X	Double Glass Patio Doors Storms & Screens			(10) Floor Support			1			Public Water					
X	Gable Hip Flat	Gambrel Mansard Shed		Joists: Unsupported Len: Cntr.Sup:			1			Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic					
X	Asphalt Shingle			Lump Sum Items:											
Chimney: Metal															
Notes: 2015 ENCLOSE CCP FOR 4 SEASON ADDITION Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 77,004 ECF (4161 BUENA VISTA AREA BACK LOTS) 1.010 => TCV of Bldg: 1 = 77,774															

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



Concrete Parking
1700 SqFt

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BROWN RUSSELL R & JEAN M	PHILLIPS ROSS D & VICKI L	0	06/26/2009	WD	Multiple Reference	2009/2462		100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
BUENA VISTA DR						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2018 Est TCV 12,000					

Improved	X	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS					
			* Factors *					
			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
			<Site Value C> C BACK LOTS 12K				12000 100	12,000
			46 Actual Front Feet, 0.08 Total Acres				Total Est. Land Value =	12,000

Taxpayer's Name/Address	Public Improvements
PHILLIPS ROSS D & VICKI L, TTEES 6315 BALSAM DR Hudsonville MI 49426	X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer
Tax Description	X Electric
. SEC 12 T22N R8W LOT 86 BUENA VISTA PARK.	X Gas Curb
Comments/Influences	X Street Lights Standard Utilities Underground Utils.

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	6,000	0	6,000			1,364C
2017	6,000	0	6,000			1,336C
2016	6,000	0	6,000			1,325C
2015	6,000	0	6,000			1,322C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FORSYTHE JOHN W (DECEASED)	FORSYTHE DOROTHY (HIS SPO	0	02/02/2002	OTH	Not Qualified	02-0/701		0.0
		86,500	06/01/1999	WD	Download	328:1433		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6431 W CIRCLE DR	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 07/25/1994					
FORSYTHE DOROTHY L 6431 W CIRCLE DRIVE LAKE CITY MI 49651	MAP #: 2018 Est TCV 122,044 TCV/TFA: 85.46					

Taxpayer's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS					
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason
FORSYTHE DOROTHY L 6431 W CIRCLE DRIVE LAKE CITY MI 49651	X		* Factors *					
			Description Frontage Depth Front Depth Rate %Adj. Reason Value					
Tax Description	X		Dirt Road					
			Gravel Road					
. SEC 12 T22N R8W LOTS 87 & 88 BUENA VISTA PARK.	X		<Site Value C> C BACK LOTS 12K 12000 100 LOT 87 12,000					
			<Site Value C> C BACK LOTS 12K 12000 100 LOT 88 12,000					
Comments/Influences	X		126 Actual Front Feet, 0.29 Total Acres Total Est. Land Value = 24,000					
			Land Improvement Cost Estimates					
REFUSED ENTRY..EXTENSIVE REMODELING SINCE LAST APPRAISAL GAVE SIZE ADJ OF +80 AND CHG'D LOC FROM	X		Description Rate CountyMult. Size %Good Cash Value					
			D/W/P: 3.5 Concrete 3.44 1.00 576 0 0					
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan	X		Shed: Metal Prefab 9.80 1.00 54 50 265					
			Residential Local Cost Land Improvements					
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			LAND IMPROVE 1000 1000.00 1.00 1.0 95 950					
			Total Estimated Land Improvements True Cash Value = 1,215					



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2018	12,000	49,000	61,000			56,869C
Rolling	2017	12,000	43,700	55,700			55,700S
Low	2016	12,000	47,200	59,200			58,775C
High	2015	12,000	46,600	58,600			58,600S
X Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
Who When What							
TPC 12/27/2017 INSPECTED							
TPC 04/27/2014 INSPECTED							

*** 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				
1615 PARK BLVD		School: LAKE CITY - 57020		P.R.E. 100% 06/01/1995								
Owner's Name/Address		MAP #:		2018 Est TCV 62,287 TCV/TFA: 70.78								
HALL GORDON L & LUCY J P O BOX 1016 LAKE CITY MI 49651		X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS								
Tax Description		Public Improvements		* Factors *								
. SEC 12 T22N R8W LOT 89 BUENA VISTA PARK.		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Gravel Road		<Site Value C> C BACK LOTS 12K		12000		100				12,000
		Paved Road		46 Actual Front Feet, 0.11 Total Acres Total Est. Land Value = 12,000								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description		Rate	CountyMult.	Size	%Good	Cash Value		
		Water		Residential Local Cost Land Improvements								
		Sewer		Description		Rate	CountyMult.	Size	%Good	Cash Value		
		Electric		LAND IMPROVE 1000		1000.00	1.00	0.5	95	475		
		Gas		Total Estimated Land Improvements True Cash Value = 475								
		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	25,100	31,100			24,082C	
		TPC 12/27/2017 INSPECTED			2017	6,000	24,400	30,400			23,587C	
		TPC 10/12/2012 INSPECTED			2016	6,000	24,200	30,200			23,377C	
		TPC 04/02/2012 INSPECTED			2015	6,000	23,900	29,900			23,308C	

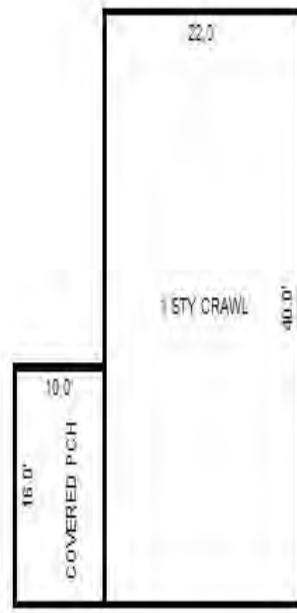


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil 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 1 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	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		1		Class: CD Effec. Age: 35 Floor Area: 880 Total Base Cost: 54,982 Total Base New : 75,875 Total Depr Cost: 49,319 Estimated T.C.V: 49,812		CntyMult X 1.380 E.C.F. X 1.010		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 1960	Remodeled 0	Ex	X Ord	Min	200		Amps Service		1	Story Siding	Crawl Space	60.95	-9.07	-0.21	880 45,470	
Condition: Average		Lg	Ord	X Small	No./Qual. of Fixtures		Ex. X Ord. Min		Other Additions/Adjustments		Rate		Bsmnt-Adj Heat-Adj		Size Cost	
Room List		(5) Floors		Kitchen: Other: Other:		(13) Plumbing		(14) Water/Sewer		Average Fixture(s)		630.00		1 630		
Basement	1st Floor	2nd Floor	Bedrooms	(6) Ceilings		No. of Elec. Outlets		Public Sewer		Well, 50 Feet		1025.00		1 1,025		
(1) Exterior		Insulation		Basement: 0 S.F. Crawl: 880 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		(15) Built-Ins & Fireplaces		Appliance Allowance		1415.00		1 1,415		
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		(8) Basement		(14) Water/Sewer		Well, 50 Feet		1575.00		1 1,575				
(2) Windows		Many Avg. X Large Avg. Small		(9) Basement Finish		Public Water		(16) Porches		CCP (1 Story), Standard		23.39		160 3,742		
X	Wood Sash Metal Sash Vinyl Sash	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Recreation SF Living SF Walkout Doors No Floor SF		1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic		Appliance Allowance Fireplace: Wood Stove		1415.00		1 1,415				
X	Double Hung Horiz. Slide Casement	(10) Floor Support		Lump Sum Items:				Fireplace: Wood Stove		1125.00		1 1,125				
X	Double Glass Patio Doors	Joists: Unsupported Len: Cntr.Sup:						(16) Porches		23.39		160 3,742				
X	Storms & Screens	Chimney: Block						Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 49,319 ECF (4161 BUENA VISTA AREA BACK LOTS) 1.010 => TCV of Bldg: 1 = 49,812								
(3) Roof		Gable Hip Flat		Gambrel Mansard Shed												

*** 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.
RIGGIE ALVERNA	RIGGIE ALVERNA (ETAL L/E)	0	05/12/2005	QC	Not Qualified	05-0/1980		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1601 S PARK BLVD						
Owner's Name/Address	School: LAKE CITY - 57020					
RIGGIE ALVERNA (ETAL L/E) 4906 STURGEON AVE MIDLAND MI 48640	P.R.E. 0%					
	MAP #:					
	2018 Est TCV 64,538 TCV/TFA: 80.67					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS									
				* Factors *									
. SEC 12 T22N R8W LOT 90 BUENA VISTA PARK.	X	Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
		Dirt Road		<Site Value A>	GROUP A	25K			25000	100			25,000
		Paved Road		50 Actual Front Feet, 0.11 Total Acres						Total Est. Land Value =			25,000
Comments/Influences		Storm Sewer		Land Improvement Cost Estimates									
		Sidewalk		Description	Rate	CountyMult.	Size	%Good			Cash Value		
		Water		Shed: Metal Prefab	9.03	1.00	48	45			195		
		X Sewer		Total Estimated Land Improvements True Cash Value =								195	
		X Electric											
		X Gas											
		Curb											
		X Street Lights											
		Standard Utilities											
		Underground Utils.											



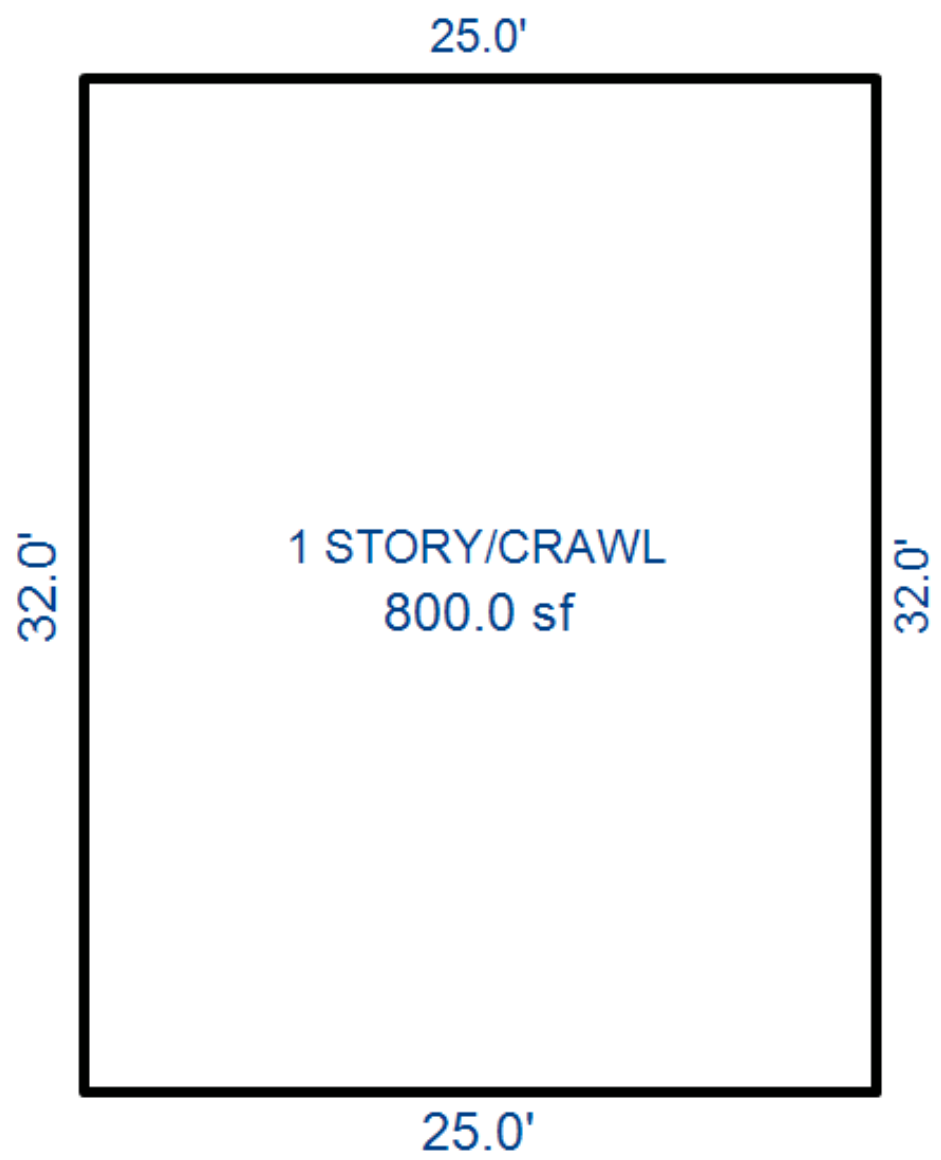
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2018	12,500	19,800	32,300			23,913C
Rolling	2017	6,000	17,600	23,600			23,422C
Low	2016	6,000	19,000	25,000			23,214C
High	2015	6,000	18,800	24,800			23,145C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
Who	When	What					
TPC	12/27/2017	INSPECTED					
TPC	09/18/2017	INSPECTED					
TPC	11/07/2011	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	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame		Drywall Paneled		Plaster Wood T&G											
Building Style: 1S		Trim & Decoration														
Yr Built 1964	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 3 Bedrooms	Kitchen: Other: Other:		(12) Electric 60 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 Crawl Space 62.30 -9.30 0.00					800 42,400				
(2) Windows		(7) Excavation		(13) Plumbing			Other Additions/Adjustments					Rate		Size Cost		
X	Many Avg. X Few	Large Avg. X Small		Basement: 0 S.F. Crawl: 800 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Average Fixture(s) 630.00			1 630			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		1 Average Fixture(s) 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			Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 38,953			1 1,415		1 1,575	
(3) Roof		(9) Basement Finish		(14) Water/Sewer			ECF (4161 BUENA VISTA AREA BACK LOTS) 1.010 => TCV of Bldg: 1 = 39,343									
X	Gable Hip Flat	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
X	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors No Floor SF		Lump Sum Items:												
X	Asphalt Shingle	(10) Floor Support														
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:														

*** 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 LAKEVIEW DR		School: LAKE CITY - 57020							
Owner's Name/Address		P.R.E. 0%		MAP #:					
ODEGARD TIMOTHY E & TRACEY J TRUST 11380 FAWN VALLEY TRAIL FENTON MI 48430		2018 Est TCV 25,000							
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS				
. SEC 12 T22N R8W LOT 91 BUENA VISTA PARK.		Public Improvements		* Factors *					
Comments/Influences		Dirt Road		Description	Frontage	Depth	Rate	%Adj. Reason	Value
		Gravel Road		<Site Value A>	GROUP A	25K	25000	100	25,000
		Paved Road		50 Actual Front Feet, 0.13 Total Acres		Total Est. Land Value =		25,000	
		Storm Sewer							
		Sidewalk							
		Water							
		X Sewer							
		X Electric							
		X Gas							
		Curb							
		X Street Lights							
		Standard Utilities							
		Underground Utils.							
		Topography of Site							
		X Level							
		Rolling							
		Low							
		High							
		Landscaped							
		Swamp							
		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	12,500	0	12,500	2,049C
		TPC 12/27/2017 INSPECTED			2017	6,000	0	6,000	2,007C
		TPC 09/18/2017 INSPECTED			2016	6,000	0	6,000	1,990C
		TPC 04/02/2012 INSPECTED			2015	6,000	0	6,000	1,985C



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FECHTER ERNEST C	SILER GREG R	167,000	08/31/2017	WD	Arms Length	2017-02724	PTA	100.0
FECHTER CHRISTOPHER & CAR	FECHTER ERNEST C A/K/A CH	1	12/15/2015	QC	RELATED PARTY	2015-04181	PTA	0.0
COLT JUDITH COOK	FECHTER CHRISTOPHER & CAR	147,000	10/22/2010	WD	Arms Length	2010-4793WD	PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6437 W LAKEVIEW DR	School: LAKE CITY - 57020		Addition	06/14/2011	2011-0263	100%
	P.R.E. 100% 09/19/2017		Other	07/30/2007	20070495	Complete

Owner's Name/Address	MAP #:	2018 Est TCV 143,250 TCV/TFA: 99.48
SILER GREG R 6437 W LAKEVIEW DR LAKE CITY MI 49651		

Tax Description	Public Improvements	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS
. SEC 12 T22N R8W LOT 92 BUENA VISTA PARK.	X Improved X Vacant	* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value <Site Value A> GROUP A 25K 25000 100 25,000 50 Actual Front Feet, 0.10 Total Acres Total Est. Land Value = 25,000
Comments/Influences	X Dirt Road X Gravel Road X Paved Road X Storm Sewer X Sidewalk	Land Improvement Cost Estimates
RAY'S NOTES - OLD OWNER ? 839-7339/CELL 231-620-9149 COLT	X Water X Sewer X Electric X Gas X Curb X Street Lights Standard Utilities Underground Utils.	Description Rate CountyMult. Size %Good Cash Value D/W/P: 4in Concrete 3.61 1.00 223 0 0 D/W/P: 4in Ren. Conc. 4.21 1.00 720 0 0 Shed: Wood Frame 12.07 1.00 80 0 0 Residential Local Cost Land Improvements Description Rate CountyMult. Size %Good Cash Value LAND IMPROVE 2500 2500.00 1.00 1.0 97 2,425 Total Estimated Land Improvements True Cash Value = 2,425



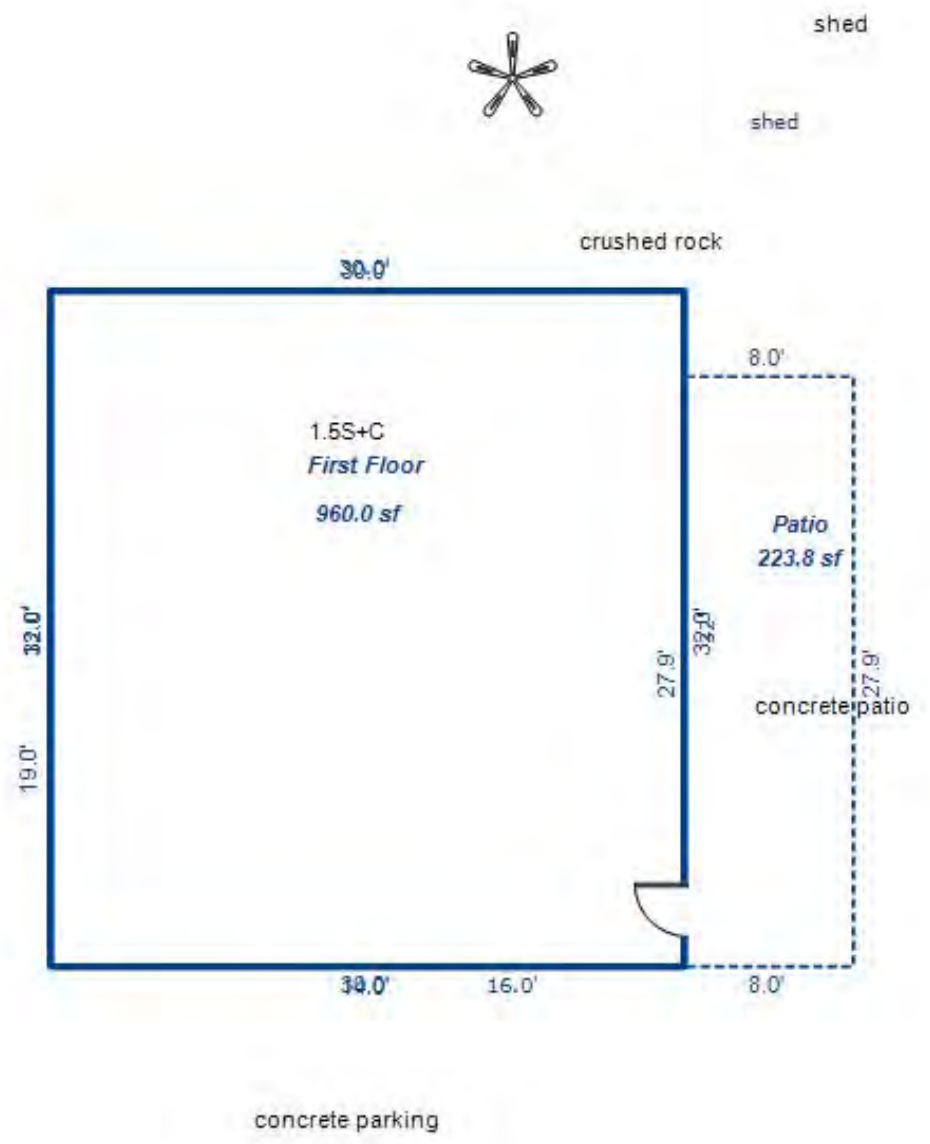
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	2018	12,500	59,100	71,600			71,600S
	2017	6,000	55,000	61,000			60,518C
	2016	6,000	54,600	60,600			59,979C
	2015	6,000	53,800	59,800		59,800W	59,800S

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga		Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame		Drywall Paneled		Plaster Wood T&G													
Building Style: 1.5S		Trim & Decoration																
Yr Built 1993	Remodeled 2003	Ex	X Ord	Min	Size of Closets													
Condition: Average		Lg	X Ord	Small	Doors													
Room List		(5) Floors																
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:					(12) Electric											
		150 Amps Service																
		(6) Ceilings		No./Qual. of Fixtures														
(1) Exterior		Ex.	X Ord.	Min	No. of Elec. Outlets													
X	Wood/Shingle Aluminum/Vinyl Brick	Many	X Ave.	Few	(7) Excavation													
		Insulation					(13) Plumbing											
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 960 S.F. Height to Joists: 0.0					(14) Water/Sewer											
X	Many Avg. Few	X	Large Avg. Small				(15) Built-Ins & Fireplaces											
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					Average Fixture(s) 3 Fixture Bath 2 Fixture Bath 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											
(3) Roof		(8) Basement					(14) Water/Sewer											
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors No Floor SF					Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic										
X	Asphalt Shingle	(10) Floor Support					Lump Sum Items:											
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.
		69,000	06/01/2002	WD	Download	02-0:3399		0.0

Property Address		Class: 401 RESIDENTIAL-I		Zoning:		Building Permit(s)		Date	Number	Status			
6431 W LAKEVIEW DR		School: LAKE CITY - 57020											
Owner's Name/Address		P.R.E. 0%		MAP #:									
CHILMAN DEBORAH ETAL 2306 WHITETAIL DRIVE CADILLAC MI 49601		2018 Est TCV 89,137 TCV/TFA: 99.04											
Taxpayer's Name/Address		X Improved		Vacant		Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS							
NORTHWESTERN MORTGAGE COMPANY P O BOX 809 625 S GARFIELD TRAVERSE CITY MI 49685-0809		X		Public Improvements		* Factors *							
Tax Description		X		Dirt Road		Description		Frontage	Depth	Rate	%Adj.	Reason	Value
. SEC 12 T22N R8W LOT 93 BUENA VISTA PARK.		X		Gravel Road		<Site Value A> GROUP A 25K		25000	100				25,000
Comments/Influences		X		Paved Road		65 Actual Front Feet, 0.13 Total Acres		Total Est. Land Value =					25,000
		X		Storm Sewer		Land Improvement Cost Estimates							
		X		Sidewalk		Description		Rate	CountyMult.	Size	%Good	Cash Value	
		X		Water		Shed: Wood Frame		11.06	1.00	120	71	942	
		X		Sewer		Residential Local Cost Land Improvements							
		X		Electric		Description		Rate	CountyMult.	Size	%Good	Cash Value	
		X		Gas		LAND IMPROVE 1000		1000.00	1.00	1.0	97	970	
		X		Curb		Total Estimated Land Improvements True Cash Value =					1,912		
		X		Street Lights									
				Standard Utilities									
				Underground Utils.									
				Topography of Site									
		X		Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
				Rolling		2018	12,500	32,100	44,600			29,884C	
				Low		2017	6,000	31,100	37,100			29,270C	
				High		2016	6,000	30,900	36,900			29,009C	
				Landscaped		2015	6,000	30,500	36,500			28,923C	
				Swamp									
				Wooded									
				Pond									
				Waterfront									
				Ravine									
				Wetland									
				Flood Plain									
				Who		When		What					
				TPC 12/27/2017		INSPECTED							
				TPC 11/07/2011		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 1 Wood Stove Direct-Vented Ga	Area 216 160	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:	
X	Wood Frame		Drywall Paneled		Plaster Wood T&G												
Building Style: 1.5S		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		Central Air Wood Furnace			(12) Electric										
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		100			Amps Service										
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories Exterior			Foundation		Rate		Bsmnt-Adj Heat-Adj		Size Cost	
X	Wood/Shingle Aluminum/Vinyl Brick																
		Insulation		Ex. X Ord. Min			No. of Elec. Outlets										
(2) Windows		(7) Excavation		Many X Ave. Few			(13) Plumbing										
	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 600 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
X	Double Hung Horiz. Slide Casement	(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer										
X	Double Glass Patio Doors Storms & Screens	(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic													
(3) Roof				Lump Sum Items:													
X	Gable Hip Flat	Gambrel Mansard Shed															
X	Asphalt Shingle																
Chimney: Metal																	

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



Sketch by Apex IVT

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WHIPPLE ROBIN K	DOLLEY DEAN & SHONNA	110,000	11/18/2016	WD	Arms Length	2016-03766	PTA	100.0
WHIPPLE KIM W (SM)	WHIPPLE ROBIN K (SW)	0	03/07/2006	QC	Not Qualified	06-0/761		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6432 W CIRCLE DR						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2018 Est TCV 107,987 TCV/TFA: 79.99					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS						
		Public Improvements		Description	Frontage	Depth	Rate	%Adj.	Reason	Value
. SEC 12 T22N R8W LOTS 94 & 95 BUENA VISTA PARK.	X	Dirt Road		<Site Value C> C BACK LOTS 12K			12000	100	LOT 94	12,000
Comments/Influences		Gravel Road		<Site Value E> E BACK LOTS			5000	100	LOT 95, IRR	5,000
		Paved Road		199 Actual Front Feet, 0.46 Total Acres Total Est. Land Value = 17,000						
		Storm Sewer		Land Improvement Cost Estimates						
		Sidewalk		Description	Rate	CountyMult.	Size	%Good	Cash Value	
	X	Water		D/W/P: 3.5 Concrete	3.20	1.00	1000	0	0	
	X	Sewer		Shed: Metal Prefab	8.16	1.00	100	45	367	
	X	Electric		Residential Local Cost Land Improvements						
	X	Gas		Description	Rate	CountyMult.	Size	%Good	Cash Value	
	X	Curb		LAND IMPROVE 1000	1000.00	1.00	1.0	94	940	
	X	Street Lights		Total Estimated Land Improvements True Cash Value = 1,307						
		Standard Utilities								
		Underground Utils.								



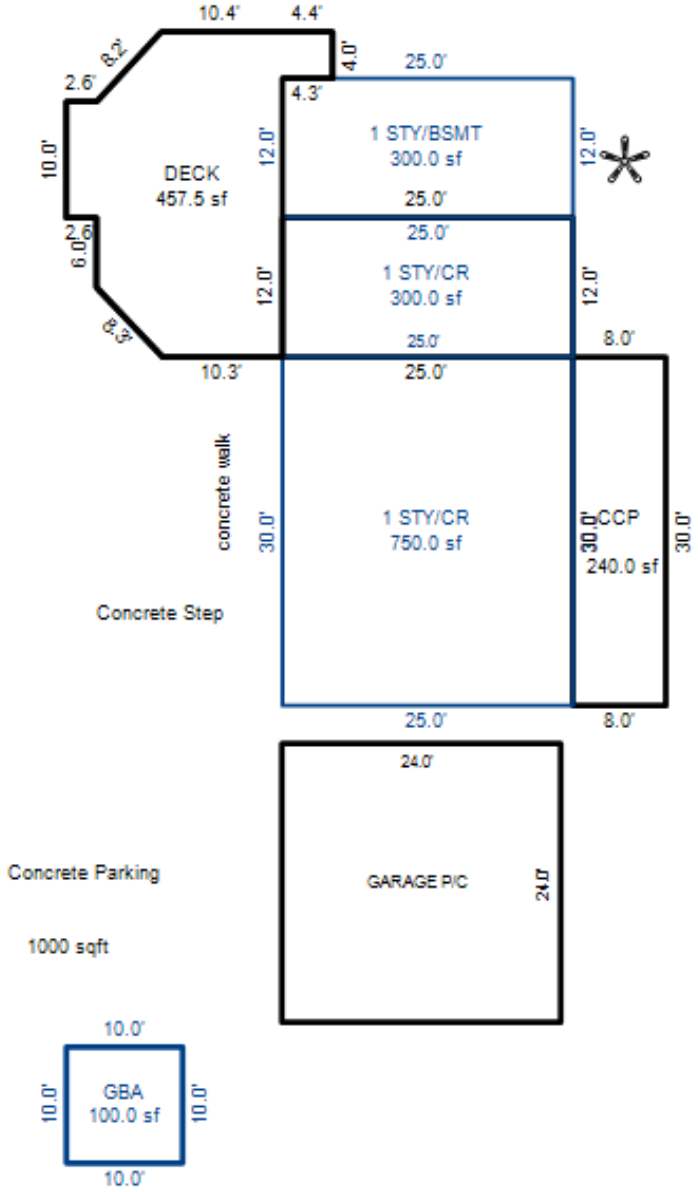
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2018	8,500	45,500	54,000			53,602C
	Rolling		2017	8,800	33,200	42,000	52,500J		52,500S
	Low		2016	8,800	27,700	36,500			28,155C
	High		2015	8,800	27,300	36,100			28,071C
	Landscaped								
	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	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 240 457	Type CCP (1 Story) Treated Wood	Year Built: 1989 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0								
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G																			
Building Style: 1S		Trim & Decoration																						
Yr Built 1967	Remodeled 2012	Ex	X	Ord		Min	Size of Closets																	
Condition: Average		Lg	X	Ord		Small																		
Room List		(5) Floors																						
	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									
	Wood/Shingle Aluminum/Vinyl Brick						Ex.	X	Ord.		Min	1	1	1	1	750	37,485							
	Insulation	Basement: 300 S.F. Crawl: 1050 S.F. Slab: 0 S.F. Height to Joists: 0.0					No. of Elec. Outlets																	
	(2) Windows	Many Avg. Few	X				Many	X	Ave.		Few	1	1	1	300	17,421								
	X Wood Sash Metal Sash Vinyl Sash X Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(7) Excavation					(13) Plumbing																	
	(3) Roof	(8) Basement					(14) Water/Sewer																	
	X Gable Hip Flat X Asphalt Shingle	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																	
	Chimney: Brick	(9) Basement Finish																						
		Recreation SF Living SF Walkout Doors No Floor SF																						
		(10) Floor Support																						
		Joists: Unsupported Len: Cntr.Sup:					1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																	
		Lump Sum Items:																						
(15) Fireplaces Summary: Class: CD Effec. Age: 33 Floor Area: 1350 Total Base Cost: 96,033 Total Base New: 132,526 Total Depr Cost: 88,792 Estimated T.C.V: 89,680															CntyMult X 1.380 E.C.F. X 1.010		Rate Bsmnt-Adj Heat-Adj 56.20 -8.09 1.87 56.20 0.00 1.87 56.20 -8.09 1.87		Rate 630.00 1975.00 1025.00 2550.00 1415.00 2900.00 20.33 6.13 12.60 350.00		Size Cost 1 630 1 1,975 1 1,025 1 2,550 1 1,415 1 2,900 240 4,879 457 2,801 576 7,258 2 700		Phy/Ab.Phy/Func/Econ/Comb.%Good= 67/100/100/100/67.0, Depr.Cost = 88,792 ECF (4161 BUENA VISTA AREA BACK LOTS) 1.010 => TCV of Bldg: 1 = 89,680	

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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.
BROWN RUSSELL R & JEAN M	PHILLIPS ROSS D & VICKI L	62,500	06/26/2009	WD	Multiple Improved	2009/2462		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6431 W BUENA VISTA BLVD						
	School: LAKE CITY - 57020					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
PHILLIPS ROSS D & VICKI L TTEES PHILLIPS LIVING TRUST 6315 BALSAM DR Hudsonville MI 49426	2018 Est TCV 61,192 TCV/TFA: 87.42					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS						
				Description	Frontage	Depth	Rate	%Adj.	Reason	Value
. SEC 12 T22N R8W LOT 96 BUENA VISTA PARK.	X			<Site Value C> C BACK LOTS 12K			12000	100		12,000
				65 Actual Front Feet, 0.19 Total Acres			Total Est. Land Value =			12,000

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates							
			Description	Rate	CountyMult.	Size	%Good	Cash Value		
	X	Dirt Road								
	X	Gravel Road								
	X	Paved Road								
	X	Storm Sewer								
	X	Sidewalk								
	X	Water								
	X	Sewer								
	X	Electric				1000.00	1.00	0.5	95	475
	X	Gas								
	X	Curb								
	X	Street Lights								
		Standard Utilities								
		Underground Utils.								
		Topography of Site								
	X	Level								
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								



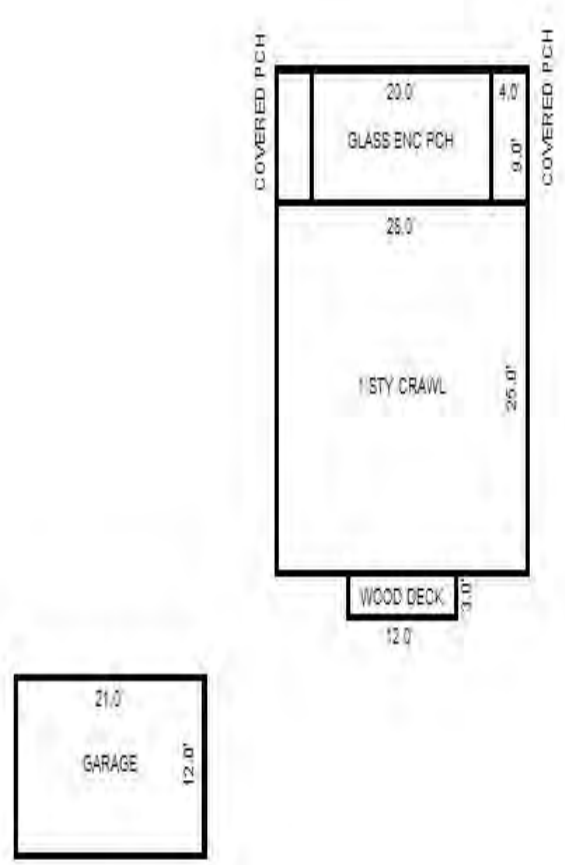
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	6,000	24,600	30,600			30,377C
2017	6,000	23,900	29,900			29,753C
2016	6,000	23,700	29,700			29,488C
2015	6,000	23,400	29,400			29,400S

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story 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 180 36 36 36	Type CGEP (1 Story) CCP (1 Story) CCP (1 Story) Treated Wood	Year Built: 1979 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 252 % 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 1964	Remodeled 0	Ex	Ord	X	Min	Size of Closets										
Condition: Average		Lg	Ord	X	Small	Doors										
Room List		(5) Floors		Central Air Wood Furnace												
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(12) Electric 60 Amps Service												
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories Exterior			Foundation Rate		Bsmnt-Adj Heat-Adj		Size Cost		
X	Wood/Shingle Aluminum/Vinyl Brick				Ex.	X	Ord.	Min	1	Story Siding	Crawl Space	52.92	-9.28	2.59	700	32,361
Insulation		Basement: 0 S.F. Crawl: 700 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets			Other Additions/Adjustments			Rate		Rate		Size Cost		
(2) Windows		(8) Basement		(13) Plumbing			(14) Water/Sewer			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			Public Sewer Well, 100 Feet			912.00 2425.00		1 912 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			(15) Built-Ins & Fireplaces			Appliance Allowance Fireplace: Wood Stove		1235.00 950.00		1 1,235 1 950		
X	Asphalt Shingle	(9) Basement Finish		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			(16) Porches			CGEP (1 Story), Standard CCP (1 Story), Standard CCP (1 Story), Standard		31.60 42.69 42.69		180 5,688 36 1,537 36 1,537		
Chimney: Block		Recreation SF Living SF Walkout Doors No Floor SF		Lump Sum Items:			(16) Deck/Balcony			Treated Wood,Standard		11.39		36 410		
(3) Roof		(10) Floor Support					(17) Garages			Class:D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Mechanical Doors		23.29 325.00		252 5,869 1 325		
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:				Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, ECF (4161 BUENA VISTA AREA BACK LOTS)			1.010 => TCV of Bldg: 1 =		48,235 48,717				

*** 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.
HALL ROB & ABBEY	FLORY PATRICK G & TAMMY S	23,500	09/28/2012	WD	WARRANTY DEED	2012-03174	PTA	100.0
ROWLAND TERESA M TRUSTEE	HALL ROB & ABBEY	12,500	08/24/2012	WD	WARRANTY DEED	2012-02915 WD	PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6430 W RAILROAD ST	School: LAKE CITY - 57020		New House	04/29/2014	2014-0089	100%
Owner's Name/Address	P.R.E. 0%					
FLORY PATRICK G & TAMMY S 6470 TRINKLEIN RD SAGINAW MI 48609	MAP #: 2018 Est TCV 160,398 TCV/TFA: 95.02					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS																																																																				
. SEC 12 T22N R8W LOTS 97 & 98 BUENA VISTA PARK.	X		<table border="1"> <thead> <tr> <th colspan="2">Public Improvements</th> <th colspan="2">* Factors *</th> <th colspan="2">LOTS 97&98</th> <th></th> </tr> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj. Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td><Site Value C> C BACK LOTS 12K</td> <td></td> <td></td> <td></td> <td></td> <td>12000</td> <td>100</td> <td>12,000</td> </tr> <tr> <td><Site Value H> GROUP H SITE10K</td> <td></td> <td></td> <td></td> <td></td> <td>10000</td> <td>100</td> <td>10,000</td> </tr> <tr> <td colspan="7">92 Actual Front Feet, 0.23 Total Acres</td> <td>Total Est. Land Value = 22,000</td> </tr> </tbody> </table>						Public Improvements		* Factors *		LOTS 97&98			Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value	<Site Value C> C BACK LOTS 12K					12000	100	12,000	<Site Value H> GROUP H SITE10K					10000	100	10,000	92 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value = 22,000																								
Public Improvements		* Factors *		LOTS 97&98																																																																			
Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value																																																																
<Site Value C> C BACK LOTS 12K					12000	100	12,000																																																																
<Site Value H> GROUP H SITE10K					10000	100	10,000																																																																
92 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value = 22,000																																																																
Comments/Influences	X		<table border="1"> <thead> <tr> <th colspan="2">Land Improvement Cost Estimates</th> <th colspan="2">Rate</th> <th colspan="2">CountyMult.</th> <th colspan="2">Size %Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>Description</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>D/W/P: 4in Ren. Conc.</td> <td></td> <td>4.21</td> <td>1.00</td> <td>400</td> <td>0</td> <td></td> <td></td> <td>0</td> </tr> <tr> <td colspan="9">Residential Local Cost Land Improvements</td> </tr> <tr> <td>Description</td> <td></td> <td>Rate</td> <td>CountyMult.</td> <td>Size</td> <td>%Good</td> <td></td> <td></td> <td>Cash Value</td> </tr> <tr> <td>LAND IMPROVE 1000</td> <td></td> <td>1000.00</td> <td>1.00</td> <td>1.0</td> <td>95</td> <td></td> <td></td> <td>950</td> </tr> <tr> <td colspan="8">Total Estimated Land Improvements True Cash Value =</td> <td>950</td> </tr> </tbody> </table>						Land Improvement Cost Estimates		Rate		CountyMult.		Size %Good		Cash Value	Description									D/W/P: 4in Ren. Conc.		4.21	1.00	400	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
Land Improvement Cost Estimates		Rate		CountyMult.		Size %Good		Cash Value																																																															
Description																																																																							
D/W/P: 4in Ren. Conc.		4.21	1.00	400	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	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2018	11,000	69,200	80,200			79,842C
Rolling							
Low							
High							
Landscaped							
Swamp							
X Wooded	2017	11,000	67,200	78,200			78,200S
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							



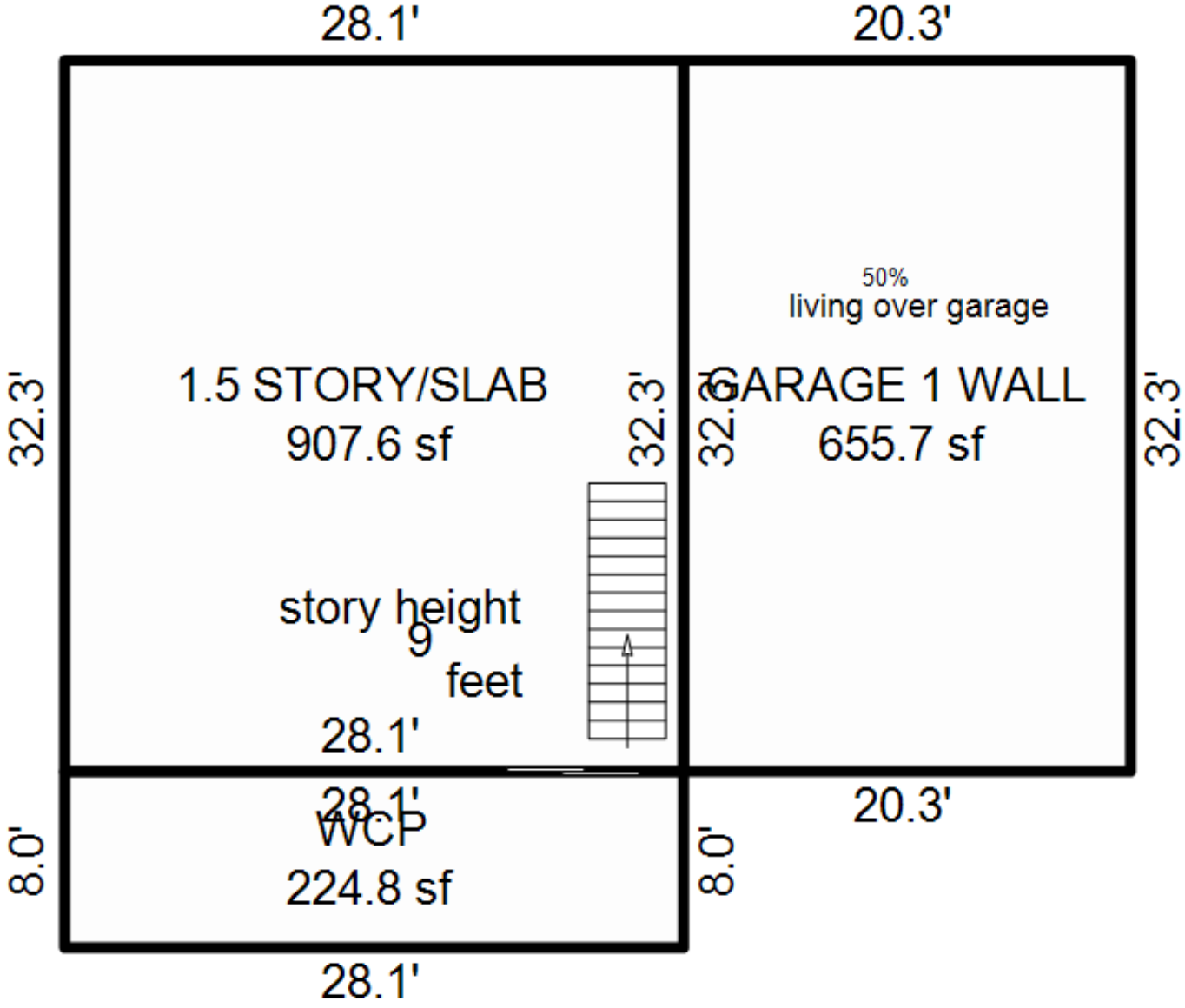
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Who	When	What	2018	2017	2016	2015
TPC	12/27/2017	INSPECTED				
TPC	11/02/2015	INSPECTED				
TPC	12/19/2014	INSPECTED				

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage	
X	Single Family	Eavestrough Insulation	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 224	Type CCP (1 Story)	Year Built: 2014 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: 655 % Good: 0 Storage Area: 0 No Conc. Floor: 0	Bsmnt Garage:	Carport Area:	Roof:			
	Town Home														Duplex	A-Frame	Wood Frame
Building Style: 1.25S		Trim & Decoration		(4) Interior			(12) Electric			(16) Porches/Decks			(17) Garage				
Yr Built 2015	Remodeled 0	Ex	Ord	Min	Size of Closets			Central Air Wood Furnace			Rate Bsmnt-Adj Heat-Adj			Size Cost			
Condition: Average		Lg	Ord	Small	Doors			0 Amps Service			Rate			Size Cost			
Room List		(5) Floors		(6) Ceilings			(13) Plumbing			Rate			Size Cost				
Basement	1st Floor	Kitchen:		No./Qual. of Fixtures			(14) Water/Sewer			Rate			Size Cost				
2nd Floor	2 Bedrooms	Other:		Ex. Ord. Min			(15) Garages			Rate			Size Cost				
(1) Exterior		Other:		No. of Elec. Outlets			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			Rate			Size Cost				
Wood/Shingle	Aluminum/Vinyl	Basement: 0 S.F.		Many Ave. Few			Base Cost			Rate			Size Cost				
Brick	Insulation	Crawl: 0 S.F.		(7) Excavation			Common Wall: 1 Wall			Rate			Size Cost				
(2) Windows		Slab: 907 S.F.		Basement			Mechanical Doors			Rate			Size Cost				
Many Avg. Few	Large Avg. Small	Height to Joists: 0.0		(8) Basement			Notes: 12/19/2014 ELECTIRAL FACEPLATES NOT INSTALLED. -TIM			Rate			Size Cost				
Wood Sash	Metal Sash	(9) Basement Finish		(10) Floor Support			Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0,			Rate			Size Cost				
Vinyl Sash	Double Hung	Recreation SF		Joists:			Depr.Cost = 136,088			Rate			Size Cost				
Horiz. Slide	Double Glass	Living SF		Unsupported Len:			ECF (4161 BUENA VISTA AREA BACK LOTS) 1.010 => TCV of Bldg: 1 = 137,448			Rate			Size Cost				
Storms & Screens	Patio Doors	Walkout Doors		Cntr.Sup:			Lump Sum Items:			Rate			Size Cost				
(3) Roof		No Floor SF		(14) Water/Sewer						Rate			Size Cost				
Gable	Gambrel	(10) Floor Support		(15) Water/Sewer						Rate			Size Cost				
Hip	Mansard	Joists:		Public Water						Rate			Size Cost				
Flat	Shed	Unsupported Len:		Public Sewer						Rate			Size Cost				
Asphalt Shingle		Cntr.Sup:		Water Well						Rate			Size Cost				
Chimney:				1000 Gal Septic						Rate			Size Cost				
				2000 Gal Septic						Rate			Size Cost				

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		56,500	08/01/1999	WD	Download	330:781		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
BUENA VISTA BLVD						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 100% 02/05/2008					
	MAP #:					
	2018 Est TCV 15,000					

FOSS JACK T & BRENDA J 6401 W BUENA VISTA BLVD Lake City MI 49651	Improved	X	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS				
				* Factors *				
	Public Improvements			Description	Frontage	Depth	Rate %Adj. Reason	Value

Taxpayer's Name/Address	X	Dirt Road	<Site Value H> GROUP H SITE10K	10000	100		10,000	
FOSS JACK T & BRENDA J 6401 W BUENA VISTA BLVD Lake City MI 49651		Gravel Road	<Site Value E> E BACK LOTS	5000	100	LOT 99 NEEDS FILL	5,000	
		Paved Road	100 Actual Front Feet, 0.27 Total Acres				Total Est. Land Value =	15,000
		Storm Sewer						

	X	Sidewalk					
	X	Water					
	X	Sewer					
	X	Electric					

Tax Description	X	Gas					
. SEC 12 T22N R8W W 1/2 OF LOTS 99 & 100 BUENA VISTA PARK.	X	Curb					

Comments/Influences	X	Street Lights					
REMOVE SWAMP ADJ..CHG SIZE ADJ FROM +15 TO +21 FOR 05		Standard Utilities					
		Underground Utils.					


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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	7,500	0	7,500			1,190C
2017	7,800	0	7,800			1,166C
2016	7,800	0	7,800			1,156C
2015	7,800	0	7,800			1,153C

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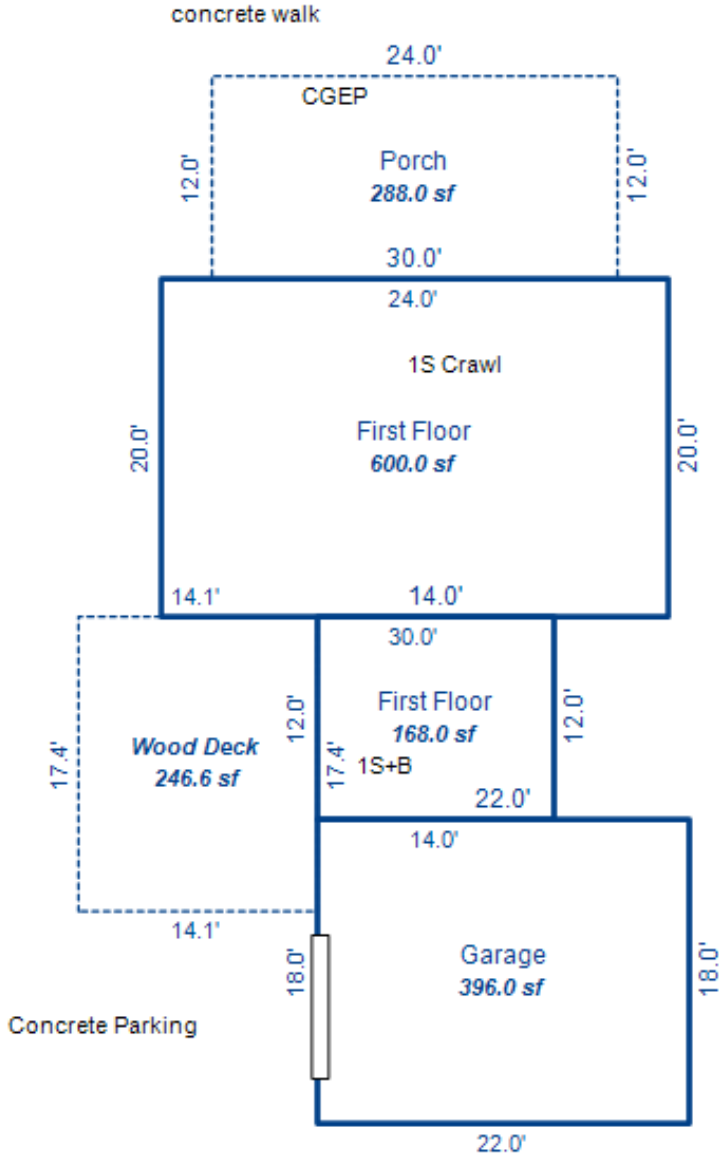
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)		Date	Number	Status				
6401 W BUENA VISTA BLVD		School: LAKE CITY - 57020		Deck/Porch		05/08/2012	2012-0165	100%				
Owner's Name/Address		P.R.E. 100% 02/05/2008		MAP #:								
FOSS JACK T & BRENDA J 6401 W BUENA VISTA BLVD LAKE CITY MI 49651		2018 Est TCV 65,931 TCV/TFA: 85.85		Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS								
Taxpayer's Name/Address		X Improved	Vacant	* Factors *								
FOSS JACK T & BRENDA J 6401 W BUENA VISTA BLVD LAKE CITY MI 49651		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Dirt Road		<Site Value C> C BACK LOTS 12K 12000 100 12,000								
		Gravel Road		76 Actual Front Feet, 0.23 Total Acres Total Est. Land Value = 12,000								
		Paved Road		Land Improvement Cost Estimates								
		Storm Sewer		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		Sidewalk		D/W/P: 3.5 Concrete	3.20	1.00	510	0	0			
		Water		Residential Local Cost Land Improvements								
		Sewer		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		Electric		LAND IMPROVE 1000	1000.00	1.00	0.5	95	475			
		Gas		Total Estimated Land Improvements True Cash Value = 475								
		Curb										
Tax Description		X Street Lights										
. SEC 12 T22N R8W LOT 101 BUENA VISTA PARK.		X Standard Utilities										
Comments/Influences		X Underground Utils.										
		Topography of Site										
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Rolling		2018	6,000	27,000	33,000			30,732C		
		Low		2017	6,000	24,100	30,100			30,100S		
		High		2016	6,000	26,000	32,000			31,694C		
Landscaped		2015	6,000	25,600	31,600			31,600S				
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What								
		TPC	12/27/2017	INSPECTED								
		TPC	04/17/2017	INSPECTED								
		TPC	03/30/2015	INSPECTED								

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	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 288 246	Type CGEP (1 Story) Treated Wood	Year Built: 1962 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 396 % 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										
Yr Built 1962	Remodeled 0	Ex	X	Ord		Min	Size of Closets							
Condition: Average		Lg		Ord	X	Small	Doors							
Room List		(5) Floors		Central Air Wood Furnace										
	Basement 1st Floor 2nd Floor 2 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			No. of Elec. Outlets										
(2) Windows		Many		X	Ave.			Few						
X	Avg. Few													
X	Large Avg. Small	(7) Excavation		(13) Plumbing										
		Basement: 168 S.F. Crawl: 600 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		(14) Water/Sewer										
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic										
(3) Roof		(9) Basement Finish		Lump Sum Items:										
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors No Floor SF												
X	Gambrel Mansard Shed	(10) Floor Support												
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:												
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.				
Property Address		Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)		Date	Number	Status				
6385 W BUENA VISTA BLVD		School: LAKE CITY - 57020		Carport		04/14/2011	2011-0115	100%				
Owner's Name/Address		P.R.E. 100% 07/25/1994										
KEWAY MARILYN J C/O EISING MICHELE 12829 KOHLMAN ROAD ATLANTA MI 49709		MAP #:		2018 Est TCV 85,702 TCV/TFA: 74.39								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS								
. SEC 12 T22N R8W LOT 102 & E 1/2 OF LOTS 99 & 100 BUENA VISTA PARK.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		<Site Value C> C BACK LOTS 12K 12000 100 12,000								
		Paved Road		62 Actual Front Feet, 0.38 Total Acres Total Est. Land Value = 12,000								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		Water		D/W/P: 3.5 Concrete	3.20	1.00	144	71	327			
		X Sewer		Shed: Wood Frame	8.75	1.00	192	71	1,193			
		X Electric		Total Estimated Land Improvements True Cash Value = 1,520								
		X Gas										
		Curb										
		X Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2018	6,000	36,900	42,900			35,344C	
		TPC 12/27/2017 INSPECTED			2017	6,000	35,800	41,800			34,618C	
		TPC 04/17/2017 INSPECTED			2016	6,000	35,500	41,500			34,310C	
					2015	6,000	35,000	41,000			34,208C	

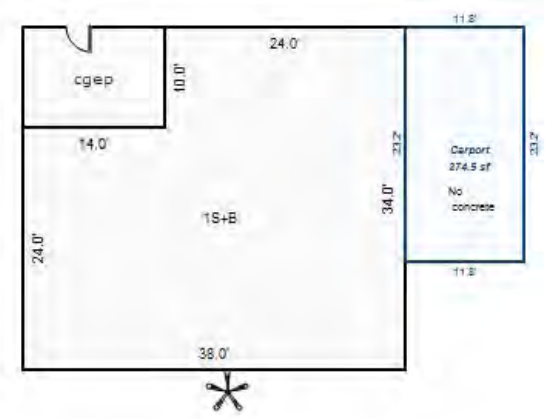


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*** Information herein deemed reliable but not guaranteed***

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 140	Type CGEP (1 Story)	Year Built: Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 1 % Good: 0 Storage Area: 0 No Conc. Floor: 274		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G										
Building Style: 1S		Trim & Decoration													
Yr Built 1965	Remodeled 2011	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								
		Doors		Solid	X	H.C.	100 Amps Service								
		(6) Ceilings		No./Qual. of Fixtures			Stories Exterior			Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
(1) Exterior		Ex.	X	Ord.		Min	1	Story Siding	Basement	57.75	0.00	1.87	1152	68,682	
X	Wood/Shingle Aluminum/Vinyl Brick	No. of Elec. Outlets					Other Additions/Adjustments			Rate		Size		Cost	
	Insulation	Many	X	Ave.		Few	(13) Plumbing								
(2) Windows		(7) Excavation					(14) Water/Sewer								
X	Many Avg. Few	X	Large Avg. Small	Basement: 1152 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(15) Built-Ins & Fireplaces						
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								
		(9) Basement Finish					(17) Carports								
		Recreation	SF	Living	SF	Walkout Doors	(17) Garages								
(3) Roof		No Floor		SF				Class:CD Exterior: Pole Foundation: 42 Inch (Unfinished)							
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support					Base Cost							
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:					No Floor Deduction								
	Chimney: Block	1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic					Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 71,467								
		Lump Sum Items:					ECF (4161 BUENA VISTA AREA BACK LOTS) 1.010 => TCV of Bldg: 1 = 72,182								

*** 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.
COURTADE THERESA E	MC GEE JEFFREY M & DODY C	0	09/19/2017	WD	Arms Length	2017-03004	PTA	100.0
		27,500	11/01/1997	WD	Download	03-0:4839		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
W BUENA VISTA BLVD						
Owner's Name/Address	School: LAKE CITY - 57020					
MC GEE JEFFREY M & DODY C	P.R.E. 0%					
8751 ONANDAGA	MAP #:					
CLARKSTON MI 48348	2018 Est TCV 38,330 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS					
2017-03004 "THAT PART OF LOTS 103 AND 104 AND THAT PART OF VACATED PINWOOD AVENUE, PLAT OF BUENA VISTA PARK, SECTION 12, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT THE SOUTHWEST COMER OF LOT 103; THENCE NORTH 58°38'53" WEST 17.68 FEET TO THE CENTENINE OF VACATED PINWOOD AVENUE; THENCE ALONG SAID CENTERLINE NORTH 00°25'15" WEST 78.89 FEET; THENCE NORTH 64°16'36" EAST 93.84 FEET; THENCE SOUTH 18°27'57" EAST 83.94 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 103; THENCE	X		* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value <Site Value C> C BACK LOTS 12K 12000 100 12,000 74 Actual Front Feet, 0.21 Total Acres Total Est. Land Value = 12,000					

Tax Description	X	Public Improvements	Land Improvement Cost Estimates					
2017-03004 "THAT PART OF LOTS 103 AND 104 AND THAT PART OF VACATED PINWOOD AVENUE, PLAT OF BUENA VISTA PARK, SECTION 12, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT THE SOUTHWEST COMER OF LOT 103; THENCE NORTH 58°38'53" WEST 17.68 FEET TO THE CENTENINE OF VACATED PINWOOD AVENUE; THENCE ALONG SAID CENTERLINE NORTH 00°25'15" WEST 78.89 FEET; THENCE NORTH 64°16'36" EAST 93.84 FEET; THENCE SOUTH 18°27'57" EAST 83.94 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 103; THENCE	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water	Description Rate CountyMult. Size %Good Cash Value D/W/P: 4in Ren. Conc. 4.21 1.00 600 0 0					
	X	Sewer	Residential Local Cost Land Improvements					
	X	Electric	Description Rate CountyMult. Size %Good Cash Value LAND IMPROVE 2500 2500.00 1.00 1.0 95 2,375					
	X	Gas	Total Estimated Land Improvements True Cash Value = 2,375					
	X	Curb						
	X	Street Lights Standard Utilities Underground Utils.						



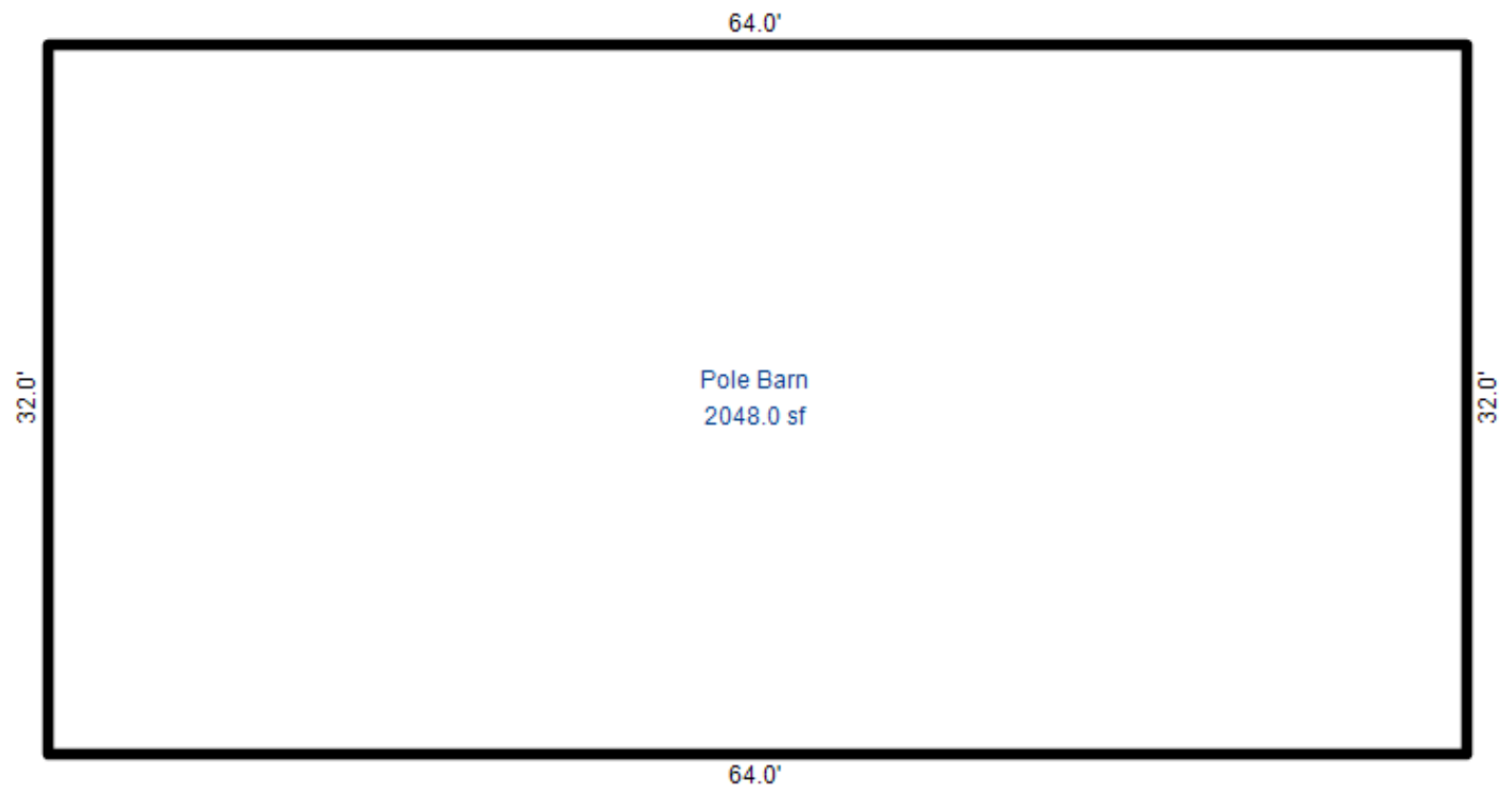
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2018	6,000	13,200	19,200			19,200S
TPC	12/27/2017	INSPECTED	2017	0	0	0			0
TPC	09/11/2017	INSPECTED	2016	0	0	0			0
			2015	0	0	0			0

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2003 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 2048 % Good: 0 Storage Area: 0 No Conc. Floor: 0	0	Front Overhang	0	Other Overhang	
	Mobile Home														0	0
	Town Home														
	Duplex														
	A-Frame														
Wood Frame		(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			Class: C Effec. Age: 10 Floor Area: 0 Total Base Cost: 19,096 Total Base New : 26,353 Total Depr Cost: 23,718 Estimated T.C.V: 23,955		CntyMult X 1.380 E.C.F. X 1.010		Bsmnt Garage: Carport Area: Roof:				
Building Style: GRG		Trim & Decoration		Central Air Wood Furnace			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj		Rate		Size Cost				
Yr Built 2003		Ex Ord Min		(12) Electric			Other Additions/Adjustments				Size Cost				
Remodeled 0		Size of Closets		0 Amps Service			(13) Plumbing		3 Fixture Bath		2400.00 -1 -2,400				
Condition: Average		Lg Ord Small		X No Heating/Cooling			(17) Garages		Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)						
Room List		Doors Solid H.C.		Central Air Wood Furnace			Base Cost		10.13		2048 20,746				
Basement		(5) Floors		(13) Plumbing			Automatic Doors		375.00		2 750				
1st Floor		Kitchen:		Average Fixture(s)			Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,		Depr.Cost =		23,718				
2nd Floor		Other:		3 Fixture Bath			ECF (4161 BUENA VISTA AREA BACK LOTS)		1.010 => TCV of Bldg: 1 =		23,955				
Bedrooms		Other:		2 Fixture Bath											
(1) Exterior		(6) Ceilings		Softener, Auto											
Wood/Shingle				Softener, Manual											
Aluminum/Vinyl				Solar Water Heat											
Brick				No Plumbing											
Insulation				Extra Toilet											
(2) Windows		(7) Excavation		Extra Sink											
Many Avg. Few		Basement: 0 S.F.		Separate Shower											
Large Avg. Small		Crawl: 0 S.F.		Ceramic Tile Floor											
Wood Sash		Slab: 0 S.F.		Ceramic Tile Wains											
Metal Sash		Height to Joists: 0.0		Ceramic Tub Alcove											
Vinyl Sash		(8) Basement		Vent Fan											
Double Hung		Conc. Block		(14) Water/Sewer											
Horiz. Slide		Poured Conc.		Public Water											
Casement		Stone		Public Sewer											
Double Glass		Treated Wood		Water Well											
Patio Doors		Concrete Floor		1000 Gal Septic											
Storms & Screens		(9) Basement Finish		2000 Gal Septic											
(3) Roof		Recreation SF		Lump Sum Items:											
Gable		Living SF													
Hip		Walkout Doors													
Flat		No Floor SF													
Asphalt Shingle		(10) Floor Support													
Chimney:		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.
MCGEE JEFFREY M & DODY C	COURTADE THERESA E	1	09/19/2017	WD	Arms Length	2017-03003		100.0
COURTADE THERESA E	MCGEE JEFFREY M & DODY C	0	09/19/2017	EAS	EASEMENT	2017-03591	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
W LAKEWOOD DL						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2018 Est TCV 23,977 TCV/TFA: 0.00					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS					
		Public Improvements		Description	Frontage	Depth	Rate %Adj.	Reason	Value
				* Factors *					
				<Site Value C>	C BACK LOTS 12K	12000	100		12,000
				98 Actual Front Feet, 0.23 Total Acres Total Est. Land Value =					12,000

2017-03003 WD "THAT PART OF LOTS 105 AND 106, PLAT OF BUENA VISTA PARK, SECTION 12 T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, LYING EASTERLY OF A LINE BEGINNING SOUTH 81'33' EAST 61.77 FEET FROM PLAT MONUMENT, BEING THE NORTHWEST COMER OF LOT 106; THENCE SOUTH 03°42'05" EAST TO THE SOUTHERLY LINE OF LOT 105, INCLUDING THAT PART OF VACATED BIRCHWOOD AVENUE LYING ADJACENT TO LOTS 105 AND 106 AND LYING WESTERLY OF THE CENTERLINE OF SAID BIRCHWOOD AVENUE." 2017-03591 APPURTENANT ACCESS EASEMENT



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

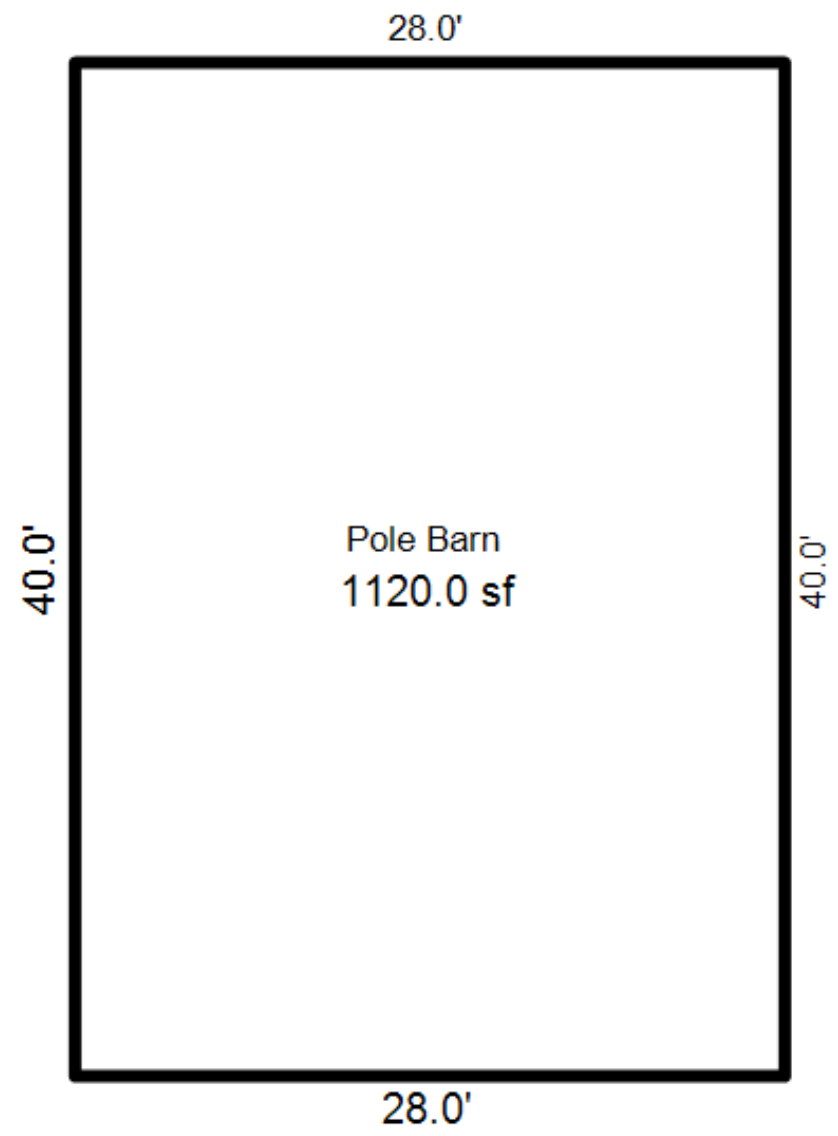
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	6,000	6,000	12,000			12,000S
2017	6,000	5,600	11,600			7,779C
2016	6,000	5,600	11,600			7,710C
2015	6,000	5,500	11,500			7,687C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1984 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: 1120 % Good: 0 Storage Area: 0 No Conc. Floor: 0	0	Front Overhang	0	Other Overhang	
	Mobile Home														0	0
	Town Home														
	Duplex														
	A-Frame														
Wood Frame		(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			Class: CD Effec. Age: 20 Floor Area: 0 Total Base Cost: 10,741 Total Base New : 14,823 Total Depr Cost: 11,858 Estimated T.C.V: 11,977		CntyMult X 1.380 E.C.F. X 1.010		Bsmnt Garage: Carport Area: Roof:				
Building Style: GRG		Trim & Decoration		(12) Electric			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj		Rate		Size Cost				
Yr Built 1984		Ex		Ord		Min		(17) Garages		Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)		Base Cost 9.30 1120 10,416			
Remodeled 0		Size of Closets		No Heating/Cooling			Mechanical Doors 325.00 1 325		Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 11,858		ECF (4161 BUENA VISTA AREA BACK LOTS) 1.010 => TCV of Bldg: 1 = 11,977				
Condition: Average		Lg		Ord		Small									
Room List		Doors		Solid		H.C.									
Basement		Kitchen:		Central Air Wood Furnace											
1st Floor		Other:		(13) Plumbing											
2nd Floor		Other:		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
Bedrooms		(6) Ceilings		No./Qual. of Fixtures											
(1) Exterior		Ex.		Ord.		Min									
Wood/Shingle		No. of Elec. Outlets		Many			Ave.								
Aluminum/Vinyl		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer								
Brick		Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic								
Insulation		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:								
(2) Windows		Many		Large		Avg.									
Wood Sash		Avg.		Avg.		Small									
Metal Sash		Few		Small											
Vinyl Sash															
Double Hung															
Horiz. Slide															
Casement															
Double Glass															
Patio Doors															
Storms & Screens															
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:											
Gable		Gambrel													
Hip		Mansard													
Flat		Shed													
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.					
COURTADE THERESA E	MCGEE JEFFREY M & DODY C	0	09/19/2017	EAS	EASEMENT	2017-03591	PTA	0.0					
PASH STANFORD J & ELIZABE	COURTADE THERESA E	255,000	05/26/2017	WD	Arms Length	2017-01762	PTA	100.0					
CURTISS JOHN W & SARAH J	PASH STANFORD J & ELIZABE	242,000	06/23/2010	WD	Arms Length	2010/2290WD	PTA	100.0					
Property Address		Class: 401 RESIDENTIAL-I		Zoning:		Building Permit(s)		Date	Number	Status			
6401 W LAKEVIEW DR		School: LAKE CITY - 57020		New House		08/08/2003		20030275	Complete				
Owner's Name/Address		P.R.E. 100% 06/27/2017		MAP #:		2018 Est TCV 190,554 TCV/TFA: 106.99							
COURTADE THERESA E 6401 W LAKEVIEW DR LAKE CITY MI 49651		X	Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS								
Tax Description		Public Improvements			* Factors * PRT 106, 105 & 104								
THAT PART OF LOTS 104, 105 AND 106, PLAT OF BUENA VISTA PARK, SECTION 12, T22N. R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT A POINT ON THE CENTERLINE OF VACATED PINWOOD AVENUE THAT IS NORTH 81'32'40" WEST 15.30' FROM THE ORTHWEST CORNER OF LOT 06; THENCE ALONG THE NORTH LINE OF LOT 106 SOUTH 81DEG32'40" EAST 125.08 FEET TO A POINT ON THE CENTERLINE OF VACATED BIRCHWOOD AVENUE; THENCE ALONG SAID CENTERLINE SOUTH 45'10'13" EAST 47.04 FEET; THENCE SOUTH 60'17'46" WEST		X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Gravel Road		<Site Value A> GROUP A 25K					25000	100		25,000
		X	Paved Road		125 Actual Front Feet, 0.33 Total Acres					Total Est. Land Value =			25,000
		X	Storm Sewer		Land Improvement Cost Estimates								
		X	Sidewalk		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		X	Water		D/W/P: 4in Ren. Conc.	4.21	1.00	900	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	100	2,500			
		X	Curb		Total Estimated Land Improvements True Cash Value = 2,500								
		X	Street Lights										
			Standard Utilities										
			Underground Utils.										
			Topography of Site										
		X	Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
			Rolling		2018	12,500	82,800	95,300			95,300S		
			Low		2017	12,000	88,400	100,400			99,684C		
			High		2016	12,000	87,800	99,800			98,795C		
			Landscaped		2015	12,000	86,500	98,500			98,500S		
			Swamp										
			Wooded										
			Pond										
			Waterfront										
			Ravine										
			Wetland										
			Flood Plain										
		Who	When	What									
		TPC	12/27/2017	INSPECTED									
		TPC	06/05/2017	INSPECTED									
		TPC	04/02/2012	INSPECTED									

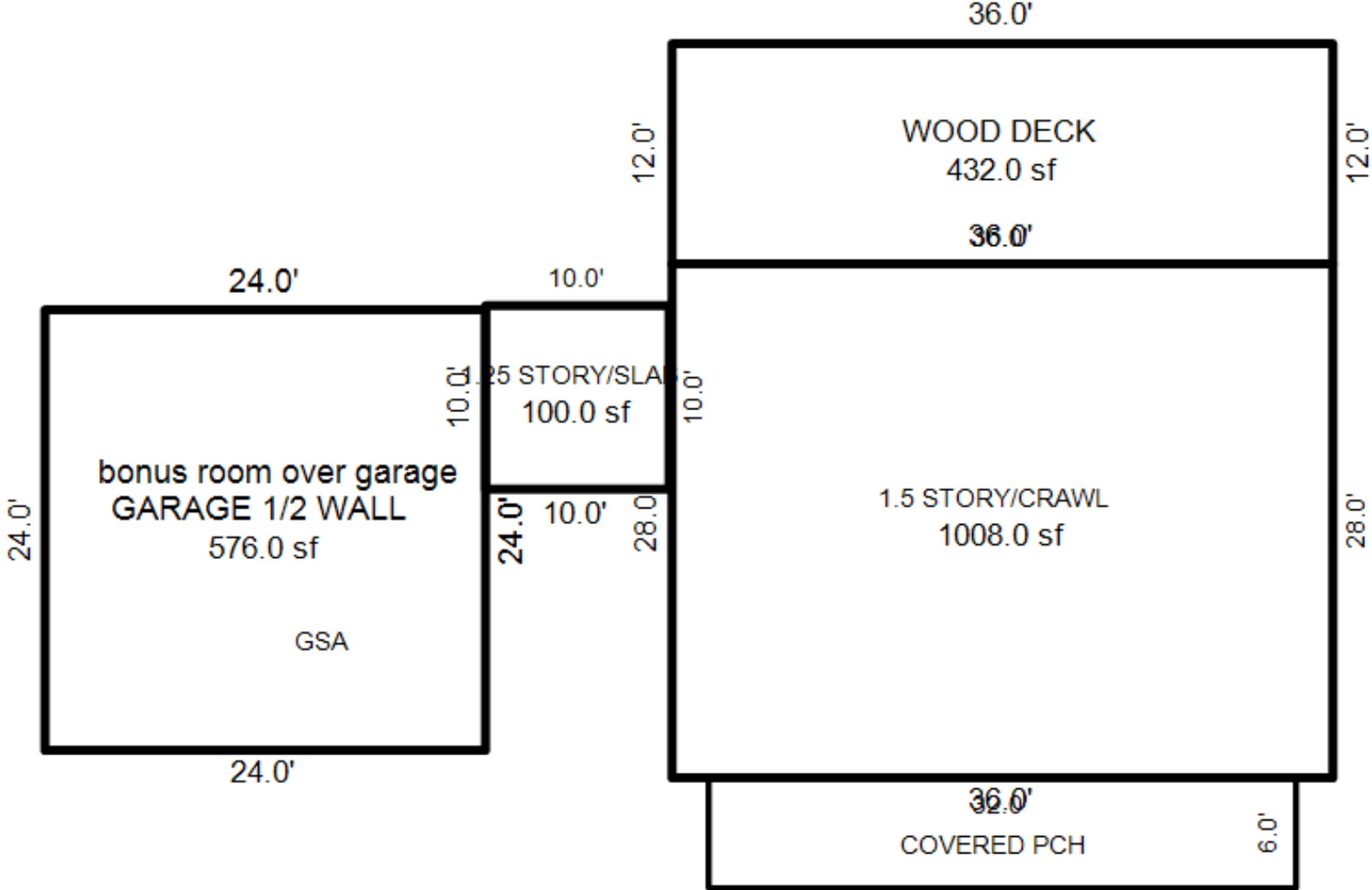


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*** Information herein deemed reliable but not guaranteed***

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 1 Direct-Vented Ga	Area 192 432	Type WCP (1 Story) Treated Wood	Year Built: 2003 Car Capacity: 2 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G															
Building Style: 1.5S		Trim & Decoration		X			Forced Air w/o Ducts Forced Air w/ Ducts 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: 10 Floor Area: 1781 Total Base Cost: 129,984 Total Base New : 179,378 Total Depr Cost: 161,440 Estimated T.C.V: 163,054			CntyMult X 1.380 E.C.F. X 1.010		Bsmnt Garage: Carport Area: Roof:					
Yr Built 2003	Remodeled 0	Ex	X	Ord		Min	Size of Closets			200 Amps Service										
Condition: Average		Lg	X	Ord		Small	Doors			Central Air Wood Furnace										
Room List		(5) Floors		Kitchen: Other: Other:			(12) Electric			Stories Exterior			Foundation Rate		Bsmnt-Adj Heat-Adj		Size Cost			
	Basement 1st Floor 2nd Floor 2 Bedrooms						No./Qual. of Fixtures			1.5 Story Siding			Crawl Space 92.42		-10.46 3.16		1008 85,801			
(1) Exterior		X	Drywall				Ex.	X	Ord.		Min	1.25 Story Siding			Slab 83.47		-12.69 2.67		100 7,345	
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets			1 Story Siding			Overhang 38.31			0.00 0.00		0.00		144 5,517			
	Insulation	(7) Excavation		(13) Plumbing			Other Additions/Adjustments			Rate			Rate		Size		Cost			
(2) Windows		Basement: 0 S.F. Crawl: 1008 S.F. Slab: 100 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			1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Average Fixture(s) 760.00 3 Fixture Bath 2400.00 Separate Shower 775.00			Public Sewer 1162.00 Well, 100 Feet 2700.00			1 1,162 1 2,700				
X	Many Avg. Few	X	Large Avg. Small	(8) Basement		(14) Water/Sewer			(15) Built-Ins & Fireplaces			Appliance Allowance 1915.00 Fireplace: Direct-Vented Gas 1200.00				1 1,915 1 1,200				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1			Separate Shower Ceramic Tile Floor Ceramic Tub Alcove Vent Fan			(16) Porches			WCP (1 Story), Standard 21.95		192 4,214					
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			(16) Deck/Balcony			Treated Wood,Standard 6.42		432 2,773								
(3) Roof		(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			(17) Garages			Class:C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 22.65 Automatic Doors 375.00		576 13,046 1 375								
X	Gable Hip Flat	Gambrel Mansard Shed		1			Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, ECF (4161 BUENA VISTA AREA BACK LOTS) 1.010 => TCV of Bldg: 1 =			161,440 163,054										
X	Asphalt Shingle	Chimney:		Lump Sum Items:																

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



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

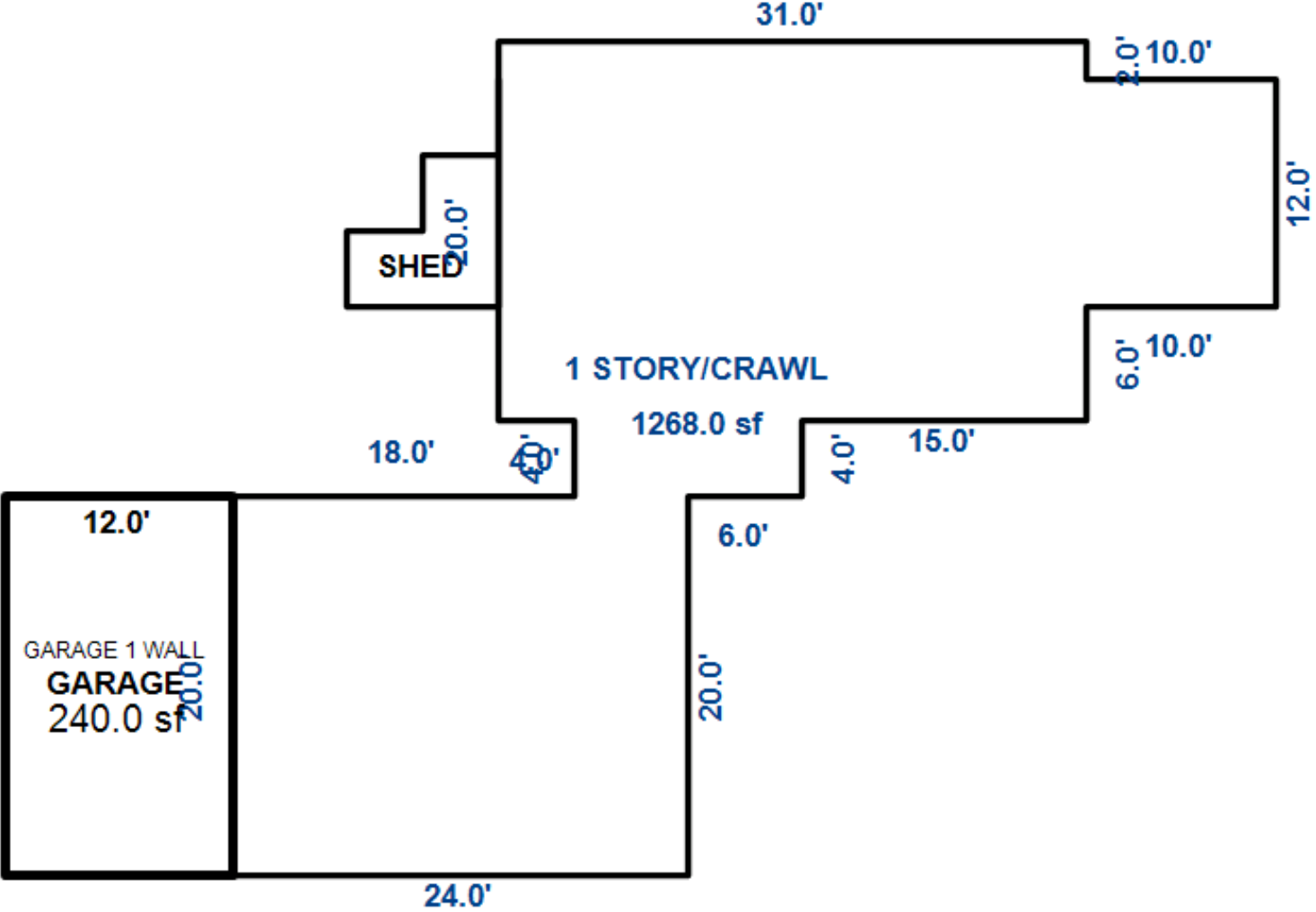
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
		75,000	03/01/2003	WD	Download	03-0:1268		0.0				
Property Address		Class: 401 RESIDENTIAL-I		Zoning:	Building Permit(s)	Date	Number	Status				
6370 W BUENA VISTA		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 100% 04/21/2003										
ROOT BRANDI S 6370 W BUENA VISTA LAKE CITY MI 49651		MAP #:										
		2018 Est TCV 69,308 TCV/TFA: 54.36										
Taxpayer's Name/Address		X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS								
		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				<Site Value H> GROUP H SITE10K					10000	100		10,000
				<Site Value H> GROUP H SITE10K					10000	100	LOT 108	10,000
				85 Actual Front Feet, 0.18 Total Acres Total Est. Land Value = 20,000								
				Land Improvement Cost Estimates								
				Description	Rate	CountyMult.	Size	%Good	Cash Value			
				Shed: Wood Frame	10.45	1.00	48	56	281			
				Total Estimated Land Improvements True Cash Value = 281								
Tax Description		X	Electric									
(4*2002) LOTS 107 & 108 & BEG AT NE COR LOT 104, TH SE'LY TO SE COR LOT 103, SW'LY 8 FT, N'LY TO POB. BUENA VISTA PARK.		X	Gas									
		X	Curb									
Comments/Influences		X	Street Lights									
		X	Standard Utilities									
		X	Underground Utils.									
100% POVERTY 09		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	10,000	24,700	34,700				24,865C
		TPC 12/27/2017 INSPECTED			2017	10,000	22,000	32,000				24,354C
		TPC 11/07/2011 INSPECTED			2016	10,000	23,800	33,800				24,137C
					2015	10,000	23,400	33,400				24,065C

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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: 1938 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 240 % 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 1938	Remodeled 0	Ex	X	Ord		Min									
Condition: Average		Lg	X	Ord		Small									
Room List		(5) Floors		Central Air Wood Furnace											
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Other:		(12) Electric											
		Doors		Solid X H.C.			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	Crawl Space	50.78	-8.67	-2.08	1275	51,038
Insulation		Basement: 0 S.F. Crawl: 1275 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets			Other Additions/Adjustments			Rate		Bsmnt-Adj		Heat-Adj	
(2) Windows		(8) Basement		Many X Ave. Few			(13) Plumbing			Rate		Bsmnt-Adj		Heat-Adj	
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			(14) Water/Sewer			Average Fixture(s) 525.00		1		525	
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			(14) Water/Sewer			Public Sewer Well, 50 Feet 1575.00		1		912 1,575	
(3) Roof		(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer			Public Sewer Well, 50 Feet 1575.00		1		912 1,575	
X	Gable Hip Flat	Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer			Public Sewer Well, 50 Feet 1575.00		1		912 1,575	
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, ECF (4161 BUENA VISTA AREA BACK LOTS) 1.010 => TCV of Bldg: 1 =		Depr.Cost =		48,541 49,027	
Chimney: Block				Lump Sum Items:											

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WING GREGORY R & KAREN A	SCHREMS JEFFREY R & LISA	62,000	01/13/2012	WD	WARRANTY DEED	2012-00157	PTA	100.0
PARKHURST MATTHEW P & KA	WING GREGORY R & KAREN A	89,500	03/31/2006	WD	Arms Length	06-0/968		100.0

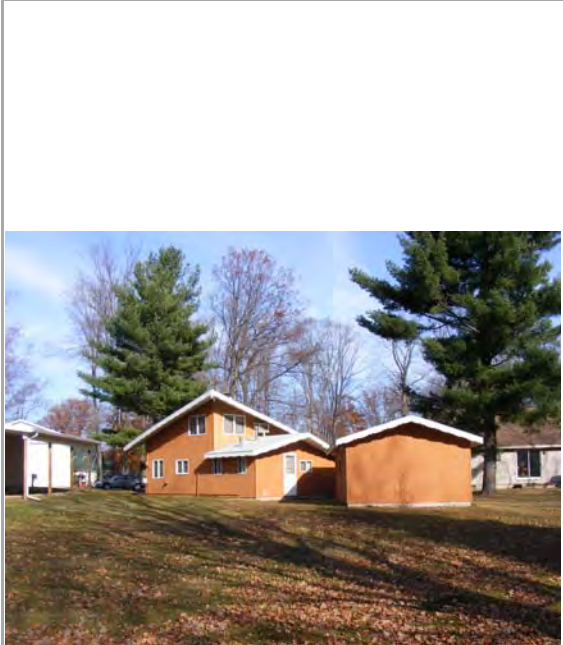
Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6371 W BUENA VISTA DR			Reroof	04/28/2005	20050087	Complete

Owner's Name/Address	MAP #:
SCHREMS JEFFREY R & LISA K 1750 SHORT SAGINAW MI 48609	2018 Est TCV 62,572 TCV/TFA: 89.26

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS
. SEC 12 T22N R8W LOT 109 BUENA VISTA PARK.	X		

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
X Dirt Road	<Site Value C>	C	BACK	LOTS	12K	12000	100		12,000	
X Gravel Road	62 Actual Front Feet, 0.22 Total Acres								Total Est. Land Value =	12,000

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



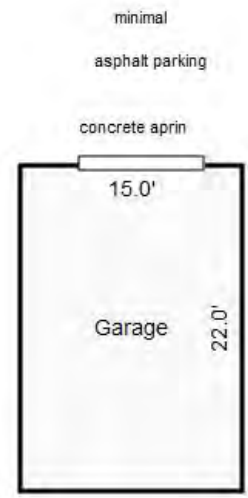
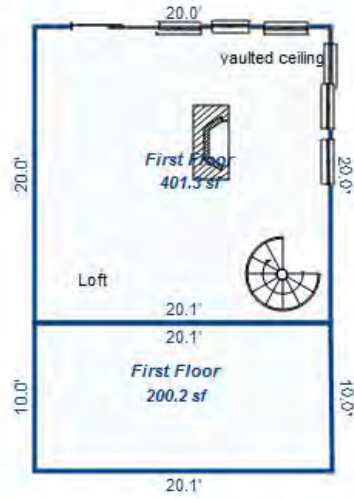
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2018	6,000	25,300	31,300			29,098C
Rolling	2017	6,000	22,500	28,500			28,500S
Low	2016	6,000	24,400	30,400			30,090C
High	2015	6,000	24,000	30,000			30,000S
Landsaped							
Swamp							
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	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1961 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 330 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame		Drywall X Paneled		Plaster Wood T&G											
Building Style: 1.25S		Trim & Decoration														
Yr Built 1961	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							Bsmnt Garage: Carport Area: Roof:		
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories Exterior			Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost	
X	Wood/Shingle Aluminum/Vinyl Brick			Ex.	X	Ord.	Min	1.25 Story Siding			Slab	91.11	-13.84	-1.04	401	30,568
	Insulation	Basement: 0 S.F. Crawl: 0 S.F. Slab: 601 S.F. Height to Joists: 0.0		No. of Elec. Outlets			1 Story Siding			Slab	79.24	-13.84	-0.82	200	12,916	
(2) Windows		Many	X	Large	Many	X	Ave.	Few	Other Additions/Adjustments			Rate		Size	Cost	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Avg.		Small	(7) Excavation			(13) Plumbing			Average Fixture(s)		760.00	1	760	
X	Storms & Screens	(8) Basement		Basement: 0 S.F. Crawl: 0 S.F. Slab: 601 S.F. Height to Joists: 0.0			1 Average Fixture(s)			Public Sewer		1162.00	1	1,162		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish			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		1575.00	1	1,575		
X	Asphalt Shingle	Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer			Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)			Appliance Allowance		1915.00	1	1,915		
Chimney: Brick		(10) Floor Support		Public Water			Base Cost			Fireplace: Interior 2 Story		3825.00	1	3,825		
		Joists: Unsupported Len: Cntr.Sup:		1 Public Sewer			Mechanical Doors			Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,		Depr.Cost =		50,072		
				1 Water Well			ECF (4161 BUENA VISTA AREA BACK LOTS) 1.010 => TCV of Bldg: 1 =							50,572		
				1000 Gal Septic												
				2000 Gal Septic												
				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.
BROWN BONNIE J	SHAFFER ERIC D & BONNIE J	0	12/10/2015	QC	RELATED PARTY	2015-04016	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6367 W BUENA VISTA DR	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 07/25/1994					
SHAFFER ERIC D & BONNIE J & MAYES WENDEE J & HEBERT BRIDGET W PO BOX 238 LAKE CITY MI 49651	MAP #: 2018 Est TCV 86,495 TCV/TFA: 70.04					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS					
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
. SEC 12 T22N R8W LOT 110 BUENA VISTA PARK.	X		* Factors * <Site Value C> C BACK LOTS 12K 12000 100 12,000 62 Actual Front Feet, 0.22 Total Acres Total Est. Land Value = 12,000					
Comments/Influences			Land Improvement Cost Estimates					
REMOVE 2 DECKS & CCP FOR 05	X		Description	Rate	CountyMult.	Size	%Good	Cash Value
	X		D/W/P: 4in Concrete	3.35	1.00	270	0	0
	X		Shed: Wood Frame	9.48	1.00	144	50	683
	X		Residential Local Cost Land Improvements					
	X		Description	Rate	CountyMult.	Size	%Good	Cash Value
	X		LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
	X		Total Estimated Land Improvements True Cash Value = 1,158					



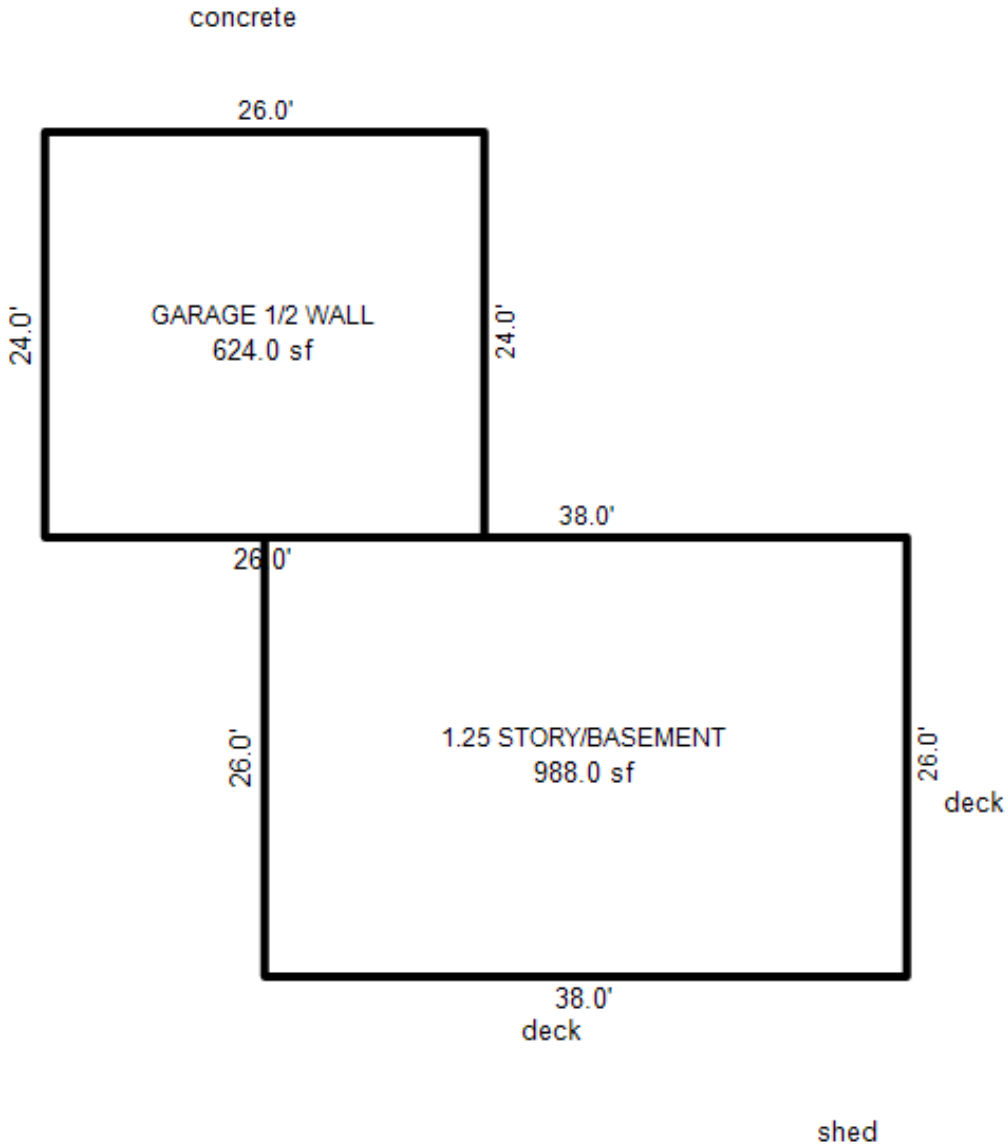
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Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2018	6,000	37,200	43,200			34,565C
	Rolling		2017	6,000	35,400	41,400			33,855C
	Low		2016	6,000	35,100	41,100			33,554C
	High		2015	6,000	34,600	40,600			33,454C
	Landscaped								
	Swamp								
	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
	Who	When	What						
	TPC	12/27/2017	INSPECTED						
	TPC	08/28/2017	INSPECTED						
	TPC	11/07/2011	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 64 80	Type Treated Wood Treated Wood	Year Built: 1962 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wall Foundation: 42 Inch Finished?: 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: 1.25S		Trim & Decoration															
Yr Built 1962	Remodeled 0	Ex	X	Ord		Min	Size of Closets										
Condition: Average		Lg	X	Ord		Small	Doors										
Room List		(5) Floors		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			1.25 Story Siding Basement 68.99 0.00 0.00			988 68,162				
(2) Windows		X Many Avg. X Large Avg. Few Small		(7) Excavation			(13) Plumbing			Other Additions/Adjustments			Rate		Size Cost		
				Basement: 988 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			(14) Water/Sewer			Average Fixture(s) 630.00 1 630				
(3) Roof		X Wood Sash X Metal Sash X Vinyl Sash X Double Hung X Horiz. Slide X Casement Double Glass Patio Doors Storms & Screens		(8) Basement			(14) Water/Sewer			Well, 50 Feet			1025.00 1 1,025				
		X Gable Hip Flat		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			(14) Water/Sewer			Appliance Allowance 1415.00 1 1,415							
Chimney: Block				(9) Basement Finish			(14) Water/Sewer			Treated Wood,Standard 9.15 64 586							
				Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer			Treated Wood,Standard 8.47 80 678							
				(10) Floor Support			(14) Water/Sewer			Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)							
				Joists: Unsupported Len: Cntr.Sup:			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Base Cost 17.70 624 11,045							
							Lump Sum Items:			Common Wall: 1/2 Wall -625.00 1 -625							
										Automatic Doors 375.00 1 375							
										Phy/Ab.Phy/Func/Econ/Comb.%Good= 62/100/100/100/62.0, Depr.Cost = 72,611							
										ECF (4161 BUENA VISTA AREA BACK LOTS) 1.010 => TCV of Bldg: 1 = 73,337							

*** 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 BUENA VISTA BLVD		School: LAKE CITY - 57020						
Owner's Name/Address		P.R.E. 100% 07/25/1994						
KEWAY MARILYN J C/O EISING MICHELLE 12829 KOHLMAN ROAD ATLANTA MI 49709		MAP #:		2018 Est TCV 24,000				
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS			
. SEC 12 T22N R8W LOTS 111 & 112. BUENA VISTA PARK.		Public Improvements		* Factors *		LOTS 111 & 112		
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth
		Gravel Road		<Site Value C> C BACK LOTS 12K			Rate	%Adj. Reason
		Paved Road		<Site Value C> C BACK LOTS 12K			12000	100
		Storm Sewer		110 Actual Front Feet, 0.30 Total Acres			Total Est. Land Value =	
		Sidewalk						24,000
		Water						
		X Sewer						
		X Electric						
		X Gas						
		Curb						
		X Street Lights						
		Standard Utilities						
		Underground Utils.						
		Topography of Site						
		X Level						
		Rolling						
		Low						
		High						
		Landscaped						
		Swamp						
		Wooded						
		Pond						
		Waterfront						
		Ravine						
		Wetland						
		Flood Plain						
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		2018	12,000	0	12,000			2,390C
		2017	12,000	0	12,000			2,341C
		2016	12,000	0	12,000			2,321C
		2015	12,000	0	12,000			2,315C



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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.
SNYDER ROBERT J & CHERYL	SHARP BRETT A & EMILY B	12,500	03/27/2017	WD	Arms Length	2017-00930		0.0
SNYDER CONNIE LEE	SNYDER ROBERT JAMES	0	01/27/1994	QC	DIVORCE JUDGEMENT	2017-00137		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
S MAPLEWOOD AVE						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2018 Est TCV 7,000					

Improved	X	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS							
Public Improvements			* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
Dirt Road			<Site Value B> GRP B BACK LOTS					7000	100	7,000
Gravel Road			60 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =		7,000

Tax Description
 2018. SEC 12 T22N R8W LOT 113 BUENA VISTA PARK.
 FORMERLY . SEC 12 T22N R8W LOTS 113 & 114. BUENA VISTA PARK.
 Comments/Influences
 Split/Comb. on 04/05/2017 completed 04/05/2017 TIM ;
 Parent Parcel(s): 009-160-113-00;
 Child Parcel(s): 009-160-114-00;

 FOR ASSESSMENT PURPOSES, ASSESS LOTS 113

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

Topography of Site

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



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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	3,500	0	3,500			910C
2017	7,000	0	7,000			1,784C
2016	7,000	0	7,000			1,769C
2015	7,000	0	7,000			1,764C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SNYDER ROBERT J	SHARP BRETT A & EMILY B	12,500	03/31/2017	PTA	Split Vacant	PTA	PTA	100.0

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

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

Owner's Name/Address: SHARP BRETT A & EMILY B
 6420 W JENNINGS RD
 LAKE CITY MI 49651
 2018 Est TCV 7,000

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

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Dirt Road	<Site Value B> GRP B BACK LOTS	50	Actual	Front	Feet,	0.11	Total	Acres	7,000
Gravel Road	Total Est. Land Value =								7,000
Paved Road									7,000
Storm Sewer									7,000
Sidewalk									7,000
Water									7,000
Sewer									7,000
Electric									7,000
Gas									7,000
Curb									7,000
Street Lights									7,000
Standard Utilities									7,000
Underground Utils.									7,000

Tax Description: 2018. SEC 12 T22N R8W LOT 114 BUENA VISTA PARK. FORMERLY ASSESED WITH 160-113-00 . SEC 12 T22N R8W LOTS 113 & 114. BUENA VISTA PARK.

Comments/Influences: Split/Comb. on 04/05/2017 completed 04/05/2017 TIM ; Parent Parcel(s): 009-160-113-00; Child Parcel(s): 009-160-114-00;



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	3,500	0	3,500			3,500S
2017	0	0	0			0
2016	0	0	0			0
2015	0	0	0			0

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
QUEHL DONALD W & DIANE L	SHARP BRETT A & EMILY B	13,000	10/12/2016	WD	Arms Length	2016-03420	PTA	100.0
ROWELL ROBIN G (F)	QUEHL DONALD W & DIANE L	6,500	07/02/2007	WD	Arms Length	2007/2399		100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
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S MAPLEWOOD AVE	School: LAKE CITY - 57020					
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Owner's Name/Address	P.R.E. 0%					
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SHARP BRETT A & EMILY B 6420 W JENNINGS RD Lake City MI 49651	MAP #:					
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	2018 Est TCV 12,000					
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Improved	X	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS			
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Public Improvements	* Factors *						
	Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value

	<Site Value C> C BACK LOTS 12K					12000 100	12,000
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	100 Actual Front Feet, 0.21 Total Acres					Total Est. Land Value =	12,000
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Tax Description	Dirt Road						
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LOT 115 BUENA VISTA PARK. SPLIT ON 11/27/2011 INTO 009-160-116-00, 009-160-115-00;	X	Gravel Road					
--	---	-------------	--	--	--	--	--

Comments/Influences	X	Paved Road					
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Split/Comb. on 11/27/2011 completed 11/27/2011 TIM SPLIT LOTS IN PLAT; Parent Parcel(s): 009-160-115-00; Child Parcel(s): 009-160-116-00, 009-160-115-01;	X	Storm Sewer					
---	---	-------------	--	--	--	--	--

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

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

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

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

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

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

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

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

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

2011 SPLIT LOT 116 FOR 2012 ROLL		Topography of Site					
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	X	Level					
--	---	-------	--	--	--	--	--

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

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

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

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

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

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

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

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

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CRISSMAN DONALD A & PATRI	CRISSMAN COTTAGE TRUST	0	11/03/2017	QC	FAMILY SALE	2017-03492		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6327 W BUENA VISTA BLVD			Garage	04/17/2012	2012-0114	100%
	P.R.E. 0%		Addition	04/05/2004	20040047	Complete
Owner's Name/Address	MAP #:					
CRISSMAN COTTAGE TRUST 345 WESTMINISTER DR NOBLESVILLE IN 46060	2018 Est TCV 173,229 TCV/TFA: 82.85					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS								
		Public Improvements		Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value	
LOTS 116, 117, 121 & W 1/2 OF LOT 122. BUENA VISTA PARK. 12/2017 COMBINE LOT 116 FORMERLY LOTS 117, 121 & W 1/2 OF LOT 122. BUENA VISTA PARK.	X	Dirt Road		<Site Value C> C BACK LOTS 12K				12000	100		12,000	
		Gravel Road		<Site Value C> C BACK LOTS 12K				12000	100		12,000	
		Paved Road		153 Actual Front Feet, 0.39 Total Acres				Total Est. Land Value =			24,000	
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description				Rate	CountyMult.	Size	%Good	Cash Value
	X	Water		Shed: Wood Frame				11.53	1.00	96	85	941
	X	Sewer		Total Estimated Land Improvements True Cash Value = 941								
	X	Electric										
	X	Gas										
	X	Curb										
	X	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
ADD CITY SEWER FOR 05 12/2017 COMBINE 116 02 SPLIT FROM 115-00 FOR 03 03 COMBO W/ 121-00 FOR 04	X	Level	2018	12,000	74,600	86,600			66,524C
		Rolling							
		Low							
		High							
		Landscaped							
		Swamp							
	X	Wooded	2017	12,000	72,400	84,400			61,092C
		Pond							
		Waterfront							
		Ravine							
		Wetland	2016	12,000	71,900	83,900			60,548C
		Flood Plain							
			2015	12,000	70,800	82,800			60,367C

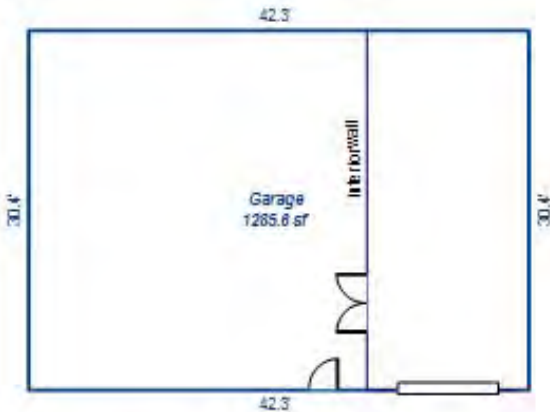
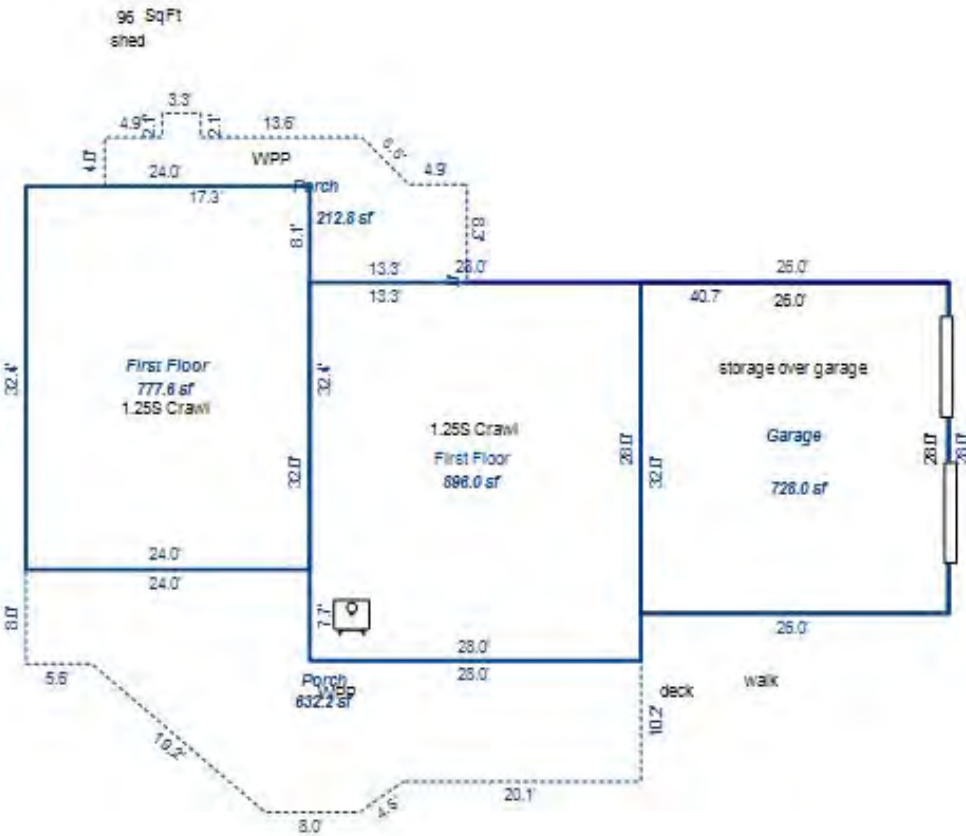


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*** Information herein deemed reliable but not guaranteed***

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 212 632 16 344	Type WPP WPP Treated Wood Treated Wood	Year Built: 2004 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 728 % Good: 0 Storage Area: 485 No Conc. Floor: 0				
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G														
Building Style: 1.25S		Trim & Decoration		X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C -5 Effec. Age: 30 Floor Area: 2091 Total Base Cost: 151,988 Total Base New : 209,743 Total Depr Cost: 146,820 Estimated T.C.V: 148,288		CntyMult X 1.380 E.C.F. X 1.010		Bsmnt Garage: Carport Area: Roof:					
Yr Built	Remodeled	Size of Closets		Lg			X Ord			Small									
1979	201	1979 201		2004			2004												
Condition: Average		Doors		Solid			X H.C.												
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			
	Wood/Shingle Aluminum/Vinyl Brick			X Ex.			Ord.			Min		1.25 Story Siding		Crawl Space		67.50 -8.10 0.00		1673 99,376	
X	Insulation			No. of Elec. Outlets			Many			X Ave.			Few						
(2) Windows		(7) Excavation		(13) Plumbing			Average Fixture(s)			760.00		1		760					
	Many Avg. Few	X Large Avg. Small		Basement: 0 S.F. Crawl: 1673 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			1162.00 1575.00		1 1		1,162 1,575					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(8) Basement			16) Porches			10.46 7.17		212 632		2,218 4,531					
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			16) Deck/Balcony			19.24 6.52		16 344		308 2,243					
(3) Roof		(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			(14) Water/Sewer			375.00 3.95		2 485		750 1,916					
X	Gable Hip Flat	Gambrel Mansard Shed		Lump Sum Items:			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			17.19 -1300.00 375.00		728 1 2		12,514 -1,300 750					
X	Asphalt Shingle	Chimney: Metal		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Class:C Exterior: Siding Foundation: 42 Inch (Finished)			17.35 375.00		1285 1		22,295 375					
							Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 146,820			1.010 => TCV of Bldg: 1 =		148,288							

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



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

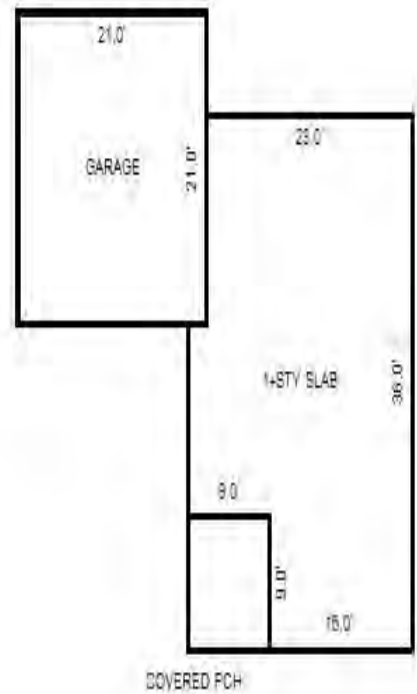
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: 401 RESIDENTIAL-I		Zoning:	Building Permit(s)	Date	Number	Status			
6371 W LAKEVIEW DR		School: LAKE CITY - 57020									
Owner's Name/Address		P.R.E. 0%		MAP #:							
DAVIS FRANK D 501 E SIXTH ST CLARE MI 48617		2018 Est TCV 63,772 TCV/TFA: 80.42									
Taxpayer's Name/Address		X Improved		Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS						
DAVIS FRANK D 501 E SIXTH ST CLARE MI 48617		X Public Improvements			* Factors *						
Tax Description		X Dirt Road			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
. SEC 12 T22N R8W LOT 118 BUENA VISTA PARK.		X Gravel Road			<Site Value C> C BACK LOTS 12K				12000	100	12,000
Comments/Influences		X Paved Road			93 Actual Front Feet, 0.24 Total Acres Total Est. Land Value = 12,000						
		X Storm Sewer									
		X Sidewalk									
		X Water									
		X Sewer									
		X Electric									
		X Gas									
		X Curb									
		X Street Lights									
		X Standard Utilities									
		X Underground Utils.									
		Topography of Site									
		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	25,900	31,900	26,630C			
TPC 12/27/2017 INSPECTED				2017	6,000	23,100	29,100	26,083C			
TPC 04/02/2012 INSPECTED				2016	6,000	24,900	30,900	25,851C			
TPC 11/07/2011 INSPECTED				2015	6,000	24,600	30,600	25,774C			

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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	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1950 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 441 % Good: 0 Storage Area: 0 No Conc. Floor: 0						
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G								81	CCP	(1 Story)							
Building Style: 1+S		Trim & Decoration		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 40 Floor Area: 793 Total Base Cost: 61,907 Total Base New : 85,432 Total Depr Cost: 51,259 Estimated T.C.V: 51,772			CntryMult X 1.380 E.C.F. X 1.010			Bsmnt Garage:						
Yr Built	Remodeled	Ex	X	Ord		Min	Size of Closets			Total Base Cost: 61,907			Total Base New : 85,432			Total Depr Cost: 51,259		Estimated T.C.V: 51,772				
1950	0						Lg	X	Ord		Small	Doors			Solid	X	H.C.					
Condition: Average		(5) Floors		Kitchen: Other: Other:			(12) Electric			200 Amps Service												
Room List		Basement 1st Floor 2nd Floor Bedrooms		(6) Ceilings			No./Qual. of Fixtures			Stories Exterior Foundation			Rate Bsmnt-Adj Heat-Adj			Size Cost						
		X	Drywall				Ex.	X	Ord.		Min	1+ Story Siding Slab			64.70 -11.07 0.00			793 42,529				
(1) Exterior		Wood/Shingle Aluminum/Vinyl Brick		No. of Elec. Outlets			No. of Elec. Outlets			Other Additions/Adjustments			Rate			Size Cost						
X	Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 793 S.F. Height to Joists: 0.0			(13) Plumbing			(1) Exterior			8.00			56 448						
(2) Windows		Many	X	Avg.		Large	Average Fixture(s)			(13) Plumbing			630.00			1 630						
X	Avg. Few	X	Avg. Small	(8) Basement			1	Average Fixture(s)			(14) Water/Sewer			1025.00			1 1,025					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1	3 Fixture Bath			(15) Built-Ins & Fireplaces			1575.00			1 1,575					
X	Double Glass Patio Doors Storms & Screens	Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer			1	2 Fixture Bath			Appliance Allowance			1415.00			1 1,415					
(3) Roof		(9) Basement Finish		Public Water			1	Softener, Auto			Fireplace: Interior 1 Story			2900.00			1 2,900					
X	Gable Hip Flat	Gambrel Mansard Shed	Ceramic Tub Alcove Vent Fan			No Plumbing			(16) Porches			CCP (1 Story), Standard			30.55			81 2,475				
X	Asphalt Shingle	Chimney: Block		Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(17) Garages			Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)			20.83			441 9,186			
				Lump Sum Items:			Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Base Cost			Common Wall: 1/2 Wall			-625.00			1 -625			
							Ceramic Tub Alcove Vent Fan			Mechanical Doors			Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost =			350.00			1 350			
										ECF (4161 BUENA VISTA AREA BACK LOTS) 1.010 => TCV of Bldg: 1 =			51,259			51,772						

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



Sketch by Apex IVT

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

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

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

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

Owner's Name/Address: DAVIS FRANK D, 501 E SIXTH ST, CLARE MI 48617 2018 Est TCV 12,000

2018 Est TCV 12,000

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

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

<Site Value C> C BACK LOTS 12K 12000 100 50 Actual Front Feet, 0.08 Total Acres Total Est. Land Value = 12,000

Taxpayer's Name/Address: DAVIS FRANK D, 501 E SIXTH ST, CLARE MI 48617

Tax Description: . SEC 12 T22N R8W LOT 119 BUENA VISTA PARK.

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

Who When What 2018 6,000 0 6,000 1,821C

TPC 12/27/2017 INSPECTED 2017 6,000 0 6,000 1,784C

TPC 09/18/2017 INSPECTED 2016 6,000 0 6,000 1,769C

TPC 04/02/2012 INSPECTED 2015 6,000 0 6,000 1,764C



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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.
SPURGEON WILLIAM K	SPURGEON WILLIAM K & MARY	0	03/30/2012	PTA	QUIT CLAIM	PTA	PTA	0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
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W LAKEVIEW DR	School: LAKE CITY - 57020					
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	P.R.E. 100% 06/01/2014					
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Owner's Name/Address	MAP #:
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SPURGEON WILLIAM K & MARY K TRUST 6350 W LAKEVIEW DR LAKE CITY MI 49651	2018 Est TCV 13,400
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	Improved	X	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS		
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	Public Improvements	* Factors *				
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		Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value
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		<Site Value C> C BACK LOTS 12K				12000	100		12,000
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		1 Actual Front Feet, 0.00 Total Acres		Total Est. Land Value =					12,000
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		Land Improvement Cost Estimates							
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		Description	Rate	CountyMult.	Size	%Good	Cash Value
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		Shed: Wood Frame	10.75	1.00	80	50	430
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		Residential Local Cost Land Improvements					
--	--	--	--	--	--	--	--

		Description	Rate	CountyMult.	Size	%Good	Cash Value
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		LAND IMPROVE 1000	1000.00	1.00	1.0	97	970
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		Total Estimated Land Improvements True Cash Value =					1,400
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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
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2018	6,000	700	6,700			1,479C
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2017	6,000	500	6,500			1,449C
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2016	6,000	500	6,500			1,437C
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2015	6,000	500	6,500			1,433C
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*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROWELL ROBIN G	ROWELL ROBIN GAYLE TRUST	1	04/09/2013	QC	QUIT CLAIM	2013-01845 QD	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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W LAKEVIEW DR	School: LAKE CITY - 57020					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:					
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ROWELL ROBIN GAYLE TRUST 145 ALDON DRIVE PINCKNEY MI 48169	2018 Est TCV 19,622 TCV/TFA: 0.00					
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	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS			
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	Public Improvements	* Factors *				
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		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
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		<Site Value C> C BACK LOTS 12K				12000	100	12,000
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		80 Actual Front Feet, 0.22 Total Acres				Total Est. Land Value =		12,000
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		Land Improvement Cost Estimates						
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		Description	Rate	CountyMult.	Size	%Good	Cash Value
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		D/W/P: 3.5 Concrete	2.98	1.00	144	71	305
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		Total Estimated Land Improvements True Cash Value =						305
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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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	X Street Lights						
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		Standard Utilities					
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		Underground Utils.					
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		Topography of Site					
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	X Level						
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		Rolling					
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		Low					
--	--	-----	--	--	--	--	--

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

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

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

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

		Pond					
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		Waterfront					
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		Ravine					
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		Wetland					
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		Flood Plain					
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		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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		2018	6,000	3,800	9,800			6,955C
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		2017	6,000	3,700	9,700			6,812C
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		2016	6,000	3,700	9,700			6,752C
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		2015	6,000	3,600	9,600			6,732C
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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	Oil	Elec.	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack 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: 1977 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: 384 % 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: 35 Floor Area: 0 Total Base Cost: 8,076 Total Base New : 11,145 Total Depr Cost: 7,244 Estimated T.C.V: 7,317	CntyMult X 1.380 E.C.F. X 1.010
Town Home		(4) Interior		X			Central Air Wood Furnace		(12) Electric		No./Qual. of Fixtures		Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj		Size Cost	
Duplex		Trim & Decoration		Ex			(12) Electric		0 Amps Service		Ex. Ord. Min		Other Additions/Adjustments		Rate Rate	
A-Frame		Size of Closets		Lg Ord Small			0				Many Ave. Few		(17) Garages		Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)	
Wood Frame		Doors Solid H.C.		(5) Floors			1		Average Fixture(s)		Basement Cost		Mechanical Doors		Base Cost	
Building Style: GRG		Kitchen:		Basement: 0 S.F.			3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat	
Yr Built Remodeled		Other:		Crawl: 0 S.F.			2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing	
1977 0		Other:		Slab: 0 S.F.			Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet	
Condition: Average		Other:		Height to Joists: 0.0			Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Sink	
Room List		Basement		(8) Basement			Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink	
Basement		1st Floor		Conc. Block			Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower	
2nd Floor		2nd Floor		Poured Conc.			No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor	
Bedrooms		Bedrooms		Stone			Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains	
(1) Exterior		Bedrooms		Treated Wood			Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan	
Wood/Shingle		Bedrooms		Concrete Floor			Ceramic Tub Alcove		Vent Fan		Ceramic Tub Alcove		Vent Fan			
Aluminum/Vinyl		Bedrooms		(9) Basement Finish			Ceramic Tub Alcove		Vent Fan		Ceramic Tub Alcove		Vent Fan			
Brick		Bedrooms		Recreation SF			Ceramic Tub Alcove		Vent Fan		Ceramic Tub Alcove		Vent Fan			
Insulation		Bedrooms		Living SF			Ceramic Tub Alcove		Vent Fan		Ceramic Tub Alcove		Vent Fan			
(2) Windows		Bedrooms		Walkout Doors			Ceramic Tub Alcove		Vent Fan		Ceramic Tub Alcove		Vent Fan			
Many Avg. Few		Bedrooms		No Floor SF			Ceramic Tub Alcove		Vent Fan		Ceramic Tub Alcove		Vent Fan			
Large Avg. Small		Bedrooms		(10) Floor Support			Ceramic Tub Alcove		Vent Fan		Ceramic Tub Alcove		Vent Fan			
X		Bedrooms		Joists:			Ceramic Tub Alcove		Vent Fan		Ceramic Tub Alcove		Vent Fan			
Wood Sash		Bedrooms		Unsupported Len:			Ceramic Tub Alcove		Vent Fan		Ceramic Tub Alcove		Vent Fan			
Metal Sash		Bedrooms		Cntr.Sup:			Ceramic Tub Alcove		Vent Fan		Ceramic Tub Alcove		Vent Fan			
Vinyl Sash		Bedrooms		Lump Sum Items:			Ceramic Tub Alcove		Vent Fan		Ceramic Tub Alcove		Vent Fan			
Double Hung		Bedrooms					Ceramic Tub Alcove		Vent Fan		Ceramic Tub Alcove		Vent Fan			
Horiz. Slide		Bedrooms					Ceramic Tub Alcove		Vent Fan		Ceramic Tub Alcove		Vent Fan			
Casement		Bedrooms					Ceramic Tub Alcove		Vent Fan		Ceramic Tub Alcove		Vent Fan			
Double Glass		Bedrooms					Ceramic Tub Alcove		Vent Fan		Ceramic Tub Alcove		Vent Fan			
Patio Doors		Bedrooms					Ceramic Tub Alcove		Vent Fan		Ceramic Tub Alcove		Vent Fan			
Storms & Screens		Bedrooms					Ceramic Tub Alcove		Vent Fan		Ceramic Tub Alcove		Vent Fan			
(3) Roof		Bedrooms					Ceramic Tub Alcove		Vent Fan		Ceramic Tub Alcove		Vent Fan			
Gable		Bedrooms					Ceramic Tub Alcove		Vent Fan		Ceramic Tub Alcove		Vent Fan			
Hip		Bedrooms					Ceramic Tub Alcove		Vent Fan		Ceramic Tub Alcove		Vent Fan			
Flat		Bedrooms					Ceramic Tub Alcove		Vent Fan		Ceramic Tub Alcove		Vent Fan			
Asphalt Shingle		Bedrooms					Ceramic Tub Alcove		Vent Fan		Ceramic Tub Alcove		Vent Fan			
Chimney:		Bedrooms					Ceramic Tub Alcove		Vent Fan		Ceramic Tub Alcove		Vent Fan			

*** 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.
ROWELL ROBIN G	ROWELL ROBIN GAYLE TRUST	1	04/09/2013	QC	QUIT CLAIM	2013-01846	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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6313 W LAKEVIEW DR	School: LAKE CITY - 57020					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:
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ROWELL ROBIN GAYLE TRUST 145 ALDON DRIVE PINCKNEY MI 48169	2018 Est TCV 83,535 TCV/TFA: 69.50
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X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS
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Public Improvements	* Factors *
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100	LOT 126	12,000
<Site Value C> C BACK LOTS 12K					12000	100	LOT 125	12,000
<Site Value B> GRP B BACK LOTS					7000	100	LOT 124, IRR	7,000
185 Actual Front Feet, 0.34 Total Acres Total Est. Land Value =								31,000

Tax Description	X	Land Improvement Cost Estimates
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Description	Rate	CountyMult.	Size	%Good	Cash Value
Dirt Road					
Gravel Road					
Paved Road					
Storm Sewer					
Sidewalk					
Water					
X Sewer					
X Electric	2.98	1.00	246	71	520
X Gas					
Curb					
X Street Lights					
Standard Utilities					
Underground Utils.					
Total Estimated Land Improvements True Cash Value =					520

Comments/Influences	X	Topography of Site
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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	2017	2016	2015
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			15,500	26,300	41,800	30,530C
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			15,500	23,400	38,900	29,903C
--	--	--	--------	--------	--------	---------

			15,500	25,300	40,800	29,637C
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			15,500	24,900	40,400	29,549C
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area	Type	Year Built:	Car Capacity:		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G										Class:	Exterior:		
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: 1202 Total Base Cost: 62,199 Total Base New : 85,834 Total Depr Cost: 51,500 Estimated T.C.V: 52,015			CntyMult X 1.380 E.C.F. X 1.010		Finished ? Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
Yr Built 1949	Remodeled 0	Ex	Ord	X	Min	Size of Closets			Total Base Cost: 62,199			Total Base New : 85,834		Total Depr Cost: 51,500		Estimated T.C.V: 52,015		
Condition: Average		X	Lg	Ord	Small	Doors			Total Base Cost: 62,199			Total Base New : 85,834		Total Depr Cost: 51,500		Estimated T.C.V: 52,015		
Room List		(5) Floors		Central Air Wood Furnace			Total Base Cost: 62,199			Total Base New : 85,834			Total Depr Cost: 51,500		Estimated T.C.V: 52,015		Bsmnt Garage:	
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric			Total Base Cost: 62,199			Total Base New : 85,834			Total Depr Cost: 51,500		Estimated T.C.V: 52,015		Roof:	
		(6) Ceilings		No./Qual. of Fixtures			Total Base Cost: 62,199			Total Base New : 85,834			Total Depr Cost: 51,500		Estimated T.C.V: 52,015		Roof:	
(1) Exterior		X	Tile	Ex.	X	Ord.	Min	Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost			Total Base Cost: 62,199		Total Base New : 85,834		Total Depr Cost: 51,500		Estimated T.C.V: 52,015	
X	Wood/Shingle Aluminum/Vinyl Brick							1 Story Siding Basement 46.65 0.00 -1.89 1202 53,802			Total Base Cost: 62,199		Total Base New : 85,834		Total Depr Cost: 51,500		Estimated T.C.V: 52,015	
Insulation		(7) Excavation		No. of Elec. Outlets			Other Additions/Adjustments			Rate			Total Base Cost: 62,199		Total Base New : 85,834		Total Depr Cost: 51,500	
(2) Windows		Basement: 1202 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			Average Fixture(s)			Rate			Total Base Cost: 62,199		Total Base New : 85,834		Total Depr Cost: 51,500	
X	Many Avg. Few	X	Large Avg. Small	1 Average Fixture(s)			525.00			Rate			Total Base Cost: 62,199		Total Base New : 85,834		Total Depr Cost: 51,500	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement		1 3 Fixture Bath			1100.00			Rate			Total Base Cost: 62,199		Total Base New : 85,834		Total Depr Cost: 51,500	
X	Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			912.00			Rate			Total Base Cost: 62,199		Total Base New : 85,834		Total Depr Cost: 51,500	
(3) Roof		(9) Basement Finish		1 Public Water			1575.00			Rate			Total Base Cost: 62,199		Total Base New : 85,834		Total Depr Cost: 51,500	
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors No Floor SF	1 Average Fixture(s)			1235.00			Rate			Total Base Cost: 62,199		Total Base New : 85,834		Total Depr Cost: 51,500	
X	Asphalt Shingle	(10) Floor Support		1 3 Fixture Bath			1575.00			Rate			Total Base Cost: 62,199		Total Base New : 85,834		Total Depr Cost: 51,500	
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		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			912.00			Rate			Total Base Cost: 62,199		Total Base New : 85,834		Total Depr Cost: 51,500	
		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		1 Average Fixture(s)			1235.00			Rate			Total Base Cost: 62,199		Total Base New : 85,834		Total Depr Cost: 51,500	
		Lump Sum Items:		1 3 Fixture Bath			1575.00			Rate			Total Base Cost: 62,199		Total Base New : 85,834		Total Depr Cost: 51,500	

*** 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.
ROWELL ROBIN G	ROWELL ROBIN GAYLE TRUST	1	04/09/2013	QC	QUIT CLAIM	2013-01845 QD		0.0

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

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

Owner's Name/Address: ROWELL ROBIN GAYLE TRUST
 145 ALDON DRIVE
 PINCKNEY MI 48169
 2018 Est TCV 5,000

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

Taxpayer's Name/Address: ROWELL ROBIN G
 145 ALDON DRIVE
 PINCKNEY MI 48169
 Description: Dirt Road, Gravel Road, Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights, Standard Utilities, Underground Utils.
 * Factors *
 <Site Value E> E BACK LOTS 5000 100 TRIANGLE 5,000
 92 Actual Front Feet, 0.14 Total Acres Total Est. Land Value = 5,000

Tax Description: . SEC 12 T22N R8W LOT 127 BUENA VISTA PARK.
 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	2,500	0	2,500			448C
2017	2,800	0	2,800			439C
2016	2,800	0	2,800			436C
2015	1,500	0	1,500			435C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROWELL ROBIN G	ROWELL ROBIN GAYLE TRUST	1	04/09/2013	QC	QUIT CLAIM	2013-01845 QD		0.0

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

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

Owner's Name/Address: ROWELL ROBIN GAYLE TRUST
 145 ALDON DRIVE
 PINCKNEY MI 48169
 2018 Est TCV 8,000

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

Improved	X	Vacant	
Public Improvements			* Factors *
			Description Frontage Depth Front Depth Rate %Adj. Reason Value
			<Site Value D> GROUP D BACKLOT 8000 100 8,000
			65 Actual Front Feet, 0.13 Total Acres Total Est. Land Value = 8,000

Taxpayer's Name/Address: ROWELL ROBIN G
 145 ALDON DRIVE
 PINCKNEY MI 48169
 X Dirt Road
 X Gravel Road
 X Paved Road
 X Storm Sewer
 X Sidewalk
 X Water
 X Sewer
 X Electric
 X Gas
 X Curb
 X Street Lights
 X Standard Utilities
 X Underground Utils.

Tax Description: . SEC 12 T22N R8W LOT 128 BUENA VISTA PARK.

Comments/Influences:



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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	4,000	0	4,000			794C
2017	4,000	0	4,000			778C
2016	4,000	0	4,000			772C
2015	3,000	0	3,000			770C

*** 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	11/01/1997	WD	Download	315:125		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
BEACHWOOD ST	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
HUNTER CRAIG & TERESA 11101 CRAWFORD ROAD SPRINGPORT MI 49284	MAP #:	2018 Est TCV 82,826 TCV/TFA: 123.25				

Taxpayer's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS								
			* Factors *								
HUNTER CRAIG & TERESA 11101 CRAWFORD ROAD SPRINGPORT MI 49284	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			<Site Value C>	C BACK LOTS 12K					12000	100	LOT 129	12,000
Tax Description	X	Electric	<Site Value C>	C BACK LOTS 12K				12000	100	LOT 130	12,000
			<Site Value C>	C BACK LOTS 12K				12000	100	LOT 131	12,000
Comments/Influences	X	Street Lights Standard Utilities Underground Utils.	159 Actual Front Feet, 0.40 Total Acres			Total Est. Land Value =	36,000				

Topography of Site

X Level
Rolling
Low
High
Landscaped
Swamp

X Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

ADD GRG @ 40% FOR 02 50% FOR 03 COMP FOR 04 W/OHG & WW,SS1
SEE PIC FOR 03 & 04



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2018	18,000	23,400	41,400			36,114C
		TPC 12/27/2017 INSPECTED	2017	18,000	22,700	40,700			35,372C
		TPC 04/27/2014 INSPECTED	2016	18,000	22,600	40,600			35,057C
			2015	18,000	22,200	40,200			34,953C

*** 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: 2001 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: 780 % Good: 0 Storage Area: 0 No Conc. Floor: 0							
X	Wood Frame		Drywall Paneled			Plaster Wood T&G		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling												
Building Style: GRG		Trim & Decoration		X																
Yr Built	Remodeled	Ex	X	Ord		Min														
2001	0	Size of Closets																		
Condition: Average		Lg	X	Ord		Small														
Room List		(5) Floors		Central Air Wood Furnace																
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric																
		150		Amps Service																
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost						
							1	Story Siding	Overhang	36.34	0.00	0.00	672	24,420						
X	Wood/Shingle Aluminum/Vinyl Brick	Ex.		X	Ord.	Min	Other Additions/Adjustments			Rate		Size		Cost						
Insulation		(7) Excavation		No. of Elec. Outlets			(14) Water/Sewer			Rate		Size		Cost						
		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many		Ave.	X	Few	(17) Garages											
(2) Windows		(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			Class:D Exterior: Siding Foundation: 42 Inch (Unfinished)			Base Cost		15.17		780		11,833	
X	Many Avg. Few	X	Large Avg. Small	Notes: GRG W/UPPER LIVING AREA Phy/Ab.Phy/Func/Econ/Comb.%Good= 86/100/100/100/86.0, Depr.Cost = 46,362 ECF (4161 BUENA VISTA AREA BACK LOTS) 1.010 => TCV of Bldg: 1 = 46,826			Mechanical Doors			325.00		1		325						
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		1			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic													
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:			1			Lump Sum Items:											
X	Asphalt Shingle																			
Chimney:																				

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



Sketch by Apex IVT™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SPITZLEY PHILLIS TRUST	SPITZLEY JAMES P & BARBAR	0	05/25/2011	QC	QUIT CLAIM	2011-01789		100.0
SPITZLEY PHYLLIS I	SPITZLEY PHYLLIS I TRUSTE	0	10/09/1991	QC	QUIT CLAIM	2011-01786		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
BEACHWOOD AVE						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2018 Est TCV 78,263 TCV/TFA: 83.61					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS						
			Description	Frontage	Depth	Rate	%Adj.	Reason	Value
. SEC 12 T22N R8W LOT 132 BUENA VISTA PARK.	X		* Factors *						
			<Site Value A> GROUP A 25K			25000	100		25,000
			58 Actual Front Feet, 0.18 Total Acres Total Est. Land Value =						25,000
Comments/Influences			Land Improvement Cost Estimates						
			Description	Rate	CountyMult.	Size	%Good	Cash Value	
	X		D/W/P: Patio Blocks	7.45	1.00	104	66	511	
			Total Estimated Land Improvements True Cash Value =						511



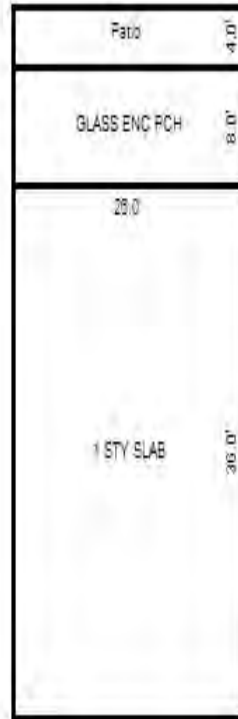
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2018	12,500	26,600	39,100			30,425C
Rolling	2017	6,000	23,800	29,800			29,800S
Low	2016	6,000	25,500	31,500			31,393C
High	2015	6,000	25,300	31,300			31,300S
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
Who When What							
TPC 12/27/2017 INSPECTED							
TPC 04/27/2014 INSPECTED							
TPC 04/02/2012 INSPECTED							

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	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 208	Type CGEP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame		Drywall X Paneled		Plaster Wood T&G	(4) Interior			Central Air Wood Furnace		Class: CD Effec. Age: 40 Floor Area: 936 Total Base Cost: 61,303 Total Base New : 87,050 Total Depr Cost: 52,230 Estimated T.C.V: 52,752		CntyMult X 1.420 E.C.F. X 1.010		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1S		Trim & Decoration		(12) Electric			Stories Exterior		Foundation		Rate Bsmnt-Adj		Heat-Adj		Size Cost			
Yr Built 1947	Remodeled 0	Ex	X	Ord		Min	1		1		61.17 -10.63		0.00		936 47,305			
Condition: Average		Lg	X	Ord		Small	Other Additions/Adjustments		Rate		Rate		Rate		Rate			
Room List		Doors		Solid		X	H.C.	(13) Plumbing		Average Fixture(s)		Average Fixture(s)		Average Fixture(s)		Average Fixture(s)		
Basement 1st Floor 2nd Floor Bedrooms		Kitchen: Other: Other:		No./Qual. of Fixtures			1		Average Fixture(s)		1		3 Fixture Bath		2 Fixture Bath		Softener, Auto	
(1) Exterior		(6) Ceilings		Ex.			X	Ord.		Min	1		2 Fixture Bath		Softener, Manual		Solar Water Heat	
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		No. of Elec. Outlets			Many		X	Ave.		Few	1		3 Fixture Bath		Softener, Auto	
Insulation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 936 S.F. Height to Joists: 0.0		(13) Plumbing			1		Average Fixture(s)		1		3 Fixture Bath		2 Fixture Bath		Softener, Auto	
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1		Average Fixture(s)		1		3 Fixture Bath		2 Fixture Bath		Softener, Auto	
X	Many Avg. Few	X	Large Avg. Small	(9) Basement Finish			1		Average Fixture(s)		1		3 Fixture Bath		2 Fixture Bath		Softener, Auto	
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		(14) Water/Sewer			1		Public Water		1		Public Sewer		Water Well		1000 Gal Septic 2000 Gal Septic	
(3) Roof		(10) Floor Support		Lump Sum Items:			1		Public Water		1		Public Sewer		Water Well		1000 Gal Septic 2000 Gal Septic	
X	Gable Hip Flat	Gambrel Mansard Shed		Chimney: Block			1		Public Water		1		Public Sewer		Water Well		1000 Gal Septic 2000 Gal Septic	
X	Asphalt Shingle						1		Public Water		1		Public Sewer		Water Well		1000 Gal Septic 2000 Gal Septic	

*** 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				
6293 W LAKEVIEW DR		School: LAKE CITY - 57020		Reroof		07/28/2017	2017-0348	100%				
Owner's Name/Address		P.R.E. 0%	MAP #:		2018 Est TCV 106,028 TCV/TFA: 101.95							
JAMROZY RICHARD J 31501 SLUMBER LANE FRASER MI 48026		X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS								
Tax Description		Public Improvements		* Factors *								
. SEC 12 T22N R8W LOT 133 BUENA VISTA PARK.		X		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		X		<Site Value A> GROUP A 25K 25000 100 25,000 59 Actual Front Feet, 0.16 Total Acres Total Est. Land Value = 25,000								
		X		Land Improvement Cost Estimates								
		X		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		X		D/W/P: Patio Blocks	6.84	1.00	90	0	0			
		X		D/W/P: 4in Concrete	3.12	1.00	96	0	0			
		X		Residential Local Cost Land Improvements								
		X		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		X		LAND IMPROVE 1000	1000.00	1.00	0.5	95	475			
		X		Total Estimated Land Improvements True Cash Value = 475								
				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	12,500	40,500	53,000				31,369C
		JWV	09/16/2017	INSPECTED	2017	6,000	35,400	41,400				30,724C
		TPC	04/02/2012	INSPECTED	2016	6,000	35,100	41,100				30,450C
		TPC	11/07/2011	INSPECTED	2015	6,000	37,700	43,700				30,359C

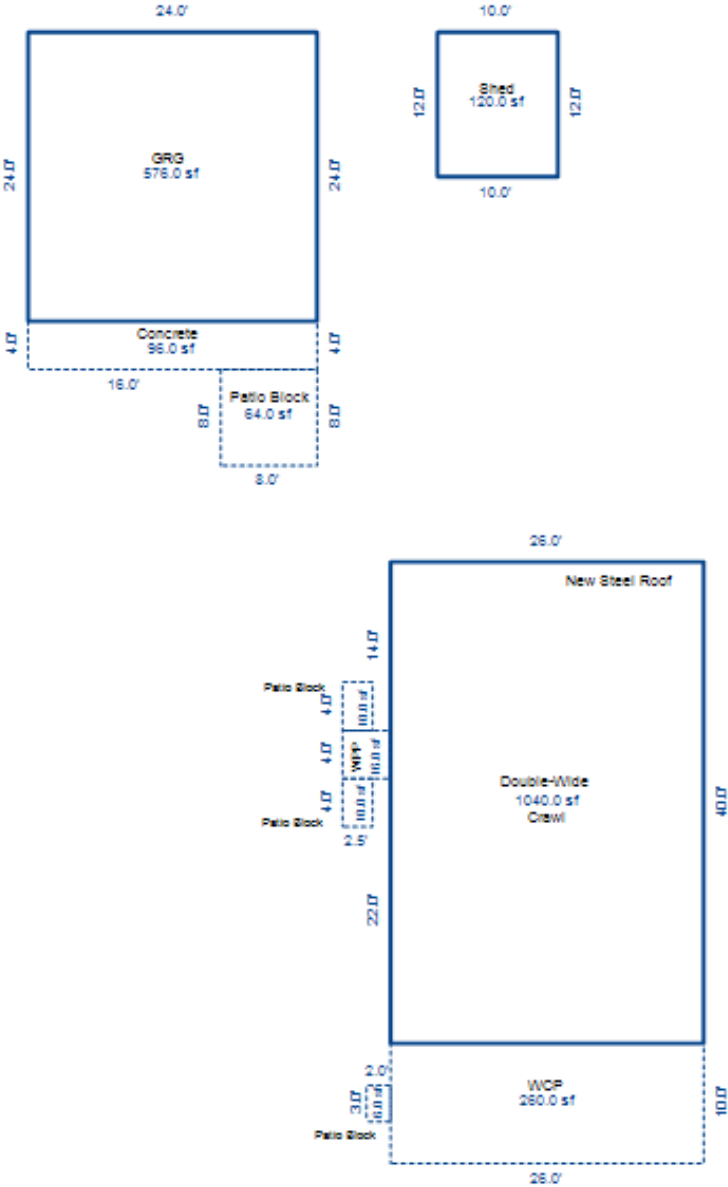


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks			(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		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 260 16	Type WCP (1 Story) WPP	Year Built: 1990 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: 576 % 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 1990		Remodeled 0		Ex X Ord Min			Size of Closets											
Condition: Average		Lg X Ord Small		Doors Solid X H.C.														
Room List		(5) Floors		Central Air Wood Furnace														
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric			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		Basement		48.08 0.00		0.66		1040 50,690			
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	Large Avg. X Small		Basement: 1040 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		(14) Water/Sewer		Average Fixture(s) 3 Fixture Bath		525.00 1650.00		1 1		525 1,650	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement					(15) Built-Ins & Fireplaces		Appliance Allowance		1235.00				1 1,235			
X	Asphalt Shingle Metal	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor					(16) Porches		WCP (1 Story), Standard WPP, Standard		18.21 30.89				260 4,735 16 494			
(3) Roof		(9) Basement Finish					(17) Garages		Class:D Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Mechanical Doors		17.65 325.00				576 10,166 1 325			
X	Gable Hip Flat	Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors No Floor SF			Phy/Ab.Phy/Func/Econ/Comb.%Good= 79/100/100/100/79.0, Depr.Cost = 79,756 ECF (4161 BUENA VISTA AREA BACK LOTS) 1.010 => TCV of Bldg: 1 = 80,553											
X	Chimney:	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic											
							Lump Sum Items:											

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CLARK NEDRA R	WOLCOTT IV HENRY W & NEIL	57,000	01/01/2012	WD	WARRANTY DEED	2012-00315	PTA	100.0
CLARK NEDRA & SIMONS NICK	CLARK NEDRA R	0	08/29/2007	WD	Not Qualified	2007/4019		50.0
SIMONS NELLIE (DECEASED)	CLARK NEDRA R	0	02/02/2007	OTH	Not Qualified	2007/3060		50.0
		58,200	04/01/2000	WD	Download	336:305		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6275 W LAKEVIEW DR		School: LAKE CITY - 57020				
		P.R.E. 0%				
Owner's Name/Address	MAP #:					
WOLCOTT IV HENRY W & NEIL H 1739 VASSAR LANSING MI 48912	2018 Est TCV 66,491 TCV/TFA: 74.21					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS										
		Public Improvements		* Factors *										
. SEC 12 T22N R8W LOT 134 BUENA VISTA PARK.	X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
		Gravel Road		<Site Value A> GROUP A 25K					25000	100		25,000		
		Paved Road		58 Actual Front Feet, 0.14 Total Acres						Total Est. Land Value =			25,000	
		Storm Sewer		Land Improvement Cost Estimates										
		Sidewalk		Description	Rate	CountyMult.	Size	%Good	Cash Value					
		Water		D/W/P: 3.5 Concrete	2.98	1.00	761	0	0					
	X	Sewer		Residential Local Cost Land Improvements										
	X	Electric		Description	Rate	CountyMult.	Size	%Good	Cash Value					
	X	Gas		LAND IMPROVE 1000	1000.00	1.00	1.0	97	970					
	X	Curb		Total Estimated Land Improvements True Cash Value =								970		
	X	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	12,500	20,700	33,200			25,014C
	Rolling		2017	6,000	18,500	24,500			24,500S
	Low		2016	6,000	20,000	26,000			25,777C
	High		2015	6,000	19,700	25,700			25,700S
	Landscaped								
	Swamp								
	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LAPAK DONALD J	CAULFIELD JAMES & BENSON	1	04/23/2012	QC	FAMILY SALE	2012-01487	PTA	100.0
LAPAK JOSEPH L		0	10/11/2010	CD	CERTIFICATE OF DEATH	2011-02853		0.0
KAPAK JOSEPH & MARIE L H/	LAPAK JOSEPH & LAPAK DONA	1	08/11/1999	QC	QUIT CLAIM	1999 330-502	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1616 S ELMWOOD DR						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2018 Est TCV 86,632 TCV/TFA: 94.99					

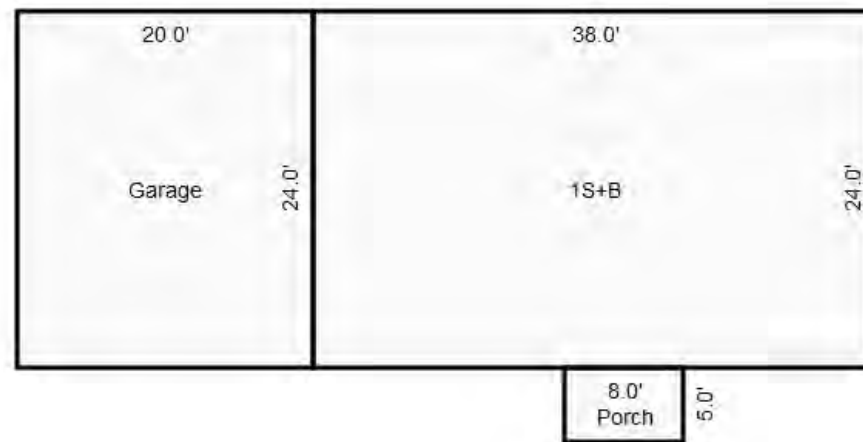
Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS								
				* Factors *								
Comments/Influences	X	Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
						<Site Value A> GROUP A 25K					25000	100		25,000
				58 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =			25,000
				Land Improvement Cost Estimates								
				Description	Rate	CountyMult.	Size	%Good	Cash Value			
				D/W/P: 3.5 Concrete	2.98	1.00	300	0	0			
				Fencing: Wd, Split, 2 Rail	7.04	1.00	40	0	0			
				Shed: Metal Prefab	7.77	1.00	80	35	218			
				Residential Local Cost Land Improvements								
				Description	Rate	CountyMult.	Size	%Good	Cash Value			
				LAND IMPROVE 1000	1000.00	1.00	1.0	97	970			
				Total Estimated Land Improvements True Cash Value = 1,188								



Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	2018	12,500	30,800	43,300			36,473C
	Rolling	2017	6,000	29,900	35,900			35,723C
	Low	2016	6,000	29,700	35,700			35,405C
	High	2015	6,000	29,300	35,300			35,300S
	Landscaped							
	Swamp							
	Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							
	Who	When	What					
	TPC	12/27/2017	INSPECTED					
	TPC	11/07/2011	INSPECTED					

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MCCOMAS NEIL S & HEIDI A	MCCOMAS FAMILY REV TRUST	0	08/13/2013	WD	WARRANTY DEED	2013-02858 WD	PTA	0.0
HASELHUHN	MCCOMAS NEIL S & HEIDI A	86,500	09/15/2003	WD	WARRANTY DEED	MLS 20802249	PTA	0.0
WILLIAMS	HASELHUHN	77,000	06/01/2001	WD	Download	03-0:4791		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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1626 S ELMWOOD	School: LAKE CITY - 57020					
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Owner's Name/Address	P.R.E. 0%					
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MCCOMAS FAMILY REV TRUST MCCOMAS NEAL S & HEIDI A TRUSTEES 4835 TRIWOOD DRIVE COMMERCE TOWNSHIP MI 48382	MAP #:					
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	2018 Est TCV 81,928 TCV/TFA: 81.28					
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X	Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS			
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Public Improvements		* Factors *					
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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<Site Value C>	C BACK LOTS 12K				12000	100		12,000
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50 Actual Front Feet, 0.13 Total Acres					Total Est. Land Value =		12,000	
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Land Improvement Cost Estimates		Description	Rate	CountyMult.	Size	%Good	Cash Value
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X	Dirt Road						
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X	Gravel Road						
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X	Paved Road						
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X	Storm Sewer						
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X	Sidewalk						
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X	Water						
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X	Sewer						
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X	Electric						
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X	Gas						
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X	Curb						
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X	Street Lights						
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	Standard Utilities						
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	Underground Utils.						
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	Topography of Site						
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X	Level						
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	Rolling						
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	Low						
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	High						
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	Landscaped						
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	Swamp						
--	-------	--	--	--	--	--	--

	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	6,000	35,000	41,000			40,503C
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2017	6,000	33,900	39,900			39,670C
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2016	6,000	33,700	39,700			39,317C
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2015	6,000	33,200	39,200			39,200S
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 60	Type CPP	Year Built: 1982 Car Capacity: 1.5 Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame		Drywall Paneled		Plaster Wood T&G											
Building Style: 1S		Trim & Decoration														
Yr Built 1962	Remodeled 1975	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									
	Basement 1st Floor 2nd Floor 2 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	
	Wood/Shingle Aluminum/Vinyl Brick						Ex.	X	Ord.		Min					
X	Insulation	(7) Excavation		No. of Elec. Outlets			Other Additions/Adjustments			Rate				Size	Cost	
(2) Windows		Basement: 1008 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)	Average Fixture(s)			630.00				1	630		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement		1	3 Fixture Bath	2 Fixture Bath			1325.00				1	1,325		
X	Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1	2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	(15) Built-Ins & Fireplaces			1025.00				1	1,025		
(3) Roof		(9) Basement Finish		1	Well, 50 Feet	(16) Porches			1575.00				1	1,575		
X	Gable Hip Flat	X	Gambrel Mansard Shed	(14) Water/Sewer			(17) Garages			1415.00				1	1,415	
X	Asphalt Shingle	Recreation SF Living SF Walkout Doors No Floor SF		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)			17.79				60	1,067	
Chimney: Metal		(10) Floor Support		Lump Sum Items:			Notes: WALL UNIT AC Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 68,017 ECF (4161 BUENA VISTA AREA BACK LOTS) 1.010 => TCV of Bldg: 1 = 68,697			18.20				480	8,736	
		Joists: Unsupported Len: Cntr.Sup:								350.00				1	350	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LUCAS DOROTHY L TRUST	JAMROZY LINDA M ETAL	0	08/29/2017	WD	FAMILY SALE	2017-02675	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1636 S ELMWOOD ST						
Owner's Name/Address	School: LAKE CITY - 57020					
JAMROZY LINDA M ETAL JAMROZY RJ & JAMROZY J 31501 SLUMBER LN FRASER MI 48026	P.R.E. 0%					
	MAP #:					
	2018 Est TCV 72,275 TCV/TFA: 79.25					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS								
			Description	Frontage	Depth	Front Depth	Rate	%Adj. Reason	Value		
. SEC 12 T22N R8W LOT 137 BUENA VISTA PARK.	X		Dirt Road								
			Gravel Road								
			Paved Road								
			Storm Sewer								
			Sidewalk								
			Water								
	X		Sewer								
	X		Electric								
	X		Gas								
			Curb								
	X		Street Lights								
			Standard Utilities								
			Underground Utils.								

Comments/Influences	* Factors *					
	Description	Rate	CountyMult.	Size	%Good	Cash Value
	D/W/P: 3.5 Concrete	3.20	1.00	750	0	0
	Shed: Wood Frame	10.27	1.00	96	50	493
	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 =					1,443

Topography of Site	X Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
													2018	6,000	30,100	36,100			
2017	6,000	30,800	36,800				27,575C												
2016	6,000	30,500	36,500				27,330C												
2015	6,000	30,100	36,100				27,249C												

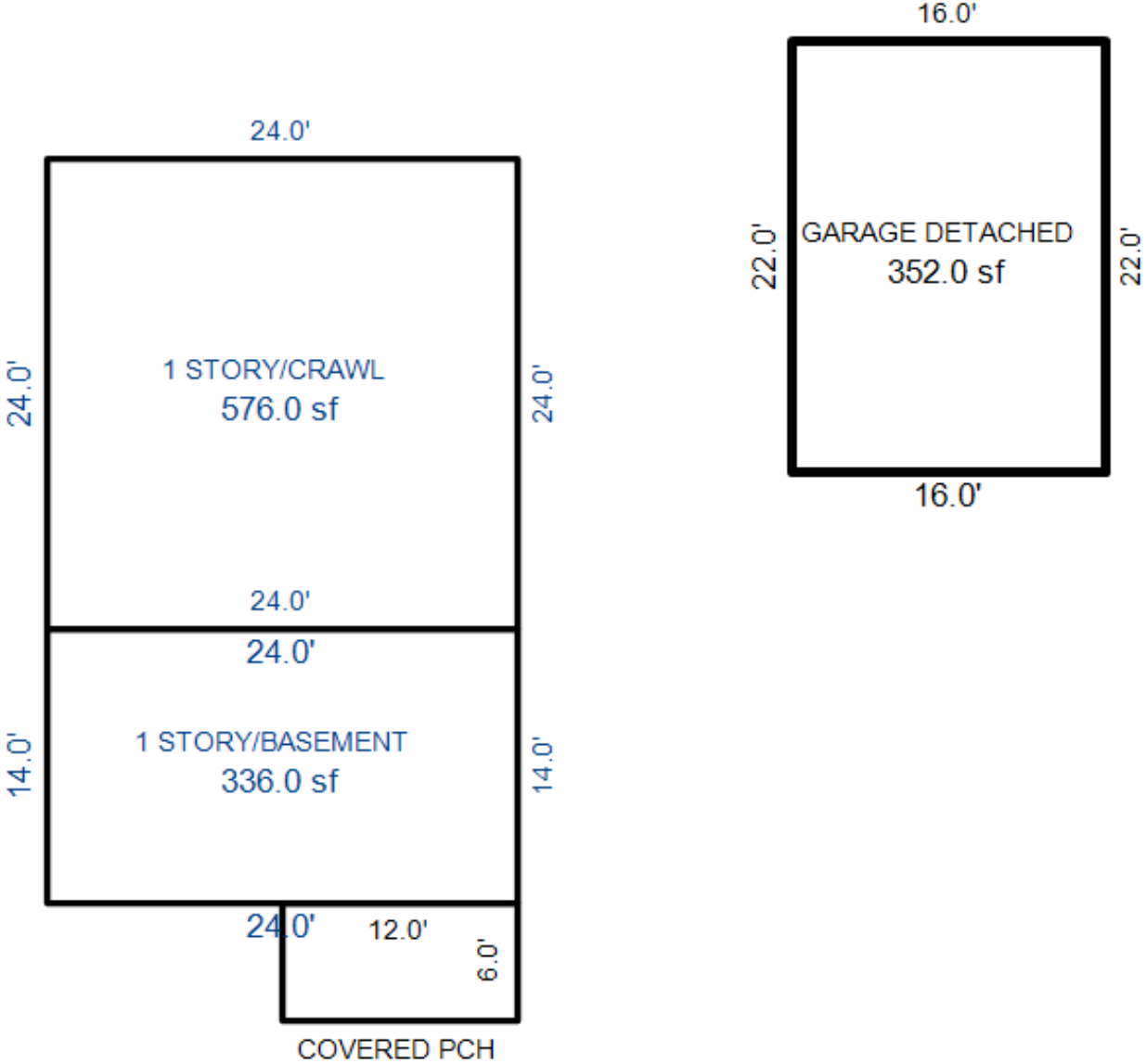


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage						
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 72	Type WCP (1 Story)	Year Built: 1964 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 352 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G																	
Building Style: 1S		Trim & Decoration																				
Yr Built 1964	Remodeled 1986	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			Stories Exterior			Foundation Rate			Bsmnt-Adj		Heat-Adj		Size Cost				
X	Wood/Shingle Aluminum/Vinyl Brick					Ex.	X	Ord.		Min	1	Story Siding	Crawl Space	60.49	-8.98	0.00	576	29,670				
	Insulation	Basement: 336 S.F. Crawl: 576 S.F. Slab: 0 S.F. Height to Joists: 0.0			No. of Elec. Outlets			1			Story Siding			Basement	60.49	0.00	0.00	336	20,325			
(2) Windows		(7) Excavation			(13) Plumbing			Other Additions/Adjustments			Rate					Size Cost						
X	Many Avg. Few	X	Large Avg. Small	Basement: 336 S.F. Crawl: 576 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many			X	Ave.		Few	(13) Plumbing								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement			1			Average Fixture(s)			630.00					1		630				
X	Double Glass Patio Doors Storms & Screens	8			Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			1			Public Sewer			1025.00					1		1,025	
(3) Roof		(9) Basement Finish			1			3 Fixture Bath			1575.00					1		1,575				
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors No Floor SF			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			(15) Built-Ins & Fireplaces			1415.00					1		1,415	
X	Asphalt Shingle	(10) Floor Support			1			Average Fixture(s)			Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)			20.85					352		7,339	
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:			1			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Appliance Allowance			350.00					1		350	
		Lump Sum Items:			1			Separately Depreciated Items:			Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,			Depr.Cost =					55,909			
											(16) Porches			31.00					72		2,232	
											County Multiplier = 1.38 =>			Cost New =					3,080			
											Phy/Ab.Phy/Func/Econ/Comb.%Good= 76/100/100/100/76.0,			Depr.Cost =					2,341			
											Total Depreciated Cost =								58,250			
											ECF (4161 BUENA VISTA AREA BACK LOTS)			1.010 => TCV of Bldg: 1 =					58,832			

*** 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.
ROUSSE DAVID ALLAN	ROUSSE MICHAEL J L/E & ET	0	10/02/2012	DC	CERTIFICATE OF DEATH	2013-01481 DC	PTA	0.0
ROUSSE MARTIN J	ROUSSE GERALDINE M ET AL	0	09/05/2011	CD	CERTIFICATE OF DEATH	2012-01745 DC	PTA	0.0
ROUSSE GERALDINE M	ROUSSE GERALDINE M ET AL	0	08/13/2011	CD	CERTIFICATE OF DEATH	2012-01744	PTA	100.0
ROUSSE GERALDINE M ET AL	ROUSSE ET AL J/T	0	08/13/2011	CD	CERTIFICATE OF DEATH	212-01744 DC		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1646 S ELMWOOD ST						
	School: LAKE CITY - 57020					
	P.R.E. 100% 07/18/2012					

Owner's Name/Address	MAP #:
ROUSSE MICHAEL J L/E & ET AL J/T 1646 S ELMWOOD LAKE CITY MI 49651	2018 Est TCV 47,654 TCV/TFA: 70.91

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

Tax Description	Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 12 T22N R8W LOT 138 BUENA VISTA PARK.	X		<Site Value C> C BACK LOTS 12K					12000	100		12,000
Comments/Influences			47 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =			12,000



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	6,000	17,800	23,800			23,660C
2017	6,000	17,300	23,300			23,174C
2016	6,000	17,200	23,200			22,968C
2015	6,000	16,900	22,900			22,900S

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage							
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 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						40	Treated Wood									
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: 35 Floor Area: 672 Total Base Cost: 39,355 Total Base New : 54,310 Total Depr Cost: 35,301 Estimated T.C.V: 35,654		CntyMult X 1.380 E.C.F. X 1.010		Bsmnt Garage: Carport Area: Roof:							
Yr Built	Remodeled	Ex	X	Ord		Min	Size of Closets			Total Base Cost: 39,355		Total Base New : 54,310		Total Depr Cost: 35,301							
1977	2002	Lg	X	Ord		Small	Heat Pump			Total Base Cost: 39,355		Total Base New : 54,310		Total Depr Cost: 35,301							
Condition: Average		Doors		Solid	X	H.C.	No Heating/Cooling			Total Base Cost: 39,355		Total Base New : 54,310		Total Depr Cost: 35,301							
Room List		(5) Floors		Central Air Wood Furnace			(12) Electric			Total Base Cost: 39,355		Total Base New : 54,310		Total Depr Cost: 35,301							
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Other:		100			Amps Service			Total Base Cost: 39,355		Total Base New : 54,310		Total Depr Cost: 35,301							
(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		53.49		0.00		-1.89		672		34,675	
Insulation		(7) Excavation		No. of Elec. Outlets			Other Additions/Adjustments			Rate								Size		Cost	
(2) Windows		Basement: 672 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few			(13) Plumbing			Average Fixture(s)		525.00						1		525	
X	Many Avg. Few	X	Large Avg. Small	1			Average Fixture(s)			Public Sewer		912.00						1		912	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	8		1			3 Fixture Bath			Well, 50 Feet		1575.00						1		1,575	
X	Double Glass Patio Doors Storms & Screens	X		2			2 Fixture Bath			(15) Built-Ins & Fireplaces		1235.00						1		1,235	
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(16) Deck/Balcony			Treated Wood,Standard		10.82						40		433	
X	Gable Hip Flat	Gambrel Mansard Shed		(9) Basement Finish			(14) Water/Sewer			Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,		Depr.Cost =		35,301		ECF (4161 BUENA VISTA AREA BACK LOTS) 1.010 => TCV of Bldg: 1 =		35,654			
X	Asphalt Shingle	Chimney: Metal		(10) Floor Support			Public Water			1		Public Sewer		1		Water Well		1000 Gal Septic		2000 Gal Septic	
				Joists: Unsupported Len: Cntr.Sup:			1			Lump Sum Items:											

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LUCAS DOROTHY L TRUST	JAMROZY LINDA M ETAL	0	08/29/2017	WD	FAMILY SALE	2017-02676	PTA	0.0

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

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

Owner's Name/Address: JAMROZY LINDA M ETAL, JAMROZY RICHARD J & JAMROZY JAY, 31501 SLUMBER LN, FRASER MI 48026
 2018 Est TCV 12,000

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS
 * Factors *
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 <Site Value C> C BACK LOTS 12K 12000 100 12,000
 47 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 12,000

Improved X Vacant
 Public Improvements

Tax Description: SEC 12 T22N R8W LOT 139 BUENA VISTA PARK.
 Comments/Influences: PARTIAL SPLIT TO 140-00 FOR 96

- X Dirt Road
- X Gravel Road
- X Paved Road
- X Storm Sewer
- X Sidewalk
- X Water
- X Sewer
- X Electric
- X Gas
- X Curb
- X Street Lights
- X Standard Utilities
- X Underground 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	6,000	0	6,000			1,934C
TPC	12/27/2017	INSPECTED	2017	6,000	0	6,000			1,895C
TPC	09/12/2017	INSPECTED	2016	6,000	0	6,000			1,879C
			2015	6,000	0	6,000			1,874C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STRZELEWICZ DANGELINE	STRZELEWICZ DANGELINE	1	09/22/2017	WD	FAMILY SALE	2017-02928		0.0
WACHTER DELLA M & RAYMOND	WACHTER DELLA M & LUCAS D	1	08/06/1980	QC	FAMILY SALE	206P366		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6255 W LAKEVIEW DR			ALTERATION	08/09/2012	2012-0375	100%

Owner's Name/Address	MAP #:
STRZELEWICZ DANGELINE 8427 CASTLE GARDEN RD PALMETTO FL 34221	2018 Est TCV 81,169 TCV/TFA: 99.47

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS
SEC 12 T22N R8W LOTS 140, 141, & 142 BUENA VISTA PARK.	X		

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water	<Site Value C>	C	BACK LOTS	12K		12000	100		12,000
	<Site Value C>	C	BACK LOTS	12K		12000	100	LOT 141	12,000
	<Site Value C>	C	BACK LOTS	12K		12000	100	LOT 142	12,000
	160 Actual Front Feet, 0.41 Total Acres								Total Est. Land Value =	36,000

Land Improvement Cost Estimates	Description	Rate	CountyMult.	Size	%Good	Cash Value
X Sewer	D/W/P: 3.5 Concrete	2.98	1.00	144	66	283
X Electric						
X Gas						
X Curb						
X Street Lights						
X Standard Utilities						
X Underground Utils.						
Total Estimated Land Improvements True Cash Value =						283



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2018	18,000	22,600	40,600			30,223C
Rolling							
Low							
High							
Landscaped							
Swamp							
X Wooded	2017	18,000	20,100	38,100			29,602C
Pond							
Waterfront							
Ravine							
Wetland	2016	18,000	21,800	39,800			29,338C
Flood Plain	2015	18,000	21,400	39,400			29,251C

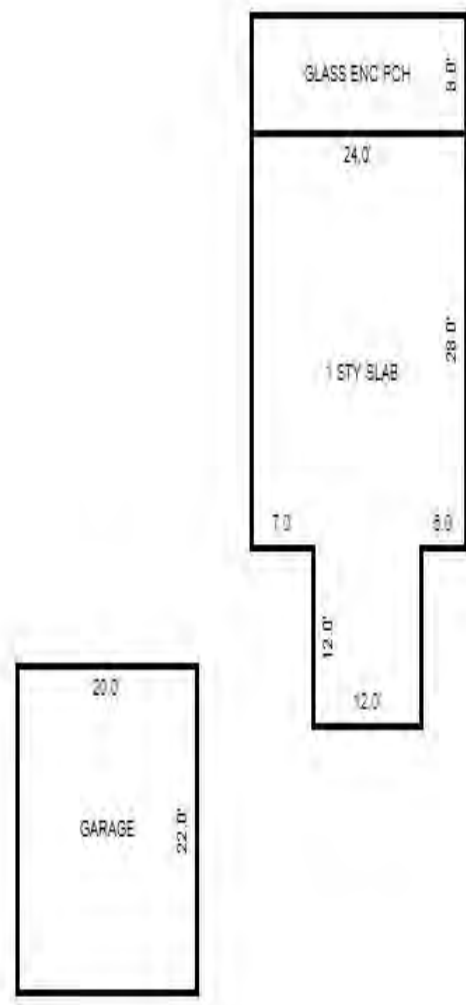
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2017	18,000	20,100	38,100			29,602C
TPC	04/02/2012	INSPECTED	2016	18,000	21,800	39,800			29,338C
TPC	11/07/2011	INSPECTED	2015	18,000	21,400	39,400			29,251C

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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	Type CGEP (1 Story)	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: 0 Area: 440 % 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: D +5 Effec. Age: 40 Floor Area: 816 Total Base Cost: 53,674 Total Base New : 74,070 Total Depr Cost: 44,442 Estimated T.C.V: 44,886		CntyMult X 1.380 E.C.F. X 1.010		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 1951	Remodeled 0	Ex	X	Ord		Min	150 Amps Service			53.38		-10.44		0.69		816		35,602		
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			Rate		Bsmnt-Adj		Heat-Adj		Size		Cost		
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric			No. of Elec. Outlets			Rate		Bsmnt-Adj		Heat-Adj		Size		Cost		
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Many X Ave. Few			Rate		Bsmnt-Adj		Heat-Adj		Size		Cost		
X	Wood/Shingle Aluminum/Vinyl Brick	Basement: 0 S.F. Crawl: 0 S.F. Slab: 816 S.F. Height to Joists: 0.0		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(13) Plumbing			Rate		Bsmnt-Adj		Heat-Adj		Size		Cost		
X	Insulation	(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		Bsmnt-Adj		Heat-Adj		Size		Cost		
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 816 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			Rate		Bsmnt-Adj		Heat-Adj		Size		Cost		
X	Many Avg. Few	X	Large Avg. Small	1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer			Rate		Bsmnt-Adj		Heat-Adj		Size		Cost		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer			Rate		Bsmnt-Adj		Heat-Adj		Size		Cost		
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer			Rate		Bsmnt-Adj		Heat-Adj		Size		Cost		
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer			Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer			Rate		Bsmnt-Adj		Heat-Adj		Size		Cost		
Chimney:		Lump Sum Items:		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer			Rate		Bsmnt-Adj		Heat-Adj		Size		Cost		

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



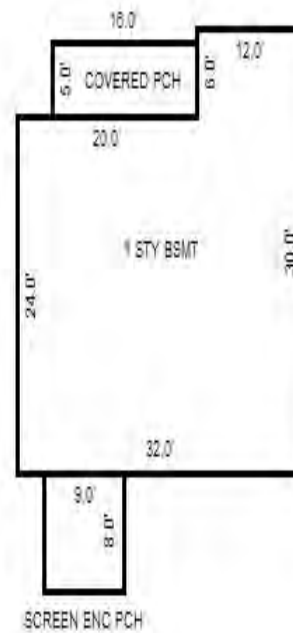
Sketch by Apex IVT

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)		Date	Number	Status				
6225 W LAKEVIEW DR		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 0%		MAP #:								
LAPAK ANDREW & SALLY L TRUSTEES 10863 CANADA ROAD BIRCH RUN MI 48415		2018 Est TCV 91,920 TCV/TFA: 109.43										
Taxpayer's Name/Address		X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS								
LAPAK ANDREW & SALLY L TRUSTEES 10863 CANADA ROAD BIRCH RUN MI 48415		Public Improvements		* Factors *								
Tax Description		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 12 T22N R8W LOTS 143 AND W 1/2 OF LOTS 145 & 146 BUENA VISTA PARK.		Gravel Road		<Site Value A> GROUP A 25K					25000	100		25,000
Comments/Influences		Paved Road		<Site Value C> C BACK LOTS 12K					12000	100	1/2 LOT 145 &146	12,000
		Storm Sewer		158 Actual Front Feet, 0.38 Total Acres					Total Est. Land Value =	37,000		
		Sidewalk		Water								
		X Sewer										
		X Electric										
		X Gas										
		X Curb										
		X Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who	When	What	2018	18,500	27,500	46,000			31,888C	
		TPC 12/27/2017 INSPECTED			2017	12,000	26,600	38,600			31,233C	
		TPC 04/02/2012 INSPECTED			2016	12,000	26,500	38,500			30,955C	
					2015	12,000	26,100	38,100			30,863C	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KAUFMAN ELLEN M TTEE	VENEMA DOUGLAS & DIANE	325,000	01/04/2014	WD	WARRANTY DEED	2014-00055 WD	PTA	100.0
KAUFMAN KENNETH P & ELLEN	KAUFMANN ELLEN M TTEE	0	02/23/2009	WD	Not Qualified	2009/769		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
W LAKEVIEW DR						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2018 Est TCV 35,258 TCV/TFA: 0.00					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS									
		Public Improvements		* Factors *									
. SEC 12 T22N R8W LOT 144. BUENA VISTA PARK.	X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
		Gravel Road		<Site Value A> GROUP A 25K					25000	100		25,000	
		Paved Road		58 Actual Front Feet, 0.09 Total Acres						Total Est. Land Value =	25,000		
		Storm Sewer		Land Improvement Cost Estimates									
		Sidewalk		Description	Rate	CountyMult.	Size	%Good	Cash Value				
		Water		Residential Local Cost Land Improvements									
		Sewer		Description	Rate	CountyMult.	Size	%Good	Cash Value				
		Electric		LAND IMPROVE 1000	1000.00	1.00	0.5	95	475				
		Gas		Total Estimated Land Improvements True Cash Value = 475									
		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
GAVE XTRA ADJ FOR ROAD ON TWO SIDES OF SMALL LOT	X	Level	2018	12,500	5,100	17,600			11,228C
		Rolling	2017	6,000	5,000	11,000			10,998C
		Low	2016	6,000	4,900	10,900			10,900S
		High	2015	6,000	4,900	10,900			10,900S
		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		Eavestrough	Gas	Oil	Elec.	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Interior 1 Story Interior 2 Story 2nd/Same Stack 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: 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	
	Mobile Home		Insulation	Wood	Coal	Steam									
	Town 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 X No Heating/Cooling			Class: CD Effec. Age: 30 Floor Area: 0 Total Base Cost: 10,027 Total Base New : 13,837 Total Depr Cost: 9,686 Estimated T.C.V: 9,783		CntyMult X 1.380 E.C.F. X 1.010		Bsmnt Garage: Carport Area: Roof:				
	Duplex	0	Other Overhang												
	A-Frame	(4) Interior		Central Air Wood Furnace			(12) Electric		0 Amps Service		Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Other Additions/Adjustments Rate (17) Garages Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 16.80 576 9,677 Mechanical Doors 350.00 1 350 Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 9,686 ECF (4161 BUENA VISTA AREA BACK LOTS) 1.010 => TCV of Bldg: 1 = 9,783				
	Wood Frame	Drywall Paneled	Plaster Wood T&G												
Building Style: GRG		Trim & Decoration		No./Qual. of Fixtures			Ex. Ord. Min		No. of Elec. Outlets		Many Ave. Few		(13) Plumbing		
Yr Built 1972	Remodeled 0	Ex	Ord												Min
Condition: Average		Size of Closets		(6) Ceilings			(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:				
		Lg	Ord										Small		
Room List		Doors Solid H.C.		(5) Floors			(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(9) Basement Finish				
		Doors	Solid										H.C.		
	Basement	Kitchen:		(8) Basement			Recreation SF Living SF Walkout Doors No Floor SF		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:				
	1st Floor	Other:													
	2nd Floor	Other:		(1) Exterior			Wood/Shingle Aluminum/Vinyl Brick		Insulation		(2) Windows				
	Bedrooms	(7) Excavation													
		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Double Glass Patio Doors Storms & Screens		(3) Roof		Gable Hip Flat		Gambrel Mansard Shed		
		(9) Basement Finish													
		(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Asphalt Shingle		Chimney:						
		(11) Heating/Cooling													

*** 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.
WRIGHT WILLIAM G TRUST	LINE ROBERT S & BARBARA C	87,900	08/13/2004	WD	Multiple Reference	04-0/3522		100.0
GEDDES DAVID R & DONNA	WRIGHT WILLIAM G TRUST	0	01/07/2004	WD	Not Qualified	04-0/0370		100.0
		74,000	07/01/2000	WD	Download	338:701		0.0

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

Owner's Name/Address	MAP #:
LINE ROBERT S & BARBARA C 9971 FOREST RIDGE DR CLARKSTON MI 48348	2018 Est TCV 12,000

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

Taxpayer's Name/Address	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LINE ROBERT S & BARBARA C 9971 FOREST RIDGE DR CLARKSTON MI 48348	<Site Value C> C BACK LOTS 12K					12000	100		12,000
	55 Actual Front Feet, 0.13 Total Acres					Total Est. Land Value =		12,000	

	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.

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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	6,000	0	6,000			1,138C
2017	6,000	0	6,000			1,115C
2016	6,000	0	6,000			1,106C
2015	6,000	0	6,000			1,103C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LINE ROBERT S & BARBARA C	COOPER STEVEN & LAURIE	75,000	10/21/2016	WD	RELATED PARTY	2016-03543	PTA	0.0
WRIGHT WILLIAM G TRUST	LINE ROBERT S & BARBARA C	87,900	08/13/2004	WD	Multiple Improved	04-0/3522		100.0
GEDDES DAVID R & DONNA	WRIGHT WILLIAM G TRUST	105,000	01/07/2004	WD	Not Qualified	04-0/0370		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6195 W LAKEVIEW DR						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2018 Est TCV 81,483 TCV/TFA: 89.35					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS								
. SEC 12 T22N R8W LOT 147 BUENA VISTA PARK.			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			<Site Value A> GROUP A 25K 25000 100 25,000								
			58 Actual Front Feet, 0.20 Total Acres Total Est. Land Value = 25,000								

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates								
2013 MOVED DATA OF 2012 GARAGE CONSTRUCTIN TO WEST MOST PARCEL 009-012-031-00		Dirt Road									
		Gravel Road									
	X	Paved Road									
		Storm Sewer									
		Sidewalk									
		Water	Description	Rate	CountyMult.	Size	%Good	Cash Value			
	X	Sewer	D/W/P: 4in Concrete	3.35	1.00	446	0	0			
	X	Electric	Residential Local Cost Land Improvements								
	X	Gas	Description	Rate	CountyMult.	Size	%Good	Cash Value			
		Curb	LAND IMPROVE 1000	1000.00	1.00	1.0	95	950			
	X	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	12,500	28,200	40,700			32,166C
														2017	6,000	27,400	33,400			31,505C
														2016	6,000	27,200	33,200			31,224C
														2015	6,000	26,800	32,800			31,131C

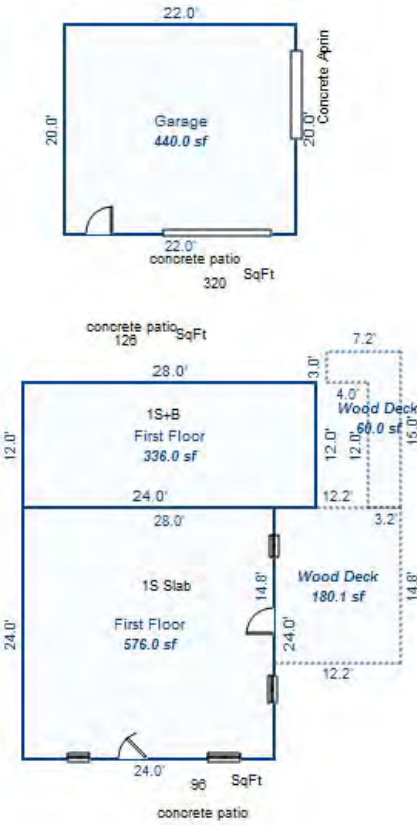


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 240	Type Treated Wood	Year Built: 1962 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 440 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame		Drywall Paneled	X	Plaster Wood T&G					X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling					
Building Style: 1S		Trim & Decoration														
Yr Built 1962	Remodeled 1984	Ex	X	Ord		Min	Size of Closets									
Condition: Average		Lg	X	Ord		Small	Doors									
Room List		(5) Floors														
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Other:					(12) Electric									
		150		Amps Service												
		(6) Ceilings		No./Qual. of Fixtures			Stories Exterior			Foundation			Rate Bsmnt-Adj		Heat-Adj	
(1) Exterior				Ex. X Ord. Min			1 Story Siding			Slab			60.49 -10.70		-2.85	
X Wood/Shingle Aluminum/Vinyl Brick				No. of Elec. Outlets			1 Story Siding			Basement			60.49 0.00		-2.85	
				Many X Ave. Few			Other Additions/Adjustments						Rate		Size Cost	
X Insulation		(7) Excavation		(13) Plumbing			(13) Plumbing			Average Fixture(s)			630.00		1 630	
(2) Windows		Basement: 336 S.F. Crawl: 0 S.F. Slab: 576 S.F. Height to Joists: 0.0		1 Average Fixture(s)			14) Water/Sewer			Public Sewer			1025.00		1 1,025	
X Many Avg. X Few		Large Avg. X Small		1 3 Fixture Bath			(15) Built-Ins & Fireplaces			Well, 50 Feet			1575.00		1 1,575	
X Wood Sash Metal Sash Vinyl Sash		8 Conc. Block Poured Conc. Stone		2 Fixture Bath			(16) Deck/Balcony			Treated Wood,Standard			6.59		240 1,582	
X Double Hung Horiz. Slide Casement		Treated Wood		Softener, Auto			(17) Garages			Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)						
X Double Glass Patio Doors Storms & Screens		X Concrete Floor		Softener, Manual			Base Cost			18.90			440		8,316	
(3) Roof		(9) Basement Finish		Solar Water Heat			Mechanical Doors			350.00			1		350	
		Recreation SF Living SF Walkout Doors No Floor SF		No Plumbing			Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,			Depr.Cost =			54,983			
X Gable Hip Flat		Gambrel Mansard Shed		Extra Toilet			ECF (4161 BUENA VISTA AREA BACK LOTS) 1.010 => TCV of Bldg: 1 =			55,533						
X Asphalt Shingle				Extra Sink												
Chimney: Metal				Separate Shower												
				Ceramic Tile Floor												
				Ceramic Tile Wains												
				Ceramic Tub Alcove												
				Vent Fan												
				(14) Water/Sewer												
				Public Water												
				Public Sewer												
				Water Well												
				1000 Gal Septic												
				2000 Gal Septic												
				Lump Sum Items:												

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



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.
TUBBS DONALD M ESTATE	FERRICK BRIAN & KARYN (H/	294,500	09/30/2005	WD	Multiple Reference	05-0/3946		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
W LAKEVIEW DR	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
FERRICK BRIAN & KARYN 1610 FLOWERS MILL DR NE 20 GRAND RAPIDS MI 49525-9694	MAP #:					
	2018 Est TCV 43,167 TCV/TFA: 0.00					

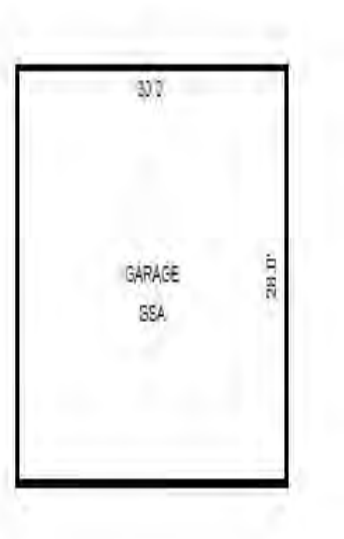
Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS								
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value		
. SEC 12 T22N R8W LOT 148 BUENA VISTA PARK.	X		* Factors *								
			<Site Value A> GROUP A 25K				25000	100		25,000	
			57 Actual Front Feet, 0.18 Total Acres Total Est. Land Value =						25,000		
Comments/Influences			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								
			Standard Utilities								
			Underground Utils.								
			Total Estimated Land Improvements True Cash Value =								1,376



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2018	12,500	9,100	21,600			12,315C
		TPC 12/27/2017 INSPECTED	2017	6,000	8,800	14,800			12,062C
		TPC 04/02/2012 INSPECTED	2016	6,000	8,800	14,800			11,955C
			2015	6,000	8,700	14,700			11,920C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KENNEDY JAMES D & GEORGIA	KENNEDY FAMILY LIVING TRU	0	10/27/2006	QC	Not Qualified	06-0/4142		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6181 LAKEVIEW DR						
	School: LAKE CITY - 57020					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
KENNEDY FAMILY LIVING TRUST JAMES D & GEORGIA J KENNEDY TTEE 13947 BYRON ROAD BYRON MI 48418	2018 Est TCV 25,749					

Improved	X	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS							
			* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			<Site Value A> GROUP A 25K					25000 100		25,000
			55 Actual Front Feet, 0.16 Total Acres						Total Est. Land Value =	25,000
Public Improvements			Land Improvement Cost Estimates							
			Description	Rate	CountyMult.	Size	%Good	Cash Value		
	X		Shed: Wood Frame	8.79	1.00	120	71	749		
	X		Total Estimated Land Improvements True Cash Value =						749	


Taxpayer's Name/Address	X	Dirt Road	Gravel Road	Paved Road	Storm Sewer	Sidewalk	Water
KENNEDY FAMILY LIVING TRUST 13947 BYRON ROAD BYRON MI 48418	X						
Tax Description	X	Electric	Gas	Curb	Street Lights	Standard Utilities	Underground Utils.
. SEC 12 T22N R8W LOT 149 BUENA VISTA PARK.	X						
Comments/Influences	X						



Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2018	12,500	400	12,900			2,619C
	Rolling		2017	6,000	400	6,400			2,566C
	Low		2016	6,000	400	6,400			2,544C
	High		2015	6,000	400	6,400			2,537C
	Landscaped								
	Swamp								
	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
Who	When	What	2018	12,500	400	12,900			2,619C
	TPC 12/27/2017	INSPECTED	2017	6,000	400	6,400			2,566C
	TPC 04/02/2012	INSPECTED	2016	6,000	400	6,400			2,544C
			2015	6,000	400	6,400			2,537C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)		Date	Number	Status		
W LAKEVIEW DR		School: LAKE CITY - 57020								
Owner's Name/Address		P.R.E. 0%								
LOT JAMES R ET AL 12264 TOWNLINE RD GRAND BLANC MI 48439		MAP #:		2018 Est TCV 25,000						
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS					
. SEC 12 T22N R8W LOT 150 BUENA VISTA PARK		Public Improvements		* Factors *						
Comments/Influences		Dirt Road		Description	Frontage	Depth	Rate	%Adj. Reason	Value	
		X Gravel Road		<Site Value A> GROUP A 25K		25000	100		25,000	
		X Paved Road		55 Actual Front Feet, 0.15 Total Acres		Total Est. Land Value =			25,000	
		X Storm Sewer								
		X Sidewalk								
		X Water								
		X Sewer								
		X Electric								
		X Gas								
		X Curb								
		X Street Lights								
		Standard Utilities								
		Underground Utils.								
		Topography of Site								
		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	12,500	0	12,500		2,164C
		TPC 12/27/2017 INSPECTED			2017	6,000	0	6,000		2,120C
		TPC 04/02/2012 INSPECTED			2016	6,000	0	6,000		2,102C
					2015	6,000	0	6,000		2,096C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STEVENS SHIRLEY J	DERUITER ADVERTISING & CO	66,000	10/13/2014	WD	WARRANTY DEED	2014-0365	PTA	100.0
STEVENS DAVID W ET AL	STEVENS SHIRLEY J (WIDOW	0	05/29/2008	OTH	Not Qualified	2009/3143		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6159 W LAKEVIEW DR						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2018 Est TCV 91,375 TCV/TFA: 73.22					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS					
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
. SEC 12 T22N R8W LOT 151 BUENA VISTA PARK.	X		* Factors *					
			<Site Value A> GROUP A 25K 25000 100 25,000					
			55 Actual Front Feet, 0.14 Total Acres Total Est. Land Value = 25,000					
Comments/Influences	X		Land Improvement Cost Estimates					
			Description	Rate	CountyMult.	Size	%Good	Cash Value
			D/W/P: Asphalt Paving	1.42	1.00	630	45	403
			Shed: Metal Prefab	7.16	1.00	144	35	361
			Total Estimated Land Improvements True Cash Value = 764					



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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2018	12,500	33,200	45,700			38,389C
Rolling	2017	6,000	31,600	37,600			37,600S
Low	2016	6,000	31,300	37,300			37,300S
High	2015	6,000	33,400	39,400			39,400S
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

*** 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.
STEVENS SHIRLEY J & DAVID	DERUITER BRUE & JOHANNA	12,000	10/13/2014	WD	WARRANTY DEED	2014-03466	PTA	100.0
STEVENS DAVID W (DECEASED)	STEVENS SHIRLEY (WIDOW OF	0	05/29/2008	OTH	Not Qualified	2009/3143		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
W LAKEVIEW DR	School: LAKE CITY - 57020		Garage	11/21/2014	2014-0537	100%
	P.R.E. 100% 02/24/2015					
Owner's Name/Address	MAP #:					
DERUITER BRUE & JOHANNA 6146 W LAKEVIEW DR LAKE CITY MI 49651	2018 Est TCV 60,098 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS								
. SEC 12 T22N R8W LOT 152 BUENA VISTA PARK.			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			<Site Value A> GROUP A 25K 25000 100 25,000								
			55 Actual Front Feet, 0.13 Total Acres Total Est. Land Value = 25,000								

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates					
		Dirt Road	Description	Rate	CountyMult.	Size	%Good	Cash Value
		Gravel Road	D/W/P: 4in Ren. Conc.	4.21	1.00	1250	0	0
	X	Paved Road	Residential Local Cost Land Improvements					
		Storm Sewer	Description	Rate	CountyMult.	Size	%Good	Cash Value
		Sidewalk	LAND IMPROVE 2500	2500.00	1.00	1.5	95	3,563
	X	Water	Total Estimated Land Improvements True Cash Value = 3,563					
	X	Sewer						
	X	Electric						
	X	Gas						
		Curb						
	X	Street Lights						
		Standard Utilities						
		Underground Utils.						



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

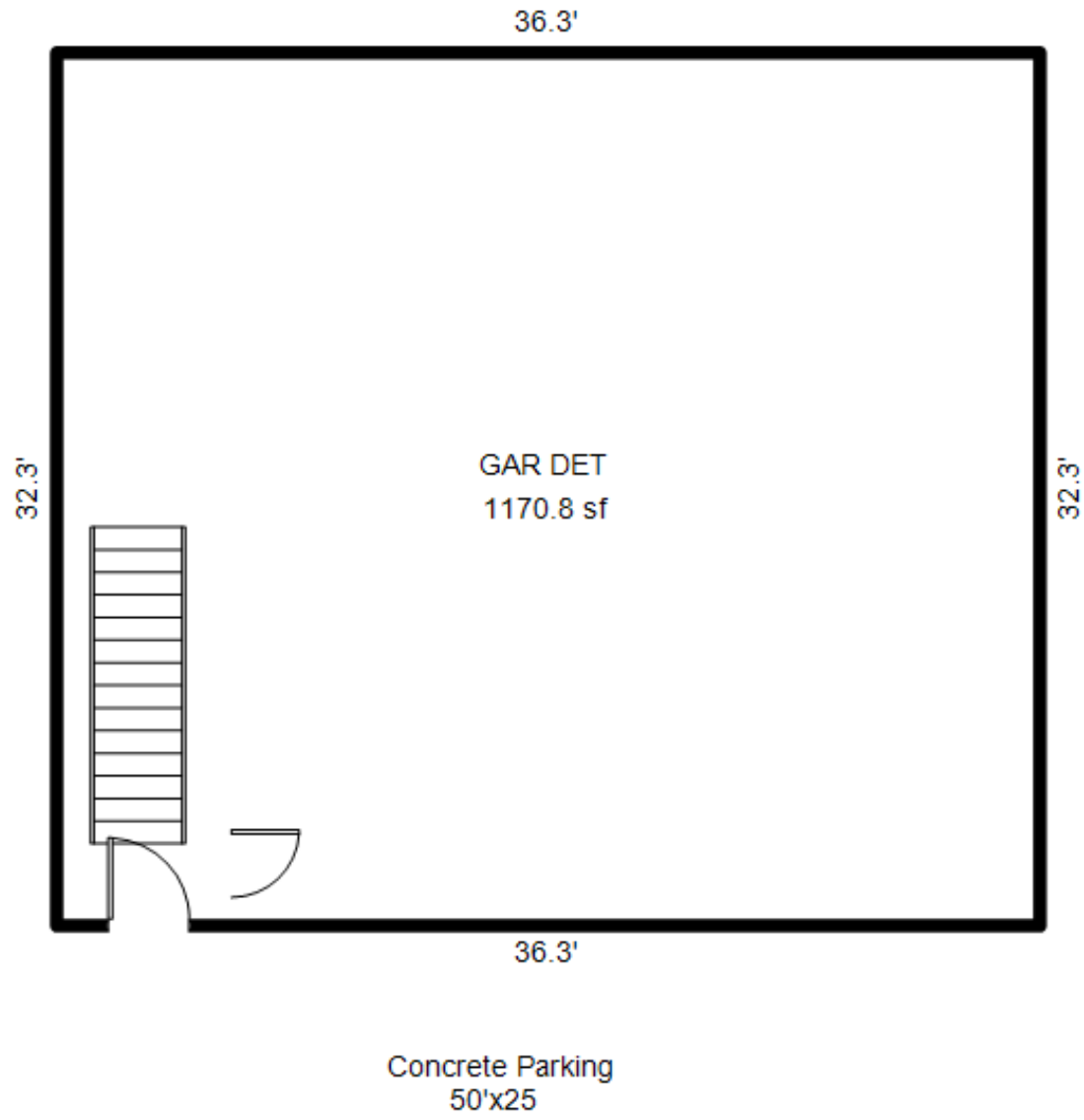
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	12,500	17,500	30,000			23,891C
2017	6,000	17,400	23,400			23,400S
2016	6,000	17,300	23,300			23,300S
2015	6,000	200	6,200			6,200S

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family	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: 2015 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: 1170 % Good: 0 Storage Area: 576 No Conc. Floor: 0	Bsmnt Garage:	Roof:	CmtyMult X 1.380 E.C.F. X 1.010	Rate Bsmnt-Adj Rate	Heat-Adj Rate	Size Size	Cost Cost	
	Mobile Home																	0 Front Overhang	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 3 Floor Area: 0 Total Base Cost: 23,325 Total Base New : 32,188 Total Depr Cost: 31,222 Estimated T.C.V: 31,535
	Town Home	0 Other Overhang																
	Duplex																	
	A-Frame																	
	Wood Frame	Drywall Paneled	Plaster Wood T&G	X			Central Air Wood Furnace											
Building Style: GRG		Trim & Decoration			(12) Electric													
	Yr Built	Remodeled	Ex	Ord	Min	0 Amps Service												
	2015	0				No./Qual. of Fixtures												
Condition: Average		Lg	Ord	Small	Ex.			Ord.			Min							
Room List		(5) Floors			No. of Elec. Outlets													
	Basement	Kitchen:			Many			Ave.			Few							
	1st Floor	Other:			(13) Plumbing													
	2nd Floor	Other:			1			Average Fixture(s)										
	Bedrooms	(6) Ceilings			3 Fixture Bath													
(1) Exterior		No./Qual. of Fixtures			2 Fixture Bath													
	Wood/Shingle	Ex.			Softener, Auto													
	Aluminum/Vinyl	Ord.			Softener, Manual													
	Brick	Min			Solar Water Heat													
	Insulation	No. of Elec. Outlets			No Plumbing													
(2) Windows		(7) Excavation			Extra Toilet													
	Many	Large	Basement: 0 S.F.			Extra Sink												
	Avg.	Avg.	Crawl: 0 S.F.			Separate Shower												
	Few	Small	Slab: 0 S.F.			Ceramic Tile Floor												
	Wood Sash	Height to Joists: 0.0			Ceramic Tile Wains													
	Metal Sash	(8) Basement			Ceramic Tub Alcove													
	Vinyl Sash	Conc. Block			Vent Fan													
	Double Hung	Poured Conc.			(14) Water/Sewer													
	Horiz. Slide	Stone			Public Water													
	Casement	Treated Wood			Public Sewer													
	Double Glass	Concrete Floor			Water Well													
	Patio Doors	(9) Basement Finish			1000 Gal Septic													
	Storms & Screens	Recreation SF			2000 Gal Septic													
(3) Roof		Living SF			Lump Sum Items:													
	Gable	Gambrel	Walkout Doors															
	Hip	Mansard	No Floor SF															
	Flat	Shed																
	Asphalt Shingle	(10) Floor Support																
	Chimney:	Joists:																
		Unsupported Len:																
		Cntr.Sup:																

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DRACHT WILLIAM H	DRACHT GAYLA	0	10/22/2012	CD	CERTIFICATE OF DEATH	2012-03906	PTA	0.0
DRACHT GAYLE M	DRACHT GAYLE M TRUST	0	03/19/2004	QC	QUIT CLAIM	201-04121		0.0
DRACHT JOHN	DRACHT MARY	0	01/25/2000	CD	CERTIFICATE OF DEATH	2012--03905		50.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6119 W LAKEVIEW DR			Garage	06/29/2012	2012-0292	100%

Owner's Name/Address	MAP #:
DRACHT GAYLE TRUST & DRACHT MARY 20590 80TH AVENUE MARION MI 49665	2018 Est TCV 99,639 TCV/TFA: 84.44

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS
. SEC 12 T22N R8W LOT 154 BUENA VISTA PARK.	X		

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	<Site Value A> GROUP A 25K					25000	100		25,000

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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	12,500	37,300	49,800			36,001C

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2017	6,000	36,200	42,200			35,261C

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	04/27/2014	INSPECTED	2016	6,000	36,000	42,000			34,947C

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	06/24/2013	INSPECTED	2015	6,000	35,400	41,400			34,843C

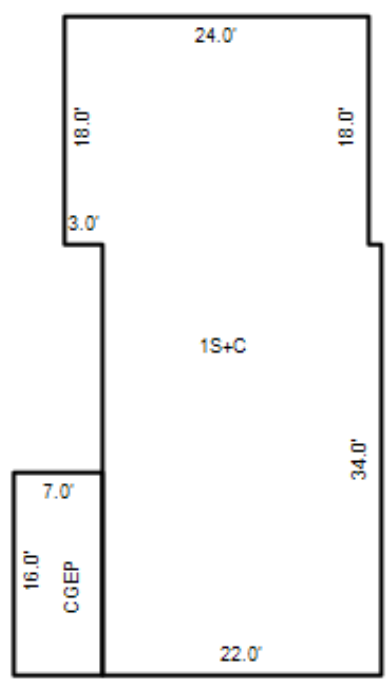
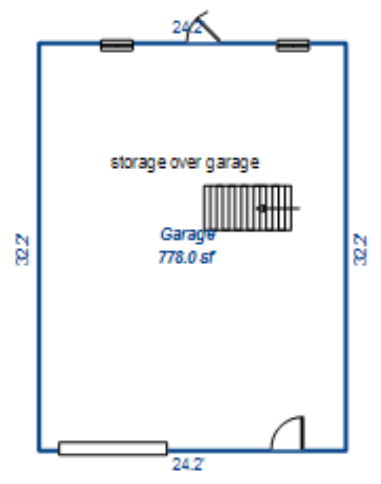


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage								
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 112	Type WGEP (1 Story)	Year Built: 2012 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 778 % Good: 0 Storage Area: 389 No Conc. Floor: 0							
X	Wood Frame		Drywall Paneled		Plaster Wood T&G	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 35 Floor Area: 1180 Total Base Cost: 81,337 Total Base New : 112,245 Total Depr Cost: 72,959 Estimated T.C.V: 73,689			CntyMult X 1.380 E.C.F. X 1.010		Bsmnt Garage: Carport Area: Roof:						
Building Style: 1S		Trim & Decoration		Ex			X	Ord		Min	Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj			Size Cost		Size Cost							
Yr Built 1962 201	Remodeled 0	Size of Closets		Lg			X	Ord		Small	Other Additions/Adjustments			Rate		Rate							
Condition: Average		Doors		Solid			X	H.C.	(12) Electric			Average Fixture(s)			630.00		1 630						
Room List		(5) Floors		Central Air Wood Furnace			(12) Electric			No./Qual. of Fixtures			Rate			Rate		Rate					
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		0 Amps Service			X Ex.				Ord.		Min	1 Story Siding			Crawl Space		57.49 -8.39 0.00				
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Many			X	Ave.		Few	(13) Plumbing			(14) Water/Sewer						
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		1 Average Fixture(s)			1			3	Fixture Bath	2			Fixture Bath	Softener, Auto			Softener, Manual				
Insulation		Basement: 0 S.F. Crawl: 1180 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		
(2) Windows		(8) Basement		1			Average Fixture(s)			3			Fixture Bath	2			Fixture Bath	Softener, Auto			Softener, Manual		
X	Many Avg. Few	X	Large Avg. Small	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1			3			Fixture Bath	2			Fixture Bath	Softener, Auto			Softener, Manual		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			1			Average Fixture(s)			3			Fixture Bath	Softener, Auto			Softener, Manual			
X	Double Glass Patio Doors Storms & Screens	(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1			Average Fixture(s)			3			Fixture Bath	Softener, Auto			Softener, Manual			
(3) Roof		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			1			Average Fixture(s)			3			Fixture Bath	Softener, Auto			Softener, Manual			
X	Gable Hip Flat	X	Gambrel Mansard Shed	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1			Average Fixture(s)			3			Fixture Bath	Softener, Auto			Softener, Manual			
X	Asphalt Shingle	Chimney: Brick		Lump Sum Items:			1			Average Fixture(s)			3			Fixture Bath	Softener, Auto			Softener, Manual			

*** 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.
SCHRAM CHARLES P & LINDA	GREMEL GARY D & MONICA M	80,000	11/30/2009	WD	Arms Length	2009/4056		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6111 W LAKEVIEW DR			Addition	08/14/2012	2012-0389	100%

Owner's Name/Address	MAP #:
GREMEL GARY D & MONICA M 8603 E 20 1/2 RD Manton MI 49663	2018 Est TCV 162,345 TCV/TFA: 69.92

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS
. SEC 12 T22N R8W LOTS 155 & 156 EXC E 10 FT THEREOF BUENA VISTA PARK.	X		Description Frontage Depth Front Depth Rate %Adj. Reason Value <Site Value A> GROUP A 25K 25000 100 25,000 60 Actual Front Feet, 0.19 Total Acres Total Est. Land Value = 25,000

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates
	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk	Description Rate CountyMult. Size %Good Cash Value D/W/P: 4in Ren. Conc. 4.21 1.00 216 0 0 Shed: Wood Frame 11.53 1.00 96 94 1,041 Residential Local Cost Land Improvements

Comments/Influences	X	Gas	Description	Rate	CountyMult.	Size	%Good	Cash Value
	X	Gas	LAND IMPROVE 1000	1000.00	1.00	1.0	97	970
	X	Street Lights	Total Estimated Land Improvements True Cash Value =					2,011

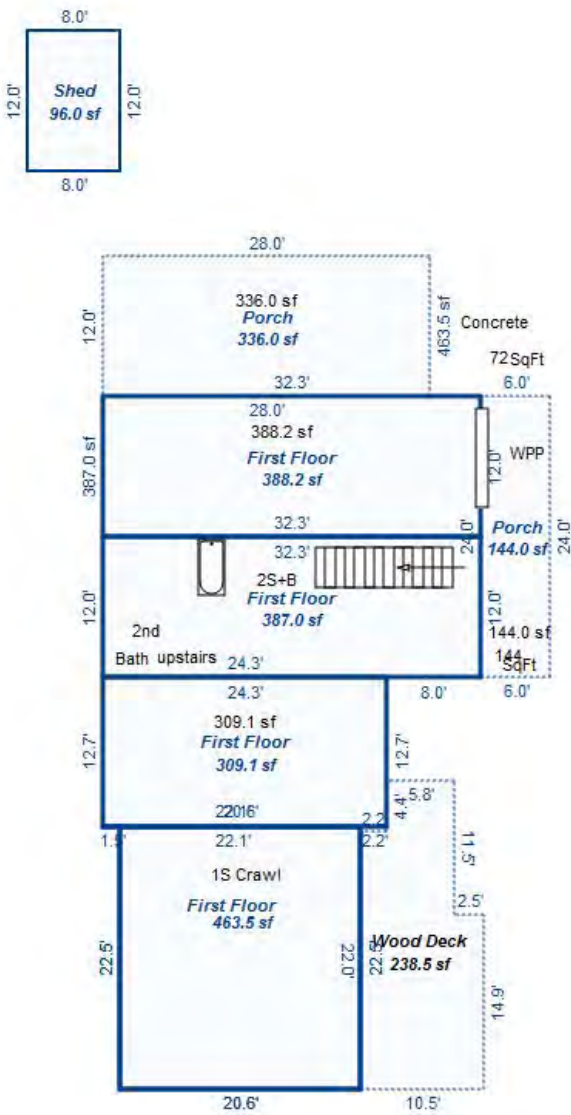
Comments/Influences	X	Topography of Site
	X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2018	12,500	68,700	81,200			73,568C
		TPC 12/27/2017 INSPECTED	2017	6,000	66,700	72,700			72,055C
		TPC 04/27/2014 INSPECTED	2016	6,000	66,200	72,200			71,413C
		TPC 06/24/2013 INSPECTED	2015	6,000	65,200	71,200			71,200S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		73,900	07/01/2000	WD	Download	338:919		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6091 W LAKEVIEW DR						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2018 Est TCV 75,444 TCV/TFA: 80.60					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS						
		Public Improvements		Description	Frontage	Depth	Rate	%Adj.	Reason	Value
. SEC 12 T22N R8W LOT 157 & E 10 FT OF LOTS 155 & 156 BUENA VISTA PARK.	X	Dirt Road		<Site Value C> C BACK LOTS 12K			12000	100		12,000
Comments/Influences		Paved Road		60 Actual Front Feet, 0.20 Total Acres			Total Est. Land Value =		12,000	
		Storm Sewer		Land Improvement Cost Estimates						
		Sidewalk		Description		Rate	CountyMult.	Size	%Good	Cash Value
		Water		Shed: Wood Frame		10.75	1.00	80	71	611
		X Sewer		Total Estimated Land Improvements True Cash Value =						611
		X Electric								
		X Gas								
		Curb								
		X Street Lights								
		Standard Utilities								
		Underground Utils.								



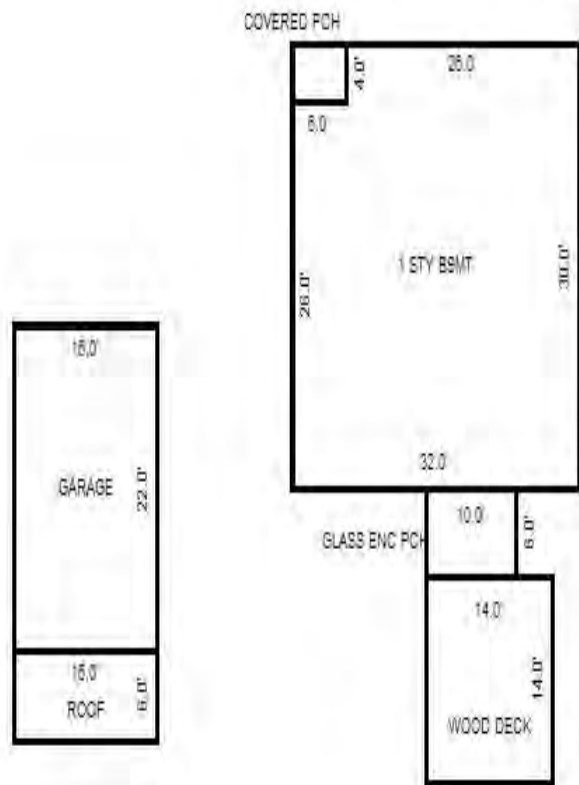
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2018	6,000	31,700	37,700			32,103C
Rolling	2017	6,000	28,300	34,300			31,443C
Low	2016	6,000	30,600	36,600			31,163C
High	2015	6,000	30,100	36,100			31,070C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
Who	When	What					
TPC 12/27/2017	INSPECTED						
TPC 04/02/2012	INSPECTED						

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 24 60 196	Type CCP (1 Story) CGEP (1 Story) Treated Wood	Year Built: 1963 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: 352 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Plaster X Paneled Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling														
Building Style: 1S		Trim & Decoration																	
Yr Built 1963	Remodeled 0	Ex	X	Ord		Min													
Condition: Average		Lg	X	Ord		Small													
Room List		(5) Floors		Central Air Wood Furnace															
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Other:		(12) Electric 100 Amps Service															
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories Exterior			Foundation		Rate Bsmnt-Adj		Heat-Adj		Size Cost			
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Ex.	X	Ord.		Min	1	Story Siding	Basement	60.17	0.00	0.00	936	56,319			
Insulation		Basement: 936 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) Water/Sewer			Average Fixture(s)		630.00		1 630					
X	Many Avg. Few	X	Large Avg. 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			Public Sewer Well, 50 Feet			1025.00 1575.00		1 1		1,025 1,575					
X	Wood Sash Metal Sash Vinyl Sash	8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			15 Built-Ins & Fireplaces Appliance Allowance			1415.00		1		1,415					
X	Double Hung Horiz. Slide Casement	(9) Basement Finish		(14) Water/Sewer			(16) Porches			CCP (1 Story), Standard CGEP (1 Story), Standard		52.78 52.74		24 60		1,267 3,164			
X	Double Glass Patio Doors Storms & Screens	Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer			(17) Garages			Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost		20.85		352		7,339			
(3) Roof		(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 =		60,224							
X	Gable Hip Flat	Gambrel Mansard Shed		Lump Sum Items:			Separately Depreciated Items:			Unit-in-Place Cost Items:		Treated Wood,Standard		6.78		196		1,329	
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/100/88.0,			Depr.Cost =		1,614							
Chimney: Brick							ECF (4161 BUENA VISTA AREA BACK LOTS)			1.010 => TCV of Bldg:		1		=		62,833			

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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: 402 RESIDENTIAL-V		Zoning:	Building Permit(s)	Date	Number	Status				
W LAKEVIEW DR		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 0%										
CHRISTESEN CHRISTIAN A & KATHLEEN P 37433 N DIANNE LN NEW BOSTON MI 48164		MAP #:										
Tax Description		2018 Est TCV 12,000										
. SEC 12 T22N R8W LOT 158 BUENA VISTA PARK.		Improved <input checked="" type="checkbox"/> Vacant <input type="checkbox"/>		Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS								
Comments/Influences		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		<Site Value C>	C BACK LOTS 12K				12000	100		12,000
		Paved Road		50 Actual Front Feet, 0.16 Total Acres					Total Est. Land Value =	12,000		
		Storm Sewer										
		Sidewalk										
		Water										
		X Sewer										
		X Electric										
		X Gas										
		Curb										
		X Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2018	6,000	0	6,000		2,164C		
		TPC 12/27/2017 INSPECTED			2017	6,000	0	6,000		2,120C		
		TPC 04/02/2012 INSPECTED			2016	6,000	0	6,000		2,102C		
					2015	6,000	0	6,000		2,096C		



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BACHMAN RICHARD W & LUELL	BACHMAN RICHARD W & LUELL	1	06/12/2014	QC	QUIT CLAIM	2014-02154		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6081 W LAKEVIEW DR						
	School: LAKE CITY - 57020					
	P.R.E. 100% 05/14/2012					
Owner's Name/Address	MAP #:					
BACHMAN RICHARD W & LUELLA A TRUST 6081 W LAKEVIEW DR LAKE CITY MI 49651	2018 Est TCV 144,444 TCV/TFA: 44.38					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS					
			Description	Frontage	Depth	Front Depth	Rate	%Adj. Reason	Value
. SEC 12 T22N R8W LOTS 159 & 160 BUENA VISTA PARK.	X		* Factors * LOTS 159 & 160					
			Description Frontage Depth Front Depth Rate %Adj. Reason Value					
			<Site Value C> C BACK LOTS 12K 12000 100 12,000					
			100 Actual Front Feet, 0.31 Total Acres Total Est. Land Value = 12,000					

Comments/Influences	X	Land Improvement Cost Estimates					
		Description	Rate	CountyMult.	Size	%Good	Cash Value
ADD 2ND STY @ 65% FOR02 CLASS FROM D+10 TO CD	X	Dirt Road					
TOTAL REMODEL FOR 02 COMP FOR 03	X	Gravel Road					
	X	Paved Road					
	X	Storm Sewer					
	X	Sidewalk					
	X	Water					
	X	Sewer					
	X	Electric					
	X	Gas					
	X	Curb					
	X	Street Lights					
		Standard Utilities					
		Underground Utils.					



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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2018	6,000	66,200	72,200			63,888C
Rolling	2017	7,500	64,300	71,800			62,574C
Low	2016	7,500	63,800	71,300			62,016C
High	2015	7,500	62,900	70,400			61,831C
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 1 Wood Stove 1 Direct-Vented Ga	Area 320 160 84	Type WCP (1 Story) Treated Wood Brzwy, FW	Year Built: 1986 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G																
Building Style: 2S		Trim & Decoration																			
Yr Built 1974		Remodeled 2001		Ex	X	Ord		Min													
Condition: Average		Lg	X	Ord		Small															
Room List		(5) Floors																			
	Basement 1st Floor 2nd Floor 4 Bedrooms	Kitchen: Other: Other:					(12) Electric														
		200 Amps Service																			
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories Exterior			Foundation Rate			Bsmnt-Adj		Heat-Adj		Size Cost				
X	Wood/Shingle Aluminum/Vinyl Brick						Ex.	X	Ord.		Min	1.75 Story Siding			Crawl Space			76.40 -7.44 0.00		1860 128,266	
Insulation		(7) Excavation		No. of Elec. Outlets			Other Additions/Adjustments			Rate			Rate		Rate		Size Cost				
(2) Windows		Basement: 0 S.F. Crawl: 1860 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many			X	Ave.		Few	(13) Plumbing										
X	Many Avg. Few	X	Large Avg. Small	1			Average Fixture(s)			630.00					1		630				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		2			3 Fixture Bath			1975.00					1		1,975				
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1			2 Fixture Bath			1325.00					1		1,325				
(3) Roof		(9) Basement Finish		Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer			1415.00					1		1,415				
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors No Floor SF		1			Average Fixture(s)			1125.00					1		1,125				
X	Asphalt Shingle	(10) Floor Support		1			3 Fixture Bath			1575.00					1		1,575				
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:		1			2 Fixture Bath			1025.00					1		1,025				
		1000 Gal Septic 2000 Gal Septic		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			1575.00					1		1,575				
		Lump Sum Items:					(15) Built-Ins & Fireplaces			1415.00					1		1,415				
							Appliance Allowance			1125.00					1		1,125				
							Fireplace: Wood Stove			925.00					1		925				
							Fireplace: Direct-Vented Gas			17.97					320		5,750				
							(16) Porches			7.10					160		1,136				
							(16) Deck/Balcony			27.25					84		2,289				
							(16) Breezeways														
							Frame Wall,Finished														
							(17) Garages			Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)											
							Public Water			18.45					576		10,627				
							Public Sewer			-1225.00					1		-1,225				
							Water Well			375.00					1		375				
							1000 Gal Septic			Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,							130,173				
							2000 Gal Septic			ECF (4161 BUENA VISTA AREA BACK LOTS) 1.010 => TCV of Bldg: 1 =							131,474				

*** 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.
ALLEN MICHAEL J & CYNTHIA	ALLEN MICHAEL J & CYNTHIA	0	12/10/2014	QC	QUIT CLAIM	2014-04076		0.0
ALLEN CYNTHIA & MANEE MAR	ALLEN CYNTHIA & ALLEN MIC	1	08/10/2011	QC	QUIT CLAIM	2011-02493		0.0
ALLEN CYNTHIA		0	04/12/2010	DC	DEATH CERTIFICATE	2010-1628DC	PTA	0.0
MANEE MARION E (SURVIVOR	MANEE MARION & ALLEN CYNT	0	06/09/2009	QC	Not Qualified	2009/2246		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6041 W LAKEVIEW DR			Pole Barn	09/30/2016	2016-0497	100%

Owner's Name/Address	MAP #:
ALLEN MICHAEL J & CYNTHIA L TRUST P O BOX 934 LAKE CITY MI 49651	2018 Est TCV 112,873 TCV/TFA: 98.32

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS
. SEC 12 T22N R8W LOTS 161, 162 & 163 BUENA VISTA PARK.	X		* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value <Site Value C> C BACK LOTS 12K 12000 100 12,000 230 Actual Front Feet, 0.20 Total Acres Total Est. Land Value = 12,000

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates
ADD 25' ABANDONED RAILROAD ST FOR 99	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk	Description Rate CountyMult. Size %Good Cash Value D/W/P: Asphalt Paving 1.51 1.00 600 0 0 D/W/P: 4in Ren. Conc. 3.78 1.00 309 0 0

Topography of Site	X	Level	Rate	CountyMult.	Size	%Good	Cash Value
Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	X	Level	2500.00	1.00	1.0	100	2,500

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	6,000	50,400	56,400			52,016C

2017	6,000	49,000	55,000			50,947C
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2016	6,000	38,300	44,300			35,726C
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2015	6,000	37,300	43,300			35,620C
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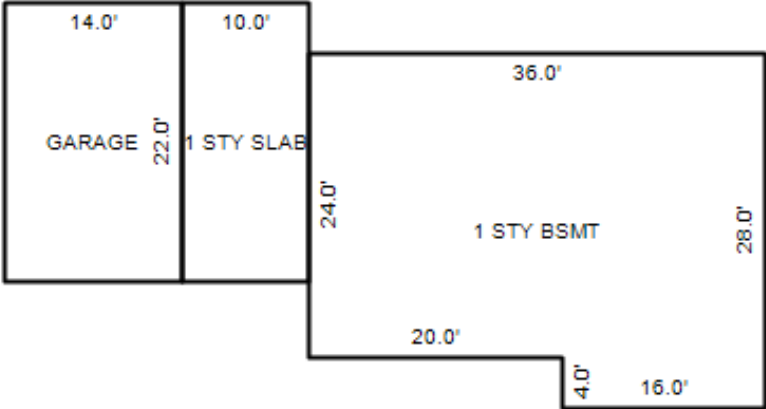
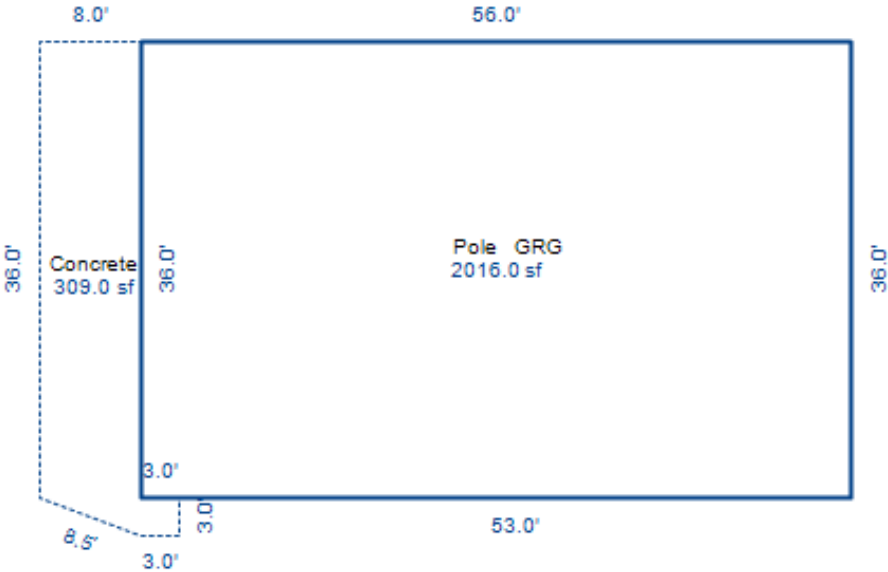
Who	When	What
TPC	12/27/2017	INSPECTED
JWV	12/03/2016	INSPECTED
TPC	03/30/2015	INSPECTED

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1969 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: 308 % 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 1969	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			200 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	1 Story Siding			Basement	57.79	0.00	0.00	928	53,629
X	Wood/Shingle Aluminum/Vinyl Brick	No. of Elec. Outlets		No. of Elec. Outlets			1 Story Siding			Slab	57.79	-10.11	0.00	220	10,490					
	Insulation	(7) Excavation		(13) Plumbing			Other Additions/Adjustments			Rate			Size Cost							
(2) Windows		Basement: 928 S.F. Crawl: 0 S.F. Slab: 220 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			Rate			Size Cost							
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			1 Exterior Brick Veneer			8.00			160		1,280					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		1 Average Fixture(s) 2 Fixture Bath Public Sewer Well, 50 Feet			(15) Built-Ins & Fireplaces			1415.00			1		1,415					
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		1 Average Fixture(s) 2 Fixture Bath Public Sewer Well, 50 Feet			(17) Garages			1415.00			1		1,415					
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		1 Average Fixture(s) 2 Fixture Bath Public Sewer Well, 50 Feet			Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)			24.80			308		7,638					
	Gable Hip Flat	X	Gambrel Mansard Shed	1 Average Fixture(s) 2 Fixture Bath Public Sewer Well, 50 Feet			Class:C Exterior: Pole Foundation: 42 Inch (Unfinished)			-1225.00			1		-1,225					
X	Asphalt Shingle	(10) Floor Support		1 Average Fixture(s) 2 Fixture Bath Public Sewer Well, 50 Feet			Class:C Exterior: Pole Foundation: 42 Inch (Unfinished)			350.00			1		350					
	Chimney:	Joists: Unsupported Len: Cntr.Sup:		1 Average Fixture(s) 2 Fixture Bath Public Sewer Well, 50 Feet			Class:C Exterior: Pole Foundation: 42 Inch (Unfinished)			10.91			2016		21,995					
		Lump Sum Items:		1 Average Fixture(s) 2 Fixture Bath Public Sewer Well, 50 Feet			Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 97,399			350.00			2		700					
				1 Average Fixture(s) 2 Fixture Bath Public Sewer Well, 50 Feet			ECF (4161 BUENA VISTA AREA BACK LOTS) 1.010 => TCV of Bldg: 1 = 98,373													

*** 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.
BACON HERBER G & ENGEL AL	BUENA VISTA PARK PLAT LOT	0	07/20/1951	QC	RELATED PARTY	112P545	PTA	0.0

Property Address	Class: 700 EXEMPT	Zoning:	Building Permit(s)	Date	Number	Status
W LAKEVIEW DR	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
BUENA VISTA PARK PLAT LOT OWNERS	MAP #:					
	2018 Est TCV 0					

	Improved	X	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS					
Tax Description	Public Improvements			* Factors *			OUTLOT A		
. SEC 12 T22N R8W OUTLOT A BUENA VISTA PARK.	Dirt Road			Description	Frontage	Depth	Rate %Adj. Reason	Value	
Comments/Influences	Gravel Road			GROUP F & SURPL	2598.00	74.28	0.4429 1.0000	800 100	920,597
8-28-08....Chgd name from Edward Olson to Buena Vista Park Lot Owners per historical research by Co. Equalization Dept.	Paved Road			2598 Actual Front Feet, 4.43 Total Acres				Total Est. Land Value =	920,597
	Storm Sewer								
	Sidewalk								
	Water								
	Sewer								
	Electric								
	Gas								
	Curb								
	Street Lights								
	Standard Utilities								
	Underground Utils.								

8-28-08....Chgd name from Edward Olson to Buena Vista Park Lot Owners per historical research by Co. Equalization Dept.

- 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	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2017	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2016	0	0	0			0
2015	0	0	0			0

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

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

Property Address	Class: 700 EXEMPT	Zoning:	Building Permit(s)	Date	Number	Status
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W LAKEVIEW DR	School: LAKE CITY - 57020					
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Owner's Name/Address	P.R.E. 0%					
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PUBLIC PROPERTY	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 *		
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		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
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		SALES & EQ RATE			0.500 Acres	12,000	100	6,000
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				0.50 Total Acres		Total Est. Land Value =		6,000
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Taxpayer's Name/Address	Dirt Road							
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PUBLIC PROPERTY	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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	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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	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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	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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				2016	0	0	0	0
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				2015	0	0	0	0
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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.
AHRENS KERRY & DERRICK DE	DERUITER KAREN S	105,000	03/18/2005	WD	Arms Length	05-0/1019		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1727 S DICKERSON RD						
	School: LAKE CITY - 57020					
	P.R.E. 100% 04/01/2005					
Owner's Name/Address	MAP #:					
DERUITER KAREN S 1727 S DICKERSON RD LAKE CITY MI 49651	2018 Est TCV 94,193 TCV/TFA: 105.13					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS								
			Description	Frontage	Depth	Front Depth	Rate	%Adj. Reason	Value		
. SEC 11 T22N R8W LOT 1 BURGETT SUB.	X		<Site Value A> RURAL LOTS					5000	100		5,000
			83 Actual Front Feet, 0.28 Total Acres					Total Est. Land Value =			5,000

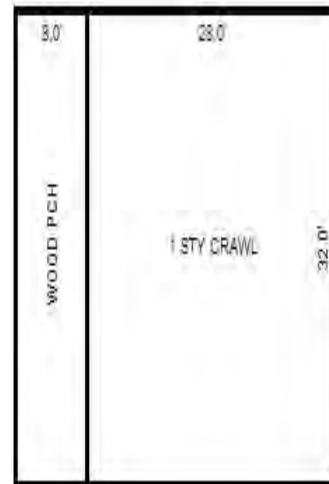
Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates									
			Description	Rate	CountyMult.	Size	%Good	Cash Value				
	X	Dirt Road										
	X	Gravel Road										
	X	Paved Road										
	X	Storm Sewer										
	X	Sidewalk										
	X	Water										
	X	Sewer										
	X	Electric	LAND IMPROVE 1000	1000.00	1.00	1.0	97				970	
	X	Gas	Total Estimated Land Improvements True Cash Value =									970

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	Rolling	2018	2,500	44,600	47,100			35,778C
	X	Low	2017	2,500	42,600	45,100			35,043C
	X	High	2016	3,500	44,300	47,800			34,731C
	X	Landscaped	2015	3,500	43,600	47,100			34,628C
	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***



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.
BALL FRANK S & PATRICIA A	BALL PATRICIA A	0	03/14/2011	QC	QUIT CLAIM	2012-02744 QD		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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1671 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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BALL PATRICIA A 1675 S DICKERSON RD LAKE CITY MI 49651	2018 Est TCV 17,173 TCV/TFA: 0.00
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X Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS
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Public Improvements	* Factors *
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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<Site Value A> RURAL LOTS					5000	100		5,000
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83 Actual Front Feet, 0.28 Total Acres					Total Est. Land Value =			5,000
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Tax Description	X	Dirt Road
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. SEC 11 T22N R8W LOT 2 BURGETT SUB.	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
--	---	----------

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

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

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

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

		Curb
--	--	------

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

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

		Underground Utils.
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Topography of Site

X Level

X Rolling

X Low

High

Landscaped

Swamp

X Wooded

Pond

Waterfront

Ravine

Wetland

Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2018	2,500	6,100	8,600			6,501C
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2017	2,500	5,800	8,300			6,368C
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2016	3,500	6,000	9,500			6,312C
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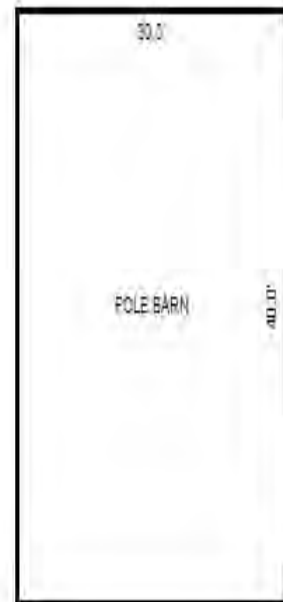
2015	3,500	6,000	9,500			6,294C
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1986 Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0	0	Front Overhang	0	Other Overhang	
	Mobile Home														0	0
	Town Home														
	Duplex														
	A-Frame														
Wood Frame		(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			Class: CD Effec. Age: 35 Floor Area: 0 Total Base Cost: 12,337 Total Base New : 17,025 Total Depr Cost: 11,066 Estimated T.C.V: 12,173		CntyMult X 1.380 E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:				
Building Style: GRG		Trim & Decoration		(12) Electric			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj		Rate		Size Cost				
Yr Built 0		Ex Ord Min		0 Amps Service			Other Additions/Adjustments				Size Cost				
Remodeled 0		Size of Closets		X No Heating/Cooling			(17) Garages		Class:D Exterior: Pole Foundation: 42 Inch (Unfinished)		1200 12,012				
Condition: Average		Lg Ord Small		Central Air Wood Furnace			Base Cost		10.01		1 325				
Room List		Doors Solid H.C.		(6) Ceilings			Mechanical Doors		325.00		Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 11,066				
Basement		Kitchen:		No./Qual. of Fixtures			Average Fixture(s)		1		ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.100 => TCV of Bldg: 1 = 12,173				
1st Floor		Other:		Ex. Ord. Min			3 Fixture Bath								
2nd Floor		Other:		No. of Elec. Outlets			2 Fixture Bath								
Bedrooms				Many Ave. Few			Softener, Auto								
(1) Exterior		(7) Excavation		(13) Plumbing			Softener, Manual								
Wood/Shingle		Basement: 0 S.F.		1			Solar Water Heat								
Aluminum/Vinyl		Crawl: 0 S.F.		Average Fixture(s)			No Plumbing								
Brick		Slab: 0 S.F.		3			Extra Toilet								
Insulation		Height to Joists: 0.0		4			Extra Sink								
(2) Windows		(8) Basement		5			Separate Shower								
Many Avg. Few		Conc. Block		6			Ceramic Tile Floor								
Large Avg. Small		Poured Conc.		7			Ceramic Tile Wains								
Wood Sash		Stone		8			Ceramic Tub Alcove								
Metal Sash		Treated Wood		9			Vent Fan								
Vinyl Sash		Concrete Floor		10			(14) Water/Sewer								
Double Hung		(9) Basement Finish		11			Public Water								
Horiz. Slide		Recreation SF		12			Public Sewer								
Casement		Living SF		13			Water Well								
Double Glass		Walkout Doors		14			1000 Gal Septic								
Patio Doors		No Floor SF		15			2000 Gal Septic								
Storms & Screens		(10) Floor Support		16			Lump Sum Items:								
(3) Roof		Joists:		17											
Gable		Unsupported Len:		18											
Hip		Cntr.Sup:		19											
Flat				20											
Asphalt Shingle				21											
Chimney:				22											

*** 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.
CIRELLO MARTIN L & LYNNE	DITTMER JEAN L & TRIPP JA	94,900	05/31/2011	WD	WARRANTY DEED	2011-01735	PTA	100.0
		9,000	07/01/1998	WD	Download	321:159		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1767 S DICKERSON RD						
	School: LAKE CITY - 57020					
	P.R.E. 100% 05/23/2011					
Owner's Name/Address	MAP #:					
DITTMER JEAN L & TRIPP JANE K J/T 1767 S DICKERSON RD LAKE CITY MI 49651	2018 Est TCV 103,681 TCV/TFA: 106.34					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS								
		Public Improvements		* Factors *								
Comments/Influences	X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		SEC 11 T22N R8W LOT 3 AND 4 BURGETT SUB. 5/23/12 COMBINED LOT 3 WITH LOT 4 FOR ASSESSMENTS AND TAX BILLINGS. . SEC 11 T22N R8W LOT 3 BURGETT SUB.	X	Gravel Road		<Site Value A> RURAL LOTS					5000	100	LOT 3	5,000
	X	Paved Road		<Site Value A> RURAL LOTS					5000	100	LOT 4	5,000
	X	Storm Sewer		165 Actual Front Feet, 0.55 Total Acres Total Est. Land Value = 10,000								
	X	Sidewalk		Land Improvement Cost Estimates								
	X	Water		Description	Rate	CountyMult.	Size	%Good	Cash Value			
	X	Sewer		Fencing: Wd, Solid, 6 ft.	16.41	1.00	60	94	926			
	X	Electric		Shed: Wood Frame	12.07	1.00	80	50	483			
	X	Gas		Total Estimated Land Improvements True Cash Value = 1,409								
	X	Curb										
	X	Street Lights										
	X	Standard Utilities										
	X	Underground Utils.										

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	5,000	46,800	51,800			46,634C
2017	5,000	45,200	50,200			45,675C
2016	7,000	47,000	54,000			45,268C
2015	7,000	45,200	52,200			45,133C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story 1 Prefab 1 Story 1 Prefab 2 Story Heat Circulator 1 Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame		Drywall Paneled		Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: 1.25S		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Class: C +5 Effec. Age: 10 Floor Area: 975 Total Base Cost: 67,539 Total Base New : 93,204 Total Depr Cost: 83,883 Estimated T.C.V: 92,272							
Yr Built 2001	Remodeled 0	Ex	X	Ord		Min	150 Amps Service										
Condition: Average		Lg	X	Ord		Small	No Heating/Cooling										
Room List		(5) Floors		Kitchen: Other: Other:			Central Air Wood Furnace										
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric			150 Amps Service										
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories Exterior			Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost		
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall		Ex.	X	Ord.		Min	1.25	Story Siding	Crawl Space	85.52	-10.96	0.00	780	58,157
Insulation		Basement: 0 S.F. Crawl: 780 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets			Other Additions/Adjustments			Rate		Rate		Size	Cost		
(2) Windows		(7) Excavation		(13) Plumbing			(14) Water/Sewer			Rate		Rate		Size	Cost		
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 780 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many			X	Ave.		Few				
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		Average Fixture(s) 2 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Average Fixture(s) 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			1915.00 2200.00 170.00		1162.00 1575.00		1 1 1	1,915 2,200 170		
(3) Roof		(9) Basement Finish		(14) Water/Sewer			(15) Built-Ins & Fireplaces			Rate		Rate		Size	Cost		
X	Gable Hip Flat	X	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors No Floor SF			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Appliance Allowance Fireplace: Prefab 1 Story Fireplace: Raised Hearth		1915.00 2200.00 170.00		1162.00 1575.00		1 1 1	1,915 2,200 170
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.100 => TCV of Bldg: 1 =			Rate		Rate		Size	Cost		
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			1 1 1000 Gal Septic 2000 Gal Septic			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.
BALL SAM R & RACHEL ANN	ZWOLAK EUGENE JULIAN & KA	0	04/24/2013	QC	QUIT CLAIM	2013-01473 & -		100.0
KRUGER PIERRE H	BALL SAM R	3,000	12/01/2012	WD	WARRANTY DEED	2012-03883		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
S DICKERSON RD			Garage	04/26/2013	2013-0111	100%

Owner's Name/Address	MAP #:
ZWOLAK EUGENE JULIAN & KATHRYN PAGE 1723 S DICKERSON RD LAKE CITY MI 49651	2018 Est TCV 21,734 TCV/TFA: 0.00

Tax Description	Public Improvements	Land Value Estimates for Land Table Res 8.RURAL SUBS
. SEC 11 T22N R8W LOT 5 BURGETT SUB.	<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Vacant	* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value <Site Value A> RURAL LOTS 5000 100 5,000 90 Actual Front Feet, 0.28 Total Acres Total Est. Land Value = 5,000

Comments/Influences	Topography of Site
	<input checked="" type="checkbox"/> Dirt Road <input checked="" type="checkbox"/> Gravel Road <input checked="" type="checkbox"/> Paved Road <input type="checkbox"/> Storm Sewer <input type="checkbox"/> Sidewalk <input type="checkbox"/> Water <input type="checkbox"/> Sewer <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Gas <input type="checkbox"/> Curb <input type="checkbox"/> Street Lights <input type="checkbox"/> Standard Utilities <input type="checkbox"/> Underground Utils.



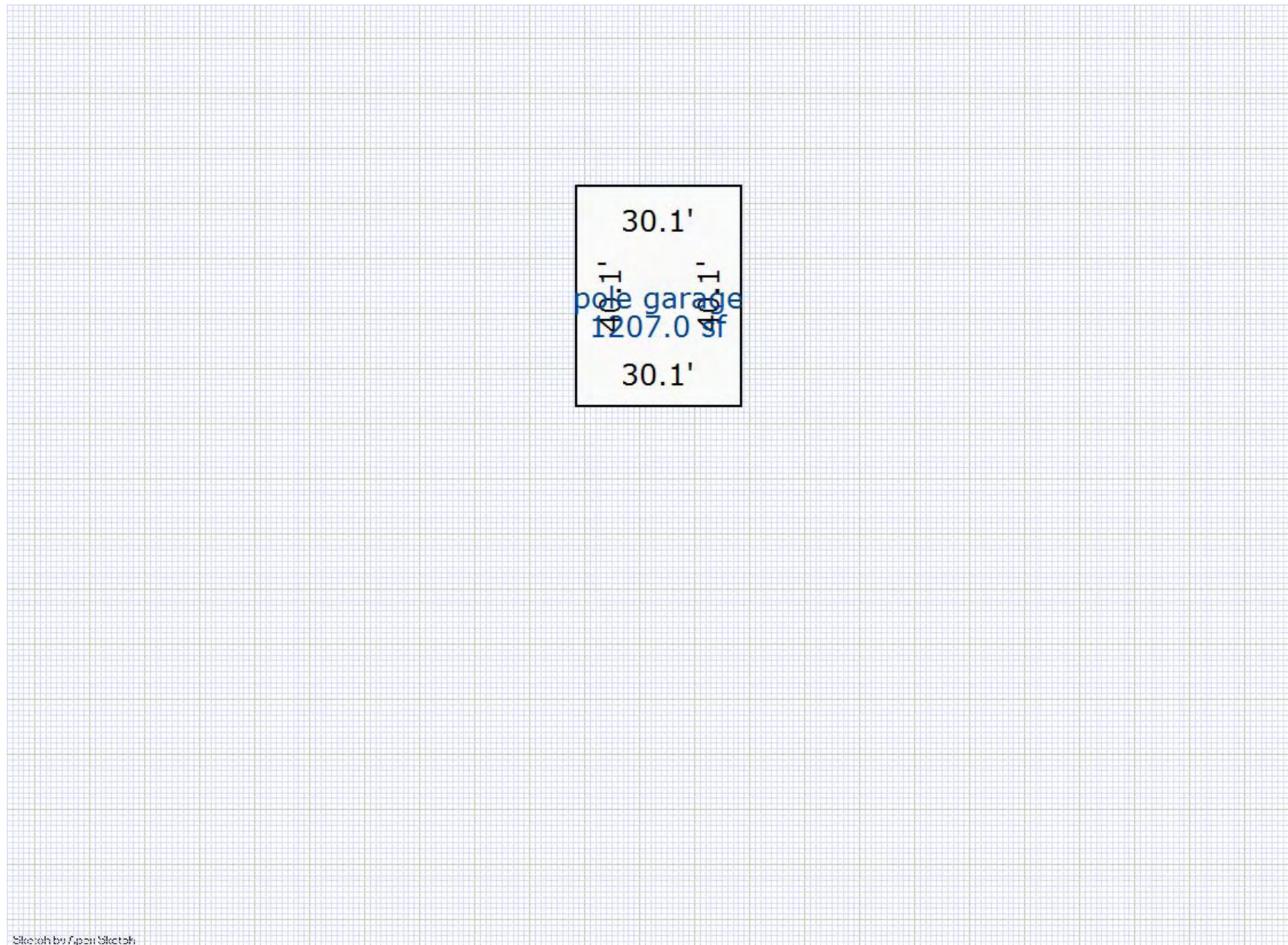
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	2,500	8,400	10,900			10,391C
2017	2,500	8,100	10,600			10,178C
2016	3,500	7,600	11,100			10,088C
2015	3,500	6,700	10,200			10,058C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2013 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: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0	0	Front Overhang	0	Other Overhang	
	Mobile Home														0	0
	Town Home														
	Duplex														
	A-Frame														
Wood Frame		(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			Class: C Effec. Age: 4 Floor Area: 0 Total Base Cost: 12,506 Total Base New : 17,258 Total Depr Cost: 16,568 Estimated T.C.V: 16,734		CntyMult X 1.380 E.C.F. X 1.010		Bsmnt Garage: Carport Area: Roof:				
Building Style: GRG		Trim & Decoration		Central Air Wood Furnace			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj		Rate		Size Cost				
Yr Built 2013		Ex Ord Min		(12) Electric			Other Additions/Adjustments		Rate		Size Cost				
Remodeled 0		Size of Closets		0 Amps Service			(17) Garages		Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)		Base Cost 10.13 1200 12,156				
Condition: Average		Lg Ord Small		X No Heating/Cooling			Mechanical Doors 350.00 1 350		Phy/Ab.Phy/Func/Econ/Comb.%Good= 96/100/100/100/96.0, Depr.Cost = 16,568		ECF (409 - RURAL SUBS) 1.010 => TCV of Bldg: 1 = 16,734				
Room List		Doors Solid H.C.		Central Air Wood Furnace			Rate		Rate		Size Cost				
Basement		(5) Floors		No./Qual. of Fixtures			Rate		Rate		Size Cost				
1st Floor		Kitchen:		Ex. Ord. Min			Rate		Rate		Size Cost				
2nd Floor		Other:		No. of Elec. Outlets			Rate		Rate		Size Cost				
Bedrooms		Other:		Many Ave. Few			Rate		Rate		Size Cost				
(1) Exterior		(6) Ceilings		(13) Plumbing			Rate		Rate		Size Cost				
Wood/Shingle		Basement: 0 S.F.		Average Fixture(s)			Rate		Rate		Size Cost				
Aluminum/Vinyl		Crawl: 0 S.F.		1 3 Fixture Bath			Rate		Rate		Size Cost				
Brick		Slab: 0 S.F.		2 Fixture Bath			Rate		Rate		Size Cost				
Insulation		Height to Joists: 0.0		Softener, Auto			Rate		Rate		Size Cost				
(2) Windows		(8) Basement		Softener, Manual			Rate		Rate		Size Cost				
Many Avg. Few		Conc. Block		Solar Water Heat			Rate		Rate		Size Cost				
Large Avg. Small		Poured Conc.		No Plumbing			Rate		Rate		Size Cost				
Wood Sash		Stone		Extra Toilet			Rate		Rate		Size Cost				
Metal Sash		Treated Wood		Extra Sink			Rate		Rate		Size Cost				
Vinyl Sash		Concrete Floor		Separate Shower			Rate		Rate		Size Cost				
Double Hung		(9) Basement Finish		Ceramic Tile Floor			Rate		Rate		Size Cost				
Horiz. Slide		Recreation SF		Ceramic Tile Wains			Rate		Rate		Size Cost				
Casement		Living SF		Ceramic Tub Alcove			Rate		Rate		Size Cost				
Double Glass		Walkout Doors		Vent Fan			Rate		Rate		Size Cost				
Storms & Screens		No Floor SF		(14) Water/Sewer			Rate		Rate		Size Cost				
(3) Roof		(10) Floor Support		Public Water			Rate		Rate		Size Cost				
Gable		Joists:		Public Sewer			Rate		Rate		Size Cost				
Hip		Unsupported Len:		Water Well			Rate		Rate		Size Cost				
Flat		Cntr.Sup:		1000 Gal Septic			Rate		Rate		Size Cost				
Asphalt Shingle				2000 Gal Septic			Rate		Rate		Size Cost				
Chimney:				Lump Sum Items:			Rate		Rate		Size Cost				

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



Sketch by Jpzw/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 PAMELA M	BARTHOLOMEW JAY & KAMI (H	1	11/16/2005	QC	Not Qualified	06-0/285		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1885 S DICKERSON RD			MH	05/08/2006	20060089	Complete

Owner's Name/Address	MAP #:
BARTHOLOMEW JAY & KAMI 1885 S DICKERSON RD LAKE CITY MI 49651	2018 Est TCV 57,047 TCV/TFA: 44.57

Tax Description	Public Improvements	Land Value Estimates for Land Table Res 8.RURAL SUBS
. SEC 11 T22N R8W LOT 6 BURGETT SUB.	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value <Site Value A> RURAL LOTS 5000 100 90 Actual Front Feet, 0.28 Total Acres Total Est. Land Value = 5,000

Comments/Influences	Land Improvement Cost Estimates
MISC = SLAB	Description Rate CountyMult. Size %Good Cash Value Residential Local Cost Land Improvements Description Rate CountyMult. Size %Good Cash Value LAND IMPROVE 1000 1000.00 1.00 1.0 97 970 Total Estimated Land Improvements True Cash Value = 970

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



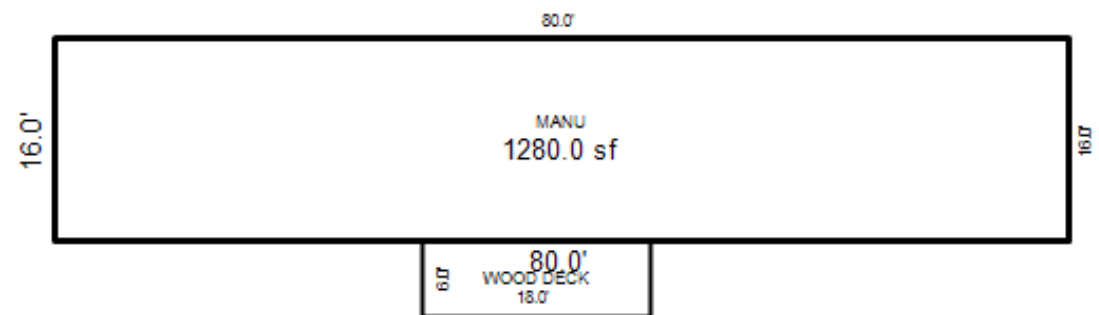
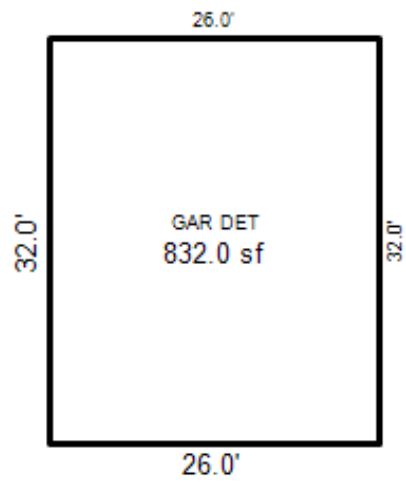
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2018	2,500	26,000	28,500			25,195C
TPC	12/27/2017	INSPECTED	2017	2,500	24,800	27,300		27,300W	24,677C
TPC	08/28/2017	INSPECTED	2016	3,500	22,700	26,200			24,457C
TPC	03/30/2015	INSPECTED	2015	3,500	22,400	25,900			24,384C

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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 108	Type Treated Wood	Year Built: 1976 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 832 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame		Drywall Paneled	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling												
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													
		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	No. of Elec. Outlets			1 Story Siding Piers			56.68 -11.91 0.97		1280 58,547				
Insulation							Other Additions/Adjustments			Rate		Size Cost					
(2) Windows		(7) Excavation		(13) Plumbing			(14) Water/Sewer										
X	Many Avg. X Few	Large Avg. X Small	Basement: 0 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 Well, 100 Feet 1000 Gal Septic			630.00 1975.00 2550.00 2895.00		1 1 1 1		630 1,975 2,550 2,895		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		(14) Water/Sewer			(15) Built-Ins & Fireplaces			Appliance Allowance		1415.00		1 1,415			
X	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish					(17) Garages			Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Mechanical Doors		14.32 350.00		832 11,914 2 700			
X	Recreation SF Living SF Walkout Doors No Floor SF						Notes: 1998 PATRIOT MHS Phy/Ab.Phy/Func/Econ/Comb.%Good= 82/100/100/100/82.0, Separately Depreciated Items: (16) Deck/Balcony Treated Wood,Standard County Multiplier = 1.38 => Phy/Ab.Phy/Func/Econ/Comb.%Good= 92/100/100/100/92.0, Unit-in-Place Cost Items: MISC County Multiplier = 1.38 => Phy/Ab.Phy/Func/Econ/Comb.%Good= 81/100/100/100/81.0, ECF (409 - RURAL SUBS)			7.81 1.00		108 843 500 500		91,237 1,164 1,071 559 92,867 51,077			
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic												
X	Asphalt Shingle			Lump Sum Items:													
Chimney:																	

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
NICHOLS MARK L & TONYA (H)	BARTHOLOMEW JAY & KAMI (H)	7,800	05/22/2006	QC	Arms Length	06-0/1996		100.0
EUBANK CLINTON (SM)	BARTHOLOMEW JAY & KARI (	0	05/13/2006	QC	Not Qualified	06-0/1997		0.0

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

School: LAKE CITY - 57020
 P.R.E. 100% 08/28/2017

Owner's Name/Address: BARTHOLOMEW JAY & KAMI
 1885 S DICKERSON RD
 LAKE CITY MI 49651
 MAP #: 2018 Est TCV 5,000

Improved Vacant Land Value Estimates for Land Table Res 8.RURAL SUBS

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

<Site Value A> RURAL LOTS 5000 100 5,000
 90 Actual Front Feet, 0.28 Total Acres Total Est. Land Value = 5,000

Tax Description: . SEC 11 T22N R8W LOT 7 BURGETT SUB.

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
- 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	2,500	0	2,500			2,015C
2017	2,500	0	2,500		2,500W	1,974C
2016	3,500	0	3,500			1,957C
2015	3,500	0	3,500			1,952C

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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S DICKERSON RD	School: LAKE CITY - 57020					
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Owner's Name/Address	P.R.E. 0%					
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BLUMBERG BLISS L 610 S LAKESHORE DRIVE LAKE CITY MI 49651	MAP #:					
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	2018 Est TCV 21,621 TCV/TFA: 0.00					
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	X Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS			
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	Public Improvements		* Factors *			
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			Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value
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			<Site Value A> RURAL LOTS				5000	100		5,000
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			90 Actual Front Feet, 0.28 Total Acres				Total Est. Land Value =			5,000
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Taxpayer's Name/Address	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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BLUMBERG BLISS L 610 S LAKESHORE DRIVE LAKE CITY MI 49651										
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Tax Description										
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. SEC 11 T22N R8W LOT 8 BURGETT SUB.										
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Comments/Influences										
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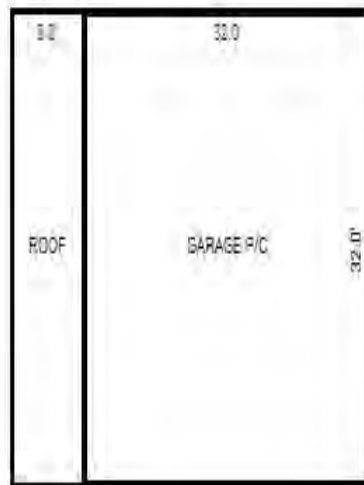
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Topography of Site										
X Level										
Rolling										
Low										
High										
Landscaped										
Swamp										
X Wooded										
Pond										
Waterfront										
Ravine										
Wetland										
Flood Plain										
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
Who	When	What	2018	2,500	8,300	10,800				8,409C
TPC	12/27/2017	INSPECTED	2017	2,500	7,800	10,300				8,237C
TPC	03/30/2015	INSPECTED	2016	3,500	7,400	10,900				8,164C
			2015	3,500	6,400	9,900				8,140C

*** 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	Class: C	Effec. Age: 5	Floor Area: 0	Total Base Cost: 12,563	Total Base New : 17,337	Total Depr Cost: 16,456	Estimated T.C.V: 16,621	Area	Type	Year Built: 2003	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: 1024	% Good: 0	Storage Area: 0	No Conc. Floor: 0				
	0																																																													Front Overhang	0	Other Overhang	Forced Air w/o Ducts
Wood Frame	Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Ex			Ord			Min			Size of Closets			Lg	Ord	Small	Doors	Solid	H.C.	(5) Floors		Kitchen:	Other:	Other:	(6) Ceilings		Ex.		Ord.		Min		No. of Elec. Outlets		Many	Ave.	Few	(7) Excavation		Basement: 0 S.F.	Crawl: 0 S.F.	Slab: 0 S.F.	Height to Joists: 0.0	(8) Basement		Conc. Block	Poured Conc.	Stone	Treated Wood	Concrete Floor	(9) Basement Finish		Recreation SF	Living SF	Walkout Doors	No Floor SF	(10) Floor Support		Joists:	Unsupported Len:	Cntr.Sup:
Building Style: GRG	Yr Built 0	Remodeled 0	Condition: Average	Room List	Basement	1st Floor	2nd Floor	Bedrooms	(1) Exterior	Wood/Shingle	Aluminum/Vinyl	Brick	Insulation	(2) Windows	Many	Avg.	Few	Large	Avg.	Small	Wood Sash	Metal Sash	Vinyl Sash	Double Hung	Horiz. Slide	Casement	Double Glass	Patio Doors	Storms & Screens	(3) Roof	Gable	Hip	Flat	Gambrel	Mansard	Shed	Asphalt Shingle	Chimney:																											

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



Sketch by Apex IVT

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BALL SAM R, A MARRIED MAN	BALL SAM R & BALL MINUARD	0	06/20/2013	QC	RELATED PARTY	2013-02151 QD		50.0
ZWOLAK EUGENE J & KATHRYN	BALL SAM R	0	04/24/2013	QC	QUIT CLAIM	2013-01472 QD		100.0
HACKER WALTER & EVELYN	ZWOLAK EUGENE J & KATHRYN	17,500	06/24/2005	WD	Multiple Improved	05-0/2485		100.0
		8,500	06/01/2002	WD	Download	02-0:2764		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1939 S DICKERSON RD						
	School: LAKE CITY - 57020		Addition	04/26/2013	2013-0110	100%
	P.R.E. 100% 07/09/2013		Garage	08/05/2005	20050258	Complete
Owner's Name/Address	MAP #:					
BALL SAM R & BALL MINUARD R 1947 S DICKERSON RD LAKE CITY MI 49651	2018 Est TCV 99,228 TCV/TFA: 108.80					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS								
				* Factors *								
Comments/Influences	X	Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
						<Site Value A> RURAL LOTS					5000	100		5,000
				90 Actual Front Feet, 0.28 Total Acres					Total Est. Land Value =			5,000
				Land Improvement Cost Estimates								
				Description	Rate	CountyMult.	Size	%Good	Cash Value			
				D/W/P: 4in Ren. Conc.	3.78	1.00	1100	0	0			
				Fencing: Wd, Split, 2 Rail	7.50	1.00	125	0	0			
				Residential Local Cost Land Improvements								
				Description	Rate	CountyMult.	Size	%Good	Cash Value			
				LAND IMPROVE 1000	1000.00	1.00	1.5	95	1,425			
				Total Estimated Land Improvements True Cash Value =								1,425



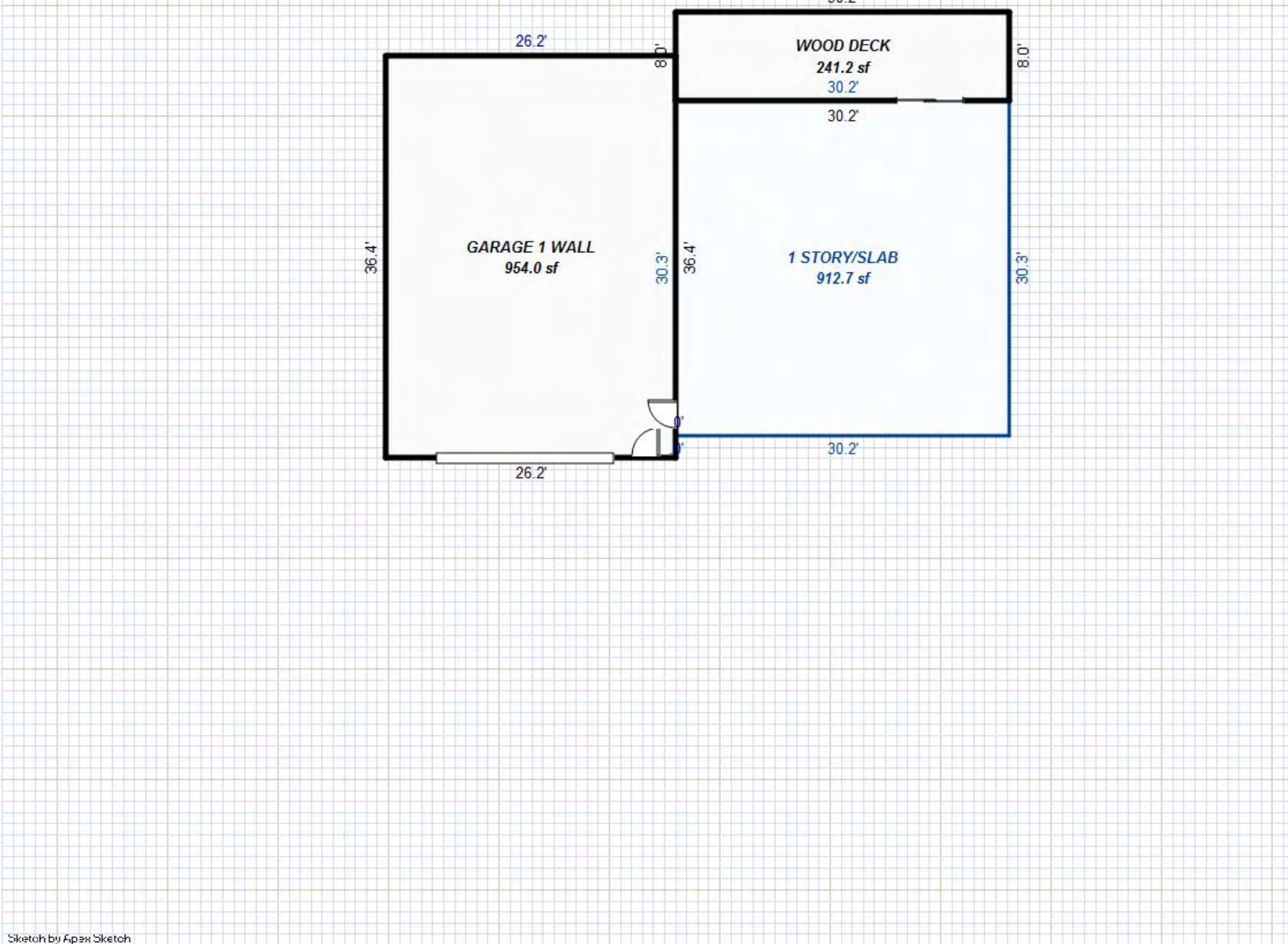
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2018	2,500	47,100	49,600			42,325C
	Rolling		2017	2,500	40,900	43,400			37,929C
	Low		2016	3,500	38,500	42,000			37,591C
	High		2015	3,500	35,200	38,700			37,479C
	Landscaped								
	Swamp								
X	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
	Who	When	What						
	TPC	12/27/2017	INSPECTED						
	TPC	03/30/2015	INSPECTED						
	TPC	03/30/2015	INSPECTED						

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family	0	Eavestrough	X	Gas	1	Appliance Allow.	Interior 1 Story	Area	Type	241	Treated Wood	Year Built: 2005	Car Capacity:	Class: CD	Exterior: Siding
	Mobile Home		Insulation		Wood												Oil	Elec.	Cook Top	Interior 2 Story	Roof Cover Onl	Brick Ven.: 0
	Town Home	0	Front Overhang		Forced Air w/o Ducts		Dishwasher	2nd/Same Stack					Class: CD			Stone Ven.: 0
	Duplex	0	Other Overhang		Forced Air w/ Ducts		Garbage Disposal	Two Sided					Common Wall: Detache			Foundation: 42 Inch
	A-Frame				Forced Hot Water		Bath Heater	Exterior 1 Story					Finished?:			Auto. Doors: 1
	Wood Frame				Electric Baseboard		Vent Fan	Exterior 2 Story					Mech. Doors: 0			Area: 954
			Drywall		Elec. Ceil. Radiant		Hot Tub	Prefab 1 Story					% Good: 0			Storage Area: 0
			Paneled		Elec. Radiant (in-floor)		Unvented Hood	Prefab 2 Story					No Conc. Floor: 0			
			Plaster		Electric Wall Heat		Vented Hood	Heat Circulator								
			Wood T&G		Space Heater		Intercom	Raised Hearth								
	Building Style:		Trim & Decoration		Wall/Floor Furnace		Jacuzzi Tub	Wood Stove								
	1S		Ex		Forced Heat & Cool		Jacuzzi repl.Tub	Direct-Vented Ga								
			Ord		Heat Pump		Oven									
	Yr Built		Small		No Heating/Cooling		Microwave									
	2013		Doors				Standard Range									
	Remodeled		Solid				Self Clean Range									
	0		H.C.				Sauna									
	Condition:						Trash Compactor									
	Average						Central Vacuum									
							Security System									
	Room List															
	Basement															
	1st Floor															
	2nd Floor															
	Bedrooms															
	(1) Exterior															
	Wood/Shingle															
	Aluminum/Vinyl															
	Brick															
	Insulation															
	(2) Windows															
	Many															
	Avg.															
	Few															
	Large															
	Avg.															
	Small															
	Wood Sash															
	Metal Sash															
	Vinyl Sash															
	Double Hung															
	Horiz. Slide															
	Casement															
	Double Glass															
	Patio Doors															
	Storms & Screens															
	(3) Roof															
	Gable															
	Hip															
	Flat															
	Gambrel															
	Mansard															
	Shed															
	Asphalt Shingle															
	Chimney:															

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



Sketch by Apex 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.
ZWOLAK EUGENE J & KATHRYN	BALL SAM	5,000	03/09/2009	WD	Arms Length	2009/923		100.0
HACKER WALTER & EVELYN	ZWOLAK EUGENE J & KATHRYN	17,500	06/24/2005	WD	Multiple Reference	05-0/2485		100.0

Property Address	Class: 201 COMMERCIAL-IM	Zoning:	Building Permit(s)	Date	Number	Status
1947 S DICKERSON RD			Garage	09/10/2012	2012-0102	100%
Owner's Name/Address	P.R.E. 0%			04/21/2009	20090123	Complete
BALL SAM 1947 S DICKERSON RD Lake City MI 49651	MAP #:		2018 Est TCV 58,528 TCV/TFA: 32.53			

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS					
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
. SEC 11 T22N R8W LOT 10 BURGETT SUB.	X		* Factors *					
			Description Frontage Depth Front Depth Rate %Adj. Reason Value					
			<Site Value A> RURAL LOTS 5000 100 5,000					
			90 Actual Front Feet, 0.28 Total Acres Total Est. Land Value = 5,000					

Comments/Influences	X	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.					
	X	Total Estimated Land Improvements True Cash Value = 1,485					

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2018	2,500	26,800	29,300			16,793C
X Rolling	2017	2,500	20,500	23,000			16,448C
X Low	2016	3,500	20,400	23,900			16,302C
X High	2015	3,500	19,500	23,000			16,254C
X Landscaped							
X 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	2017	2,500	20,500	23,000			16,448C
TPC	05/08/2017	INSPECTED	2016	3,500	20,400	23,900			16,302C
TPC	03/30/2015	INSPECTED	2015	3,500	19,500	23,000			16,254C

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

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

Class: D
 Floor Area: 1,799
 Gross Bldg Area: 1,799
 Stories Above Grd: 1
 Average Sty Hght : 13
 Bsmnt Wall Hght

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

2009 Year Built
 2012 Remodeled

13 Overall Bldg Height

Comments:

Construction Cost

High	Above Ave.	Ave.	X	Low
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** ** Calculator Cost Data ** **
 Quality: Average Adj: %+0 \$/SqFt:0.00
 Heat#1: Hot Water, Baseboard/Radiato 100
 Heat#2: No Heating or Cooling 0%
 Ave. SqFt/Story: 1799
 Ave. Perimeter: 172
 Has Elevators:

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

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

* Sprinkler Info *
 Area:
 Type: Average

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

Class: D Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 16.85

(10) Heating system: Hot Water, Baseboard/Radiators Cost/SqFt: 4.25 100%
 Adjusted Square Foot Cost for Upper Floors = 21.10

1 Stories Number of Stories Multiplier: 1.000
 Average Height per Story: 13 Height per Story Multiplier: 1.060
 Ave. Floor Area: 1,799 Perimeter: 172 Perim. Multiplier: 1.028
 Refined Square Foot Cost for Upper Floors: 22.99

County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 31.499

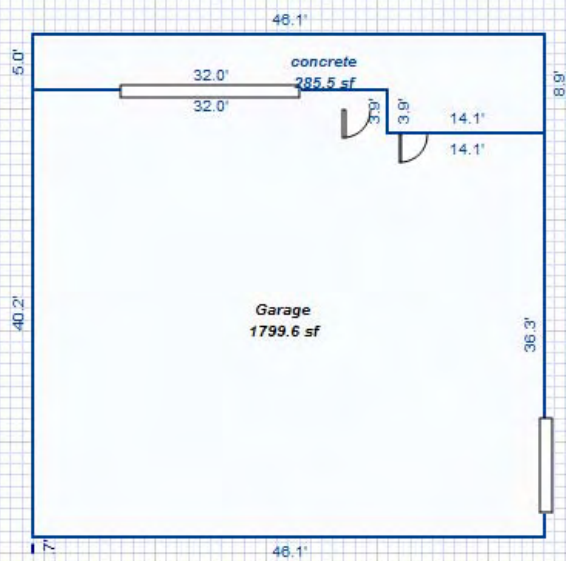
Total Floor Area: 1,799 Base Cost New of Upper Floors = 56,667

Reproduction/Replacement Cost = 56,667
 Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0
 Total Depreciated Cost = 46,467

ECF (201A GENERAL COMMERCIAL) 1.120 => TCV of Bldg: 1 = 52,043
 Replacement Cost/Floor Area= 31.50 Est. TCV/Floor Area= 28.93

(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.
		2,500	01/01/1999	WD	Download	272:926		0.0

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

Owner's Name/Address	MAP #:					
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INDIAN LAKES L C MODERN BOOKKEEPING, INC. PO BOX 408 DURAND MI 48429	2018 Est TCV 9,000					
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Improved	X	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS			
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Public Improvements	* Factors *						
	Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value

	<Site Value A> RURAL LOTS					5000 100	5,000
--	---------------------------	--	--	--	--	----------	-------

	<Site Value D> 180-BURGETT JEN					4000 100	4,000
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	199 Actual Front Feet, 0.62 Total Acres Total Est. Land Value =						9,000
--	---	--	--	--	--	--	-------

Tax Description	X	Dirt Road					
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. SEC 11 T22N R8W LOT 11 BURGETT SUB.	X	Gravel Road					
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Comments/Influences	X	Paved Road					
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	X	Storm Sewer					
--	---	-------------	--	--	--	--	--

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

	X	Water 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
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Who	When	What	2018	4,500	0	4,500			2,050C
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TPC 12/27/2017	INSPECTED		2017	4,500	0	4,500			2,008C
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TPC 03/30/2015	INSPECTED		2016	5,500	0	5,500			1,991C
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TPC 11/22/2011	INSPECTED		2015	5,500	0	5,500			1,986C
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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.
BURGETT RICHARD E	BALL SAMUEL R & RACHEL	2,000	12/21/2010	WD	Arms Length	2010-5605WD	PTA	100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
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W JENNINGS RD	School: LAKE CITY - 57020					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:					
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BALL SAMUEL R & RACHEL 1947 S DICKERSON RD LAKE CITY MI 49651	2018 Est TCV 4,000					
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Improved	X	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS			
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Public Improvements	* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value

<Site Value D> 180-BURGETT JEN					4000 100		4,000
90 Actual Front Feet, 0.28 Total Acres					Total Est. Land Value =		4,000

Tax Description	X	Dirt Road					
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. SEC 11 T22N R8W LOT 12 BURGETT SUB.	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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Topography of Site	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					
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	X	Pond					
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	X	Waterfront					
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	X	Ravine					
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	X	Wetland					
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	X	Flood Plain					
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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Who	When	What	2018	2,000	0	2,000			1,887C
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TPC 12/27/2017 INSPECTED			2017	2,000	0	2,000			1,849C
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TPC 08/01/2016 INSPECTED			2016	2,000	0	2,000			1,833C
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			2015	2,000	0	2,000			1,828C
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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.
KEELY DARLENE K LIFE ESTA	KEELY DARLENE K	0	08/28/2014	QC	QUIT CLAIM	2014-02943		0.0
KEELY DARLENE K	HAUSERMAN ELIZABETH & SCH	65,000	08/28/2014	LC	LAND CONTRACT	2014-02944		100.0
KEELY DARLINE & FOX DAVID	HAUSERMAN ELIZABETH & SCH	0	08/28/2014	LC	ASSIGNMENT OF INTERE	2014-02957	PTA	0.0
KEELY DARLENE K	KEELY DARLENE K & FOX DAV	1	08/27/2014	QC	QUIT CLAIM	2014-02956	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7950 W JENNINGS RD						
School: LAKE CITY - 57020						
P.R.E. 100% 09/15/2014						

Owner's Name/Address	MAP #:	2018 Est TCV 57,593 TCV/TFA: 51.06
HAUSERMAN ELIZABETH & SCHWAB RYAN 7950 W JENNINGS RD LAKE CITY MI 49651		

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS
. SEC 11 T22N R8W LOT 13 BURGETT SUB.	X		

Comments/Influences	X	Public Improvements	* Factors *
2014 PUBLIC MARKETING REMARKS CUTE RANCH WITH 3 BEDROOMS AND W 2 BATHS. THE WELL, FURNACE AND ROOF ARE ALL NEWER. CLOSE TO TOWN, THE LAKE AND CADILLAC. THIS HOUSE IS IN THE RIGHT LOCATION IF YOU WANT TO BE IN LAKE CITY BUT BE CLOSE TO CADILLAC.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Description Frontage Depth Front Depth Rate %Adj. Reason Value <Site Value D> 180-BURGETT JEN 4000 100 90 Actual Front Feet, 0.28 Total Acres Total Est. Land Value = 4,000



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

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2018	2,000	26,800	28,800			25,314C
		TPC 12/27/2017 INSPECTED	2017	2,000	24,900	26,900			24,794C
		TPC 03/30/2015 INSPECTED	2016	2,000	22,800	24,800			24,573C
		TPC 04/27/2014 INSPECTED	2015	2,000	22,500	24,500			24,500S

*** 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: 1975 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 Plaster X Paneled Wood T&G									40	WCP	(1 Story)																																																																																																																																																																								
Building Style: BOCA/STATE		Trim & Decoration																																																																																																																																																																																				
Yr Built	Remodeled	Ex	X	Ord		Min																																																																																																																																																																																
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Condition: Average		Lg	X	Ord		Small																																																																																																																																																																																
		Doors		Solid	X	H.C.																																																																																																																																																																																
Room List		(5) Floors																																																																																																																																																																																				
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		(6) Ceilings																																																																																																																																																																																				
(1) Exterior	X	Drywall																																																																																																																																																																																				
	Wood/Shingle Aluminum/Vinyl Brick																																																																																																																																																																																					
X	Insulation	No. of Elec. Outlets																																																																																																																																																																																				
		Many	X	Ave.		Few																																																																																																																																																																																
(2) Windows		(7) Excavation																																																																																																																																																																																				
		Basement: 0	S.F.																																																																																																																																																																																			
		Crawl: 1128	S.F.																																																																																																																																																																																			
		Slab: 0	S.F.																																																																																																																																																																																			
		Height to Joists:	0.0																																																																																																																																																																																			
X	Many Avg. Few	X	Large Avg. Small	(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																																																																																																																																																																																			
X		(9) Basement Finish																																																																																																																																																																																				
		Recreation	SF																																																																																																																																																																																			
		Living	SF																																																																																																																																																																																			
		Walkout Doors																																																																																																																																																																																				
		No Floor	SF	(14) Water/Sewer																																																																																																																																																																																		
(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:																																																																																																																																																																																	
<table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Rate</th> <th>Bsmnt-Adj</th> <th>Heat-Adj</th> <th>Size</th> <th>Cost</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Story Siding</td> <td>Crawl Space</td> <td>57.99</td> <td>-8.49</td> <td>1.87</td> <td>1128</td> <td>57,945</td> </tr> <tr> <td colspan="8">Other Additions/Adjustments</td> </tr> <tr> <td colspan="8">(13) Plumbing</td> </tr> <tr> <td></td> <td>Average Fixture(s)</td> <td></td> <td></td> <td>630.00</td> <td></td> <td>1</td> <td>630</td> </tr> <tr> <td></td> <td>2 Fixture Bath</td> <td></td> <td></td> <td>1325.00</td> <td></td> <td>1</td> <td>1,325</td> </tr> <tr> <td colspan="8">(14) Water/Sewer</td> </tr> <tr> <td></td> <td>Well, 100 Feet</td> <td></td> <td></td> <td>2550.00</td> <td></td> <td>1</td> <td>2,550</td> </tr> <tr> <td></td> <td>1000 Gal Septic</td> <td></td> <td></td> <td>2895.00</td> <td></td> <td>1</td> <td>2,895</td> </tr> <tr> <td colspan="8">(15) Built-Ins & Fireplaces</td> </tr> <tr> <td></td> <td>Appliance Allowance</td> <td></td> <td></td> <td>1415.00</td> <td></td> <td>1</td> <td>1,415</td> </tr> <tr> <td colspan="8">(16) Porches</td> </tr> <tr> <td></td> <td>WCP (1 Story), Standard</td> <td></td> <td></td> <td>41.46</td> <td></td> <td>40</td> <td>1,658</td> </tr> <tr> <td colspan="8">(17) Garages</td> </tr> <tr> <td colspan="8">Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)</td> </tr> <tr> <td></td> <td>Base Cost</td> <td></td> <td></td> <td>19.20</td> <td></td> <td>576</td> <td>11,059</td> </tr> <tr> <td></td> <td>Common Wall: 1 Wall</td> <td></td> <td></td> <td>-1300.00</td> <td></td> <td>1</td> <td>-1,300</td> </tr> <tr> <td></td> <td>Automatic Doors</td> <td></td> <td></td> <td>375.00</td> <td></td> <td>1</td> <td>375</td> </tr> <tr> <td colspan="8">Notes: HUD</td> </tr> <tr> <td colspan="8">Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 75,882</td> </tr> <tr> <td colspan="8">ECF (409 - RURAL SUBS) 0.700 => TCV of Bldg: 1 = 53,118</td> </tr> </tbody> </table>															Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost	1	Story Siding	Crawl Space	57.99	-8.49	1.87	1128	57,945	Other Additions/Adjustments								(13) Plumbing									Average Fixture(s)			630.00		1	630		2 Fixture Bath			1325.00		1	1,325	(14) Water/Sewer									Well, 100 Feet			2550.00		1	2,550		1000 Gal Septic			2895.00		1	2,895	(15) Built-Ins & Fireplaces									Appliance Allowance			1415.00		1	1,415	(16) Porches									WCP (1 Story), Standard			41.46		40	1,658	(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	Notes: HUD								Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 75,882								ECF (409 - RURAL SUBS) 0.700 => TCV of Bldg: 1 = 53,118							
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*** Information herein deemed reliable but not guaranteed***



Sketch by Apex IVT

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PAULEY COREEN M & WILLIAM	DREWS KENNETH & IRENE	15,000	01/15/2016	WD	Arms Length	2016-00137	PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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W JENNINGS RD	School: LAKE CITY - 57020					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:
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DREWS KENNETH & IRENE 7558 W FOREST DR LAKE CITY MI 49651	2018 Est TCV 11,696 TCV/TFA: 0.00
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X Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS				
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Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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X	Dirt Road	<Site Value D>	180-BURGETT	JEN	4000	100			4,000
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X	Gravel Road	90 Actual Front Feet, 0.28 Total Acres							Total Est. Land Value =	4,000
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X	Paved Road								
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X	Storm Sewer								
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X	Sidewalk								
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X	Water								
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X	Sewer								
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X	Electric								
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X	Gas								
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X	Curb								
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X	Street Lights								
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X	Standard Utilities								
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X	Underground Utils.								
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Topography of Site

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								
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X	Pond								
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X	Waterfront								
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X	Ravine								
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X	Wetland								
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X	Flood Plain								
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2018	2,000	3,800	5,800			5,717C
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2017	2,000	3,600	5,600			5,600S
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2016	2,000	3,400	5,400			4,381C
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2015	2,000	3,000	5,000			4,368C
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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.
KOLLAR DOUGLAS R	JONES DONA L	55,000	04/16/2012	LC	LAND CONTRACT	2012-041143 LC		100.0
HAMMOND WILHELMINE ESTATE	KOLLAR DOUGLAS R	1	12/28/2007	QC	QUIT CLAIM	2011-02602	PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7914 W JENNINGS RD						

Owner's Name/Address	MAP #:
JONES DONA L 7914 W JENNINGS RD LAKE CITY MI 49651	2018 Est TCV 74,759 TCV/TFA: 61.63

X Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS

Taxpayer's Name/Address	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
KOLLAR DOUGLAS R 1483 PRATT DR LAPEER MI 48446	<Site Value D> 180-BURGETT JEN					4000	100		4,000

X	Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS

X	Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS

Tax Description	Description	Rate	CountyMult.	Size	%Good	Cash Value
. SEC 11 T22N R8W LOT 15 BURGETT SUB.	LAND IMPROVE 1000	1000.00	1.00	1.0	95	950

Comments/Influences	Topography of Site
ADD FOR SEWER FOR 06 +800.	



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2018	2,000	35,400	37,400			30,757C
			2017	2,000	33,600	35,600			30,125C
			2016	2,000	33,300	35,300			29,857C
			2015	2,000	29,300	31,300			29,768C

*** 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 28 40	Type CCP (1 Story) Treated Wood	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: 1 Area: 520 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C -5 Effec. Age: 35 Floor Area: 1213 Total Base Cost: 81,313 Total Base New : 112,212 Total Depr Cost: 72,938 Estimated T.C.V: 69,291				Bsmnt Garage: Carport Area: Roof:		
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			(12) Electric			CnlyMult X 1.380 E.C.F. X 0.950					
Yr Built 1972	Remodeled 1985	Ex	X	Ord		Min	200 Amps Service			Rate		Bsmnt-Adj		Heat-Adj	
Condition: Average		Lg	X	Ord		Small	No./Qual. of Fixtures			Rate		Bsmnt-Adj		Heat-Adj	
Room List		(5) Floors		Kitchen: Other: Other:			Ex. X Ord. Min			Rate		Bsmnt-Adj		Heat-Adj	
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(6) Ceilings			No. of Elec. Outlets			Rate		Bsmnt-Adj		Heat-Adj	
(1) Exterior		X	Drywall	No./Qual. of Fixtures			Ex. X Ord. Min			Rate		Bsmnt-Adj		Heat-Adj	
X	Wood/Shingle Aluminum/Vinyl Brick	Basement: 0 S.F. Crawl: 1213 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets			Many X Ave. Few			Rate		Bsmnt-Adj		Heat-Adj	
(2) Windows		(7) Excavation		(13) Plumbing			Average Fixture(s)			Rate		Bsmnt-Adj		Heat-Adj	
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Rate		Bsmnt-Adj		Heat-Adj	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish			(14) Water/Sewer			Rate		Bsmnt-Adj		Heat-Adj	
X	Double Glass Patio Doors Storms & Screens	Recreation SF Living SF Walkout Doors No Floor SF		(10) Floor Support			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Rate		Bsmnt-Adj		Heat-Adj	
(3) Roof		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost			Rate		Bsmnt-Adj		Heat-Adj	
X	Gable Hip Flat	Gambrel Mansard Shed		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			1 Story Siding Crawl Space 61.66 -8.83 0.00 1213 64,083			Rate		Bsmnt-Adj		Heat-Adj	
X	Asphalt Shingle	Chimney: Metal		Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 72,938 ECF (409 - RURAL SUBS) 0.950 => TCV of Bldg: 1 = 69,291			Other Additions/Adjustments			Rate		Bsmnt-Adj		Heat-Adj	
							(15) Plumbing			Rate		Bsmnt-Adj		Heat-Adj	
							(14) Water/Sewer			Rate		Bsmnt-Adj		Heat-Adj	
							(15) Built-Ins & Fireplaces			Rate		Bsmnt-Adj		Heat-Adj	
							(16) Porches			Rate		Bsmnt-Adj		Heat-Adj	
							(16) Deck/Balcony			Rate		Bsmnt-Adj		Heat-Adj	
							(17) Garages			Rate		Bsmnt-Adj		Heat-Adj	
							Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)			Rate		Bsmnt-Adj		Heat-Adj	
							Base Cost			Rate		Bsmnt-Adj		Heat-Adj	
							Mechanical Doors			Rate		Bsmnt-Adj		Heat-Adj	

*** 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.
MAJORS LINDSAY	SKAGGS SHANA R	98,000	03/30/2015	WD	WARRANTY DEED	2015-01013	PTA	100.0
BRONKEMA CHAD G & JILLIAN	MAJORS LINDSAY (MW)	79,000	10/01/2009	WD	Arms Length	2009/3458		100.0

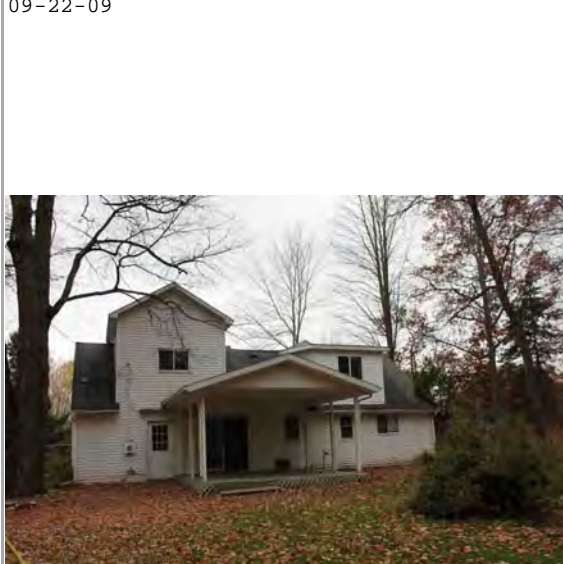
Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7898 W JENNINGS RD			Addition	03/16/2010	20100074	100%

Owner's Name/Address	MAP #:	2018 Est TCV 96,553 TCV/TFA: 82.95
SKAGGS SHANA R 7898 W JENNINGS ROAD LAKE CITY MI 49651		

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS																																				
. SEC 11 T22N R8W LOT 16 & 17 BURGETT SUB. COMBINED W 180-017-00 FOR 2010	X		<table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td><Site Value D> 180-BURGETT JEN</td> <td></td> <td></td> <td></td> <td></td> <td>4000</td> <td>100</td> <td></td> <td>4,000</td> </tr> <tr> <td><Site Value D> 180-BURGETT JEN</td> <td></td> <td></td> <td></td> <td></td> <td>4000</td> <td>100</td> <td></td> <td>4,000</td> </tr> <tr> <td colspan="8">180 Actual Front Feet, 0.56 Total Acres Total Est. Land Value =</td> <td>8,000</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	<Site Value D> 180-BURGETT JEN					4000	100		4,000	<Site Value D> 180-BURGETT JEN					4000	100		4,000	180 Actual Front Feet, 0.56 Total Acres Total Est. Land Value =								8,000
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																															
<Site Value D> 180-BURGETT JEN					4000	100		4,000																															
<Site Value D> 180-BURGETT JEN					4000	100		4,000																															
180 Actual Front Feet, 0.56 Total Acres Total Est. Land Value =								8,000																															

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates																		
Removed sheds for 2010 per Mike Klein 009-180-017-00 Combined with this Pcl on 09-22-09	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	<table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>CountyMult.</th> <th>Size</th> <th>%Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>Fencing: Wire Mesh, #9</td> <td>1.90</td> <td>1.00</td> <td>250</td> <td>94</td> <td>447</td> </tr> <tr> <td colspan="5">Total Estimated Land Improvements True Cash Value =</td> <td>447</td> </tr> </tbody> </table>	Description	Rate	CountyMult.	Size	%Good	Cash Value	Fencing: Wire Mesh, #9	1.90	1.00	250	94	447	Total Estimated Land Improvements True Cash Value =					447
Description	Rate	CountyMult.	Size	%Good	Cash Value																
Fencing: Wire Mesh, #9	1.90	1.00	250	94	447																
Total Estimated Land Improvements True Cash Value =					447																

Topography of Site	X	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	X	2018	4,000	44,300	48,300			46,966C



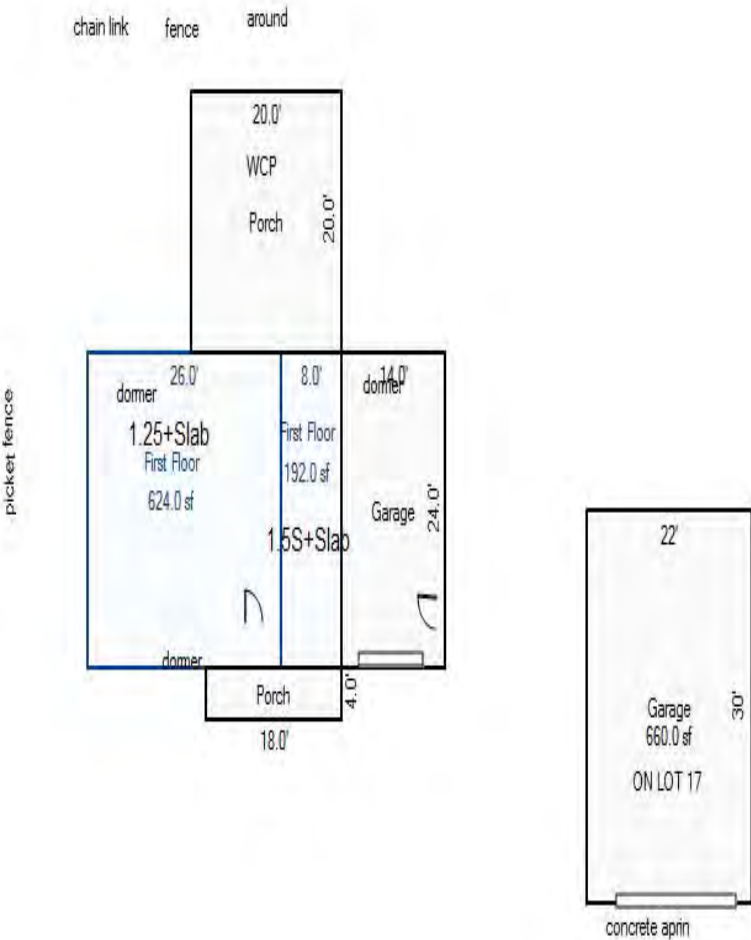
Who	When	What	2018	4,000	44,300	48,300		46,966C
	TPC 12/27/2017	INSPECTED	2017	4,000	42,000	46,000		46,000S
	TPC 04/20/2015	INSPECTED	2016	4,000	41,700	45,700		45,700S
	TPC 11/08/2010	INSPECTED	2015	4,000	35,000	39,000		37,367C

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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 72	Type WCP (1 Story) WPP	Year Built: 1980 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: 336 % 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 1972 201		Remodeled 2012		Size of Closets													
Condition: Average		Lg X Ord		Small													
Room List		Doors		Solid X H.C.													
Basement 1st Floor 2nd Floor 3 Bedrooms		Kitchen: Other: Other:															
(1) Exterior		X Drywall															
X	Wood/Shingle Aluminum/Vinyl Brick																
Insulation		(7) Excavation															
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 816 S.F. Height to Joists: 0.0															
X	Many Avg. Few	X	Large Avg. Small														
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor															
(3) Roof		(9) Basement Finish															
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors No Floor SF															
X	Gambrel Mansard Shed	(10) Floor Support															
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:															
Chimney: Stone																	
				(12) Electric													
				150 Amps Service													
				(6) Ceilings													
				No./Qual. of Fixtures													
				Ex. X Ord. Min													
				No. of Elec. Outlets													
				Many X Ave. Few													
				(13) Plumbing													
				1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan													
				(14) Water/Sewer													
				Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic													
				Lump Sum Items:													
				Central Air Wood Furnace													
				Class: C Effec. Age: 30 Floor Area: 1164 Total Base Cost: 96,008 Total Base New : 132,491 Total Depr Cost: 92,743 Estimated T.C.V: 88,106													
				Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost													
				1.25 Story Siding Slab 80.62 -12.33 0.00 624 42,613													
				1.5 Story Siding Slab 89.20 -12.33 0.00 192 14,759													
				1 Story Siding Overhang 40.64 0.00 0.00 96 3,901													
				Other Additions/Adjustments Rate Size Cost													
				(13) Plumbing													
				Average Fixture(s) 760.00 1 760													
				3 Fixture Bath 2400.00 1 2,400													
				(14) Water/Sewer													
				Well, 50 Feet 1575.00 1 1,575													
				1000 Gal Septic 3085.00 1 3,085													
				(15) Built-Ins & Fireplaces													
				Appliance Allowance 1915.00 1 1,915													
				(16) Porches													
				WCP (1 Story), Standard 17.80 400 7,120													
				WPP, Standard 16.43 72 1,183													
				(17) Garages													
				Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)													
				Base Cost 24.83 336 8,343													
				Common Wall: 1 Wall -1300.00 1 -1,300													
				Automatic Doors 375.00 1 375													
				Class:C Exterior: Pole Foundation: 42 Inch (Unfinished)													
				Base Cost 13.49 660 8,903													
				Automatic Doors 375.00 1 375													
				Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 92,743													
				ECF (409 - RURAL SUBS) 0.950 => TCV of Bldg: 1 = 88,106													

*** 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.
PRAY JOSEPH E	PRAY JOSEPH E TRUST	0	02/03/2011	WD	WARRANTY DEED	2011-00889	PTA	0.0
		4,300	09/01/1997	WD	Download	313:1260		0.0

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

S CAROLYN AVE	School: LAKE CITY - 57020					
	P.R.E. 0%					

Owner's Name/Address	MAP #:
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PRAY JOSEPH E TRUST 316 W SEMINARY CHARLOTTE MI 48813	2018 Est TCV 24,440 TCV/TFA: 0.00
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X Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS
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Public Improvements	* Factors *
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Tax Description	Description	Frontage	Depth	Front	Rate	%Adj.	Reason	Value
. SEC 2 T22N R8W LOT 1 CAROLYN'S PLAT.	<Site Value J> CAROLYN'S AREA				4000	100		4,000
	100 Actual Front Feet, 0.34 Total Acres				Total Est. Land Value =			4,000

Comments/Influences

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	2,000	10,200	12,200			11,022C
2017	2,000	9,600	11,600			10,796C
2016	3,000	9,000	12,000			10,700C
2015	3,000	7,900	10,900			10,668C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1997 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: 1664 % Good: 87 Storage Area: 0 No Conc. Floor: 0	0	Front Overhang	0	Other Overhang	
	Mobile Home														0	0
	Town Home														
	Duplex														
	A-Frame														
Wood Frame		(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			Class: CD Effec. Age: 5 Floor Area: 0 Total Base Cost: 16,856 Total Base New : 23,262 Total Depr Cost: 20,238 Estimated T.C.V: 20,440		CnlyMult X 1.380 E.C.F. X 1.010		Bsmnt Garage: Carport Area: Roof:				
Building Style: GRG		Trim & Decoration		Central Air Wood Furnace			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost		Rate		Size Cost				
Yr Built 0		Ex Ord Min		(12) Electric			Other Additions/Adjustments		Rate		Size Cost				
Remodeled 0		Size of Closets		0 Amps Service			Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,		Depr.Cost =		0				
Condition: Good		Lg Ord Small		X No Heating/Cooling			Separately Depreciated Items:								
Room List		Doors Solid H.C.		Central Air Wood Furnace			(17) Garages		Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)		Base Cost 10.13 1664 16,856				
Basement		(5) Floors		No./Qual. of Fixtures			County Multiplier = 1.38 =>		Cost New =		23,262				
1st Floor		Kitchen:		Ex. Ord. Min			Phy/Ab.Phy/Func/Econ/Comb.%Good= 87/100/100/100/87.0,		Depr.Cost =		20,238				
2nd Floor		Other:		No. of Elec. Outlets			Total Depreciated Cost =		20,238						
Bedrooms		Other:		Many Ave. Few			Total Depreciated Cost =		20,238						
(1) Exterior		(6) Ceilings		(13) Plumbing			ECF (409 - RURAL SUBS)		1.010 => TCV of Bldg: 1 =		20,440				
Wood/Shingle		Basement: 0 S.F.		Average Fixture(s)											
Aluminum/Vinyl		Crawl: 0 S.F.		1											
Brick		Slab: 0 S.F.		3 Fixture Bath											
Insulation		Height to Joists: 0.0		2 Fixture Bath											
(2) Windows		(8) Basement		Softener, Auto											
Many Avg. Few		Conc. Block		Softener, Manual											
Large Avg. Small		Poured Conc.		Solar Water Heat											
Wood Sash		Stone		No Plumbing											
Metal Sash		Treated Wood		Extra Toilet											
Vinyl Sash		Concrete Floor		Extra Sink											
Double Hung		(9) Basement Finish		Separate Shower											
Horiz. Slide		Recreation SF		Ceramic Tile Floor											
Casement		Living SF		Ceramic Tile Wains											
Double Glass		Walkout Doors		Ceramic Tub Alcove											
Patio Doors		No Floor SF		Vent Fan											
Storms & Screens		(10) Floor Support		(14) Water/Sewer											
(3) Roof		Joists:		Public Water											
Gable		Unsupported Len:		Public Sewer											
Hip		Cntr.Sup:		Water Well											
Flat		1000 Gal Septic		2000 Gal Septic											
Asphalt Shingle		Lump Sum Items:													
Chimney:															

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



Sketch by Ages 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.
DELINE STEVEN	NICHOLS THOMAS A & JENNIF	190,000	11/13/2017	WD	New Construction	2017-03612	PTA	100.0
STANHOPE ROBERT F & KRIST	DELINE STEVEN	30,000	10/14/2015	WD	Arms Length	2015-03492	PTA	100.0
		6,000	05/01/1999	WD	Download	328:273		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
267 S CAROLYN AVE	School: LAKE CITY - 57020		ALTERATION	12/10/2015	2015-0642	100%
	P.R.E. 100% 11/14/2017		New House	07/11/2007	20070437	100%

Owner's Name/Address	MAP #:	2018 Est TCV 141,517 TCV/TFA: 81.71
NICHOLS THOMAS A & JENNIFER L 267 S CAROLYN AVE LAKE CITY MI 49651		

Tax Description	Land Value Estimates for Land Table Res 8.RURAL SUBS
. SEC 2 T22N R8W LOT 2 CAROLYN'S PLAT.	

Comments/Influences	Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	X Improved		<Site Value J> CAROLYN'S AREA	100				4000	100		4,000
	X Vacant		100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	4,000

Comments/Influences	Land Improvement Cost Estimates

Comments/Influences	Description	Rate	CountyMult.	Size	%Good	Cash Value
	D/W/P: 4in Concrete	3.61	1.00	92	0	0
	D/W/P: 4in Concrete	3.61	1.00	12	0	0

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



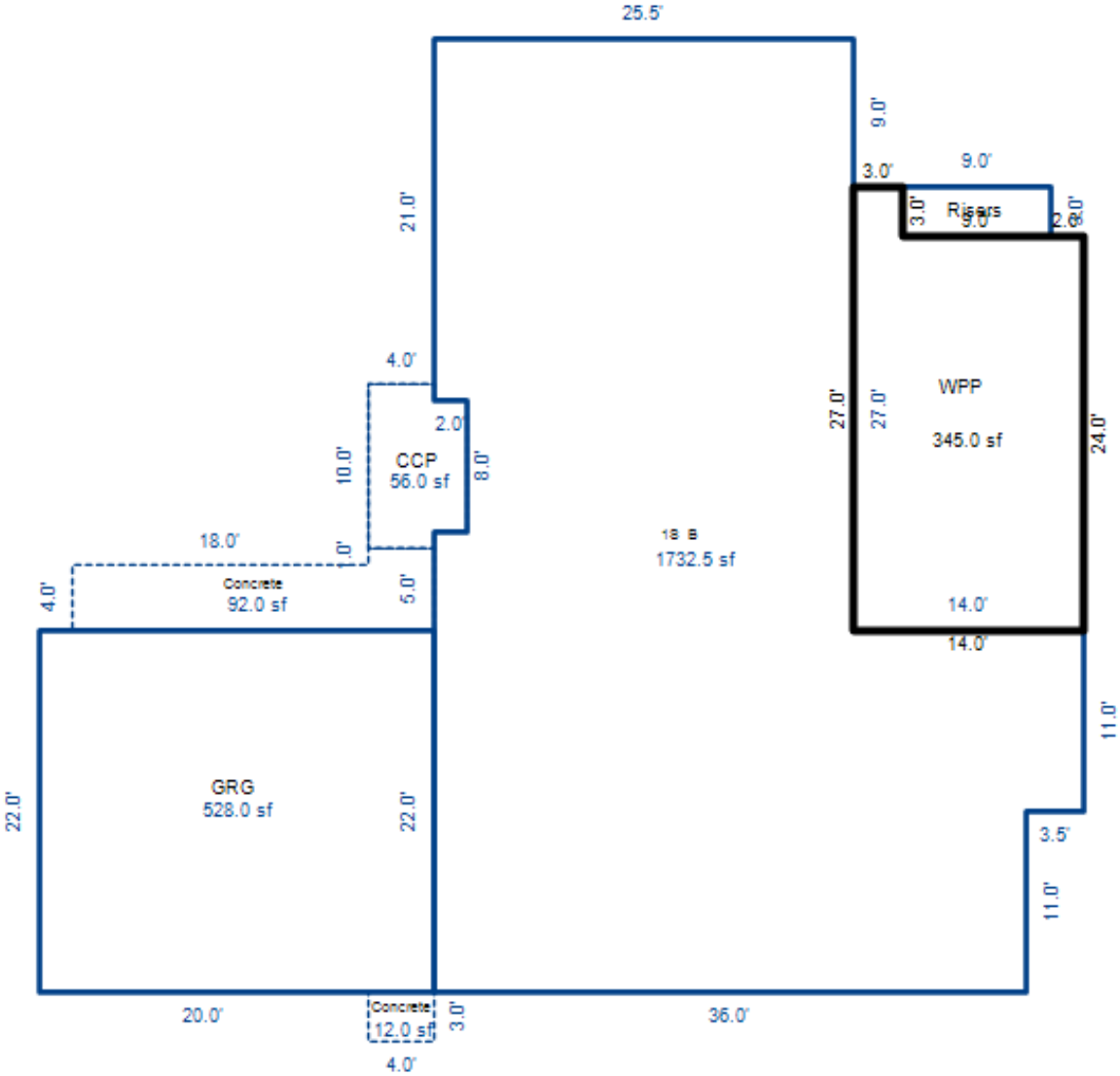
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
JWV	09/01/2017	INSPECTED	2018	2,000	68,800	70,800			70,800S
JWV	12/24/2016	INSPECTED	2017	2,000	30,600	32,600			32,600S
JWV	11/08/2016	INSPECTED	2016	3,000	28,900	31,900			31,900S
			2015	3,000	18,700	21,700			21,132C

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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: 2008 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	X	Plaster Wood T&G								56 372	CCP (1 Story) WPP					
Building Style: 1S		Trim & Decoration																	
Yr Built	Remodeled	Ex	X	Ord		Min	Size of Closets												
1977 REL	2017	Lg	X	Ord		Small													
Condition: Average		Doors		Solid	X	H.C.													
Room List		(5) Floors		Central Air Wood Furnace															
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(12) Electric															
		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	58.43	0.00	0.00	1732	101,201		
				No. of Elec. Outlets			Other Additions/Adjustments			Rate						Size Cost			
				Many	X	Ave.		Few	Walk out Basement Door(s)			775.00			1 775				
(2) Windows		(7) Excavation		(13) Plumbing			(15) Built-Ins & Fireplaces												
		Basement: 1732 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			760.00 2400.00			1 760 1 2,400						
X	Many Avg.	X	Large Avg.				(16) Porches			1915.00			1 1,915						
X	Few		Small				CCP (1 Story), Standard			36.44			56 2,041						
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					WPP, Standard			8.74			372 3,251						
X				(9) Basement Finish			(17) Garages												
X				Recreation SF Living SF 1 Walkout Doors No Floor SF			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)												
X							Base Cost			19.20			576 11,059						
X							Common Wall: 1 Wall			-1300.00			1 -1,300						
X							Automatic Doors			375.00			1 375						
(3) Roof		(10) Floor Support		(14) Water/Sewer			Notes: 1977 HOME RELOCATED 2007 VACANT & STUDS INTERIOR 2016												
X	Gable Hip Flat	Gambrel Mansard Shed		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, Depr.Cost = 135,214												
X	Asphalt Shingle			Lump Sum Items:			ECF (409 - RURAL SUBS)			1.010 => TCV of Bldg: 1 = 136,567									
Chimney:																			

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STANHOPE WARREN, ROBERT &	SWIDERSKI DALE & BERKMAN	115,000	09/27/2013	WD	ESTATE SALE	2013-03373 WD	PTA	100.0
STANHOPE WARREN M & DOROT	STANHOPE WARREN, ROBERT &	0	01/19/2007	QC	Not Qualified	2020/0717		0.0
		6,000	05/01/1999	WD	Download	328:1		0.0

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

School: LAKE CITY - 57020						
P.R.E. 100% 02/24/2014						

Owner's Name/Address						
MAP #:						

SWIDERSKI DALE & BERKMAN PHYLLIS						
P O BOX 212						
LAKE CITY MI 49651						

2018 Est TCV 143,023 TCV/TFA: 82.39						
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X	Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS						
			* Factors *						
			Description	Frontage	Depth	Rate	%Adj. Reason	Value	
			<Site Value J> CAROLYN'S AREA			4000	100	4,000	
			100 Actual Front Feet, 0.34 Total Acres					Total Est. Land Value =	4,000

Public Improvements			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	94	940
			Total Estimated Land Improvements True Cash Value =					940

Tax Description								
. SEC 2 T22N R8W LOT 3 CAROLYN'S PLAT.								

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

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

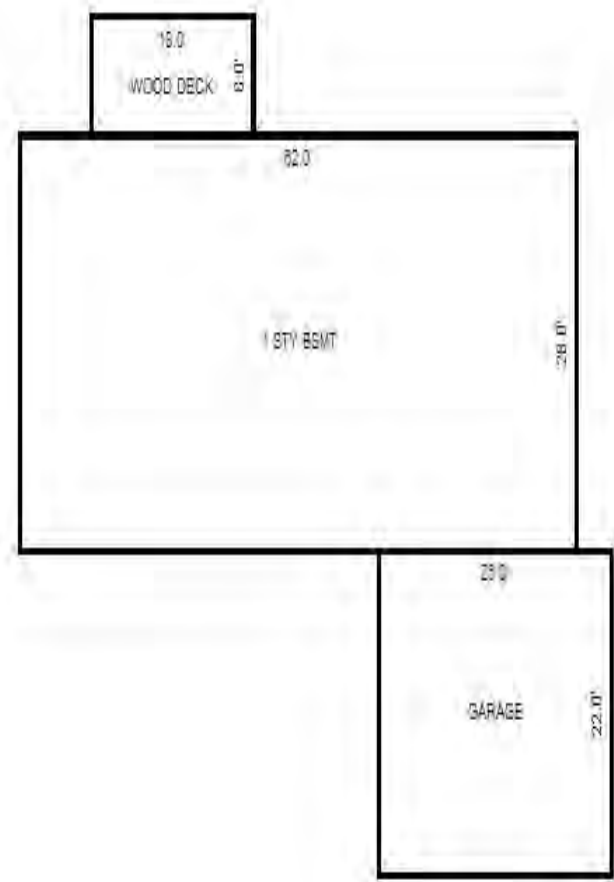
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	2,000	69,500	71,500			63,197C
2017	2,000	65,400	67,400			61,898C
2016	3,000	68,600	71,600			61,346C
2015	3,000	60,200	63,200			61,163C

			Who When What					
			TPC 12/27/2017 INSPECTED					
			TPC 10/14/2013 INSPECTED					
			TPC 12/21/2010 INSPECTED					



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WARREN JAMES & SUSAN H&W	WARREN J & S JOINT LIVING	0	01/07/2014	QC	QUIT CLAIM	2014-0164 QD	PTA	0.0
BALL JAMES R & JANICE C	WARREN JAMES A & SUSAN L	9,500	10/14/2011	WD	WARRANTY DEED	2011-03247 WD	PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
S CAROLYN AVE			Garage	11/08/2012	2012-0161	100%
Owner's Name/Address	P.R.E. 0%					
WARREN J & S JOINT LIVING TRUST 292 CAROLYN DR LAKE CITY MI 49651	MAP #: 2018 Est TCV 22,632 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS								
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value		
. SEC 2 T22N R8W LOT 4 CAROLYN'S PLAT.	X		Dirt Road								
Comments/Influences	X		Gravel Road								
	X		Paved Road								
	X		Storm Sewer								
	X		Sidewalk								
	X		Water								
	X		Sewer								
	X		Electric								
	X		Gas								
			Curb								
			Street Lights								
			Standard Utilities								
			Underground Utils.								

Topography of Site	X Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
														X					
													2017	2,000	9,100	11,100			10,383C
													2016	3,000	8,600	11,600			10,291C
													2015	3,000	7,500	10,500			10,261C

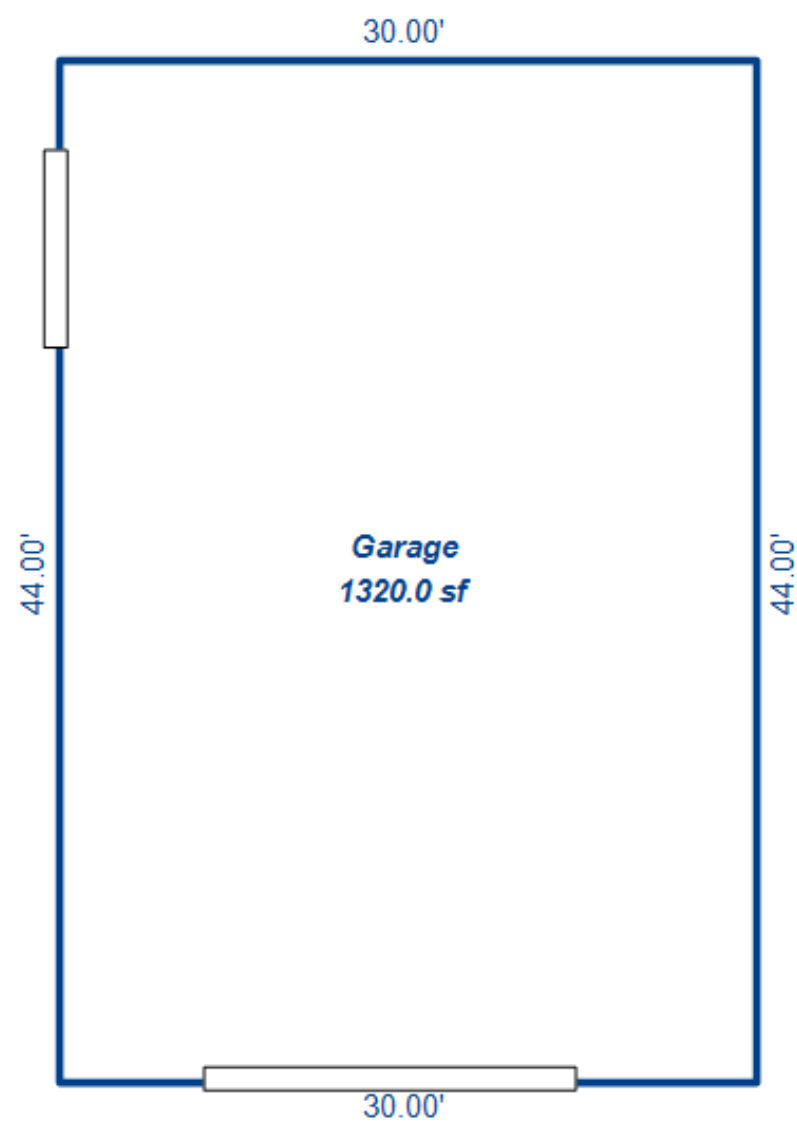


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2012 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 1320 % Good: 0 Storage Area: 0 No Conc. Floor: 0	Bsmnt Garage:	Carport Area: Roof:	CnlyMult X 1.380 E.C.F. X 1.010	Rate Bsmnt-Adj Rate	Heat-Adj Rate	Size Size	Cost Cost
	Mobile Home																
Town Home	0 Other Overhang	(4) Interior	Central Air Wood Furnace	(12) Electric 0 Amps Service	Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Rate	Size Size	Cost Cost										
Duplex	(4) Interior							Drywall Paneled	Plaster Wood T&G	Trim & Decoration	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
A-Frame		Wood Frame	Ex Ord Min	Size of Closets	Lg Ord Small	Doors Solid H.C.	(5) Floors										
Building Style: GRG	Yr Built 2012							Remodeled 0	Condition: Average	Room List	Basement 1st Floor 2nd Floor Bedrooms	(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick	Insulation	(2) Windows	Many Avg. Few Large Avg. Small	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens
		Condition: Average	Room List	Basement 1st Floor 2nd Floor Bedrooms	(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick	Insulation										

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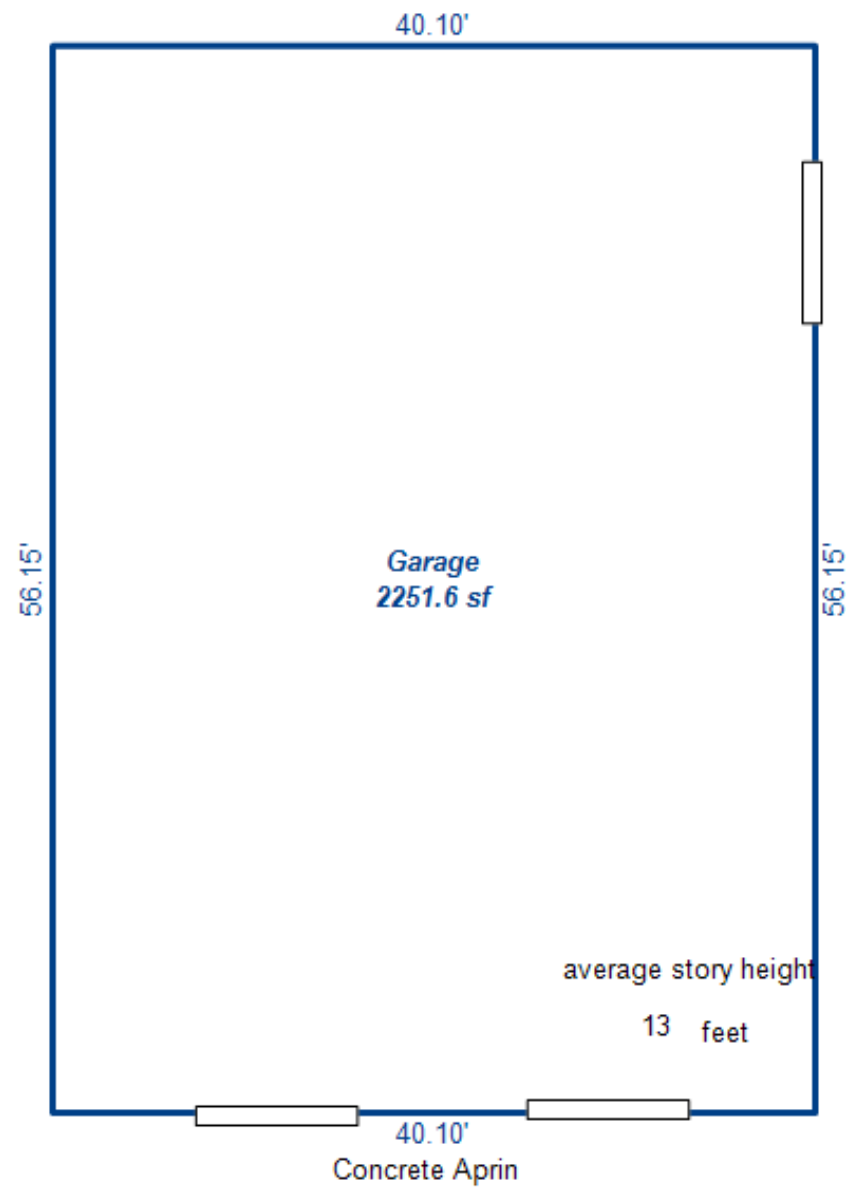
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)		Date	Number	Status		
S CAROLYN AVE		School: LAKE CITY - 57020		Garage		11/01/2012	2012-0600	100%		
Owner's Name/Address		P.R.E. 0%	MAP #:		2018 Est TCV 35,584 TCV/TFA: 0.00					
BALL JAMES R & JANICE C 268 S CAROLYN DR LAKE CITY MI 49651		X Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS						
Taxpayer's Name/Address		Public Improvements		* Factors * IRREGULAR SHAPE						
BALL JAMES R & JANICE C 268 S CAROLYN DRIVE LAKE CITY MI 49651		X		Description	Frontage	Depth	Rate %Adj.	Reason Value		
Tax Description		X		<Site Value J> CAROLYN'S AREA	4000	100		4,000		
. SEC 2 T22N R8W LOT 5 CAROLYN'S PLAT.		X		100 Actual Front Feet, 0.34 Total Acres	Total Est. Land Value =			4,000		
Comments/Influences		X		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		
		Who	When	What	2018	2,000	15,800	17,800		14,402C
		TPC 12/27/2017 INSPECTED			2017	2,000	15,500	17,500		14,106C
		TPC 12/03/2012 INSPECTED			2016	3,000	14,600	17,600		13,981C
					2015	3,000	12,800	15,800		13,940C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2012 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 3 Area: 2251 % Good: 0 Storage Area: 0 No Conc. Floor: 0	Bsmnt Garage:	Carport Area: Roof:	CnlyMult X 1.380 E.C.F. X 1.010	Rate Bsmnt-Adj Rate	Heat-Adj Rate	Size Size	Cost Cost
	Mobile Home																
Town Home	0 Other Overhang	X	Central Air Wood Furnace	(12) Electric 0 Amps Service	Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Rate	Size Size	Cost Cost										
Duplex	(4) Interior							Drywall Paneled	Plaster Wood T&G	Trim & Decoration	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
A-Frame		Wood Frame	Ex Ord Min	Size of Closets	Lg Ord Small	Doors Solid H.C.	(5) Floors										
Building Style: GRG	Yr Built 2012							Remodeled 0	Condition: Average	Room List	Basement 1st Floor 2nd Floor Bedrooms	(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick	Insulation	(2) Windows	Many Avg. Few Large Avg. Small	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens
		Condition: Average	Room List	Basement 1st Floor 2nd Floor Bedrooms	(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick	Insulation										

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		4,900	03/01/1999	WD	Download	326:1195		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
S CAROLYN AVE			Shed	11/23/2010	20100725	100%
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2018 Est TCV 28,583 TCV/TFA: 0.00					

Owner's Name/Address	Class	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS			
BEDELL WAYNE E & CAROL M 2140 N YASIMIN COURT MIDLAND MI 48642	X Improved		* Factors * IRREGULAR "RECTANGLE"			
	Public Improvements		Description	Frontage	Depth	Rate %Adj. Reason Value

Taxpayer's Name/Address	X	Dirt Road					
BEDELL WAYNE E & CAROL M 2140 N YASIMIN COURT MIDLAND MI 48642	X	Gravel Road					
	X	Paved Road					
	X	Storm Sewer					
	X	Sidewalk					
	X	Water					
	X	Sewer					
	X	Electric					
	X	Gas					
	X	Curb					
	X	Street Lights					
	X	Standard Utilities					
	X	Underground Utils.					

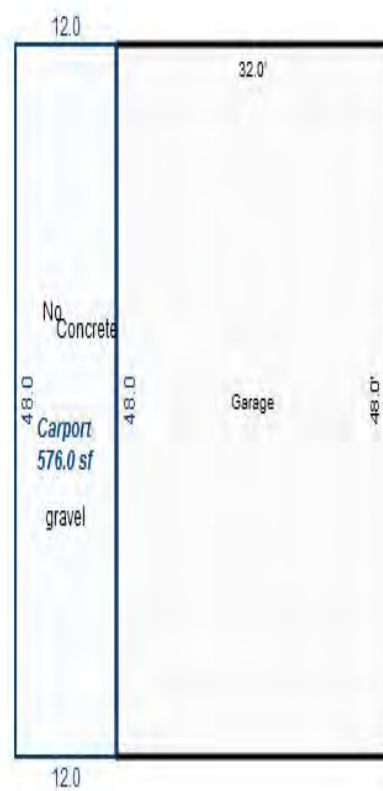
			<Site Value J> CAROLYN'S AREA 4000 100 4,000 111 Actual Front Feet, 0.41 Total Acres Total Est. Land Value = 4,000			
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Tax Description	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
. SEC 2 T22N R8W LOT 6 CAROLYNzS PLAT.	2018	2,000	12,300	14,300			13,121C
Comments/Influences	2017	2,000	12,100	14,100			12,852C
	2016	3,000	11,400	14,400			12,738C
	2015	3,000	10,000	13,000			12,700C



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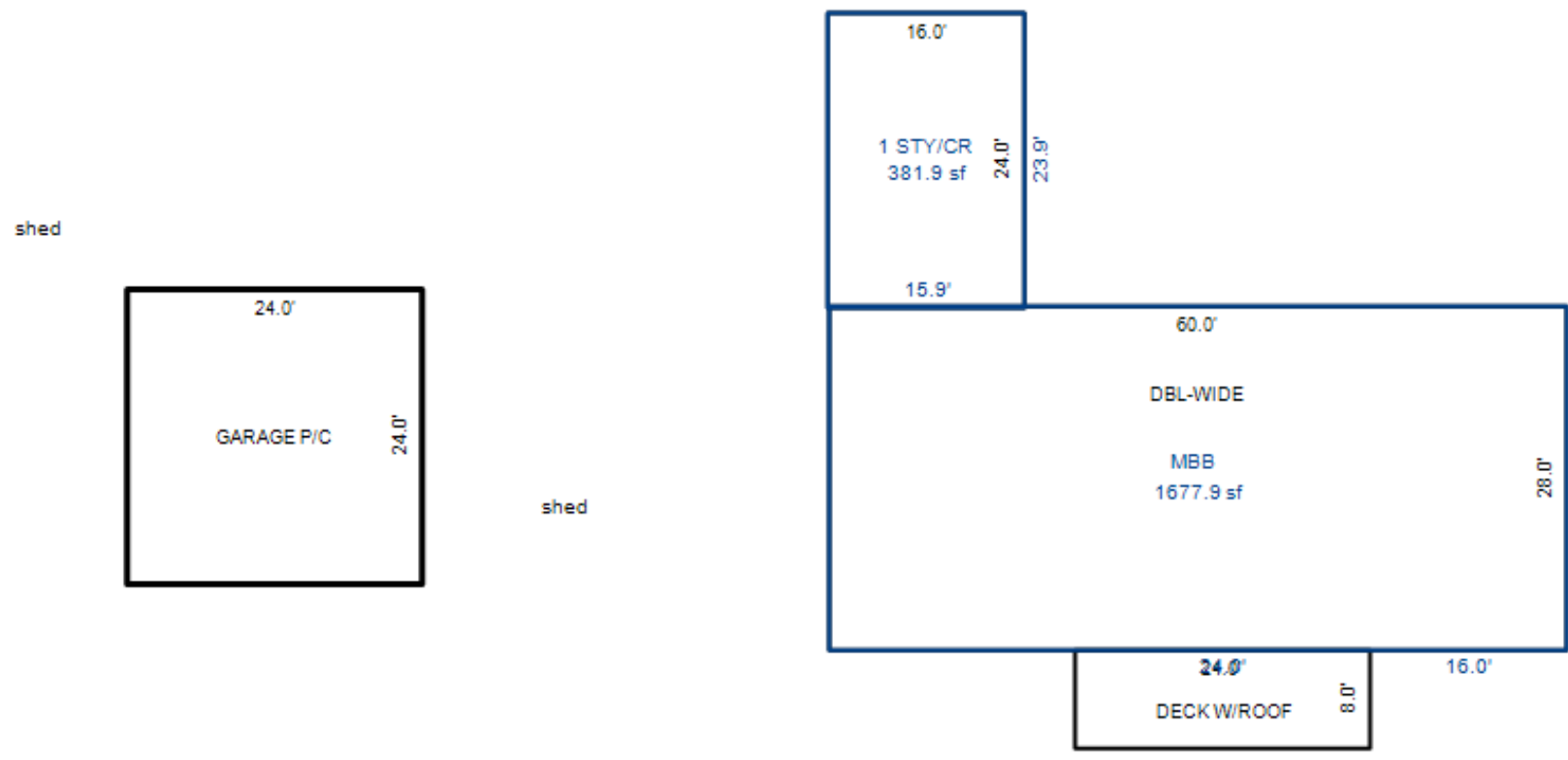
*** Information herein deemed reliable but not guaranteed***

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				
211 S CAROLYN AVE		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 100% 07/25/1994										
STEVENS PATRICK A & CATHLEEN B 306 WALNUT ST BATTLE CREEK IA 51006		MAP #:		2018 Est TCV 77,620 TCV/TFA: 37.72								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS								
SEC 2 T22N R8W LOTS 7 & 8 CAROLYN'S PLAT.		Public Improvements		* Factors * IRR, EFF: LOT 7 & 8								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		<Site Value J> CAROLYN'S AREA		4000	100	LOT 8				4,000
		Paved Road		<Site Value J> CAROLYN'S AREA		4000	100	LOT 7				4,000
		Storm Sewer		210 Actual Front Feet, 0.85 Total Acres		Total Est. Land Value =						8,000
		Sidewalk		Land Improvement Cost Estimates								
		Water		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		X Sewer		D/W/P: 3.5 Concrete	2.98	1.00	66	0	0			
		X Electric		Shed: Wood Frame	8.79	1.00	120	50	527			
		X Gas		Shed: Metal Prefab	7.34	1.00	120	50	441			
		Curb		Total Estimated Land Improvements True Cash Value =								968
		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	4,000	34,800	38,800			34,431C		
		Low										
		X High		2017	4,000	32,400	36,400			33,723C		
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What	2016	6,000	29,700	35,700		33,423C		
		TPC 12/27/2017 INSPECTED										
		TPC 11/02/2015 INSPECTED										
		TPC 06/30/2014 INSPECTED		2015	6,000	28,800	34,800			33,324C		



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LASKOWSKI DAVID P (SM)	LASKOWSKI ELLEN (FORMER	0	01/13/2006	QC	Not Qualified	06-0/157		0.0
		86,000	03/01/1996	WD	Download	303:1		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
S CAROLYN AVE						
Owner's Name/Address	School: LAKE CITY - 57020					
LASKOWSKI ELLEN M 166 S CAROLYN DR LAKE CITY MI 49651	P.R.E. 100% 04/11/1997					
	MAP #:					
	2018 Est TCV 29,816 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS								
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value		
. SEC 2 T22N R8W LOT 9 CAROLYN'S PLAT.	X		Dirt Road								
Comments/Influences			Gravel Road								
PC GRG FOR 04			Paved Road								
96 HS @ 7-97 BOR			Storm Sewer								
			Sidewalk								
			Water								
	X		Sewer								
	X		Electric								
	X		Gas								
			Curb								
			Street Lights								
			Standard Utilities								
			Underground Utils.								

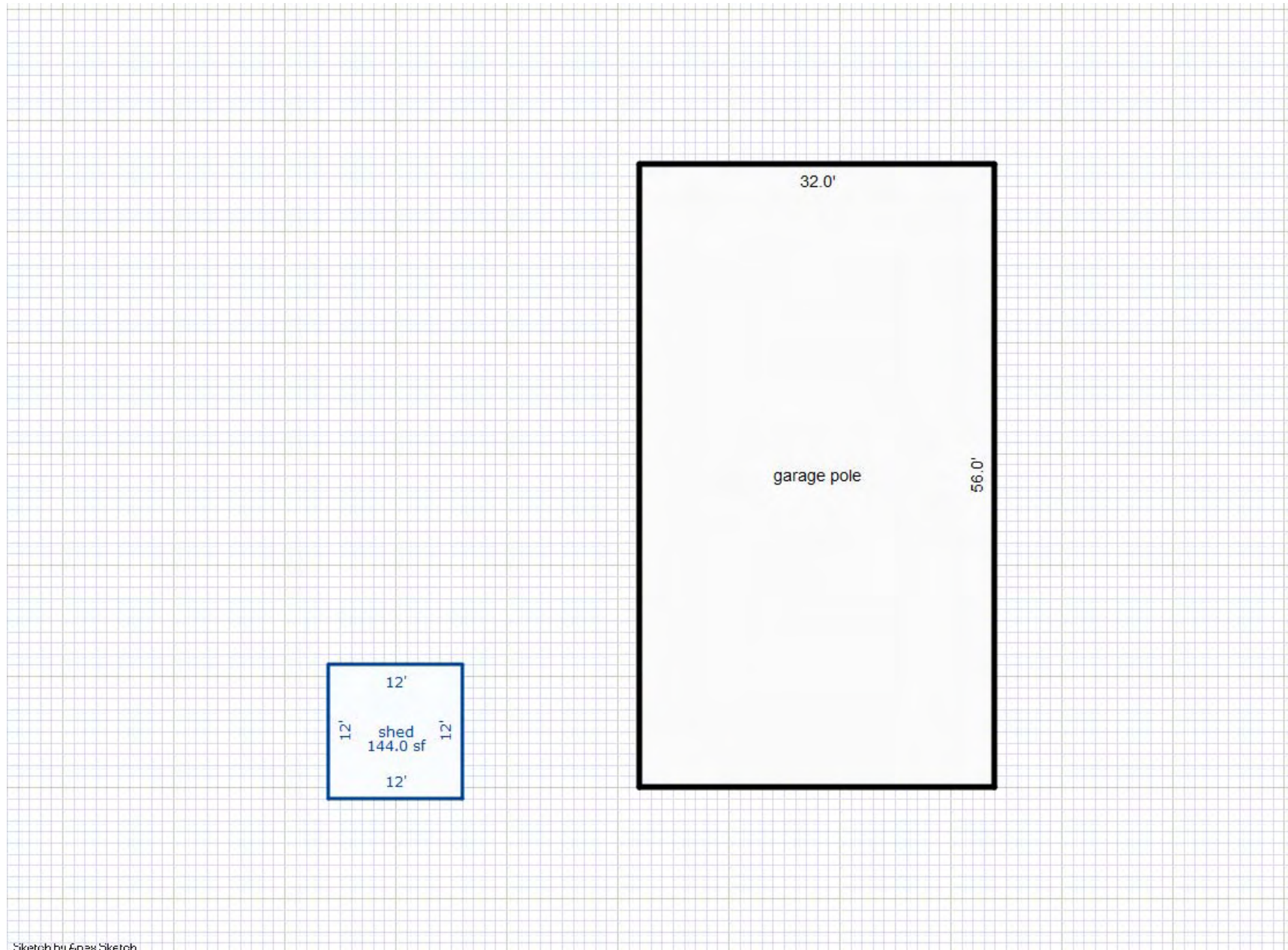
Comments/Influences	Land Improvement Cost Estimates					
	Description	Rate	CountyMult.	Size	%Good	Cash Value
	Shed: Wood Frame	9.48	1.00	144	94	1,283
	Total Estimated Land Improvements True Cash Value =					1,283

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2018	2,000	12,900	14,900			13,331C
Rolling	2017	2,000	12,200	14,200			13,057C
Low	2016	3,000	11,500	14,500			12,941C
High	2015	3,000	10,100	13,100			12,903C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							



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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.
LASKOWSKI DAVID P (SM)	LASKOWSKI ELLEN M (FORMER)	0	01/13/2006	QC	Not Qualified	06-0/157		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
166 S CAROLYN AVE			New House	07/30/2007	20070496	Complete

Owner's Name/Address	MAP #:	2018 Est TCV	TCV/TFA:
LASKOWSKI ELLEN M 166 S CAROLYN DR LAKE CITY MI 49651		144,578	93.40

X	Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS
			* Factors *

Tax Description	Description	Frontage	Depth	Rate	%Adj.	Reason	Value
. SEC 2 T22N R8W LOT 10 CAROLYNzS PLAT.	<Site Value J> CAROLYN'S AREA	100		4000	100		4,000
	100 Actual Front Feet, 0.36 Total Acres					Total Est. Land Value =	4,000

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

X	Public Improvements	Description	Rate	CountyMult.	Size	%Good	Cash Value
	Dirt Road						
	Gravel Road						
X	Paved Road						
	Storm Sewer						
	Sidewalk						
	Water						
X	Sewer						
X	Electric	LAND IMPROVE 1000	1000.00	1.00	1.0	94	940
X	Gas						
	Curb						
	Street Lights						
	Standard Utilities						
	Underground Utils.						
		Total Estimated Land Improvements True Cash Value =					940



Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X Rolling	2018	2,000	70,300	72,300			57,633C
	X High	2017	2,000	66,100	68,100			56,448C
	Landscaped	2016	3,000	62,200	65,200			55,945C
	Swamp	2015	3,000	54,600	57,600			55,778C
	Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							

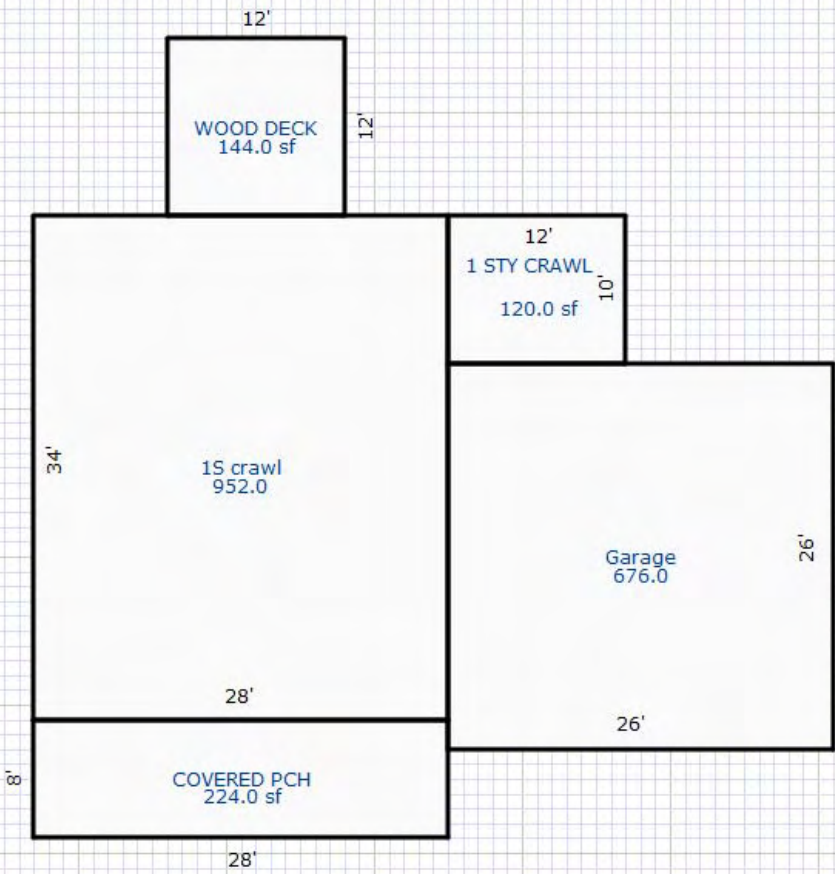
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2017	2,000	66,100	68,100			56,448C
TPC	06/17/2011	INSPECTED	2016	3,000	62,200	65,200			55,945C
RJG	11/26/2008	INSPECTED	2015	3,000	54,600	57,600			55,778C

*** 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 WCP (1 Story) 144 Treated Wood	Year Built: 2007 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1.5 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 676 % 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 2007	Remodeled 0	Ex	X	Ord		Min	Size of Closets										
Condition: Average		Lg	X	Ord		Small											
Room List		(5) Floors															
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:					(12) Electric										
		200		Amps Service													
		(6) Ceilings		No./Qual. of Fixtures			Stories Exterior			Foundation Rate			Bsmnt-Adj Heat-Adj		Size Cost		
(1) Exterior	X	Drywall		Ex.	X	Ord.		Min	1.5	Story Siding	Crawl Space	84.51	-9.60	2.87	952	74,047	
				No. of Elec. Outlets						1	Story Siding	Crawl Space	66.38	-9.60	1.92	120	7,044
				Many	X	Ave.		Few	Other Additions/Adjustments			Rate		Size Cost			
X	Wood/Shingle Aluminum/Vinyl Brick Pine/Cedar Insulation	(7) Excavation		(13) Plumbing						(14) Water/Sewer							
		Basement: 0 S.F. Crawl: 1072 S.F. Slab: 0 S.F. Height to Joists: 0.0		Average Fixture(s)			Public Sewer			Well, 100 Feet							
(2) Windows				1	2			Softener, Auto 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						
X	Many Avg. Few	X	Large Avg. Small	(8) Basement						1915.00							
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							Class:C Exterior: Siding Foundation: 42 Inch (Finished)							
X										Base Cost							
X										Common Wall: 1.5 Wall							
X										Automatic Doors							
X				(9) Basement Finish						Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,			Depr.Cost =		134,685		
X				Recreation SF Living SF Walkout Doors No Floor SF						Separately Depreciated Items:							
(3) Roof										(16) Porches							
X	Gable Hip Flat		Gambrel Mansard Shed	(10) Floor Support						WCP (1 Story), Standard							
				Joists: Unsupported Len: Cntr.Sup:						County Multiplier = 1.38 =>			Cost New =		6,439		
X	Asphalt Shingle			1			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/100/45.0,			Depr.Cost =		2,898		
										(16) Deck/Balcony							
										Treated Wood,Standard							
										County Multiplier = 1.38 =>			Cost New =		1,496		
										Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/100/45.0,			Depr.Cost =		673		
										Total Depreciated Cost =					138,256		
										ECF (409 - RURAL SUBS)			1.010 => TCV of Bldg: 1 =		139,638		
	Chimney:																

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



Sketch by Apex Sketch

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

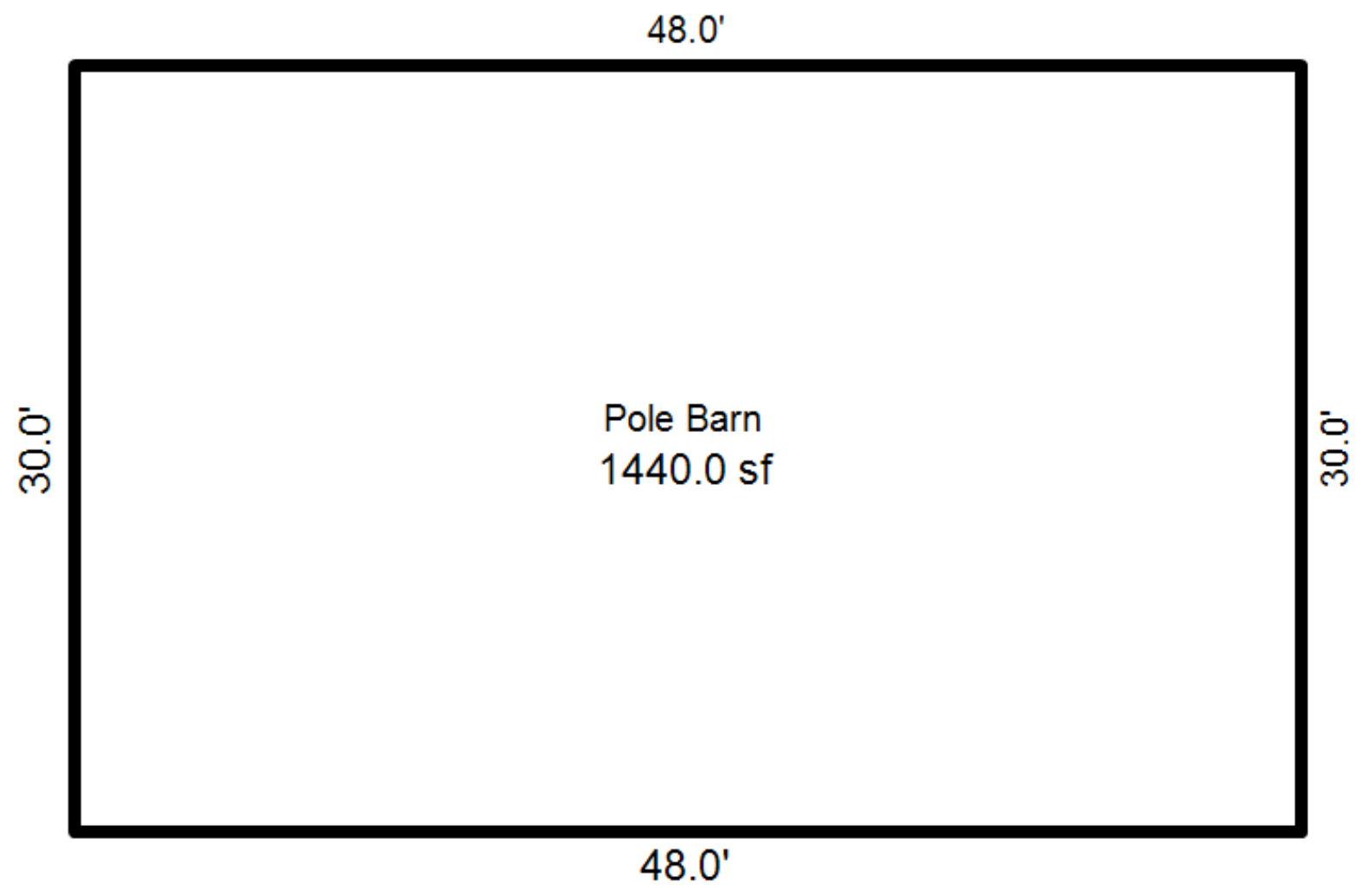
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
Property Address		Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)		Date	Number	Status	
S CAROLYN AVE		School: LAKE CITY - 57020							
Owner's Name/Address		P.R.E. 0%							
BALL JANICE & JAMES 268 S CAROLYN DRIVE LAKE CITY MI 49651		MAP #:		2018 Est TCV 22,769 TCV/TFA: 0.00					
Taxpayer's Name/Address		X Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS					
BALL JANICE & JAMES 268 S CAROLYN DRIVE LAKE CITY MI 49651		Public Improvements		* Factors *					
Tax Description		Dirt Road		Description	Frontage	Depth	Rate	%Adj. Reason	Value
. SEC 2 T22N R8W LOT 11 CAROLYN'S PLAT.		Gravel Road		<Site Value J> CAROLYN'S AREA	4000	100			4,000
Comments/Influences		Paved Road		100 Actual Front Feet, 0.35 Total Acres Total Est. Land Value =					4,000
		Storm Sewer							
		Sidewalk							
		Water							
		Sewer							
		Electric							
		Gas							
		Curb							
		Street Lights							
		Standard Utilities							
		Underground Utils.							
		Topography of Site							
		Level							
		Rolling							
		Low							
		High							
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2018	2,000	9,400	11,400	9,546C
		TPC 12/27/2017 INSPECTED			2017	2,000	8,800	10,800	9,350C
		TPC 10/23/2017 INSPECTED			2016	3,000	8,300	11,300	9,267C
		TPC 06/19/2011 INSPECTED			2015	3,000	7,300	10,300	9,240C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1995 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 1440 % Good: 0 Storage Area: 0 No Conc. Floor: 0	Bsmnt Garage:	Roof:	CmtyMult X 1.380 E.C.F. X 1.010	Rate Bsmnt-Adj Rate	Heat-Adj Rate	Size Size	Cost Cost		
	Mobile Home																	0 Front Overhang	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump	Class: C Effec. Age: 10 Floor Area: 0 Total Base Cost: 14,962 Total Base New : 20,648 Total Depr Cost: 18,583 Estimated T.C.V: 18,769
	Town Home	0 Other Overhang				X No Heating/Cooling													
	Duplex					Central Air Wood Furnace													
	A-Frame					(12) Electric													
	Wood Frame	Drywall Paneled	Plaster Wood T&G			0 Amps Service													
Building Style: GRG		Trim & Decoration																	
Yr Built	Remodeled	Ex	Ord	Min															
1995	0	Size of Closets																	
Condition: Average		Lg	Ord	Small															
Room List		Doors	Solid	H.C.															
	Basement	(5) Floors																	
	1st Floor	Kitchen:																	
	2nd Floor	Other:																	
	Bedrooms	Other:																	
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures			Stories Exterior		Foundation		Rate		Bsmnt-Adj		Heat-Adj		Size	
	Wood/Shingle				Ex. Ord. Min			Other Additions/Adjustments		Rate		Rate		Rate		Rate		Size	
	Aluminum/Vinyl				No. of Elec. Outlets			(17) Garages		Class:C Exterior: Pole		Foundation: 18 Inch (Unfinished)							
	Brick				Many Ave. Few			Base Cost		10.13		1440		14,587					
	Insulation	(7) Excavation			(13) Plumbing			Automatic Doors		375.00		1		375					
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,		Depr.Cost =		18,583		ECF (409 - RURAL SUBS)		1.010 => TCV of Bldg: 1 = 18,769	
	Many Avg. Few	Large Avg. Small			(8) Basement			(14) Water/Sewer											
	Wood Sash	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor						Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
	Metal Sash							Lump Sum Items:											
	Vinyl Sash																		
	Double Hung																		
	Horiz. Slide																		
	Casement																		
	Double Glass																		
	Patio Doors																		
	Storms & Screens																		
(3) Roof		(9) Basement Finish																	
	Gable	Recreation SF Living SF Walkout Doors No Floor SF																	
	Hip																		
	Flat																		
	Asphalt Shingle																		
	Chimney:																		

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DULLOCK ROBERT J & CONSTA	LARSON KERRY & HEATHER JE	12,500	10/12/2005	WD	Arms Length	05-0/4066		100.0
		12,000	07/01/2001	WD	Download	01-0:2941		0.0

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

Owner's Name/Address	MAP #:
LARSON KERRY & HEATHER JEAN 11751 HASTINGS RD CLARKSVILLE MI 48815	2018 Est TCV 4,000

Improved	X	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS				
Public Improvements			* Factors *		IRR, EFF		
			Description	Frontage	Depth	Rate %Adj. Reason	Value

			<Site Value J> CAROLYN'S AREA	4000	100		4,000
			86 Actual Front Feet, 0.29 Total Acres	Total Est. Land Value =			4,000

Tax Description	X	Comments/Influences
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. SEC 2 T22N R8W LOT 12 CAROLYN'S PLAT.	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
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	2,000	0	2,000			2,000S
2017	2,000	0	2,000			2,000S
2016	3,000	0	3,000			3,000S
2015	3,000	0	3,000			3,000S

Who When What

TPC 12/27/2017 INSPECTED

TPC 01/03/2017 INSPECTED

TPC 12/02/2013 INSPECTED

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

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

School: LAKE CITY - 57020

P.R.E. 0%

Owner's Name/Address: PARKER BRIAN P
18744 MASONIC BLVD APT 21
ROSEVILLE MI 48066 MAP #: 2018 Est TCV 4,000

Improved	X	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS					
Public Improvements			* Factors *		IRR - EFF			
			Description	Frontage	Depth	Rate %Adj.	Reason	Value
			<Site Value J> CAROLYN'S AREA	113	0.39	4000	100	4,000
			113 Actual Front Feet, 0.39 Total Acres Total Est. Land Value =					4,000

Tax Description: . SEC 2 T22N R8W LOT 13 CAROLYN'S PLAT.
Comments/Influences:

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

Topography of Site

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	2,000	0	2,000			2,000S
2017	2,000	0	2,000			2,000S
2016	3,000	0	3,000			2,622C
2015	3,000	0	3,000			2,615C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		13,500	07/01/2002	WD	Download	02-0:2993		0.0

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

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

Owner's Name/Address: HINDY GERARD T & MOLLIE M
 4192 BENNETT LAKE ROAD
 FENTON MI 48430
 2018 Est TCV 4,000

Improved Vacant Land Value Estimates for Land Table Res 8.RURAL SUBS

Public Improvements	Description	Frontage	Depth	Rate	%Adj.	Reason	Value
Dirt Road	<Site Value J> CAROLYN'S AREA			4000	100		4,000
Gravel Road	109 Actual Front Feet, 0.38 Total Acres					Total Est. Land Value =	4,000

Tax Description: . SEC 2 T22N R8W LOT 14 CAROLYN'S PLAT.

Comments/Influences

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

Topography of Site

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	2,000	0	2,000			2,000S
2017	2,000	0	2,000			2,000S
2016	3,000	0	3,000			3,000S
2015	3,000	0	3,000			3,000S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SWANSON BRAD G & SARA D	SILER JACOB C	89,000	05/01/2015	WD	WARRANTY DEED	2015-01629		100.0
GALLOP EVA M*	SWANSON BRAD G & SARA D (	97,600	09/22/2005	WD	Arms Length	05-0/3736		100.0
		57,000	05/01/2001	WD	Download	01-0:2023		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
186 S CAROLYN AVE						
	School: LAKE CITY - 57020					
	P.R.E. 100% 05/21/2015					
Owner's Name/Address	MAP #:					
SILER JACOB C 2195 S SARA DR LAKE CITY MI 49651	2018 Est TCV 89,474 TCV/TFA: 82.85					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS					
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
. SEC 2 T22N R8W LOT 15 CAROLYN'S PLAT.	X		* Factors *					
			Description Frontage Depth Front Depth Rate %Adj. Reason Value					
			<Site Value J> CAROLYN'S AREA 4000 100 4,000					
			100 Actual Front Feet, 0.36 Total Acres Total Est. Land Value = 4,000					

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates					
			Description	Rate	CountyMult.	Size	%Good	Cash Value
BLDG MOVED FROM CROWS NEST GRG FOR 95 HOUSE COMP FOR 96 GRG TO LIVING FOR 00 NEW GRG FOR 03		Dirt Road						
		Gravel Road						
		Paved Road						
		Storm Sewer						
		Sidewalk						
		Water						
		Sewer						
		Electric						
		Gas						
		Curb						

Residential Local Cost Land Improvements	X	Description	Rate	CountyMult.	Size	%Good	Cash Value
		D/W/P: 4in Ren. Conc.	4.21	1.00	240	0	0
		Shed: Wood Frame	10.72	1.00	140	50	750
		LAND IMPROVE 1000 1000.00 1.00 1.0 94 940					
		Total Estimated Land Improvements True Cash Value = 1,690					

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



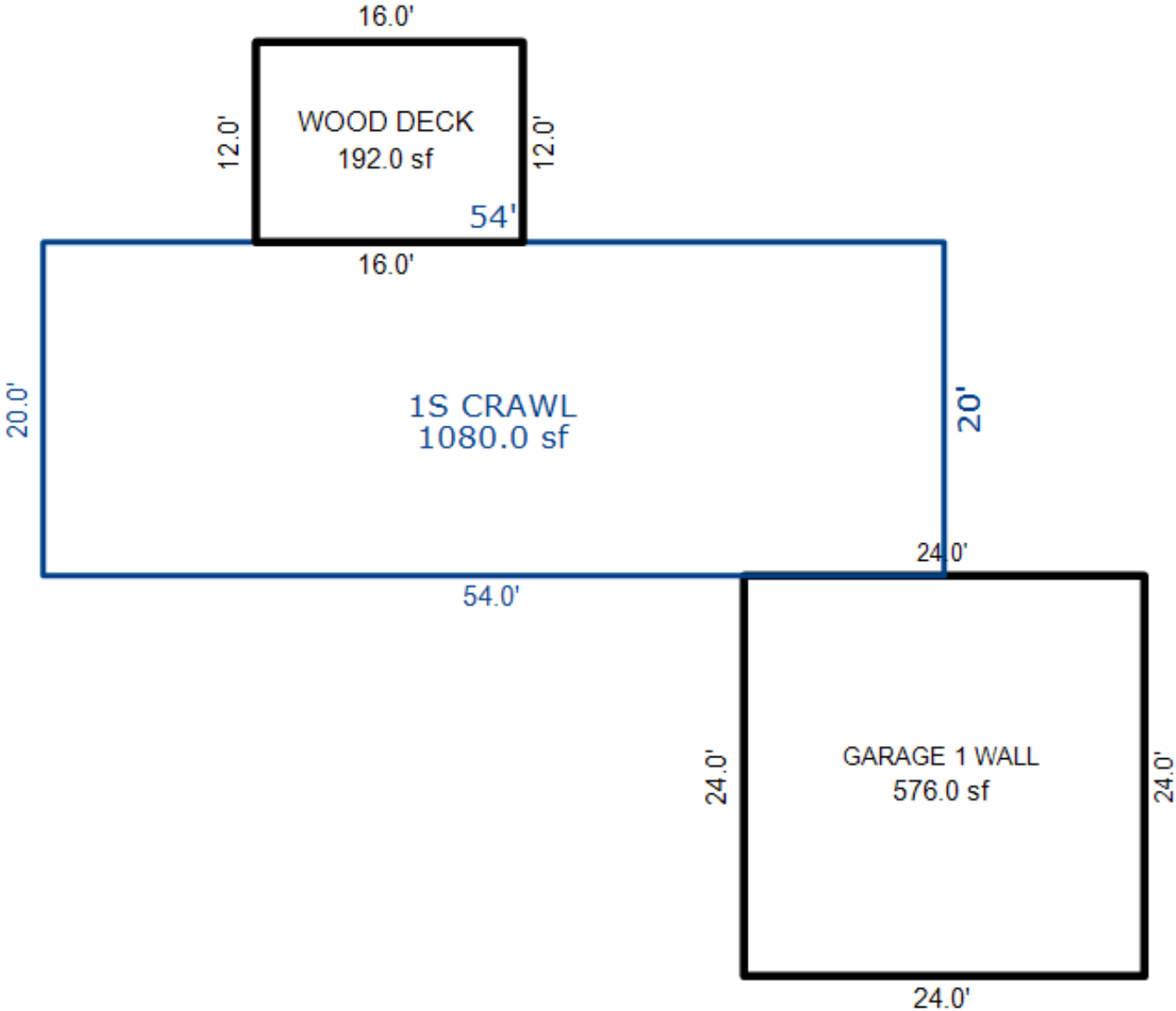
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	2,000	42,700	44,700			42,134C
2017	2,000	40,200	42,200			41,268C
2016	3,000	37,900	40,900			40,900S
2015	3,000	33,600	36,600			32,783C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 192	Type Treated Wood	Year Built: 2002 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 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 1970	Remodeled 1994	Ex	Ord	X	Min													
Condition: Average		Lg	Ord	X	Small													
Room List		(5) Floors																
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:																
		(6) Ceilings																
(1) Exterior	X	Drywall																
X	Wood/Shingle Aluminum/Vinyl Brick			Ex.	X	Ord.		Min										
		Insulation																
(2) Windows	Many Avg. X Few	Large Avg. Small																
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish																
		Recreation SF	Living SF	Walkout Doors		No Floor SF												
(3) Roof	X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support														
X	Asphalt Shingle			Joists: Unsupported Len: Cntr.Sup:	1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
Chimney: Metal				Lump Sum Items:														
										Stories Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost		
										1	Story Siding	Crawl Space	66.29	-9.58	0.00	1080	61,247	
										Other Additions/Adjustments		Rate		Size		Cost		
										(13) Plumbing	Average Fixture(s)		760.00		1		760	
										(14) Water/Sewer	Public Sewer		1162.00		1		1,162	
										Well, 50 Feet		1575.00		1		1,575		
										(15) Built-Ins & Fireplaces	Appliance Allowance		1915.00		1		1,915	
										(16) Deck/Balcony	Treated Wood,Standard		7.13		192		1,369	
										(17) Garages	Class:C Exterior: Siding		Foundation: 42 Inch (Finished)					
										Base Cost		22.65		576		13,046		
										Common Wall: 1 Wall		-1300.00		1		-1,300		
										Automatic Doors		375.00		1		375		
										Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/75.0,		Depr.Cost =		82,954				
										ECF (409 - RURAL SUBS)		1.010 => TCV of Bldg: 1 =		83,784				

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



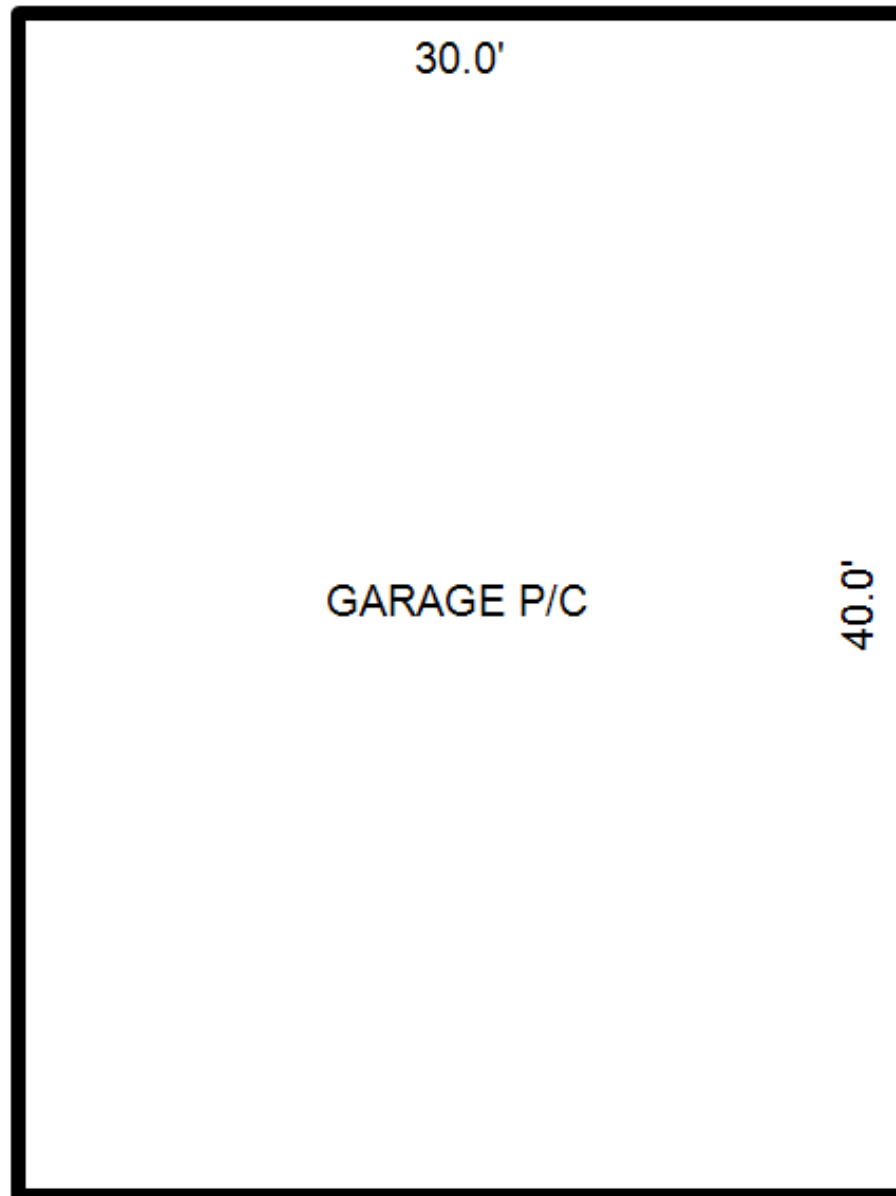
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
WILLIAMS DONALD C & VIRGI	WILLIAMS DONALD C & VIRGI	0	09/19/2017	QC	FAMILY SALE	2017-03028		0.0		
		7,500	12/01/1999	WD	Download	02-0:3030		0.0		
Property Address		Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)		Date	Number	Status		
S CAROLYN AVE		School: LAKE CITY - 57020								
Owner's Name/Address		P.R.E. 0%								
WILLIAMS DONALD C & VIRGINIA TRUST 1321 LENOX GREENS DR SUN CITY CENTER FL 33573		MAP #:								
		2018 Est TCV 21,832 TCV/TFA: 0.00								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS						
. SEC 2 T22N R8W LOT 16 CAROLYN'S PLAT.		Public Improvements		* Factors *		IRR - EFF				
Comments/Influences		Dirt Road		Description	Frontage	Depth	Rate %Adj.	Reason Value		
		Gravel Road		<Site Value J> CAROLYN'S AREA			4000 100	4,000		
		Paved Road		91 Actual Front Feet, 0.31 Total Acres		Total Est. Land Value =		4,000		
		Storm Sewer								
		Sidewalk								
		Water								
		X	Sewer							
		X	Electric							
		X	Gas							
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
		Topography of Site								
		Level								
		Rolling								
		Low								
		X	High							
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Who	When	What	2018	2,000	8,900	10,900		10,900S
		TPC 12/27/2017 INSPECTED			2017	2,000	16,100	18,100		16,039C
					2016	3,000	15,100	18,100		15,896C
					2015	3,000	13,300	16,300		15,849C



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
		7,500	10/01/1999	WD	Download	02-0:3031		0.0		
Property Address		Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)		Date	Number	Status		
S CAROLYN AVE		School: LAKE CITY - 57020								
Owner's Name/Address		P.R.E. 0%								
OSBORNE'S TRUST CLIFFORD D & JOYCE E TRUSTEES 7049 W WHITE BIRCH AVE LAKE CITY MI 49651		MAP #:								
Tax Description		2018 Est TCV 17,605 TCV/TFA: 0.00								
. SEC 2 T22N R8W LOT 17 CAROLYN'S PLAT.		X Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS						
Comments/Influences		Public Improvements		* Factors *						
		Dirt Road		Description	Frontage	Depth	Rate	%Adj. Reason	Value	
		Gravel Road		<Site Value J> CAROLYN'S AREA	4000	100			4,000	
		Paved Road		100 Actual Front Feet, 0.36 Total Acres Total Est. Land Value =					4,000	
		Storm Sewer								
		Sidewalk								
		Water								
		X	Sewer							
		X	Electric							
		X	Gas							
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
		Topography of Site								
		Level								
		Rolling								
		Low								
		X	High							
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Who	When	What	2018	2,000	6,800	8,800		8,800S
		TPC 12/27/2017 INSPECTED			2017	2,000	0	2,000		2,000S
		TPC 10/23/2017 INSPECTED			2016	3,000	0	3,000		3,000S
					2015	3,000	0	3,000		3,000S

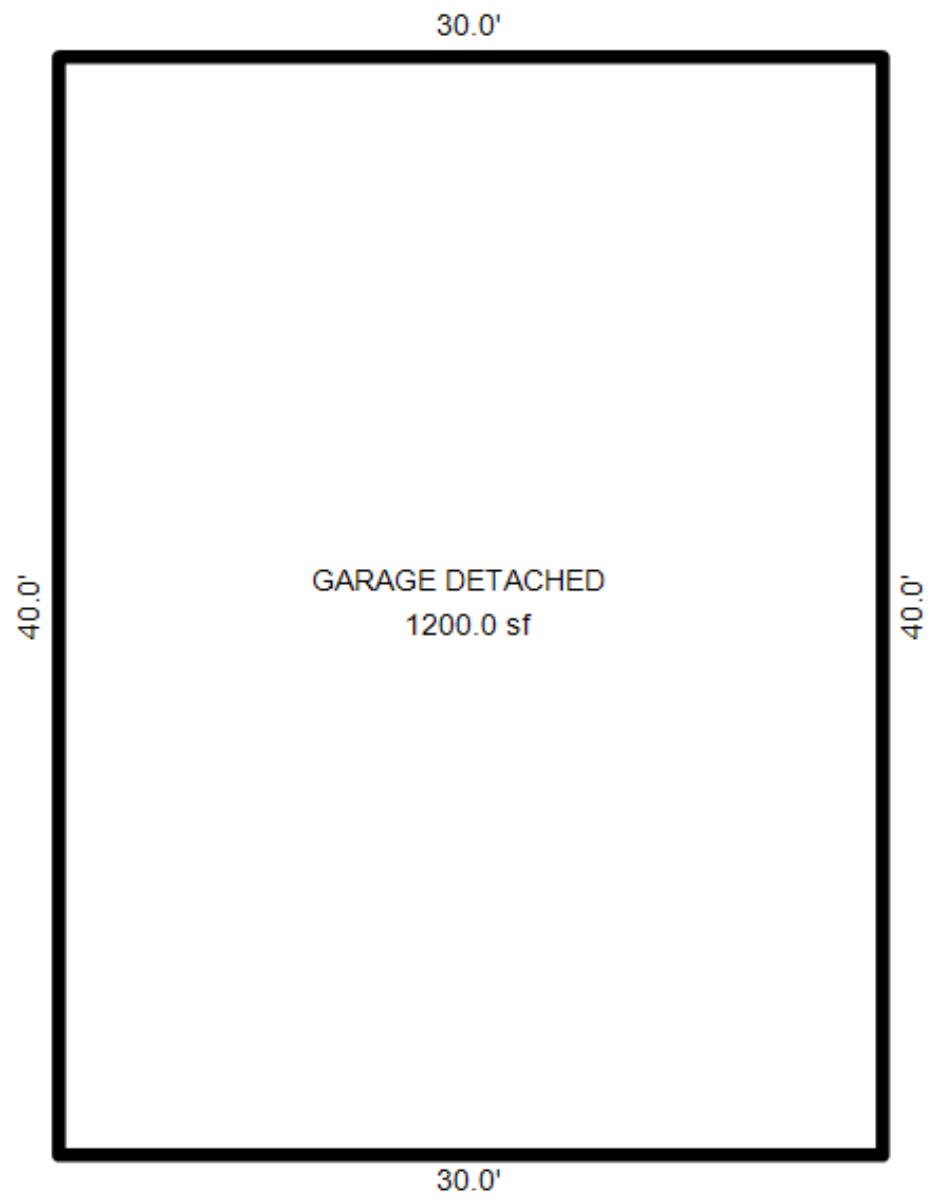


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2000 Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 1 Area: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0	Bsmnt Garage:	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			Forced Air w/o Ducts Forced Air w/ Ducts 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: 15 Floor Area: 0 Total Base Cost: 11,835 Total Base New : 16,332 Total Depr Cost: 13,882 Estimated T.C.V: 13,605
	Town Home	0 Other Overhang																	
	Duplex																		
	A-Frame																		
	Wood Frame	Drywall Paneled	Plaster Wood T&G	X No Heating/Cooling			Central Air Wood Furnace												
Building Style: GRG		Trim & Decoration			(12) Electric			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj											
Yr Built	Remodeled	Ex	Ord	Min	0 Amps Service			Other Additions/Adjustments											
2000	0							(17) Garages											
Condition: Average		Lg	Ord	Small	No./Qual. of Fixtures			Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)											
Room List		Doors	Solid	H.C.	Ex.	Ord.	Min	Base Cost											
	Basement	(5) Floors			No. of Elec. Outlets			Automatic Doors											
	1st Floor	Kitchen:			Many			Mechanical Doors											
	2nd Floor	Other:			Ave.			Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,											
	Bedrooms	Other:			Few			ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 =											
(1) Exterior		(6) Ceilings			(13) Plumbing			Depr.Cost =											
	Wood/Shingle	Basement: 0 S.F.			Average Fixture(s)			13,882											
	Aluminum/Vinyl	Crawl: 0 S.F.			3 Fixture Bath			13,605											
	Brick	Slab: 0 S.F.			2 Fixture Bath														
	Insulation	Height to Joists: 0.0			Softener, Auto														
(2) Windows		(8) Basement			Softener, Manual														
	Many	Conc. Block			Solar Water Heat														
	Avg.	Poured Conc.			No Plumbing														
	Few	Stone			Extra Toilet														
	Large	Treated Wood			Extra Sink														
	Avg.	Concrete Floor			Separate Shower														
	Small	(9) Basement Finish			Ceramic Tile Floor														
	Wood Sash	Recreation SF			Ceramic Tile Wains														
	Metal Sash	Living SF			Ceramic Tub Alcove														
	Vinyl Sash	Walkout Doors			Vent Fan														
	Double Hung	No Floor SF			(14) Water/Sewer														
	Horiz. Slide	Public Water			Public Sewer														
	Casement	Public Sewer			Water Well														
	Double Glass	1000 Gal Septic			2000 Gal Septic														
	Patio Doors	Lump Sum Items:																	
	Storms & Screens																		
(3) Roof		(10) Floor Support																	
	Gable	Joists:																	
	Hip	Unsupported Len:																	
	Flat	Cntr.Sup:																	
	Asphalt Shingle																		
	Chimney:																		

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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.
		12,500	07/01/2001	WD	Download	01-0:2940		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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S CAROLYN AVE School: LAKE CITY - 57020

P.R.E. 0% MAP #:

Owner's Name/Address TIEMAN JAMES R & LYNN L

292 STONE GLEN COURT 2018 Est TCV 25,962 TCV/TFA: 0.00

SALINE MI 48176 X Improved Vacant Land Value Estimates for Land Table Res 8.RURAL SUBS

Tax Description Public Improvements * Factors *

. SEC 2 T22N R8W LOT 18 CAROLYN'S PLAT. Description Frontage Depth Front Depth Rate %Adj. Reason Value

Comments/Influences X Paved Road 101 Actual Front Feet, 0.39 Total Acres Total Est. Land Value = 4,000

X Storm Sewer

X Sidewalk

X Water

X Sewer

X Electric

X Gas

Curb

Street Lights

Standard Utilities

Underground Utils.

Topography of Site

Level

Rolling

Low

X High

Landscaped

Swamp

X Wooded

Pond

Waterfront

Ravine

Wetland

Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2018	2,000	11,000	13,000			12,072C
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2017	2,000	10,900	12,900			11,824C
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2016	3,000	10,300	13,300			11,719C
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2015	3,000	9,000	12,000			11,684C
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2002 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 1536 % Good: 0 Storage Area: 0 No Conc. Floor: 0	0	Front Overhang	0	Other Overhang	
	Mobile Home														0	0
	Town Home														
	Duplex														
	A-Frame														
Wood Frame		(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			Class: C Effec. Age: 10 Floor Area: 0 Total Base Cost: 17,508 Total Base New : 24,161 Total Depr Cost: 21,745 Estimated T.C.V: 21,962		CntyMult X 1.380 E.C.F. X 1.010		Bsmnt Garage: Carport Area: Roof:				
Building Style: GRG		Trim & Decoration		Central Air Wood Furnace			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Other Additions/Adjustments Rate		Size Cost Size Cost						
Yr Built Remodeled 2002 0		Ex Ord Min		(12) Electric			Class:C Exterior: Pole Foundation: 42 Inch (Unfinished)		Base Cost 10.91 1536 16,758						
Condition: Average		Lg Ord Small		0 Amps Service			Automatic Doors 375.00 2 750		Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 21,745						
Room List		(5) Floors		No./Qual. of Fixtures			ECF (409 - RURAL SUBS) 1.010 => TCV of Bldg: 1 = 21,962								
Basement		Kitchen:		Ex. Ord. Min											
1st Floor		Other:		No. of Elec. Outlets											
2nd Floor		Other:		Many Ave. Few											
Bedrooms				(7) Excavation											
(1) Exterior		(6) Ceilings		(13) Plumbing											
Wood/Shingle				1 Average Fixture(s)											
Aluminum/Vinyl				3 Fixture Bath											
Brick				2 Fixture Bath											
Insulation		Basement: 0 S.F.		Softener, Auto											
(2) Windows		Crawl: 0 S.F.		Softener, Manual											
Many Avg. Few		Slab: 0 S.F.		Solar Water Heat											
Large Avg. Small		Height to Joists: 0.0		No Plumbing											
Wood Sash		(8) Basement		Extra Toilet											
Metal Sash		Conc. Block		Extra Sink											
Vinyl Sash		Poured Conc.		Separate Shower											
Double Hung		Stone		Ceramic Tile Floor											
Horiz. Slide		Treated Wood		Ceramic Tile Wains											
Casement		Concrete Floor		Ceramic Tub Alcove											
Double Glass		(9) Basement Finish		Vent Fan											
Patio Doors		Recreation SF		(14) Water/Sewer											
Storms & Screens		Living SF		Public Water											
(3) Roof		Walkout Doors		Public Sewer											
Gable		No Floor SF		Water Well											
Hip				1000 Gal Septic											
Flat				2000 Gal Septic											
Asphalt Shingle				Lump Sum Items:											
Chimney:															

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