

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				
105 NORA DR		School: LAKE CITY - 57020		P.R.E. 100% 07/27/1994								
Owner's Name/Address		MAP #:		2018 Est TCV 310,535 TCV/TFA: 134.20								
MAHER LORAIN M TRUSTEE 105 NORA DR LAKE CITY MI 49651		X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS								
Tax Description		Public Improvements		* Factors *								
. SECS 2 & 1 T22N R8W LOTS 1, 2, & 37. REDMAN ISLE.		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Gravel Road		GROUP B 1100/FF	60.00	129.00	0.7806	1.0000	1100	100		51,520
FF COMPUTED BY 87.17 +48.57		Paved Road		GRADE D 950/FF	77.00	129.00	0.8135	0.9374	950	100		55,784
DEPTH 77.28+20.21+23.79+128.6/2		Storm Sewer		137 Actual Front Feet, 0.41 Total Acres					Total Est. Land Value =			107,304
		Sidewalk		Land Improvement Cost Estimates								
		Water		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		Sewer		Shed: Wood Frame	12.07	1.00	80	45	435			
		Electric		Residential Local Cost Land Improvements								
		Gas		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		Curb		LAND IMPROVE 2500	2500.00	1.00	1.0	97	2,425			
		Street Lights		Total Estimated Land Improvements True Cash Value = 2,860								
		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	53,700	101,600	155,300				149,665C
		TPC 12/27/2017 INSPECTED			2017	51,300	98,200	149,500				146,587C
		TPC 12/02/2013 INSPECTED			2016	55,700	90,600	146,300				145,280C
		TPC 03/11/2012 INSPECTED			2015	71,700	89,200	160,900				144,846C

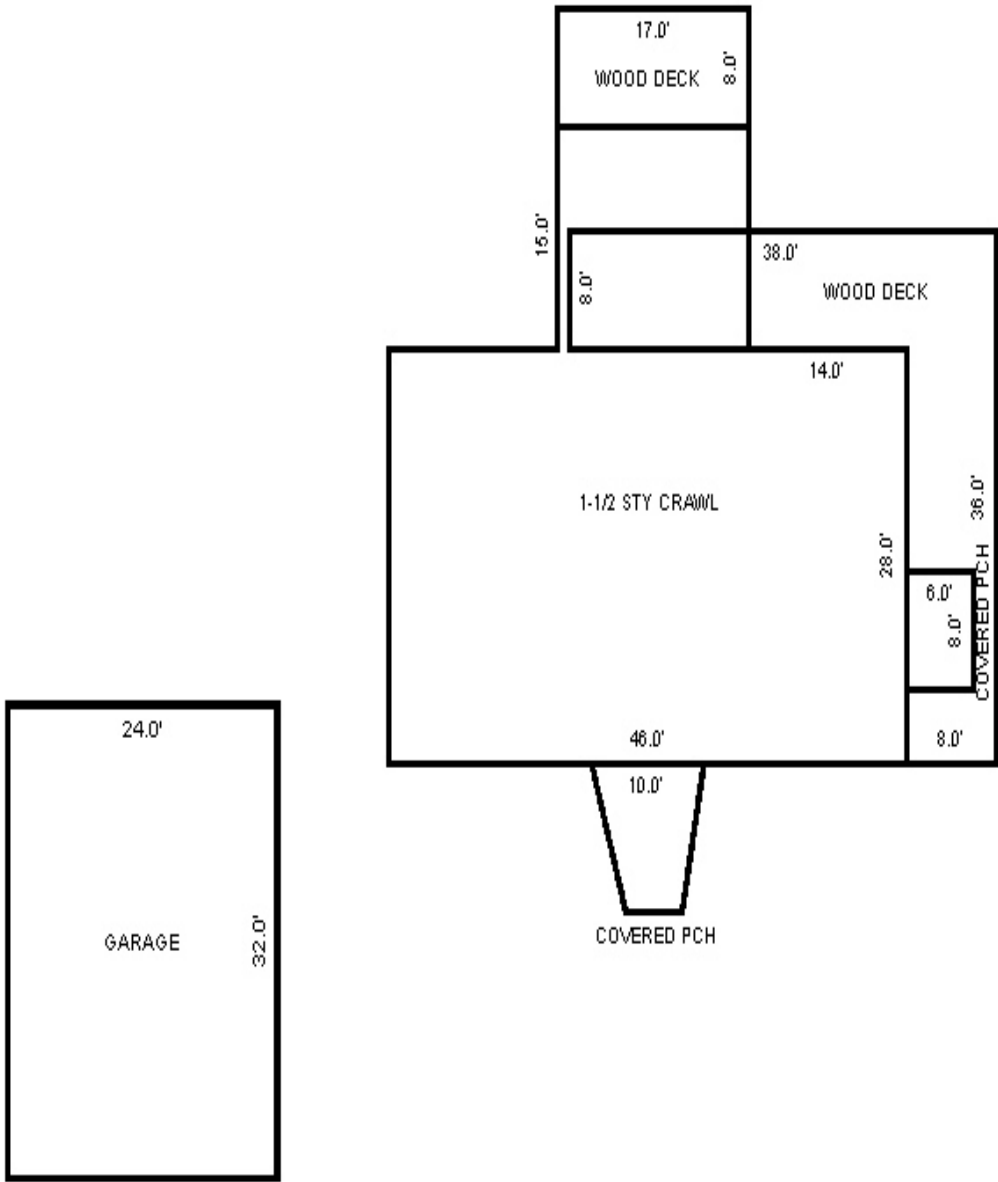


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																																																																																																																																			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga			Year Built: 1981 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																																																																																																																	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G																																																																																																																																																																																																												
Building Style: 1.5S		Trim & Decoration																																																																																																																																																																																																															
Yr Built 1978	Remodeled 0	Ex	X	Ord		Min	Size of Closets																																																																																																																																																																																																										
Condition: Average		Lg	X	Ord		Small	Doors			Solid	X	H.C.																																																																																																																																																																																																					
Room List		(5) Floors		Central Air Wood Furnace			(12) Electric			100		Amps Service																																																																																																																																																																																																					
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(6) Ceilings			No./Qual. of Fixtures			Ex.		X	Ord.		Min																																																																																																																																																																																																		
(1) Exterior	X	Drywall					No. of Elec. Outlets			Many		X	Ave.		Few																																																																																																																																																																																																		
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 1543 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			1	Average Fixture(s)																																																																																																																																																																																																						
(2) Windows	X	Many Avg. Few	X	Large Avg. Small	(8) Basement			2			3 Fixture Bath		2		2 Fixture Bath																																																																																																																																																																																																		
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			1		Public Water		1		Public Sewer																																																																																																																																																																																																	
X	Double Glass Patio Doors Storms & Screens									1		Water Well		1000 Gal Septic		2000 Gal Septic																																																																																																																																																																																																	
(3) Roof	X	Gable Hip Flat	X	Gambrel Mansard Shed	Lump Sum Items:																																																																																																																																																																																																												
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Sketch by Apex IV™

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)		Date	Number	Status				
105 NORA DR		School: LAKE CITY - 57020		REPAIR		10/04/2013	2013-0498	100%				
Owner's Name/Address		P.R.E. 100% 05/07/1996										
MAHER LORAIN M TRUSTEE 105 NORA DR LAKE CITY MI 49651		MAP #:		2018 Est TCV 239,636 TCV/TFA: 156.01								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS								
. SECS 2 & 1 T22N R8W LOTS 3 & 38 REDMAN ISLE.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
STORAGE. STUDIO & PLAYROOM..NO LIVING QUARTERS		Gravel Road		GROUP A 1800	71.00	119.00	0.9508	1.0000	1800	100		121,506
LOT SIZE ADJUSTED FOR EROSION		Paved Road		71 Actual Front Feet, 0.19 Total Acres Total Est. Land Value = 121,506								
		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										
		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	60,800	59,000	119,800		82,123C			
TPC 12/27/2017 INSPECTED				2017	60,800	56,900	117,700		80,434C			
TPC 12/02/2013 INSPECTED				2016	61,300	54,400	115,700		79,717C			
TPC 03/11/2012 INSPECTED				2015	59,700	53,700	113,400		79,479C			



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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 1 Wood Stove Direct-Vented Ga	Area 48	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: 2S		Trim & Decoration													
Yr Built 1990	Remodeled 0	Ex	X Ord		Min										
Condition: Good		Lg	X Ord		Small										
Room List		(5) Floors													
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:													
(1) Exterior		(6) Ceilings													
X	Wood/Shingle Aluminum/Vinyl Brick														
	Insulation	Basement: 0 S.F. Crawl: 0 S.F. Slab: 768 S.F. Height to Joists: 0.0													
(2) Windows		(8) Basement													
X	Many Avg. Few	X	Large Avg. Small												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement 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	Asphalt Shingle	(10) Floor Support													
Chimney:		Joists: Unsupported Len: Cntr.Sup:													
		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													
		2 Story Siding Slab 112.25 -12.49 0.00 768 76,616													
		Other Additions/Adjustments Rate Size Cost													
		(13) Plumbing No Plumbing -4450.00 1 -4,450													
		(15) Built-Ins & Fireplaces Fireplace: Wood Stove 1350.00 1 1,350													
		(16) Deck/Balcony Treated Wood,Standard 10.56 48 507													
		(17) Basement Garages Basement Garage: 2 Car 2100.00 1 2,100													
		Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 84,039													
		ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 117,655													

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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.
MAHER KEVIN & LORRAIN (H/	MAURY RICHARD & BARBARA (	35,000	07/25/2007	PLC	Not Qualified	2007/2678		0.0
MAURY BARBARA (DC OF)	MAURY RICHARD C (HER HUSB	0	02/27/2006	OTH	Not Qualified	2007/3875		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
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S NORA DR	School: LAKE CITY - 57020					
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	P.R.E. 100% 11/06/2007					
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Owner's Name/Address	MAP #:
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MAURY RICHARD C 117 NORA DR LAKE CITY MI 49651	2018 Est TCV 122,702
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Improved	X	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS			
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Public Improvements	* Factors *				Rate %Adj.	Reason	Value
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Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	GROUP A 1800	72.00	122.00	0.9468	1.0000	1800	100	122,702
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	72 Actual Front Feet, 0.20 Total Acres				Total Est. Land Value =		122,702
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Tax Description	X
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. SECS 2 & 1 T22N R8W LOTS 4 & 39 REDMAN ISLE.	
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Comments/Influences

LOT SIZE ADJUSTED FOR EROSION

	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
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2018	61,400	0	61,400			41,565C
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2017	61,400	0	61,400			40,711C
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2016	61,900	0	61,900			40,348C
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2015	60,200	0	60,200			40,228C
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Who	When	What
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TPC 12/27/2017	INSPECTED	
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TPC 03/11/2012	INSPECTED	
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MAURY BARBARA J (DC OF)	MAURY RICHARD C (HER HUSB)	0	02/27/2006	OTH	Not Qualified	2007/3875		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
117 S NORA DR						
	School: LAKE CITY - 57020					
	P.R.E. 100% 11/06/2007					
Owner's Name/Address	MAP #:					
MAURY RICHARD C 117 S NORA DR LAKE CITY MI 49651	2018 Est TCV 263,354 TCV/TFA: 190.01					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS					
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
. SECS 2 & 1 T22N R8W LOTS 5 & 40 REDMAN ISLE.	X		* Factors *					
			GROUP A 1800	72.00	110.00	0.9468	1.0000	1800 100	122,702
			72 Actual Front Feet, 0.18 Total Acres Total Est. Land Value = 122,702					
Comments/Influences	X Sewer		Land Improvement Cost Estimates					
	X		Description	Rate	CountyMult.	Size	%Good	Cash Value
	X		D/W/P: 3.5 Concrete	3.44	1.00	480	78	1,288
	X		Total Estimated Land Improvements True Cash Value = 1,288					



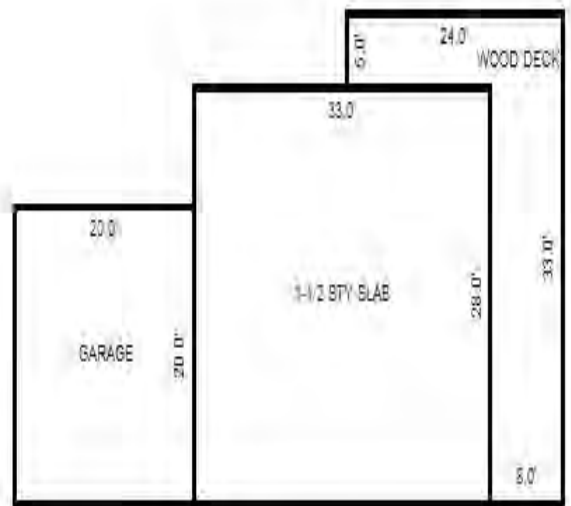
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Topography of Site							
		X Level							
		Rolling							
		Low							
		High							
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		X Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
			2018	61,400	70,300	131,700			90,438C
		TPC 12/27/2017 INSPECTED	2017	61,400	67,900	129,300			88,578C
		TPC 03/11/2012 INSPECTED	2016	61,900	62,700	124,600			87,788C
			2015	60,200	61,700	121,900			87,526C

*** Information herein deemed reliable 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 344	Type Treated Wood	Year Built: 1974 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 400 % 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.		(5) Floors Kitchen: Other: Other:		
Building Style: 1.5S		Yr Built 1974		Remodeled 0		Condition: Good		Room List		Basement 1st Floor 2nd Floor 4 Bedrooms		(6) Ceilings X Tile		(1) Exterior		(2) Windows		
X	Wood/Shingle Aluminum/Vinyl Brick		Insulation		(2) Windows		Many Avg. Few		X Avg. Small		Large Avg. Small		X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens				
(3) Roof		(4) Interior		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage				
Gable Hip Flat		Gambrel Mansard Shed		Forced Air w/o Ducts Forced Air w/ Ducts 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 +5 Effec. Age: 22 Floor Area: 1386 Total Base Cost: 89,291 Total Base New : 123,222 Total Depr Cost: 96,113 Estimated T.C.V: 139,364		CnlyMult X 1.380 E.C.F. X 1.450		Bsmnt Garage: Carport Area: Roof:				
Asphalt Shingle		Chimney: Metal		(12) Electric 200 Amps Service			(13) Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj 1.5 Story Siding Slab 91.27 -12.60 0.00 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 (16) Deck/Balcony Treated Wood,Standard 6.52 (17) Garages Class:C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 22.80 Common Wall: 1 Wall -1300.00 Phy/Ab.Phy/Func/Econ/Comb.%Good= 78/100/100/100/78.0, Depr.Cost = 96,113 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.450 => TCV of Bldg: 1 = 139,364		Rate Bsmnt-Adj Heat-Adj 91.27 -12.60 0.00 Rate 760.00 1162.00 2700.00 1915.00 6.52		Size Cost 924 72,691 Size Cost 1 760 1 1,162 1 2,700 1 1,915 344 2,243 400 9,120 1 -1,300				
(3) Roof		(4) Interior		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage				
Gable Hip Flat		Gambrel Mansard Shed		No./Qual. of Fixtures Ex. X Ord. Min			No. of Elec. Outlets Many X Ave. Few			Class: C +5 Effec. Age: 22 Floor Area: 1386 Total Base Cost: 89,291 Total Base New : 123,222 Total Depr Cost: 96,113 Estimated T.C.V: 139,364		CnlyMult X 1.380 E.C.F. X 1.450		Bsmnt Garage: Carport Area: Roof:				
Asphalt Shingle		Chimney: Metal		(12) Electric 200 Amps Service			(13) Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj 1.5 Story Siding Slab 91.27 -12.60 0.00 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 (16) Deck/Balcony Treated Wood,Standard 6.52 (17) Garages Class:C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 22.80 Common Wall: 1 Wall -1300.00 Phy/Ab.Phy/Func/Econ/Comb.%Good= 78/100/100/100/78.0, Depr.Cost = 96,113 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.450 => TCV of Bldg: 1 = 139,364		Rate Bsmnt-Adj Heat-Adj 91.27 -12.60 0.00 Rate 760.00 1162.00 2700.00 1915.00 6.52		Size Cost 924 72,691 Size Cost 1 760 1 1,162 1 2,700 1 1,915 344 2,243 400 9,120 1 -1,300				
(3) Roof		(4) Interior		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage				
Gable Hip Flat		Gambrel Mansard Shed		No./Qual. of Fixtures Ex. X Ord. Min			No. of Elec. Outlets Many X Ave. Few			Class: C +5 Effec. Age: 22 Floor Area: 1386 Total Base Cost: 89,291 Total Base New : 123,222 Total Depr Cost: 96,113 Estimated T.C.V: 139,364		CnlyMult X 1.380 E.C.F. X 1.450		Bsmnt Garage: Carport Area: Roof:				
Asphalt Shingle		Chimney: Metal		(12) Electric 200 Amps Service			(13) Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj 1.5 Story Siding Slab 91.27 -12.60 0.00 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 (16) Deck/Balcony Treated Wood,Standard 6.52 (17) Garages Class:C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 22.80 Common Wall: 1 Wall -1300.00 Phy/Ab.Phy/Func/Econ/Comb.%Good= 78/100/100/100/78.0, Depr.Cost = 96,113 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.450 => TCV of Bldg: 1 = 139,364		Rate Bsmnt-Adj Heat-Adj 91.27 -12.60 0.00 Rate 760.00 1162.00 2700.00 1915.00 6.52		Size Cost 924 72,691 Size Cost 1 760 1 1,162 1 2,700 1 1,915 344 2,243 400 9,120 1 -1,300				

*** 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.
		235,000	06/01/2002	WD	Download	02-0:2806		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
131 NORA DR			Garage	10/03/2005	20050333	Complete
	P.R.E. 100% 04/15/2004					
Owner's Name/Address	MAP #:					
KOLHAGEN ROGER A & JANET K 131 NORA DR LAKE CITY MI 49651	2018 Est TCV 317,419 TCV/TFA: 193.55					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS						
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
. SECS 2 & 1 T22N R8W LOTS 6 & 41 REDMAN ISLE.	X		* Factors *						
			GROUP A 1800	63.00	118.00	0.9855	1.0000	1800	100	111,752
			63 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 111,752						
			Land Improvement Cost Estimates						
			Description	Rate	CountyMult.	Size	%Good	Cash Value	
			D/W/P: 3.5 Concrete	3.44	1.00	480	50	826	
			Total Estimated Land Improvements True Cash Value = 826						

Comments/Influences	X Sewer	X Electric	X Gas	X 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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	55,900	102,800	158,700			138,190C
2017	55,900	97,300	153,200			135,348C
2016	56,000	89,700	145,700			134,141C
2015	56,600	88,400	145,000			133,740C

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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 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: 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: 0 Area: 480 % 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								
Building Style: 1.25S		Trim & Decoration													
Yr Built 1974	Remodeled 2006	Ex	X	Ord	Min	Size of Closets									
Condition: Average		Lg	X	Ord	Small	Doors		X	Solid	X	H.C.				
Room List		(5) Floors		Central Air Wood Furnace		(12) Electric									
	Basement 5 1st Floor 2 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		200		Amps Service									
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures		Stories Exterior		Foundation Rate		Bsmnt-Adj Heat-Adj		Size Cost			
X	Wood/Shingle Aluminum/Vinyl Brick	X	Tile	Ex.	X	Ord.	Min	1.25	Story Siding	Crawl Space	81.14	-10.27	-0.36	840	59,228
	Insulation	Basement: 0 S.F. Crawl: 1000 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets		1		1	Story Siding	Crawl Space	70.56	-10.27	-0.28	160	9,602
	(2) Windows	(7) Excavation		(13) Plumbing		1		1	Story Siding	Overhang	39.00	0.00	0.00	430	16,770
X	Many Avg. Few	X	Large Avg. Small	(8) Basement		1		Other Additions/Adjustments		Rate		Size Cost			
X	Wood Sash Metal Sash Vinyl Sash Double Hung X Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		1		(13) Plumbing		760.00		1		760	
	(3) Roof	(10) Floor Support		Recreation SF Living SF Walkout Doors No Floor SF		1		(14) Water/Sewer		1162.00		1		1,162	
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:	(14) Water/Sewer		1		(15) Built-Ins & Fireplaces		2700.00		1		2,700	
X	Asphalt Shingle	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		(14) Water/Sewer		1		(16) Deck/Balcony		1915.00		1		1,915	
Chimney: Brick		Lump Sum Items:		(14) Water/Sewer		1		(17) Garages		3875.00		1		3,875	
		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		(14) Water/Sewer		1		(17) Garages		6.47		380		2,459	
		Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)		(14) Water/Sewer		1		(17) Garages		7.76		128		993	
		Base Cost 18.95 480 9,096		(14) Water/Sewer		1		(17) Garages		7.65		136		1,040	
		Phy/Ab.Phy/Func/Econ/Comb.%Good= 78/100/100/100/78.0, Depr.Cost = 117,974		(14) Water/Sewer		1		(17) Garages							
		Separately Depreciated Items:		(14) Water/Sewer		1		(17) Garages							
		Class:BC Exterior: Siding Foundation: 42 Inch (Finished)		(14) Water/Sewer		1		(17) Garages							
		Base Cost 25.92 650 16,848		(14) Water/Sewer		1		(17) Garages							
		Common Wall: 1 Wall -1425.00 1 -1,425		(14) Water/Sewer		1		(17) Garages							
		County Multiplier = 1.38 => Cost New = 21,284		(14) Water/Sewer		1		(17) Garages							
		Phy/Ab.Phy/Func/Econ/Comb.%Good= 96/100/100/100/96.0, Depr.Cost = 20,432		(14) Water/Sewer		1		(17) Garages							
		Total Depreciated Cost = 138,406		(14) Water/Sewer		1		(17) Garages							
		ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.480 => TCV of Bldg: 1 = 204,841		(14) Water/Sewer		1		(17) Garages							

*** 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.
RINK JAMES A	RINK JAMES A TRUST	0	11/29/2017	PTA	FAMILY SALE	PTA	PTA	0.0
RINK CHRISTOPHER & GAIL	RINK JAMES A	198,000	01/02/2015	PTA	RELATED PARTY	PTA	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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141 S NORA 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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RINK CHRISTOPHER & GAIL RINK JAMES A 1379 PEBBLE RIDGE ROCHESTER MI 48307	2018 Est TCV 237,798 TCV/TFA: 153.62
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X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH 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 1800	65.33	127.00	0.9748	1.0000	1800	100	114,634
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73 Actual Front Feet, 0.18 Total Acres							Total Est. Land Value =	114,634
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Tax Description	X	Topography of Site
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. SECS 2 & 1 T22N R8W LOTS 7 & 42 REDMAN ISLE.	X	Dirt Road
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Comments/Influences	X	Gravel Road
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	X	Paved Road
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	X	Storm Sewer
--	---	-------------

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

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

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

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

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

		Curb
--	--	------

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

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

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

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

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

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

		High
--	--	------

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

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

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

		Pond
--	--	------

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

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

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

		Flood Plain
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2018	57,300	61,600	118,900			86,196C
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2017	57,300	57,400	114,700			84,424C
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2016	57,600	54,800	112,400			83,671C
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2015	57,300	54,100	111,400			83,421C
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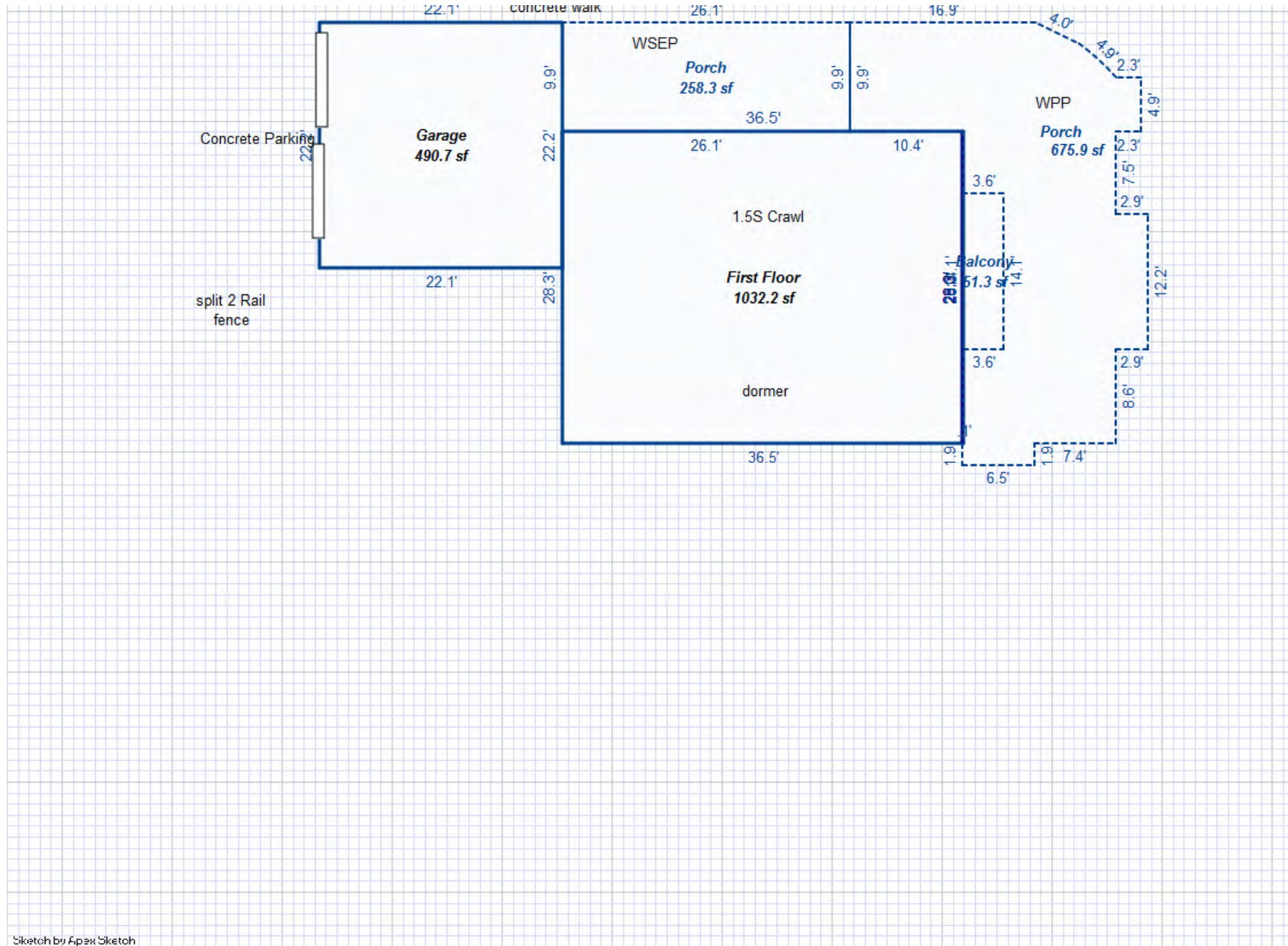


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Main table with columns: Building Type, (3) Roof (cont.), (11) Heating/Cooling, (15) Built-ins, (15) Fireplaces, (16) Porches/Decks, (17) Garage. Includes sub-sections for exterior, windows, roof, and plumbing details.

*** 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.
RINK CHRISTOPHER P REV TR	RINK COTTAGE LLC	10	12/10/2012	WD	WARRANTY DEED	2012-04140 WD	PTA	0.0
RINK ROBERT A & ELEANOR	RINK CHRISTOPHER P REV TR	398,165	09/28/2012	WD	RELATED PARTY	2012-03242 FID	PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
151 S NORA DR	School: LAKE CITY - 57020		Addition	04/24/2012	2012-0137	100%
Owner's Name/Address	P.R.E. 0%		ALTERATION	12/31/2011	2011-9996	100%
RINK COTTAGE LLC 1379 PEBBLE RIDGE DR ROCHESTER MI 48307	MAP #:		Addition	01/10/2005	20050007	100%
	2018 Est TCV 315,207 TCV/TFA: 174.15					

X Improved		Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	63.67	140.00	0.9824	1.0000	1800	100		112,579
68 Actual Front Feet, 0.20 Total Acres								Total Est. Land Value = 112,579

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

Comments/Influences		Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value		
D/W/P: 3.5 Concrete	3.44	1.00	1476	0	0		

ADD 2ND STY TO GRG..PRICE AS OVERHANG		Total Estimated Land Improvements True Cash Value = 2,375					
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Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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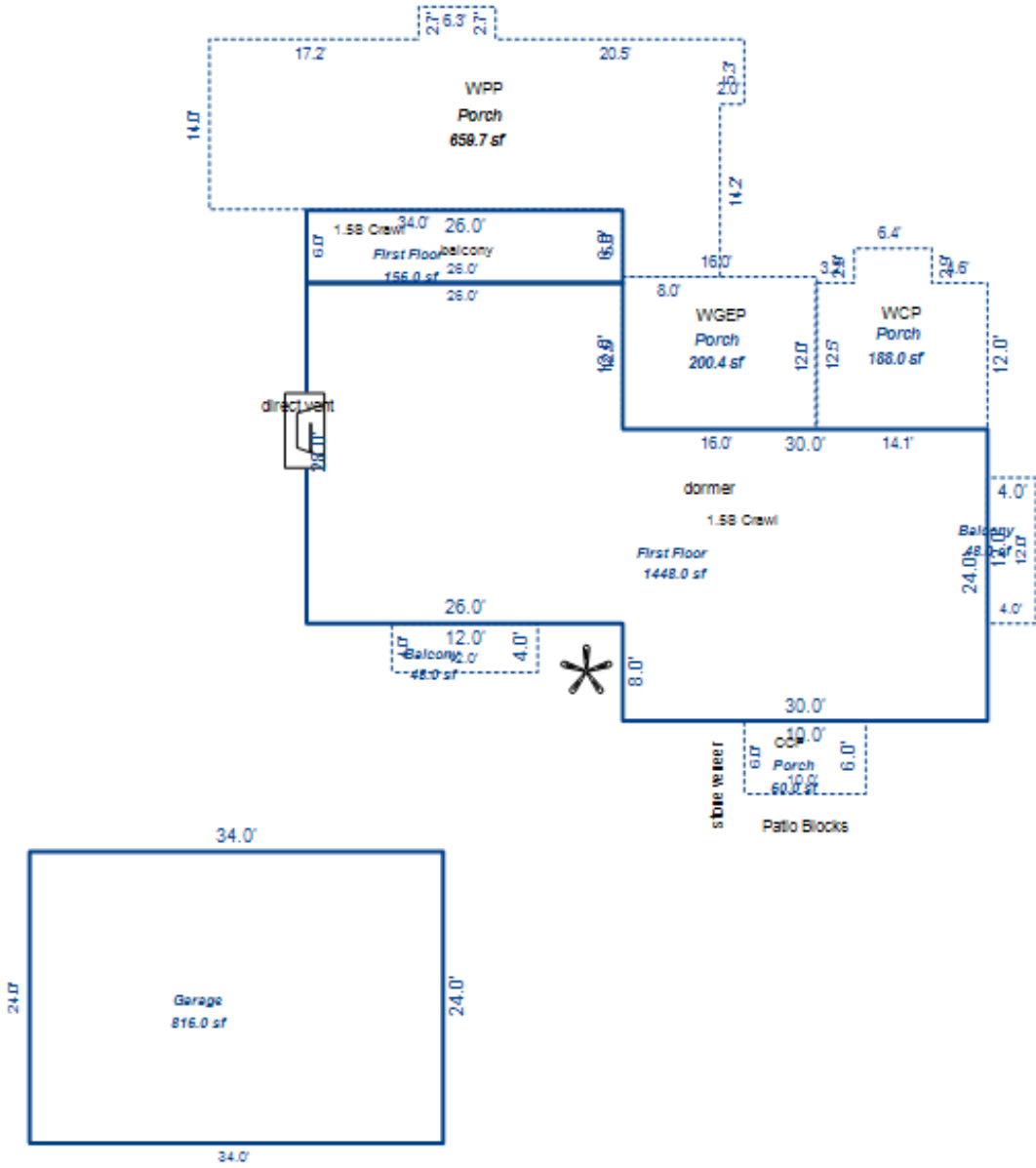
X	Level	2018	56,300	101,300	157,600			143,137C
X	Rolling	2017	56,300	97,900	154,200			140,193C
X	Low	2016	56,500	90,300	146,800			138,943C
X	High	2015	56,600	89,000	145,600			138,528C
X	Landscaped							
X	Swamp							
X	Wooded							
X	Pond							
X	Waterfront							
X	Ravine							
X	Wetland							
X	Flood Plain							



Who	When	What	2018	56,300	101,300	157,600		143,137C
TPC	12/27/2017	INSPECTED	2017	56,300	97,900	154,200		140,193C
TPC	10/26/2012	INSPECTED	2016	56,500	90,300	146,800		138,943C
TPC	03/11/2012	INSPECTED	2015	56,600	89,000	145,600		138,528C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RINK CHRISTOPHER P REV TR	RINK COTTAGE LLC	10	12/10/2012	WD	WARRANTY DEED	2012-04140 WD	PTA	0.0
RINK ROBERT A & ELEANOR	RINK CHRISTOPHER P REV TR	398,165	09/28/2012	PTA	RELATED PARTY	PTA	PTA	100.0

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

Owner's Name/Address	MAP #:
RINK COTTAGE LLC 1379 PEBBLE RIDGE DR ROCHESTER MI 48307	2018 Est TCV 106,335

Improved	X	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS								
Public Improvements			* Factors *				ENCROCH FROM #8				
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value

			GROUP A 1800	59.00	135.00	0.9763	1.0000	1800	100		103,680	
			GRADE D 950/FF	6.00	135.00	0.9802	0.9503	950	50	ENCROCH FROM #8	2,655	
			66 Actual Front Feet, 0.20 Total Acres							Total Est. Land Value =		106,335

Tax Description	X	Dirt Road	Gravel Road	Paved Road	Storm Sewer	Sidewalk	Water	X	Sewer	X	Electric	X	Gas	Curb	Street Lights	Standard Utilities	Underground Utils.
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. SECS 2 & 1 T22N R8W LOTS 9 & 44 REDMAN ISLE.																	
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Comments/Influences	X	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	53,200	0	53,200			53,200S
2017	53,200	0	53,200			53,172C
2016	53,300	0	53,300			52,698C
2015	53,400	0	53,400			52,541C

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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.
RINK CHRISTOPHER P REV TR	RINK COTTAGE LLC	10	12/10/2012	WD	WARRANTY DEED	2012-04140 WD	PTA	0.0
RINK ROBERT A & ELEANOR	RINK CHRISTOPHER P REV TR	398,165	09/28/2012	PTA	RELATED PARTY	PTA	PTA	100.0

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

S NORA DR	School: LAKE CITY - 57020					
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	P.R.E. 0%					
--	-----------	--	--	--	--	--

Owner's Name/Address	MAP #:
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RINK COTTAGE LLC 1379 PEBBLE RIDGE DR ROCHESTER MI 48307	2018 Est TCV 110,923
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Improved	X	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS			
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Public Improvements	* Factors *				Rate %Adj.	Reason	Value
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Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water X Sewer X Electric X Gas Curb Street Lights Standard Utilities Underground Utils.	GROUP A 1800	62.33	121.00	0.9886	1.0000	1800	100	110,923
---	--------------	-------	--------	--------	--------	------	-----	---------

66 Actual Front Feet, 0.17 Total Acres		Total Est. Land Value =				110,923	
--	--	-------------------------	--	--	--	---------	--

Tax Description	X	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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. SECS 2 & 1 T22N R8W LOTS 10 & 45 REDMAN ISLE.		2018	55,500	0	55,500			55,500S
---	--	------	--------	---	--------	--	--	---------

Comments/Influences		2017	55,500	0	55,500			55,500S
---------------------	--	------	--------	---	--------	--	--	---------

		2016	55,600	0	55,600			55,600S
--	--	------	--------	---	--------	--	--	---------

		2015	56,000	0	56,000			56,000S
--	--	------	--------	---	--------	--	--	---------

		2018	55,500	0	55,500			55,500S
--	--	------	--------	---	--------	--	--	---------

		2017	55,500	0	55,500			55,500S
--	--	------	--------	---	--------	--	--	---------

		2016	55,600	0	55,600			55,600S
--	--	------	--------	---	--------	--	--	---------

		2015	56,000	0	56,000			56,000S
--	--	------	--------	---	--------	--	--	---------

		2018	55,500	0	55,500			55,500S
--	--	------	--------	---	--------	--	--	---------

		2017	55,500	0	55,500			55,500S
--	--	------	--------	---	--------	--	--	---------

		2016	55,600	0	55,600			55,600S
--	--	------	--------	---	--------	--	--	---------

		2015	56,000	0	56,000			56,000S
--	--	------	--------	---	--------	--	--	---------

		2018	55,500	0	55,500			55,500S
--	--	------	--------	---	--------	--	--	---------

		2017	55,500	0	55,500			55,500S
--	--	------	--------	---	--------	--	--	---------

		2016	55,600	0	55,600			55,600S
--	--	------	--------	---	--------	--	--	---------

		2015	56,000	0	56,000			56,000S
--	--	------	--------	---	--------	--	--	---------

		2018	55,500	0	55,500			55,500S
--	--	------	--------	---	--------	--	--	---------

		2017	55,500	0	55,500			55,500S
--	--	------	--------	---	--------	--	--	---------

		2016	55,600	0	55,600			55,600S
--	--	------	--------	---	--------	--	--	---------

		2015	56,000	0	56,000			56,000S
--	--	------	--------	---	--------	--	--	---------

		2018	55,500	0	55,500			55,500S
--	--	------	--------	---	--------	--	--	---------

		2017	55,500	0	55,500			55,500S
--	--	------	--------	---	--------	--	--	---------

		2016	55,600	0	55,600			55,600S
--	--	------	--------	---	--------	--	--	---------

		2015	56,000	0	56,000			56,000S
--	--	------	--------	---	--------	--	--	---------

		2018	55,500	0	55,500			55,500S
--	--	------	--------	---	--------	--	--	---------

		2017	55,500	0	55,500			55,500S
--	--	------	--------	---	--------	--	--	---------

		2016	55,600	0	55,600			55,600S
--	--	------	--------	---	--------	--	--	---------

		2015	56,000	0	56,000			56,000S
--	--	------	--------	---	--------	--	--	---------

		2018	55,500	0	55,500			55,500S
--	--	------	--------	---	--------	--	--	---------

		2017	55,500	0	55,500			55,500S
--	--	------	--------	---	--------	--	--	---------

		2016	55,600	0	55,600			55,600S
--	--	------	--------	---	--------	--	--	---------

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

Property Address: 181 S NORA 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: LANGTRY RAYMOND
 54841 CONGAREE DRIVE
 MACOMB MI 48042
 2018 Est TCV 224,617 TCV/TFA: 205.69

Taxpayer's Name/Address: LANGTRY RAYMOND
 54841 CONGAREE DRIVE
 MACOMB MI 48042

Tax Description: . SECS 2 & 1 T22N R8W LOTS 11 & 46 REDMAN ISLE.

Comments/Influences: AFF GRG FOR 07 NOT PREV ON ROLL.



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X Improved Vacant Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

Public Improvements * Factors *
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 GROUP A 1800 71.00 110.00 0.9508 1.0000 1800 100 121,506
 71 Actual Front Feet, 0.18 Total Acres Total Est. Land Value = 121,506

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

X 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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Who	When	What	2018	60,800	51,500	112,300			86,749C
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		TPC 12/27/2017 INSPECTED	2017	60,800	49,700	110,500			84,965C
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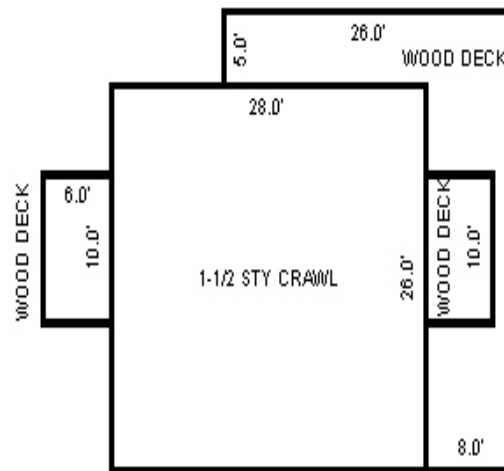
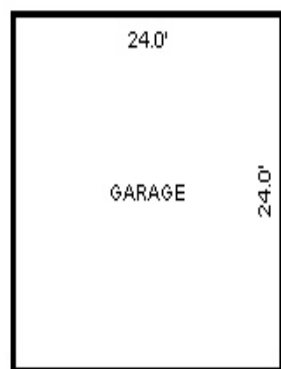
		TPC 03/11/2012 INSPECTED	2016	61,300	45,900	107,200			84,208C
--	--	--------------------------	------	--------	--------	---------	--	--	---------

			2015	59,700	45,300	105,000			83,957C
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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 338 60 60	Type Pine Pine Pine	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 87 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame		Drywall Paneled		Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling										
Building Style: 1.5S		Trim & Decoration															
Yr Built 1967	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					
X	Wood/Shingle Aluminum/Vinyl Brick					Ex.	X Ord.		Min	1.5	Story Siding	Crawl Space	86.95	-10.11	-0.38	728	55,663
Insulation		Basement: 0 S.F. Crawl: 728 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets		Many		X Ave.	Few	(13) Plumbing							
(2) Windows		(8) Basement		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Average Fixture(s) 760.00		1 1,162 1 1,575		(14) Water/Sewer		Public Sewer Well, 50 Feet		1162.00 1575.00		1 1,162 1 1,575	
X	Many Avg. Few	X	Large Avg. Small	(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		1915.00		(15) Built-Ins & Fireplaces		Appliance Allowance		1 1,915			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		5.17 7.68 7.68		338 60 60		1,747 461 461		Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Separately Depreciated Items:		Depr.Cost = 57,178	
X	Double Glass Patio Doors Storms & Screens	Recreation SF Living SF Walkout Doors No Floor SF		(10) Floor Support		Lump Sum Items:		19.20		576		11,059		Class:C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost		Cost New = 15,262	
(3) Roof		(10) Floor Support		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic				County Multiplier = 1.38 =>		13,278		Total Depreciated Cost = 70,456		Phy/Ab.Phy/Func/Econ/Comb.%Good= 87/100/100/100/87.0, Total Depreciated Cost = 70,456		Depr.Cost = 13,278	
X	Gable Hip Flat	Gambrel Mansard Shed		1 Lump Sum Items:				ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.450 => TCV of Bldg: 1 =		102,161							
X	Asphalt Shingle	Chimney:															

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



Sketch by Apex IV™

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

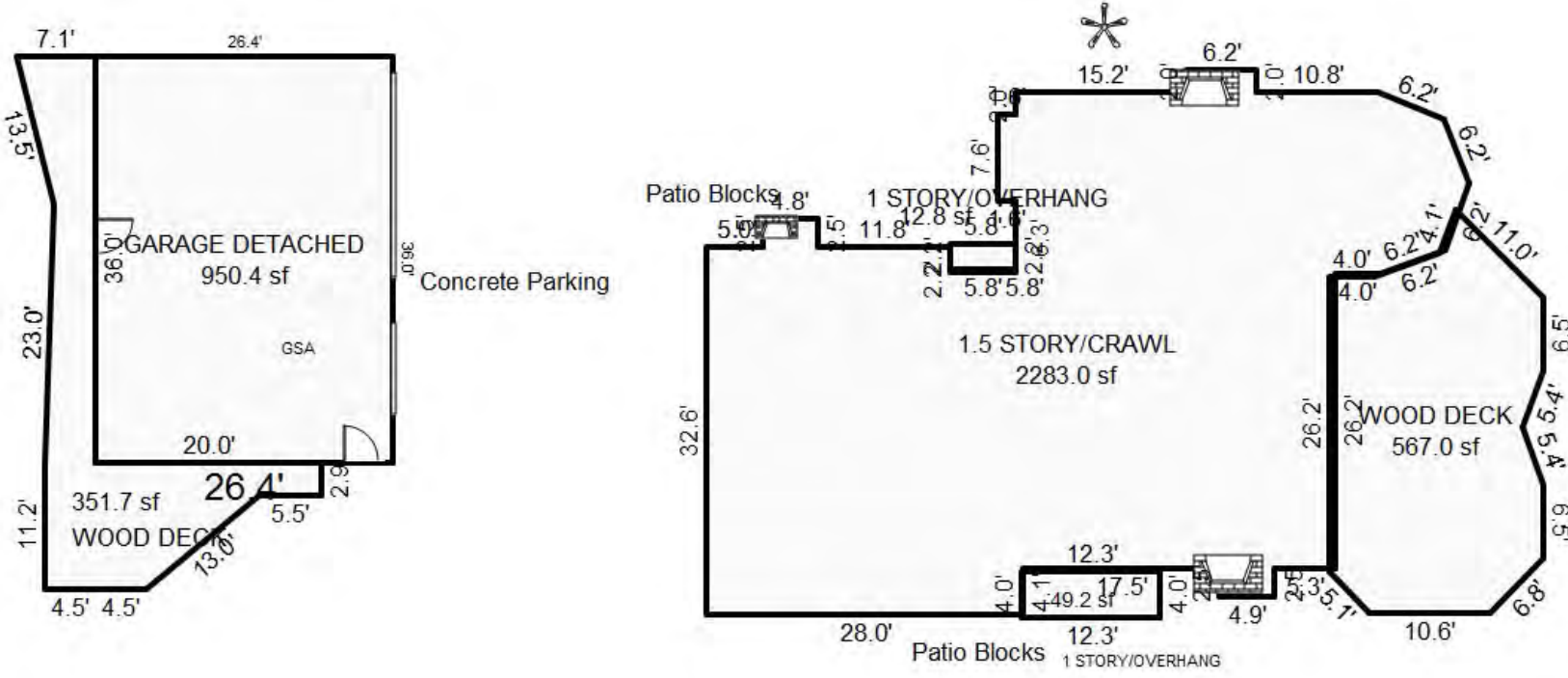
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: 401 RESIDENTIAL-I		Zoning:		Building Permit(s)		Date	Number	Status		
191 S NORA DR		School: LAKE CITY - 57020		Deck/Porch		05/02/2004		20040102	Complete			
Owner's Name/Address		P.R.E. 0%		MAP #:		2018 Est TCV 456,688 TCV/TFA: 125.81						
MULDER JOHN A 17694 CRANBROOK Northville MI 48168		X	Improved		Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS						
Taxpayer's Name/Address		Public Improvements		* Factors *								
MULDER JOHN A 17694 CRANBROOK Northville MI 48168		X	Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Tax Description		X	Gravel Road	GROUP A 1800 69.00 105.00 0.9589 1.0000 1800 100 119,100								
. SECS 2 & 1 T22N R8W LOTS 12 & 47 REDMAN ISLE.		X	Paved Road	69 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 119,100								
Comments/Influences		X	Storm Sewer	Land Improvement Cost Estimates								
NEW 26X36 2 STY GRG FOR 93 NEW HOUSE 50% FOR 03 COMP FOR 96		X	Sidewalk	Description	Rate	CountyMult.	Size	%Good	Cash Value			
		X	Water	D/W/P: 3.5 Concrete	3.44	1.00	432	0	0			
		X	Sewer	D/W/P: Patio Blocks	8.13	1.00	132	0	0			
		X	Electric	Residential Local Cost Land Improvements								
		X	Gas	Description	Rate	CountyMult.	Size	%Good	Cash Value			
		X	Curb	LAND IMPROVE 1000	1000.00	1.00	2.0	95	1,900			
		X	Street Lights	Total Estimated Land Improvements True Cash Value = 1,900								
		X	Standard Utilities									
		X	Underground Utils.									
			Topography of Site									
		X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X	Rolling	2018	59,600	168,700	228,300			178,058C		
		X	Low	2017	59,600	162,700	222,300			174,396C		
		X	High	2016	60,000	155,600	215,600			172,841C		
		X	Landscaped	2015	58,900	153,400	212,300			172,325C		
		X	Swamp									
		X	Wooded									
		X	Pond									
		X	Waterfront									
		X	Ravine									
		X	Wetland									
		X	Flood Plain									
			Who	When	What							
			TPC 12/27/2017	INSPECTED								
			TPC 09/08/2014	INSPECTED								
			TPC 03/11/2012	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 2 Exterior 1 Story 1 Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 12 567 351	Type CCP (1 Story) Treated Wood Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 950 % 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: 2S		Trim & Decoration																																																																																																																																																																																																																																																																					
Yr Built 1970	Remodeled 1994	Ex	X	Ord		Min																																																																																																																																																																																																																																																																	
Condition: Average		Lg	X	Ord		Small																																																																																																																																																																																																																																																																	
Room List		(5) Floors																																																																																																																																																																																																																																																																					
	Basement 1st Floor 2nd Floor 5 Bedrooms	Kitchen: Other: Other:					(12) Electric																																																																																																																																																																																																																																																																
		200		Amps Service																																																																																																																																																																																																																																																																			
		(6) Ceilings																																																																																																																																																																																																																																																																					
(1) Exterior		X	Drywall				Ex.	X	Ord.		Min																																																																																																																																																																																																																																																												
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				(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: 2283 S.F. Slab: 0 S.F. Height to Joists: 0.0		1	Average Fixture(s)		1	Average Fixture(s)																																																																																																																																																																																																																																																															
X		(8) Basement		2	3 Fixture Bath		2	Fixture Bath																																																																																																																																																																																																																																																															
X		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1	2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																																																																																																																																																																																																		
X		(9) Basement Finish					(14) Water/Sewer																																																																																																																																																																																																																																																																
X		Recreation SF Living SF Walkout Doors No Floor SF					Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																																																																																																																																																																																																																																																
X	Gable Hip Flat	Gambrel Mansard Shed					Lump Sum Items:																																																																																																																																																																																																																																																																
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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.
KEEGAN PATRICK J & ESTHER	KEEGAN ESTHER V TRUST	0	10/19/2004	QC	Not Qualified	04-0/4670		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
201 S NORA DR						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2018 Est TCV 355,234 TCV/TFA: 186.57					

Taxpayer's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS					
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
KEEGAN ESTHER V TRUST 12421 CONCORD COURT PLYMOUTH MI 48170	X		* Factors *					
			GROUP A 1800	60.00	108.00	1.0000	1.0000	1800 100	108,000
			60 Actual Front Feet, 0.15 Total Acres Total Est. Land Value = 108,000					
			Land Improvement Cost Estimates					
			Description	Rate	CountyMult.	Size	%Good	Cash Value
			D/W/P: 3.5 Concrete	4.04	1.00	939	73	2,769
			Shed: Wood Frame	15.43	1.00	80	72	889
			Total Estimated Land Improvements True Cash Value = 3,658					

Tax Description
. SECS 2 & 1 T22N R8W LOTS 13 & 48 REDMAN ISLE.
Comments/Influences
EXTENSIVE REMODELING FOR 95 (100,000 +)
ADD AC FOR 07.



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2018	54,000	123,600	177,600			119,722C
X Rolling	2017	54,000	116,200	170,200			117,260C
X Low	2016	54,000	112,100	166,100			116,215C
X High	2015	55,000	106,500	161,500			115,868C
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							
Who	When	What					
TPC	12/27/2017	INSPECTED					
TPC	09/09/2014	INSPECTED					
TPC	03/11/2012	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	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 25 852	Type CCP (1 Story) Treated Wood	Year Built: 1984 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1.5 Wall Foundation: 42 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	X	Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling												
Building Style: 1S		Trim & Decoration																
Yr Built 1973	Remodeled 1994	Ex	X Ord	Min	Size of Closets													
Condition: Average		Lg	X Ord	Small	Doors													
Room List		(5) Floors		X 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	Crawl Space	73.34	-10.30	5.66	1904	130,805				
		Insulation		No. of Elec. Outlets			Other Additions/Adjustments			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: 1904 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) 3 Fixture Bath 3050.00			1 2		1,120 7,050			
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: 1904 S.F. Slab: 0 S.F. Height to Joists: 0.0			(15) Built-Ins & Fireplaces			Appliance Allowance Fireplace: Exterior 1 Story		2610.00 4925.00		1 1		2,610 4,925		
X	Many Avg. Few	X	Large Avg. Small	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(16) Porches			CCP (1 Story), Standard		58.45		25		1,461			
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) Deck/Balcony			Treated Wood,Standard		6.90		852		5,879		
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			(17) Garages			Class:BC Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Common Wall: 1.5 Wall Mechanical Doors		23.15 -2150.00 400.00		576 1 2		13,334 -2,150 800	
X	Asphalt Shingle			Lump Sum Items:			Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.480 => TCV of Bldg: 1 =			243,576				164,579 243,576				
Chimney: Brick																		

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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.
KEEGAN PATRICK J & ESTHER	KEEGAN ESTHER V TRUST	0	10/19/2004	QC	Not Qualified	04-0/4670		0.0

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

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

Owner's Name/Address: KEEGAN ESTHER V TRUST
 12421 CONCORD COURT
 PLYMOUTH MI 48170

2018 Est TCV 25,259

Improved Vacant Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

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

GRADE D 950/FF 30.00 107.00 1.0000 0.8863 950 100 25,259
 30 Actual Front Feet, 0.07 Total Acres Total Est. Land Value = 25,259

Tax Description: . SECS 2 & 1 T22N R8W N'LY 1/2 OF LOTS 14 & 49 REDMAN ISLE.

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	12,600	0	12,600			12,362C
2017	12,600	0	12,600			12,108C
2016	12,000	0	12,000			12,000S
2015	14,000	0	14,000			14,000S

Who When What: TPC 12/27/2017 INSPECTED
 TPC 03/11/2012 INSPECTED

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
ROWLAND CONNIE L	ROWLAND ROBERT S	0	11/20/2015	QC	RELATED PARTY	2016-00332		0.0				
ROWLAND SARAH JANE TRUST	ROWLAND ROBERT S & CONNIE	260,000	01/25/2013	PTA	FAMILY SALE	PTA	PTA	100.0				
ROWLAND ROBERT E (SPOUSE	ROWLAND SARAH J	0	09/09/1996	OTH	Not Qualified	06-0/2774		0.0				
ROWLAND ROBERT E & SARAH	ROWLAND SARAH JANE TRUST	0	06/11/1996	QC	Not Qualified	06-0/2775		0.0				
Property Address		Class: 402 RESIDENTIAL-V		Zoning:	Building Permit(s)	Date	Number	Status				
S NORA DR		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 0%										
ROWLAND ROBERT S 46080 ROCKLEDGE DR PLYMOUTH MI 48170		MAP #:										
		2018 Est TCV 25,259										
		Improved	X	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS							
Tax Description		Public Improvements		* Factors *								
. SECS 2 & 1 T22N R8W S'LY 1/2 OF LOTS 14 & 49 REDMAN ISLE.		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
Comments/Influences		Gravel Road		GRADE D 950/FF	30.00	107.00	1.0000	0.8863	950	100	SURPLUS	25,259
		Paved Road		30 Actual Front Feet, 0.07 Total Acres				Total Est. Land Value =		25,259		
		Storm Sewer										
		Sidewalk										
		Water										
		X Sewer										
		X Electric										
		X Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Who	When	What	2018	12,600	0	12,600			12,362C	
		TPC 12/27/2017	INSPECTED		2017	12,600	0	12,600			12,108C	
		TPC 03/11/2012	INSPECTED		2016	12,000	0	12,000			12,000S	
					2015	14,000	0	14,000			14,000S	



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ROWLAND SARAH JANE TRUST	ROWLAND ROBERT S & CONNIE	260,000	01/25/2013	PTA	FAMILY SALE	PTA	PTA	100.0				
ROWLAND SARAH J & ROBERT	ROWLAND SARA J TRUST	0	01/11/2013	PTA	FAMILY SALE	PTA	PTA	0.0				
ROWLAND ROBERT E (SPOUSE	ROWLAND SARAH JANE	0	09/09/1996	QC	QUIT CLAIM	06-0/2774		0.0				
Property Address		Class: 401 RESIDENTIAL-I		Zoning:	Building Permit(s)	Date	Number	Status				
221 S NORA DR		School: LAKE CITY - 57020			Reroof	10/12/2005	20050356	100%				
Owner's Name/Address		P.R.E. 0%		MAP #:								
ROWLAND ROBERT S 46080 ROCKLEDGE DR PLYMOUTH MI 48170		2018 Est TCV 307,512 TCV/TFA: 140.29										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS								
. SECS 2 & 1 T22N R8W LOTS 15 & 50 REDMAN ISLE.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRG IS PARTIALLY ON LOT 014-50		Gravel Road		GROUP A 1800	50.00	108.00	0.9951	1.0000	1800	100		89,555
		Paved Road		GRADE D 950/FF	11.00	108.00	0.9959	0.8888	950	100	SURPLUS	9,249
		Storm Sewer		61 Actual Front Feet, 0.15 Total Acres Total Est. Land Value = 98,804								
		Sidewalk		Land Improvement Cost Estimates								
		Water		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		Sewer		D/W/P: 3.5 Concrete	3.44	1.00	934	71	2,281			
		Electric		Total Estimated Land Improvements True Cash Value = 2,281								
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who	When	What	2018	49,400	104,400	153,800				137,839C
		TPC 12/27/2017 INSPECTED			2017	49,400	98,800	148,200				135,004C
		TPC 03/11/2012 INSPECTED			2016	49,200	94,600	143,800				133,800C
		TPC 12/20/2010 INSPECTED			2015	50,600	89,800	140,400				133,400C

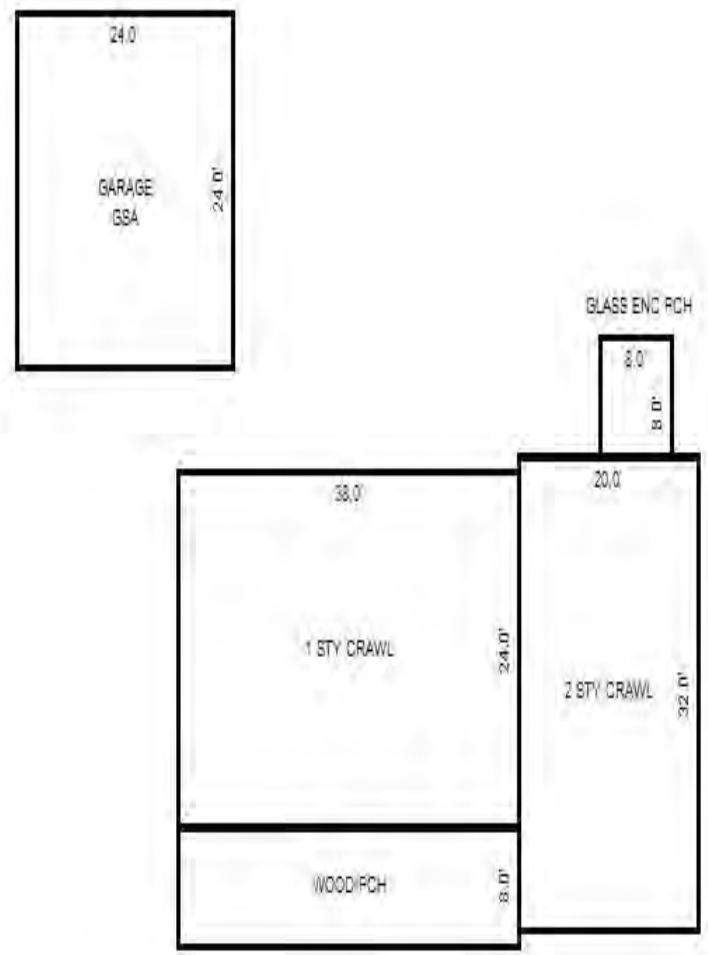


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*** Information herein deemed reliable but not guaranteed***

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 304 64	Type WPP WGEP (1 Story)	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 288 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								
Building Style: 1S		Trim & Decoration													
Yr Built 1968	Remodeled 1993	Ex	X	Ord	Min										
Condition: Average		Lg	X	Ord	Small										
Room List		(5) Floors													
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:				(12) Electric 0 Amps Service									
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures		Stories Exterior		Foundation Rate		Bsmnt-Adj Heat-Adj		Size Cost			
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Ex.	X	Ord.	Min	1	Story Siding	Crawl Space	68.75	-9.57	-0.30	912	53,699
X	Insulation			No. of Elec. Outlets				2	Story Siding	Crawl Space	108.70	-9.57	-0.59	640	63,066
(2) Windows		(7) Excavation		(13) Plumbing				Other Additions/Adjustments		Rate		Size Cost			
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1552 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							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(8) Basement				(15) Built-Ins & Fireplaces		Appliance Allowance		1 1,915			
X	Asphalt Shingle	(9) Basement Finish						(16) Porches		WPP, Standard		9.22 304 2,803			
Chimney: Metal		Recreation SF Living SF Walkout Doors No Floor SF						(17) Garages		WGEP (1 Story), Standard		52.78 64 3,378			
		(10) Floor Support						Class:C Exterior: Siding		Foundation: 18 Inch (Unfinished)		17.55 576 10,109			
		Joists: Unsupported Len: Cntr.Sup:						Base Cost				350.00 1 350			
		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic						Storage area over garage				3.95 288 1,138			
		Lump Sum Items:						Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0,		Depr.Cost =		139,478			
								ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.480 => TCV of Bldg: 1 =				206,427			

*** 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.
CUSTER THELMA A (DECEASED)	SMOES LARRY	0	06/26/2007	OTH	Not Qualified	2007/2928		100.0
CUSTER THELMA A	CUSTER THELMA A ETAL (J/T	1	09/02/2005	QC	Not Qualified	05-0/3778		0.0
CUSTER THELMA A TRUST	CUSTER THEMLA A	1	09/01/2005	QC	Not Qualified	05-0/3777		0.0

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

231 S NORA DR	School: LAKE CITY - 57020					
	P.R.E. 0%					

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

SMOES LARRY R & SHELLY 7268 WESTWOOD DR Jenison MI 49428	2018 Est TCV 377,445 TCV/TFA: 161.72
--	--------------------------------------

X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
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Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
---------------------	-------------	-------------	----------	-------	-------	-------	------	-------	--------	-------


X	Dirt Road	GROUP A 1800	61.00	117.00	0.9951	1.0000	1800	100		109,257
	Gravel Road	61 Actual Front Feet, 0.16 Total Acres								Total Est. Land Value =	109,257

Land Improvement Cost Estimates										
---------------------------------	--	--	--	--	--	--	--	--	--	--

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	1260	73	3,164
Total Estimated Land Improvements True Cash Value =					3,164

Comments/Influences	Water	Sewer	Electric	Gas	Curb	Street Lights	Standard Utilities	Underground Utils.
GRG AND WD ON LOT 51 4-20-06..TT Mrs Custer. She's in nursing home and house is vacant. Jenison is son's address. PRE ok.	X	X	X	X				

Topography of Site

	X Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	Rolling	2018	54,600	134,100	188,700			162,305C
	Low	2017	54,600	129,600	184,200			158,967C
	High	2016	54,700	119,500	174,200			157,550C
	X Landscaped	2015	55,400	117,900	173,300			157,079C
	Swamp							
	Wooded							
	Pond							
	X Waterfront							
	Ravine							
Wetland								
Flood Plain								

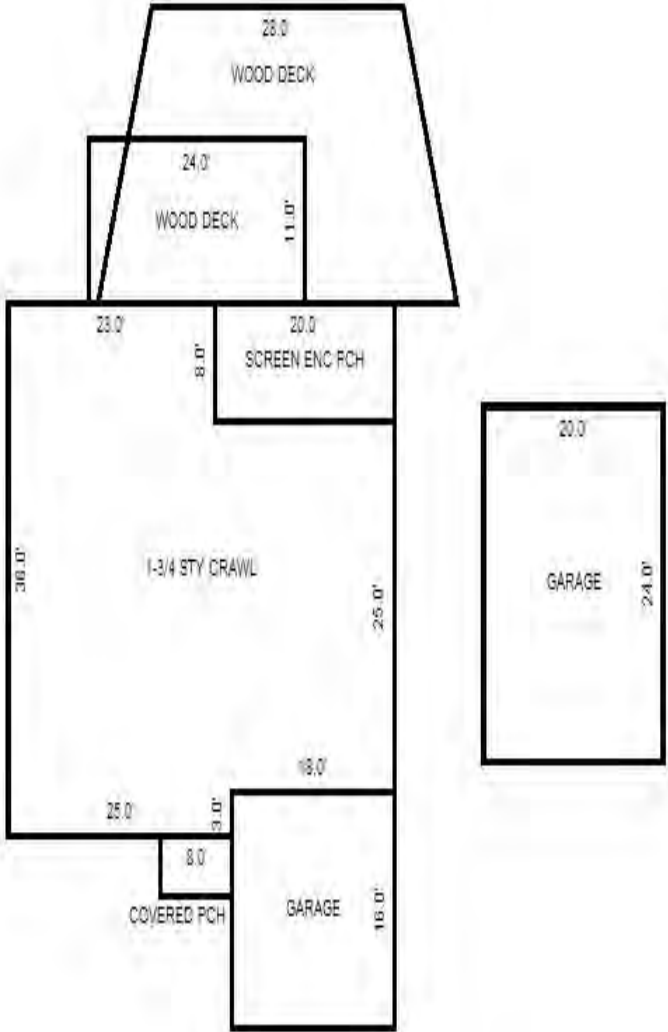
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC 12/27/2017	INSPECTED		2017	54,600	129,600	184,200			158,967C
TPC 03/11/2012	INSPECTED		2016	54,700	119,500	174,200			157,550C
			2015	55,400	117,900	173,300			157,079C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	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: 1987 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: 288 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: 1.75S		Trim & Decoration														
Yr Built 1986	Remodeled 0	Ex	X	Ord		Min	Size of Closets									
Condition: Average		Lg	X	Ord		Small	Doors									
Room List		(5) Floors		Central Air Wood Furnace												
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric			200		Amps Service							
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories		Exterior		Foundation		Rate			
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Ex.	X	Ord.		1.75	Story	Siding	Crawl Space	102.09	-9.97	3.70		
(2) Windows		(7) Excavation		No. of Elec. Outlets			Other Additions/Adjustments				Rate		Size			
X	Insulation	Basement: 0 S.F. Crawl: 1334 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many	X	Ave.		(1) Exterior								
(3) Roof		(8) Basement		(13) Plumbing			(13) Plumbing									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1	Average Fixture(s)		Average Fixture(s)									
X	Double Glass Patio Doors	(9) Basement Finish		2	3 Fixture Bath		3 Fixture Bath									
X	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			(14) Water/Sewer									
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support			Public Water Public Sewer Water Well									
X	Asphalt Shingle	Chimney: Brick		Unsupported Len: Cntr.Sup:			1000 Gal Septic 2000 Gal Septic									
				Lump Sum Items:												
											Class:C Exterior: Siding		Foundation: 42 Inch (Unfinished)			
											Base Cost		26.85		288 7,733	
											Common Wall: 1 Wall		-1300.00		1 -1,300	
											Mechanical Doors		350.00		1 350	
											Class:C Exterior: Siding		Foundation: 42 Inch (Unfinished)			
											Base Cost		20.90		480 10,032	
											Mechanical Doors		350.00		2 700	
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																

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



Sketch by Apex IV™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WOOD ANN LOUISE TR		0	01/06/2011	DC	DEATH CERTIFICATE	2011-0050DC	PTA	0.0
WOOD NORMAN A	WOOD ANN LOUISE TR	0	08/08/2007	WD	FAMILY SALE	2011-00051WD	PTA	0.0
WOOD ANN LOUISE TR		0	08/08/2007	WD	FAMILY SALE	2011-0051WD TR	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status																																																																
241 S NORA DR																																																																						
School: LAKE CITY - 57020																																																																						
P.R.E. 0%																																																																						
Owner's Name/Address		MAP #:																																																																				
WOOD ANN LOUISE TR 16828 LOCHMOOR CIRCLE EAST Northville MI 48168		2018 Est TCV 342,783 TCV/TFA: 176.33																																																																				
Tax Description		Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS																																																																				
. SECS 2 & 1 T22N R8W LOTS 17 & 52 REDMAN ISLE.		<table border="1"> <thead> <tr> <th>X</th> <th>Improved</th> <th>Vacant</th> <th colspan="4">* Factors *</th> <th>Value</th> </tr> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> </tr> </thead> <tbody> <tr> <td>GROUP A 1800</td> <td>61.00</td> <td>125.00</td> <td>0.9951</td> <td>1.0000</td> <td>1800</td> <td>100</td> <td></td> </tr> <tr> <td colspan="7">61 Actual Front Feet, 0.17 Total Acres</td> <td>Total Est. Land Value = 109,257</td> </tr> <tr> <td colspan="8">Land Improvement Cost Estimates</td> </tr> <tr> <th>Description</th> <th>Rate</th> <th>CountyMult.</th> <th>Size</th> <th>%Good</th> <th colspan="3">Cash Value</th> </tr> <tr> <td>D/W/P: 3.5 Concrete</td> <td>3.44</td> <td>1.00</td> <td>500</td> <td>86</td> <td colspan="3">1,479</td> </tr> <tr> <td colspan="7">Total Estimated Land Improvements True Cash Value =</td> <td>1,479</td> </tr> </tbody> </table>					X	Improved	Vacant	* Factors *				Value	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	GROUP A 1800	61.00	125.00	0.9951	1.0000	1800	100		61 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value = 109,257	Land Improvement Cost Estimates								Description	Rate	CountyMult.	Size	%Good	Cash Value			D/W/P: 3.5 Concrete	3.44	1.00	500	86	1,479			Total Estimated Land Improvements True Cash Value =							1,479
X	Improved	Vacant	* Factors *				Value																																																															
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Total Estimated Land Improvements True Cash Value =							1,479																																																															
Comments/Influences		<table border="1"> <thead> <tr> <th>X</th> <th>Public Improvements</th> <th>Topography of Site</th> <th>Year</th> <th>Land Value</th> <th>Building Value</th> <th>Assessed Value</th> <th>Board of Review</th> <th>Tribunal/Other</th> <th>Taxable Value</th> </tr> </thead> <tbody> <tr> <td>X</td> <td>Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.</td> <td>X Level Rolling Low High Landscaped Swamp Wooded Pond X Waterfront Ravine Wetland Flood Plain</td> <td>2018</td> <td>54,600</td> <td>116,800</td> <td>171,400</td> <td></td> <td></td> <td>129,555C</td> </tr> <tr> <td></td> <td></td> <td></td> <td>2017</td> <td>54,600</td> <td>110,500</td> <td>165,100</td> <td></td> <td></td> <td>126,891C</td> </tr> <tr> <td></td> <td></td> <td></td> <td>2016</td> <td>54,700</td> <td>105,800</td> <td>160,500</td> <td></td> <td></td> <td>125,760C</td> </tr> <tr> <td></td> <td></td> <td></td> <td>2015</td> <td>55,400</td> <td>100,500</td> <td>155,900</td> <td></td> <td></td> <td>125,384C</td> </tr> </tbody> </table>					X	Public Improvements	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	X Level Rolling Low High Landscaped Swamp Wooded Pond X Waterfront Ravine Wetland Flood Plain	2018	54,600	116,800	171,400			129,555C				2017	54,600	110,500	165,100			126,891C				2016	54,700	105,800	160,500			125,760C				2015	55,400	100,500	155,900			125,384C														
X	Public Improvements	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value																																																													
X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	X Level Rolling Low High Landscaped Swamp Wooded Pond X Waterfront Ravine Wetland Flood Plain	2018	54,600	116,800	171,400			129,555C																																																													
			2017	54,600	110,500	165,100			126,891C																																																													
			2016	54,700	105,800	160,500			125,760C																																																													
			2015	55,400	100,500	155,900			125,384C																																																													

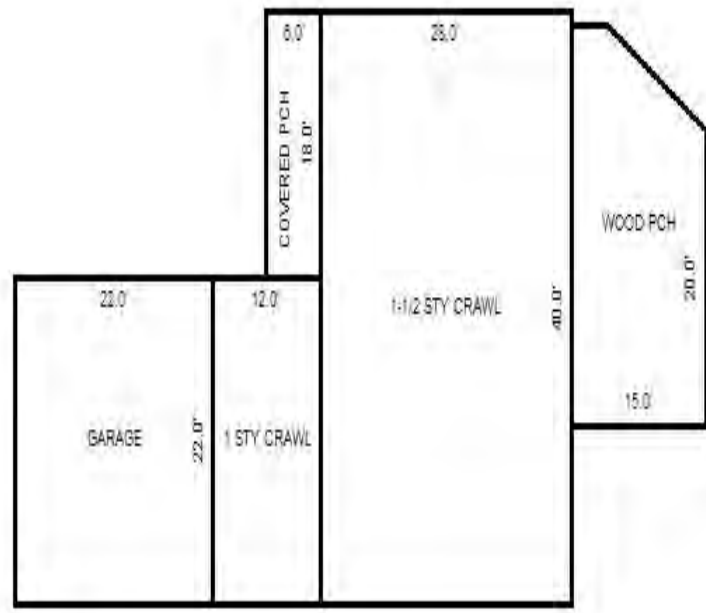


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*** Information herein deemed reliable but not guaranteed***

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 108 384	Type CCP (1 Story) WPP	Year Built: 1995 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 484 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame	X	Drywall Paneled				Plaster Wood T&G															
Building Style: 1S		Trim & Decoration																				
Yr Built 1995	Remodeled 0	Ex	X	Ord			Min	Size of Closets														
Condition: Average		Lg	X	Ord			Small	Doors			Solid	X	H.C.									
Room List		(5) Floors																				
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:					(12) Electric															
				200			Amps Service															
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories Exterior			Foundation			Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall		Ex.	X	Ord.		Min	1.5	Story Siding	Crawl Space	89.03	-9.87	0.00	1120	88,659					
					No. of Elec. Outlets						1	Story Siding	Crawl Space	69.89	-9.87	0.00	264	15,845				
					Many	X	Ave.		Few	Other Additions/Adjustments			Rate			Size		Cost				
	Insulation	(7) Excavation		(13) Plumbing						(14) Water/Sewer												
		Basement: 0 S.F. Crawl: 1384 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			Public Sewer Well, 100 Feet			760.00 2400.00			1 1		760 2,400				
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			(15) Built-Ins & Fireplaces			Appliance Allowance Fireplace: Exterior 2 Story			1915.00 4650.00			1 1		1,915 4,650				
X	Wood Sash Metal Sash Vinyl Sash	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish			(16) Porches			CCP (1 Story), Standard WPP, Standard			28.78 8.68			108 384		3,108 3,333				
X	Double Hung Horiz. Slide Casement			(14) Water/Sewer						(17) Garages												
X	Double Glass Patio Doors Storms & Screens	Recreation SF Living SF Walkout Doors No Floor SF								Class:C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Common Wall: 1 Wall Mechanical Doors Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.480 => TCV of Bldg: 1 =			20.83 -1300.00 350.00			484 1 1		10,082 -1,300 350		156,789 232,047		
(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 1			Lump Sum Items:															
X	Asphalt Shingle																					
Chimney: Metal																						

*** 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.
GOING JOYCE & ROBERT TRUS	TRAUSCH THOMAS C & JULIA	200,000	08/04/2014	PTA	RELATED PARTY	2014-02708	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
251 S NORA DR						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2018 Est TCV 276,012 TCV/TFA: 182.55					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS					
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
. SECS 2 & 1 T22N R8W LOTS 18 & 53 REDMAN ISLE.	X		* Factors *					
			GROUP A 1800	61.00	135.00	0.9951	1.0000	1800 100	109,257
			61 Actual Front Feet, 0.19 Total Acres Total Est. Land Value = 109,257					

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates					
			Description	Rate	CountyMult.	Size	%Good	Cash Value
NEW GRG ON LOT 53 FOR 02	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk	D/W/P: 3.5 Concrete					
				3.44	1.00	662	71	1,617
			Total Estimated Land Improvements True Cash Value = 1,617					

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	54,600	83,400	138,000			101,511C
		TPC 12/27/2017 INSPECTED	2017	54,600	80,600	135,200			99,424C
		TPC 03/11/2012 INSPECTED	2016	54,700	74,300	129,000		98,538C
			2015	55,400	73,300	128,700		98,244C

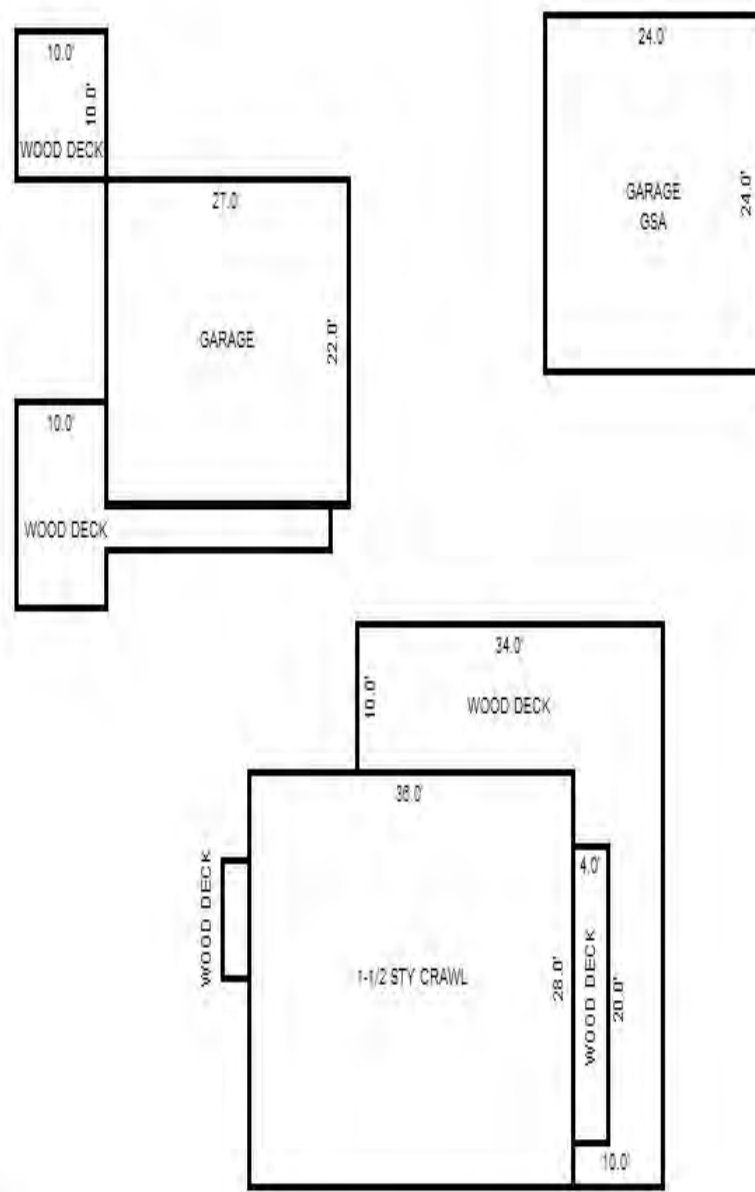


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*** Information herein deemed reliable but not guaranteed***

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 620 24 80 235	Type Treated Wood Treated Wood Treated Wood Treated Wood	Year Built: 1976 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: 594 % Good: 0 Storage Area: 400 No Conc. Floor: 0						
X	Wood Frame		Drywall Paneled		Plaster Wood T&G															
Building Style: 1.5S		Trim & Decoration																		
Yr Built 1976	Remodeled 0	Ex	X	Ord		Min	Size of Closets													
Condition: Average		Lg	X	Ord		Small	Doors													
Room List		(5) Floors		Central Air Wood Furnace																
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric			0		Amps Service											
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories		Exterior		Foundation		Rate							
X	Wood/Shingle Aluminum/Vinyl Brick						Ex.	X	Ord.		Min	1.5	Story Siding	Crawl Space	89.69	-10.25	0.00	1008	80,076	
Insulation		Basement: 0 S.F. Crawl: 1008 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets			Other Additions/Adjustments													
(2) Windows		(7) Excavation		(13) Plumbing			Average Fixture(s)													
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1008 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many			X	Ave.		Few	Average Fixture(s)							
X	Wood Sash Metal Sash Vinyl Sash	Conc. Block Poured Conc. Stone		1			Average Fixture(s)													
X	Double Hung Horiz. Slide Casement	Treated Wood Concrete Floor		1			3 Fixture Bath													
X	Double Glass Patio Doors Storms & Screens	Recreation SF Living SF Walkout Doors No Floor SF		(8) Basement			2 Fixture Bath Softener, Auto Softener, Manual													
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower													
X	Gable Hip Flat	Gambrel Mansard Shed		Public Water			Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan													
X	Asphalt Shingle	(10) Floor Support		Public Sewer			Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan													
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		1			Water Well 1000 Gal Septic 2000 Gal Septic													
		Lump Sum Items:																		

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



Sketch by Apex IV™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BAKER LAWRENCE WAYNE	LAWRENCE WAYNE BAKER QPT	0	12/16/2010	WD	RELATED PARTY	2010-5490	PTA	0.0
BAKER LAWRENCE W & GLADYS	BAKER LAWRENCE WAYNE	0	12/15/2010	PTA	RELATED PARTY	2010-5489WD	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
261 S NORA DR			Deck/Porch	08/24/2004	20040328	Complete

Owner's Name/Address	MAP #:	2018 Est TCV 385,422 TCV/TFA: 142.75
BAKER LAWRENCE W LAWRENCE WAYNE BAKER QPT 2862 MEADOWOOD LANE BLOOMFIELD HILLS MI 48302		

X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

Tax Description	Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SECS 2 & 1 T22N R8W LOTS 19 & 54 REDMAN ISLE.	X	Dirt Road	59.00	151.00	1.0051	1.0000	1800	100		106,737

Comments/Influences	Land Improvement Cost Estimates
ADD'L GRG ON LOT 54 FOR 2008, CHG GRG DIM FROM 360 SQ TO 720, ADD OHG, DECK, SEWER. ADD B'WAY TO HOUSE GRG.	

X	Description	Rate	CountyMult.	Size	%Good	Cash Value
X	D/W/P: 3.5 Concrete	3.44	1.00	855	50	1,471
X	Residential Local Cost Land Improvements					
X	LAND IMPROVE 2500	2500.00	1.00	1.0	97	2,425
X	Total Estimated Land Improvements True Cash Value =					3,896

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



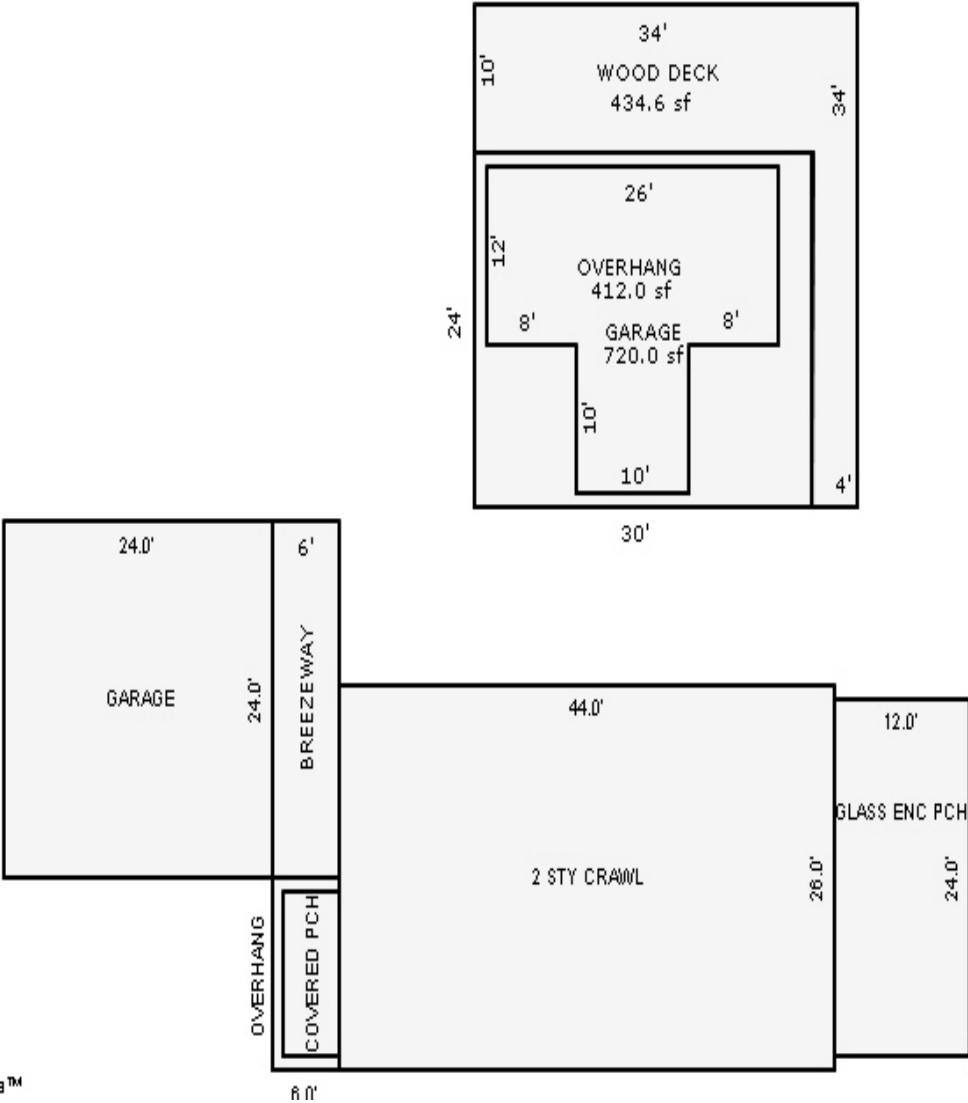
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	53,400	139,300	192,700			158,695C
2017	53,400	134,400	187,800			155,431C
2016	53,300	128,600	181,900			154,045C
2015	54,100	126,800	180,900			153,585C

*** Information herein deemed reliable 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 78 434 144	Type WGEP (1 Story) CCP (1 Story) Treated Wood Brzwy, FW	Year Built: 1975 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: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			1	Class: C +5 Effec. Age: 30 Floor Area: 2700 Total Base Cost: 188,864 Total Base New : 260,632 Total Depr Cost: 196,278 Estimated T.C.V: 274,789								
Building Style: 2S		Trim & Decoration																
Yr Built 1975	Remodeled 1994	Ex	X	Ord	Min													
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 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 Insulation	X	Drywall	Ex.	X	Ord.	Min	2	Story Siding	Crawl Space	108.86	-9.90	4.02	1144	117,809			
X		No. of Elec. Outlets		Many	X	Ave.	Few	1	Story Siding	Overhang	38.09	0.00	0.00	412	15,693			
(2) Windows		(7) Excavation		(13) Plumbing			Other Additions/Adjustments			Rate			Size Cost					
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1144 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) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Rate			Size Cost			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Basement: 0 S.F. Crawl: 1144 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			Rate			Size Cost					
(3) Roof		(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Rate			Size Cost					
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Recreation SF Living SF Walkout Doors No Floor SF			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Rate			Size Cost				
X	Asphalt Shingle	Chimney: Metal		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Rate			Size Cost					
				Lump Sum Items:			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Rate			Size Cost					

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



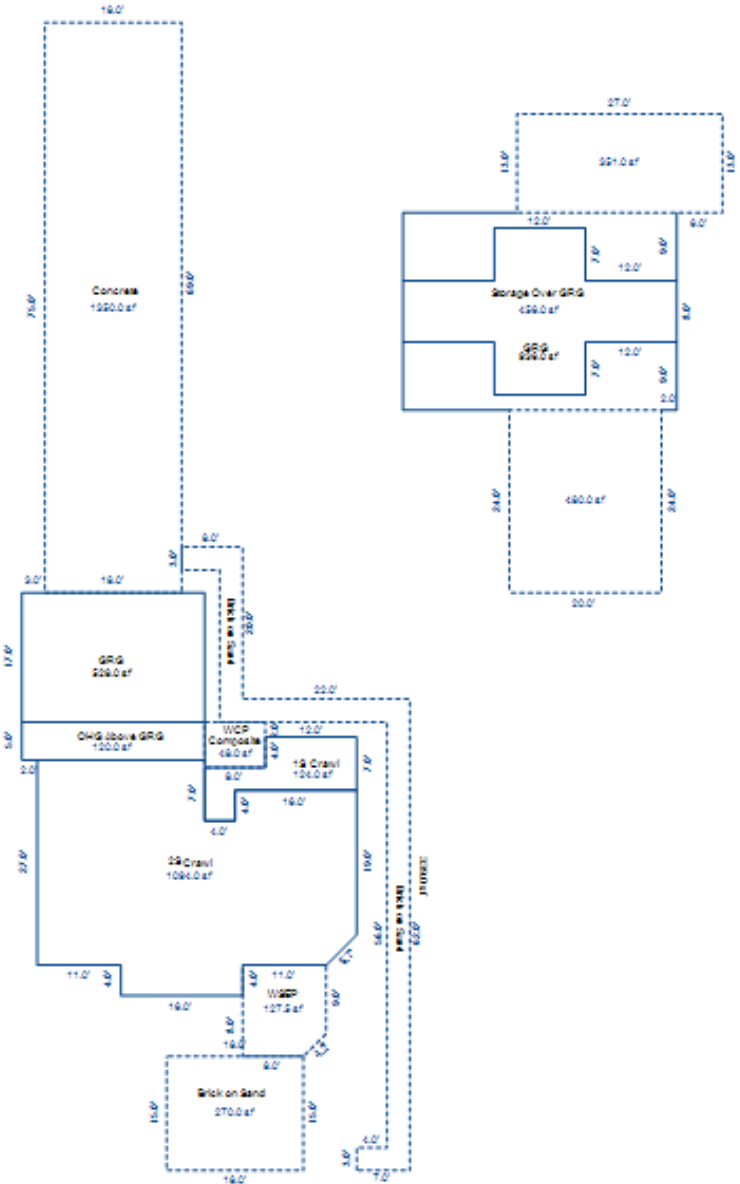
Sketch by Apex Medina™

*** 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				
271 S NORA DR		School: LAKE CITY - 57020			Reroof	05/06/2016	2016-0143	100%				
Owner's Name/Address		P.R.E. 100% 07/27/1994		MAP #:								
STANHOPE ROBERT G & KRISTY L 271 NORA DRIVE LAKE CITY MI 49651		2018 Est TCV 400,337 TCV/TFA: 164.61										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS								
. SECS 2 & 1 T22N R8W LOTS 20, 21, 55 & 56 REDMAN ISLE.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
ADD OHG, WD, & SEWER TO GRG FOR 08.		Gravel Road		GROUP A 1800	60.00	167.00	0.8123	1.0000	1800	100		87,723
		Paved Road		GRADE D 950/FF	60.00	167.00	0.8409	1.0129	950	100	SURPLUS #21	48,551
		Storm Sewer		120 Actual Front Feet, 0.46 Total Acres					Total Est. Land Value =		136,274	
		Sidewalk		Land Improvement Cost Estimates								
		Water		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		X	Sewer	D/W/P: 4in Concrete	3.61	1.00	1350	0	0			
		X	Electric	D/W/P: Brick on Sand	9.39	1.00	339	0	0			
		X	Gas	D/W/P: Brick on Sand	9.39	1.00	270	0	0			
			Curb	D/W/P: 4in Concrete	3.61	1.00	480	0	0			
			Street Lights	Shed: Wood Frame	11.06	1.00	120	50	663			
			Standard Utilities	Residential Local Cost Land Improvements								
			Underground Utils.	Description	Rate	CountyMult.	Size	%Good	Cash Value			
				LAND IMPROVE 5000	5000.00	1.00	1.0	95	4,750			
				Total Estimated Land Improvements True Cash Value = 5,413								
Topography of Site		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Rolling		2018	68,100	132,100	200,200			182,062C		
		Low		2017	68,100	127,600	195,700			178,318C		
		High		2016	68,400	110,600	179,000			176,728C		
		Landscaped		2015	67,200	109,000	176,200			176,200S		
		Swamp										
		Wooded										
		Pond										
		X	Waterfront									
		Ravine										
		Wetland										
		Flood Plain										
Who		When	What									
The Equalizer. Copyright (c) 1999 - 2009.		TPC 12/27/2017	INSPECTED									
Licensed To: Township of Lake, County of Missaukee, Michigan		JWV 10/01/2016	INSPECTED									
		TPC 03/11/2012	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	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 351	Type Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 936 % Good: 0 Storage Area: 456 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		X													
Yr Built 0	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 Bedrooms	Kitchen: Other: Other:		(12) Electric													
		(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: 0 S.F. Height to Joists: 0.0		(13) Plumbing													
X	Many Avg. X Few	Large Avg. X Small		1			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer													
(3) Roof		(9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic													
X	Gable Hip Flat	Gambrel Mansard Shed		Lump Sum Items:													
X	Asphalt Shingle																
Chimney:																	

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		159,000	08/01/1997	WD	Download	312:1260		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
291 S NORA DR			Garage	07/24/2006	20060222	80%
	P.R.E. 0%		Demolition/Removal	08/09/2004	20040302	Complete
Owner's Name/Address	MAP #:					
ADAMS DARYL M & CARRIE L 23926 ARGYLE ST Novi MI 48374	2018 Est TCV 299,705 TCV/TFA: 160.10					

X Improved		Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	60.00	172.00	1.0000	1.0000	1800	100		108,000
60 Actual Front Feet, 0.24 Total Acres								Total Est. Land Value = 108,000

Tax Description		Land Improvement Cost Estimates					
Description	Rate	CountyMult.	Size	%Good	Cash Value		
Residential Local Cost Land Improvements							
Description	Rate	CountyMult.	Size	%Good	Cash Value		
LAND IMPROVE 1000	1000.00	1.00	1.0	97	970		
Total Estimated Land Improvements True Cash Value = 970							

Comments/Influences		Topography of Site											
2010 2nd story of garage is studs only. Roof is uninsulated. COMPLETE REMODEL W/ ADD'N TO STY HEIGHT FOR 99		Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain
X		X								X			
X													
X													
X													
X													
X													



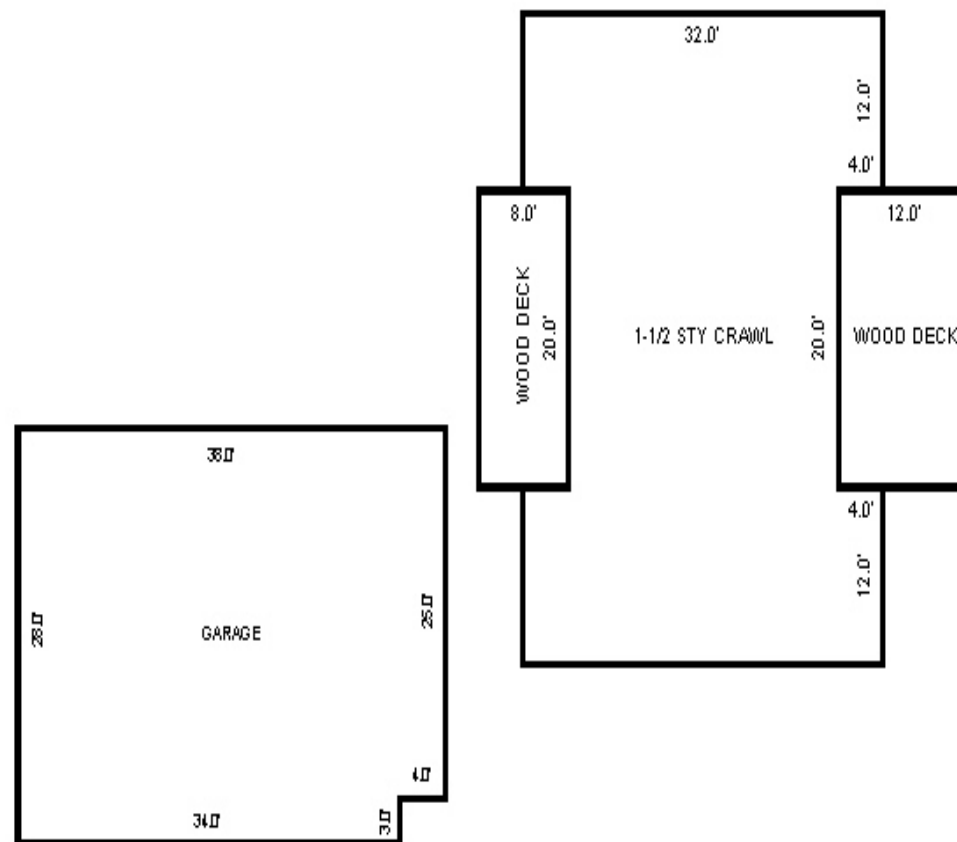
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	54,000	95,900	149,900			143,402C
2017	54,000	92,600	146,600			140,453C
2016	54,000	85,400	139,400			139,201C
2015	56,000	84,100	140,100			138,785C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 240 160	Type Treated Wood Treated Wood	Year Built: 2006 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 1052 % Good: 0 Storage Area: 701 No Conc. Floor: 0	
X	Wood Frame		Drywall X Paneled		Plaster Wood T&G										
Building Style: 1.5S		Trim & Decoration													
Yr Built 1967	Remodeled 1998	Ex	X	Ord		Min									
Condition: Average		Lg	X	Ord		Small									
Room List		(5) Floors													
4	Basement	Kitchen:													
2	1st Floor	Other:													
2	2nd Floor	Other:													
	Bedrooms														
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories Exterior			Foundation Rate		Bsmnt-Adj Heat-Adj		Size Cost	
				Ex. X Ord. Min			1.5 Story Siding			Crawl Space 86.42		-9.67 3.01		1248 99,540	
X Wood/Shingle Aluminum/Vinyl Brick				No. of Elec. Outlets			Other Additions/Adjustments			Rate		Rate		Size Cost	
				Many X Ave. Few			(13) Plumbing								
Insulation		(7) Excavation					(14) Water/Sewer								
(2) Windows		Basement: 0 S.F. Crawl: 1248 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 Public Sewer Well, 100 Feet			760.00 2400.00 1162.00 2700.00		1 1 1 1		760 2,400 1,162 2,700	
X	Many Avg. X Large Avg. Small	(8) Basement					(15) Built-Ins & Fireplaces			Appliance Allowance Fireplace: Interior 1 Story		1915.00 3250.00		1 1 1,915 3,250	
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					(16) Deck/Balcony			Treated Wood,Standard Treated Wood,Standard		6.85 7.39		240 160 1,644 1,182	
(3) Roof		(9) Basement Finish					(17) Garages			Class:BC Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Storage area over garage		17.55 4.50		1052 701 18,463 3,155	
	Gable X Gambrel Hip Mansard Flat Shed	Recreation SF Living SF Walkout Doors No Floor SF					Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.450 => TCV of Bldg: 1 =			131,541 190,735		Depr.Cost = =		131,541 190,735	
X	Asphalt Shingle	(10) Floor Support		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic											
Chimney: Brick				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.
WAINRIGHT KENNETH C & ENG	ENGLISH MAROLE TRUST	0	02/28/2008	WD	Not Qualified	2008/1822		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
301 S NORA DR			Addition	04/08/2008	20080082	Complete

Owner's Name/Address	P.R.E.	MAP #:
ENGLISH MAROLE & WAINRIGHT K TTEE ENGLISH MAROLE TRUST 301 S NORA DR LAKE CITY MI 49651	0%	2018 Est TCV 404,344 TCV/TFA: 143.18

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
. SECS 2 & 1 T22N R8W LOTS 23 & 58 EXC NE'LY 16 FT OF LOT 58. REDMAN ISLE.			
Comments/Influences			
NEW HOUSE & GRG FOR 94 ADD'N TO HOUSE, NEW GRG & GSA FOR 96 ADD'N FOR 00 ADD OHG, WD, & SEWER TO GRG FOR 08.			

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X Dirt Road	GROUP A 1800	60.00	164.00	1.0000	1.0000	1800	100		108,000
X Gravel Road	60 Actual Front Feet, 0.23 Total Acres								Total Est. Land Value = 108,000
X Paved Road	Land Improvement Cost Estimates								
X Storm Sewer	Description	Rate	CountyMult.	Size	%Good	Cash Value			
X Sidewalk	D/W/P: 4in Ren. Conc.	4.21	1.00	480	0	0			
X Water	Residential Local Cost Land Improvements								
X Sewer	Description	Rate	CountyMult.	Size	%Good	Cash Value			
X Electric	LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375			
X Gas	Total Estimated Land Improvements True Cash Value =								2,375
X Curb									
X Street Lights									
X Standard Utilities									
X Underground Utils.									

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2018	54,000	148,200	202,200			169,767C
X Rolling	2017	54,000	143,100	197,100			166,276C
X Low	2016	54,000	132,000	186,000			164,793C
X High	2015	55,000	130,100	185,100			164,301C
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							



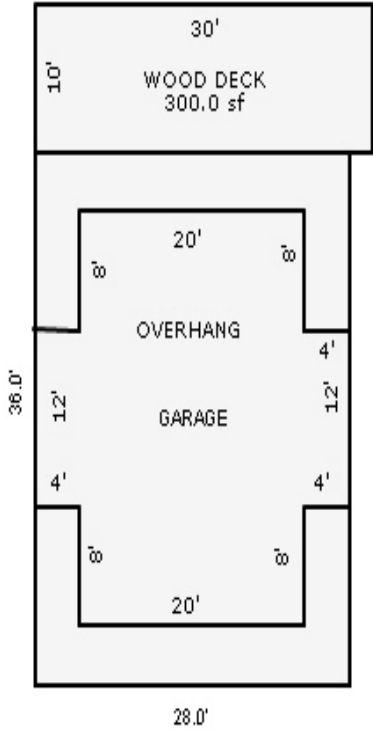
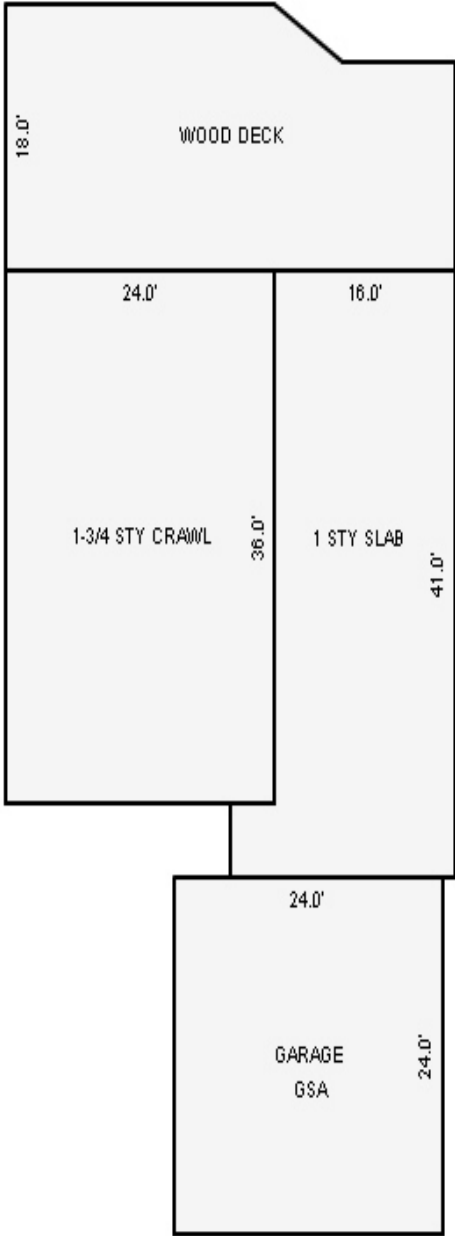
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2017	54,000	143,100	197,100			166,276C
TPC	10/10/2011	INSPECTED	2016	54,000	132,000	186,000			164,793C
TPC	12/20/2010	INSPECTED	2015	55,000	130,100	185,100			164,301C

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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 656 300	Type Treated Wood Treated Wood	Year Built: 1993 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: 200 No Conc. Floor: 0	
X	Wood Frame		Drywall Paneled		Plaster Wood T&G	X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling										
Building Style: 1.75S		Trim & Decoration														
Yr Built 1993	Remodeled 1999	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						Ex.	X	Ord.		Min	1.75 Story Siding			Crawl Space 90.94 -8.75 0.00 864 71,012	
	Insulation			No. of Elec. Outlets			1 Story Siding			Slab 62.67 -10.78 0.00 656 34,040						
(2) Windows	Many Avg. Few	X	Large Avg. Small	(7) Excavation			1 Story Siding			Overhang 36.42 0.00 0.00 656 23,892						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Basement: 0 S.F. Crawl: 864 S.F. Slab: 656 S.F. Height to Joists: 0.0		(13) Plumbing			Other Additions/Adjustments			Rate			Size Cost			
X	Double Glass Patio Doors Storms & Screens	(8) Basement		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer			Average Fixture(s) 760.00 1 760						
(3) Roof	Gable Hip Flat	X	Gambrel Mansard Shed	(9) Basement Finish			(15) Built-Ins & Fireplaces			Appliance Allowance 1915.00 1 1,915						
X	Asphalt Shingle	Recreation SF Living SF Walkout Doors No Floor SF		(16) Deck/Balcony			Treated Wood,Standard 6.10 656 4,002			Treated Wood,Standard 6.65 300 1,995						
	Chimney: Metal	(10) Floor Support		(14) Water/Sewer			(17) Garages			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 19.20 576 11,059						
		Joists: Unsupported Len: Cntr.Sup:		2 Public Water 2 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Automatic Doors 375.00 1 375			Storage area over garage 3.95 200 790						
		Lump Sum Items:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 14.65 1008 14,767			Automatic Doors 375.00 2 750						
							Storage area over garage 3.95 288 1,138			Phy/Ab.Phy/Func/Econ/Comb.%Good= 84/100/100/100/84.0, Depr.Cost = 200,389						
							Separately Depreciated Items: Square footage # 2 is depreciated at 89 %Good... Base Cost Was = 34,040			County Multiplier = 1.38 => Cost New = 46,975						
							ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.450 => TCV of Bldg: 1 = 293,969			Phy/Ab.+hy/Func/Econ/Comb.%Good= 5/100/100/100/5.0, Depr.Cost = 2,349						

*** 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.											
CUDEBACK CURTIS MOORE		0	03/21/2015	DC	CERTIFICATE OF DEATH	SOC SEC DEATH		0.0											
CUDEBACK BILLIE JEAN	CUDEBACK JEFFREY AND CHE	0	02/28/2014	DC	CERTIFICATE OF DEATH	SOC SEC DEATH		0.0											
JAMES DAVID A	CUDEBACK BILLIE J & JEFF	0	04/23/2001	QC	QUIT CLAIM	2001-01780	PTA	0.0											
CUDEBACK BILLIE J	CUDEBACK B.J. & CUDEBAC	0	12/15/2000	QC	QUIT CLAIM	2001-00097	PTA	0.0											
Property Address		Class: 401 RESIDENTIAL-I		Zoning:		Building Permit(s)		Date	Number	Status									
311 S NORA DR		School: LAKE CITY - 57020		New House		06/29/2010		20100313	EXPIRED										
Owner's Name/Address		P.R.E. 100% 09/02/2015		Addition		09/12/2006		20060296	Complete										
CUDEBACK JEFFREY AND CHERYL 311 NORA DR LAKE CITY MI 49651		MAP #:		2018 Est TCV 339,833 TCV/TFA: 170.34															
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS													
. SECS 2 & 1 T22N R8W LOTS 24 & 59 REDMAN ISLE.		X		Public Improvements		* Factors *													
Comments/Influences		X		Dirt Road		Description		Frontage		Depth	Front	Depth	Rate	%Adj.	Reason	Value			
		X		Gravel Road		GROUP A 1800		60.00		144.00	1.0000	1.0000	1800	100		108,000			
		X		Paved Road		60 Actual Front Feet, 0.20 Total Acres										Total Est. Land Value =	108,000		
		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	800	94	3,166						
		X		Sewer		Dock: Light posts		21.31		1.00	64	94	1,282						
		X		Electric		Total Estimated Land Improvements True Cash Value =					4,448								
		X		Gas															
		X		Curb															
		X		Street Lights															
		X		Standard Utilities															
		X		Underground Utils.															
		X		Topography of Site															
		X		Level															
		X		Rolling															
		X		Low															
		X		High															
		X		Landscaped															
		X		Swamp															
		X		Wooded															
		X		Pond															
		X		Waterfront															
		X		Ravine															
		X		Wetland															
		X		Flood Plain															
		X		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value			
		X		Who		When		What		2018		54,000		115,900		169,900		131,020C	
		X		TPC 12/27/2017		INSPECTED		2017		54,000		110,200		164,200		128,326C			
		X		TPC 12/04/2015		INSPECTED		2016		54,000		101,800		155,800		127,182C			
		X		TPC 10/26/2012		INSPECTED		2015		55,000		100,300		155,300		155,300W		126,802C	

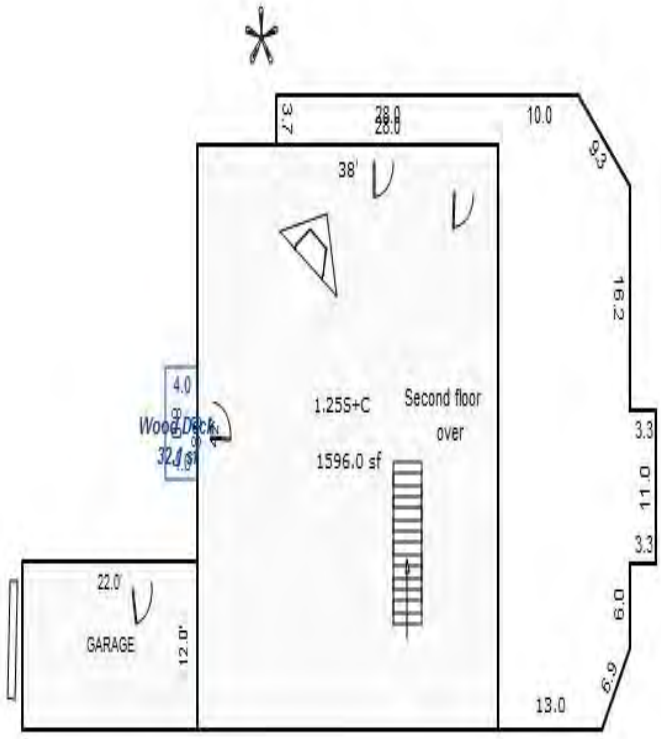


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*** Information herein deemed reliable but not guaranteed***

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 32 865	Type Treated Wood Treated Wood	Year Built: 1971 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: 264 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																																																																																													
X	Wood Frame		(4) Interior Drywall X Paneled		Plaster Wood T&G																																																																																																																																																																																						
Building Style: 1.25S		Trim & Decoration																																																																																																																																																																																									
Yr Built 1971	Remodeled 2010	Ex	X Ord		Min	Size of Closets																																																																																																																																																																																					
Condition: Average		X Lg		Ord		Small																																																																																																																																																																																					
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		Doors			Solid	X H.C.	100 Amps Service																																																																																																																																																																																				
		(6) Ceilings																																																																																																																																																																																									
(1) Exterior	X Drywall			Ex.	X Ord.	Min																																																																																																																																																																																					
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets																																																																																																																																																																																							
	Insulation			Many	X Ave.	Few																																																																																																																																																																																					
(2) Windows				(13) Plumbing																																																																																																																																																																																							
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1596 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																																																																																																																				
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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:																																																																																																																																																																																				
<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>71.49</td> <td>-8.64</td> <td>2.42</td> <td>1596</td> <td>104,171</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: Interior 1 Story</td> <td>3250.00</td> </tr> <tr> <td colspan="7">(16) Deck/Balcony</td> <td></td> </tr> <tr> <td colspan="7">Treated Wood,Standard</td> <td>13.06</td> </tr> <tr> <td colspan="7">Treated Wood,Standard</td> <td>6.10</td> </tr> <tr> <td colspan="7">(17) Garages</td> <td></td> </tr> <tr> <td colspan="7">Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)</td> <td></td> </tr> <tr> <td colspan="7">Base Cost</td> <td>28.05</td> </tr> <tr> <td colspan="7"></td> <td>264</td> </tr> <tr> <td colspan="7">Notes: RESIDENCE</td> <td></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>122,738</td> </tr> <tr> <td colspan="7">ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.480 => TCV of Bldg: 1 =</td> <td></td> <td>181,652</td> </tr> </table>														Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost	1.25	Story Siding	Crawl Space	71.49	-8.64	2.42	1596	104,171	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: Interior 1 Story							3250.00	(16) Deck/Balcony								Treated Wood,Standard							13.06	Treated Wood,Standard							6.10	(17) Garages								Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)								Base Cost							28.05								264	Notes: RESIDENCE								Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,							Depr.Cost =	122,738	ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.480 => TCV of Bldg: 1 =								181,652	CnlyMult X 1.380 E.C.F. X 1.480		Bsmnt Garage: Carport Area: Roof:	
Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost																																																																																																																																																																																				
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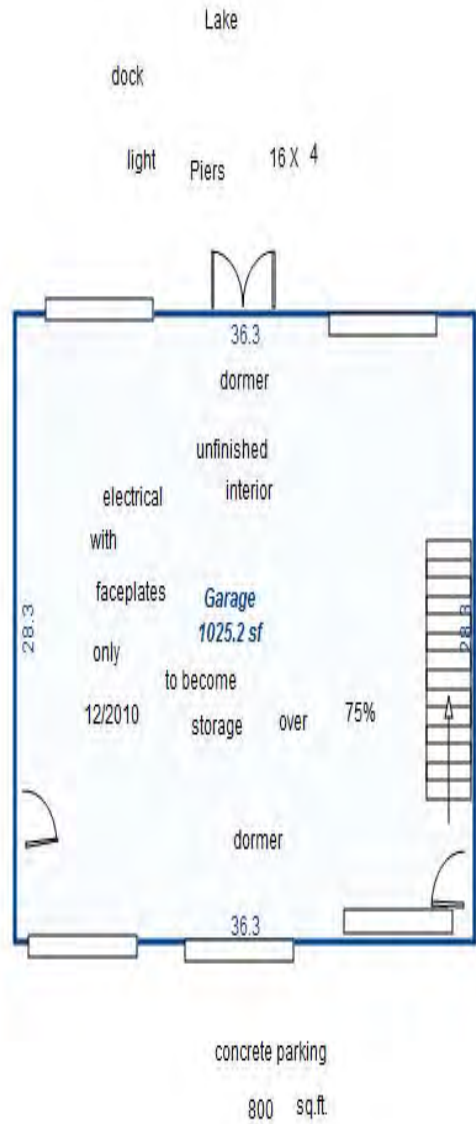


Sketch by Apex Medina™

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2010 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 5 Mech. Doors: 0 Area: 1596 % Good: 80 Storage Area: 769 No Conc. Floor: 0	
X	Wood Frame		Drywall Paneled		Plaster Wood T&G												
Building Style: GRG		Trim & Decoration															
Yr Built	Remodeled	Ex	X	Ord		Min	Size of Closets										
2010	0	Lg	X	Ord		Small	Doors										
Condition: Average				Solid	X	H.C.	Central Air Wood Furnace										
Room List		(5) Floors					(12) Electric										
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:					0 Amps Service										
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories Exterior Foundation Rate			Bsmnt-Adj Heat-Adj		Size Cost					
X	Wood/Shingle Aluminum/Vinyl Brick						Ex.	X	Ord.		Min	Other Additions/Adjustments			Rate		
	Insulation	(7) Excavation		No. of Elec. Outlets			(13) Plumbing										
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0					Many			X			Ave.				
X	Many Avg. Few	X	Large Avg. Small	(8) Basement		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Notes: D.G. Phy/Ab.Phy/Func/Econ/Comb.%Good= 96/100/100/100/96.0, Separately Depreciated Items: (17) Garages Class:C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 14.55 Automatic Doors 375.00 Storage area over garage 3.95 County Multiplier = 1.38 => Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.450 => TCV of Bldg: 2 =			Depr.Cost = 480		1596 23,222 5 1,875 769 3,038 Cost New = 38,825 Total Depreciated Cost = 31,060 Total Depreciated Cost = 31,540			
(3) Roof		(9) Basement Finish		(14) Water/Sewer													
X	Gable Hip Flat	Gambrel Mansard Shed	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor				1			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic							
X	Asphalt Shingle	Recreation SF Living SF Walkout Doors No Floor SF		Lump Sum Items:													
Chimney:		(10) Floor Support															
		Joists: Unsupported Len: Cntr.Sup:															

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
321 S NORA DR	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
VYSE RONALD L ETAL 1955 VASSAR ROAD REESE MI 48757	MAP #:	2018 Est TCV 387,750 TCV/TFA: 134.64				

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS						
			* Factors *						
. SECS 2 & 1 T22N R8W LOTS 25 & 60 REDMAN ISLE.	X	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 1800	60.00	124.00	1.0000 1.0000	1800 100		108,000

Comments/Influences	X	Land Improvement Cost Estimates	Residential Local Cost Land Improvements							
			Description	Rate	CountyMult.	Size	%Good	Cash Value		
	X	LAND IMPROVE 1000	Description			Rate	CountyMult.	Size	%Good	Cash Value
			60 Actual Front Feet, 0.17 Total Acres			1000.00	1.00	1.0	94	940

Topography of Site	X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	Total Estimated Land Improvements True Cash Value = 940						
			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value



Who	When	What	2018	54,000	139,900	193,900			167,758C
	TPC 12/27/2017	INSPECTED	2017	54,000	134,900	188,900			164,308C
	TPC 12/20/2010	INSPECTED	2016	54,000	129,000	183,000			162,843C
			2015	55,000	127,100	182,100			162,356C

*** Information herein deemed reliable 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: 1/2 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		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								20 128 108	WCP (1 Story) Treated Wood Wood Balcony				
Building Style: 2S		Trim & Decoration																
Yr Built 1975	Remodeled 1996	Ex	X	Ord		Min	Size of Closets											
Condition: Average		Lg	X	Ord		Small	Doors											
Room List		(5) Floors		Central Air Wood Furnace														
4	Basement	Kitchen:		(12) Electric														
4	1st Floor	Other:		200 Amps Service														
4	2nd Floor	Other:																
4	Bedrooms																	
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories Exterior			Foundation Rate			Bsmnt-Adj		Heat-Adj		Size Cost	
X	Wood/Shingle Aluminum/Vinyl Brick			X	Ex.		Ord.		Min	2	Story Siding	Crawl Space	109.86	-9.77	0.00	1440	144,130	
Insulation		(7) Excavation		No. of Elec. Outlets			Other Additions/Adjustments			Rate			Rate		Size Cost			
(2) Windows		Basement: 0 S.F. Crawl: 1440 S.F. Slab: 0 S.F. Height to Joists: 0.0		X	Many		Ave.		Few	(13) Plumbing								
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			Average Fixture(s)			760.00					1 760			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			3 Fixture Bath			2400.00					2 4,800			
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Softener, Auto Softener, Manual			2 Fixture Bath			1162.00					1 1,162			
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			3			2700.00					1 2,700			
X	Gable Hip Flat	Gambrel Mansard Shed		(14) Water/Sewer			Average Fixture(s)			1915.00					1 1,915			
X	Asphalt Shingle	(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1			60.39					20 1,208			
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			1			7.76					128 993			
										17.50					108 1,890			
										Class:C Exterior: Siding Foundation: 42 Inch (Finished)					576 13,046			
										Base Cost					1 -650			
										Common Wall: 1/2 Wall					1 375			
										Automatic Doors					1 736			
										Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)					2 750			
										Base Cost					736 2,907			
										Automatic Doors					2 195,172			
										Storage area over garage					736 2,907			
										Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0,			Depr.Cost =		144,130			
										Separately Depreciated Items:					198,899			
										Square footage # 1 is depreciated at 77 %Good...			Base Cost Was =		3,978			
										County Multiplier = 1.38 =>			Cost New =		278,810			
										Phy/Ab.+hy/Func/Econ/Comb.%Good= 2/100/100/100/2.0,			Depr.Cost =					
										ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 =								

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



Sketch by Apex Medina™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FRIEND LOLA J ESTATE	FRIEND WILLIAM G & BONNIE	0	11/16/2012	QC	QUIT CLAIM	2012-03944	PTA	0.0
FRIEND LOLA J	FRIEND LOLA J ESTATE	0	08/04/2010	DC	CERTIFICATE OF DEATH	2010-4235DC	PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
331 S NORA DR						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2018 Est TCV 252,356 TCV/TFA: 158.32					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS								
		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SECS 2 & 1 T22N R8W LOTS 26 & 61 REDMAN ISLE.	X	Dirt Road		GROUP A 1800	50.00	112.00	0.9548	1.0000	1800	100		85,933
		Gravel Road		GRADE D 950/FF	20.00	112.00	0.9622	0.8985	950	100		16,427
		Paved Road		70 Actual Front Feet, 0.18 Total Acres Total Est. Land Value = 102,359								
		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	720	50	1,152			
	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			
		Curb		Total Estimated Land Improvements True Cash Value = 2,122								
		Street Lights										
		Standard Utilities										
		Underground Utils.										



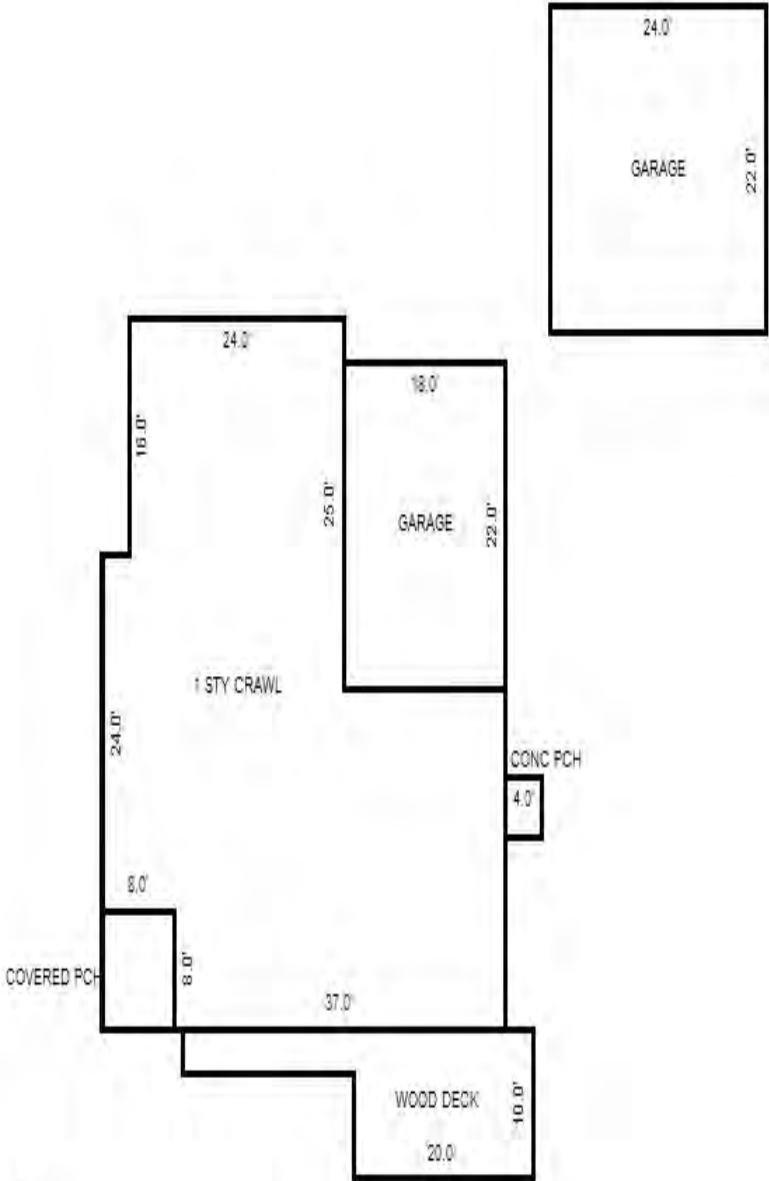
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2018	51,200	75,000	126,200			115,897C
Rolling							
Low							
High							
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront	2017	51,200	70,500	121,700			113,514C
Ravine							
Wetland	2016	51,100	68,000	119,100			112,502C
Flood Plain	2015	51,700	64,400	116,100			112,166C

*** Information herein deemed reliable 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 16 307	Type CCP (1 Story) CPP Treated Wood	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: 1 Area: 396 % 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		Central Air Wood Furnace			Class: CD Effec. Age: 30 Floor Area: 1594 Total Base Cost: 103,432 Total Base New : 142,736 Total Depr Cost: 99,915 Estimated T.C.V: 147,875			CntyMult X 1.380 E.C.F. X 1.480		Bsmnt Garage: Carport Area: Roof:								
Yr Built 1979	Remodeled 0	Ex	X	Ord		Min	No. of Elec. Outlets			Rate		Bsmnt-Adj		Heat-Adj		Size		Cost		
Condition: Average		Lg	X	Ord		Small	(13) Plumbing			Rate		Heat-Adj		Size		Cost				
Room List	(5) Floors	Kitchen: Other: Other:			No. of Fixtures			Stories			Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
Basement 1st Floor 2nd Floor 3 Bedrooms		Kitchen: Other: Other:			(12) Electric			Exterior			Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
(1) Exterior	X	Drywall				Min	Average Fixture(s)			Rate		Bsmnt-Adj		Heat-Adj		Size		Cost		
X	Wood/Shingle Aluminum/Vinyl Brick	Basement: 0 S.F. Crawl: 1594 S.F. Slab: 0 S.F. Height to Joists: 0.0			No. of Elec. Outlets			Average Fixture(s)			Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
Insulation		(8) Basement			Many			Average Fixture(s)			Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
(2) Windows	X	Many Avg. Few	X	Large Avg. Small	Basement			Average Fixture(s)			Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Average Fixture(s)			Average Fixture(s)			Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish			Average Fixture(s)			Average Fixture(s)			Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF			Average Fixture(s)			Average Fixture(s)			Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
X	Gable Hip Flat	Gambrel Mansard Shed			Average Fixture(s)			Average Fixture(s)			Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:			Average Fixture(s)			Average Fixture(s)			Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
Chimney: Metal		(14) Water/Sewer			Average Fixture(s)			Average Fixture(s)			Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Average Fixture(s)			Average Fixture(s)			Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
		Lump Sum Items:			Average Fixture(s)			Average Fixture(s)			Rate		Bsmnt-Adj		Heat-Adj		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.
PURDY WAYNE E & RUDOLPH E	DETWILER GARY TRUST	180,000	05/30/2014	WD	WARRANTY DEED	2014-01946	PTA	100.0
PURDY ROBERTA B	PURDY WAYNE E & RUDOLPH E	1	12/31/2012	WD	WARRANTY DEED	2012-03087		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
341 S NORA DR			MISSING PERMIT	12/23/2014	2014-9995	100%

Owner's Name/Address	MAP #:
DETWILER GARY TRUST 3131 E BEECHWOOD DR MIDLAND MI 48640	2018 Est TCV 244,366 TCV/TFA: 114.78

X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS																																				
		<p style="text-align: center;">* Factors *</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>GROUP A 1800</td> <td>60.00</td> <td>114.00</td> <td>0.8579</td> <td>1.0000</td> <td>1800</td> <td>100</td> <td></td> <td>92,655</td> </tr> <tr> <td>GRADE D 950/FF</td> <td>40.00</td> <td>114.00</td> <td>0.8801</td> <td>0.9033</td> <td>950</td> <td>100</td> <td>SURPLUS</td> <td>30,210</td> </tr> <tr> <td colspan="8">100 Actual Front Feet, 0.26 Total Acres</td> <td>Total Est. Land Value = 122,865</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	GROUP A 1800	60.00	114.00	0.8579	1.0000	1800	100		92,655	GRADE D 950/FF	40.00	114.00	0.8801	0.9033	950	100	SURPLUS	30,210	100 Actual Front Feet, 0.26 Total Acres								Total Est. Land Value = 122,865
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GRADE D 950/FF	40.00	114.00	0.8801	0.9033	950	100	SURPLUS	30,210																														
100 Actual Front Feet, 0.26 Total Acres								Total Est. Land Value = 122,865																														

Tax Description
 . SECS 2 & 1 T22N R8W LOTS 27, 62 & 63 & BEG 30 FT N 65 DEG 28' E OF NW COR OF LOT 28 TH TO NE COR TH TO SE COR TH TO A PT ON WATERS EDGE 31 FT E'LY OF S COR TH N'LY TO POB REDMAN ISLE.

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

Land Improvement Cost Estimates

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	1602	0	0

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

Comments/Influences



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

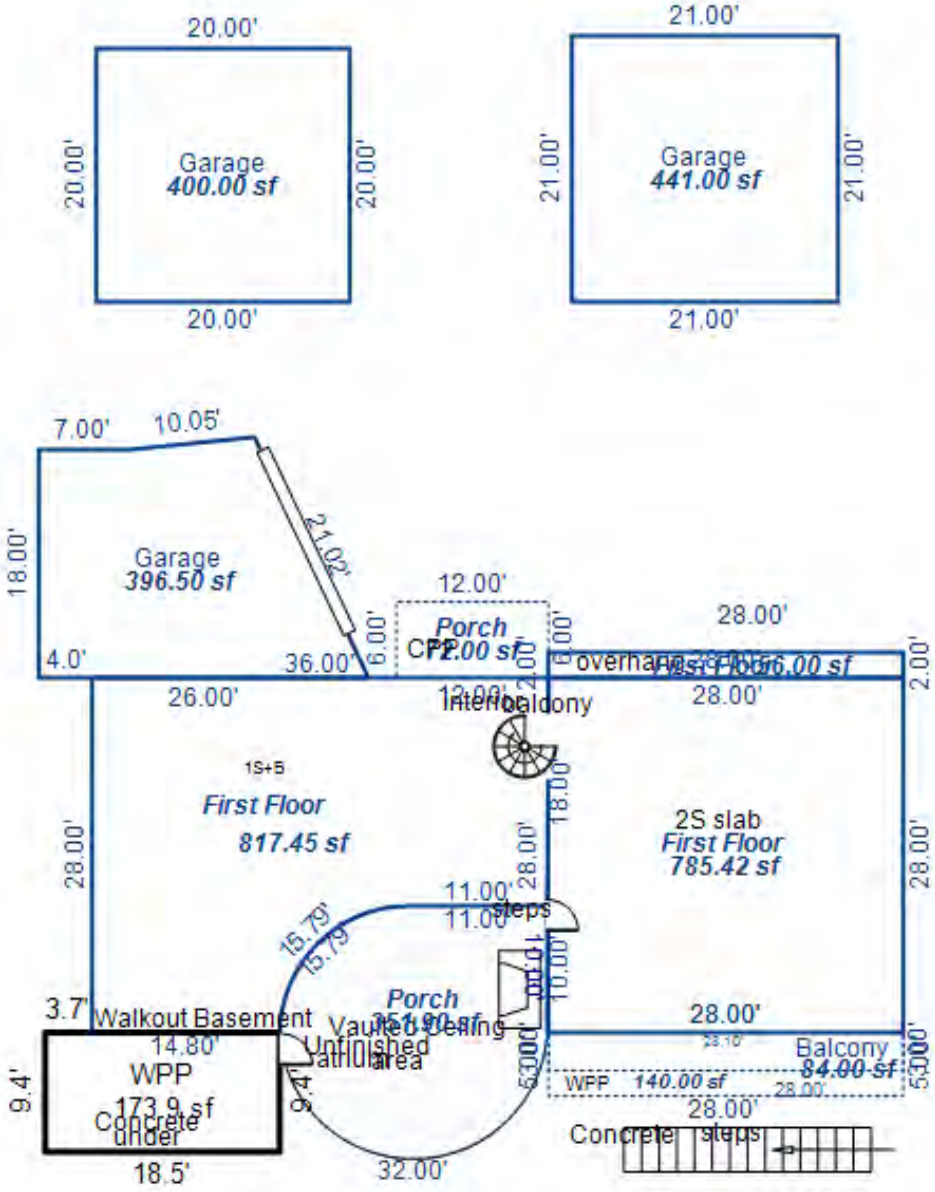
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	61,400	60,800	122,200			118,516C
2017	61,400	58,700	120,100			116,079C
2016	61,800	56,100	117,900			115,044C
2015	61,800	52,900	114,700			114,700S

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																																																																																																																																																																																																																
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 1 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 72 140 173 351 140 84	Type CPP WPP WPP CGEP (2 Story) Treated Wood Wood Balcony	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: 1 Area: 396 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																																																																																																																																																														
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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>Bi-Level</td> <td>Siding</td> <td>Bi-Lev. 60%</td> <td>66.01</td> <td>-2.91</td> <td>0.00</td> <td>785</td> <td>49,534</td> </tr> <tr> <td>1</td> <td>Story Siding</td> <td>Basement</td> <td>54.62</td> <td>0.00</td> <td>0.00</td> <td>817</td> <td>44,625</td> </tr> <tr> <td>1</td> <td>Story Siding</td> <td>Overhang</td> <td>31.03</td> <td>0.00</td> <td>0.00</td> <td>56</td> <td>1,738</td> </tr> <tr> <td colspan="2">Other Additions/Adjustments</td> <td></td> <td>Rate</td> <td></td> <td></td> <td>Size</td> <td>Cost</td> </tr> <tr> <td colspan="2">Walk out Basement Door(s)</td> <td></td> <td>700.00</td> <td></td> <td></td> <td>1</td> <td>700</td> </tr> <tr> <td colspan="2">(13) Plumbing</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="2">Average Fixture(s)</td> <td></td> <td>630.00</td> <td></td> <td></td> <td>1</td> <td>630</td> </tr> <tr> <td colspan="2">3 Fixture Bath</td> <td></td> <td>1975.00</td> <td></td> <td></td> <td>1</td> <td>1,975</td> </tr> <tr> <td colspan="2">(14) Water/Sewer</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="2">Public Sewer</td> <td></td> <td>1025.00</td> <td></td> <td></td> <td>1</td> <td>1,025</td> </tr> <tr> <td colspan="2">Well, 100 Feet</td> <td></td> <td>2550.00</td> <td></td> <td></td> <td>1</td> <td>2,550</td> </tr> <tr> <td colspan="2">(15) Built-Ins & Fireplaces</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="2">Appliance Allowance</td> <td></td> <td>1415.00</td> <td></td> <td></td> <td>1</td> <td>1,415</td> </tr> <tr> <td colspan="2">Fireplace: Interior 2 Story</td> <td></td> <td>3425.00</td> <td></td> <td></td> <td>1</td> <td>3,425</td> </tr> <tr> <td colspan="2">Fireplace: 2nd on Same Stack</td> <td></td> <td>2425.00</td> <td></td> <td></td> <td>1</td> <td>2,425</td> </tr> <tr> <td colspan="2">(16) Porches</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="2">Ceramic Tile Floor</td> <td></td> <td>16.52</td> <td></td> <td></td> <td>72</td> <td>1,189</td> </tr> <tr> <td colspan="2">WPP, Standard</td> <td></td> <td>11.88</td> <td></td> <td></td> <td>140</td> <td>1,663</td> </tr> <tr> <td colspan="2">WPP, Standard</td> <td></td> <td>10.95</td> <td></td> <td></td> <td>173</td> <td>1,894</td> </tr> <tr> <td colspan="2">CGEP (2 Story), Standard</td> <td></td> <td>41.74</td> <td></td> <td></td> <td>351</td> <td>14,651</td> </tr> <tr> <td colspan="2">(16) Deck/Balcony</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="2">Treated Wood, Standard</td> <td></td> <td>7.32</td> <td></td> <td></td> <td>140</td> <td>1,025</td> </tr> <tr> <td colspan="2">Wood Balcony</td> <td></td> <td>15.00</td> <td></td> <td></td> <td>84</td> <td>1,260</td> </tr> <tr> <td colspan="2">(17) Garages</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="2">Class:CD Exterior: Siding</td> <td>Foundation: 42 Inch (Unfinished)</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="2">Base Cost</td> <td></td> <td>21.97</td> <td></td> <td></td> <td>396</td> <td>8,700</td> </tr> <tr> <td colspan="2">Common Wall: 1 Wall</td> <td></td> <td>-1225.00</td> <td></td> <td></td> <td>1</td> <td>-1,225</td> </tr> <tr> <td colspan="2">Mechanical Doors</td> <td></td> <td>350.00</td> <td></td> <td></td> <td>1</td> <td>350</td> </tr> <tr> <td colspan="2">Class:CD Exterior: Siding</td> <td>Foundation: 42 Inch (Unfinished)</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table>																Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost	Bi-Level	Siding	Bi-Lev. 60%	66.01	-2.91	0.00	785	49,534	1	Story Siding	Basement	54.62	0.00	0.00	817	44,625	1	Story Siding	Overhang	31.03	0.00	0.00	56	1,738	Other Additions/Adjustments			Rate			Size	Cost	Walk out Basement Door(s)			700.00			1	700	(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, 100 Feet			2550.00			1	2,550	(15) Built-Ins & Fireplaces								Appliance Allowance			1415.00			1	1,415	Fireplace: Interior 2 Story			3425.00			1	3,425	Fireplace: 2nd on Same Stack			2425.00			1	2,425	(16) Porches								Ceramic Tile Floor			16.52			72	1,189	WPP, Standard			11.88			140	1,663	WPP, Standard			10.95			173	1,894	CGEP (2 Story), Standard			41.74			351	14,651	(16) Deck/Balcony								Treated Wood, Standard			7.32			140	1,025	Wood Balcony			15.00			84	1,260	(17) Garages								Class:CD Exterior: Siding		Foundation: 42 Inch (Unfinished)						Base Cost			21.97			396	8,700	Common Wall: 1 Wall			-1225.00			1	-1,225	Mechanical Doors			350.00			1	350	Class:CD Exterior: Siding		Foundation: 42 Inch (Unfinished)					
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHULTZ NEIL A & CARYN R	ZAINEA MICHAEL A & ANN M	358,000	06/15/2007	WD	Arms Length	2007/2217		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
361 S NORA DR			Garage	08/24/2007	20070590	Complete
			New House	08/24/2007	20070589	Complete
Owner's Name/Address	MAP #:					
ZAINEA MICHAEL A & ANN M 19559 WALTHAM RD BEVERLY HILLS MI 48025	2018 Est TCV 475,518 TCV/TFA: 165.69					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS							
		Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
PCL A OF THE SURVEY RECORDED IN LIBER S-4 PG 77. (PART OF LOTS 29, 30 & 65). REDMAN ISLE.	X	Dirt Road		GROUP A 1800	60.00	118.75	0.8399	1.0000	1800	100	90,707
		Gravel Road		GRADE D 950/FF	47.34	118.75	0.8647	0.9144	950	100	35,559
		Paved Road		107 Actual Front Feet, 0.29 Total Acres Total Est. Land Value = 126,266							
		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	1541	0	0		
				Residential Local Cost Land Improvements							
				Description	Rate	CountyMult.	Size	%Good	Cash Value		
				LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375		
				Total Estimated Land Improvements True Cash Value =					2,375		



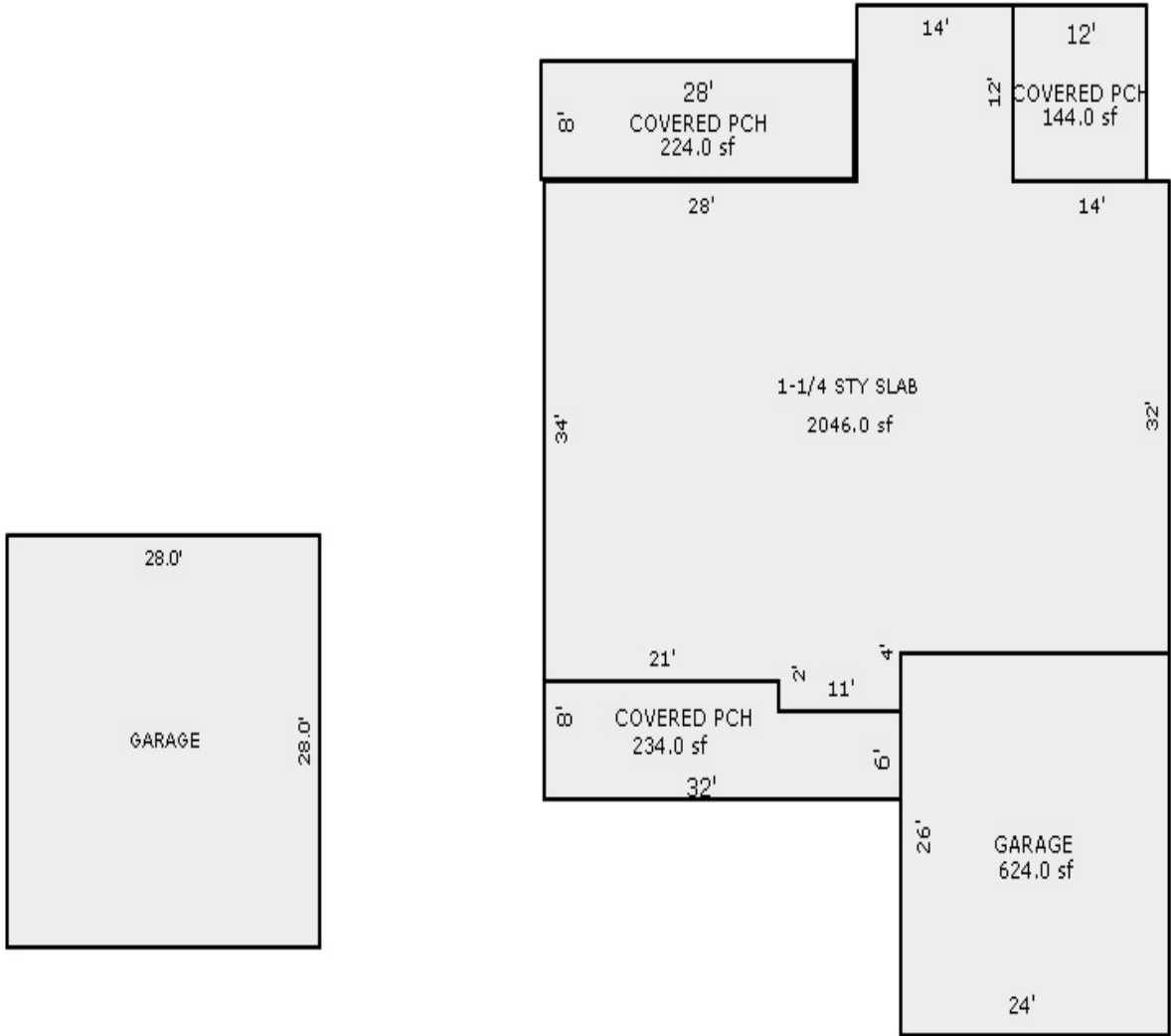
Comments/Influences	X	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
00 SPLIT 44.50 LAKEFRNT AND LOT 64 TO 030-00 FOR 01	X	Level	2018	63,100	174,700	237,800			198,888C
		Rolling							
		Low							
		High							
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
			2017	63,100	165,300	228,400			194,798C
			2016	63,500	152,500	216,000			193,061C
			2015	62,700	150,200	212,900			192,484C

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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 224 234 144	Type WCP (1 Story) WCP (1 Story) WCP (1 Story)	Year Built: 2007 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		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: 7 Floor Area: 2870 Total Base Cost: 182,622 Total Base New : 252,018 Total Depr Cost: 234,377 Estimated T.C.V: 346,877			CntyMult X 1.380 E.C.F. X 1.480			Bsmnt Garage: Carport Area: Roof:	
Yr Built 2007	Remodeled 0	Ex	X	Ord		Min	Central Air Wood Furnace			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj			Size Cost				
Condition: Average		Lg	X	Ord		Small	(12) Electric			Rate			Size Cost				
Room List	(5) Floors	Doors		Solid	X	H.C.	200 Amps Service			1.25 Story Siding Slab 71.41 -10.29 2.55			2046 130,269				
Basement	Kitchen:						No./Qual. of Fixtures			1 Story Siding Overhang 34.43 0.00 0.00			312 10,742				
1st Floor	Other:						Ex. X Ord. Min			Other Additions/Adjustments			Rate				
2nd Floor	Other:						No. of Elec. Outlets			(13) Plumbing			Rate				
3 Bedrooms							Many X Ave. Few			Average Fixture(s)			760.00 1 760				
(1) Exterior	(6) Ceilings						(13) Plumbing			(14) Water/Sewer			1162.00 1 1,162				
X	Drywall						1 Average Fixture(s)			Public Sewer			2700.00 1 2,700				
Wood/Shingle							1 3 Fixture Bath			(15) Built-Ins & Fireplaces							
Aluminum/Vinyl							2 Fixture Bath			Appliance Allowance			1915.00 1 1,915				
Brick							Softener, Auto			(16) Porches							
Insulation							Softener, Manual			WCP (1 Story), Standard			20.83 224 4,666				
(2) Windows							Solar Water Heat			WCP (1 Story), Standard			20.53 234 4,804				
X	Many Avg. Few	X	Large Avg. Small				No Plumbing			WCP (1 Story), Standard			24.46 144 3,522				
Wood Sash							Extra Toilet			(17) Garages							
Metal Sash							Extra Sink			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)							
Vinyl Sash							Separate Shower			Base Cost			18.40 624 11,482				
Double Hung							Ceramic Tile Floor			Common Wall: 1 Wall			-1300.00 1 -1,300				
Horiz. Slide							Ceramic Tile Wains			Automatic Doors			375.00 1 375				
Casement							Ceramic Tub Alcove			Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)							
X	Double Glass		Recreation SF				Vent Fan			Base Cost			14.70 784 11,525				
X	Patio Doors		Living SF				(14) Water/Sewer			Phy/Ab.Phy/Func/Econ/Comb.%Good= 93/100/100/100/93.0, Depr.Cost = 234,377							
X	Storms & Screens		Walkout Doors				Public Water			ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.480 => TCV of Bldg: 1 = 346,877							
(3) Roof							Public Sewer										
X	Gable Hip Flat		No Floor SF				Water Well										
X	Gambrel Mansard Shed						1000 Gal Septic										
X	Asphalt Shingle						2000 Gal Septic										
Chimney:							Lump Sum Items:										

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Sketch by Apex Medina™

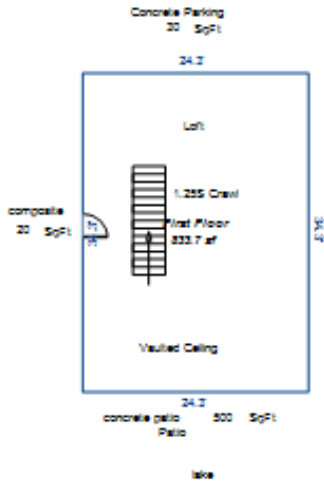
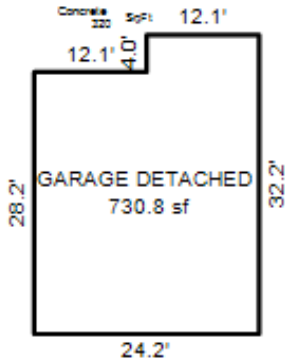
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
Property Address		Class: 401 RESIDENTIAL-I		Zoning:		Building Permit(s)		Date	Number	Status					
351 S NORA DR		School: LAKE CITY - 57020		Pole Barn		10/21/2014		2014-0478	100%						
Owner's Name/Address		P.R.E. 0%		New House		04/23/2001		2001-0095	100%						
VANTIL PHILLIP B & NANCY K 3514 NEW HOLLAND ROAD HUDSONVILLE MI 49426		MAP #:		2018 Est TCV 253,190 TCV/TFA: 243.22											
Taxpayer's Name/Address		X Improved		Vacant		Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS									
VANTIL PHILLIP B & NANCY K 3514 NEW HOLLAND ROAD HUDSONVILLE MI 49426		Public Improvements				* Factors *									
Tax Description		Dirt Road		Gravel Road		Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
PCL B OF THE SURVEY RECORDED IN LIBER S-4 PG 77. (PART OF LOTS 28, 29 & 64). REDMAN ISLE.		X Paved Road		Storm Sewer		GROUP A 1800		44.00	128.00	1.0975	1.0000	1800	100		86,923
Comments/Influences		X Sidewalk		Water		44 Actual Front Feet, 0.13 Total Acres		Total Est. Land Value =						86,923	
00 SPLIT FROM 029-00 FOR 01 INC LOT 64 NEW HOUSE @ 45% FOR 02 COMP FOR 04		X Sewer		Electric		Land Improvement Cost Estimates		Description		Rate	CountyMult.	Size	%Good	Cash Value	
		X Gas		Curb		D/W/P: 4in Ren. Conc.		4.21	1.00	30	0		0		
		X Street Lights		Standard Utilities		D/W/P: 4in Ren. Conc.		4.21	1.00	500	0		0		
		X Underground Utils.		Residential Local Cost Land Improvements		Description		Rate	CountyMult.	Size	%Good	Cash Value			
		Topography of Site				LAND IMPROVE 1000		1000.00	1.00	1.0	95	950			
		X Level		Rolling		Total Estimated Land Improvements True Cash Value =						950			
		X High		Landscaped											
		X Swamp		Wooded											
		X Pond		Waterfront											
		X Ravine		Wetland											
		X 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	43,500	83,100	126,600			97,255C	
		TPC 11/02/2015		INSPECTED				2017	43,500	78,600	122,100			95,255C	
		TPC 12/23/2014		INSPECTED				2016	42,800	72,500	115,300			94,406C	
								2015	40,600	64,800	105,400			87,344C	

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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: 2015 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 730 % 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: 12 Floor Area: 1041 Total Base Cost: 91,980 Total Base New : 126,933 Total Depr Cost: 111,701 Estimated T.C.V: 165,317							
Building Style: 1.25S		Trim & Decoration														
Yr Built 2001 201		Remodeled 0		Ex X Ord Min			Size of Closets									
Condition: Average		Lg X Ord Small		Doors Solid X H.C.			Central Air Wood Furnace									
Room List		(5) Floors		Kitchen: Other: Other:			(12) Electric									
Basement 1st Floor 2nd Floor 2 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	
Wood/Shingle Aluminum/Vinyl Brick				No. of Elec. Outlets			Many X Ave. Few		1.25 Story Siding		Crawl Space 84.24		-10.77 0.00		833 61,201	
Insulation		(7) Excavation		(13) Plumbing			Average Fixture(s)		Other Additions/Adjustments		Rate				Size Cost	
(2) Windows		Basement: 0 S.F. Crawl: 833 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s)			1 3 Fixture Bath		(1) Exterior		Stone Veneer		10.25		44 451	
X Many Avg. Few X Large Avg. Small		(8) Basement		1 2 Fixture Bath			Softener, Auto		(13) Plumbing		Average Fixture(s)		760.00		1 760	
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 Softener, Manual			Solar Water Heat		(14) Water/Sewer		Public Sewer		1162.00		1 1,162	
X Double Glass Patio Doors Storms & Screens		(9) Basement Finish		1 Well, 100 Feet			(15) Built-Ins & Fireplaces		Appliance Allowance		1915.00		1 1,915			
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		1 No Plumbing			No Plumbing		(17) Garages		Class:C Exterior: Pole		Foundation: 42 Inch (Finished)		Base Cost 15.82 730 11,549	
X Gable Hip Flat X Gambrel Mansard Shed		(10) Floor Support		1 Extra Toilet			Extra Sink		Automatic Doors		375.00		1 375			
X Asphalt Shingle		Joists: Unsupported Len: Cntr.Sup:		1 Separate Shower			Ceramic Tile Floor		Class:C Exterior: Siding		Foundation: 42 Inch (Unfinished)		Base Cost 18.37 627 11,518			
Chimney:				1 Ceramic Tub Alcove			Vent Fan		Mechanical Doors		350.00		1 350			
				(14) Water/Sewer			Public Water		Notes: 2015 GARAGE		Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/100/88.0,		Depr.Cost = 111,701			
				1 Public Sewer			Water Well		ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.480 => TCV of Bldg: 1 =		165,317					
				1 1000 Gal Septic			2000 Gal Septic									
				Lump Sum Items:												

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
Property Address								
381 S NORA DR		Class: 401 RESIDENTIAL-I		Zoning:		Building Permit(s)		Date
Owner's Name/Address		School: LAKE CITY - 57020		ALTERATION		08/23/2012		Number
KUIPERS TERRY & SHEILA		P.R.E. 0%						Status
9977 108TH ST		MAP #:						
MIDDLEVILLE MI 49333		2018 Est TCV 286,931 TCV/TFA: 189.77						
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS		
. SECS 2 & 1 T22N R8W LOTS 31 & 66 REDMAN ISLE.		Public Improvements				* Factors *		
Comments/Influences		Dirt Road				Description Frontage Depth Front Depth Rate %Adj. Reason Value		
REMOVE NEG 10% LOC ADJ (WAS GIVEN FOR POSSIBLE OIL CONTAMINATION OF REDMANS NEXT DOOR IN 1993) NO LONGER AN ISSUE.		X Gravel Road				GROUP A 1800 60.00 168.00 1.0000 1.0000 1800 100 108,000		
		X Paved Road				60 Actual Front Feet, 0.23 Total Acres Total Est. Land Value = 108,000		
		X Storm Sewer				Land Improvement Cost Estimates		
		X Sidewalk				Description Rate CountyMult. Size %Good Cash Value		
		X Water				D/W/P: 3.5 Concrete 3.44 1.00 1030 71 2,516		
		X Sewer				Total Estimated Land Improvements True Cash Value = 2,516		
		X Electric						
		X Gas						
		Curb						
		Street Lights						
		Standard Utilities						
		Underground Utils.						
		Topography of Site						
		X Level						
		Rolling						
		Low						
		High						
		Landscaped						
		Swamp						
		Wooded						
		Pond						
		X Waterfront						
		Ravine						
		Wetland						
		Flood Plain						
		Who		When		What		Year
								Land Value
								Building Value
								Assessed Value
								Board of Review
								Tribunal/Other
								Taxable Value
								2018
								2017
								2016
								2015
								113,441C
								111,108C
								110,117C
								109,788C

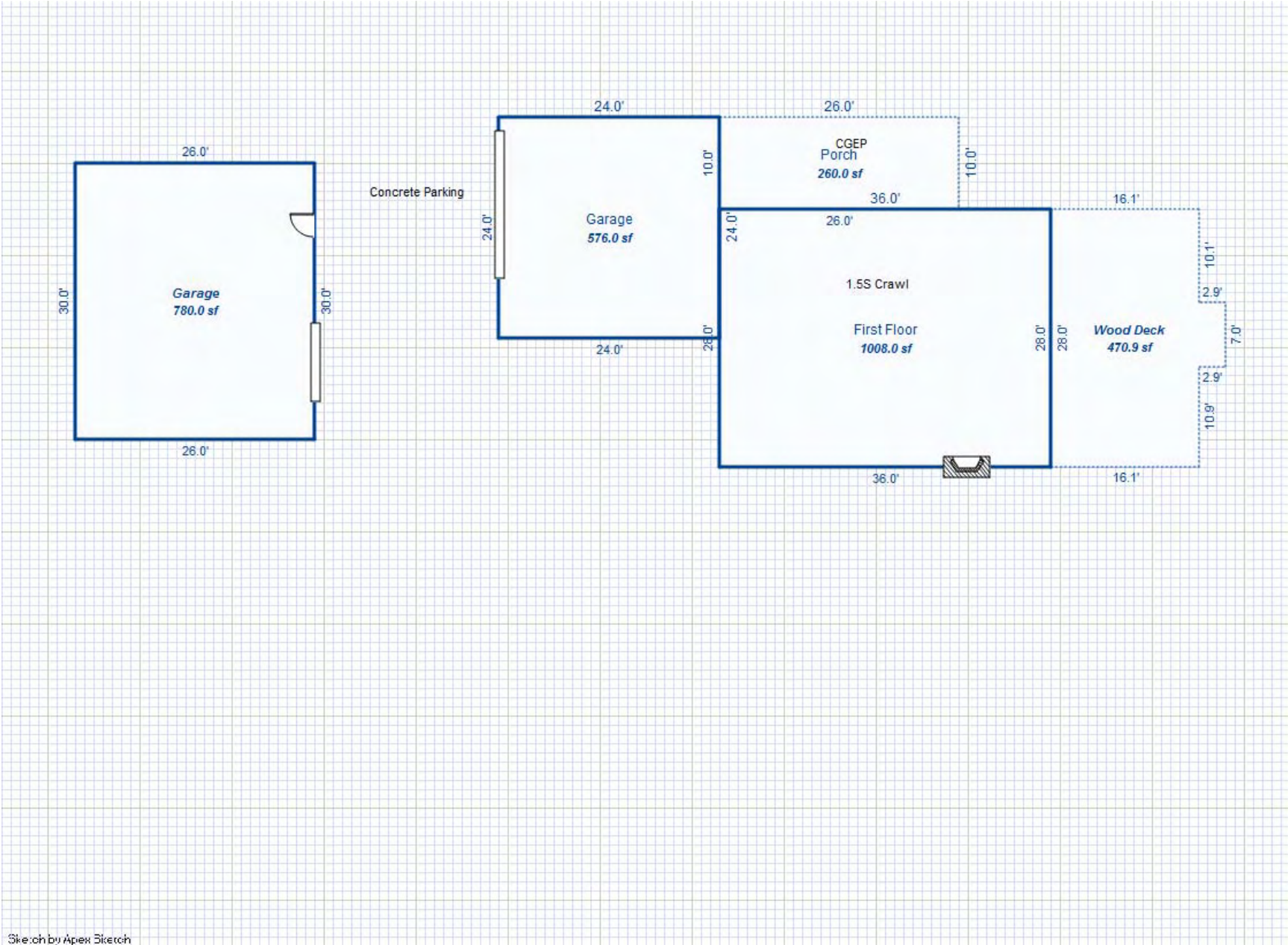


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		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 260 470	Type CGEP (1 Story) Treated Wood	Year Built: 1972 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: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior			Central Air Wood Furnace											
Building Style: 1.5S		Trim & Decoration		No./Qual. of Fixtures			Stories Exterior			Foundation			Rate Bsmnt-Adj		Heat-Adj		Size Cost			
Yr Built 1979	Remodeled 2013	Ex	X	Ord		Min	1.5 Story Siding			Crawl Space			89.69 -10.25		0.00		1008 80,076			
Condition: Average		Size of Closets		(12) Electric			Other Additions/Adjustments			Rate			Bsmnt-Adj		Heat-Adj		Size Cost			
		Lg	X	Ord		Small	(13) Plumbing			Rate			Bsmnt-Adj		Heat-Adj		Size Cost			
Room List		Doors			Solid	X	H.C.	Average Fixture(s)			Rate			Bsmnt-Adj		Heat-Adj		Size Cost		
Basement 1st Floor 2nd Floor 3 Bedrooms		Kitchen: Other: Other:		200			Amps Service			760.00			-10.25			0.00		1 760		
(1) Exterior		(5) Floors		(13) Plumbing			Average Fixture(s)			Rate			Bsmnt-Adj		Heat-Adj		Size Cost			
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall				Ex.	X	Ord.		Min	760.00			-10.25		0.00		1 760	
(2) Windows		(7) Excavation		(13) Plumbing			Average Fixture(s)			Rate			Bsmnt-Adj		Heat-Adj		Size Cost			
X	Insulation	Basement: 0 S.F. Crawl: 1008 S.F. Slab: 0 S.F. Height to Joists: 0.0		2			3 Fixture Bath			Rate			Bsmnt-Adj		Heat-Adj		Size Cost			
X	Many Avg. Few	X	Large Avg. Small	Basement			2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1915.00			-10.25		0.00		1 1,622			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(8) Basement			Average Fixture(s)			Rate			Bsmnt-Adj		Heat-Adj		Size Cost			
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			2			3875.00			-10.25		0.00		1 3,875			
(3) Roof		(10) Floor Support		(14) Water/Sewer			Average Fixture(s)			Rate			Bsmnt-Adj		Heat-Adj		Size Cost			
X	Gable Hip Flat	Gambrel Mansard Shed		Public Water Public Sewer Water Well			1			15.35			-10.25		0.00		2 700			
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1000 Gal Septic 2000 Gal Septic			1			350.00			-10.25		0.00		1 -650			
Chimney: Brick		Lump Sum Items:								Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.450 => TCV of Bldg: 1 =			176,415				176,415			

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



Sketch by Apex Sketch

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

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

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
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S NORA 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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KUIPERS TERRY & SHEILA 9977 108TH ST MIDDLEVILLE MI 49333	2018 Est TCV 108,000					
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	Improved	X	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS		
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	Public Improvements	* Factors *					
		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value

		GROUP A 1800	60.00	183.00	1.0000 1.0000	1800 100	108,000
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		60 Actual Front Feet, 0.25 Total Acres				Total Est. Land Value =	108,000
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Taxpayer's Name/Address	X	Dirt Road					
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KUIPERS TERRY & SHEILA 9977 108TH ST MIDDLEVILLE MI 49333	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					
--	--	------	--	--	--	--	--

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

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

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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	54,000	0	54,000			45,402C
2017	54,000	0	54,000			44,469C
2016	54,000	0	54,000			44,073C
2015	55,000	0	55,000			43,942C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MOMBER LAURENCE A	MOMBER LAURENCE A TRUST	0	12/31/2010	TR	FAMILY SALE	2011-00103WD	PTA	0.0

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

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

Owner's Name/Address: MOMBER LAURENCE A TRUST
 6956 PEACH RIDGE NW
 GRAND RAPIDS MI 49504
 2018 Est TCV 108,000

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
 Improved X Vacant * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	60.00	183.00	1.0000	1.0000	1800	100		108,000
60 Actual Front Feet, 0.25 Total Acres Total Est. Land Value =								108,000

Tax Description: SECS 2 & 1 T22N R8W LOTS 33 & 69 REDMAN ISLE.
 Comments/Influences:

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

Topography of Site

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	54,000	0	54,000			42,073C
2017	54,000	0	54,000			41,208C
2016	54,000	0	54,000			40,841C
2015	55,000	0	55,000			40,719C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
KEEGAN MICHAEL J	KEEGAN PATRICK & ESTHER (	0	12/19/2008	QC	Not Qualified	2008/4560		0.0			
KEEGAN PATRICK & ESTHER &	KEEGAN MICHAEL J & CATHER	0	12/19/2008	QC	Not Qualified	2008/4558		0.0				
KEEGAN PATRICK & ESTER &M	KEEGAN MICHAEL & CATHERIN	0	12/19/2008	WD	Not Qualified	2009/0282		0.0				
		190,000	08/01/1999	WD	Arms Length	02-0:5489		0.0				
Property Address		Class: 401 RESIDENTIAL-I		Zoning:		Building Permit(s)		Date	Number	Status		
421 S NORA DR		School: LAKE CITY - 57020		New House		05/28/2004		20040157	Complete			
Owner's Name/Address		P.R.E. 0%		MAP #:								
KEEGAN MICHAEL J & CATHERINE 10985 FELLOWS CREEK DR PLYMOUTH MI 48170		2018 Est TCV 453,837 TCV/TFA: 188.16										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS								
PCLS A & E AS SHOWN IN BOOK OF SURVEYS S-4 P190 (LOT 34, & PART OF LOT 35 & LOT 70) REDMAN'S ISLE.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
02 SPLIT TO 035 & 036 FOR 03 ADJUSTED LOT 71 TO APPROX LETTICH COVE RATE.		Gravel Road		GROUP A 1800	100.00	143.00	0.7789	1.0000	1800	100		140,202
		Paved Road		GRADE D 950/FF	38.00	33.00	0.8120	0.6228	950	100	SURPLUS	18,255
		Storm Sewer		138 Actual Front Feet, 0.36 Total Acres Total Est. Land Value = 158,457								
		Sidewalk		Land Improvement Cost Estimates								
		Water		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		Sewer		Residential Local Cost Land Improvements								
		Electric		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		Gas		LAND IMPROVE 2500	2500.00	1.00	1.0	100	2,500			
		Curb		Total Estimated Land Improvements True Cash Value = 2,500								
		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	79,200	147,700	226,900			195,893C		
		Low										
		X High		2017	79,200	142,700	221,900			191,864C		
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront		2016	81,700	131,600	213,300			190,153C		
		Ravine										
		Wetland										
		Flood Plain		2015	76,400	129,700	206,100			189,585C		
		Who	When	What								
		TPC	12/27/2017	INSPECTED								
		TPC	10/10/2011	INSPECTED								

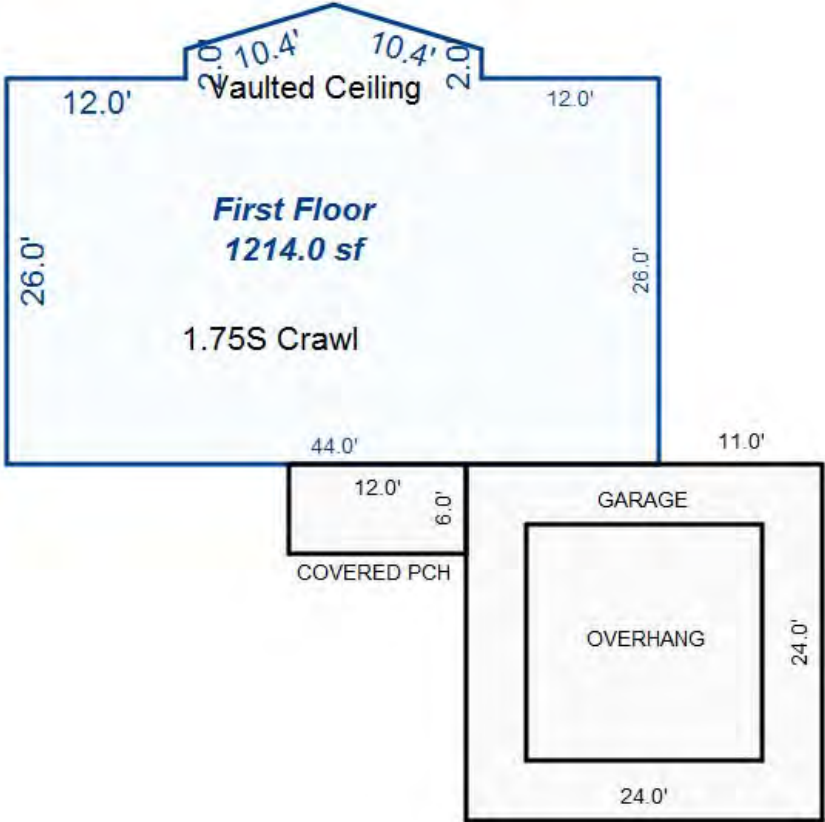


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type				Year Built: 2004 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame		Drywall Paneled			Plaster Wood T&G						72	CCP (1 Story)					
Building Style: 1.75S		Trim & Decoration																
Yr Built 2004	Remodeled 0	Ex	X	Ord		Min	Size of Closets											
Condition: Average		Lg	X	Ord		Small												
Room List		(5) Floors																
	Basement 1st Floor 2nd Floor 4 Bedrooms	Kitchen: Other: Other:					(12) Electric											
							0 Amps Service											
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories Exterior			Foundation Rate			Bsmnt-Adj Heat-Adj			Size Cost		
X	Wood/Shingle Aluminum/Vinyl Brick			Ex. X Ord. Min			1.75 Story Siding			Crawl Space 103.66			-10.22 3.70			1214 117,928		
Insulation				No. of Elec. Outlets			1 Story Siding			Overhang 37.70			0.00 0.00			288 10,858		
(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											
				Basement: 0 S.F. Crawl: 1214 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 3 3 Fixture Bath 1 2 Fixture Bath			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath			760.00 2400.00 1600.00			1 760 2 4,800 1 1,600		
				(8) Basement			Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower			Public Sewer Well, 100 Feet			1162.00 2700.00			1 1,162 1 2,700		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor					(14) Water/Sewer											
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Appliance Allowance 1915.00			1 1,915					
(3) Roof		(10) Floor Support								Class:C Exterior: Siding Foundation: 42 Inch (Finished)								
X	Gable Hip Flat	Gambrel Mansard Shed		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic						Base Cost 22.65 Common Wall: 1/2 Wall -650.00			576 13,046 1 -650					
X	Asphalt Shingle			Lump Sum Items:						Phy/Ab.Phy/Func/Econ/Comb.%Good= 92/100/100/100/92.0, Depr.Cost = 198,897								
Chimney:										(16) Porches			CCP (1 Story), Standard 33.08			72 2,382		
										County Multiplier = 1.38 => Cost New = 3,287								
										Phy/Ab.Phy/Func/Econ/Comb.%Good= 94/100/100/100/94.0, Depr.Cost = 3,090								
										Total Depreciated Cost = 201,986								
										ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.450 => TCV of Bldg: 1 = 292,880								

*** 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.
MULDER JOHN A	KEEGAN PATRICK G & KATHER	175,000	10/21/2008	LC	Not Qualified	2008/4137		100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
S NORA DR						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2018 Est TCV 154,425					

Improved	X	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	100.00	161.94	0.8579	1.0000	1800	100		154,425
100 Actual Front Feet, 0.37 Total Acres								Total Est. Land Value = 154,425

Tax Description
 PARCELS B & D AS SHOWN IN BOOK OF SURVEYS S-4 P-190 REDMAN'S ISLE.
 (PARTS OF LOTS 35, 36, & 71)

Comments/Influences
 ADJUST LOT 71 TO APPROX LETTICH COVE RATE
 02 SPLIT FROM 034 FOR 03

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

Topography of Site

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



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2018	77,200	0	77,200			72,019C
		TPC 12/27/2017 INSPECTED	2017	77,200	0	77,200			70,538C
			2016	79,200	0	79,200			69,909C
			2015	69,700	0	69,700			69,700S

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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.
MULDER JOHN & ELINORE	MULDER JOHN & ELINORE (H/	0	12/30/2008	QC	Not Qualified	2008/4571		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
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S NORA 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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KEEGAN PATRICK & ESTHER & C/O KEEGAN PATRICK 46502 DARWOOD CT PLYMOUTH MI 48170	2018 Est TCV 223,867
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Improved	X	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS				
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Public Improvements	* Factors *							
	Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value

	GROUP H 1400/FF	145.00	143.00	0.5730	1.0000	1400	100	116,317
--	-----------------	--------	--------	--------	--------	------	-----	---------

	GROUP J 450/FF	239.00	90.00	1.0000	1.0000	450	100 SURPLUS	107,550
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	384 Actual Front Feet, 0.97 Total Acres							Total Est. Land Value =	223,867
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Tax Description	X	Dirt Road	Gravel Road	Paved Road	Storm Sewer	Sidewalk	Water	Sewer	Electric	Gas	Curb	Street Lights	Standard Utilities	Underground Utils.
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PARCEL C AS SHOWN IN BOOK OF SURVEYS S-4 P-190 (PART OF LOTS 36 & 71). REDMAN'S ISLE.	X													
---	---	--	--	--	--	--	--	--	--	--	--	--	--	--

Comments/Influences	X	Topography of Site
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02 SPLIT FROM 034 FOR 03	X	Level
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ADJ BACK SIDE TO APPROX LETTICH COVE RATE	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
--	---	-------

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

	X	Pond
--	---	------

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

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

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

	X	Flood Plain
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2018	111,900	0	111,900			78,549C
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2017	111,900	0	111,900			76,934C
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2016	103,900	0	103,900			76,248C
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2015	128,400	0	128,400			76,020C
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Who	When	What
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TPC 12/27/2017	INSPECTED	
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TPC 11/02/2015	INSPECTED	
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TPC 03/02/2012	INSPECTED	
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*** Information herein deemed reliable but not guaranteed***

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

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

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

Owner's Name/Address: KUIPERS TERRY & SHEILA
 9977 108TH ST
 MIDDLEVILLE MI 49333
 2018 Est TCV 8,000

Improved	X	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
Public Improvements			* Factors * 74X45IRR Description Frontage Depth Front Depth Rate %Adj. Reason Value <Site Value J> GROUP J SITE 8K 8000 100 REDMOND ISLE BACK LOT 8 74 Actual Front Feet, 0.08 Total Acres Total Est. Land Value = 8,000

Tax Description: . SECS 2 & 1 T22N R8W LOT 67 REDMAN ISLE.
 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	4,000	0	4,000			1,324C
2017	4,000	0	4,000			1,297C
2016	3,500	0	3,500			1,286C
2015	2,800	0	2,800			1,283C

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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				
7679 W WHITE BIRCH AVE		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 0%		MAP #:								
RUPPEL JAMES H & FAYTHE B 17450 MARTINSVILLE BELLEVILLE MI 48111		2018 Est TCV 197,340 TCV/TFA: 192.34										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS								
. SEC 2 T22N R8W LOT 1 REDMAN'S MISSAUKEE LAKE PLAT.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		GROUP A 1800	60.00	143.00	1.0000	1.0000	1800	100		108,000
		Paved Road		60 Actual Front Feet, 0.20 Total Acres Total Est. Land Value = 108,000								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		Water		D/W/P: 4in Concrete	3.35	1.00	280	25	235			
		X Sewer		Total Estimated Land Improvements True Cash Value = 235								
		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		
		Who	When	What	2018	54,000	44,700	98,700	98,700M		87,838C	
		TPC 12/27/2017 INSPECTED			2017	54,000	40,800	94,800			86,032C	
		TPC 02/20/2012 INSPECTED			2016	54,000	40,500	94,500			85,265C	
		TPC 10/10/2011 INSPECTED			2015	54,000	38,400	92,400			85,010C	

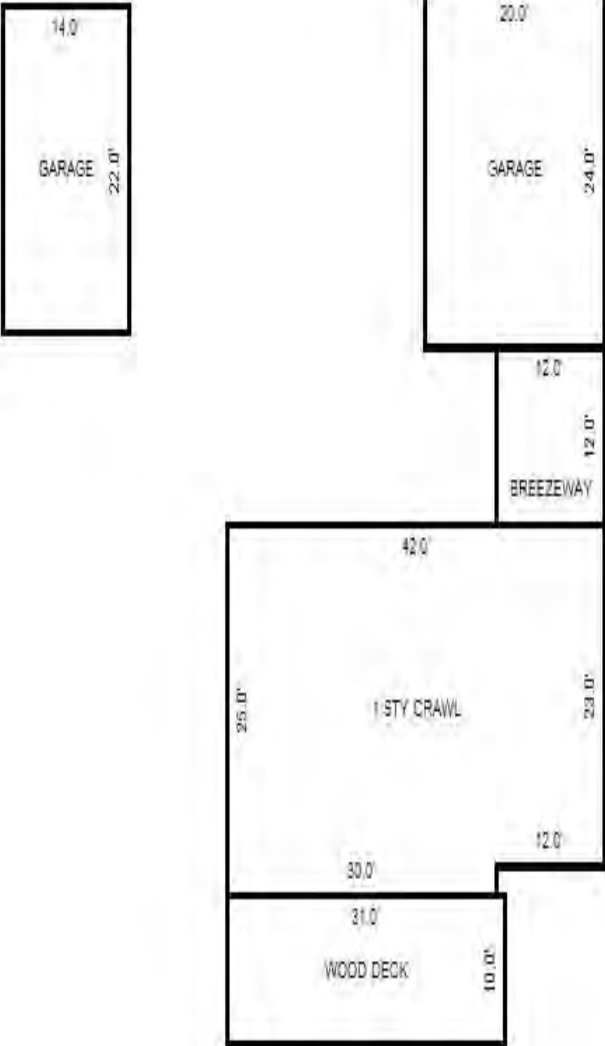


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*** Information herein deemed reliable but not guaranteed***

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 310 144	Type Treated Wood Brzwy, FW	Year Built: 1987 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame		(4) Interior Drywall X Panelled 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 1965	Remodeled 0	Ex	X	Ord		Min	Size of Closets										
Condition: Average		Lg	X	Ord		Small	Doors										
Room List		(5) Floors		Central Air Wood Furnace													
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Other:		(12) Electric 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	1	Story Siding	Crawl Space	59.04	-8.70	0.00	1026	51,649
Insulation		Basement: 0 S.F. Crawl: 1026 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) Plumbing										
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1026 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many X Ave. Few			Average Fixture(s) 630.00			1		630		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(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			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			1415.00			1		1,415		
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			14) Water/Sewer			6.32			310		1,959		
(3) Roof		(10) Floor Support		Recreation SF Living SF Walkout Doors No Floor SF			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			27.25			144		3,924		
X	Gable Hip Flat	Gambrel Mansard Shed		Lump Sum Items:			Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.480 => TCV of Bldg: 1 =			20.05 350.00 22.15 350.00			480 1		9,624 350		
X	Asphalt Shingle	Chimney:								Foundation: 42 Inch (Unfinished) Foundation: 18 Inch (Unfinished)			308 1		6,822 350		
										Depr.Cost = 60,206					89,105		

*** 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.
PRAY JOSEPH	PRAY JOSEPH E TRUST	0	02/03/2011	WD	WARRANTY DEED	2011-00889	PTA	0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
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W WHITE BIRCH AVE	School: LAKE CITY - 57020					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:
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PRAY JOSEPH E TRUST 405 W SEMINARY CHARLOTTE MI 48813	2018 Est TCV 108,000
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Improved	X	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH 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 1800	60.00	144.00	1.0000	1.0000	1800	100	108,000
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60 Actual Front Feet, 0.20 Total Acres							Total Est. Land Value =	108,000
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Tax Description	X	Value
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. SEC 2 T22N R8W LOT 2 REDMAN'S MISSAUKEE LAKE PLAT.	X	
--	---	--

Comments/Influences	X	Value
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	X	
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	X	
--	---	--

	X	
--	---	--

	X	
--	---	--

	X	
--	---	--

	X	
--	---	--

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

Rolling		
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Low		
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X High	X	
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Landscaped		
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Swamp		
-------	--	--

Wooded		
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Pond		
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X Waterfront	X	
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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	54,000	0	54,000			35,966C
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2017	54,000	0	54,000			35,227C
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2016	54,000	0	54,000			34,913C
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2015	54,000	0	54,000			34,809C
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PRAY JOSEPH	PRAY JOSEPH TRUST	0	02/03/2011	WD	WARRANTY DEED	2011-00889	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7659 W WHITE BIRCH AVE						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
PRAY JOSEPH TRUST 405 W SEMINARY CHARLOTTE MI 48813	2018 Est TCV 189,839 TCV/TFA: 175.78					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS							
. SEC 2 T22N R8W LOT 3 REDMAN'S MISSAUKEE LAKE PLAT.			* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			GROUP A 1800	60.00	148.00	1.0000	1.0000	1800	100	108,000
			60 Actual Front Feet, 0.20 Total Acres Total Est. Land Value = 108,000							

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates					
		Dirt Road	Description	Rate	CountyMult.	Size	%Good	Cash Value
		Gravel Road	D/W/P: 3.5 Concrete	3.20	1.00	396	50	634
	X	Paved Road	D/W/P: Patio Blocks	7.45	1.00	48	71	254
		Storm Sewer	Total Estimated Land Improvements True Cash Value = 887					
		Sidewalk						
		Water						
	X	Sewer						
	X	Electric						
	X	Gas						
		Curb						
		Street Lights						
		Standard Utilities						
		Underground Utils.						

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Rolling	2018	54,000	40,900	94,900			68,717C
	X	Low	2017	54,000	38,700	92,700			67,304C
		High	2016	54,000	35,700	89,700			66,704C
		Landscaped	2015	54,000	35,200	89,200			66,505C
		Swamp							
		Wooded							
	X	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 225	Type 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: 432 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
	X	Wood Frame	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			Class: Fair Effec. Age: 25 Floor Area: 1080 Total Base Cost: 52,848 Total Base New : 72,930 Total Depr Cost: 54,697 Estimated T.C.V: 80,952		CntyMult X 1.380 E.C.F. X 1.480		Bsmnt Garage: Carport Area: Roof:							
Building Style: 1.25S		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Foundation Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
Yr Built 1963	Remodeled 0	Ex	Ord	X	Min	100 Amps Service			Rate		Rate		Rate		Rate		Rate		
Condition: Average		Lg	X	Ord	Small	No Heating/Cooling			Rate		Rate		Rate		Rate		Rate		
Room List		(5) Floors		No./Qual. of Fixtures			Stories			Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(12) Electric			Exterior			Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Foundation			Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
X	Wood/Shingle Aluminum/Vinyl Brick	Kitchen: Other: Other:		Ex. Ord. X Min			Crawl Space			Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
(2) Windows		(7) Excavation		No. of Elec. Outlets			Other Additions/Adjustments			Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
X	Many Avg. X Few	Basement: 0 S.F. Crawl: 864 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many Ave. X Few			Loft, ave. floor cover & electric.			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) Basement		(13) Plumbing			(14) Water/Sewer			Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		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			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer			Lump Sum Items:			Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
X	Asphalt Shingle	(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Lump Sum Items:			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.
WILLIAMS DONALD C & VIRGI	WILLIAMS DONALD C & VIRGI	0	09/19/2017	QC	FAMILY SALE	2017-03028		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7649 W WHITE BIRCH AVE						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2018 Est TCV 297,858 TCV/TFA: 208.58					

WILLIAMS DONALD C & VIRGINIA TRUST 1321 LENOX GREENS DR SUN CITY CENTER FL 33573	X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS							
	Public Improvements		* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			GROUP A 1800	60.00	156.00	1.0000	1.0000	1800	100	108,000
			60 Actual Front Feet, 0.22 Total Acres						Total Est. Land Value =	108,000
			Land Improvement Cost Estimates							
			Description	Rate	CountyMult.	Size	%Good	Cash Value		
			D/W/P: 4in Ren. Conc.	4.21	1.00	400	0	0		
			D/W/P: 3.5 Concrete	3.44	1.00	130	0	0		
			Residential Local Cost Land Improvements							
			Description	Rate	CountyMult.	Size	%Good	Cash Value		
			LAND IMPROVE 1000	1000.00	1.00	1.0	95	950		
			Total Estimated Land Improvements True Cash Value =						950	

Tax Description
. SEC 2 T22N R8W LOT 4 REDMAN'S MISSAUKEE LAKE PLAT.
Comments/Influences
REMOVE OLD HOUSE..ADD NEW FOR 04

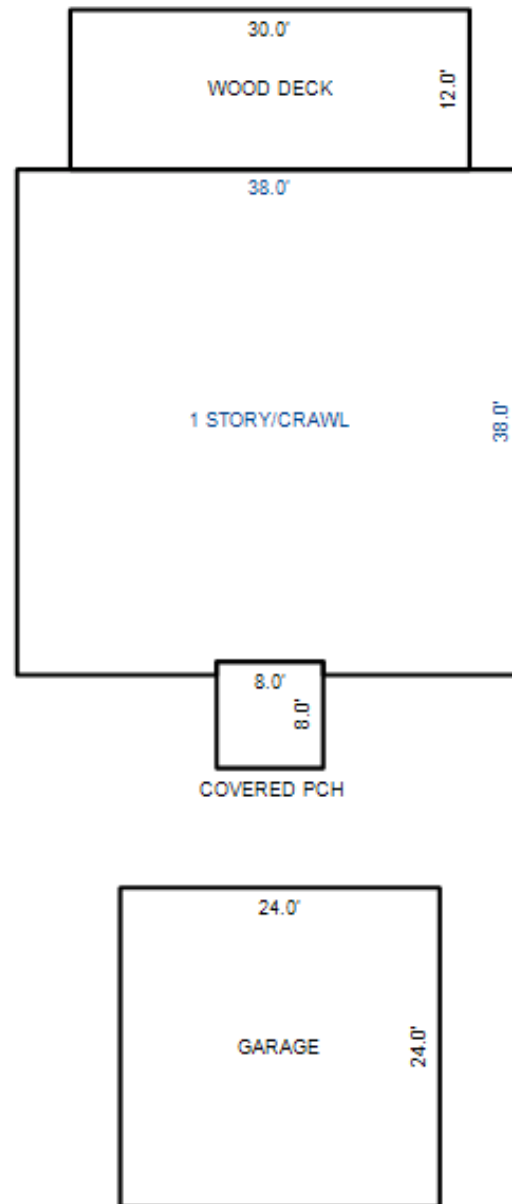


Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level							
Rolling							
Low							
X High							
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							
Who When What	2018	54,000	94,900	148,900			133,429C
TPC 12/27/2017 INSPECTED	2017	54,000	89,800	143,800			130,685C
TPC 02/20/2012 INSPECTED	2016	54,000	86,000	140,000			129,520C
	2015	54,000	81,600	135,600			129,133C

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

Building Type		(3) Roof (cont.)	(11) Heating/Cooling	(15) Built-ins	(15) Fireplaces	(16) Porches/Decks	(17) Garage
X Single Family		Eavestrough	X Gas	1 Appliance Allow.	Interior 1 Story	Area	Year Built: 2003
Mobile Home		Insulation	Wood	Cook Top	Interior 2 Story	Type	Car Capacity:
Town Home	0	Front Overhang		Dishwasher	2nd/Same Stack	64 WCP (1 Story) 360 Treated Wood	Class: C
Duplex	0	Other Overhang		Garbage Disposal	Two Sided		Exterior: Siding
A-Frame		(4) Interior	Oil	Bath Heater	Exterior 1 Story		Brick Ven.: 0
			Coal	Vent Fan	Exterior 2 Story		Stone Ven.: 0
X Wood Frame	X Drywall			Hot Tub	Prefab 1 Story		Common Wall: Detache
	Paneled	Plaster		Unvented Hood	Prefab 2 Story		Foundation: 18 Inch
		Wood T&G		Vented Hood	Heat Circulator		Finished?:
Building Style: 1S	Trim & Decoration			Intercom	Raised Hearth		Auto. Doors: 0
	Ex	X Ord		Jacuzzi Tub	Wood Stove		Mech. Doors: 0
Yr Built 2003	Remodeled 0	Size of Closets		Jacuzzi repl.Tub	Direct-Vented Ga		Area: 576
Condition: Average		Lg	X Ord	Oven			% Good: 0
		Small		Microwave			Storage Area: 0
Room List	(5) Floors	Doors	X Solid	Standard Range	Class: C		No Conc. Floor: 0
		X H.C.		Self Clean Range	Effec. Age: 10		
Basement				Sauna	Floor Area: 1428	CntyMult	Bsmnt Garage:
1st Floor				Trash Compactor	Total Base Cost: 102,770	X 1.380	
2nd Floor				Central Vacuum	Total Base New : 141,822		
4 Bedrooms	Kitchen:			Security System	Total Depr Cost: 127,640	X 1.480	Carport Area:
	Other:				Estimated T.C.V: 188,908		Roof:
	Other:						
(1) Exterior	(6) Ceilings			Stories Exterior	Foundation	Rate	Bsmnt-Adj
	X Drywall			1 Story Siding	Crawl Space	63.24	-8.90
Wood/Shingle				Other Additions/Adjustments			Heat-Adj
Aluminum/Vinyl				(13) Plumbing			1.92
Brick				Average Fixture(s)			Size
				3 Fixture Bath			Cost
Insulation	(7) Excavation			(14) Water/Sewer			
	Basement: 0 S.F.			Public Sewer			
(2) Windows	Crawl: 1428 S.F.			Well, 50 Feet			
	Slab: 0 S.F.			(15) Built-Ins & Fireplaces			
	Height to Joists: 0.0			Appliance Allowance			
X Many Avg. Few	(8) Basement			(16) Porches			
X Large Avg. Small				WCP (1 Story), Standard			
	Conc. Block			(16) Deck/Balcony			
	Poured Conc.			Treated Wood, Standard			
	Stone			(17) Garages			
	Treated Wood			Class:C Exterior: Siding			
	Concrete Floor			Foundation: 18 Inch (Unfinished)			
X Wood Sash	(9) Basement Finish			Base Cost			
X Metal Sash				Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,			
X Vinyl Sash	Recreation SF			Depr.Cost =			
X Double Hung	Living SF			ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.480 => TCV of Bldg: 1 =			
X Horiz. Slide	Walkout Doors						
X Casement	No Floor SF						
X Double Glass	(10) Floor Support						
X Patio Doors							
X Storms & Screens	Joists:						
	Unsupported Len:						
(3) Roof	Cntr.Sup:						
X Gable							
X Hip							
X Flat							
X Asphalt Shingle							
Chimney:							



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.													
BROWN MARY	BROWN DONALD J & MARY C H	0	06/07/2013	QC	QUIT CLAIM	2013-01994 QD		0.0													
CARNEY JAMES A	BROWN MARY	0	01/02/2011	QC	RELATED PARTY	2010-4892QC	PTA	50.0													
KONECKI LORETTA	BROWN MARY C (UNDIVIDED 1	1	11/24/2010	QC	QUIT CLAIM	2010-05271QC	PTA	25.0													
PIERCE CHARLOTTE	BROWN MARY (UND 1/4 INT)	0	07/01/2009	QC	Not Qualified	2009/2514		25.0													
Property Address		Class: 401 RESIDENTIAL-I		Zoning:		Building Permit(s)		Date	Number	Status											
7639 W WHITE BIRCH AVE		School: LAKE CITY - 57020		Garage		06/26/2012		2012-0278	100%												
Owner's Name/Address		P.R.E. 0%		MAP #:		2018 Est TCV 218,014 TCV/TFA: 179.29															
BROWN DONALD J & MARY C 1624 GRAND AVENUE KALAMAZOO MI 49006-4419		X Improved		Vacant		Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS															
Tax Description		Public Improvements		* Factors *																	
. SEC 2 T22N R8W LOT 5 REDMAN'S MISSAUKEE LAKE PLAT.		Dirt Road		Description		Frontage		Depth		Front		Depth		Rate		%Adj.		Reason		Value	
Comments/Influences		Gravel Road		GROUP A 1800		60.00		169.00		1.0000		1.0000		1800		100				108,000	
		Paved Road		60 Actual Front Feet, 0.23 Total Acres		Total Est. Land Value =														108,000	
		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		489		50		841							
		Sewer		Shed: Wood Frame		11.06		1.00		120		94		1,247							
		Electric		Total Estimated Land Improvements True Cash Value =							2,088										
		Gas																			
		Curb																			
		Street Lights																			
		Standard Utilities																			
		Underground Utils.																			
		Topography of Site																			
		X Level																			
		Rolling																			
		Low																			
		High																			
		X Landscaped																			
		Swamp																			
		Wooded																			
		Pond																			
		X Waterfront																			
		Ravine																			
		Wetland																			
		Flood Plain																			
				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value											
		Who When What		2018	54,000	55,000	109,000			100,465C											
		TPC 12/27/2017 INSPECTED		2017	54,000	50,300	104,300			98,399C											
		TPC 12/28/2012 INSPECTED		2016	54,000	49,900	103,900			97,522C											
		TPC 02/20/2012 INSPECTED		2015	54,000	47,400	101,400			97,231C											

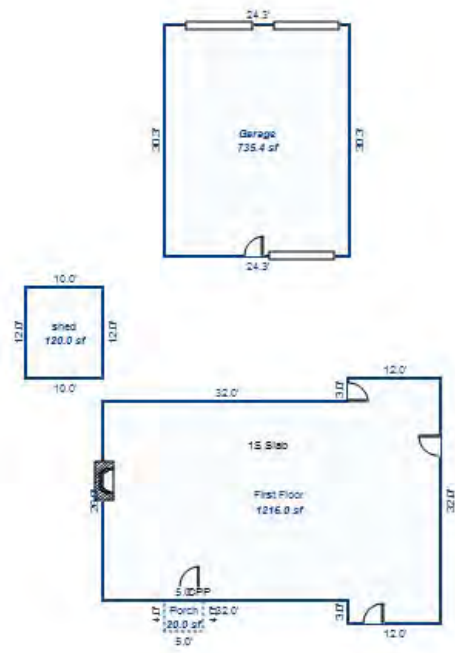


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood		Oil Coal	X	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 20	Type CPP	Year Built: 2012 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 3 Area: 735 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame		(4) Interior	Drywall X Paneled		Plaster Wood T&G												
Building Style: 1S		Trim & Decoration			X													
Yr Built 1963	Remodeled GAR 0	Ex	Ord	X	Min	Size of Closets												
Condition: Average		Lg	X	Ord		Small												
Room List		Doors		Solid	X	H.C.												
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:			(12) Electric 125 Amps Service													
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures			Stories Exterior		Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost			
X	Wood/Shingle Aluminum/Vinyl Brick	X	Tile				Ex.	X	Ord.		Min							
Insulation		(7) Excavation			Basement: 0 S.F. Crawl: 0 S.F. Slab: 1216 S.F. Height to Joists: 0.0			No. of Elec. Outlets										
(2) Windows		Many Avg.	X	Large Avg.			Many	X	Ave.		Few							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(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		Average Fixture(s) 1622.00 1575.00		1 1 1		760 1,162 1,575	
(3) Roof		(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:					
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			1 1 1000 Gal Septic 2000 Gal Septic									
X	Asphalt Shingle	Chimney: Block																

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



Sketch by Apex Sketch

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PIERCE CHARLOTTE ETAL	CARNEY JAMES A	0	12/30/2010	QC	RELATED PARTY	2011-11QC	PTA	25.0
PIERCE CHARLOTTE ETAL	CARNEY JAMES A	0	12/20/2010	QC	RELATED PARTY	2010-5495QC	PTA	0.0
BROWN MARY	CARNEY JAMES	0	10/04/2010	QC	RELATED PARTY	2010-4891QC	PTA	50.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7629 W WHITE BIRCH AVE						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2018 Est TCV 201,037 TCV/TFA: 223.37					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS								
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value		
SEC 2 T22N R8W LOT 6 REDMAN'S MISSAUKEE LAKE PLAT.	X		Dirt Road	62.00	169.00	0.9902	1.0000	1800	100	110,508	
			Gravel Road	62 Actual Front Feet, 0.24 Total Acres						Total Est. Land Value =	110,508

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates						
			Description	Rate	CountyMult.	Size	%Good	Cash Value	
	X	Dirt Road	D/W/P: 3.5 Concrete	3.20	1.00	400	50	640	
	X	Gravel Road	Total Estimated Land Improvements True Cash Value =						640

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					



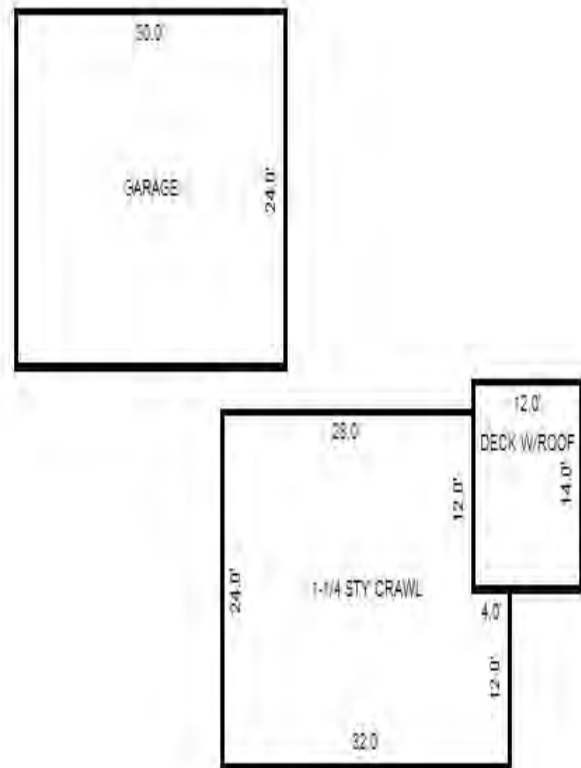
Who	When	What	2018	55,300	45,200	100,500			93,193C
	TPC 12/27/2017	INSPECTED	2017	55,300	42,800	98,100			91,277C
	TPC 02/20/2012	INSPECTED	2016	55,300	39,600	94,900			90,463C
			2015	54,900	38,900	93,800			90,193C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	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 168	Type Pine	Year Built: 1968 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: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame		Drywall Paneled	Plaster Wood T&G	X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling												
Building Style: 1.25S		Trim & Decoration															
Yr Built 1968	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 125 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				1.25 Story Siding Crawl Space 74.11 -9.56 -0.27				720 46,282			
	Insulation	Many	X	Ave.	Few	(13) Plumbing				Other Additions/Adjustments				Rate		Size Cost	
(2) Windows		(7) Excavation		(14) Water/Sewer				Average Fixture(s)				630.00		1 630			
X	Many Avg. X Large Few Small	Basement: 0 S.F. Crawl: 720 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				Public Sewer Well, 50 Feet				1025.00 1575.00		1 1,025 1 1,575			
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				1415.00		1 1,415			
(3) Roof		(9) Basement Finish		(16) Deck/Balcony				Pine w/Roof,Standard				16.55		168 2,780			
	Gable Hip Flat X Mansard Shed	Recreation SF Living SF Walkout Doors No Floor SF		(17) Garages				Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 15.30						720 11,016			
X	Asphalt Shingle	(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic				Phy/Ab.Phy/Func/Econ/Comb.%Good= 68/100/100/100/68.0, Depr.Cost = 60,736								ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.480 => TCV of Bldg: 1 = 89,889	
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:													

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



Sketch by Apex IVT

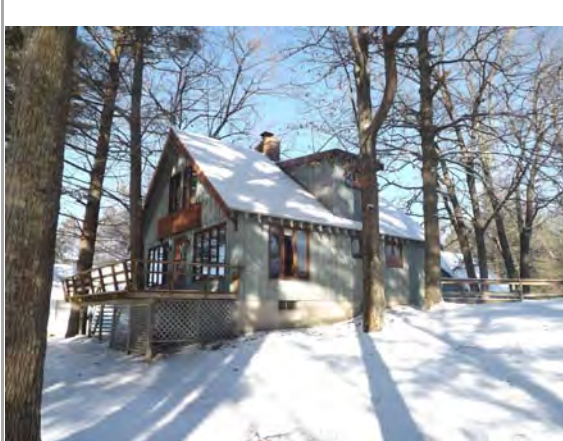
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BRONSON JEAN A	COOK LINDA L & HARTMANN J	210,000	07/15/2015	WD	Arms Length	2015-02424	PTA	100.0
BRONSON JEAN A	BRONSON JEAN A LIFE ESTAT	1	06/05/2014	QC	QUIT CLAIM	2014-02089	PTA	0.0
BRONSON DAVID E & JEAN A	BRONSON DAVID E & JEAN A	1	04/11/2012	QC	QUIT CLAIM	2012-01720 QD	PTA	0.0
BRONSON DAVID E & JEAN A	BRONSON JEAN A	1	04/11/2012	QC	QUIT CLAIM	2012-01721 QC	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7619 W WHITE BIRCH AVE						
School: LAKE CITY - 57020						
P.R.E. 100% 08/03/2015						

Owner's Name/Address	MAP #:
COOK LINDA L & HARTMANN JEROME J 7619 W WHITE BIRCH AVE LAKE CITY MI 49651	2018 Est TCV 224,233 TCV/TFA: 176.84

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS									
. SEC 2 T22N R8W LOT 7 REDMAN'S MISSAUKEE LAKE PLAT.			* Factors *									
Comments/Influences			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
NEGATIVE MISC ADJ IS FOR PARTIAL BASEMENT - RAY			GROUP A 1800	62.00	198.00	0.9902	1.0000	1800	100		110,508	
			62 Actual Front Feet, 0.28 Total Acres						Total Est. Land Value =			110,508
			Land Improvement Cost Estimates									
			Description	Rate	CountyMult.	Size	%Good	Cash Value				
			D/W/P: 3.5 Concrete	3.20	1.00	442	0	0				
			Residential Local Cost Land Improvements									
			Description	Rate	CountyMult.	Size	%Good	Cash Value				
			LAND IMPROVE 1000	1000.00	1.00	0.5	95	475				
			Total Estimated Land Improvements True Cash Value =						475			



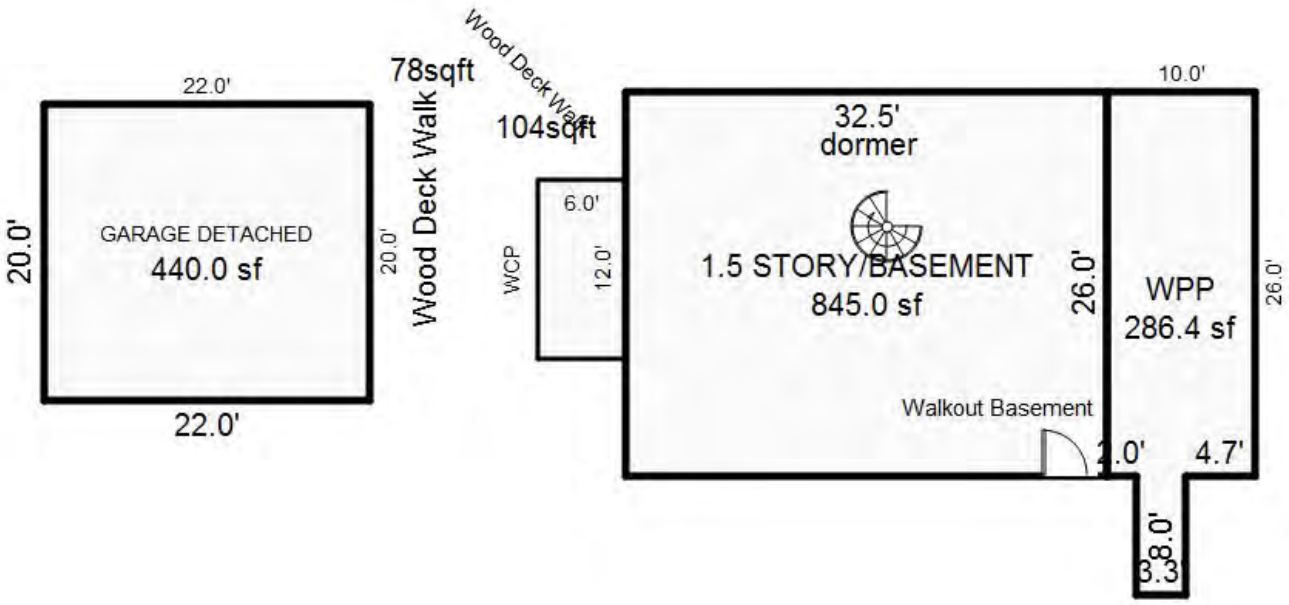
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level							
Rolling							
Low							
X High							
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							
Who	When	What	2018	55,300	56,800	112,100	109,200C
			2017	55,300	52,900	108,200	106,954C
			2016	55,300	50,700	106,000	106,000S
			2015	54,900	49,900	104,800	84,080C

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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: 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: 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: CD Effec. Age: 40 Floor Area: 1268 Total Base Cost: 94,328 Total Base New : 130,172 Total Depr Cost: 78,103 Estimated T.C.V: 113,250			72 286 78 104	WCP (1 Story) WPP Treated Wood Treated Wood	CntyMult X 1.380 E.C.F. X 1.450						
Building Style: 1.5S		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj			Size Cost							
Yr Built 1972	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Rate			Size Cost							
Condition: Average		Lg		Ord	X	Small	Ex. X Ord. Min			78.42 0.00 1.45			845 67,490							
Room List		Size of Closets		(5) Floors			No. of Elec. Outlets			Other Additions/Adjustments			Rate							
Basement 1st Floor 2nd Floor 4 Bedrooms		Lg Ord X Small		Kitchen: Other: Other:			Many X Ave. Few			Walk out Basement Door(s)			700.00		1 700					
(1) Exterior		Doors Solid X H.C.		(6) Ceilings			(13) Plumbing			(14) Water/Sewer			Rate			Size Cost				
X	Wood/Shingle Aluminum/Vinyl Brick	X Tile		Basement: 845 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			15) Plumbing Average Fixture(s) 3 Fixture Bath			1025.00 1575.00			1 630 1 1,975				
X	Insulation	(7) Excavation		(8) Basement			(14) Water/Sewer			(16) Porches			Rate			Size Cost				
(2) Windows		Many X Large Avg. Avg. Few Small		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Well, 50 Feet			1415.00 3425.00 1125.00			1 1,415 1 3,425 1 1,125				
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			(16) Built-Ins & Fireplaces			Rate			Size Cost				
X	Double Glass Patio Doors Storms & Screens	1		Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Appliance Allowance Fireplace: Interior 2 Story Fireplace: Wood Stove			1415.00 3425.00 1125.00			1 1,415 1 3,425 1 1,125				
(3) Roof		Gable Hip Flat		Gambrel Mansard Shed		(14) Water/Sewer			(16) Porches			Rate			Size Cost					
X	Asphalt Shingle	Chimney: Block		1			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			WCP (1 Story), Standard WPP, Standard			31.00 9.04			72 2,232 286 2,585				
										(16) Deck/Balcony			Rate			Size Cost				
										Treated Wood,Standard Treated Wood,Standard			8.52 7.88			78 665 104 820				
										(17) Garages			Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)			Base Cost Mechanical Doors			440 8,316 1 350	
													Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 78,103 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.450 => TCV of Bldg: 1 = 113,250							

*** 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.
HASKE KRAIG J & ANGELA J	BOHAC ANTHONY G & PAGGY A	234,000	11/17/2016	WD	Arms Length	2016-03797	PTA	100.0
ROLES FRANKE E & KAREN A	HASKE KRAIG J & ANGELA J	214,000	03/30/2012	WD	WARRANTY DEED	2012-00932	PTA	100.0
LAZA STEPHEN U	LAZA STEPHEN U ESTATE OF	0	10/22/2011	CD	CERTIFICATE OF DEATH	LETTER: KAREN	PTA	100.0

Property Address: 7609 W WHITE BIRCH AVE
 Class: 401 RESIDENTIAL-I Zoning: Building Permit(s): Date: Number: Status:

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

Owner's Name/Address: BOHAC ANTHONY G & PAGGY A
 3107 W JUDDVILLE RD
 OWOSSO MI 48867
 2018 Est TCV 230,395 TCV/TFA: 228.57

Tax Description: . SEC 2 T22N R8W LOT 8 REDMAN'S MISSAUKEE LAKE PLAT.

Comments/Influences:

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

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

GROUP A 1800 60.00 206.00 1.0000 1.0000 1800 100 108,000
 60 Actual Front Feet, 0.28 Total Acres Total Est. Land Value = 108,000

Land Improvement Cost Estimates

Description Rate CountyMult. Size %Good Cash Value

D/W/P: 3.5 Concrete 3.44 1.00 560 0 0
 D/W/P: Patio Blocks 8.13 1.00 384 0 0
 Dock: Light posts 21.31 1.00 240 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

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
2018	54,000	61,200	115,200			113,841C
2017	54,000	57,500	111,500			111,500S
2016	54,000	55,500	109,500			103,840C
2015	54,000	52,800	106,800			103,530C

Who When What

TPC 12/27/2017 INSPECTED
 TPC 10/10/2011 INSPECTED



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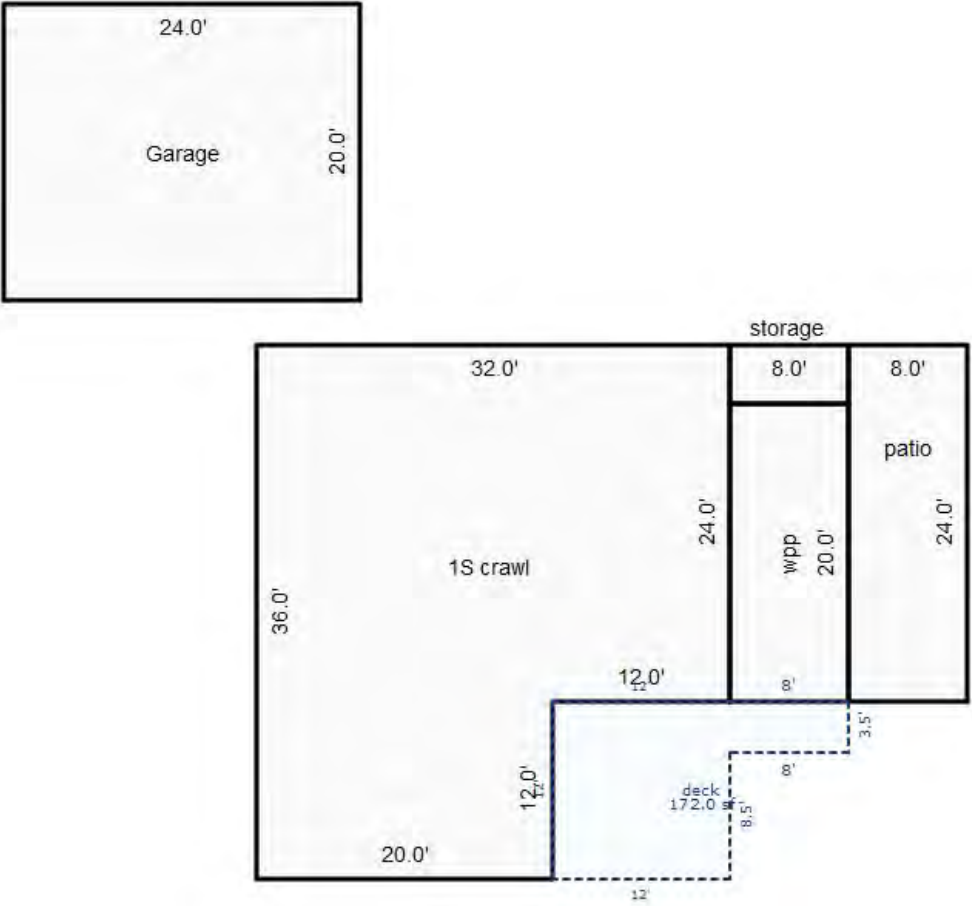
Licensed To: Township of Lake, County of

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		Gas Wood Oil Coal X Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area Type		Year Built: 1964 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 480 % Good: 0 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			1		192 172	WPP Treated Wood			
Building Style: 1S		Trim & Decoration												
Yr Built 1964	Remodeled 1980	Ex	X Ord	Min										
Condition: Average		Lg	Ord	X Small										
Room List		(5) Floors		Central Air Wood Furnace										
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(12) Electric 200 Amps Service										
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures		Stories Exterior		Foundation Rate		Bsmnt-Adj Heat-Adj		Size Cost		
X	Wood/Shingle Aluminum/Vinyl Brick	X	Tile	Ex.	X Ord.	Min	1	Story Siding	Crawl Space	70.47	-10.25	-0.28	1008	60,420
Insulation		Basement: 0 S.F. Crawl: 1008 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								
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) 760.00		1162.00 2700.00				1 760 1 1,162 1 2,700		
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: Exterior 1 Story		1915.00 3875.00		1 1,915 1 3,875		
(3) Roof		(9) Basement Finish				(16) Porches		Solar Water Heat		10.86		192 2,085		
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors No Floor SF				(16) Deck/Balcony		Treated Wood, Standard		7.32		172 1,259		
X	Asphalt Shingle	(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		(17) Garages		Class:C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Automatic Doors		18.95 375.00		480 9,096 1 375		
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Class:C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Common Wall: 1/2 Wall		25.85 -525.00		32 1		827 -525		
										Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 81,095		ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.480 => TCV of Bldg: 1 = 120,020		

*** 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.
SIEGRIST MICHAEL E & MARG	RINK JEFFREY A TRUST	230,000	08/18/2016	WD	Arms Length	2016-02784	PTA	100.0
		229,900	06/01/2002	WD	Download	02-0:2615		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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7599 W WHITE BIRCH AVE	School: LAKE CITY - 57020					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:
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RINK JEFFREY A TRUST 4407 DEVONSHIRE DR TROY MI 48098	2018 Est TCV 228,938 TCV/TFA: 227.12
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X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH 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 1800	60.00	207.00	1.0000	1.0000	1800	100		108,000
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60 Actual Front Feet, 0.28 Total Acres								Total Est. Land Value = 108,000
--	--	--	--	--	--	--	--	---------------------------------

Land Improvement Cost Estimates								
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Description	Rate	CountyMult.	Size	%Good	Cash Value
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D/W/P: 3.5 Concrete	3.44	1.00	496	0	0
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Fencing: Wd, Solid, 6 ft.	16.41	1.00	16	94	247
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Dock: Light posts	21.31	1.00	390	0	0
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Residential Local Cost Land Improvements					
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Description	Rate	CountyMult.	Size	%Good	Cash Value
-------------	------	-------------	------	-------	------------

LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
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Total Estimated Land Improvements True Cash Value =					2,622
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Topography of Site						
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X Level						
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Rolling						
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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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X Waterfront						
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Ravine						
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Wetland						
---------	--	--	--	--	--	--

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

2018	54,000	60,500	114,500			113,228C
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2017	54,000	56,900	110,900			110,900S
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2016	54,000	54,900	108,900			103,331C
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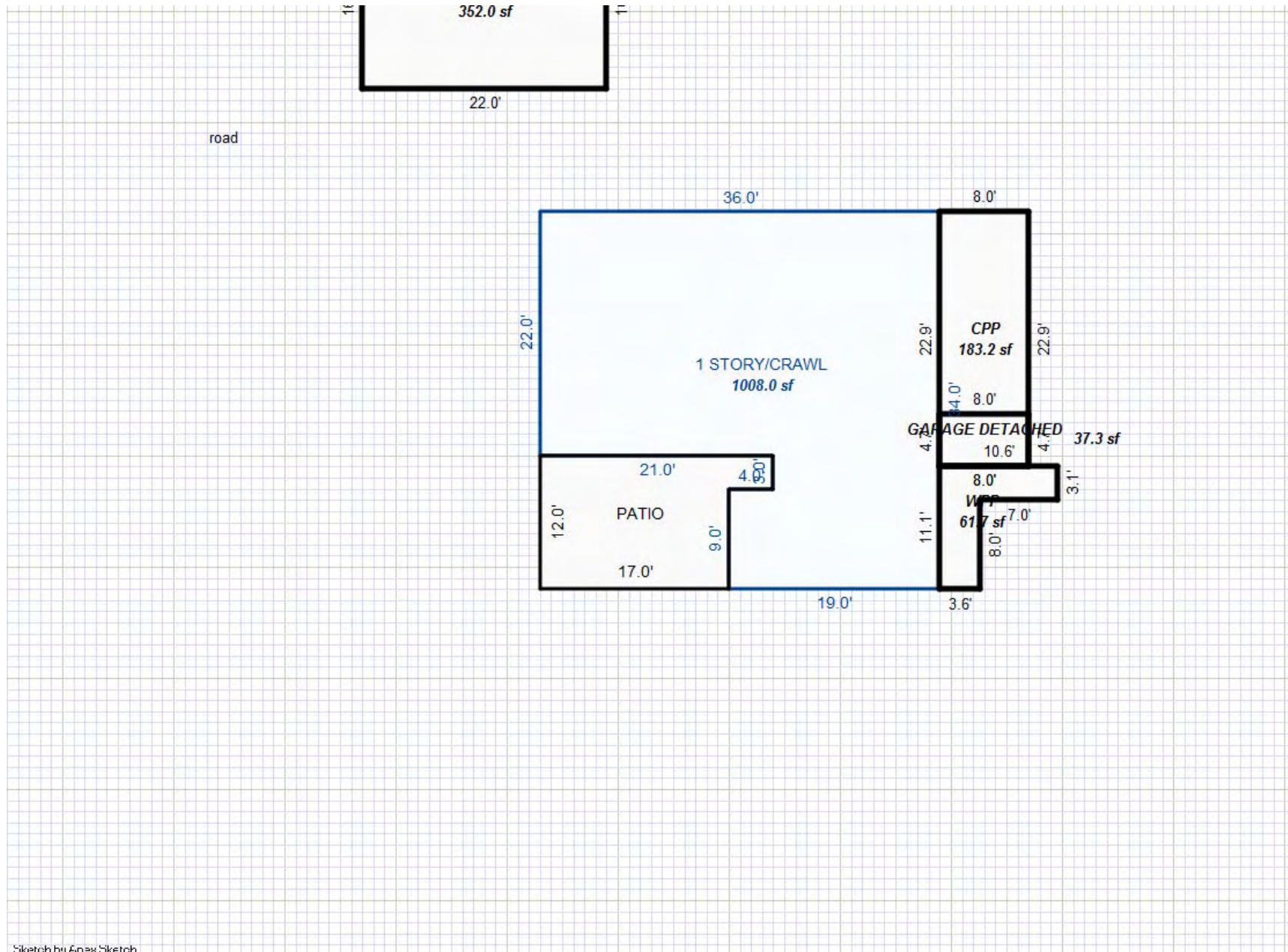
2015	54,000	52,100	106,100			103,022C
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*** Information herein deemed reliable but not guaranteed***

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 183 61	Type CPP WPP	Year Built: 1966 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: 352 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame		Drywall X Paneled	X	Plaster Wood T&G											
Building Style: 1S		Trim & Decoration														
Yr Built 1966	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			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		Ex.	X Ord.	Min	No. of Elec. Outlets			1 Story Siding			Crawl Space 70.47 -10.25 0.00		1008 60,702		
	Insulation	Basement: 0 S.F. Crawl: 1008 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few			(13) Plumbing			Average Fixture(s)			760.00		1 760	
X	(2) Windows	(8) Basement		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual			(14) Water/Sewer			Public Sewer			1162.00		1 1,162	
	Many Avg. X Large Avg. Small	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 Well, 100 Feet			(15) Built-Ins & Fireplaces			Appliance Allowance			1915.00		1 1,915	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(9) Basement Finish		1 Fireplace: Exterior 1 Story			(16) Porches			Solar Water Heat			11.93		183 2,183	
X	Double Glass Patio Doors Storms & Screens	Recreation SF Living SF Walkout Doors No Floor SF		1 CPP, Standard			(17) Garages			WPP, Standard			17.64		61 1,076	
(3) Roof		(10) Floor Support		1 Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)			Base Cost			21.75			352 7,656			
X	Gable Hip Flat	Gambrel Mansard Shed		1 Mechanical Doors			Ceramic Tile Floor			350.00			1 350			
X	Asphalt Shingle	Chimney:		1 Class:C Exterior: Block Foundation: 18 Inch (Unfinished)			Base Cost			27.10			37 1,003			
				1 Common Wall: 1/2 Wall			Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,			-625.00			1 -625			
				Lump Sum Items:			ECF (4520 NORTHSHORE LAKE MISSSAUKEE AREA)1.480 => TCV of Bldg:			1 =			118,316			

*** 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						
7589 W WHITE BIRCH AVE		School: LAKE CITY - 57020														
Owner's Name/Address		P.R.E. 0%		MAP #:												
VEURINK GARY R & RUTH M LE 4951 ROSABELLE BEACH AVE Holland MI 49424		2018 Est TCV 241,170 TCV/TFA: 187.68														
Taxpayer's Name/Address		X Improved		Vacant		Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS										
VEURINK GARY R & RUTH M LE 4951 ROSABELLE BEACH AVE Holland MI 49424		X		Public Improvements		* Factors *										
Tax Description		X		Dirt Road		Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
. SEC 2 T22N R8W LOT 10 REDMAN'S MISSAUKEE LAKE PLAT.		X		Gravel Road		GROUP A 1800		60.00	207.00	1.0000	1.0000	1800	100		108,000	
Comments/Influences		X		Paved Road		60 Actual Front Feet, 0.28 Total Acres		Total Est. Land Value =						108,000		
		X		Storm Sewer		Land Improvement Cost Estimates										
		X		Sidewalk		Description		Rate	CountyMult.	Size	%Good	Cash Value				
		X		Water		D/W/P: 3.5 Concrete		3.44	1.00	192	0	0				
		X		Sewer		Residential Local Cost Land Improvements										
		X		Electric		Description		Rate	CountyMult.	Size	%Good	Cash Value				
		X		Gas		LAND IMPROVE 1000		1000.00	1.00	1.0	95	950				
		X		Curb		Total Estimated Land Improvements True Cash Value =								950		
				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	54,000	66,600	120,600			95,117C		
				TPC 12/27/2017		INSPECTED	2017	54,000	62,600	116,600			93,161C			
				TPC 11/05/2013		INSPECTED	2016	54,000	60,300	114,300			92,331C			
				TPC 10/10/2011		INSPECTED	2015	54,000	57,300	111,300			92,055C			

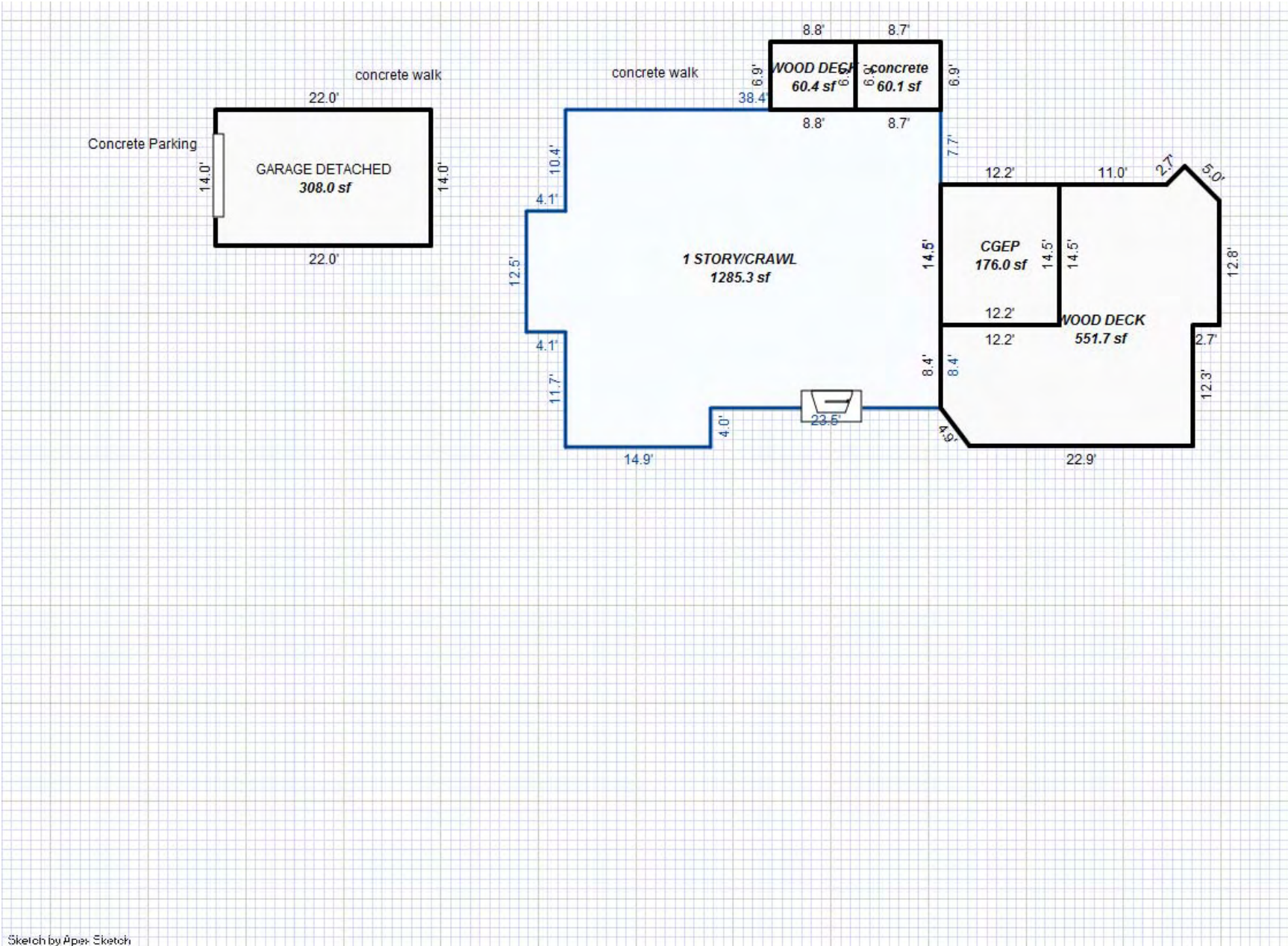


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*** Information herein deemed reliable but not guaranteed***

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 1 Prefab 1 Story 1 Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area Type	Year Built: 1962 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 308 % Good: 0 Storage Area: 0 No Conc. Floor: 0						
X	Wood Frame		Drywall X Paneled	X	Plaster Wood T&G								176 551 60	CGEP (1 Story) Treated Wood Treated Wood								
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			Stories Exterior			Foundation		Rate		Bsmnt-Adj		Heat-Adj		Size		Cost		
Yr Built	Remodeled	Ex	Ord	X	Min	(12) Electric			Rate		Rate		Rate		Rate		Size		Cost			
1962	REM					100	Amps	Service	67.53		-9.61		0.00				1285		74,427			
Condition: Average		Lg	Ord	X	Small	100 Amps Service			Other Additions/Adjustments								1		760			
Room List		Size of Closets		No./Qual. of Fixtures			(13) Plumbing			Average Fixture(s)		1162.00		1575.00				1		1,162		
Basement 1st Floor 2nd Floor 3 Bedrooms		Kitchen: Other: Other:		Ex. X Ord. Min			1 Average Fixture(s)			Well, 50 Feet		1915.00		2200.00				1		1,915		
(1) Exterior		X Tile		No. of Elec. Outlets			1 3 Fixture Bath			Public Sewer		2200.00						1		1,575		
X Wood/Shingle Aluminum/Vinyl Brick		(7) Excavation		Many X Ave. Few			2 Fixture Bath			Appliance Allowance		34.77						176		6,120		
Insulation		Basement: 0 S.F. Crawl: 1285 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement			Softener, Auto			Fireplace: Prefab 1 Story		6.15		9.73				551		3,389		
(2) Windows		X Many Avg. X Few		Large Avg. Small		Softener, Manual			(16) Porches		CGEP (1 Story), Standard								60		584	
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish			Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower			(16) Deck/Balcony		Treated Wood,Standard		Treated Wood,Standard								
Double Glass Patio Doors Storms & Screens		Recreation SF Living SF Walkout Doors No Floor SF		(10) Floor Support			Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(17) Garages		Class:C Exterior: Siding		Foundation: 18 Inch (Unfinished)				308		7,115		
(3) Roof		X Gable Hip Flat		Gambrel Mansard Shed		(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Base Cost		Mechanical Doors		Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,		Depr.Cost =		89,338		
X Asphalt Shingle		Chimney: Metal		Lump Sum Items:						ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.480 => TCV of Bldg: 1 =										132,220		

*** 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.
MILLER JUDITH A TRUST		0	07/22/2010	QC	RELATED PARTY	2010-3107QC	PTA	0.0
MILLER JUDITH A	MILLER JUDITH A TRUST	0	10/13/2004	QC	Not Qualified	04-0/4398		0.0

Property Address: 7579 W WHITE BIRCH AVE
 Class: 401 RESIDENTIAL-I Zoning: Building Permit(s): Date: Number: Status:

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

Owner's Name/Address: MILLER JUDITH A TRUST
 200 FOUR SEASONS DR
 LAKE ORION MI 48360
 2018 Est TCV 333,789 TCV/TFA: 132.67

Tax Description: . SEC 2 T22N R8W LOT 11 REDMAN'S
 MISSAUKEE LAKE PLAT.
 Comments/Influences: AADD'N FOR 99..COMP FOR 00
 22X24 GRG FOR 02

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

Public Improvements: 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 1800 60.00 204.00 1.0000 1.0000 1800 100 108,000
 60 Actual Front Feet, 0.28 Total Acres Total Est. Land Value = 108,000

Land Improvement Cost Estimates

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

Description Rate CountyMult. Size %Good Cash Value
 LAND IMPROVE 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
 Wooded
 Pond
 X Waterfront
 Ravine
 Wetland
 Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	54,000	112,900	166,900			139,095C
2017	54,000	109,000	163,000			136,235C
2016	54,000	100,600	154,600			135,020C
2015	54,000	99,200	153,200			134,617C

Who When What

TPC 12/27/2017 INSPECTED
 TPC 11/05/2013 INSPECTED
 TPC 03/03/2012 INSPECTED

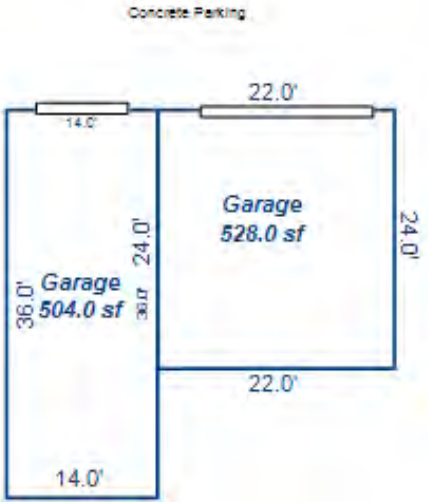


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*** Information herein deemed reliable but not guaranteed***

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 24 214 32	Type WCP (1 Story) WPP Wood Balcony	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: 504 % 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: 1.75S		Trim & Decoration		Central Air Wood Furnace													
Yr Built 1973	Remodeled 1998	Ex	X	Ord		(12) Electric											
Condition: Average		Lg	X	Ord		0 Amps Service											
Room List		(5) Floors		Kitchen: Other: Other:													
	Basement 1st Floor 2nd Floor Bedrooms	(6) Ceilings		No./Qual. of Fixtures													
(1) Exterior	X	Tile				Ex.	X	Ord.		Min							
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		No. of Elec. Outlets													
	Insulation	Many	X	Ave.		Many	X	Ave.		Few							
(2) Windows		(8) Basement		(13) Plumbing													
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1438 S.F. Slab: 0 S.F. Height to Joists: 0.0													
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(9) Basement Finish		(14) Water/Sewer													
X	Double Glass Patio Doors Storms & Screens		Recreation SF Living SF Walkout Doors No Floor SF	1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan													
(3) 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.
DETWILER GARY	JUERGENS LARRY & MARCENE	237,600	09/14/2015	WD	Arms Length	2015-03103	PTA	100.0
DETWILER SHIRLEY (DECEASE	DETWILER GARY	0	05/20/2006	OTH	Not Qualified	06-0/2570		100.0
DETWILER MANSON K & SHIRL	DETWILER GARY & MANSON &	0	11/18/2004	QC	Not Qualified	04-0/5052		0.0
DETWILER MANSON & SHIRLEY	DETWILER MANSON K & SHIRL	0	11/08/2004	QC	Not Qualified	04-0/5050		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7569 W WHITE BIRCH AVE	School: LAKE CITY - 57020		Garage	05/30/2008	20080212	Complete
	P.R.E. 0%					

Owner's Name/Address	MAP #:
JUERGENS LARRY & MARCENE 14917 NEWPORT RD CLEARWATER FL 33764	2018 Est TCV 228,012 TCV/TFA: 182.70

X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS																											
		* Factors *																											
		<table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>GROUP A 1800</td> <td>60.00</td> <td>197.00</td> <td>1.0000</td> <td>1.0000</td> <td>1800</td> <td>100</td> <td></td> <td>108,000</td> </tr> <tr> <td colspan="8">60 Actual Front Feet, 0.27 Total Acres</td> <td>Total Est. Land Value = 108,000</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	GROUP A 1800	60.00	197.00	1.0000	1.0000	1800	100		108,000	60 Actual Front Feet, 0.27 Total Acres								Total Est. Land Value = 108,000
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																					
GROUP A 1800	60.00	197.00	1.0000	1.0000	1800	100		108,000																					
60 Actual Front Feet, 0.27 Total Acres								Total Est. Land Value = 108,000																					

Tax Description	X	Public Improvements	Description	Rate	CountyMult.	Size	%Good	Cash Value
SEC 2 T22N R8W LOT 12 REDMAN'S MISSAUKEE LAKE PLAT.	X	Dirt Road	D/W/P: 3.5 Concrete	3.44	1.00	318	0	0
	X	Gravel Road	Dock: Light posts	21.31	1.00	320	0	0
	X	Paved Road	Residential Local Cost Land Improvements					
	X	Storm Sewer	Description	Rate	CountyMult.	Size	%Good	Cash Value
	X	Sidewalk	LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
	X	Water	Total Estimated Land Improvements True Cash Value = 950					

Comments/Influences	X	Land Improvement Cost Estimates																		
	X	<table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>CountyMult.</th> <th>Size</th> <th>%Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>Water</td> <td>3.44</td> <td>1.00</td> <td>318</td> <td>0</td> <td>0</td> </tr> <tr> <td>Sewer</td> <td>21.31</td> <td>1.00</td> <td>320</td> <td>0</td> <td>0</td> </tr> </tbody> </table>	Description	Rate	CountyMult.	Size	%Good	Cash Value	Water	3.44	1.00	318	0	0	Sewer	21.31	1.00	320	0	0
Description	Rate	CountyMult.	Size	%Good	Cash Value															
Water	3.44	1.00	318	0	0															
Sewer	21.31	1.00	320	0	0															

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	Rolling	2018	54,000	60,000	114,000			111,671C
	X	Low	2017	54,000	56,400	110,400			109,375C
	X	High	2016	54,000	54,400	108,400			108,400S
	X	Landscaped	2015	54,000	48,800	102,800			99,872C
	X	Swamp							
	X	Wooded							
	X	Pond							
	X	Waterfront							
	X	Ravine							
	X	Wetland							
	X	Flood Plain							

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2017	54,000	56,400	110,400			109,375C
TPC	10/06/2015	INSPECTED	2016	54,000	54,400	108,400			108,400S
TPC	03/03/2012	INSPECTED	2015	54,000	48,800	102,800			99,872C

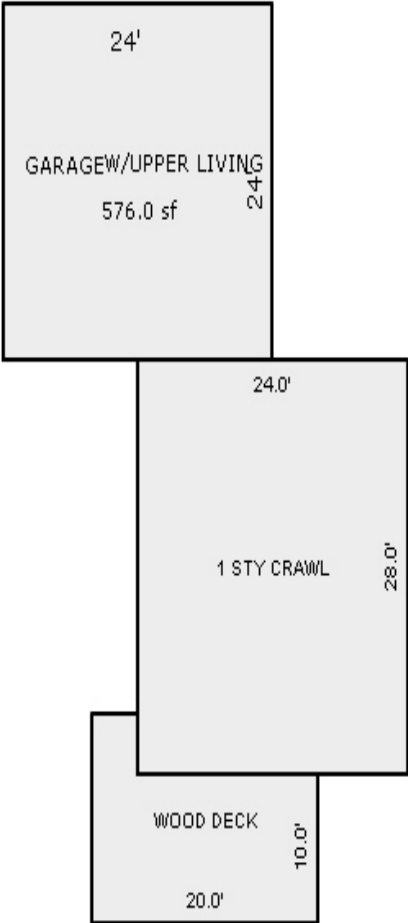


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood Oil Coal 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 Wood Stove Direct-Vented Ga	Area 216	Type Treated Wood	Year Built: 2008 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 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		(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		Central Air Wood Furnace		Class: C +5 Effec. Age: 30 Floor Area: 1248 Total Base Cost: 83,085 Total Base New : 114,657 Total Depr Cost: 80,447 Estimated T.C.V: 119,062				Bsmnt Garage: Carport Area: Roof:	
Building Style: 1S		Trim & Decoration												
Yr Built 1962	Remodeled 2008	Ex	X Ord	Min										
Condition: Average		Lg	Ord	X Small										
Room List		(5) Floors												
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:				(12) Electric 0 Amps Service								
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures		Stories Exterior		Foundation Rate		Bsmnt-Adj Heat-Adj		Size Cost		
X	Wood/Shingle Aluminum/Vinyl Brick	X	Tile	Ex.	X Ord.	Min	1 Story Siding	Crawl Space	67.86	-9.67	-0.28	672	38,916	
	Insulation	Basement: 0 S.F. Crawl: 672 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets		1 Story Siding		Overhang	37.54	0.00	0.00	576	21,623	
(2) Windows		(8) Basement		(13) Plumbing		Other Additions/Adjustments		Rate		Size Cost				
X	Many Avg. Few	X	Large Avg. Small			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(1) Exterior Brick Veneer		8.25		10 83		
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor				1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(13) Plumbing Average Fixture(s) 3 Fixture Bath		760.00 2400.00		1 760 1 2,400		
(3) Roof		(9) Basement Finish		(14) Water/Sewer		(14) Water/Sewer		(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		(14) Water/Sewer		(14) Water/Sewer					
X	Asphalt Shingle	(10) Floor Support				1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic		(14) Water/Sewer						
Chimney:		Lump Sum Items:												
Class:C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 22.65 576 13,046 Common Wall: 1/2 Wall -650.00 1 -650 Automatic Doors 375.00 2 750 Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 78,806 Separately Depreciated Items: (16) Deck/Balcony Treated Wood,Standard 6.97 216 1,506 County Multiplier = 1.38 => Cost New = 2,078 Phy/Ab.Phy/Func/Econ/Comb.%Good= 79/100/100/100/79.0, Depr.Cost = 1,641 Total Depreciated Cost = 80,447 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.480 => TCV of Bldg: 1 = 119,062														

*** 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.
MCPHILLIPS TRUST NO 1	ANKNEY DAVID L & NURIA	215,000	08/11/2017	WD	Arms Length	2017-02500	PTA	100.0
MC PHILLIPS MICHAEL E & D	MC PHILLIPS MICHAEL & DOR	0	06/19/2001	QC	Not Qualified	06-0/2489		0.0

Property Address: 7559 W WHITE BIRCH AVE
 Class: 401 RESIDENTIAL-I Zoning: Building Permit(s): Date: Number: Status:

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

Owner's Name/Address: ANKNEY DAVID L & NURIA
 5722 NIGHTINGALE DR
 HOLT MI 48842
 2018 Est TCV 215,896 TCV/TFA: 167.10

X Improved Vacant Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

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

GROUP A 1800 60.00 192.00 1.0000 1.0000 1800 100 108,000
 60 Actual Front Feet, 0.26 Total Acres Total Est. Land Value = 108,000

Land Improvement Cost Estimates

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

Description Rate CountyMult. Size %Good Cash Value
 LAND IMPROVE 1000 1000.00 1.00 0.5 95 475

Total Estimated Land Improvements True Cash Value = 475

Topography of Site

Level Rolling

Low

X High

Landscaped

Swamp

Wooded

Pond

X Waterfront

Ravine

Wetland

Flood Plain

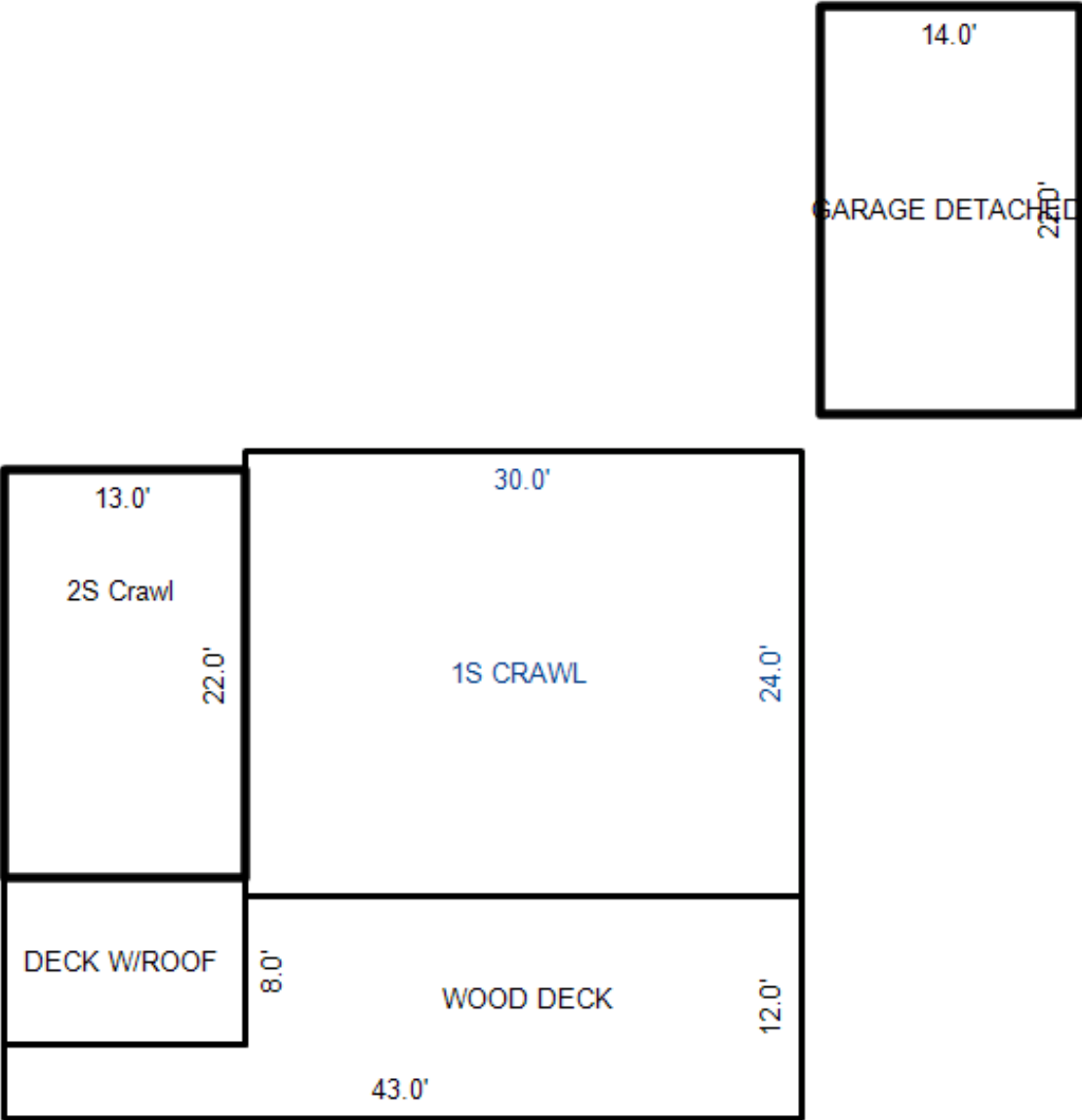
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	54,000	53,900	107,900			107,900S
2017	54,000	50,700	104,700			81,434C
2016	54,000	48,900	102,900			80,708C
2015	54,000	46,400	100,400			80,467C

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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 486 104	Type Treated Wood Treated Wood	Year Built: 1969 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 308 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame		Drywall X Paneled		Plaster Wood T&G											
Building Style: 1S		Trim & Decoration														
Yr Built 1962		Remodeled 1983		Ex X Ord Min			Size of Closets									
Condition: Average		Lg X Ord Small		Doors Solid X H.C.			Central Air Wood Furnace									
Room List		(5) Floors					(12) Electric									
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:					0 Amps Service									
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories Exterior			Foundation Rate		Bsmnt-Adj Heat-Adj		Size Cost		
X	Wood/Shingle Aluminum/Vinyl Brick			Ex. X Ord. Min			1 Story Siding			Crawl Space 59.26		-8.75 0.00		720 36,367		
	Insulation			No. of Elec. Outlets			2 Story Siding			Crawl Space 92.91		-8.75 0.00		286 24,070		
(2) Windows		(7) Excavation		Many X Ave. Few			Other Additions/Adjustments			Rate		Size Cost				
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			(13) Plumbing									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 0 S.F. Crawl: 1006 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				
X	Many Avg. Few	X	Large Avg. Small	(9) Basement Finish			(15) Built-Ins & Fireplaces			Public Sewer 1025.00 Well, 50 Feet 1575.00		1 1,025 1 1,575				
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			(16) Deck/Balcony			Appliance Allowance 1415.00 Fireplace: Exterior 1 Story 3450.00		1 1,415 1 3,450				
X	Gable Hip Flat	X	Gambrel Mansard Shed	(10) Floor Support			(16) Deck/Balcony			Treated Wood,Standard 6.04 Treated Wood w/Roof,Standard 21.65		486 2,935 104 2,252				
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			(17) Garages			Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 22.15 Automatic Doors 375.00		308 6,822 1 375				
Chimney: Block		Lump Sum Items:					Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.480 => TCV of Bldg: 1 =			72,582 107,421		Depr.Cost = =				

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: 401 RESIDENTIAL-I		Zoning:	Building Permit(s)	Date	Number	Status				
7549 W WHITE BIRCH AVE		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 0%		MAP #:								
LEHMAN DUANE S TRUST 1725 JUNIPER PLACE APT 101 GOSHEN IN 46526		2018 Est TCV 286,681 TCV/TFA: 145.97										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS								
. SEC 2 T22N R8W LOT 14 REDMAN'S MISSAUKEE LAKE PLAT.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
ADD FPO 1/S FOR 07.		Gravel Road		GROUP A 1800	60.00	190.00	1.0000	1.0000	1800	100		108,000
		Paved Road		60 Actual Front Feet, 0.26 Total Acres Total Est. Land Value = 108,000								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		Water		Residential Local Cost Land Improvements								
		Sewer		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		Electric		LAND IMPROVE 1000	1000.00	1.00	1.0	95	950			
		Gas		Total Estimated Land Improvements True Cash Value = 950								
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Rolling		2018	54,000	89,300	143,300			112,132C		
		X High		2017	54,000	86,300	140,300			109,826C		
		Landscaped		2016	54,000	79,600	133,600			108,847C		
		Swamp		2015	54,000	78,400	132,400			108,522C		
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What	2018	54,000	89,300	143,300			112,132C	
		TPC 12/27/2017 INSPECTED		2017	54,000	86,300	140,300			109,826C		
		TPC 03/03/2012 INSPECTED		2016	54,000	79,600	133,600			108,847C		
				2015	54,000	78,400	132,400			108,522C		

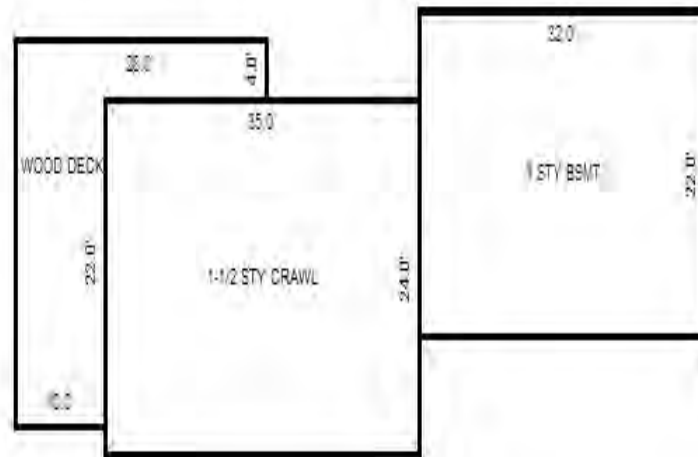


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood Oil 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 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 332	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	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 1974	Remodeled 1992	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		(12) Electric											
	Basement 1st Floor 2nd Floor 4 Bedrooms	Kitchen: Other: Other:		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	Crawl Space	75.69	-8.27	-0.38	840	56,314
Insulation		Basement: 704 S.F. Crawl: 840 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets		1		Story Siding		Basement		59.41		0.00		-0.26	
(2) Windows		(7) Excavation		(13) Plumbing		Other Additions/Adjustments		Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
X	Many Avg. X Few	Large Avg. X Small		Basement Living Finish		(9) Basement Finish		Rate		Rate		Rate		Size		Cost	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer		Basement Living Finish		17.25		220		3,795			
X	Storms & Screens	(8) Basement		1 Average Fixture(s) 2 3 Fixture Bath		(15) Built-Ins & Fireplaces		Average Fixture(s)		760.00		1		760			
(3) Roof		(9) Basement Finish		2 3 Fixture Bath		Appliance Allowance		3 Fixture Bath		2400.00		1		2,400			
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		Solar Water Heat Appliance Allowance		Public Sewer		1162.00		1		1,162			
X	Asphalt Shingle	(10) Floor Support		1 Average Fixture(s) 2 3 Fixture Bath		Fireplace: Exterior 1 Story		Well, 50 Feet		1575.00		1		1,575			
Chimney:		Joists: Unsupported Len: Cntr.Sup:		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic		Treated Wood,Standard		Basement Garages		6.55		332		2,175			
		Lump Sum Items:		Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0,		Mechanical Doors		Basement Garage: 2 Car		2100.00		1		2,100			
				Separately Depreciated Items:		Treated Wood,Standard		Mechanical Doors		350.00		1		350			
				Square footage # 2 is depreciated at 83 %Good...		Ceramic Tile Floor		Phy/Ab.+hy/Func/Econ/Comb.%Good= 12/100/100/100/12.0,		Depr.Cost =		115,677					
				County Multiplier = 1.38 =>		Ceramic Tub Alcove		ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.450 =>		TCV of Bldg: 1 =		177,731					

*** 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.
ZERBST RAYMOND F TRUST	CLARK KEVIN & JANE (HW)	255,000	07/13/2007	WD	Arms Length	2007/2550		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7539 W WHITE BIRCH AVE	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
CLARK KEVIN & JANE 1354 HEATHER DR Holland MI 49423	MAP #:					
	2018 Est TCV 211,890 TCV/TFA: 200.65					

Taxpayer's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS						
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
CLARK KEVIN & JANE 1354 HEATHER DR Holland MI 49423	X		* Factors *						
			GROUP A 1800	60.00	189.00	1.0000	1.0000	1800	100		108,000
			60 Actual Front Feet, 0.26 Total Acres Total Est. Land Value = 108,000						
Tax Description	X		Land Improvement Cost Estimates						
. SEC 2 T22N R8W LOT 15 REDMAN'S MISSAUKEE LAKE PLAT.			X		Description	Rate	CountyMult.	Size	%Good	Cash Value
					Shed: Metal Prefab	9.03	1.00	48	94	407
			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 = 882						



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Comments/Influences	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X Level	2018	54,000	51,900	105,900			99,519C
	Rolling	2017	54,000	48,800	102,800			97,473C
	Low	2016	54,000	47,100	101,100			96,604C
	High	2015	54,000	44,700	98,700			96,316C
	Landscaped							
	Swamp							
	Wooded							
	Pond							
	X Waterfront							
	Ravine							
	Wetland							
	Flood Plain							
	Who	When	What					
	TPC 12/27/2017	INSPECTED						
	TPC 03/03/2012	INSPECTED						

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 120 494 140	Type CGEP (1 Story) Treated Wood Treated Wood	Year Built: 1986 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 484 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame		Drywall Paneled		Plaster Wood T&G											
Building Style: 1S		Trim & Decoration														
Yr Built 1969	Remodeled 0	Ex	X	Ord		Min	Size of Closets									
Condition: Average		Lg	X	Ord		Small	Doors		X	Ord		H.C.				
Room List		(5) Floors		Central Air Wood Furnace												
	Basement 1st Floor 2nd Floor 2 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		(7) Excavation		(13) Plumbing			1		Average Fixture(s)							
(2) Windows		Basement: 0 S.F. Crawl: 1056 S.F. Slab: 0 S.F. Height to Joists: 0.0		1			3		Fixture Bath		1025.00		1		1,025	
X	Many Avg. Few	X	Large Avg. Small	1			2		Fixture Bath		1575.00		1		1,575	
(3) Roof		(8) Basement		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		1415.00		1		1,415	
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		1			Average Fixture(s)									
		Recreation SF Living SF Walkout Doors No Floor SF		1			2		Fixture Bath		39.32		120		4,718	
(3) Roof		(10) Floor Support		1			Average Fixture(s)									
X	Gable Hip Flat	Gambrel Mansard Shed		1			3		Fixture Bath		6.02		494		2,974	
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1			2		Fixture Bath		7.32		140		1,025	
Chimney: Metal				1			Average Fixture(s)									
				1			3		Fixture Bath		19.98		484		9,670	
				1			2		Fixture Bath		350.00		1		350	
				1			Average Fixture(s)									
				1			3		Fixture Bath		65/100/100/100/65.0,		Depr.Cost =		69,600	
				1			2		Fixture Bath		ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.480 => TCV of Bldg:		1 =		103,008	

*** 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.
HORN BRUCE L & CATHARINE	HORN BRUCE L & CATHARINE	0	03/31/2008	QC	RELATED PARTY	2008/1058		0.0
KLINE NORMAL ETAL	HORN BRUCE L & CATHARINE	0	05/24/2004	PLC	Not Qualified	04-0/2514		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7529 W WHITE BIRCH AVE			New House	08/25/2014	2014-0342	100%

Owner's Name/Address	MAP #:	2018 Est TCV 406,254 TCV/TFA: 142.75
HORN BRUCE L & CATHARINE G TRUST PO BOX 394 LAKE CITY MI 49651		

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
. SEC 2 T22N R8W LOT 16 REDMAN'S MISSAUKEE LAKE PLAT.			

Comments/Influences	Public Improvements	* Factors *
	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk	Description Frontage Depth Front Depth Rate %Adj. Reason Value GROUP A 1800 60.00 187.00 1.0000 1.0000 1800 100 108,000 60 Actual Front Feet, 0.26 Total Acres Total Est. Land Value = 108,000

Topography of Site	Description	Rate	CountyMult.	Size	%Good	Cash Value
	Water					
X Sewer	D/W/P: 3.5 Concrete	3.44	1.00	120	0	0
X Electric	D/W/P: 4in Ren. Conc.	4.21	1.00	860	0	0
X Gas	Residential Local Cost Land Improvements					
X Curb	Description	Rate	CountyMult.	Size	%Good	Cash Value
	Street Lights					
	Standard Utilities					
	Underground Utils.					
	LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
	Total Estimated Land Improvements True Cash Value =					2,375



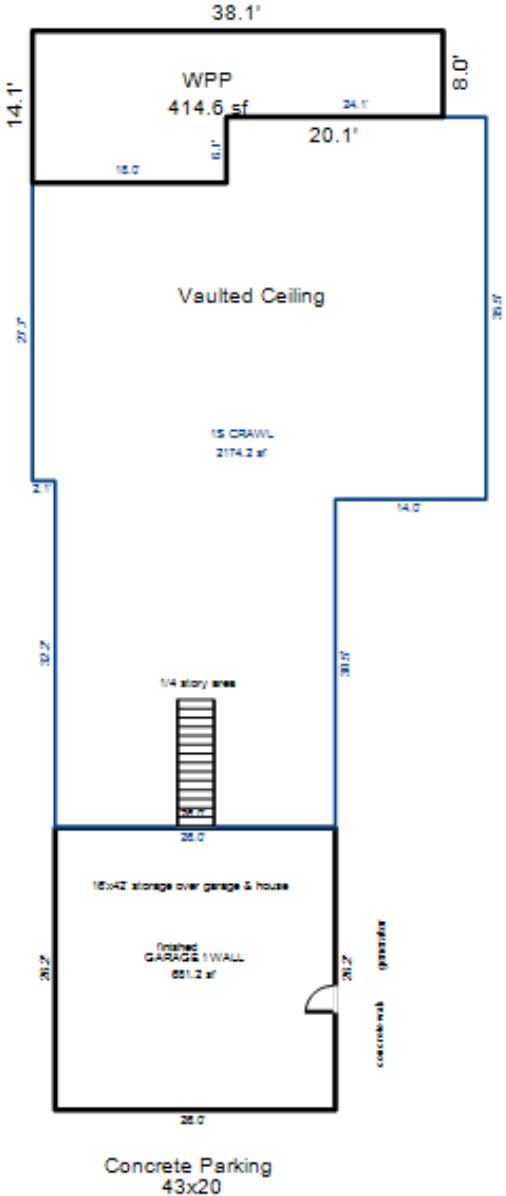
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	54,000	149,100	203,100			180,739C
2017	54,000	141,100	195,100			177,022C
2016	54,000	130,200	184,200		184,200W	175,444C
2015	54,000	33,800	87,800			75,319C

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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 414 464	Type WPP Treated Wood	Year Built: 2014 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 681 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 10 Floor Area: 2846 Total Base Cost: 159,817 Total Base New : 222,048 Total Depr Cost: 199,918 Estimated T.C.V: 295,879			CntyMult X 1.380 E.C.F. X 1.480	Bsmnt Garage: Carport Area: Roof:					
Building Style: 1.25S		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Stories Exterior 1 Story Siding 1 Story Siding Other Additions/Adjustments			Foundation Rate Crawl Space 57.93 Overhang 33.76		Rate Bsmnt-Adj -7.40 0.00		Heat-Adj 0.00 0.00		Size Cost 2174 109,852 672 22,687		
Yr Built 2015	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Rate Bsmnt-Adj 57.93 -7.40 33.76 0.00			Heat-Adj 0.00 0.00		Size Cost 2174 109,852 672 22,687						
Condition: Average		Lg	X	Ord		Small	(13) Plumbing			Rate Bsmnt-Adj 10.25			Heat-Adj 0.00 0.00		Size Cost 16 164						
Room List		(5) Floors		200			Amps Service			Average Fixture(s) 1 2 1			Rate Bsmnt-Adj 760.00 2400.00 1600.00			Heat-Adj 0.00 0.00		Size Cost 1 760 1 2,400 1 1,600			
	Basement 1st Floor 2nd Floor 4 Bedrooms	Kitchen: Other: Other:		No. of Elec. Outlets			Average Fixture(s) 1 2 1			Rate Bsmnt-Adj 1162.00 1575.00			Heat-Adj 0.00 0.00		Size Cost 1 1,162 1 1,575						
(1) Exterior		X	Drywall	Ex. X Ord. Min			Softener, Auto 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 8.47 6.37			Heat-Adj 0.00 0.00		Size Cost 414 3,507 464 2,956						
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Many X Ave. Few			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Rate Bsmnt-Adj 1500.00			Heat-Adj 0.00 0.00		Size Cost 1 1,500						
(2) Windows		Basement: 0 S.F. Crawl: 2174 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement			Lump Sum Items:			Rate Bsmnt-Adj -1425.00			Heat-Adj 0.00 0.00		Size Cost 681 14,580 1 -1,425						
X	Many Avg. Few	X	Large Avg. Small	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Notes: 2014 PART OF 1979 FOUNDATION REMAINED & USED FOR 2015 REBUILD. Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 198,493			Rate Bsmnt-Adj 21.41			Heat-Adj 0.00 0.00		Size Cost 1 14,580						
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			Separately Depreciated Items: Local Cost Items: GENERATOR Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 1,425			Rate Bsmnt-Adj -1425.00			Heat-Adj 0.00 0.00		Size Cost 1 -1,425						
(3) Roof		(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			ECF (4520 NORTSHORE LAKE MISSAUKEE AREA)1.480 => TCV of Bldg: 1 = 295,879			Rate Bsmnt-Adj 1500.00			Heat-Adj 0.00 0.00		Size Cost 1 1,500						
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Notes: 2014 PART OF 1979 FOUNDATION REMAINED & USED FOR 2015 REBUILD. Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 198,493			Rate Bsmnt-Adj 1500.00			Heat-Adj 0.00 0.00		Size Cost 1 1,500					
X	Asphalt Shingle	Chimney: Metal		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes: 2014 PART OF 1979 FOUNDATION REMAINED & USED FOR 2015 REBUILD. Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 198,493			Rate Bsmnt-Adj 1500.00			Heat-Adj 0.00 0.00		Size Cost 1 1,500						

*** 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.
CURRIER ROBERT J & LINDA	CURRIER LINDA W TRUST	0	08/30/1996	QC	Not Qualified	2008/1465		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7519 W WHITE BIRCH AVE						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2018 Est TCV 319,953 TCV/TFA: 190.56					

Owner's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS									
CURRIER LINDA W (TTEE) CURRIER LINDA W LIVING TRUST 2363 GULF SHORES BLVD N NAPLES FL 34103			* Factors *									
	Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
			GROUP A 1800	60.00	183.00	1.0000	1.0000	1800	100		108,000	
			60 Actual Front Feet, 0.25 Total Acres						Total Est. Land Value =			108,000

Tax Description	X	Improved	Vacant	Land Improvement Cost Estimates								
. SEC 2 T22N R8W LOT 17 REDMAN'S MISSAUKEE LAKE PLAT.				Description								
				Description	Rate	CountyMult.	Size	%Good	Cash Value			
				Residential Local Cost Land Improvements								
				Description	Rate	CountyMult.	Size	%Good	Cash Value			
				LAND IMPROVE 1000	1000.00	1.00	1.0	95	950			
				Total Estimated Land Improvements True Cash Value =								950

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

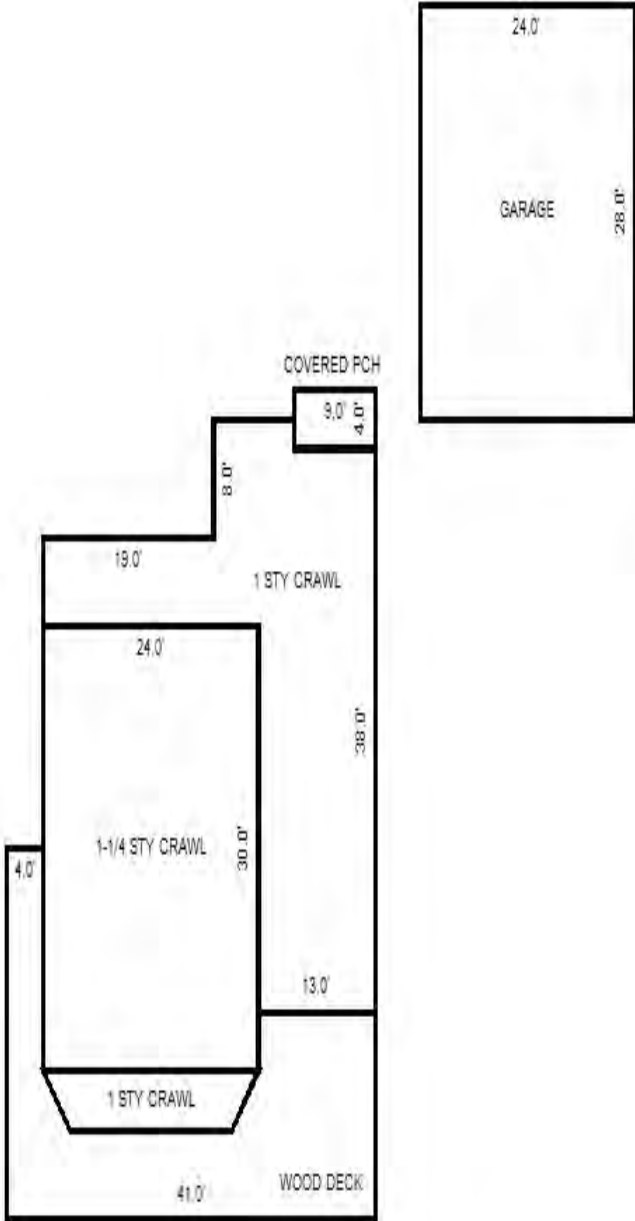
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	54,000	106,000	160,000			118,952C
2017	54,000	100,300	154,300			116,506C
2016	54,000	92,500	146,500			115,467C
2015	54,000	91,100	145,100			115,122C

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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 54 602	Type WCP (1 Story) Treated Wood	Year Built: 1996 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: 672 % 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 1962	Remodeled 1996	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 3 Bedrooms	Kitchen: Other: Other:		(12) Electric			200 Amps Service												
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories Exterior			Foundation			Rate Bsmnt-Adj		Heat-Adj		Size Cost		
X	Wood/Shingle Aluminum/Vinyl Brick				Ex.	X	Ord.		Min	1.25 Story Siding			Crawl Space			79.42 -9.66 0.00		720 50,227	
	Insulation			No. of Elec. Outlets			1 Story Siding			Crawl Space			69.07 -9.66 0.00		84 4,990				
(2) Windows		(7) Excavation		(13) Plumbing			1 Story Siding			Crawl Space			69.07 -9.66 0.00		695 41,290				
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1499 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many			X	Ave.		Few	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) Basement		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Average Fixture(s) 2 3 Fixture Bath			(14) Water/Sewer			Public Water Public Sewer Water Well			760.00 1 760 2400.00 1 2,400			
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Public Water Public Sewer Water Well			1 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:						
X	Gable Hip Flat		Gambrel Mansard Shed	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 Public Water 1 Public Sewer 1 Water Well			1000 Gal Septic 2000 Gal Septic									
X	Asphalt Shingle	(10) Floor Support		Recreation SF Living SF Walkout Doors No Floor SF			Public Water Public Sewer Water Well			1000 Gal Septic 2000 Gal Septic									
Chimney: Block																			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PERO KENNETH J	CARLSON ROBERT & PHYLLIS	235,000	06/07/2013	WD	WARRANTY DEED	213-02011 WD	PTA	100.0
		265,000	09/01/2002	WD	Download	02-0:4402		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7509 W WHITE BIRCH AVE			REPAIR	10/21/2014	2014-0476	100%

Owner's Name/Address	MAP #:
CARLSON ROBERT & PHYLLIS 16918 LINCOLN ST GRAND HAVEN MI 49417	2018 Est TCV 245,607 TCV/TFA: 222.27

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
. SEC 2 T22N R8W LOT 18 REDMAN'S MISSAUKEE LAKE PLAT.			

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X Dirt Road	GROUP A 1800	60.00	172.00	1.0000	1.0000	1800	100		108,000
X Gravel Road	60 Actual Front Feet, 0.24 Total Acres								Total Est. Land Value = 108,000

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

Land Improvement Cost Estimates	Description	Rate	CountyMult.	Size	%Good	Cash Value
X	D/W/P: 4in Ren. Conc.	4.21	1.00	1250	0	0
X	Shed: Metal Prefab	8.98	1.00	96	50	431

Residential Local Cost Land Improvements	Description	Rate	CountyMult.	Size	%Good	Cash Value
X	LAND IMPROVE 2500	2500.00	1.00	1.0	92	2,300
Total Estimated Land Improvements True Cash Value =						2,731

Topography of Site
X Level
Rolling
Low
High
X 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	54,000	68,800	122,800			117,068C
2017	54,000	65,200	119,200			114,661C
2016	54,000	60,200	114,200			113,639C
2015	54,000	59,300	113,300			113,300S

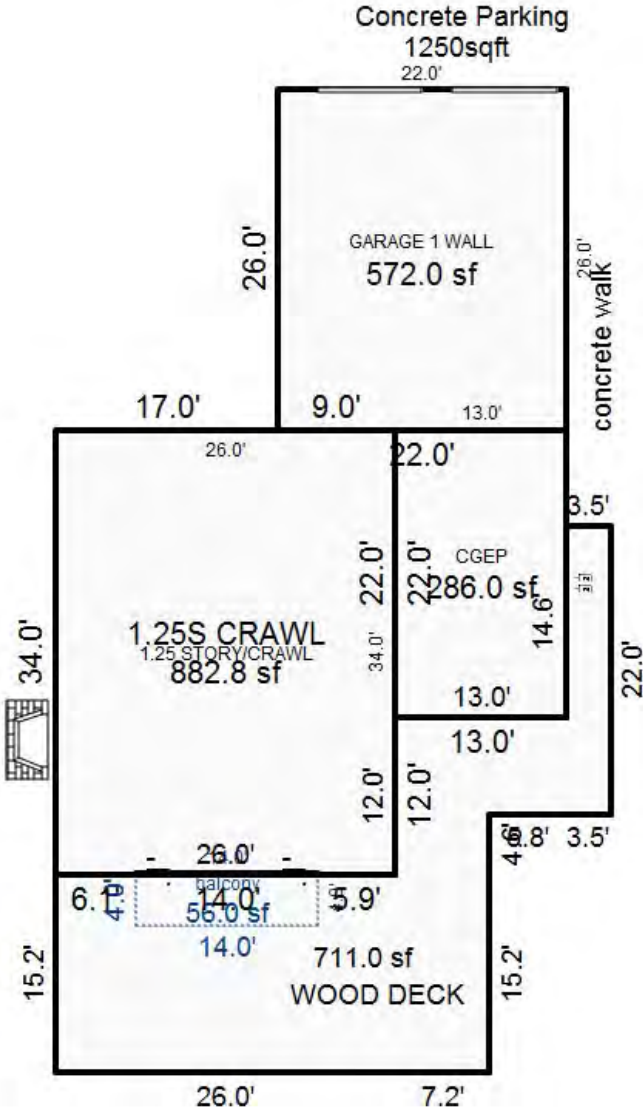


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 286 711 56	Type WGEP (1 Story) Treated Wood Wood Balcony	Year Built: 1985 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: 572 % 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 1975	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	1.25	Story Siding	Crawl Space	83.18	-10.62	0.00	884	64,143
Insulation				No. of Elec. Outlets			Other Additions/Adjustments			Rate		Rate		Size Cost			
(2) Windows		(7) Excavation		(13) Plumbing			(14) Water/Sewer										
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 884 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Average Fixture(s) 2 Fixture Bath		760.00 1600.00		1 1		760 1,600	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		(9) Basement Finish			(14) Water/Sewer			Public Sewer							
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Recreation SF Living SF Walkout Doors No Floor SF			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Well, 100 Feet		2700.00		1		2,700	
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support			Lump Sum Items:			Appliance Allowance Fireplace: Exterior 1 Story		1915.00 3875.00		1 1		1,915 3,875	
X	Asphalt Shingle			Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			(15) Built-Ins & Fireplaces		1915.00 3875.00		1 1		1,915 3,875	
Chimney: Brick										(16) Porches		28.16		286		8,054	
										(16) Deck/Balcony		6.10 17.50		711 56		4,337 980	
										(17) Garages		Class:C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost Common Wall: 1 Wall Automatic Doors		572 1 1		12,996 -1,300 375	
										Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.480 => TCV of Bldg: 1 =		91,132 134,876					

*** 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.
RIVER WOODS ESTATES LLC	BARTHOLOMEW FRED K & KARE	9,500	04/21/2006	PLC	Not Qualified	06-0/1424		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
4766 S DICKERSON RD	School: LAKE CITY - 57020		New House	05/06/2005	20050104	Complete
	P.R.E. 100% 09/01/2006					
Owner's Name/Address	MAP #:					
BARTHOLOMEW FRED B & KAREN 4766 S DICKERSON RD LAKE CITY MI 49651	2018 Est TCV 178,740 TCV/TFA: 93.34					

	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

Tax Description			GROUP A 30/FF	163.00	270.00	1.0000	1.0000	30	100		4,890
SEC 27 T22N R8W LOT 1 RIVER WOODS ESTATES.	X		163 Actual Front Feet, 1.01 Total Acres					Total Est. Land Value =			4,890

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

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

			LAND IMPROVE 2500			2500.00	1.00	1.0	100	2,500	
	X		Total Estimated Land Improvements True Cash Value =								2,500

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

		Topography of Site									
	X	Level									

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

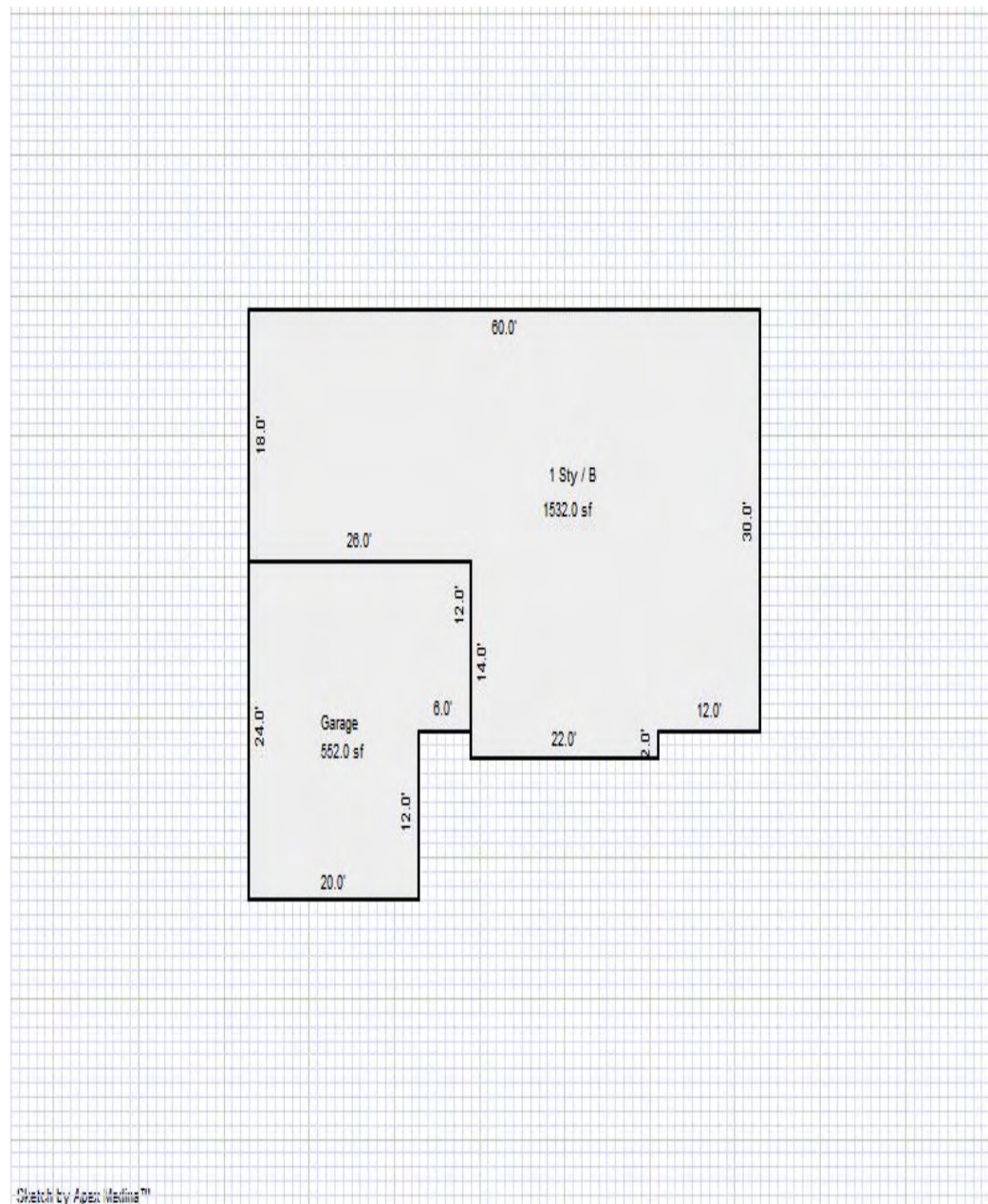
			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	Who	When	What	2018	2,400	87,000	89,400		73,258C
				2017	2,400	81,900	84,300		71,752C
				2016	3,300	77,000	80,300		71,112C
				2015	3,300	67,600	70,900		70,900S

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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: 2005 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: 552 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G						48	WCP	(1 Story)		
Building Style: 1.25S		Trim & Decoration		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 10 Floor Area: 1915 Total Base Cost: 136,597 Total Base New : 188,504 Total Depr Cost: 169,654 Estimated T.C.V: 171,350		CntyMult X 1.380 E.C.F. X 1.010			Bsmnt Garage: Carport Area: Roof:			
Yr Built 2005	Remodeled 0	Ex	X	Ord		Min									
Condition: Average		Lg	X	Ord		Small									
Room List		(5) Floors		Central Air Wood Furnace			Stories Exterior 1.25 Story Siding		Foundation Basement		Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(12) Electric 0 Amps Service			Other Additions/Adjustments								
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures Ex. X Ord. Min			(13) Plumbing								
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall												
(2) Windows		(7) Excavation		No. of Elec. Outlets Many X Ave. Few			(14) Water/Sewer								
X	Insulation	Basement: 1532 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement			(15) Built-Ins & Fireplaces								
X	Many Avg. X Few	Large Avg. X Small		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(16) Porches								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Recreation SF Living SF Walkout Doors No Floor SF		(9) Basement Finish			(17) Garages								
X	Double Glass Patio Doors Storms & Screens			Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			(15) Built-Ins & Fireplaces								
(3) Roof		(10) Floor Support		Lump Sum Items:			(16) Porches								
X	Gable Hip Flat	Gambrel Mansard Shed		Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, ECF (409 - RURAL SUBS)			(17) Garages								
X	Asphalt Shingle	Chimney:		Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, ECF (409 - RURAL SUBS)			(17) Garages								

*** 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.
BALDWIN GORDON L & CHERYL	SILER BRADLEY S & SARAH J	6,500	06/27/2016	WD	Arms Length	2016-02174	PTA	100.0
		9,700	04/01/2003	WD	Download	03-0:2369		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
DICKERSON RD						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2018 Est TCV 4,890					

Improved	X	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS						
Public Improvements			* Factors *						
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
			GROUP A 30/FF	163.00	270.00	1.0000	1.0000	30 100	4,890
			163 Actual Front Feet, 1.01 Total Acres					Total Est. Land Value =	4,890

Tax Description
 SEC 27 T22N R8W LOT 2 RIVER WOODS ESTATES.
 Comments/Influences

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

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



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2018	2,400	0	2,400			2,400S
TPC	12/27/2017	INSPECTED	2017	2,400	0	2,400			2,400S
TPC	07/05/2016	INSPECTED	2016	3,300	0	3,300			3,300S
TPC	05/18/2015	INSPECTED	2015	3,300	0	3,300			3,300S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GILBERT JONATHON L & MELI	HERWERYER DONALD & SHARON	131,700	01/30/2014	WD	WARRANTY DEED	2014-00391	PTA	100.0
BALDWIN GORDON & CHERYL K	GILBERT JONATHON L & MELI	12,500	11/16/2006	WD	Arms Length	06-0/4189		100.0
		9,500	12/01/2001	WD	Download	01-0:4899		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
4828 S DICKERSON RD			New House	01/04/2007	20070006	Complete

Owner's Name/Address	MAP #:
HERWERYER DONALD & SHARON 4828 S DICKERSON RD Lake City MI 49651	2018 Est TCV 176,537 TCV/TFA: 99.63

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS
SEC 27 T22N R8W LOT 3 RIVER WOODS ESTATES.			

Comments/Influences	Public Improvements	* Factors *
	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Description Frontage Depth Front Depth Rate %Adj. Reason Value GROUP A 30/FF 163.00 270.00 1.0000 1.0000 30 100 4,890 163 Actual Front Feet, 1.01 Total Acres Total Est. Land Value = 4,890

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

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

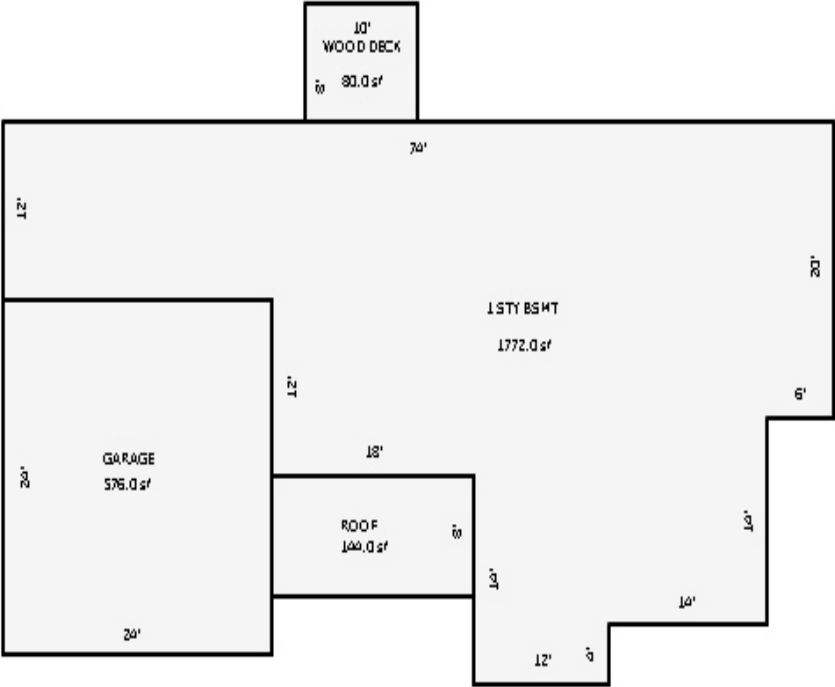
Comments/Influences	Topography of Site
	X Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2018	2,400	85,900	88,300			72,224C
		TPC 12/27/2017 INSPECTED	2017	2,400	80,800	83,200			70,739C
		TPC 05/18/2015 INSPECTED	2016	3,300	75,900	79,200			70,109C
			2015	3,300	66,600	69,900			69,900S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RIVER WOODS ESTATES LLC	GRUNO GARY & PAULA	11,900	12/08/2004	WD	Arms Length	04-0/5046		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
4856 S DICKERSON RD	School: LAKE CITY - 57020		New House	01/03/2005	20050001	Complete

Owner's Name/Address	MAP #:	2018 Est TCV 125,342 TCV/TFA: 93.26
GRUNO GARY & PAULA 4856 S DICKERSON RD LAKE CITY MI 49651		

X Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS						
		* Factors *						
		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value

Taxpayer's Name/Address	X Dirt Road X Gravel Road X Paved Road Storm Sewer Sidewalk Water Sewer X Electric X Gas X Curb Street Lights Standard Utilities X Underground Utils.	GROUP A 30/FF	163.00	270.00	1.0000	1.0000	30	100	4,890
GRUNO GARY & PAULA 4856 S DICKERSON RD LAKE CITY MI 49651		163 Actual Front Feet, 1.01 Total Acres		Total Est. Land Value =		4,890			

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

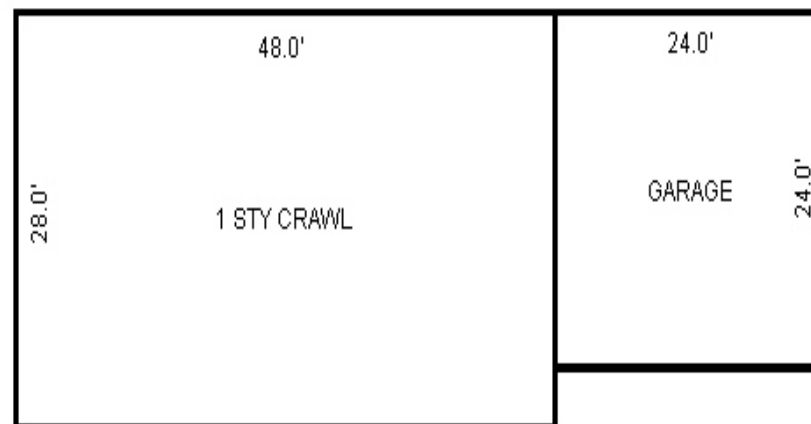
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	50	1,250
Total Estimated Land Improvements True Cash Value =					1,250

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	2,400	60,300	62,700			51,766C
2017	2,400	56,700	59,100			50,702C
2016	3,300	53,300	56,600			50,250C
2015	3,300	46,800	50,100			50,100S



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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: RIVER WOODS ESTATES LLC
 308 PETRIE ROAD
 CADILLAC MI 49601
 2018 Est TCV 4,890

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

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

GROUP A 30/FF 163.00 270.00 1.0000 1.0000 30 100 4,890
 163 Actual Front Feet, 1.01 Total Acres Total Est. Land Value = 4,890

Tax Description: SEC 27 T22N R8W LOT 5 RIVER WOODS ESTATES.

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



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2018	2,400	0	2,400			422C
			2017	2,400	0	2,400			414C
			2016	3,300	0	3,300			411C
			2015	3,300	0	3,300			410C

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

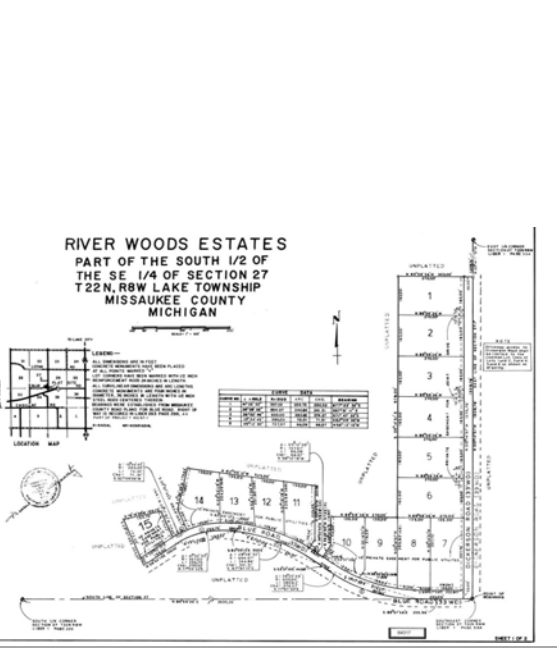
School: LAKE CITY - 57020
 P.R.E. 0%
 MAP #:

Owner's Name/Address: RIVER WOODS ESTATES LLC
 308 PETRIE ROAD
 CADILLAC MI 49601
 2018 Est TCV 4,860

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

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<input type="checkbox"/> Dirt Road <input type="checkbox"/> Gravel Road <input checked="" type="checkbox"/> Paved Road <input type="checkbox"/> Storm Sewer <input type="checkbox"/> Sidewalk <input type="checkbox"/> Water Sewer <input checked="" type="checkbox"/> Electric <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Curb <input type="checkbox"/> Street Lights <input type="checkbox"/> Standard Utilities <input checked="" type="checkbox"/> Underground Utils.	GROUP A 30/FF	162.00	270.00	1.0000	1.0000	30	100		4,860
	162 Actual Front Feet, 1.00 Total Acres Total Est. Land Value =								4,860

Tax Description: SEC 27 T22N R8W LOT 6 RIVER WOODS ESTATES.
 Comments/Influences:



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

Topography of Site

Who When What
 TPC 12/27/2017 INSPECTED
 TPC 05/18/2015 INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	2,400	0	2,400			422C
2017	2,400	0	2,400			414C
2016	3,200	0	3,200			411C
2015	3,200	0	3,200			410C

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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
DICKERSON RD	School: LAKE CITY - 57020		SIGN	11/05/2010	20100692	100%

Owner's Name/Address	P.R.E. 0%	MAP #:
RIVER WOODS ESTATES LLC 308 PETRIE ROAD CADILLAC MI 49601		

2018 Est TCV 4,150	Improved	X	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS

Tax Description	Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
SEC 27 T22N R8W LOT 7 RIVER WOODS ESTATES.	X	Dirt Road	135.00	298.00	1.0000	1.0000	30	100		4,050	
		Gravel Road	135 Actual Front Feet, 0.92 Total Acres							Total Est. Land Value =	4,050

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

	Description	Rate	CountyMult.	Size	%Good	Cash Value
X	Electric	1000.00	1.00	1.0	10	100
X	Gas					
	Total Estimated Land Improvements True Cash Value = 100					

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	2,000	100	2,100			422C
2017	2,000	100	2,100			414C
2016	2,700	100	2,800			411C
2015	2,700	100	2,800			410C

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

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

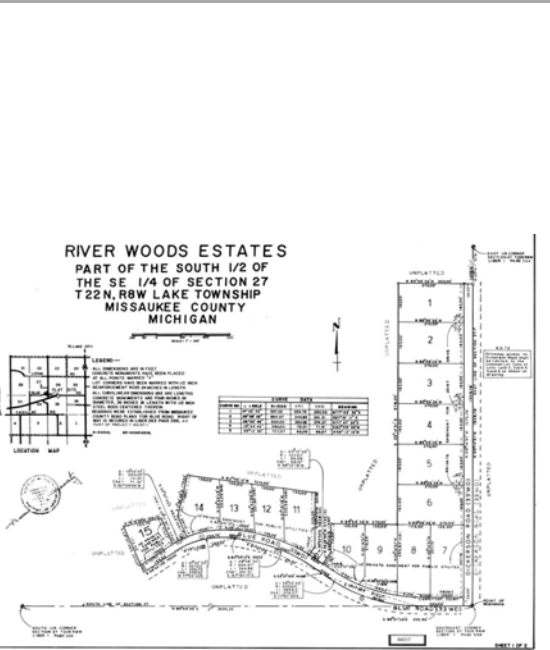
Owner's Name/Address: RIVER WOODS ESTATES LLC
 308 PETRIE ROAD
 CADILLAC MI 49601

2018 Est TCV 5,000
 Improved X Vacant Land Value Estimates for Land Table Res 8.RURAL SUBS

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X Dirt Road	<Site Value A> RURAL LOTS	135 Actual Front Feet,	0.91 Total Acres			5000	100		5,000
X Gravel Road	Total Est. Land Value =								5,000
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.									

Tax Description: SEC 27 T22N R8W LOT 8 RIVER WOODS ESTATES.

Comments/Influences:



Topography of Site

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

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	06/20/2017	INSPECTED
TPC	05/18/2015	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	2,500	0	2,500			422C
2017	5,000	0	5,000			414C
2016	5,000	0	5,000			411C
2015	4,700	0	4,700			410C

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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.

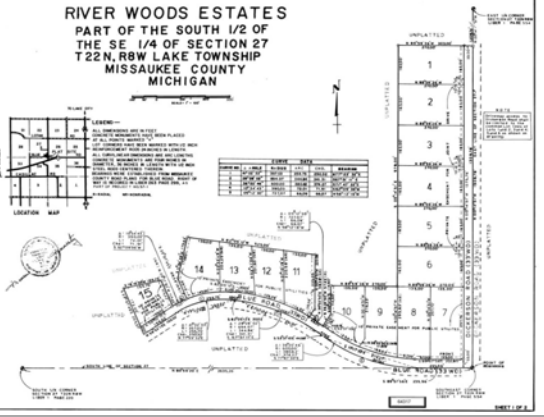
Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
BLUE RD						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2018 Est TCV 5,000					

Improved	X	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS				
Public Improvements			* Factors *		EFF		
			Description	Frontage	Depth	Rate %Adj. Reason	Value
			<Site Value A> RURAL LOTS			5000 100	5,000
			135 Actual Front Feet, 0.91 Total Acres			Total Est. Land Value =	5,000

Tax Description
 SEC 27 T22N R8W LOT 9 RIVER WOODS ESTATES.
 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
 - 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			422C
2017	5,000	0	5,000			414C
2016	5,000	0	5,000			411C
2015	4,700	0	4,700			410C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ANDERSON DAN & MAE	ANDERSON DAN & MAE	0	12/05/2017	QC	FAMILY SALE	2017-03897	PTA	0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
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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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ANDERSON DANIAL B & MARJORIE M 7051 N 7 MILE ROAD LAKE CITY MI 49651	2018 Est TCV 5,000
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	Improved	X	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS
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Public Improvements	* Factors *	EFF
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Description	Frontage	Depth	Rate	%Adj.	Reason	Value
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<Site Value I> GROUP I	\$5000	5000	100			5,000
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135 Actual Front Feet, 0.81 Total Acres					Total Est. Land Value =	5,000
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Tax Description	X	Value
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SEC 27 T22N R8W LOT 10 RIVER WOODS ESTATES.		
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Comments/Influences	X	Value
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	Dirt Road	
	Gravel Road	
	Paved Road	
	Storm Sewer	
	Sidewalk	
	Water	
	Sewer	
X	Electric	
X	Gas	
	Curb	
	Street Lights	
	Standard Utilities	
X	Underground Utils.	

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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Who	When	What	2018	2,500	0	2,500			2,500S
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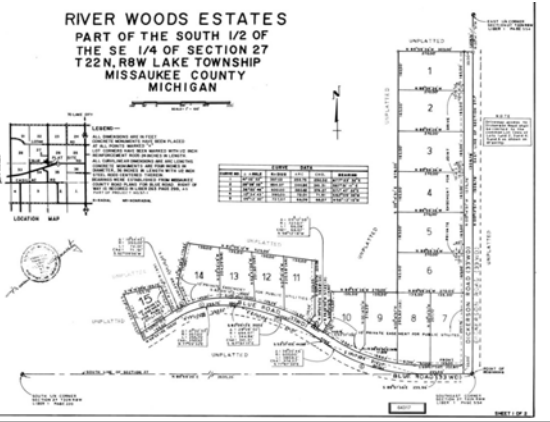
TPC 12/27/2017 INSPECTED			2017	5,000	0	5,000			4,350C
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TPC 06/20/2017 INSPECTED			2016	5,000	0	5,000			4,312C
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			2015	4,300	0	4,300			4,300S
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*** Information herein deemed reliable but not guaranteed***



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VECORE NORMAN H & PHYLLIS	TURANSKI TED N LYNETTE A	153,000	04/14/2008	WD	Arms Length	2008/1178		100.0
		9,250	10/01/2002	WD	Download	03-0:3510		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
4940 RIVER WOODS RD						

Owner's Name/Address	MAP #:
TURANSKI TED N LYNETTE A 4940 RIVERWOODS RD LAKE CITY MI 49651	2018 Est TCV 123,424 TCV/TFA: 74.17

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

Taxpayer's Name/Address	Description	Frontage	Depth	Rate	%Adj.	Reason	Value
TURANSKI TED N LYNETTE A 4940 RIVERWOODS RD LAKE CITY MI 49651	<Site Value A> RURAL LOTS			5000	100		5,000

Tax Description	Description	Rate	CountyMult.	Size	%Good	Cash Value
SEC 27 T22N R8W LOT 11 RIVER WOODS ESTATES.	LAND IMPROVE 2500	2500.00	1.00	1.0	50	1,250

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

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2018	2,500	59,200	61,700			49,025C



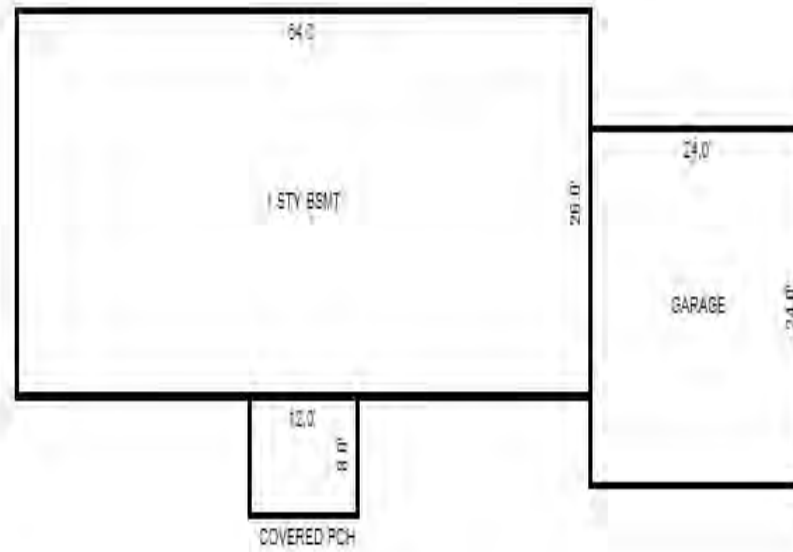
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X	Improved								
X	Public Improvements								
X	Dirt Road								
X	Gravel Road								
X	Paved Road								
X	Storm Sewer								
X	Sidewalk								
X	Water Sewer								
X	Electric								
X	Gas								
X	Curb								
X	Street Lights								
X	Standard Utilities								
X	Underground Utils.								
X	Rolling								
X	Low								
X	High								
X	Landscaped								
X	Swamp								
X	Wooded								
X	Pond								
X	Waterfront								
X	Ravine								
X	Wetland								
X	Flood Plain								
TPC 12/27/2017 INSPECTED			2017	5,000	55,300	60,300			48,017C
TPC 06/20/2017 INSPECTED			2016	5,000	47,200	52,200			47,589C
			2015	4,200	46,400	50,600			47,447C

*** Information herein deemed reliable 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 96	Type WCP (1 Story)	Year Built: 2003 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0									
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C -5 Effec. Age: 10 Floor Area: 1664 Total Base Cost: 125,790 Total Base New : 173,591 Total Depr Cost: 156,232 Estimated T.C.V: 117,174			CntyMult X 1.380 E.C.F. X 0.750		Bsmnt Garage:								
Building Style: BOCA/STATE		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Foundation Basement			Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
Yr Built 2003	Remodeled 0	Ex	X	Ord		Min	200 Amps Service			Rate 58.74			0.00		1.82		1664		100,772			
Condition: Average		Lg	X	Ord		Small	No./Qual. of Fixtures			Other Additions/Adjustments			Rate				Size		Cost			
Room List		(5) Floors		Kitchen: Other: Other:			Ex. X Ord. Min			(13) Plumbing			Rate				Size		Cost			
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		No. of Elec. Outlets			Many X Ave. Few			Average Fixture(s) 3 Fixture Bath			760.00				1		760			
(1) Exterior		X	Drywall	Basement: 1664 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Average Fixture(s) 3 Fixture Bath			2400.00				1		2,400			
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		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			2700.00				1		2,700			
Insulation		(8) Basement		Basement			2 3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(15) Built-Ins & Fireplaces			3085.00				1		3,085			
(2) Windows		Many Avg. Few	X	Large Avg. Small	8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			(14) Water/Sewer			Appliance Allowance Fireplace: Direct-Vented Gas			1915.00				1		1,915		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer			(15) Built-Ins & Fireplaces			1200.00				1		1,200			
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			(16) Porches			WCP (1 Story), Standard			29.42				96		2,824		
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			(17) Garages			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Common Wall: 1 Wall Automatic Doors			19.20		-1300.00		375.00		576		11,059	
Chimney:		Recreation SF Living SF Walkout Doors No Floor SF		Notes: MODULAR Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 156,232 ECF (414-RIVER WOODS, 240 CLAM RIVER SUB)0.750 => TCV of Bldg: 1 = 117,174																		

*** 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.
RIVER WOODS ESTATES LLC	GAULD HOLLY D	0	01/02/2006	PLC	Not Qualified	06-0/0028		0.0
RIVER WOODS ESTATES LLC	GAULD HOLLY D (F)	12,500	08/18/2005	LC	Arms Length	05-0/3852		100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
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BLUE RD	School: LAKE CITY - 57020					
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	P.R.E. 100% 01/02/2006					
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Owner's Name/Address	MAP #:
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GAULD HOLLY D 8190 W BLUE ROAD LAKE CITY MI 49651	2018 Est TCV 5,000
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Improved	X	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS
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Public Improvements	* Factors *	EFF
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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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127 Actual Front Feet, 0.61 Total Acres					Total Est. Land Value =			5,000
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Tax Description	X	Topography of Site
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SEC 27 T22N R8W LOT 12 RIVER WOODS ESTATES.	X	Dirt Road
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Comments/Influences	X	Gravel Road
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	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.
--	---	--------------------

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

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

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

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

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

	X	Swamp
--	---	-------

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

	X	Pond
--	---	------

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

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

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

	X	Flood Plain
--	---	-------------

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2018	2,500	0	2,500			2,500S
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2017	5,000	0	5,000			3,683C
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2016	5,000	0	5,000			3,651C
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2015	4,400	0	4,400			3,641C
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Who When What

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GAULD HOLLY D	FULLER HOLLY D	0	03/29/2012	QC	FAMILY SALE	2012-00920		0.0
RIVER WOODS ESTATES LLC	GAULD HOLLY D	11,500	11/01/2004	WD	Arms Length	04-0/4542		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8191 W BLUE RD			New House	11/10/2004	20040443	Complete

Owner's Name/Address	MAP #:
FULLER HOLLY D 8191 W BLUE RD LAKE CITY MI 49651	2018 Est TCV 148,794 TCV/TFA: 110.71

Tax Description	Public Improvements	Land Value Estimates for Land Table Res 8.RURAL SUBS
SEC 27 T22N R8W LOT 13 RIVER WOODS ESTATES.	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	* Factors * EFF Description Frontage Depth Front Depth Rate %Adj. Reason Value <Site Value I> GROUP I \$5000 5000 100 122 Actual Front Feet, 0.57 Total Acres Total Est. Land Value = 5,000

Comments/Influences	Land Improvement Cost Estimates
	Description Rate CountyMult. Size %Good Cash Value D/W/P: 4in Ren. Conc. 4.21 1.00 1600 0 0

Comments/Influences	Land Improvement Cost Estimates
	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

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



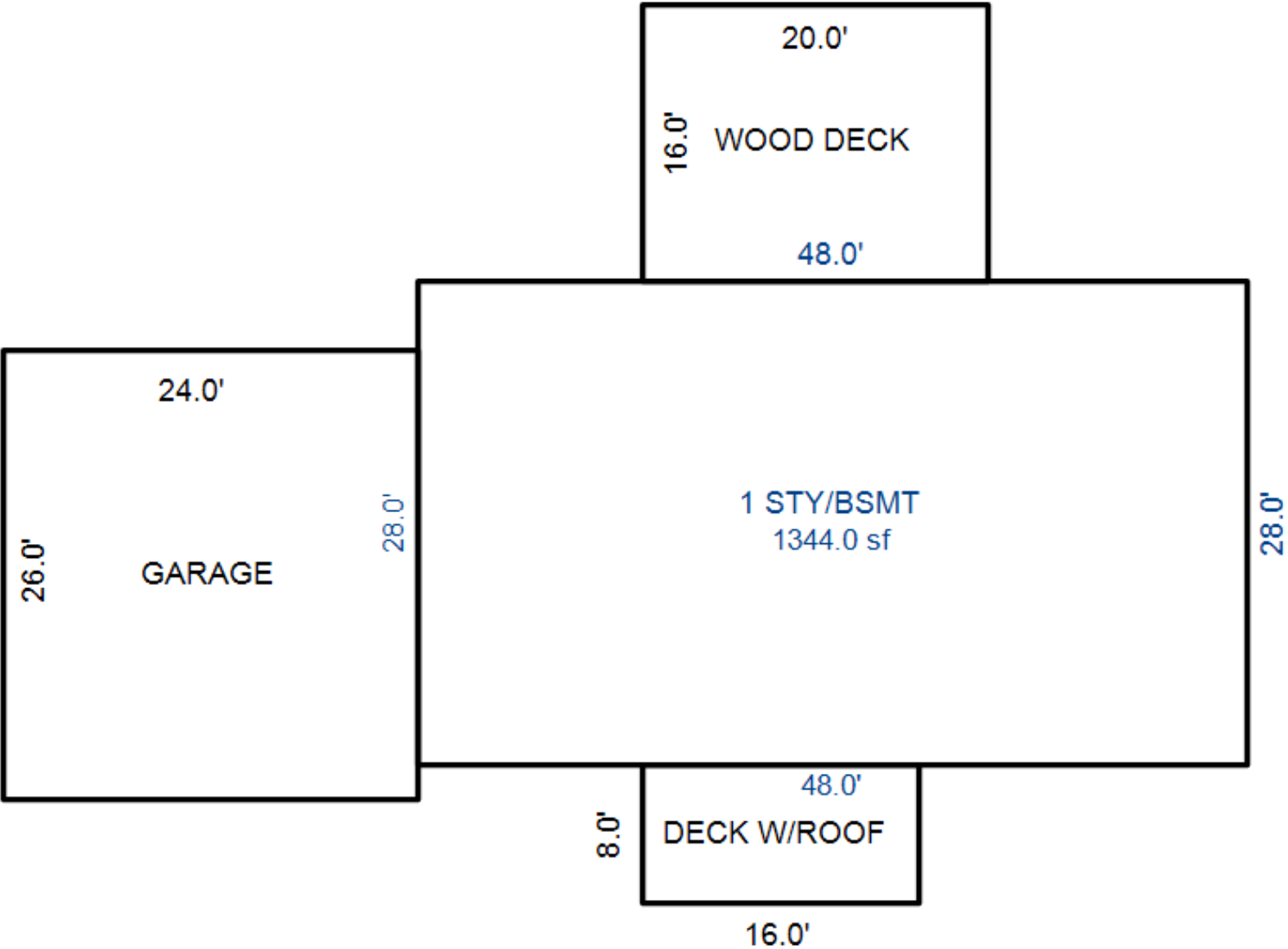
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2018	2,500	71,900	74,400			63,407C
TPC 12/27/2017 INSPECTED			2017	5,000	71,400	76,400			62,103C
TPC 06/20/2017 INSPECTED			2016	5,000	67,200	72,200			61,550C
			2015	4,300	59,000	63,300			61,366C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 128 320	Type WCP (1 Story) Treated Wood	Year Built: 2005 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 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: 1S		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												
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	No. of Elec. Outlets Many X Ave. Few												
Insulation		(7) Excavation		(13) Plumbing												
(2) Windows		Basement: 1344 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	Many Avg. Few	X	Large Avg. Small	(8) Basement												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor	(9) Basement Finish												
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer												
X	Gable Hip Flat		Gambrel Mansard Shed	(10) Floor Support												
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic												
Chimney:		Lump Sum Items:														
										Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj						
										1 Story Siding Basement 63.87 0.00 0.00						
										Other Additions/Adjustments	Rate		Size Cost			
										(13) Plumbing	Average Fixture(s)		1 760			
										3 Fixture Bath	2400.00		1 2,400			
										(14) Water/Sewer	Well, 100 Feet		1 2,700			
										1000 Gal Septic	3085.00		1 3,085			
										(15) Built-Ins & Fireplaces	Appliance Allowance		1 1,915			
										(16) Porches	WCP (1 Story), Standard		128 3,270			
										(16) Deck/Balcony	Treated Wood,Standard		320 2,109			
										(17) Garages	Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)		624 11,482			
										Base Cost	18.40		1 -1,300			
										Common Wall: 1 Wall	-1300.00		1 375			
										Automatic Doors	375.00					
										Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost =		139,895				
										ECF (414-RIVER WOODS, 240 CLAM RIVER SUB)1.010 => TCV of Bldg: 1 =		141,294				

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
JPMORGAN CHASE BANK NATIO	DINGEE MARK & HOLLY	81,375	09/15/2015	CD	BANK SALE	2015-03143	PTA	100.0				
SHERIFF & WAREN & BILLING	JPMORGAN CHASE BANK NATIO	77,250	07/09/2015	PTA	SHERIFF'S DEED	PTA	PTA	0.0				
WARREN CATHLEEN & BILLINGT	JP MORGAN CHASE BANK	77,250	01/09/2015	SD	SHERIFF'S DEED	2015-00300		0.0				
FEDERAL HOME LOAN MOTGAGE	WARREN CATHLEEN & BILLINGT	80,000	10/02/2012	CD	BANK SALE	2012-03393	PTA	100.0				
Property Address		Class: 401 RESIDENTIAL-I		Zoning:		Building Permit(s)		Date	Number	Status		
4931 RIVER WOODS RD		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 100% 10/09/2015										
DINGEE MARK & HOLLY 4931 RIVER WOODS RD LAKE CITY MI 49651		MAP #:										
		2018 Est TCV 92,470 TCV/TFA: 61.16										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS								
SEC 27 T22N R8W LOT 14 RIVER WOODS ESTATES.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		<Site Value I> GROUP I \$5000 5000 100 5,000								
		Paved Road		140 Actual Front Feet, 0.80 Total Acres Total Est. Land Value = 5,000								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		Water		D/W/P: Patio Blocks	8.13	1.00	120	0	0			
		Sewer		D/W/P: Asphalt Paving	1.61	1.00	480	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	50	1,250			
		Street Lights		Total Estimated Land Improvements True Cash Value = 1,250								
		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	2,500	43,700	46,200			41,104C	
		TPC 12/27/2017 INSPECTED		2017	5,000	40,900	45,900			40,259C		
		TPC 06/20/2017 INSPECTED		2016	5,000	34,900	39,900			39,900S		
		TPC 10/06/2015 INSPECTED		2015	4,900	36,100	41,000			38,506C		

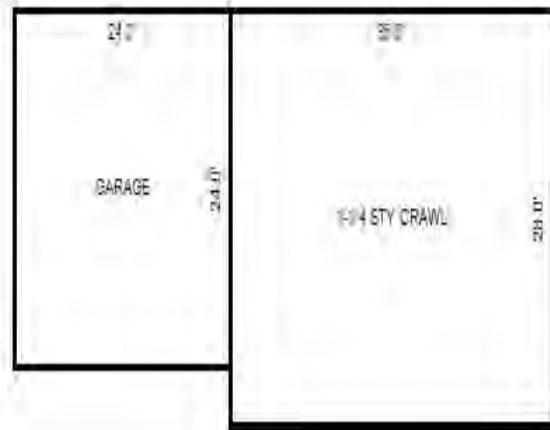


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 90	Type 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: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior		Trim & Decoration		Size of Closets		Doors		Solid X H.C.			
Building Style: BOCA/STATE		Ex X Ord Min		Lg X Ord Small		Condition: Average		Room List		(5) Floors		Kitchen: Other: Other:		(6) Ceilings			
Yr Built 2000	Remodeled 0	Basement 1st Floor 2nd Floor 3 Bedrooms		No./Qual. of Fixtures		(12) Electric		150 Amps Service		Stories Exterior		Foundation Rate		Bsmnt-Adj Heat-Adj		Size Cost	
(1) Exterior		X	Drywall	Ex.	X	Ord.	Min	No. of Elec. Outlets		1.5 Story Siding		Crawl Space		85.42 -9.76		1008 76,265	
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Many X Ave. Few		(13) Plumbing		Average Fixture(s)		Other Additions/Adjustments		Rate		Bsmnt-Adj Heat-Adj		Size Cost	
(2) Windows		Basement: 0 S.F. Crawl: 1008 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s)		(14) Water/Sewer		Well, 100 Feet		(15) Built-Ins & Fireplaces		Appliance Allowance		1915.00		1 1,915	
X	Many Avg. X Few	Large Avg. X Small		(8) Basement		2 3 Fixture Bath		1000 Gal Septic		(16) Deck/Balcony		Treated Wood,Standard		8.56		90 770	
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		(14) Water/Sewer		Public Water Public Sewer Water Well		(17) Garages		Class:C Exterior: Siding		Foundation: 42 Inch (Unfinished)		576 11,059	
(3) Roof		(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF		1 1000 Gal Septic		2000 Gal Septic		Notes: BOCA MODULAR Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,		Base Cost		-1300.00		1 -1,300	
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support		Lump Sum Items:				Mechanical Doors		350.00		1 350		Depr.Cost = 114,960	
X	Asphalt Shingle	Chimney:		Joists: Unsupported Len: Cntr.Sup:		1 1000 Gal Septic		2000 Gal Septic		ECF (414-RIVER WOODS, 240 CLAM RIVER SUB)0.750 => TCV of Bldg: 1 =						86,220	

*** 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.
		6,700	02/01/2001	WD	Download	01-0:0449		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
4765 RIVER WOODS RD						
Owner's Name/Address	School: LAKE CITY - 57020					
LANTZ RICHARD & CAROLYN 4765 RIVERWOODS RD LAKE CITY MI 49651	P.R.E. 100% 04/15/2002					
	MAP #:					
	2018 Est TCV 132,618 TCV/TFA: 91.08					

Tax Description	Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS					
SEC 27 T22N R8W LOT 15 RIVER WOODS ESTATES.	X		* Factors *					
Comments/Influences			Description	Frontage	Depth	Rate	%Adj. Reason	Value
USE BUS. ADDRESS FOR MAIL (MOREY RD)			<Site Value I> GROUP I			5000	100	5,000
			155 Actual Front Feet, 0.51 Total Acres			Total Est. Land Value =		5,000

Tax Description	Improved	Vacant	Land Improvement Cost Estimates					
USE BUS. ADDRESS FOR MAIL (MOREY RD)	X		Description	Rate	CountyMult.	Size	%Good	Cash Value
			D/W/P: Asphalt Paving	1.51	1.00	1500	0	0

Tax Description	Improved	Vacant	Residential Local Cost Land Improvements					
USE BUS. ADDRESS FOR MAIL (MOREY RD)	X		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

Tax Description	Improved	Vacant	Topography of Site					
USE BUS. ADDRESS FOR MAIL (MOREY RD)	X		Level					
			Rolling					
			Low					
			High					
			Landscaped					
			Swamp					
	X		Wooded					
			Pond					
			Waterfront					
			Ravine					
			Wetland					
	X		Flood Plain					

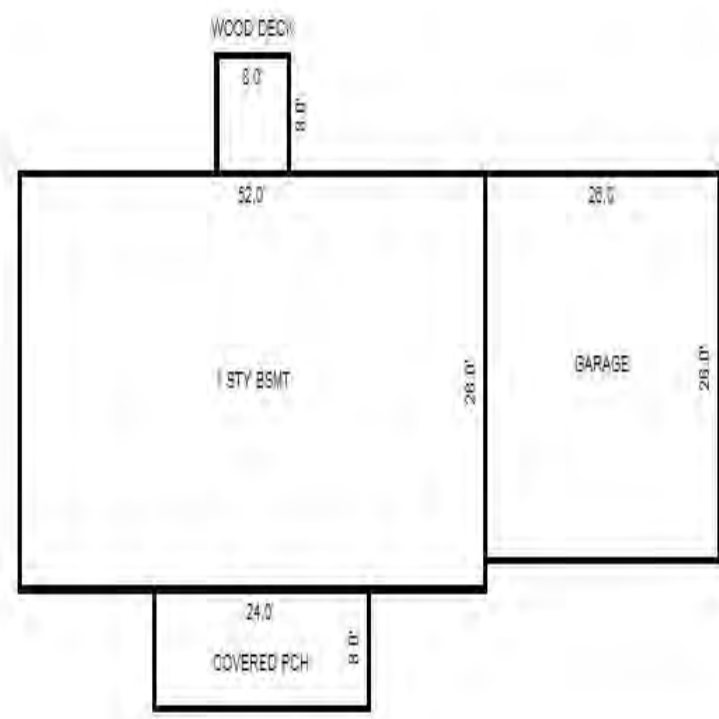
Tax Description	Improved	Vacant	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
USE BUS. ADDRESS FOR MAIL (MOREY RD)	X		2018	2,500	63,800	66,300			58,053C
			2017	5,000	63,300	68,300			56,859C
			2016	5,000	59,600	64,600			56,352C
			2015	5,400	52,400	57,800			56,184C



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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 64	Type WCP (1 Story) Treated Wood	Year Built: 2001 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: 676 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G													
Building Style: 1S		Trim & Decoration																
Yr Built 2001	Remodeled 0	Ex	X	Ord		Min												
Condition: Average		Lg	X	Ord		Small												
Room List		(5) Floors																
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:					(12) Electric 0 Amps Service											
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories Exterior			Foundation		Rate		Bsmnt-Adj Heat-Adj		Size Cost		
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Ex.	X	Ord.		Min	1	Story Siding	Basement	55.50	0.00	0.00	1456	80,808		
(2) Windows		(7) Excavation		No. of Elec. Outlets			Other Additions/Adjustments			Rate		Rate		Size Cost		Size Cost		
X	Insulation	Basement: 1456 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many	X	Ave.		Few	(13) Plumbing									
X	Many Avg. Few	X	Large Avg. Small															
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor	1	Average Fixture(s)		(14) Water/Sewer											
X	(3) Roof	(9) Basement Finish		2	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(15) Built-Ins & Fireplaces											
X	Gable Hip Flat	Gambrel Mansard Shed																
X	Asphalt Shingle	Recreation SF Living SF Walkout Doors No Floor SF																
Chimney: Metal		(10) Floor Support																
		Joists: Unsupported Len: Ctr.Sup:		1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		(16) Porches											
				Lump Sum Items:			(17) Garages											
							Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 17.09 Common Wall: 1 Wall -1225.00 Automatic Doors 375.00 Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 123,879 ECF (414-RIVER WOODS, 240 CLAM RIVER SUB)1.010 => TCV of Bldg: 1 = 125,118											



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.
NOLES ROBERT E SR	NOLES ANITA DUAYNE	0	08/26/2014	DC	CERTIFICATE OF DEATH	2015-00800		0.0
RENDEN-PENA SAMANTHA IREN	NOLES ROBERT E & ANITA D	250,000	04/05/2006	WD	Arms Length	06-0/1060		100.0
RIVER WOODS ESTATES LLC	RENDEN-PENA SAMANTHA IREN	21,500	02/04/2005	WD	Arms Length	05-0/495		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
4798 RIVER WOODS RD			New House	02/16/2005	20050018	Complete

Owner's Name/Address	MAP #:
NOLES ROBERT E SR & ANITA D 4798 RIVERWOODS RD Lake City MI 49651	2018 Est TCV 205,365 TCV/TFA: 142.12

Tax Description	Public Improvements	Land Value Estimates for Land Table Res 8.RURAL SUBS
LOT 16. RIVER WOODS ESTATES NO 2.	Dirt Road Gravel Road	* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value <Site Value H> RURAL LOTS 7000 100 7,000 150 Actual Front Feet, 0.88 Total Acres Total Est. Land Value = 7,000

Comments/Influences	Land Improvement Cost Estimates
	Description Rate CountyMult. Size %Good Cash Value D/W/P: Asphalt Paving 1.61 1.00 1700 0 0 D/W/P: 4in Ren. Conc. 4.21 1.00 432 0 0

Comments/Influences	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

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



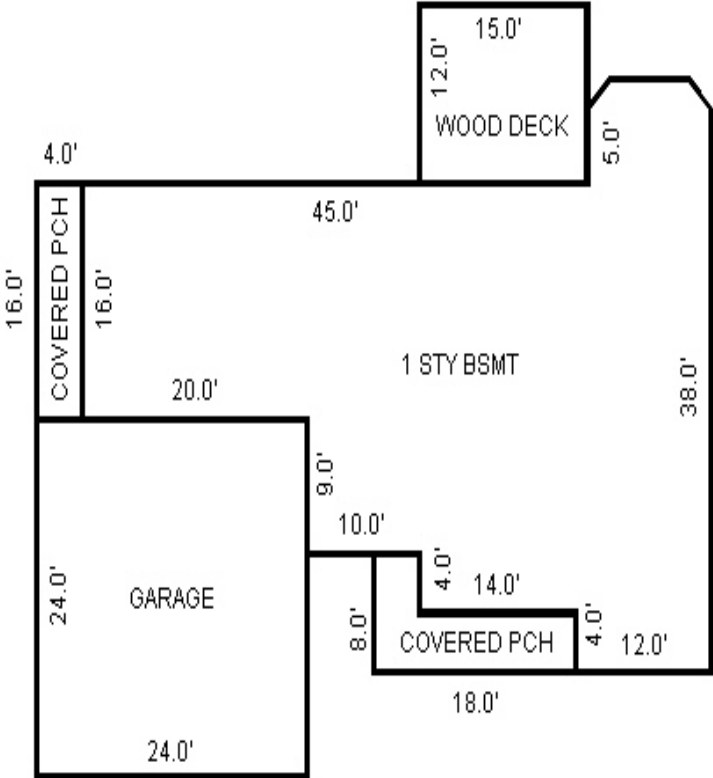
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2018	3,500	99,200	102,700			85,662C
		TPC 12/27/2017 INSPECTED	2017	7,500	93,400	100,900			83,901C
			2016	7,500	87,900	95,400			83,153C
			2015	8,300	77,100	85,400			82,905C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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 64 88 180	Type CCP (1 Story) CCP (1 Story) Treated Wood	Year Built: 2005 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		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: 5 Floor Area: 1445 Total Base Cost: 153,129 Total Base New : 211,318 Total Depr Cost: 193,926 Estimated T.C.V: 195,865			CnlyMult X 1.380 E.C.F. X 1.010		Bsmnt Garage: Carport Area: Roof:			
Yr Built 2005	Remodeled 0	Ex	X	Ord		Min	Size of Closets			Floor Area: 1445			X 1.380		E.C.F.			
Condition: Average		Lg	X	Ord		Small	Doors			Total Base Cost: 153,129			X 1.380		E.C.F.			
Room List		(5) Floors		Central Air Wood Furnace			200			Total Base New : 211,318			X 1.010		Estimated T.C.V: 195,865			
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(12) Electric			200			Total Depr Cost: 193,926			X 1.010		Estimated T.C.V: 195,865			
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			1			Total Base Cost: 153,129			X 1.380		E.C.F.			
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall				Ex.	X	Ord.		Min	Total Base Cost: 153,129			X 1.380		E.C.F.	
(2) Windows		(7) Excavation		No. of Elec. Outlets			200			Total Base New : 211,318			X 1.010		Estimated T.C.V: 195,865			
X	Insulation	Basement: 1445 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			1			Total Depr Cost: 193,926			X 1.010		Estimated T.C.V: 195,865			
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			1			Total Base Cost: 153,129			X 1.380		E.C.F.			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish			2			Total Base New : 211,318			X 1.010		Estimated T.C.V: 195,865			
X	Double Glass Patio Doors Storms & Screens	960	Recreation SF Living SF Walkout Doors No Floor SF	(14) Water/Sewer			1			Total Depr Cost: 193,926			X 1.010		Estimated T.C.V: 195,865			
(3) Roof		(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Total Base Cost: 153,129			X 1.380		E.C.F.			
X	Gable Hip Flat		Gambrel Mansard Shed	(15) Fireplaces			1			Total Base New : 211,318			X 1.010		Estimated T.C.V: 195,865			
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		(16) Porches/Decks			1			Total Depr Cost: 193,926			X 1.010		Estimated T.C.V: 195,865			
Chimney:				(17) Garages			1			Total Base Cost: 153,129			X 1.380		E.C.F.			

*** 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.
RIVER WOODS ESTATES LLC	BUCHANAN ROBERT B & DIANE	20,000	01/31/2005	LC	Arms Length	05-0/434		100.0

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

School: LAKE CITY - 57020
 P.R.E. 100% 01/31/2005

Owner's Name/Address: BUCHANAN ROBERT B & DIANE L
 4828 RIVER WOODS RD
 LAKE CITY MI 49651

MAP #: 2018 Est TCV 7,000

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

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

<Site Value H> RURAL LOTS 7000 100 7,000
 150 Actual Front Feet, 0.82 Total Acres Total Est. Land Value = 7,000

Tax Description: LOT 17. RIVER WOODS ESTATES NO 2.

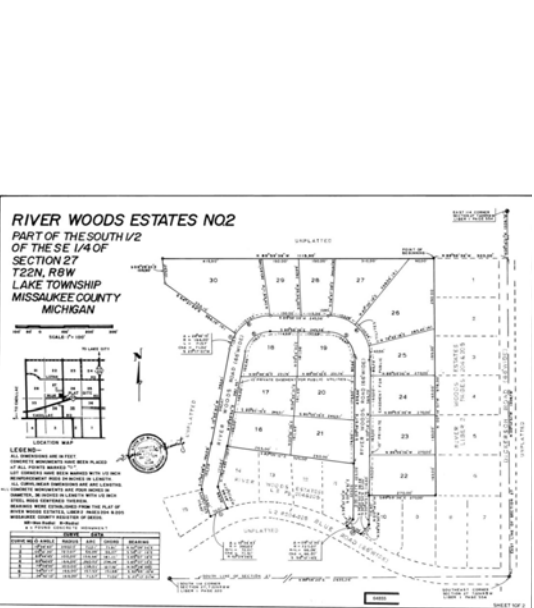
Comments/Influences: X Dirt Road, Gravel Road, Paved Road, Storm Sewer, Sidewalk, Water, Sewer, X Electric, X Gas, Curb, Street Lights, Standard Utilities, X Underground Utils.

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	3,500	0	3,500			3,500S
2017	7,500	0	7,500			7,500S
2016	7,500	0	7,500			7,500S
2015	8,300	0	8,300			8,277C

Who When What: TPC 12/27/2017 INSPECTED, TPC 06/20/2017 INSPECTED

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RIVER WOODS ESTATES LLC	BUCHANAN ROBERT B & DIANE	18,900	05/19/2004	WD	Arms Length	04-0/2432		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
4828 RIVER WOODS RD			New House	08/02/2004	20040296	Complete

Owner's Name/Address	MAP #:	2018 Est TCV 156,150 TCV/TFA: 119.75
BUCHANAN ROBERT B & DIANE L 4828 RIVER WOODS RD LAKE CITY MI 49651		

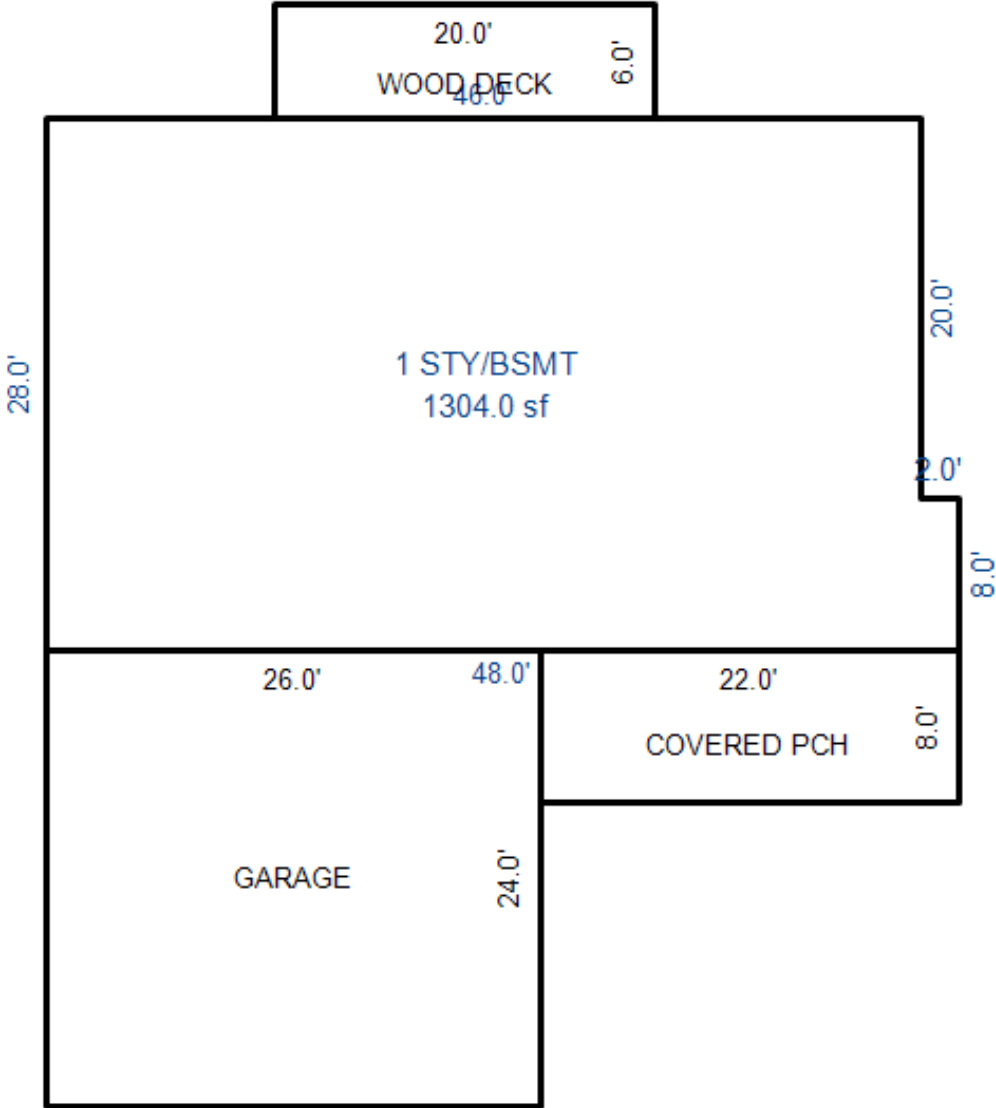
Tax Description	Public Improvements	Land Value Estimates for Land Table Res 8.RURAL SUBS
LOT 18. RIVER WOODS ESTATES NO 2.	Dirt Road Gravel Road	* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value <Site Value H> RURAL LOTS 7000 100 7,000 155 Actual Front Feet, 0.78 Total Acres Total Est. Land Value = 7,000

Comments/Influences	Land Improvement Cost Estimates
X Paved Road Storm Sewer Sidewalk Water Sewer X Electric X Gas Curb Street Lights Standard Utilities X Underground Utils.	Description Rate CountyMult. Size %Good Cash Value Residential Local Cost Land Improvements Description Rate CountyMult. Size %Good Cash Value LAND IMPROVE 2500 2500.00 1.00 1.0 100 2,500 Total Estimated Land Improvements True Cash Value = 2,500



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2018	3,500	74,600	78,100			69,496C
		TPC 12/27/2017 INSPECTED	2017	7,800	73,200	81,000			68,067C
		TPC 06/20/2017 INSPECTED	2016	7,800	68,900	76,700			67,460C
			2015	8,500	60,600	69,100			67,259C

*** 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.
BALL SAM R & RACHEL	DERUITER BERNARD	171,900	06/30/2015	WD	Arms Length	2015-02261	PTA	100.0
RIVER WOODS ESTATES LLC	BALL SAM R & RACHEL	21,700	05/14/2004	WD	Arms Length	04-0/2277		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
4880 RIVER WOODS RD			New House	05/28/2004	20040159	Complete

Owner's Name/Address	MAP #:	2018 Est TC	TCV/TFA:
DERUITER BERNARD 4880 RIVER WOODS RD LAKE CITY MI 49651		187,301	119.60

Tax Description	Public Improvements	Land Value Estimates for Land Table Res 8.RURAL SUBS
LOT 19. RIVER WOODS ESTATES NO 2.	Dirt Road Gravel Road	* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value <Site Value H> RURAL LOTS 7000 100 7,000 155 Actual Front Feet, 0.78 Total Acres Total Est. Land Value = 7,000

Comments/Influences	Land Improvement Cost Estimates
SQ FT DOES NOT AGREE W/SKETCH..3/05 BOR CHG'D PER PLANS CHG SQ FT PER NEW SKETCH FOR 06. (ALSO ADD AC NOT IN PLANS OR ON PERMIT!!!	Description Rate CountyMult. Size %Good Cash Value Residential Local Cost Land Improvements Description Rate CountyMult. Size %Good Cash Value LAND IMPROVE 2500 2500.00 1.00 1.0 100 2,500 Total Estimated Land Improvements True Cash Value = 2,500

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



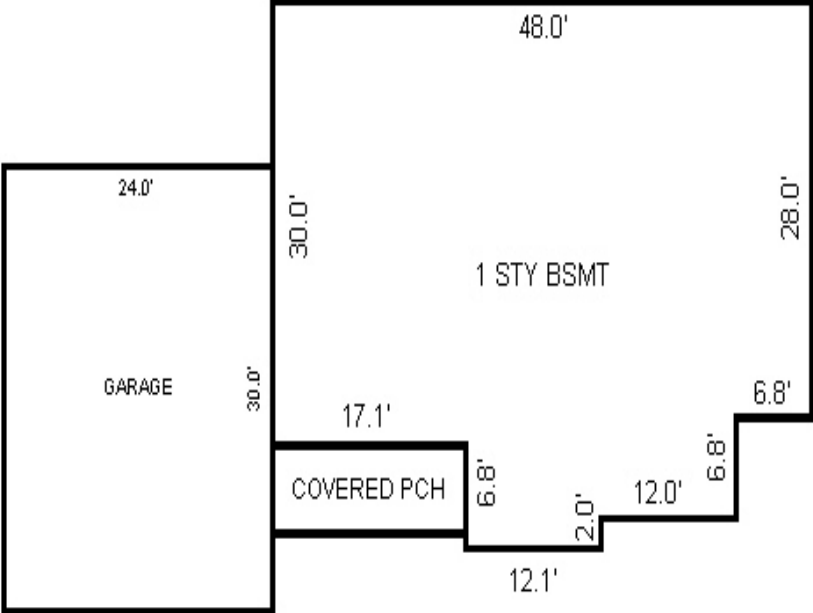
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2018	3,500	90,200	93,700			90,244C
		TPC 12/27/2017 INSPECTED	2017	7,800	84,800	92,600			88,388C
		TPC 07/28/2015 INSPECTED	2016	7,800	79,800	87,600			87,600S
			2015	8,500	68,500	77,000			74,777C

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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: 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: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																																																																																														
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G									103	WCP (1 Story)																																																																																																																																																																															
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																																																																																																																																																																																										
Yr Built 2004	Remodeled 0	Ex	X	Ord		Min	Size of Closets																																																																																																																																																																																							
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																																																																																																																																																																																										
		(6) Ceilings		No./Qual. of Fixtures																																																																																																																																																																																										
(1) Exterior	X	Drywall		Ex.	X	Ord.		Min																																																																																																																																																																																						
X	Wood/Shingle Aluminum/Vinyl Brick	No. of Elec. Outlets																																																																																																																																																																																												
	Insulation	Many	X	Ave.		Few																																																																																																																																																																																								
(2) Windows		(7) Excavation		(13) Plumbing																																																																																																																																																																																										
X	Many Avg. Few	X	Large Avg. Small	Basement: 1566 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	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement																																																																																																																																																																																												
X	Double Glass Patio Doors Storms & Screens	8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor	(9) Basement Finish																																																																																																																																																																																										
(3) Roof		900	Recreation SF Living SF Walkout Doors No Floor SF	(14) Water/Sewer																																																																																																																																																																																										
X	Gable Hip Flat	(10) Floor Support																																																																																																																																																																																												
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic																																																																																																																																																																																										
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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.
RIVER WOODS ESTATES LLC	ASHTON III HARRY E & LIS	21,500	07/08/2005	WD	Arms Length	05-0/2751		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
4910 RIVER WOODS RD	School: LAKE CITY - 57020		New House	07/13/2005	20050221	Complete
	P.R.E. 100% 12/16/2005					

Owner's Name/Address	MAP #:
ASHTON III HARRY E & LISA M 4910 RIVER WOODS RD Lake City MI 49651	2018 Est TCV 267,195 TCV/TFA: 106.37

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

Tax Description	Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LOT 20. RIVER WOODS ESTATES NO 2.	Dirt Road		<Site Value F> SITE					10000	100		10,000
	Gravel Road		<Site Value H> RURAL LOTS					7000	100		7,000
	X Paved Road		173 Actual Front Feet, 0.95 Total Acres Total Est. Land Value =								17,000

Comments/Influences	Land Improvement Cost Estimates

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

Topography of Site

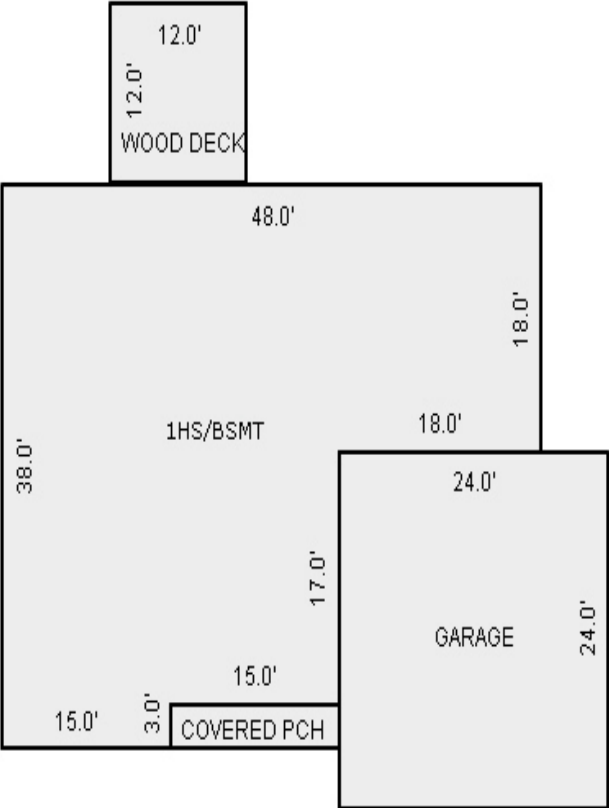
X Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	8,500	125,100	133,600			108,234C
2017	8,700	117,800	126,500			106,008C
2016	8,700	111,500	120,200			105,063C
2015	9,500	98,300	107,800			104,749C

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Sketch by Apex Medina™

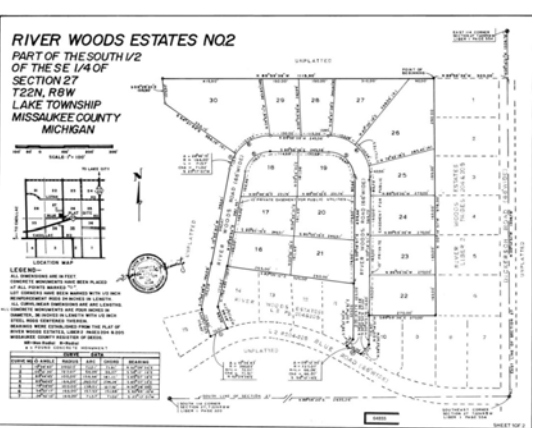
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RIVER WOODS ESTATES LLC	ASHTON HARRY E & LISA M I	22,500	04/20/2006	LC	Arms Length	06-0/1416		100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
RIVER WOODS RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 04/20/2006					
ASHTON HARRY E & LISA M III 4910 RIVERWOODS Lake City MI 49651	MAP #:					
	2018 Est TCV 7,000					

	Improved	X	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS					
Taxpayer's Name/Address	Public Improvements			* Factors *					
ASHTON HARRY E & LISA M III 4910 RIVERWOODS Lake City MI 49651	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer			Description	Frontage	Depth	Rate %Adj.	Reason	Value
	X			<Site Value H> RURAL LOTS			7000 100		7,000
				173 Actual Front Feet, 1.01 Total Acres			Total Est. Land Value =		7,000

Tax Description	X	Electric
LOT 21. RIVER WOODS ESTATES NO 2.	X	Gas
Comments/Influences		Curb
		Street Lights
		Standard Utilities
	X	Underground Utils.



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2018	3,500	0	3,500			3,500S
		TPC 12/27/2017 INSPECTED	2017	8,700	0	8,700			8,700S
		TPC 06/20/2017 INSPECTED	2016	8,700	0	8,700			8,700S
			2015	9,500	0	9,500			9,500S

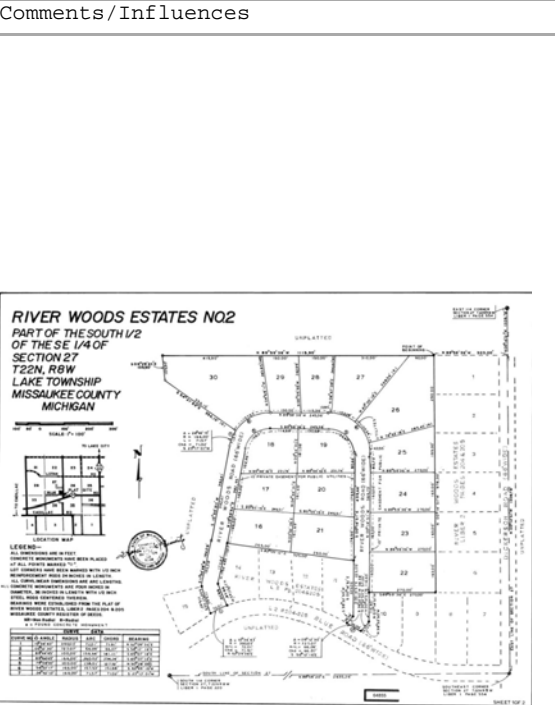
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCOTT MICHAEL & BETH	BALL SAM R & RACHEL	2,000	06/30/2017	WD	Arms Length	2017-02056	PTA	100.0
RIVER WOODS ESTATES LLC	SCOTT MICHAEL & BETH (H/W	24,000	10/20/2005	WD	Arms Length	05-0/4213		100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
RIVER WOODS RD						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2018 Est TCV 7,000					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS								
LOT 22. RIVER WOODS ESTATES NO 2.				* Factors *								
Comments/Influences				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				<Site Value H>	RURAL LOTS				7000	100		7,000
				163 Actual Front Feet, 1.01 Total Acres					Total Est. Land Value =	7,000		



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	3,500	0	3,500			3,500S
2017	8,200	0	8,200			8,200S
2016	8,200	0	8,200			8,200S
2015	8,200	0	8,200			8,200S

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

Property Address: RIVER WOODS 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: RIVER WOODS ESTATES LLC
 308 PETRIE ROAD
 CADILLAC MI 49601

2018 Est TCV 7,000

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

Public Improvements * Factors *

Description Frontage Depth Front Depth Rate %Adj. Reason Value

<Site Value H> RURAL LOTS 7000 100 7,000

163 Actual Front Feet, 1.01 Total Acres Total Est. Land Value = 7,000

Tax Description: LOT 23. RIVER WOODS ESTATES NO 2.

Comments/Influences

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

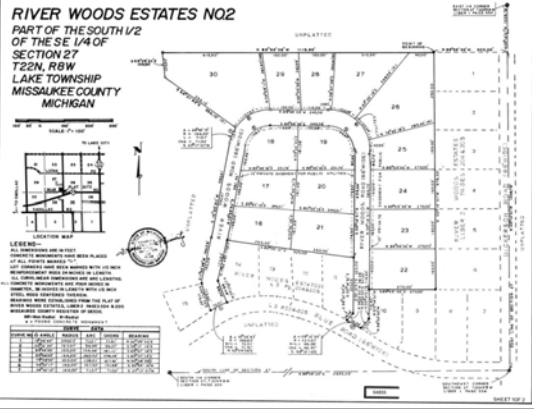
Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	3,500	0	3,500			1,154C
2017	10,000	0	10,000			1,131C
2016	10,000	0	10,000			1,121C
2015	10,000	0	10,000			1,118C

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

Property Address: RIVER WOODS 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: RIVER WOODS ESTATES LLC
 308 PETRIE ROAD
 CADILLAC MI 49601

2018 Est TCV 7,000

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

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

<Site Value H> RURAL LOTS 7000 100 7,000
 163 Actual Front Feet, 1.01 Total Acres Total Est. Land Value = 7,000

Tax Description: LOT 24. RIVER WOODS ESTATES NO 2.
 Comments/Influences

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

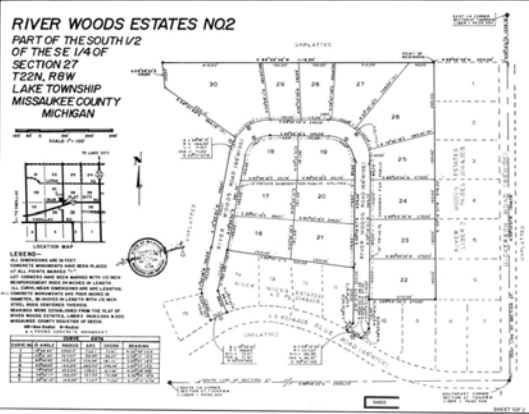
Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	3,500	0	3,500			1,153C
2017	10,000	0	10,000			1,130C
2016	10,000	0	10,000			1,120C
2015	10,000	0	10,000			1,117C

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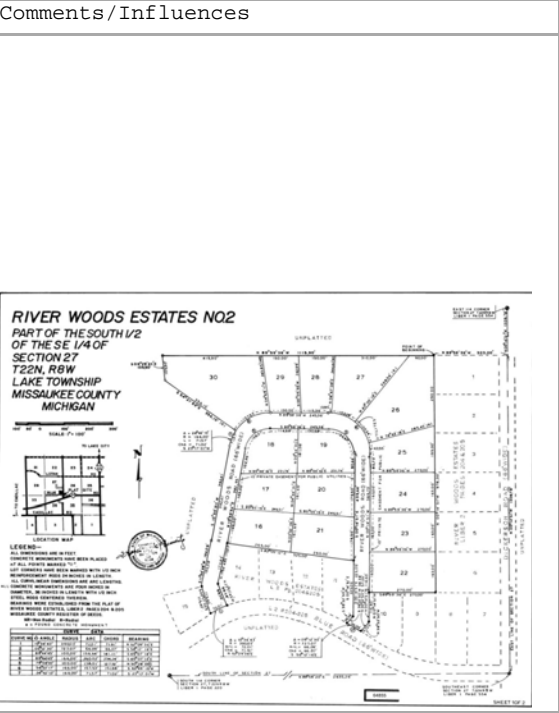
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
RIVER WOODS RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
RIVER WOODS ESTATES LLC 308 PETRIE ROAD CADILLAC MI 49601	MAP #:	2018 Est TCV 7,000				

	Improved	X	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS							
Tax Description	Public Improvements			* Factors *							
LOT 25. RIVER WOODS ESTATES NO 2.	Dirt Road			Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value
Comments/Influences	Gravel Road			<Site Value H>	RURAL LOTS			7000	100		7,000
	Paved Road			148 Actual Front Feet, 0.94 Total Acres				Total Est. Land Value =			7,000



X	Electric										
X	Gas										
	Curb										
	Street Lights										
	Standard Utilities										
X	Underground Utils.										
	Topography of Site										
X	Level										
	Rolling										
	Low										
	High										
	Landscaped										
	Swamp										
	Wooded										
	Pond										
	Waterfront										
	Ravine										
	Wetland										
	Flood Plain										
	Year		Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
Who	When	What	2018	3,500	0	3,500		1,284C			
TPC 12/27/2017	INSPECTED		2017	10,000	0	10,000		1,258C			
TPC 06/20/2017	INSPECTED		2016	10,000	0	10,000		1,247C			
			2015	10,000	0	10,000		1,244C			

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

Property Address: RIVER WOODS 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: RIVER WOODS ESTATES LLC
 308 PETRIE ROAD
 CADILLAC MI 49601
 2018 Est TCV 7,000

2018 Est TCV 7,000

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

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

<Site Value H> RURAL LOTS 7000 100 7,000
 175 Actual Front Feet, 1.31 Total Acres Total Est. Land Value = 7,000

Tax Description: LOT 26. RIVER WOODS ESTATES NO 2.
 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.

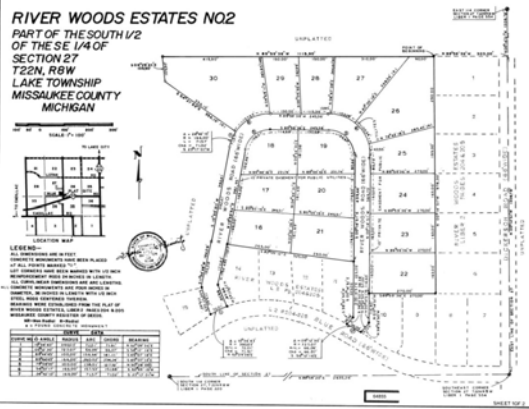
Topography of Site

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

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2018	3,500	0	3,500			1,801C
			2017	10,000	0	10,000			1,764C
			2016	10,000	0	10,000			1,749C
			2015	10,000	0	10,000			1,744C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RIVER WOODS ESTATES LLC	GRISWOLD RAYMOND A & ELIZ	22,000	11/12/2014	WD	WARRANTY DEED	PTA	PTA	100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
RIVER WOODS RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
GRISWOLD RAYMOND A & ELIZABETH S 1075 S ROSCOMMON ST LAKE CITY MI 49651-9068	MAP #:	2018 Est TCV 7,000				

Improved	X	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS						
Public Improvements			* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			<Site Value H> RURAL LOTS				7000 100		7,000
			171 Actual Front Feet, 1.19 Total Acres					Total Est. Land Value =	7,000

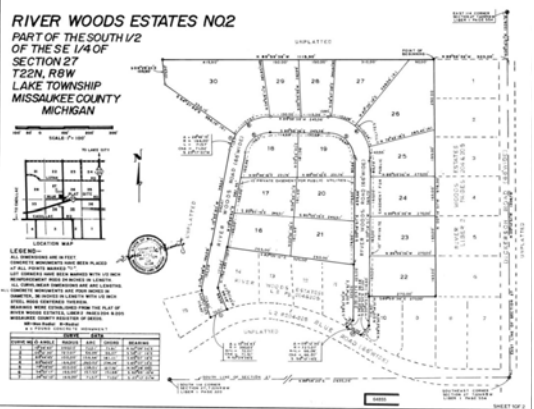
Tax Description
 LOT 27. RIVER WOODS ESTATES NO 2.
 Comments/Influences
 XTRA + LOC ..ABUTTS UNPLATED LANDS..VERY PRIVATE

- 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	3,500	0	3,500			3,500S
2017	10,000	0	10,000			10,000S
2016	10,000	0	10,000			10,000S
2015	10,000	0	10,000			10,000S



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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.
RIVER WOODS ESTATES LLC	DEBOER ALFRED G & DORIS E	17,000	04/23/2004	WD	Arms Length	04-0/2266		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
4857 RIVER WOODS RD			New House	08/04/2004	20040298	Complete

Owner's Name/Address	MAP #:
DEBOER ALFRED G & DORIS E TRUST 4857 RIVER WOODS RD LAKE CITY MI 49651	2018 Est TCV 214,194 TCV/TFA: 109.96

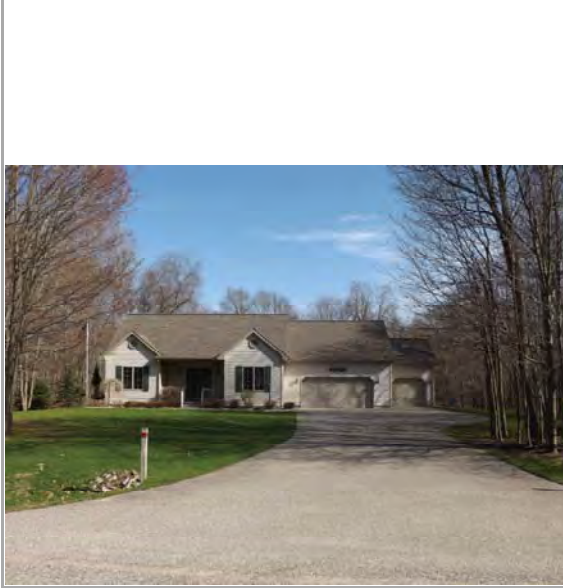
X	Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS							
			* Factors *			EFF				
			Description	Frontage	Depth	Rate	%Adj.	Reason	Value	
			<Site Value H> RURAL LOTS			7000	100		7,000	
			126 Actual Front Feet, 0.70 Total Acres						Total Est. Land Value =	7,000

Tax Description	X	Public Improvements	Description	Rate	CountyMult.	Size	%Good	Cash Value
LOT 28. RIVER WOODS ESTATES NO 2.		Dirt Road	D/W/P: 4in Ren. Conc.	4.21	1.00	625	0	0
Comments/Influences		Gravel Road	D/W/P: 3.5 Concrete	3.44	1.00	120	0	0
		Paved Road	D/W/P: Asphalt Paving	1.61	1.00	1600	0	0
		Storm Sewer	Residential Local Cost Land Improvements					
		Sidewalk	Description					
		Water	Rate					
		Sewer	CountyMult.					
		Electric	Size					
		Gas	%Good					
		Curb	Cash Value					
		Street Lights	LAND IMPROVE 2500					
		Standard Utilities	2500.00					
		Underground Utils.	1.00					
			1.0					
			100					
			2,500					
			Total Estimated Land Improvements True Cash Value =					
			2,500					

Comments/Influences	X	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
GAVE XTRA + LOCATION ADJ..ABUTTS UNPLATTED LANDS..VERY PRIVATE		Level	2018	3,500	103,600	107,100			90,807C
		Rolling	2017	6,300	101,300	107,600			88,940C
		Low	2016	6,300	95,300	101,600			88,147C
		High	2015	6,900	83,700	90,600			87,884C
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC 12/27/2017	INSPECTED		2017	6,300	101,300	107,600			88,940C
TPC 04/25/2017	INSPECTED		2016	6,300	95,300	101,600			88,147C
			2015	6,900	83,700	90,600			87,884C

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	3,500	103,600	107,100			90,807C
2017	6,300	101,300	107,600			88,940C
2016	6,300	95,300	101,600			88,147C
2015	6,900	83,700	90,600			87,884C

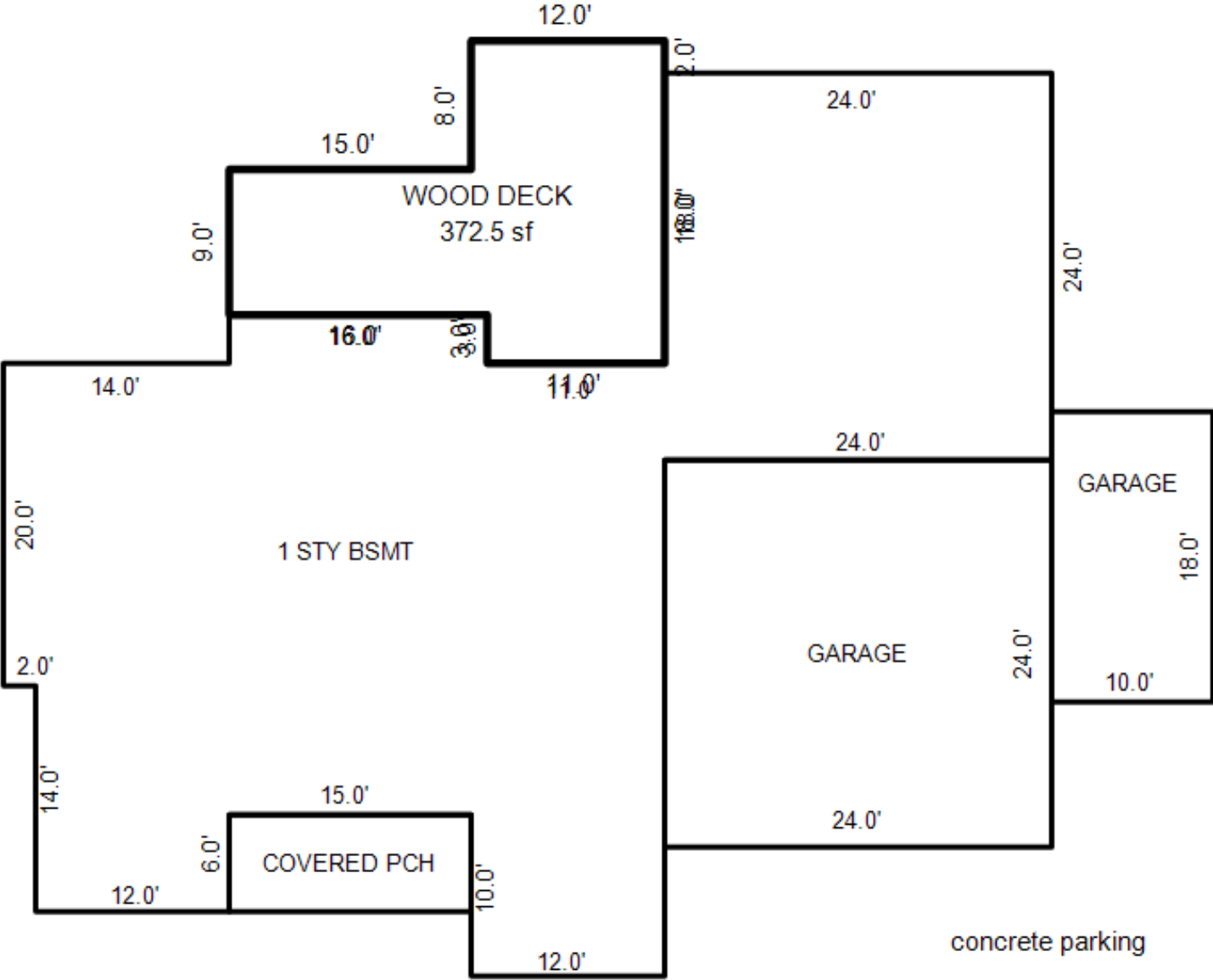


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*** Information herein deemed reliable but not guaranteed***

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 90 372	Type CCP (1 Story) Treated Wood	Year Built: 2004 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 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 2004	Remodeled 0	Ex	X	Ord		Min	Size of Closets																	
Condition: Average		Lg	X	Ord		Small	Doors																	
Room List		(5) Floors																						
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:					(12) Electric																	
		0		Amps Service																				
		(6) Ceilings		No./Qual. of Fixtures			Stories Exterior			Foundation			Rate		Bsmnt-Adj		Heat-Adj		Size		Cost			
(1) Exterior	X	Drywall		Ex.	X	Ord.		Min	1	Story Siding	Basement	63.58	0.00	2.01	1948	127,769								
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets			Other Additions/Adjustments			Rate														
	Insulation			Many	X	Ave.		Few	Walk out Basement Door(s)			775.00			1		775							
(2) Windows	X	Many Avg. Few	X	Large Avg. Small	(7) Excavation			(13) Plumbing																
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Basement: 1948 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1			Average Fixture(s)			(14) Water/Sewer														
X	Double Glass Patio Doors Storms & Screens	(8) Basement		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			(15) Built-Ins & Fireplaces			Appliance Allowance			1915.00			1		1,915			
	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			(16) Deck/Balcony			Treated Wood,Standard			6.48			372		2,411			
X	Asphalt Shingle	Recreation SF Living SF 1 Walkout Doors No Floor SF		(10) Floor Support			Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic			(17) Garages			Class:C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost			22.65			576		13,046			
	Chimney:			Joists: Unsupported Len: Cntr.Sup:			1 1			Class:C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost			-2575.00			1		-2,575						
				Lump Sum Items:						Automatic Doors			375.00			1		375						
										Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,			Depr.Cost =			199,061								
										Separately Depreciated Items:														
										(16) Porches			CCP (1 Story), Standard			30.89			90		2,780			
										County Multiplier = 1.38 =>														
										Phy/Ab.Phy/Func/Econ/Comb.%Good= 94/100/100/100/94.0,			Depr.Cost =			3,606								
										Total Depreciated Cost =			202,667											
										ECF (414-RIVER WOODS, 240 CLAM RIVER SUB)1.010 => TCV of Bldg: 1 =			204,694											

*** 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.
KEHL COYLA	KEHL RICHARD R	1	07/07/2011	QC	RELATED PARTY	2011-02587	PTA	0.0
MCLEOD CRAIG J & TONYA M	KEHL RICHARD R & COYLA	180,000	03/02/2004	WD	Arms Length	04-0/0784		100.0
		17,500	05/01/2001	WD	Download	01-0:2119		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
4845 RIVER WOODS RD						
	School: LAKE CITY - 57020					
	P.R.E. 100% 03/02/2004					
Owner's Name/Address	MAP #:					
KEHL RICHARD R 4845 RIVERWOODS RD LAKE CITY MI 49651	2018 Est TCV 161,476 TCV/TFA: 115.34					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS							
			Description	Frontage	Depth	Rate	%Adj.	Reason	Value	
LOT 29. RIVER WOODS ESTATES NO 2.	X		* Factors * EFF							
			<Site Value H> RURAL LOTS				7000	100		7,000
			136 Actual Front Feet, 0.76 Total Acres Total Est. Land Value =						7,000	

Comments/Influences	X	Description	Land Improvement Cost Estimates						
			Rate	CountyMult.	Size	%Good	Cash Value		
+ LOC ADJ..ABUTTS UNPLATTED LANDS..VERY PRIVATE NEW HOUSE ETC FOR 02	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



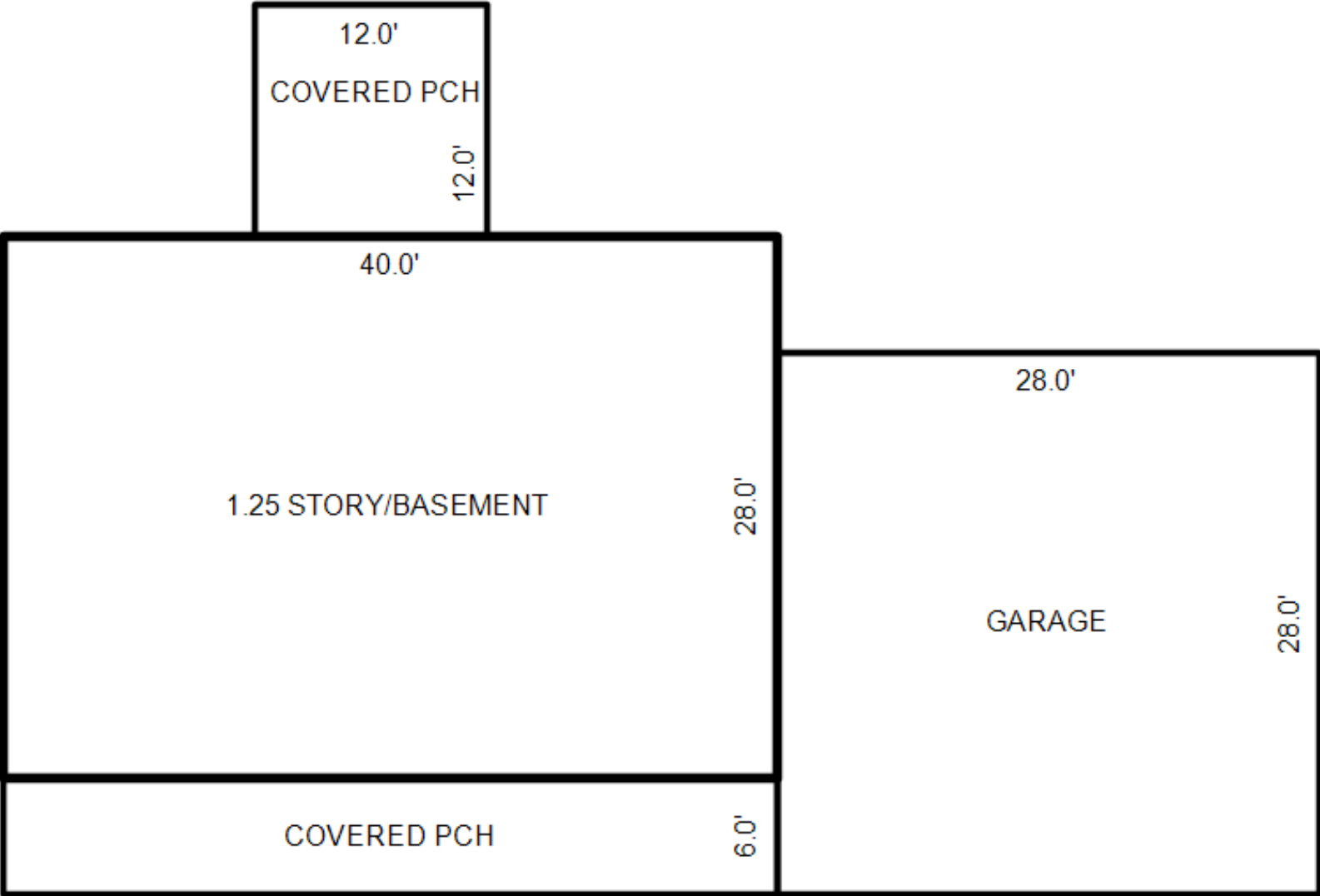
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC 12/27/2017	INSPECTED		2017	6,800	76,900	83,700			69,918C
TPC 04/25/2017	INSPECTED		2016	6,800	72,400	79,200			69,295C
			2015	7,500	63,600	71,100			69,088C

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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 144 WCP (1 Story) 240 WCP (1 Story)	Type CntyMult X 1.380 E.C.F. X 1.010	Year Built: 2001 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: 784 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame	X	Drywall 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.			(11) Heating/Cooling Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			(15) Built-ins 1 Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			(15) Fireplaces 1 Class: C +5 Effec. Age: 15 Floor Area: 1400 Total Base Cost: 128,279 Total Base New : 177,025 Total Depr Cost: 150,471 Estimated T.C.V: 151,976			(16) Porches/Decks Area Type 144 WCP (1 Story) 240 WCP (1 Story) CntyMult X 1.380 E.C.F. X 1.010			(17) Garage Year Built: 2001 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 784 % Good: 0 Storage Area: 0 No Conc. Floor: 0 Bsmnt Garage: Carport Area: Roof:	
Building Style: 1.25S		Trim & Decoration		Central Air Wood Furnace			(12) Electric 200 Amps Service			(15) Fireplaces 1 Class: C +5 Effec. Age: 15 Floor Area: 1400 Total Base Cost: 128,279 Total Base New : 177,025 Total Depr Cost: 150,471 Estimated T.C.V: 151,976			(16) Porches/Decks Area Type 144 WCP (1 Story) 240 WCP (1 Story) CntyMult X 1.380 E.C.F. X 1.010			(17) Garage Year Built: 2001 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 784 % Good: 0 Storage Area: 0 No Conc. Floor: 0 Bsmnt Garage: Carport Area: Roof:						
Yr Built 2001	Remodeled 0	Size of Closets		(5) Floors Kitchen: Other: Other:			(12) Electric 200 Amps Service			(15) Fireplaces 1 Class: C +5 Effec. Age: 15 Floor Area: 1400 Total Base Cost: 128,279 Total Base New : 177,025 Total Depr Cost: 150,471 Estimated T.C.V: 151,976			(16) Porches/Decks Area Type 144 WCP (1 Story) 240 WCP (1 Story) CntyMult X 1.380 E.C.F. X 1.010			(17) Garage Year Built: 2001 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 784 % Good: 0 Storage Area: 0 No Conc. Floor: 0 Bsmnt Garage: Carport Area: Roof:						
Condition: Average		Doors		(6) Ceilings X Drywall X Wood			(12) Electric 200 Amps Service			(15) Fireplaces 1 Class: C +5 Effec. Age: 15 Floor Area: 1400 Total Base Cost: 128,279 Total Base New : 177,025 Total Depr Cost: 150,471 Estimated T.C.V: 151,976			(16) Porches/Decks Area Type 144 WCP (1 Story) 240 WCP (1 Story) CntyMult X 1.380 E.C.F. X 1.010			(17) Garage Year Built: 2001 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 784 % Good: 0 Storage Area: 0 No Conc. Floor: 0 Bsmnt Garage: Carport Area: Roof:						
Room List		Basement 1st Floor 2nd Floor 3 Bedrooms		(6) Ceilings X Drywall X Wood			(12) Electric 200 Amps Service			(15) Fireplaces 1 Class: C +5 Effec. Age: 15 Floor Area: 1400 Total Base Cost: 128,279 Total Base New : 177,025 Total Depr Cost: 150,471 Estimated T.C.V: 151,976			(16) Porches/Decks Area Type 144 WCP (1 Story) 240 WCP (1 Story) CntyMult X 1.380 E.C.F. X 1.010			(17) Garage Year Built: 2001 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 784 % Good: 0 Storage Area: 0 No Conc. Floor: 0 Bsmnt Garage: Carport Area: Roof:						
(1) Exterior		X Drywall X Wood		No./Qual. of Fixtures Ex. X Ord. Min			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost 1.25 Story Siding Basement 79.52 0.00 0.00 1120 89,062 Other Additions/Adjustments Rate Size Cost			(15) Fireplaces 1 Class: C +5 Effec. Age: 15 Floor Area: 1400 Total Base Cost: 128,279 Total Base New : 177,025 Total Depr Cost: 150,471 Estimated T.C.V: 151,976			(16) Porches/Decks Area Type 144 WCP (1 Story) 240 WCP (1 Story) CntyMult X 1.380 E.C.F. X 1.010			(17) Garage Year Built: 2001 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 784 % Good: 0 Storage Area: 0 No Conc. Floor: 0 Bsmnt Garage: Carport Area: Roof:						
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation Basement: 1120 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets Many X Ave. Few			(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(15) Fireplaces 1 Class: C +5 Effec. Age: 15 Floor Area: 1400 Total Base Cost: 128,279 Total Base New : 177,025 Total Depr Cost: 150,471 Estimated T.C.V: 151,976			(16) Porches/Decks Area Type 144 WCP (1 Story) 240 WCP (1 Story) CntyMult X 1.380 E.C.F. X 1.010			(17) Garage Year Built: 2001 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 784 % Good: 0 Storage Area: 0 No Conc. Floor: 0 Bsmnt Garage: Carport Area: Roof:						
(2) Windows		Many Avg. X Large Avg. Small		(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(15) Fireplaces 1 Class: C +5 Effec. Age: 15 Floor Area: 1400 Total Base Cost: 128,279 Total Base New : 177,025 Total Depr Cost: 150,471 Estimated T.C.V: 151,976			(16) Porches/Decks Area Type 144 WCP (1 Story) 240 WCP (1 Story) CntyMult X 1.380 E.C.F. X 1.010			(17) Garage Year Built: 2001 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 784 % Good: 0 Storage Area: 0 No Conc. Floor: 0 Bsmnt Garage: Carport Area: Roof:						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(15) Fireplaces 1 Class: C +5 Effec. Age: 15 Floor Area: 1400 Total Base Cost: 128,279 Total Base New : 177,025 Total Depr Cost: 150,471 Estimated T.C.V: 151,976			(16) Porches/Decks Area Type 144 WCP (1 Story) 240 WCP (1 Story) CntyMult X 1.380 E.C.F. X 1.010			(17) Garage Year Built: 2001 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 784 % Good: 0 Storage Area: 0 No Conc. Floor: 0 Bsmnt Garage: Carport Area: Roof:						
(3) Roof		(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:			(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(15) Fireplaces 1 Class: C +5 Effec. Age: 15 Floor Area: 1400 Total Base Cost: 128,279 Total Base New : 177,025 Total Depr Cost: 150,471 Estimated T.C.V: 151,976			(16) Porches/Decks Area Type 144 WCP (1 Story) 240 WCP (1 Story) CntyMult X 1.380 E.C.F. X 1.010			(17) Garage Year Built: 2001 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 784 % Good: 0 Storage Area: 0 No Conc. Floor: 0 Bsmnt Garage: Carport Area: Roof:						
X	Gable Hip Flat	(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(15) Fireplaces 1 Class: C +5 Effec. Age: 15 Floor Area: 1400 Total Base Cost: 128,279 Total Base New : 177,025 Total Depr Cost: 150,471 Estimated T.C.V: 151,976			(16) Porches/Decks Area Type 144 WCP (1 Story) 240 WCP (1 Story) CntyMult X 1.380 E.C.F. X 1.010			(17) Garage Year Built: 2001 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 784 % Good: 0 Storage Area: 0 No Conc. Floor: 0 Bsmnt Garage: Carport Area: Roof:						
X	Asphalt Shingle	(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(15) Fireplaces 1 Class: C +5 Effec. Age: 15 Floor Area: 1400 Total Base Cost: 128,279 Total Base New : 177,025 Total Depr Cost: 150,471 Estimated T.C.V: 151,976			(16) Porches/Decks Area Type 144 WCP (1 Story) 240 WCP (1 Story) CntyMult X 1.380 E.C.F. X 1.010			(17) Garage Year Built: 2001 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 784 % Good: 0 Storage Area: 0 No Conc. Floor: 0 Bsmnt Garage: Carport Area: Roof:						
Chimney:		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(15) Fireplaces 1 Class: C +5 Effec. Age: 15 Floor Area: 1400 Total Base Cost: 128,279 Total Base New : 177,025 Total Depr Cost: 150,471 Estimated T.C.V: 151,976			(16) Porches/Decks Area Type 144 WCP (1 Story) 240 WCP (1 Story) CntyMult X 1.380 E.C.F. X 1.010			(17) Garage Year Built: 2001 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 784 % Good: 0 Storage Area: 0 No Conc. Floor: 0 Bsmnt Garage: Carport Area: Roof:						

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RIVER WOODS ESTATES LLC	RENDON BRUCE R & DAIRE LY	37,500	05/24/2007	WD	Arms Length	2007/1964		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
4833 RIVER WOODS RD			New House	05/17/2007	20070262	Complete

Owner's Name/Address	MAP #:
RENDON BRUCE R & DAIRE LYNN 4833 RIVER WOODS RD Lake City MI 49651	2018 Est TCV 325,027 TCV/TFA: 162.19

X Improved	Vacant	Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES							
Public Improvements		* Factors * EFF							
		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
		RVR WDS EST 2	260.00	300.00	1.0000	1.0000	100 100	26,000	
		260 Actual Front Feet, 1.79 Total Acres						Total Est. Land Value =	26,000

Tax Description
 LOT 30. RIVER WOODS ESTATES NO 2.
 Comments/Influences

LOT PRICED AS RIVERWOODS #1 DUE TO NO RIVERFRONT.

X	Dirt Road							
	Gravel Road							
X	Paved Road							
	Storm Sewer							
	Sidewalk							
	Water							
	Sewer							

		Description	Rate	CountyMult.	Size	%Good	Cash Value
		D/W/P: Asphalt Paving	1.86	1.00	2250	94	3,934

X	Electric						
X	Gas	LAND IMPROVE 2500	2500.00	1.00	1.0	100	2,500
	Curb						
	Street Lights						
	Standard Utilities						
X	Underground Utils.						

		Total Estimated Land Improvements True Cash Value =						6,434
--	--	---	--	--	--	--	--	-------



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

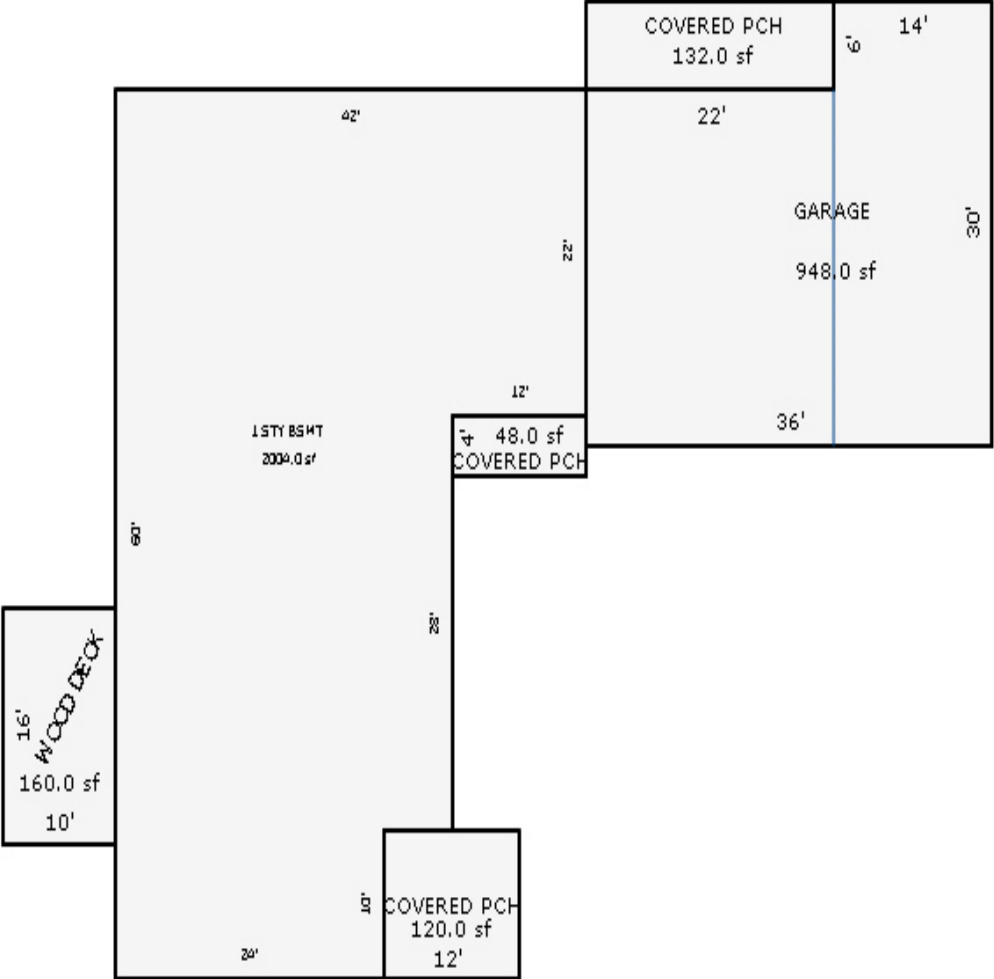
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	13,000	149,500	162,500			131,435C
2017	13,000	140,800	153,800			128,732C
2016	13,000	132,600	145,600			127,584C
2015	14,300	116,600	130,900			127,203C

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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: 2007 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: 980 % 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 2007	Remodeled 0	Ex	X	Ord		Min	Size of Closets																																																																																																																																																																																																																																	
Condition: Average		Lg	X	Ord		Small																																																																																																																																																																																																																																		
Room List		(5) Floors																																																																																																																																																																																																																																						
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		(6) Ceilings																																																																																																																																																																																																																																						
(1) Exterior	X	Drywall					Ex.	X	Ord.		Min																																																																																																																																																																																																																													
X	Wood/Shingle Aluminum/Vinyl Brick						No. of Elec. Outlets																																																																																																																																																																																																																																	
	Insulation						Many			X	Ave.		Few																																																																																																																																																																																																																											
(2) Windows		(7) Excavation																																																																																																																																																																																																																																						
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X	Double Glass Patio Doors Storms & Screens	1000	Basement: 2004 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0																																																																																																																																																																																																																																					
(3) Roof		(8) Basement																																																																																																																																																																																																																																						
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X	Gambrel Mansard Shed	(10) Floor Support																																																																																																																																																																																																																																						
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<table border="0"> <tr> <td>Stories</td> <td>Exterior</td> <td>Foundation</td> <td>Rate</td> <td>Bsmnt-Adj</td> <td>Heat-Adj</td> <td>Size</td> <td>Cost</td> </tr> <tr> <td>1</td> <td>Story Siding</td> <td>Basement</td> <td>72.75</td> <td>0.00</td> <td>1.85</td> <td>2004</td> <td>149,498</td> </tr> <tr> <td colspan="7">Other Additions/Adjustments</td> <td>Rate</td> </tr> <tr> <td>(1) Exterior</td> <td>Stone Veneer</td> <td></td> <td></td> <td></td> <td></td> <td>416</td> <td>4,659</td> </tr> <tr> <td>(9) Basement Finish</td> <td>Basement Recreation Finish</td> <td></td> <td></td> <td></td> <td></td> <td>1000</td> <td>13,500</td> </tr> <tr> <td></td> <td>Walk out Basement Door(s)</td> <td></td> <td></td> <td></td> <td></td> <td>1</td> <td>1,025</td> </tr> <tr> <td>(13) Plumbing</td> <td>Average Fixture(s)</td> <td></td> <td></td> <td></td> <td></td> <td>1</td> <td>1,120</td> </tr> <tr> <td></td> <td>3 Fixture Bath</td> <td></td> <td></td> <td></td> <td></td> <td>2</td> <td>7,050</td> </tr> <tr> <td></td> <td>Softener, Auto</td> <td></td> <td></td> <td></td> <td></td> <td>1</td> <td>2,350</td> </tr> <tr> <td></td> <td>Softener, Manual</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>(14) Water/Sewer</td> <td>Solar Water Heat</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>No Plumbing</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Extra Toilet</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Extra Sink</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>(15) Built-Ins & Fireplaces</td> <td>Separate Shower</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Ceramic Tile Floor</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Ceramic Tile Wains</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Ceramic Tub Alcove</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Vent Fan</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>(16) Deck/Balcony</td> <td>Treated Wood,Standard</td> <td></td> <td></td> <td></td> <td></td> <td>160</td> <td>1,328</td> </tr> <tr> <td>(17) Garages</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="7">Class:BC Exterior: Siding Foundation: 42 Inch (Finished)</td> <td></td> </tr> <tr> <td></td> <td>Base Cost</td> <td></td> <td></td> <td></td> <td></td> <td>980</td> <td>20,903</td> </tr> <tr> <td></td> <td>Common Wall: 1 Wall</td> <td></td> <td></td> <td></td> <td></td> <td>1</td> <td>-1,425</td> </tr> <tr> <td></td> <td>Automatic Doors</td> <td></td> <td></td> <td></td> <td></td> <td>2</td> <td>850</td> </tr> <tr> <td colspan="7">Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,</td> <td>Depr.Cost =</td> <td>289,696</td> </tr> <tr> <td colspan="7">ECF (414-RIVER WOODS, 240 CLAM RIVER SUB)1.010 => TCV of Bldg: 1 =</td> <td></td> <td>292,593</td> </tr> </table>															Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost	1	Story Siding	Basement	72.75	0.00	1.85	2004	149,498	Other Additions/Adjustments							Rate	(1) Exterior	Stone Veneer					416	4,659	(9) Basement Finish	Basement Recreation Finish					1000	13,500		Walk out Basement Door(s)					1	1,025	(13) Plumbing	Average Fixture(s)					1	1,120		3 Fixture Bath					2	7,050		Softener, Auto					1	2,350		Softener, Manual							(14) Water/Sewer	Solar Water Heat								No Plumbing								Extra Toilet								Extra Sink							(15) Built-Ins & Fireplaces	Separate Shower								Ceramic Tile Floor								Ceramic Tile Wains								Ceramic Tub Alcove								Vent Fan							(16) Deck/Balcony	Treated Wood,Standard					160	1,328	(17) Garages								Class:BC Exterior: Siding Foundation: 42 Inch (Finished)									Base Cost					980	20,903		Common Wall: 1 Wall					1	-1,425		Automatic Doors					2	850	Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,							Depr.Cost =	289,696	ECF (414-RIVER WOODS, 240 CLAM RIVER SUB)1.010 => TCV of Bldg: 1 =								292,593
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Sketch by Apex Medina™

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
INGRAO SALVATORE & ANNE (	KIRBY (H/W) & SWINEHART (	228,000	02/07/2007	WD	Arms Length	2007/482		100.0

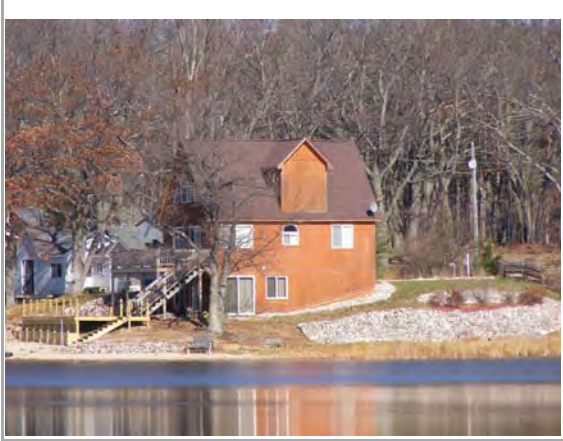
Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1876 S SCHNEIDER ST						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2018 Est TCV 224,578 TCV/TFA: 191.95					

Owner's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA					
KIRBY BENJAMIN R & LYNETTE M & SWINEHART GARY L & SUZANNE M 1320 SPRUCE Ionia MI 48846			* Factors *					
	Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value

Tax Description	X	Dirt Road	GROUP H	\$800	79.00	100.00	0.9208	1.0000	800	100		58,193
LOT 1 EXC BEG N 88 DEG 50'54"W 59.91 FT FROM NE COR TH S 83 DEG 52'51"W 7.84 FT,N 06 DEG 07'09"W 1 FT, S 88 DEG 50'54"E 7.91 FT TO POB. SAPPHIRE LAKE ACRES.	X	Gravel Road	79 Actual Front Feet, 0.18 Total Acres Total Est. Land Value = 58,193									
		Paved Road	Land Improvement Cost Estimates									
		Storm Sewer	Description	Rate	CountyMult.	Size	%Good	Cash Value				
		Sidewalk	Residential Local Cost Land Improvements									
		Water	Description	Rate	CountyMult.	Size	%Good	Cash Value				

Comments/Influences	X	Sewer	LAND IMPROVE	2500	2500.00	1.00	1.0	97	2,425			
NEW HOUSE FOR 04	X	Electric	Total Estimated Land Improvements True Cash Value = 2,425									
	X	Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2018	29,100	83,200	112,300			96,785C
Rolling	2017	29,500	72,300	101,800			87,645C
Low	2016	35,600	69,000	104,600			86,864C
High	2015	35,600	65,400	101,000			86,605C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
Private Drive							



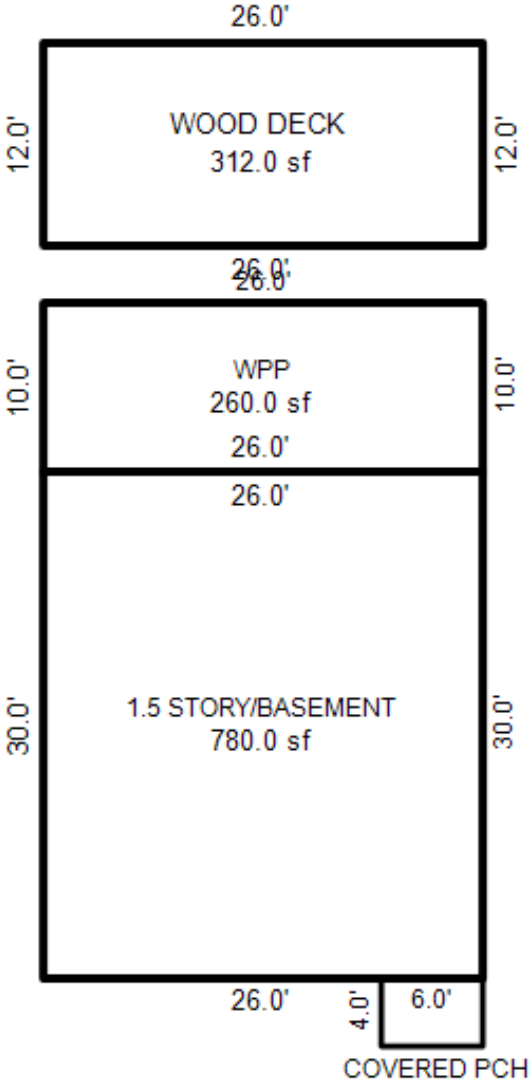
Who	When	What	2018	29,100	83,200	112,300			96,785C
			2017	29,500	72,300	101,800			87,645C
			2016	35,600	69,000	104,600			86,864C
			2015	35,600	65,400	101,000			86,605C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 24 WCP (1 Story) 260 WPP 312 Treated Wood	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			1										
Building Style: 1.5S		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Class: C Effec. Age: 10 Floor Area: 1170 Total Base Cost: 97,068 Total Base New : 133,954 Total Depr Cost: 120,559 Estimated T.C.V: 163,960			CntyMult X 1.380 E.C.F. X 1.360			Bsmnt Garage: Carport Area: Roof:			
Yr Built 2003	Remodeled 0	Ex	X	Ord		Min	Size of Closets			Total Base Cost: 97,068			Total Base New : 133,954			Total Depr Cost: 120,559		Estimated T.C.V: 163,960	
Condition: Average		Lg	X	Ord		Small	Doors			Total Base Cost: 97,068			Total Base New : 133,954			Total Depr Cost: 120,559		Estimated T.C.V: 163,960	
Room List		(5) Floors		Kitchen: Other: Other:			(6) Ceilings			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost			Rate Bsmnt-Adj Heat-Adj Size Cost			Size Cost			
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(12) Electric			No./Qual. of Fixtures			1.5 Story Siding Basement 90.11 0.00 -0.40 780 69,974			Other Additions/Adjustments Rate Size Cost			Size Cost			
(1) Exterior		X	Drywall				Ex. X Ord. Min			Other Additions/Adjustments Rate Size Cost			Rate Size Cost			Rate Size Cost			
X	Wood/Shingle Aluminum/Vinyl Brick	No. of Elec. Outlets		(13) Plumbing			Many X Ave. Few			Basement Recreation Finish 11.45 575 6,584			Walk out Basement Door(s) 775.00 1 775						
	Insulation	(7) Excavation		(13) Plumbing			Average Fixture(s) 1 760.00 1 760			Basement Recreation Finish 11.45 575 6,584			Walk out Basement Door(s) 775.00 1 775						
(2) Windows		Basement: 780 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		3 Fixture Bath 3 2400.00 2 4,800			2 Fixture Bath 2 4,800			Basement Recreation Finish 11.45 575 6,584			Walk out Basement Door(s) 775.00 1 775						
X	Many Avg. X Few	Large Avg. X Small		Softener, Auto 1 760.00 1 760			Softener, Manual 3 2400.00 2 4,800			Basement Recreation Finish 11.45 575 6,584			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		No Plumbing 1 760.00 1 760			Extra Toilet 3 2400.00 2 4,800			Basement Recreation Finish 11.45 575 6,584			Walk out Basement Door(s) 775.00 1 775						
X	Double Glass Patio Doors Storms & Screens	X Concrete Floor		Separate Shower 1 760.00 1 760			Ceramic Tile Floor 3 2400.00 2 4,800			Basement Recreation Finish 11.45 575 6,584			Walk out Basement Door(s) 775.00 1 775						
(3) Roof		(9) Basement Finish		Ceramic Tile Wains 1 760.00 1 760			Ceramic Tub Alcove 3 2400.00 2 4,800			Basement Recreation Finish 11.45 575 6,584			Walk out Basement Door(s) 775.00 1 775						
X	Gable Hip Flat	575 Recreation SF Living SF 1 Walkout Doors No Floor SF		Vent Fan 1 760.00 1 760			(14) Water/Sewer			Basement Recreation Finish 11.45 575 6,584			Walk out Basement Door(s) 775.00 1 775						
X	Asphalt Shingle	(10) Floor Support		Public Water 1 760.00 1 760			Public Sewer 1 760.00 1 760			Basement Recreation Finish 11.45 575 6,584			Walk out Basement Door(s) 775.00 1 775						
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Water Well 1 760.00 1 760			1000 Gal Septic 2000 Gal Septic			Basement Recreation Finish 11.45 575 6,584			Walk out Basement Door(s) 775.00 1 775						
		Lump Sum Items:		Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 120,559			ECF (410- SAPPHIRE LAKE AREA) 1.360 => TCV of Bldg: 1 = 163,960			Basement Recreation Finish 11.45 575 6,584			Walk out Basement Door(s) 775.00 1 775						

*** 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

1850 S SCHNEIDER ST School: LAKE CITY - 57020 P.R.E. 100% 07/27/1994

Owner's Name/Address MAP #:

SCHWAGER SUSANNA 2018 Est TCV 115,995 TCV/TFA: 148.52

1850 SCHNEIDER PARK RD X Improved Vacant Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

LAKE CITY MI 49651 Public Improvements * Factors *

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

LOT 2 AND BEG N 88 DEG 50'54"W 59.91 FT FROM NE COR LOT 1, TH S 83 DEG 52'51"W 7.84 FT, N 06 DEG 07'09"W 1 FT, S 88 DEG 50'54"E 7.91 FT TO POB. SAPPHIRE LAKE ACRES. GROUP H \$800 60.00 110.00 1.0000 1.0000 800 100 48,000

Comments/Influences 60 Actual Front Feet, 0.15 Total Acres Total Est. Land Value = 48,000

ADD SEWER FOR 05 Land Improvement Cost Estimates

X Electric Description Rate CountyMult. Size %Good Cash Value

X Gas Shed: Wood Frame 9.16 1.00 165 72 1,088

X Curb Shed: Wood Frame 7.99 1.00 288 72 1,656

X Street Lights Total Estimated Land Improvements True Cash Value = 2,745

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 Drive

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	24,000	34,000	58,000			41,288C
2017	24,000	32,600	56,600			40,439C
2016	27,000	31,100	58,100			40,079C
2015	27,000	29,500	56,500			39,960C

Who When What

TPC 12/27/2017 INSPECTED

TPC 03/30/2015 INSPECTED

TPC 11/08/2010 INSPECTED

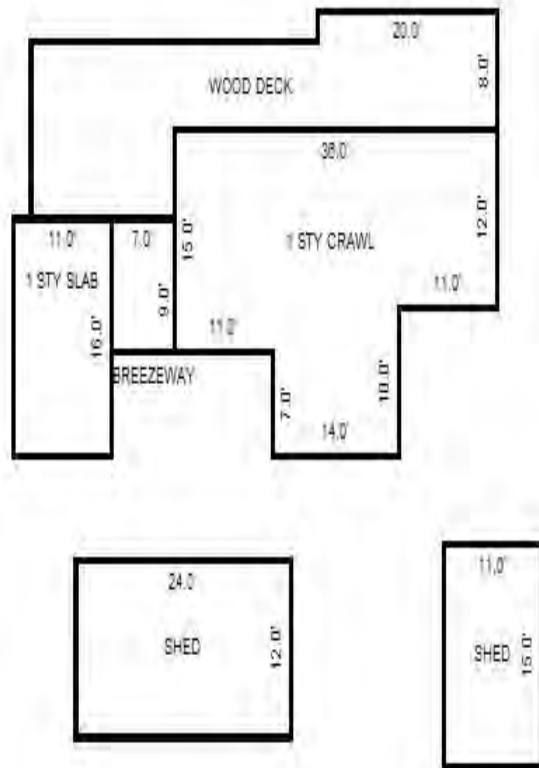
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*** Information herein deemed reliable but not guaranteed***



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 448 63	Type Treated Wood Brzwy, FW	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: 1S		Trim & Decoration																
Yr Built 1958	Remodeled 1983	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 Bedrooms	Kitchen: Other: Other:					(12) Electric											
		200		Amps Service														
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories Exterior			Foundation			Rate Bsmnt-Adj		Heat-Adj		Size Cost	
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall		Ex.	X	Ord.		Min	1	Story Siding	Crawl Space	62.66	-9.36	0.00	605	32,247	
X	Insulation	Basement: 0 S.F. Crawl: 605 S.F. Slab: 176 S.F. Height to Joists: 0.0		No. of Elec. Outlets			1			1	Story Siding	Slab	62.66	-11.11	0.00	176	9,073	
(2) Windows		(7) Excavation		Many			X	Ave.		Few	Other Additions/Adjustments			Rate		Size Cost		
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			1			(13) Plumbing			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		1			Average Fixture(s)			(14) Water/Sewer			Public Sewer		1025.00		1 1,025	
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		1			3 Fixture Bath			(15) Built-Ins & Fireplaces			Well, 100 Feet		2550.00		1 2,550	
(3) Roof		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			(16) Deck/Balcony			Treated Wood,Standard		6.15		448 2,755	
X	Gable Hip Flat	Gambrel Mansard Shed		(14) Water/Sewer			1			(16) Breezeways			Frame Wall,Unfinished		22.75		63 1,433	
X	Asphalt Shingle	(10) Floor Support		1			Public Water			Phy/Ab.Phy/Func/Econ/Comb.%Good= 68/100/100/100/68.0,			Depr.Cost =		47,978			
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:		1			Public Sewer			ECF (410- SAPPHIRE LAKE AREA)			1.360 => TCV of Bldg: 1 =		65,250			
		1000 Gal Septic 2000 Gal Septic		Lump Sum Items:														

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



Sketch by Apex IV™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KELLOGG PAULA M & KAMILOS	EDBERG KENETH D & WENDY S	77,000	03/15/2012	WD	WARRANTY DEED	2012-00780	PTA	100.0
FEDRIGO MICHAEL G & KIMBE	KELLOGG PAULA M & KAMILOS	92,000	02/19/2004	WD	Arms Length	04-0/0718		100.0

Property Address: 1846 S SCHNEIDER ST
 Class: 401 RESIDENTIAL-I Zoning: Building Permit(s): Date: Number: Status:

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

Owner's Name/Address: EDBERG KENETH D & WENDY S
 4888 TIMBERLAWN COURT
 CADILLAC MI 49601
 2018 Est TCV 66,487 TCV/TFA: 73.87

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

X Improved Vacant * Factors *

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

X Dirt Road Gravel Road 65 Actual Front Feet, 0.16 Total Acres Total Est. Land Value = 50,766

Land Improvement Cost Estimates

Description Rate CountyMult. Size %Good Cash Value

X Sewer LAND IMPROVE 1000 1000.00 1.00 1.0 97 970

X Electric Total Estimated Land Improvements True Cash Value = 970

X Gas

Curb

Street Lights

Standard Utilities

Underground Utils.

Topography of Site

X Level

X Rolling

Low

High

Landscaped

Swamp

Wooded

Pond

X Waterfront

Ravine

Wetland

Flood Plain

X Private Road

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	25,400	7,800	33,200			33,200S
2017	25,500	7,800	33,300			33,300S
2016	29,300	7,800	37,100			37,100S
2015	29,300	7,700	37,000			37,000S

Who When What

TPC 12/27/2017 INSPECTED

TPC 03/30/2015 INSPECTED

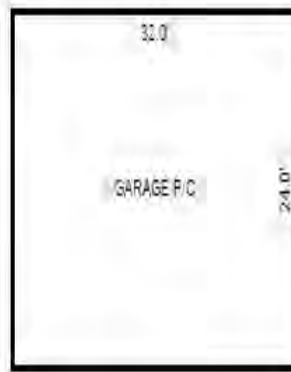
TPC 11/08/2010 INSPECTED

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



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																		
X	Single Family	Eavestrough	Insulation	X	Gas	Oil	Elec.	1	Appliance Allow.	Interior 1 Story	Interior 2 Story	Area	Type	Year Built: 1986	Car Capacity: 3	Class: CD																	
	Mobile Home			0	Wood	Coal	Steam										Dishwasher	2nd/Same Stack	Two Sided	Exterior 1 Story	Exterior 2 Story	Prefab 1 Story	Prefab 2 Story	Heat Circulator	Raised Hearth	Wood Stove	Direct-Vented Ga						
	Town Home	0	Front Overhang	X	Forced Warm Air			Hot Tub	Unvented Hood	Vented Hood	Intercom	Jacuzzi Tub	Jacuzzi repl.Tub	Oven	Microwave	Standard Range	Self Clean Range	Sauna	Trash Compactor	Central Vacuum	Security System	Class: Fair	Effec. Age: 45	Floor Area:	Total Base Cost: 50,902	Total Base New : 70,245	Total Depr Cost: 24,586	Estimated T.C.V: 14,751	CntyMult	X 1.380	E.C.F.	X 0.600	Bsmnt Garage:
	Duplex	0	Other Overhang		Wall Furnace	Warm & Cool Air	Heat Pump																										
	A-Frame	(4) Interior		Central Air			Wood Furnace			(12) Electric			0 Amps Service			No Conc. Floor: 0																	
X	Wood Frame	Drywall	Plaster	Trim & Decoration			No./Qual. of Fixtures			< Cost Estimates for Res. Building: 1 Mobile Home Class: Fair Quality >																							
	HUD	Paneled	Wood T&G	Ex	X	Ord	Min	Ex.	X	Ord.	Min	No. of Elec. Outlets			No. of Elec. Outlets																		
Yr Built	Remodeled	Size of Closets		Basement: 0 S.F.			Crawl: 0 S.F.			Slab: 400 S.F.			Height to Joists: 0.0																				
1965	1970	Lg	X	Ord	Small	(8) Basement																											
Condition: Average		Doors	Solid	X	H.C.	(9) Basement Finish																											
Room List		(5) Floors		Kitchen:			Other:			Other:			(6) Ceilings			No./Qual. of Fixtures																	
Basement	1st Floor	Kitchen:		Other:			Other:			(6) Ceilings			No./Qual. of Fixtures																				
2nd Floor	Bedrooms	Kitchen:		Other:			Other:			(6) Ceilings			No./Qual. of Fixtures																				
Bedrooms		Kitchen:		Other:			Other:			(6) Ceilings			No./Qual. of Fixtures																				
(1) Exterior		Kitchen:		Other:			Other:			(6) Ceilings			No./Qual. of Fixtures																				
Wood/Shingle	Aluminum/Vinyl	Kitchen:		Other:			Other:			(6) Ceilings			No./Qual. of Fixtures																				
Brick	Insulation	Kitchen:		Other:			Other:			(6) Ceilings			No./Qual. of Fixtures																				
(2) Windows		Kitchen:		Other:			Other:			(6) Ceilings			No./Qual. of Fixtures																				
Many	X	Large	Basement: 0 S.F.		Crawl: 0 S.F.		Slab: 400 S.F.		Height to Joists: 0.0		(8) Basement		No./Qual. of Fixtures																				
Avg.	X	Avg.	Basement: 0 S.F.		Crawl: 0 S.F.		Slab: 400 S.F.		Height to Joists: 0.0		(8) Basement		No./Qual. of Fixtures																				
Few		Small	Basement: 0 S.F.		Crawl: 0 S.F.		Slab: 400 S.F.		Height to Joists: 0.0		(8) Basement		No./Qual. of Fixtures																				
Wood Sash	Metal Sash	Basement: 0 S.F.		Crawl: 0 S.F.		Slab: 400 S.F.		Height to Joists: 0.0		(8) Basement		No./Qual. of Fixtures																					
Vinyl Sash	Double Hung	Basement: 0 S.F.		Crawl: 0 S.F.		Slab: 400 S.F.		Height to Joists: 0.0		(8) Basement		No./Qual. of Fixtures																					
Horiz. Slide	Casement	Basement: 0 S.F.		Crawl: 0 S.F.		Slab: 400 S.F.		Height to Joists: 0.0		(8) Basement		No./Qual. of Fixtures																					
Double Glass	Patio Doors	Basement: 0 S.F.		Crawl: 0 S.F.		Slab: 400 S.F.		Height to Joists: 0.0		(8) Basement		No./Qual. of Fixtures																					
Storms & Screens		Basement: 0 S.F.		Crawl: 0 S.F.		Slab: 400 S.F.		Height to Joists: 0.0		(8) Basement		No./Qual. of Fixtures																					
(3) Roof		Basement: 0 S.F.		Crawl: 0 S.F.		Slab: 400 S.F.		Height to Joists: 0.0		(8) Basement		No./Qual. of Fixtures																					
Gable	Gambrel	Basement: 0 S.F.		Crawl: 0 S.F.		Slab: 400 S.F.		Height to Joists: 0.0		(8) Basement		No./Qual. of Fixtures																					
Hip	Mansard	Basement: 0 S.F.		Crawl: 0 S.F.		Slab: 400 S.F.		Height to Joists: 0.0		(8) Basement		No./Qual. of Fixtures																					
Flat	Shed	Basement: 0 S.F.		Crawl: 0 S.F.		Slab: 400 S.F.		Height to Joists: 0.0		(8) Basement		No./Qual. of Fixtures																					
Asphalt Shingle		Basement: 0 S.F.		Crawl: 0 S.F.		Slab: 400 S.F.		Height to Joists: 0.0		(8) Basement		No./Qual. of Fixtures																					
Metal		Basement: 0 S.F.		Crawl: 0 S.F.		Slab: 400 S.F.		Height to Joists: 0.0		(8) Basement		No./Qual. of Fixtures																					
Chimney: Metal		Basement: 0 S.F.		Crawl: 0 S.F.		Slab: 400 S.F.		Height to Joists: 0.0		(8) Basement		No./Qual. of Fixtures																					
		Basement: 0 S.F.		Crawl: 0 S.F.		Slab: 400 S.F.		Height to Joists: 0.0		(8) Basement		No./Qual. of Fixtures																					
		Basement: 0 S.F.		Crawl: 0 S.F.		Slab: 400 S.F.		Height to Joists: 0.0		(8) Basement		No./Qual. of Fixtures																					
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		Basement: 0 S.F.		Crawl: 0 S.F.		Slab: 400 S.F.		Height to Joists: 0.0		(8) Basement		No./Qual. of Fixtures																					
		Basement: 0 S.F.		Crawl: 0 S.F.		Slab: 400 S.F.		Height to Joists: 0.0		(8) Basement		No./Qual. of Fixtures																					
		Basement: 0 S.F.		Crawl: 0 S.F.		Slab: 400 S.F.		Height to Joists: 0.0		(8) Basement		No./Qual. of Fixtures																					
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		Basement: 0 S.F.		Crawl: 0 S.F.		Slab: 400 S.F.		Height to Joists: 0.0		(8) Basement		No./Qual. of Fixtures																					
		Basement: 0 S.F.		Crawl: 0 S.F.		Slab: 400 S.F.		Height to Joists: 0.0		(8) Basement		No./Qual. of Fixtures																					
		Basement: 0 S.F.		Crawl: 0 S.F.		Slab: 400 S.F.		Height to Joists: 0.0		(8) Basement		No./Qual. of Fixtures																					
		Basement: 0 S.F.		Crawl: 0 S.F.		Slab: 400 S.F.		Height to Joists: 0.0		(8) Basement		No./Qual. of Fixtures																					
		Basement: 0 S.F.		Crawl: 0 S.F.		Slab: 400 S.F.		Height to Joists: 0.0		(8) Basement		No./Qual. of Fixtures																					
		Basement: 0 S.F.		Crawl: 0 S.F.		Slab: 400 S.F.		Height to Joists: 0.0		(8) Basement																							



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.
CHANDLER WAYNE L	CHANDLER DONNA J	0	08/10/2016	DC	CERTIFICATE OF DEATH	2018-00022		0.0
WINN RANDY L & BRENDA	CHANDLER WAYNE L & DONNA	70,000	09/14/2012	WD	WARRANTY DEED	2012-03052	PTA	100.0
FEDRIGO MICHAEL G & KIMBE	WINN RANDY L & BRENDA (H/	35,000	09/27/2005	WD	Arms Length	05-0/4151		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1840 S SCHNEIDER ST						
	School: LAKE CITY - 57020					
	P.R.E. 100% 02/06/2017					
Owner's Name/Address	MAP #:					
CHANDLER DONNA J 1840 SCHNEIDER PARK RD LAKE CITY MI 49651	2018 Est TCV 70,940 TCV/TFA: 236.47					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA									
		Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value			
. LOT 4 SAPPHIRE LAKE ACRES.	X	Dirt Road		GROUP H	\$800	65.00	110.00	0.9763	1.0000	800	100		50,766
Comments/Influences		Gravel Road		65 Actual Front Feet, 0.16 Total Acres						Total Est. Land Value =	50,766		

FV CABIN..VERY POOR ADD SEWER FOR 08 PER TOM <th rowspan="2">X</th> <th rowspan="2">Sewer <th colspan="5">Residential Local Cost Land Improvements</th> </th>	X	Sewer <th colspan="5">Residential Local Cost Land Improvements</th>	Residential Local Cost Land Improvements						
			Description	Rate	CountyMult.	Size	%Good	Cash Value	
	X	Electric	LAND IMPROVE	1000	1000.00	1.00	1.0	94	940
	X	Gas	Total Estimated Land Improvements True Cash Value = 940						

Topography of Site	X	Residential Local Cost Land Improvements					
		Description	Rate	CountyMult.	Size	%Good	Cash Value
Level							
Rolling	X						
Low							
High							
Landsaped							
Swamp							
Wooded							
Pond							
Waterfront	X						
Ravine							
Wetland							
Flood Plain							
Private Road	X						



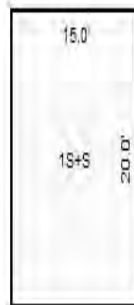
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	25,400	10,100	35,500			35,500S
2017	25,500	9,300	34,800			34,800S
2016	29,300	9,200	38,500	38,500J		37,296C
2015	29,300	9,100	38,400			37,185C

*** Information herein deemed reliable 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 1942	Remodeled 0	Ex	X	Ord		Min								
Condition: Very Poor		Size of Closets												
Room List		Lg	X	Ord		Small								
	Basement 1st Floor 2nd Floor Bedrooms	Doors		Solid	X	H.C.								
		(5) Floors												
		Kitchen: Other: Other:												
		(6) Ceilings												
(1) Exterior		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: 300 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:												
		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
		Lump Sum Items:												
		Chimney:												
		(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 Slab 63.46 -11.86 -0.78 300 15,246												
		Other Additions/Adjustments Rate Size Cost												
		(13) Plumbing Average Fixture(s) 525.00 1 525												
		(14) Water/Sewer Public Sewer 912.00 1 912												
		Well, 50 Feet 1575.00 1 1,575												
		(15) Built-Ins & Fireplaces Appliance Allowance 1235.00 1 1,235												
		Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 14,795												
		ECF (410- SAPPHERE LAKE AREA) 1.300 => TCV of Bldg: 1 = 19,234												

*** 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.
VER PLANCK JACK & MARY LO	VERPLANCK JACK A & MARY L	0	04/21/2016	QC	FAMILY SALE	2016-0120		0.0
VER PLANCK MARY LOU	VER PLANCK JACK & MARY LO	0	09/16/2004	QC	Not Qualified	04-0/3876		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1830 S SCHNEIDER ST			New House	07/30/2009	20090370	Complete

Owner's Name/Address	MAP #:
VERPLANCK JACK A & MARY L TRUST 1830 S SCHNEIDER ST LAKE CITY MI 49651	2018 Est TCV 290,472 TCV/TFA: 180.19

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA
SEC 10 T22N R8W LOT 5 & E 1/2 LOT 6. SAPPHIRE LAKE ACRES.			

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
X Dirt Road	GROUP H	\$800	66.00	113.00	0.9718	1.0000	800	100	51,312	
X Gravel Road	66 Actual Front Feet, 0.17 Total Acres								Total Est. Land Value =	51,312

Comments/Influences	Description	Rate	CountyMult.	Size	%Good	Cash Value
REMOVE MH ADD NEW HOUSE FOR 2010. 04 Combo w/580-006-50 for 05	D/W/P: 3.5 Concrete	3.44	1.00	1028	0	0

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

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2018	25,700	119,500	145,200			108,898C

X Rolling	2017	25,800	114,300	140,100			106,659C
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Low	2016	29,700	109,200	138,900			105,708C
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High	2015	29,700	103,400	133,100			105,392C
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Landscaped	The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan						
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Swamp	*** Information herein deemed reliable but not guaranteed***						
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Wooded							
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Pond							
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X Waterfront							
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Ravine							
--------	--	--	--	--	--	--	--

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

X Flood Plain							
---------------	--	--	--	--	--	--	--

X Private Road							
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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 120 698 80 182	Type CCP (1 Story) Treated Wood Treated Wood Brzwy, FW	Year Built: 1992 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 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 2009	Remodeled 0	Ex	X	Ord		Min												
Condition: Average		Lg	X	Ord		Small												
Room List		(5) Floors																
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:					(12) Electric											
		0 Amps Service																
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories Exterior			Foundation			Rate Bsmnt-Adj		Heat-Adj		Size Cost	
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Ex.	X	Ord.		Min	1	Story Siding	Basement	58.98	0.00	1.82	1612	98,010		
				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			(14) Water/Sewer			(15) Built-Ins & Fireplaces								
X	Insulation	Basement: 1612 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			1 2 Fixture Bath Public Sewer Well, 50 Feet			1162.00 1575.00			1 1,162 1 1,575					
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			(15) Porches			(16) Deck/Balcony								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor	1 Recreation SF Living SF Walkout Doors No Floor SF			1162.00 1575.00			1915.00			1 1,915					
X	(3) Roof	(9) Basement Finish		(14) Water/Sewer			(16) Breezeways			(17) Garages								
X	Gable Hip Flat	Gambrel Mansard Shed			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1162.00 1575.00			23.25			182 4,232				
X	Asphalt Shingle			(10) Floor Support			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			Base Cost			720 12,442					
Chimney: Vinyl				Joists: Unsupported Len: Cntr.Sup:			Common Wall: 1/2 Wall Automatic Doors Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 174,125 ECF (410- SAPPHIRE LAKE AREA) 1.360 => TCV of Bldg: 1 = 236,810			17.28 -650.00 375.00			1 -650 1 375					
				Lump Sum Items:														

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



Sketch by Apex Medina™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HOLLINGSWORTH RICHARD L E	SMITH CHRISTOPHER (M/M)	95,000	11/14/2007	WD	Arms Length	2008/0202		100.0
HOLLINGSWORTH RICHARD L	HOLLINGSWORTH RICHARD L E	0	04/17/2007	OTH	Not Qualified	2007/3968		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1792 S SCHNEIDER ST	School: LAKE CITY - 57020		New House	08/28/2008	20080502	100%

Owner's Name/Address	MAP #:
SMITH CHRISTOPHER 1324 NORTHRUP GRAND RAPIDS MI 49504	2018 Est TCV 290,190 TCV/TFA: 148.66

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA
SEC 10 T22N R8W LOT 7 & W 1/2 OF LOT 6. SAPPHIRE LAKE ACRES.			

Comments/Influences	X Public Improvements	* Factors *
ADD SEWER FOR 05 REMOVE OLD MH FOR 05..NO VALUE 04 Combo w/568-006-00 for 05	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water	Description Frontage Depth Front Depth Rate %Adj. Reason Value GROUP H \$800 68.00 121.00 0.9631 1.0000 800 100 52,395 68 Actual Front Feet, 0.19 Total Acres Total Est. Land Value = 52,395

Topography of Site	Description	Rate	CountyMult.	Size	%Good	Cash Value
Level	Residential Local Cost Land Improvements					
X Rolling	Description	Rate	CountyMult.	Size	%Good	Cash Value
Low	LAND IMPROVE 2500	2500.00	1.00	1.0	97	2,425
High	Total Estimated Land Improvements True Cash Value =					2,425

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	26,200	118,900	145,100			106,551C

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	03/30/2015	INSPECTED
TPC	11/08/2010	INSPECTED

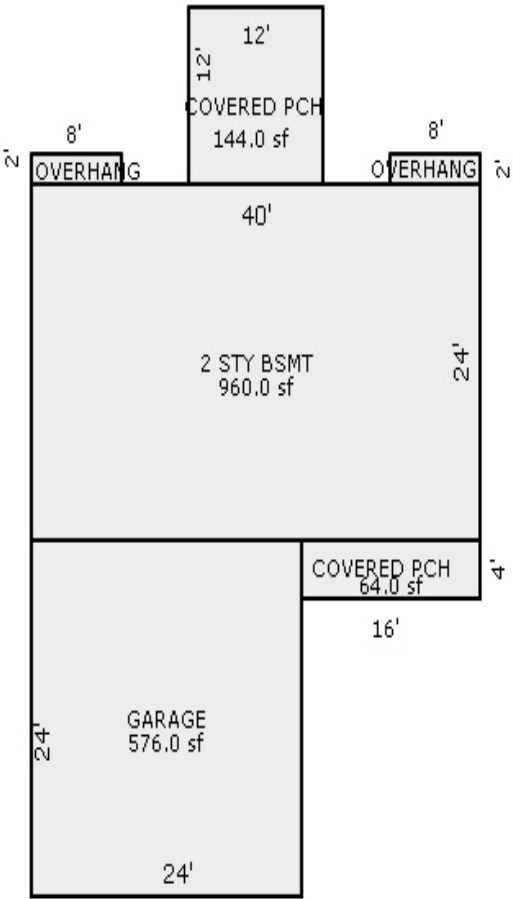


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*** Information herein deemed reliable but not guaranteed***

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 64 144	Type CCP (1 Story) WCP (2 Story)	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		Plaster Wood T&G													
Building Style: 2S		Trim & Decoration																
Yr Built 2008	Remodeled 0	Ex	X	Ord		Min												
Condition: Average		Lg	X	Ord		Small												
Room List		(5) Floors																
	Basement 1st Floor 2nd Floor 4 Bedrooms	Kitchen: Other: Other:																
(1) Exterior		X Drywall																
X	Wood/Shingle Aluminum/Vinyl Brick Insulation																	
(2) Windows		X Many Avg. X Few		Large Avg. Small														
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor															
(3) Roof		X Gable Hip Flat		Gambrel Mansard Shed														
X	Asphalt Shingle	Chimney:																
		(4) Interior																
		Drywall Paneled		Plaster Wood T&G														
		Trim & Decoration																
		Ex	X	Ord		Min												
		Size of Closets																
		Lg	X	Ord		Small												
		Doors		Solid	X	H.C.												
		(5) Floors																
		Kitchen: Other: Other:																
		(6) Ceilings																
		X Drywall																
		Ex.		X	Ord.	Min												
		No. of Elec. Outlets																
		Many	X	Ave.		Few												
		(7) Excavation																
		Basement: 960 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0																
		(8) Basement																
		8		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor														
		(9) Basement Finish																
		1	Recreation Living Walkout Doors No Floor	SF SF SF														
		(10) Floor Support																
		1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic															
		Lump Sum Items:																
		(11) Heating/Cooling																
		X	Gas Wood		Oil Coal		Elec. Steam											
		X		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling														
		(12) Electric																
		0	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 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic															
		Lump Sum Items:																
		(15) Fireplaces																
		1		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System														
		Class: C +5 Effec. Age: 7 Floor Area: 1952 Total Base Cost: 134,850 Total Base New : 186,093 Total Depr Cost: 173,066 Estimated T.C.V: 235,370																
		Area 64 144																
		Type CCP (1 Story) WCP (2 Story)																
		CntryMult X 1.380 E.C.F. X 1.360																
		Rate 111.70 39.06 39.06 775.00 760.00 2400.00 1162.00 2700.00 1915.00 34.76 29.84 19.20 -1300.00 375.00 93/100/100/100/93.0, 1.360 =>																
		Bsmnt-Adj 0.00 0.00 0.00 775.00 760.00 2400.00 1162.00 2700.00 1915.00 34.76 29.84 19.20 -1300.00 375.00																
		Heat-Adj 0.00 0.00 0.00 775.00 760.00 2400.00 1162.00 2700.00 1915.00 34.76 29.84 19.20 -1300.00 375.00																
		Size 960 16 16 1 1 1 1 1 64 144 576 1 1 1																
		Cost 107,232 625 625 775 760 2,400 1,162 2,700 1,915 2,225 4,297 11,059 -1,300 375 173,066 235,370																
		Phy/Ab.Phy/Func/Econ/Comb.%Good= 93/100/100/100/93.0, ECF (410- SAPPHERE LAKE AREA)																
		Depr.Cost = 1 =																

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



Sketch by Apex Medina™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COLLINS WILLIAM C TRUSTEE	SEJAT JOSEPH J & SUSAN Y	85,000	09/06/2011	WD	WARRANTY DEED	2011-02773	PTA	100.0
ALLEN DORENE S &	COLLINS WILLIAM C TRUSTEE	0	04/20/2010	WD	Reference	2010_1323WD		50.0
ALLEN DORENE S	ALLEN DOREN S & COLLINS W	0	09/25/2009	QC	Not Qualified	2009/3408		0.0
		80,000	09/01/2002	WD	Download	02-0:4332		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1792 S SCHNEIDER ST		School: LAKE CITY - 57020				
		P.R.E. 0%				
Owner's Name/Address	MAP #:					
SEJAT JOSEPH J & SUSAN Y 11711 FOREMAN ST LOWELL MI 49331	2018 Est TCV 87,100 TCV/TFA: 136.09					

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

Tax Description	X	Dirt Road	GROUP H \$800	60.00	110.00	1.0000	1.0000	800	100	48,000	
. LOT 8 SAPPHIRE LAKE ACRES.		Gravel Road	60 Actual Front Feet, 0.15 Total Acres							Total Est. Land Value =	48,000
Comments/Influences		Paved Road	Land Improvement Cost Estimates								

	X	Description	Rate	CountyMult.	Size	%Good	Cash Value	
		Water	Residential Local Cost Land Improvements					
	X	Sewer	Description	Rate	CountyMult.	Size	%Good	Cash Value
	X	Electric	LAND IMPROVE 1000	1000.00	1.00	1.0	97	970
	X	Gas	Total Estimated Land Improvements True Cash Value =					970

	X	Description	Rate	CountyMult.	Size	%Good	Cash Value	
		Curb	Residential Local Cost Land Improvements					
		Street Lights	Residential Local Cost Land Improvements					
		Standard Utilities	Residential Local Cost Land Improvements					
		Underground Utils.	Residential Local Cost Land Improvements					

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

Who	When	What	2018	2017	2016	2015
			24,000	24,000	27,000	27,000
			19,600	18,100	17,800	17,700
			43,600	42,100	44,800	44,700
			42,984C	42,100S	43,587C	43,457C

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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 75 120	Type CCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame Block		Drywall Paneled		Plaster Wood T&G			X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						
Building Style: 1S		Trim & Decoration													
Yr Built 1960		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 2 Bedrooms							0 Amps Service								
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories Exterior Foundation			Rate Bsmnt-Adj Heat-Adj		Size Cost			
Wood/Shingle Aluminum/Vinyl Brick				Ex. X Ord. Min			1 Story Block Slab			54.76 -10.56 -1.89		640 27,078			
X Block Insulation		(7) Excavation		No. of Elec. Outlets			Other Additions/Adjustments			Rate		Size Cost			
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 640 S.F. Height to Joists: 0.0		Many X Ave. Few			(13) Plumbing			Average Fixture(s)		1 525			
X Many Avg. X Large Few X Small		(8) Basement		1 Average Fixture(s)			(14) Water/Sewer			Average Fixture(s)		1 912			
X Wood Sash Metal Sash Vinyl Sash Double Hung		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 3 Fixture Bath			Public Sewer			Well, 50 Feet		1 1,575			
X Horiz. Slide Casement Double Glass Patio Doors Storms & Screens				2 Fixture Bath			(15) Built-Ins & Fireplaces			Appliance Allowance		1 1,235			
(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			(16) Porches			CCP (1 Story), Standard		75 2,231			
X Gable Hip Flat		Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer			(16) Deck/Balcony			Treated Wood, Standard		7.24 120 869			
X Asphalt Shingle		(10) Floor Support		Public Water			Notes: COTTAGE								
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:		1 Public Sewer			Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 29,330								
				1 Water Well			ECF (410- SAPPHERE LAKE AREA) 1.300 => TCV of Bldg: 1 = 38,130								
				1000 Gal Septic											
				2000 Gal Septic											
				Lump Sum Items:											

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



Sketch by Apex IV™

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SMITH RICK A & SUSAN L	HORNER TIMOTHY L TR	259,900	06/25/2010	WD	Arms Length	2010-2467WD	PTA	100.0
DEVELOPMENTS BY HOFFMAN L	SMITH RICK A & SUSAN L (H	269,500	07/30/2007	WD	Partial Construction	2007/2733		100.0
MERRITT JAMES M & KATHRYN	DEVELOPMENTS BY HOFFMAN L	108,000	08/31/2006	WD	Arms Length	06-0/3156		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1790 S SCHNEIDER ST	School: LAKE CITY - 57020		Pole Barn	07/31/2007	20070505	Complete
Owner's Name/Address	P.R.E. 0%		Addition	09/26/2006	20060320	Complete
HORNER TIMOTHY L TR 1920 STERLING OAKS BLVD SE ADA MI 49301	MAP #:					
	2018 Est TCV 294,601 TCV/TFA: 139.49					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. LOT 9 SAPPHIRE LAKE ACRES.	X			GROUP H	\$800	60.00	107.00	1.0000	1.0000	800	100	48,000
Comments/Influences				60 Actual Front Feet, 0.15 Total Acres Total Est. Land Value = 48,000								

Comments/Influences	X	Description	Rate	CountyMult.	Size	%Good	Cash Value
	X	Dirt Road					
	X	Gravel Road					
	X	Paved Road					
	X	Storm Sewer					
	X	Sidewalk					
	X	Water	4.04	1.00	160	0	0
	X	Sewer	11.56	1.00	70	46	372
	X	Electric	25.61	1.00	160	0	0
	X	Gas					
	X	Curb					
		Street Lights	2500.00	1.00	1.0	95	2,375
		Standard Utilities					
		Underground Utils.					
		Total Estimated Land Improvements True Cash Value = 2,747					

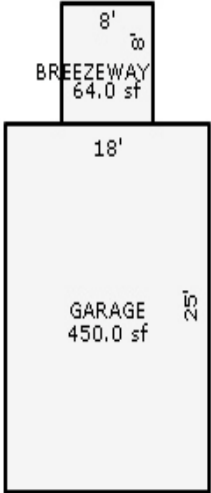
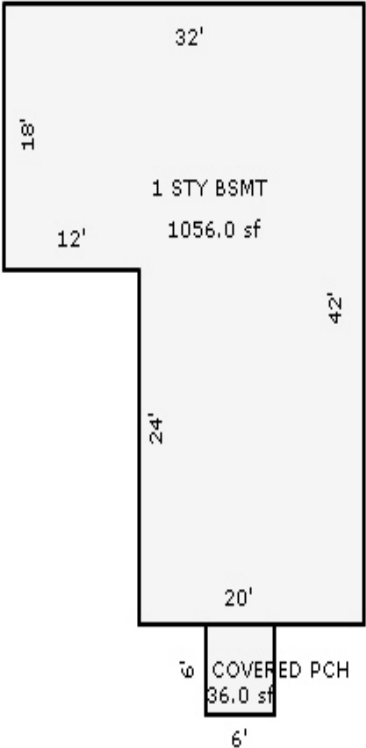
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
Level							
X Rolling							
Low							
High							
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							
X Private Road							



Who	When	What	2018	2017	2016	2015
TPC	12/27/2017	INSPECTED	24,000	113,400	137,400	110,628C
TPC	03/30/2015	INSPECTED	27,000	108,200	135,200	109,642C
TPC	11/08/2010	INSPECTED	27,000	102,200	129,200	109,315C

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ST PIERRE M EILEEN (WIDOW	ST PIERRE M EILEEN (LE)	0	11/06/2009	QC	Not Qualified	2009/3888		0.0
ST PIERRE MARGARET E,BRIA	ST PIERRE MARGARET	0	12/30/2006	QC	Not Qualified	07-0/255		0.0
ST PIERRE MARGARET E	SELF & ST PIERRE B & J (T	0	12/04/2006	QC	Not Qualified	06-0/4364		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
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S SCHNEIDER ST	School: LAKE CITY - 57020					
	P.R.E. 100% 06/01/1995					

Owner's Name/Address	MAP #:
ST PIERRE M EILEEN (LE) P O BOX 917 LAKE CITY MI 49651	2018 Est TCV 48,000

Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA				
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Public Improvements	* Factors *					Rate %Adj.	Reason	Value
X Dirt Road	GROUP H	\$800	60.00	88.00	1.0000	1.0000	800 100	48,000
X Gravel Road	60 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =		48,000

Tax Description	X	Topography of Site
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. LOT 10 SAPPHIRE LAKE ACRES.		Level
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Comments/Influences	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.
	X	Rolling
		Low
		High
		Landscaped
		Swamp
		Wooded
		Pond
	X	Waterfront
		Ravine
		Wetland
		Flood Plain
	X	Private Drive

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	24,000	0	24,000			16,327C
2017	24,000	0	24,000			15,992C
2016	27,000	0	27,000			15,850C
2015	27,000	0	27,000			15,803C

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

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
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S SCHNEIDER ST	School: LAKE CITY - 57020					
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	P.R.E. 100% 02/14/2012					
--	------------------------	--	--	--	--	--

Owner's Name/Address	MAP #:
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VER PLANCK JACK A & MARY L TRUST P O BOX 615 LAKE CITY MI 49651	2018 Est TCV 136,000
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Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA			
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Public Improvements	* Factors *					
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Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
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GROUP E 800/FF	170.00	89.00	1.0000	1.0000	800	100	136,000
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170 Actual Front Feet, 0.35 Total Acres							Total Est. Land Value =	136,000
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Tax Description	X	Dirt Road
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. LOT 11 SAPPHIRE LAKE ACRES.		Gravel Road
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Comments/Influences		Paved Road
---------------------	--	------------

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

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

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

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

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

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

		Curb
--	--	------

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

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

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

Topography of Site

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

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

		Low
--	--	-----

		High
--	--	------

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

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

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

		Pond
--	--	------

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

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

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

	X	Flood Plain
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		Private Drive
--	--	---------------

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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			2018	68,000	0	68,000			62,822C
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		TPC 12/27/2017 INSPECTED	2017	68,000	0	68,000			61,530C
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		TPC 03/30/2015 INSPECTED	2016	68,000	0	68,000			60,982C
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		TPC 02/14/2012 INSPECTED	2015	60,800	0	60,800			60,800S
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CARLSON SARA L LE	CARLSON SARA L LE	0	02/08/2013	WD	WARRANTY DEED	2013-00842	PTA	0.0
CARLSON SARA L	CARLSON SARA L LE	0	01/20/2010	WD	Download	2010_452WD	PTA	0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
S SAPPHIRE AVE						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2018 Est TCV 49,298					

Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA					
Public Improvements			* Factors * PUBLIC BEACH					
			Description	Frontage	Depth	Rate %Adj. Reason	Value	
			Sub 580,590,700	49.00	100.00	1.0061 1.0000	1000 100	
			49 Actual Front Feet, 0.11 Total Acres				Total Est. Land Value =	49,298

Tax Description
 SEC 10 T22N R8W LOT 1 SAPPHIRE LAKE 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
- X Private Road



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	24,600	0	24,600			15,754C
2017	22,200	0	22,200			15,430C
2016	22,100	0	22,100			15,293C
2015	22,100	0	22,100			15,248C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CARLSON SARA L LE	CARLSON SARA L LE	0	02/08/2013	WD	WARRANTY DEED	2013-00842 WD	PTA	0.0
CARLSON SARA L	CARLSON SARA L LE	0	01/20/2010	WD	Download	2010_452WD	PTA	0.0

Property Address		Class: 401 RESIDENTIAL-I		Zoning:		Building Permit(s)		Date	Number	Status				
1784 S SAPPHIRE AVE		School: LAKE CITY - 57020												
Owner's Name/Address		P.R.E. 0%		MAP #:										
CARLSON SARA L LE 4229 MAHONEY PORTAGE MI 49002		2018 Est TCV 89,805 TCV/TFA: 114.55												
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA									
. SEC 10 T22N R8W LOT 2 SAPPHIRE LAKE PLAT.		X	Public Improvements		* Factors *		PUBLIC BEACH							
Comments/Influences		X	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	Topography of Site		Sub 580,590,700		49.00	100.00	1.0061	1.0000	1000	100		49,298
		X	Level		49 Actual Front Feet, 0.11 Total Acres		Total Est. Land Value =						49,298	
		X	Rolling		Land Improvement Cost Estimates									
		X	High		Description		Rate	CountyMult.	Size	%Good	Cash Value			
		X	Landscaped		Shed: Wood Frame		9.17	1.00	96	78	686			
		X	Swamp		Total Estimated Land Improvements True Cash Value =						686			
		X	Wooded											
		X	Pond											
		X	Waterfront		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		X	Ravine		2018	24,600	20,300	44,900			33,454C			
		X	Wetland		2017	22,200	18,700	40,900			32,766C			
		X	Flood Plain		2016	22,100	18,500	40,600			32,474C			
		X	Private Drive		2015	22,100	18,300	40,400			32,377C			
			Who	When	What									
			TPC 12/27/2017	INSPECTED										
			TPC 03/30/2015	INSPECTED										
			TPC 04/27/2014	INSPECTED										

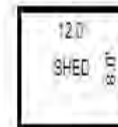


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 160	Type WGEP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame		Drywall Paneled			Plaster Wood T&G									
Building Style: 1S		Trim & Decoration													
Yr Built 1938	Remodeled 0	Ex	Ord	X	Min	Size of Closets									
Condition: Average		Lg	X	Ord	Small	Doors									
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.	Ord.	X	Min	1 Story Siding Slab			51.38	-10.04	-1.89	784	30,929
Insulation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 784 S.F. Height to Joists: 0.0		No. of Elec. Outlets			Other Additions/Adjustments			Rate		Size		Cost	
(2) Windows		(8) Basement		Many			Ave.	X	Few	(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			(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			(15) Built-Ins & Fireplaces			Public Sewer Well, 50 Feet 1575.00		1		912 1,575	
(3) Roof		(9) Basement Finish		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(16) Porches			WGEP (1 Story), Standard 32.39		160		5,182	
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors No Floor SF		Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, ECF (410- SAPPHIRE LAKE AREA)			Appliance Allowance 1235.00			Depr.Cost = 1.300 => TCV of Bldg: 1 =		30,632 39,821		
X	Asphalt Shingle	(10) Floor Support		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			(14) Water/Sewer								
Chimney: Metal		Joists: Unsupported Len: Ctr.Sup:		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.
BECK JOHN M	BECK JOHN M & MARY LOU	0	04/20/2010	QC	FAMILY SALE	2010_01299QC	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1770 S SAPPHIRE AVE	School: LAKE CITY - 57020		New House	06/30/2009	20090289	Complete
Owner's Name/Address	P.R.E. 0%		Demolition/Removal	06/30/2009	20090288	Complete
BECK JOHN M & MARY LOU 1770 S SAPPHIRE AVE LAKE CITY MI 49651	MAP #:					
	2018 Est TCV 213,169 TCV/TFA: 181.27					

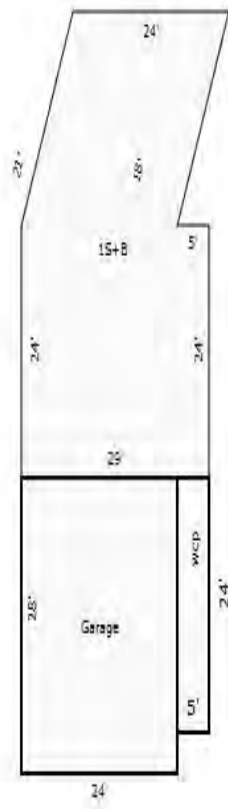
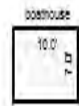
Tax Description	Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA									
SEC 10 T22N R8W LOT 3 SAPPHIRE LAKE PLAT.	X		* Factors * PUBLIC BEACH									
Comments/Influences	X		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
			Sub 580,590,700	51.00	100.00	0.9941	1.0000	1000	100	PRIVATE RD	50,698	
			51 Actual Front Feet, 0.12 Total Acres						Total Est. Land Value =			50,698
			Land Improvement Cost Estimates									
			Description	Rate	CountyMult.	Size	%Good	Cash Value				
			D/W/P: 3.5 Concrete	3.20	1.00	260	99	824				
			Shed: Wood Frame	10.27	1.00	96	78	769				
			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 = 2,533									



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 Drive							
Who When What	2018	25,300	81,300	106,600			84,404C
TPC 12/27/2017 INSPECTED	2017	22,800	77,700	100,500			82,668C
TPC 03/30/2015 INSPECTED	2016	23,000	75,700	98,700			81,931C
TPC 11/08/2010 INSPECTED	2015	23,000	71,600	94,600			81,686C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STAFFORD CHARLES E	STOLP K & STAFFORD B	0	10/30/2017	DC	DEATH CERTIFICATE	2017-03980	PTA	0.0
STAFFORD CHARLES E LE/ETA	STOLP K & STAFFORD B & ST	0	08/12/2010	DC	CERTIFICATE OF DEATH		PTA	0.0
STAFFORD CHARLES E & JANE	STAFFORD CHARLES E LE/ETA	0	07/16/2004	DC	CERTIFICATE OF DEATH			0.0
STAFFORD CHARLES E & JANE	STAFFORD CHARLES E & JANE	0	06/08/2004	QC	Not Qualified	04-0/2990		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1760 S SAPPHIRE AVE		School: LAKE CITY - 57020	Addition	09/24/2009	20090506	100%
		P.R.E. 0%				

Owner's Name/Address	MAP #:
STOLP K & STAFFORD B 598 TRIBUTARY DR FORT LAWN SC 29714	2018 Est TCV 103,412 TCV/TFA: 111.92

X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA																																				
		<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>Sub 580,590,700</td> <td>51.00</td> <td>100.00</td> <td>0.9941</td> <td>1.0000</td> <td>1000</td> <td>100</td> <td></td> <td>50,698</td> </tr> <tr> <td colspan="8">51 Actual Front Feet, 0.12 Total Acres</td> <td>Total Est. Land Value =</td> </tr> <tr> <td colspan="8"></td> <td>50,698</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	Sub 580,590,700	51.00	100.00	0.9941	1.0000	1000	100		50,698	51 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value =									50,698
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																														
Sub 580,590,700	51.00	100.00	0.9941	1.0000	1000	100		50,698																														
51 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value =																														
								50,698																														

Tax Description	Public Improvements
. SEC 10 T22N R8W LOT 4 SAPPHIRE LAKE PLAT.	<ul style="list-style-type: none"> 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.

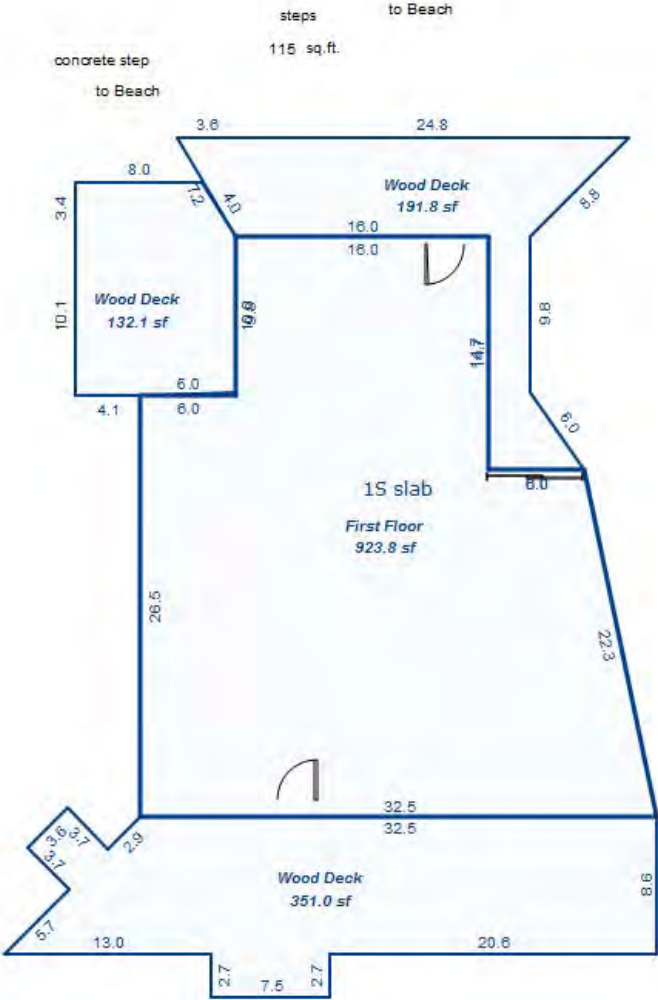
Comments/Influences	Topography of Site
	<ul style="list-style-type: none"> X Level X Rolling Low X High Landscaped Swamp Wooded Pond X Waterfront Ravine Wetland Flood Plain X Private Road



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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	25,300	26,400	51,700			35,906C
2017	22,800	24,300	47,100			35,168C
2016	23,000	24,100	47,100			34,855C
2015	23,000	23,800	46,800			34,751C

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



Road

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.
RITCHIE JOSEPHINE C & GIL	RITCHIE J C & GILLESPIE M	100	03/09/2012	QC	FAMILY SALE	2012-00950	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1750 S SAPPHIRE AVE						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2018 Est TCV 120,276 TCV/TFA: 147.40					

Owner's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA							
RITCHIE J C & GILLESPIE M J JT & LE GILLESPIE, BUNTING, MOCERI & CARLEY 4753 BIRCH HAVEN JACKSON MI 49201			* Factors * PUBLIC BEACH							
	Public Improvements		Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value
	Dirt Road		Sub 580,590,700	51.00	100.00	0.9941	1.0000	1000	100	50,698
	Gravel Road		51 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 50,698							

Tax Description	X	Land Improvement Cost Estimates								
. SEC 10 T22N R8W LOT 5 SAPPHIRE LAKE PLAT.		Description Residential Local Cost Land Improvements								
		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		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	

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



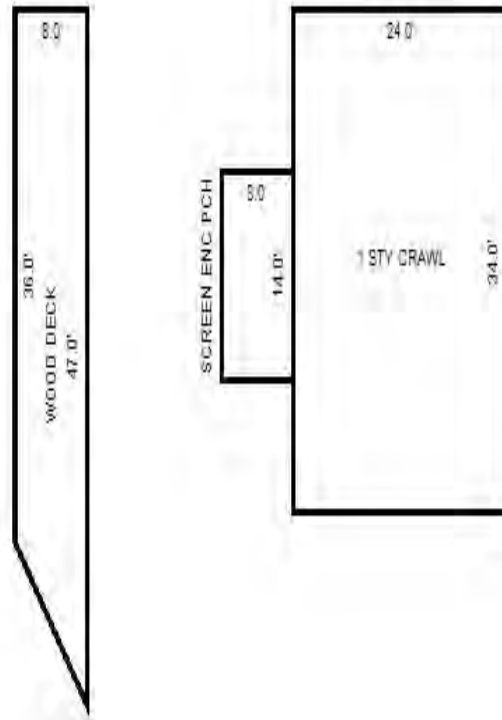
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	25,300	34,800	60,100			40,713C
2017	22,800	33,300	56,100			39,876C
2016	23,000	31,700	54,700			39,521C
2015	23,000	30,000	53,000			39,403C

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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 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 112 332	Type CSEP (1 Story) Pine	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame		(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 1976	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											
X	Wood/Shingle Aluminum/Vinyl Brick	Ex.	Ord.	X	Min	No. of Elec. Outlets									
	Insulation	Many	Ave.	X	Few	(13) Plumbing									
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 816 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									
(3) Roof		(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
X	Gable Hip Flat	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:									
X	Asphalt Shingle														
Chimney:															
										Class: CD Effec. Age: 35 Floor Area: 816 Total Base Cost: 56,265 Total Base New : 77,645 Total Depr Cost: 50,469 Estimated T.C.V: 68,638	CntyMult X 1.380 E.C.F. X 1.360	Bsmnt-Adj -9.25 Rate 62.01 Other Additions/Adjustments Rate 630.00 1025.00 1575.00 1415.00 3450.00 32.43 4.99 1.360 => TCV of Bldg: 1 =	Heat-Adj -0.21 Rate 62.01 Average Fixture(s) 630.00 Public Sewer 1025.00 Well, 50 Feet 1575.00 Appliance Allowance 1415.00 Fireplace: Exterior 1 Story 3450.00 CSEP (1 Story), Standard 32.43 Deck/Balcony Pine, Standard 4.99 Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, 1.360 => TCV of Bldg: 1 =	Size 816 Size 1 1 1 1 112 332	Cost 42,881 Cost 630 1,025 1,575 1,415 3,450 3,632 1,657 50,469 68,638

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



Sketch by Apex IVT

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

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1740 W SAPPHIRE AVE						
Owner's Name/Address	School: LAKE CITY - 57020					
EDWARDS MELVIN A 14854 GOLFFVIEW LIVONIA MI 48154	P.R.E. 0%					
	MAP #:					
	2018 Est TCV 124,129 TCV/TFA: 106.09					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA							
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
. SEC 10 T22N R8W LOT 6 SAPPHIRE LAKE PLAT.	X		Sub 580,590,700	51.00	100.00	0.9941	1.0000	1000	100	50,698
			51 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 50,698							

Comments/Influences	X Sewer	X Electric	X Gas	Curb	Street Lights	Standard Utilities	Underground Utils.	Land Improvement Cost Estimates					
								Description	Rate	CountyMult.	Size %Good	Cash Value	
								Shed: Wood Frame	9.17	1.00	96	95	836
								Shed: Wood Frame	9.59	1.00	80	95	729
								Total Estimated Land Improvements True Cash Value = 1,565					



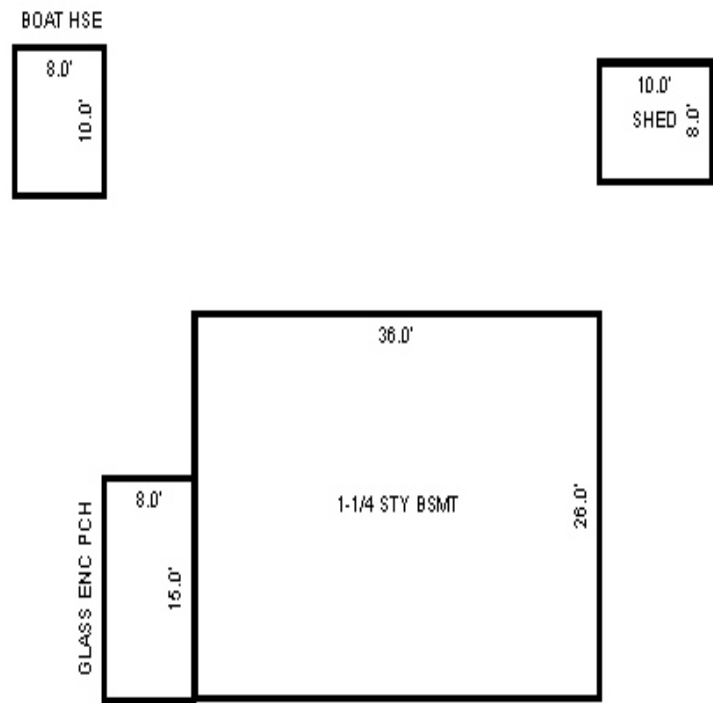
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level							
Rolling							
Low							
X High							
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							
X Private Drive							
Who When What	2018	25,300	36,800	62,100			40,373C
TPC 12/27/2017 INSPECTED	2017	22,800	34,000	56,800			39,543C
TPC 03/30/2015 INSPECTED	2016	23,000	33,700	56,700			39,191C
TPC 04/27/2014 INSPECTED	2015	23,000	33,200	56,200			39,074C

*** Information herein deemed reliable 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 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 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: 1.25S		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.	Ord.	X	Min	Basement	56.98	0.00	0.83	936	54,110	
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		(7) Excavation		Many			Ave.			X			Few			
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 Double Glass Patio Doors Storms & Screens	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			(14) Water/Sewer			Public Sewer		912.00		1 912		
(3) Roof		(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer			Well, 100 Feet		2425.00		1 2,425		
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			(15) Built-Ins & Fireplaces			Appliance Allowance		1235.00		1 1,235	
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			(16) Porches			Fireplace: Exterior 1 Story		3050.00		1 3,050		
Chimney: Metal										CGEP (1 Story), Standard		37.57		120 4,508		
Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,												Depr.Cost =		55,282		
ECF (410- SAPPHIRE LAKE AREA)												1.300 => TCV of Bldg: 1 =		71,866		

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



Sketch by Apex IV™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LOGUSZ ROMAN ETAL	LOGUSZ ROMAN ETAL	0	06/10/2004	QC	Not Qualified	04-0/2733		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1730 S SAPPHIRE AVE						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2018 Est TCV 112,158 TCV/TFA: 131.49					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA								
		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 10 T22N R8W LOT 7 SAPPHIRE LAKE PLAT.	X	Dirt Road		Sub 580,590,700	51.00	100.00	0.9941	1.0000	1000	100		50,698
		Gravel Road		51 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 50,698								
		Paved Road		Land Improvement Cost Estimates								
		Storm Sewer		Description				Rate	CountyMult.	Size	%Good	Cash Value
		Sidewalk		Shed: Wood Frame				11.23	1.00	64	94	676
		Water		Residential Local Cost Land Improvements								
	X	Sewer		Description				Rate	CountyMult.	Size	%Good	Cash Value
	X	Electric		LAND IMPROVE 1000				1000.00	1.00	0.5	95	475
	X	Gas		Total Estimated Land Improvements True Cash Value = 1,151								
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	25,300	30,800	56,100			42,413C
2017	22,800	28,400	51,200			41,541C
2016	23,000	28,200	51,200			41,171C
2015	23,000	27,800	50,800			41,048C

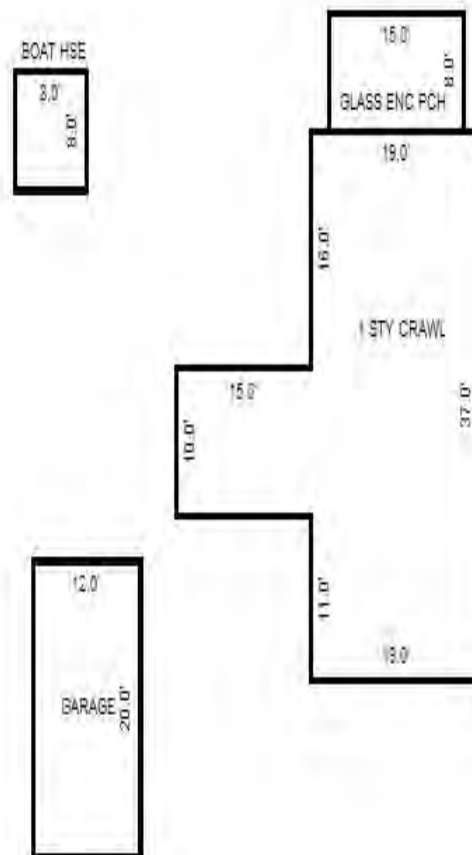


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*** Information herein deemed reliable but not guaranteed***

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	Type WGEP (1 Story)	Year Built: 1982 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: 240 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Plaster X Paneled Wood T&G		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling														
Building Style: 1S		Trim & Decoration			Central Air Wood Furnace														
Yr Built	Remodeled	Ex	X	Ord			Min												
1934	1982	Size of Closets			(12) Electric														
Condition: Average		Lg	X	Ord			Small												
Room List		Doors			100			Amps Service											
	Basement 1st Floor 2nd Floor Bedrooms	Solid X			H.C.														
(1) Exterior		(5) Floors		Kitchen: Other: Other:			No./Qual. of Fixtures			Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost		
X	Wood/Shingle Aluminum/Vinyl Brick									1	Story Siding	Crawl Space	61.35	-9.14	-2.85	853	42,104		
Insulation		(6) Ceilings		No. of Elec. Outlets			Ex. X												
(2) Windows		Basement: 0 S.F. Crawl: 853 S.F. Slab: 0 S.F. Height to Joists: 0.0																	
X	Many Avg. Few	X	Large Avg. Small	(7) Excavation			Many X												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish			Recreation SF Living SF Walkout Doors No Floor SF												
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
X	Asphalt Shingle	Chimney:		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:												
										Class: CD Effec. Age: 45 Floor Area: 853 Total Base Cost: 61,122 Total Base New : 84,349 Total Depr Cost: 46,392 Estimated T.C.V: 60,309		CntyMult X 1.380 E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:					
										Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
										61.35		-9.14		-2.85		853		42,104	
										Other Additions/Adjustments		Rate		Size		Cost			
										(13) Plumbing		Average Fixture(s)		1		630			
										(14) Water/Sewer		Public Sewer		1		1,025			
										(15) Built-Ins & Fireplaces		Well, 50 Feet		1		1,575			
										Appliance Allowance		1415.00		1		1,415			
										Fireplace: Exterior 1 Story		3450.00		1		3,450			
										(16) Porches		WGEP (1 Story), Standard		38.51		120		4,621	
										(17) Garages		Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)							
										Base Cost		24.80		240		5,952			
										Mechanical Doors		350.00		1		350			
										Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/55.0,		Depr.Cost =		46,392					
										ECF (410- SAPPHIRE LAKE AREA)		1.300 => TCV of Bldg: 1 =		60,309					

*** 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.
LANGENECK ROBERT W & KARE	PROMER JODY R & MARLENE K	165,600	06/18/2004	WD	Multiple Improved	04-0/2773		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1718 S SAPPHIRE AVE						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
PROMER JODY R & MARLENE K 9183 LOOKOUT CIRCLE GRAND LEDGE MI 48837	2018 Est TCV 148,646 TCV/TFA: 129.03					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA							
				Description	Frontage	Depth	Rate	Value			
. SEC 10 T22N R8W LOT 8 SAPPHIRE LAKE PLAT.	X			Sub 580,590,700	51.00	100.00	0.9941	1.0000	1000	100	50,698
				51 Actual Front Feet, 0.12 Total Acres				Total Est. Land Value =			50,698

Comments/Influences	X	Public Improvements	* Factors *				PUBLIC BEACH			
			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								
		Street Lights								
		Standard Utilities								
		Underground Utils.								

Topography of Site	X	Level	Land Improvement Cost Estimates						
			Description	Rate	CountyMult.	Size	%Good	Cash Value	
	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	25,300	49,000	74,300			62,043C
2017	22,800	46,900	69,700			60,767C
2016	23,000	44,800	67,800			60,225C
2015	23,000	42,400	65,400			60,045C

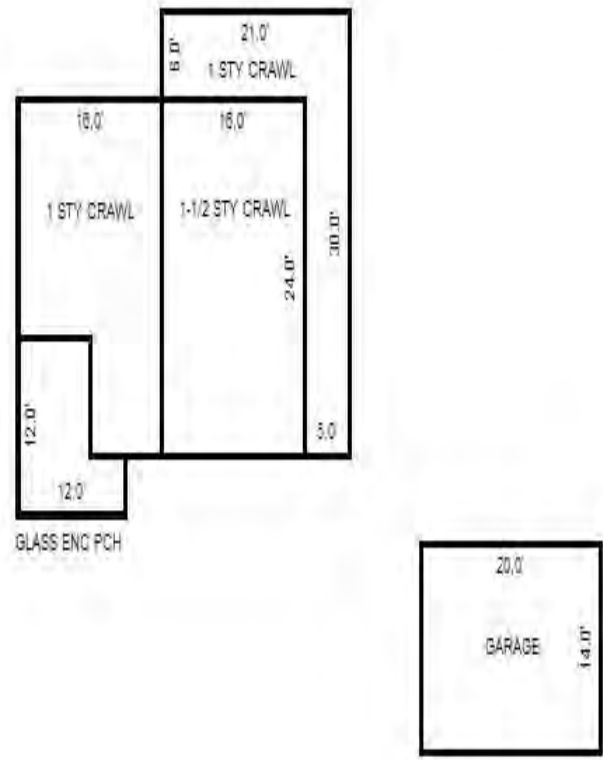
Who	When	What
TPC	12/27/2017	INSPECTED
TPC	03/30/2015	INSPECTED
TPC	11/22/2011	INSPECTED

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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 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 126 240	Type CGEP (1 Story) Treated Wood	Year Built: 1965 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 280 % 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 1965	Remodeled 0	Ex	X	Ord		Min	Size of Closets										
Condition: Average		Lg	X	Ord		Small	Doors			X	Ord		H.C.				
Room List		(5) Floors		Central Air Wood Furnace			(12) Electric			100		Amps Service					
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Other:		(6) Ceilings			No./Qual. of Fixtures			Ex.		X	Ord.		Min		
(1) Exterior	X	Tile					No. of Elec. Outlets			Many	X	Ave.		Few			
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		(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			1415.00 3450.00			1 1		630 1,325		
	Insulation	Basement: 0 S.F. Crawl: 960 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement			1415.00 3450.00			1025.00 1575.00			1 1		1,025 1,575		
(2) Windows	X	Many Avg. Few	X	Large Avg. Small	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(15) Built-Ins & Fireplaces			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 X Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer			38.14 6.59			126 240		4,806 1,582		
(3) Roof	X	Gable Hip Flat	X	Gambrel Mansard Shed	(10) Floor Support			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			23.24			280		6,507	
	X	Asphalt Shingle	Chimney: Stone		Lump Sum Items:			Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, ECF (410- SAPPHIRE LAKE AREA)			1.360 => TCV of Bldg: 1 =			69,592 94,646			

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



Sketch by Apex IV™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
Property Address		Class: 402 RESIDENTIAL-V		Zoning:	Building Permit(s)	Date	Number	Status
W SAPPHIRE AVE		School: LAKE CITY - 57020						
Owner's Name/Address		P.R.E. 0%		MAP #:				
KERASTAS MICHAEL & ANNA MARIE 1691 PARK SIDE COURT ANN ARBOR MI 48108		2018 Est TCV 50,507						
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA			
. SEC 10 T22N R8W LOT 9 SAPPHIRE LAKE PLAT.		Public Improvements		* Factors *		PUBLIC BEACH		
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth
		Gravel Road		Sub	580,590,700	50.00	100.00	1.0000
		Paved Road		Rate	1000	100		Value
		Storm Sewer		50 Actual Front Feet, 0.12 Total Acres		Total Est. Land Value =		50,000
		Sidewalk		Land Improvement Cost Estimates				
		Water		Description	Rate	CountyMult.	Size	%Good
		X Sewer		Shed: Wood Frame	10.02	1.00	64	79
		X Electric		Total Estimated Land Improvements True Cash Value =				507
		X Gas						507
		Curb						
		Street Lights						
		Standard Utilities						
		Underground Utils.						
		Topography of Site						
		Level						
		X Rolling						
		Low						
		X High						
		Landscaped						
		Swamp						
		Wooded						
		Pond						
		X Waterfront						
		Ravine						
		Wetland						
		Flood Plain						
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		2018	25,000	300	25,300			15,821C
		2017	22,500	300	22,800			15,496C
		2016	22,500	300	22,800			15,358C
		2015	22,500	300	22,800			15,313C



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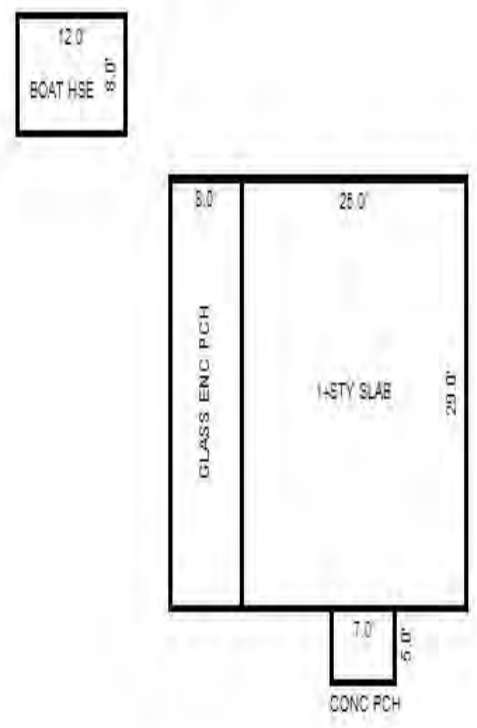
*** Information herein deemed reliable but not guaranteed***

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
1698 S SAPPHIRE AVE		School: LAKE CITY - 57020						
Owner's Name/Address		P.R.E. 0%						
KERASTAS MICHAEL & ANNA MARIE 1691 PARK SIDE COURT ANN ARBOR MI 48108		MAP #:		2018 Est TCV 110,707 TCV/TFA: 152.70				
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA				
. SEC 10 T22N R8W LOT 10 SAPPHIRE LAKE PLAT.		Public Improvements		* Factors *		PUBLIC BEACH		
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth
ADD SEWER FOR 05		Gravel Road		Sub 580,590,700	50.00	100.00	1.0000	1.0000
		Paved Road		50 Actual Front Feet, 0.12 Total Acres			Rate	%Adj. Reason
		Storm Sewer		Land Improvement Cost Estimates			1000	100
		Sidewalk		Description		Rate	CountyMult.	Size
		Water		Shed: Wood Frame		9.17	1.00	96
		Sewer		Residential Local Cost Land Improvements				%Good
		Electric		Description		Rate	CountyMult.	Size
		Gas		LAND IMPROVE 1000		1000.00	1.00	1.0
		Curb		Total Estimated Land Improvements True Cash Value =				95
		Street Lights						1,777
		Standard Utilities						
		Underground Utils.						
		Topography of Site						
		Level						
		X Rolling						
		Low						
		X High						
		Landscaped						
		Swamp						
		Wooded						
		Pond						
		X Waterfront						
		Ravine						
		Wetland						
		Flood Plain						
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		2018	25,000	30,400	55,400			34,434C
		2017	22,500	28,100	50,600			33,726C
		2016	22,500	27,900	50,400			33,426C
		2015	22,500	27,500	50,000			33,327C



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COLLINS ESTATE	SKUKALEK JOHN M & BARBARA	115,000	03/17/2008	WD	Arms Length	2008/859		100.0
COLLINS DONALD M & JEAN L	SKUKALEK JOHN M & BARBARA	110,000	02/18/2008	WD	Not Qualified	2008/549		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1688 S SAPPHIRE AVE						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2018 Est TCV 96,876 TCV/TFA: 142.46					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA								
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value		
. SEC 10 T22N R8W LOT 11 SAPPHIRE LAKE PLAT.	X		Dirt Road	50.00	100.00	1.0000	1.0000	1000	100	50,000	
			Gravel Road	50 Actual Front Feet,	0.12 Total Acres			Total Est. Land Value =		50,000	
Comments/Influences			Land Improvement Cost Estimates								
			Description	Rate	CountyMult.	Size	%Good	Cash Value			
			Shed: Wood Frame	9.86	1.00	70	50			345	
			Total Estimated Land Improvements True Cash Value =								345



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

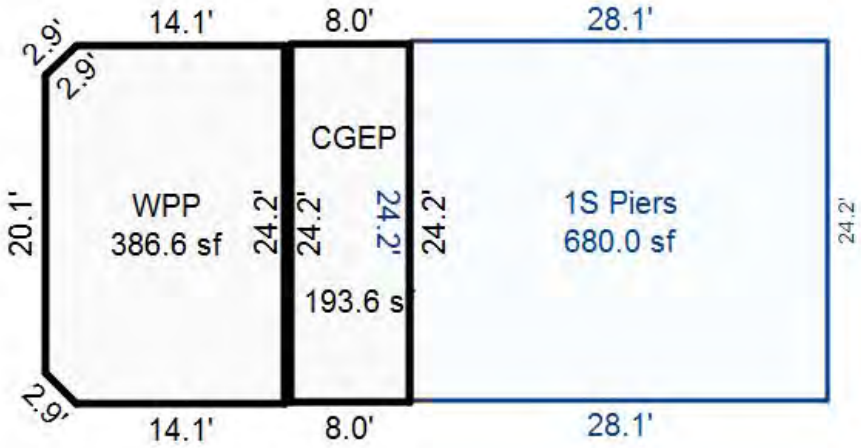
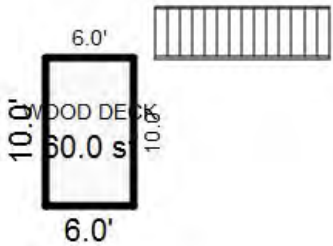
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2018	25,000	23,400	48,400			40,625C
TPC	12/27/2017	INSPECTED	2017	22,500	21,600	44,100			39,790C
TPC	03/30/2015	INSPECTED	2016	22,500	21,500	44,000			39,436C
TPC	10/20/2014	INSPECTED	2015	22,500	21,200	43,700			39,319C

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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 193 386 20 60	Type CGEP (1 Story) WPP CPP Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame		Drywall Paneled		Plaster Wood T&G			X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							
Building Style: 1S		Trim & Decoration														
Yr Built 1965	Remodeled 0	Ex	Ord	X	Min	Size of Closets										
Condition: Average		Lg	Ord	X	Small	Doors										
Room List		(5) Floors		Central Air Wood Furnace												
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric			100 Amps Service									
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories Exterior			Foundation Rate		Bsmnt-Adj		Heat-Adj		
X	Wood/Shingle Aluminum/Vinyl Brick				Ex.	Ord.	X	Min	1	Story Siding	Crawl Space	53.33	-9.36	-0.78	680	29,369
Insulation				No. of Elec. Outlets			Other Additions/Adjustments			Rate		Bsmnt-Adj		Heat-Adj		
(2) Windows		(7) Excavation		Many			Ave.			X			Few			
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 680 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Average Fixture(s)			525.00			
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		1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer			Public Water			Public Sewer			
(3) Roof		(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer			Public Water			Public Sewer			
X	Gable Hip Flat	Gambrel Mansard Shed	(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,			Depr.Cost = 35,472		
X	Asphalt Shingle			Lump Sum Items:						Unit-in-Place Cost Items: BOAT HOUSE (BY SQ FT)			3.50			
Chimney:										County Multiplier = 1.38 =>			Cost New = 338			
										Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,			Depr.Cost = 321			
										Total Depreciated Cost =			35,793			
										ECF (410- SAPPHERE LAKE AREA)			1.300 => TCV of Bldg: 1 = 46,531			

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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.
LIND BEVERLY J	LIND BEVERLY J TRUSTEE OF	0	11/10/2011	QC	QUIT CLAIM	2011-03716	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1678 S SAPPHIRE AVE						
	School: LAKE CITY - 57020					
	P.R.E. 100% 07/27/1994					
Owner's Name/Address	MAP #:					
LIND BEVERLY J TRUSTEE OF THE LIND BEVERLY J TRUST 1678 S SAPPHIRE AVE LAKE CITY MI 49651	2018 Est TCV 120,102 TCV/TFA: 165.89					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA					
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
. SEC 10 T22N R8W LOT 12 SAPPHIRE LAKE PLAT.	X		* Factors *					
			PUBLIC BEACH					
Comments/Influences	X		Sub 580,590,700 50.00 100.00 1.0000 1.0000 1000 100 50,000					
			50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 50,000					



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
													Description						
D/W/P: 3.5 Concrete									3.20	1.00	280	71	636	Total Estimated Land Improvements True Cash Value = 636					
Who When What													2018	25,000	35,100	60,100			43,087C
TPC 12/27/2017 INSPECTED													2017	22,500	32,400	54,900			42,201C
TPC 03/30/2015 INSPECTED													2016	22,500	32,100	54,600			41,825C
TPC 11/22/2011 INSPECTED													2015	22,500	31,700	54,200			41,700C

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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 72 280	Type Treated Wood Brzwy, FW	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: 1 Area: 728 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame		Drywall Paneled		Plaster Wood T&G	X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							
Building Style: 1S		Trim & Decoration														
Yr Built 1955	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			(12) Electric			100		Amps Service				
	Basement 1st Floor 2nd Floor 1 Bedrooms	Kitchen: Other: Other:		(6) Ceilings			No./Qual. of Fixtures			Ex.		Ord.	X	Min		
(1) Exterior							No. of Elec. Outlets			Many		Ave.	X	Few		
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 724 S.F. Height to Joists: 0.0			(8) Basement			1		Average Fixture(s)				
	Insulation									1		3 Fixture Bath				
(2) Windows										2		Fixture Bath				
X	Many Avg. Few	X	Large Avg. Small							Softener, Auto						
										Softener, Manual						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens									Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan						
(3) Roof										1		Average Fixture(s)				
X	Gable Hip Flat	Gambrel Mansard Shed		(9) Basement Finish						1		3 Fixture Bath				
										1		2 Fixture Bath				
X	Asphalt Shingle									1		Softener, Auto				
	Chimney: Brick									1		Softener, Manual				
										1		Solar Water Heat				
										1		No Plumbing				
										1		Extra Toilet				
										1		Extra Sink				
										1		Separate Shower				
										1		Ceramic Tile Floor				
										1		Ceramic Tile Wains				
										1		Ceramic Tub Alcove				
										1		Vent Fan				
										1		Public Water				
										1		Public Sewer				
										1		Water Well				
										1		1000 Gal Septic				
										1		2000 Gal Septic				
										1		Lump Sum Items:				

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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.
HARGROVE VIRGINIA E TRUST	HERRINGTON DOUGLAS A & LA	95,000	08/31/2010	WD	Arms Length	2010-4053wd &	PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1666 S SAPPHIRE AVE			Addition	07/12/2011	2011-0342	100%

Owner's Name/Address	MAP #:
HERRINGTON DOUGLAS A & LAUREL 6176 BRIMLEY WHITEHOUSE OH 43571	2018 Est TCV 139,766 TCV/TFA: 145.59

X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA																											
		<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>Sub 580,590,700</td> <td>50.00</td> <td>100.00</td> <td>1.0000</td> <td>1.0000</td> <td>1000</td> <td>100</td> <td></td> <td>50,000</td> </tr> <tr> <td colspan="8">50 Actual Front Feet, 0.12 Total Acres</td> <td>Total Est. Land Value = 50,000</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	Sub 580,590,700	50.00	100.00	1.0000	1.0000	1000	100		50,000	50 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value = 50,000
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																					
Sub 580,590,700	50.00	100.00	1.0000	1.0000	1000	100		50,000																					
50 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value = 50,000																					

Taxpayer's Name/Address	X	Public Improvements	Land Improvement Cost Estimates												
HARGROVE VIRGINIA TRUST C/O WILKINS SALLY 1122 PARKDALE AVE LANSING MI 48912-2801	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>Shed: Metal Prefab</td> <td>10.08</td> <td>1.00</td> <td>36</td> <td>0</td> <td>0</td> </tr> </tbody> </table>	Description	Rate	CountyMult.	Size	%Good	Cash Value	Shed: Metal Prefab	10.08	1.00	36	0	0
Description	Rate	CountyMult.	Size	%Good	Cash Value										
Shed: Metal Prefab	10.08	1.00	36	0	0										

Tax Description	X	Water	Residential Local Cost Land Improvements																		
. SEC 10 T22N R8W LOT 13 SAPPHIRE LAKE PLAT.	X	Sewer	<table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>CountyMult.</th> <th>Size</th> <th>%Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>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	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																
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475																
Total Estimated Land Improvements True Cash Value =					475																

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

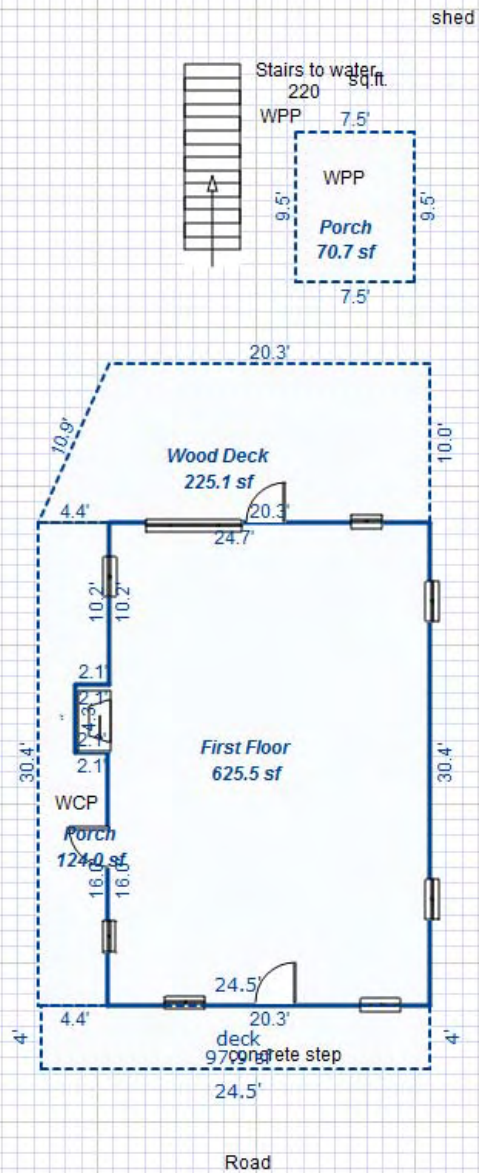
Topography of Site													
<table border="1"> <thead> <tr> <th>Level</th> </tr> </thead> <tbody> <tr> <td>X Rolling</td> </tr> <tr> <td>X Low</td> </tr> <tr> <td>X High</td> </tr> <tr> <td>Landscaped</td> </tr> <tr> <td>Swamp</td> </tr> <tr> <td>Wooded</td> </tr> <tr> <td>Pond</td> </tr> <tr> <td>X Waterfront</td> </tr> <tr> <td>Ravine</td> </tr> <tr> <td>Wetland</td> </tr> <tr> <td>Flood Plain</td> </tr> <tr> <td>X Private Drive</td> </tr> </tbody> </table>	Level	X Rolling	X Low	X High	Landscaped	Swamp	Wooded	Pond	X Waterfront	Ravine	Wetland	Flood Plain	X Private Drive
Level													
X Rolling													
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Pond													
X Waterfront													
Ravine													
Wetland													
Flood Plain													
X Private Drive													



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	25,000	44,900	69,900			58,053C
2017	22,500	42,900	65,400			56,859C
2016	22,500	41,000	63,500			56,352C
2015	22,500	38,800	61,300			56,184C

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



Sketch by Apex Sketch

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COON JAMES H & MARILYN C	MULLEN ERIN	140,000	08/17/2012	WD	WARRANTY DEED	2012-02787	PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1656 S SAPPHIRE AVE						
Owner's Name/Address	School: LAKE CITY - 57020					
MULLEN ERIN 2758 WABASH DR NE GRAND RAPIDS MI 49525	P.R.E. 0%					
	MAP #:					
	2018 Est TCV 123,901 TCV/TFA: 129.20					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA							
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
. SEC 10 T22N R8W LOT 14 SAPPHIRE LAKE PLAT.	X		Sub 580,590,700	50.00	100.00	1.0000	1.0000	1000	100	50,000
			50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 50,000							

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							
	X	Gas							
		Curb							
		Street Lights							
		Standard Utilities							
		Underground Utils.							
			Total Estimated Land Improvements True Cash Value = 966						

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														2018	25,000	37,000	62,000			46,505C
	X														2017	22,500	34,100	56,600			45,549C
	X														2016	22,500	33,900	56,400			45,143C
	X														2015	22,500	33,400	55,900			45,008C

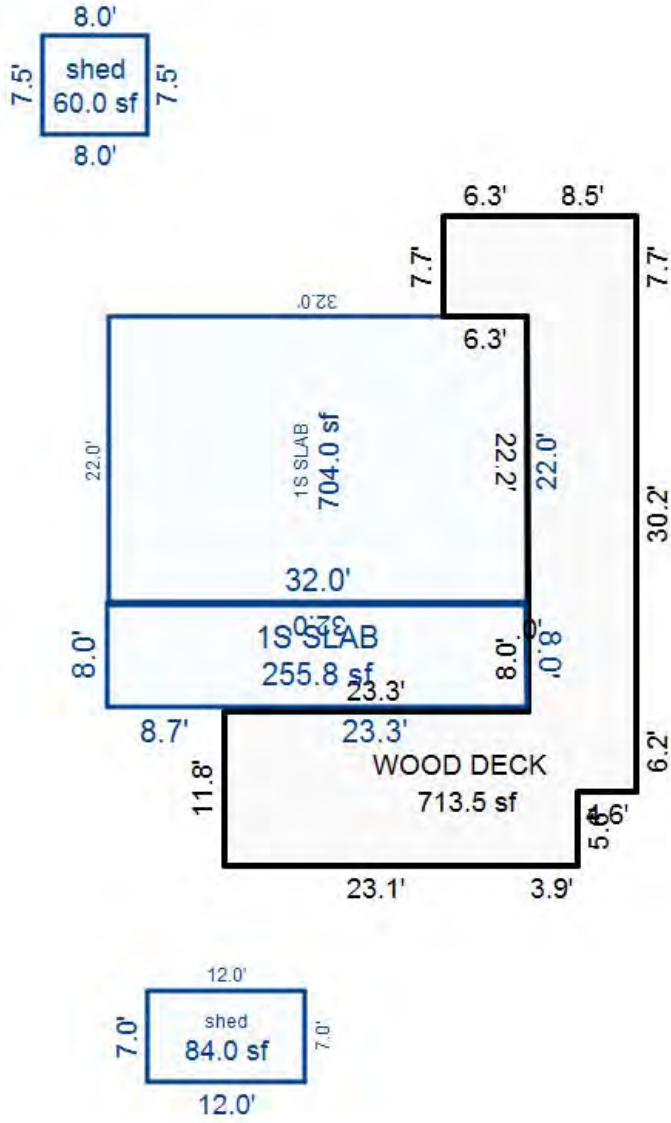


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*** Information herein deemed reliable but not guaranteed***

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 713 100	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	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: 40 Floor Area: 959 Total Base Cost: 67,758 Total Base New : 93,506 Total Depr Cost: 56,104 Estimated T.C.V: 72,935				CntyMult X 1.380 E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:
Building Style: 1S		Trim & Decoration		X			Central Air Wood Furnace			Total Base Cost: 67,758 Total Base New : 93,506 Total Depr Cost: 56,104 Estimated T.C.V: 72,935				CntyMult X 1.380 E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:
Yr Built	Remodeled	Size of Closets		X			(12) Electric			Total Base Cost: 67,758 Total Base New : 93,506 Total Depr Cost: 56,104 Estimated T.C.V: 72,935				CntyMult X 1.380 E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:
1948	2014	Lg Ord X Small		X			60 Amps Service			Total Base Cost: 67,758 Total Base New : 93,506 Total Depr Cost: 56,104 Estimated T.C.V: 72,935				CntyMult X 1.380 E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:
Condition: Average		Doors Solid X H.C.		X			No Heating/Cooling			Total Base Cost: 67,758 Total Base New : 93,506 Total Depr Cost: 56,104 Estimated T.C.V: 72,935				CntyMult X 1.380 E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:
Room List		(5) Floors		X			Central Air Wood Furnace			Total Base Cost: 67,758 Total Base New : 93,506 Total Depr Cost: 56,104 Estimated T.C.V: 72,935				CntyMult X 1.380 E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Other:		X			(12) Electric			Total Base Cost: 67,758 Total Base New : 93,506 Total Depr Cost: 56,104 Estimated T.C.V: 72,935				CntyMult X 1.380 E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:
(1) Exterior		(6) Ceilings		X			No./Qual. of Fixtures			Total Base Cost: 67,758 Total Base New : 93,506 Total Depr Cost: 56,104 Estimated T.C.V: 72,935				CntyMult X 1.380 E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:
X	Wood/Shingle Aluminum/Vinyl Brick	Ex. Ord. X Min		X			Ex. Ord. X Min			Total Base Cost: 67,758 Total Base New : 93,506 Total Depr Cost: 56,104 Estimated T.C.V: 72,935				CntyMult X 1.380 E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:
Insulation		No. of Elec. Outlets		X			Many Ave. X Few			Total Base Cost: 67,758 Total Base New : 93,506 Total Depr Cost: 56,104 Estimated T.C.V: 72,935				CntyMult X 1.380 E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:
(2) Windows		(7) Excavation		X			(13) Plumbing			Total Base Cost: 67,758 Total Base New : 93,506 Total Depr Cost: 56,104 Estimated T.C.V: 72,935				CntyMult X 1.380 E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:
X	Many Avg. Few	X	Large Avg. Small	X			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			Total Base Cost: 67,758 Total Base New : 93,506 Total Depr Cost: 56,104 Estimated T.C.V: 72,935				CntyMult X 1.380 E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:
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: 959 S.F. Height to Joists: 0.0		X			(14) Water/Sewer			Total Base Cost: 67,758 Total Base New : 93,506 Total Depr Cost: 56,104 Estimated T.C.V: 72,935				CntyMult X 1.380 E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:
(3) Roof		(8) Basement		X			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Total Base Cost: 67,758 Total Base New : 93,506 Total Depr Cost: 56,104 Estimated T.C.V: 72,935				CntyMult X 1.380 E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:
X	Gable Hip Flat	X	Gambrel Mansard Shed	X			Lump Sum Items:			Total Base Cost: 67,758 Total Base New : 93,506 Total Depr Cost: 56,104 Estimated T.C.V: 72,935				CntyMult X 1.380 E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:
X	Asphalt Shingle	(9) Basement Finish		X			Lump Sum Items:			Total Base Cost: 67,758 Total Base New : 93,506 Total Depr Cost: 56,104 Estimated T.C.V: 72,935				CntyMult X 1.380 E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:
Chimney:		Recreation SF Living SF Walkout Doors No Floor SF		X			Lump Sum Items:			Total Base Cost: 67,758 Total Base New : 93,506 Total Depr Cost: 56,104 Estimated T.C.V: 72,935				CntyMult X 1.380 E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:
(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		X			Lump Sum Items:			Total Base Cost: 67,758 Total Base New : 93,506 Total Depr Cost: 56,104 Estimated T.C.V: 72,935				CntyMult X 1.380 E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:

*** 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.
		93,500	06/01/2000	WD	Download	338:219		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1646 S SAPPHIRE AVE						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2018 Est TCV 88,164 TCV/TFA: 142.66					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA					
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
. SEC 10 T22N R8W LOT 15 SAPPHIRE LAKE PLAT.	X		* Factors * PUBLIC BEACH					
			Sub 580,590,700	50.00	100.00	1.0000	1.0000	1000 100
			50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 50,000					
			Land Improvement Cost Estimates					
			Description	Rate	CountyMult.	Size	%Good	Cash Value
			Shed: Wood Frame	9.59	1.00	80	71	545
			Total Estimated Land Improvements True Cash Value = 545					

Comments/Influences	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 Drive

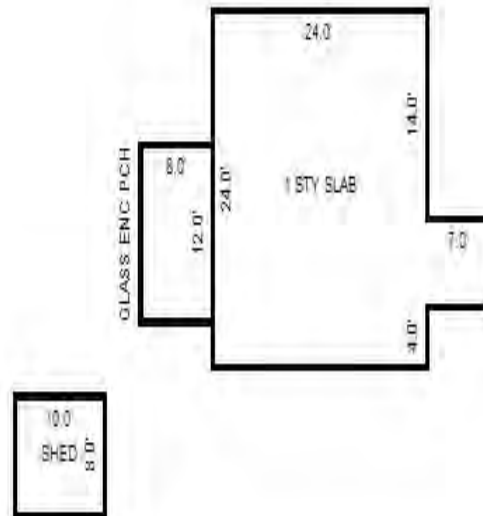
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	25,000	19,100	44,100			38,736C
2017	22,500	17,600	40,100			37,940C
2016	22,500	17,500	40,000			37,602C
2015	22,500	17,300	39,800			37,490C

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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 96 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:																																																																																																																																							
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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: 618 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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Sketch by Apex IV™

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1636 S SAPPHIRE AVE			New House	09/22/2006	20060312	Complete
		P.R.E. 100% 07/27/1994	Demolition/Removal	09/18/2006	20060306	Complete

Owner's Name/Address	MAP #:	2018 Est TC	2018 Est TC	2018 Est TC	2018 Est TC
KISER JACK L 1636 S SAPPHIRE AVENUE LAKE CITY MI 49651		204,070	TCV/TFA: 145.76		

Taxpayer's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA					
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
NORTHWESTERN MORTGAGE CO 109 E FRONT ST Traverse City MI 49684	X		PUBLIC BEACH					
			Sub 580,590,700 50.00 100.00 1.0000 1.0000 1000 100 50,000					

Tax Description	X	Land Improvement Cost Estimates					
		Description	Rate	CountyMult.	Size	%Good	Cash Value
. SEC 10 T22N R8W LOT 16 SAPPHIRE LAKE PLAT.	X	LAND IMPROVE 1000 1000.00 1.00 0.5 95 475					

Comments/Influences	X	Total Estimated Land Improvements True Cash Value =					
		Description	Rate	CountyMult.	Size	%Good	Cash Value
	X	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	2018	25,000	77,000	102,000			78,524C

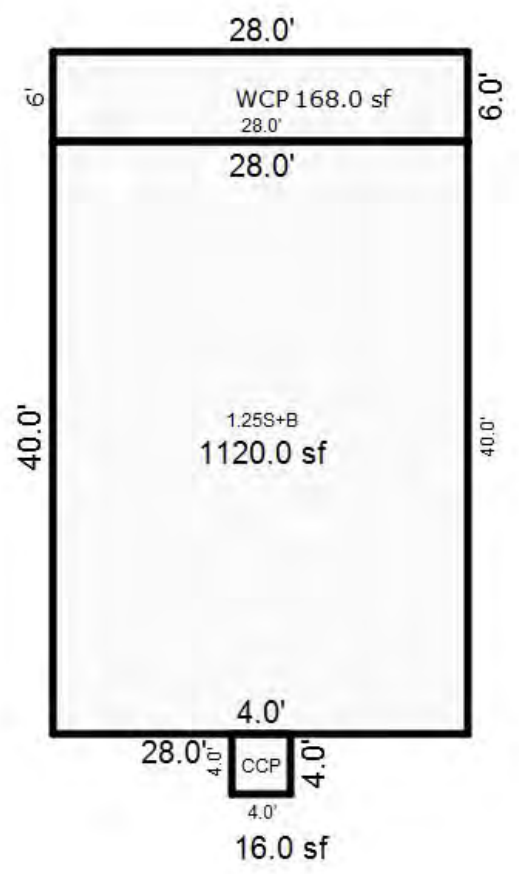
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			TPC 12/27/2017	2017	INSPECTED	22,500	73,600	96,100			76,909C

The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan	TPC 03/30/2015	INSPECTED	2016	22,500	70,300	92,800			76,223C
	TPC 10/20/2014	INSPECTED	2015	22,500	66,500	89,000			75,996C



*** 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	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							16	CCP (1 Story)		
	Building Style: 1.25S		Trim & Decoration											168	WCP (1 Story)		
	Yr Built 2006		Ex	X	Ord		Min										
	Remodeled 0		Size of Closets														
	Condition: Average		Lg	X	Ord		Small										
	Room List		(5) Floors														
	Basement 1st Floor 2nd Floor 3 Bedrooms		Kitchen: Other: Other:														
	(1) Exterior		(6) Ceilings														
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall														
	Insulation		Basement: 1120 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0														
	(2) Windows		(8) Basement														
X	Many Avg. Few	X	Large Avg. Small														
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor														
X	Double Glass Patio Doors Storms & Screens		(9) Basement Finish														
	(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF														
X	Gable Hip Flat		(10) Floor Support														
X	Gambrel Mansard Shed		Joists: Unsupported Len: Ctr.Sup:														
X	Asphalt Shingle		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic														
	Chimney:		Lump Sum Items:														
			No./Qual. of Fixtures														
			Ex.	X	Ord.		Min										
			No. of Elec. Outlets														
			Many	X	Ave.		Few										
			(13) Plumbing														
			1	Average Fixture(s)													
			2	3 Fixture Bath													
			1	2 Fixture Bath													
			(14) Water/Sewer														
			Softener, Auto														
			Softener, Manual														
			Solar Water Heat														
			No Plumbing														
			Extra Toilet														
			Extra Sink														
			Separate Shower														
			Ceramic Tile Floor														
			Ceramic Tile Wains														
			Ceramic Tub Alcove														
			Vent Fan														
			(14) Water/Sewer														
			1 Average Fixture(s)														
			3 Fixture Bath														
			2 Fixture Bath														
			(15) Built-Ins & Fireplaces														
			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 Average Fixture(s)														
			3 Fixture Bath														
			2 Fixture Bath														
			(14) Water/Sewer														
			Softener, Auto														
			Softener, Manual														
			Solar Water Heat														
			No Plumbing														
			Extra Toilet														
			Extra Sink														
			Separate Shower														
			Ceramic Tile Floor														
			Ceramic Tile Wains														
			Ceramic Tub Alcove														
			Vent Fan														
			(14) Water/Sewer														
			1 Average Fixture(s)														
			3 Fixture Bath														
			2 Fixture Bath														
			(14) Water/Sewer														
			Softener, Auto														
			Softener, Manual														
			Solar Water Heat														
			No Plumbing														
			Extra Toilet														
			Extra Sink														
			Separate Shower														
			Ceramic Tile Floor														
			Ceramic Tile Wains														
			Ceramic Tub Alcove														
			Vent Fan														
			(14) Water/Sewer														
			1 Average Fixture(s)														
			3 Fixture Bath														
			2 Fixture Bath														
			(14) Water/Sewer														
			Softener, Auto														
			Softener, Manual														
			Solar Water Heat														
			No Plumbing														
			Extra Toilet														
			Extra Sink														
			Separate Shower														
			Ceramic Tile Floor														
			Ceramic Tile Wains														
			Ceramic Tub Alcove														
			Vent Fan														
			(14) Water/Sewer														
			1 Average Fixture(s)														
			3 Fixture Bath														
			2 Fixture Bath														
			(14) Water/Sewer														
			Softener, Auto														
			Softener, Manual														
			Solar Water Heat														
			No Plumbing														
			Extra Toilet														
			Extra Sink														
			Separate Shower														
			Ceramic Tile Floor														
			Ceramic Tile Wains														
			Ceramic Tub Alcove														
			Vent Fan														
			(14) Water/Sewer														
			1 Average Fixture(s)														
			3 Fixture Bath														
			2 Fixture Bath														
			(14) Water/Sewer														
			Softener, Auto														
			Softener, Manual														
			Solar Water Heat														
			No Plumbing														



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				
1624 S SAPPHIRE AVE		School: LAKE CITY - 57020		Reroof		06/06/2005	20050156	100%				
Owner's Name/Address		P.R.E. 100% 04/11/1997		Garage		05/28/2004	20040162	100%				
WOLFORD BEN W 1624 S SAPPHIRE AVENUE LAKE CITY MI 49651		MAP #: 2018 Est TCV 237,889 TCV/TFA: 136.09										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA								
SEC 10 T22N R8W LOT 17 & 18 EXC N 5 FT OF LOT 18. SAPPHIRE LAKE PLAT.		Public Improvements		* Factors *		PUBLIC BEACH						
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		Sub 580,590,700		95.00	100.00	0.8248	1.0000	1000	100	78,361
		Paved Road		95 Actual Front Feet, 0.22 Total Acres		Total Est. Land Value =						78,361
		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	160	0	0			
		X	Sewer	D/W/P: Crushed Rock	1.24	1.00	1040	0	0			
		X	Electric	Fencing: Wd, Picket, 12-24	9.06	1.00	60	0	0			
		X	Gas	Shed: Wood Frame	12.07	1.00	80	50	483			
		Curb		Residential Local Cost Land Improvements								
		Street Lights		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		Standard Utilities		LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375			
		Underground Utils.		Total Estimated Land Improvements True Cash Value =						2,858		
		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	39,200	79,700	118,900			89,048C	
		TPC 12/27/2017	INSPECTED		2017	35,300	73,700	109,000			87,217C	
		TPC 03/30/2015	INSPECTED		2016	42,800	75,400	118,200			86,440C	
		RJG 12/01/2008	INSPECTED		2015	42,800	74,300	117,100			86,182C	

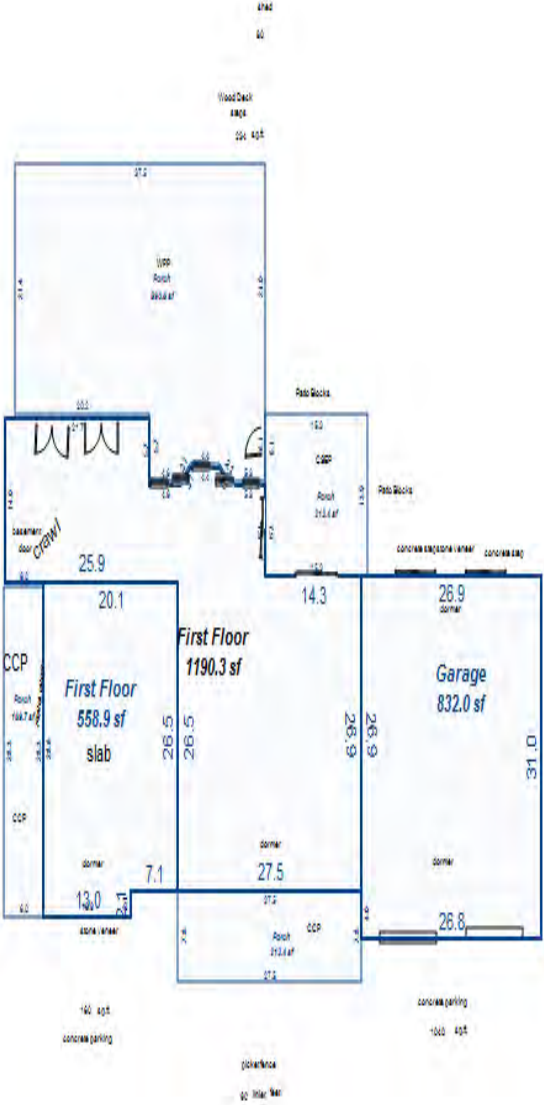


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 212 213 890 169 234	Type CCP (1 Story) CSEP (1 Story) WPP CCP (1 Story) Treated Wood	Year Built: 2004 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 832 % 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	Remodeled	Ex	Ord	X	Min	Size of Closets											
1957	201	2005				Lg	X	Ord		Small							
Condition: Average		Doors		Solid	X	H.C.											
Room List		(5) Floors		Central Air Wood Furnace													
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric													
				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	64.52	-8.85	0.00	1190	66,247	
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets			1			1	Story Siding	Slab	64.52	-10.97	0.00	558	29,881
				Many	X	Ave.		Few	Other Additions/Adjustments			Rate			Size Cost		
	Insulation	(7) Excavation		(13) Plumbing			Average Fixture(s)			760.00			1		760		
		Basement: 0 S.F. Crawl: 1190 S.F. Slab: 558 S.F. Height to Joists: 0.0		1 Average Fixture(s)			2 Fixture Bath			1600.00			1		1,600		
		(8) Basement		1 3 Fixture Bath			1 2 Fixture Bath			1162.00			1		1,162		
				Softener, Auto			Softener, Manual			2700.00			1		2,700		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer			Class:C Exterior: Siding Foundation: 42 Inch (Finished)							
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			Public Water			Base Cost			19.04			832 15,841	
				1 Public Sewer			1 Water Well			Common Wall: 1 Wall			-1300.00			1 -1,300	
				1000 Gal Septic			2000 Gal Septic			Automatic Doors			375.00			2 750	
				Lump Sum Items:			Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,			Depr.Cost =			120,516				
							ECF (410- SAPPHIRE LAKE AREA)			1.300 => TCV of Bldg: 1 =			156,670				
	Chimney: Block																

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



Sketch by Apex Medina™

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

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

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
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SAPPHIRE AVE	School: LAKE CITY - 57020					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:					
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KELLY WILLIAM G 2185 PALMER DR DAVISON MI 48423		2018 Est TCV 9,976				
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	Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA		
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	Public Improvements			* Factors * N 5' OF LOT 18		
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				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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				Sub	580,590,700	5.00	100.00	1.9953	1.0000	1000	100	9,976
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					5 Actual Front Feet, 0.01 Total Acres						Total Est. Land Value =	9,976
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Tax Description	X	Dirt Road										
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SEC 10 T22N R8W N 5 FT OF LOT 18.		Gravel Road										
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SAPPHIRE LAKE PLAT.		Paved Road										
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Comments/Influences		Storm Sewer										
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		Sidewalk										
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		Water										
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	X	Sewer										
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	X	Electric										
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	X	Gas										
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		Curb										
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		Street Lights										
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		Standard Utilities										
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		Underground Utils.										
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Topography of Site												
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	X	Level										
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		Rolling										
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	X	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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	X	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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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.
KELLY	KELLY WM G	28,000	12/31/1984		RELATED PARTY			0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1604 S SAPPHIRE AVE			Addition	04/06/1987	1987-5205	100%
Owner's Name/Address	P.R.E. 0%					
KELLY WM G 2185 PALMER DR DAVISON MI 48423	MAP #:					
	2018 Est TCV 123,602 TCV/TFA: 121.42					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA								
		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 10 T22N R8W LOT 19 SAPPHIRE LAKE PLAT.	X	Dirt Road		Sub 580,590,700	50.00	100.00	1.0000	1.0000	1000	100		50,000
		Gravel Road		50 Actual Front Feet, 0.12 Total Acres						Total Est. Land Value =		50,000
		Paved Road										
		Storm Sewer										
		Sidewalk										
		Water										
	X	Sewer										
	X	Electric										
	X	Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										

Comments/Influences	X	Description	Rate	CountyMult.	Size	%Good	Cash Value
			D/W/P: 3.5 Concrete	3.20	1.00	200	0	0
		D/W/P: Patio Blocks	7.45	1.00	150	0	0
		Shed: Wood Frame	9.77	1.00	125	50	611
	X	Shed: Wood Frame	10.75	1.00	80	50	430
		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 =					1,516

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



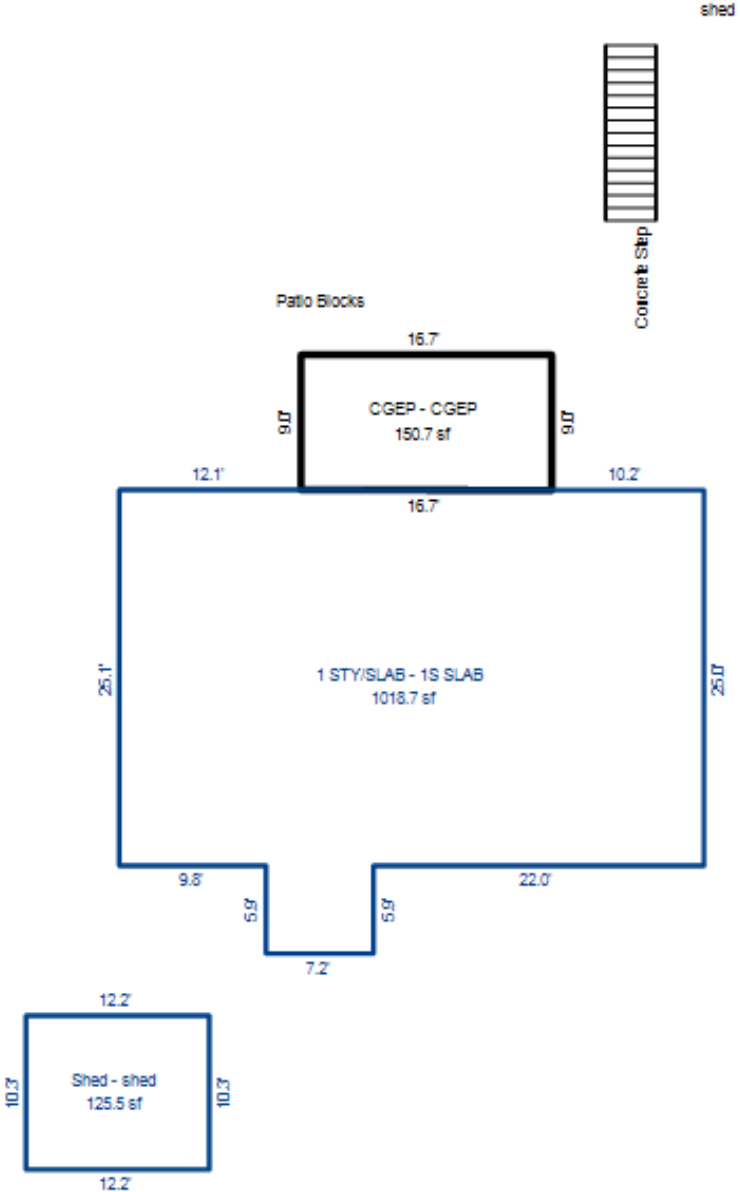
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	25,000	36,800	61,800			40,713C
2017	22,500	34,000	56,500			39,876C
2016	22,500	33,800	56,300			39,521C
2015	22,500	30,500	53,000			39,403C

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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 150	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																																																																																																	
Yr Built 1950 ADD	Remodeled 1988	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: 0 S.F. Slab: 1018 S.F. Height to Joists: 0.0		1			3		Fixture Bath																																																																																										
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			2		Fixture Bath																																																																																										
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1			Softener, Auto		Softener, Manual																																																																																										
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																																																																																										
(3) Roof		(10) Floor Support		1			Public Sewer		Water Well																																																																																										
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:		1			1000 Gal Septic		2000 Gal Septic																																																																																									
X	Asphalt Shingle			Lump Sum Items:																																																																																															
Chimney: Block																																																																																																			
<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 Pine Logs</td> <td>Slab</td> <td>63.03</td> <td>-10.42</td> <td>0.00</td> <td>1018</td> <td>53,557</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>630</td> </tr> <tr> <td colspan="4">(14) Water/Sewer</td> <td colspan="2">Public Sewer</td> <td>1</td> <td>1,025</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>1,415</td> </tr> <tr> <td colspan="4"></td> <td colspan="2">Fireplace: Exterior 1 Story</td> <td>1</td> <td>3,450</td> </tr> <tr> <td colspan="4">(16) Porches</td> <td colspan="2">CGEP (1 Story), Standard</td> <td>150</td> <td>5,318</td> </tr> <tr> <td colspan="4"></td> <td colspan="2">Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,</td> <td colspan="2">Depr.Cost = 55,451</td> </tr> <tr> <td colspan="4"></td> <td colspan="2">ECF (410- SAPPHIRE LAKE AREA)</td> <td colspan="2">1.300 => TCV of Bldg: 1 = 72,086</td> </tr> </table>												Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost	1	Story Pine Logs	Slab	63.03	-10.42	0.00	1018	53,557	Other Additions/Adjustments								(13) Plumbing				Average Fixture(s)		1	630	(14) Water/Sewer				Public Sewer		1	1,025					Well, 50 Feet		1	1,575	(15) Built-Ins & Fireplaces				Appliance Allowance		1	1,415					Fireplace: Exterior 1 Story		1	3,450	(16) Porches				CGEP (1 Story), Standard		150	5,318					Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,		Depr.Cost = 55,451						ECF (410- SAPPHIRE LAKE AREA)		1.300 => TCV of Bldg: 1 = 72,086	
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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
------------------	--------------------------	---------	--------------------	------	--------	--------

1594 S SAPPHIRE AVE	School: LAKE CITY - 57020					
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Owner's Name/Address	P.R.E. 0%					
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TVORIK HAZEL E & ROBERT L 13932 HARDENBURG TRAIL EAGLE MI 48822	MAP #:					
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	2018 Est TCV 93,911 TCV/TFA: 143.16					
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X	Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA			
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Public Improvements		* Factors *		PUBLIC BEACH		
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value

	Sub 580,590,700	50.00	100.00	1.0000	1.0000	1000 100	50,000
--	-----------------	-------	--------	--------	--------	----------	--------

	50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =	50,000
--	--	--	--	--	--	-------------------------	--------

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

. SEC 10 T22N R8W LOT 20 SAPPHIRE LAKE 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				
--	---	-----	--	--	--	--

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

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

	X	Standard Utilities				
--	---	--------------------	--	--	--	--

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

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

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

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

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

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

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

	X	Swamp				
--	---	-------	--	--	--	--

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

	X	Pond				
--	---	------	--	--	--	--

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

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

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

	X	Flood Plain				
--	---	-------------	--	--	--	--

	X	Private Drive				
--	---	---------------	--	--	--	--

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2018	25,000	22,000	47,000			29,175C
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2017	22,500	20,300	42,800			28,575C
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2016	22,500	20,100	42,600			28,321C
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2015	22,500	19,800	42,300			28,237C
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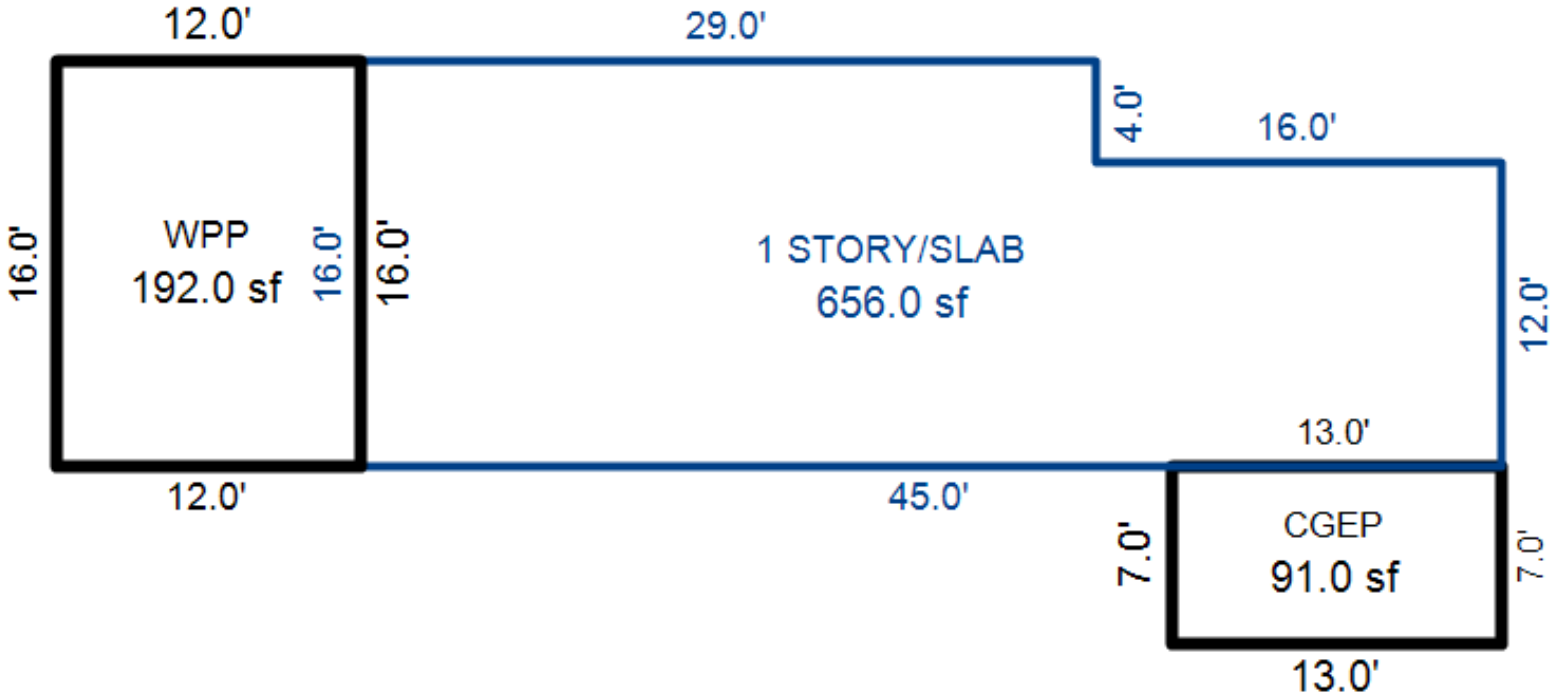


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 91 192	Type CGEP (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		(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													
Yr Built 1963	Remodeled 0	Ex	Ord	X	Min										
Condition: Average		Lg	Ord	X	Small										
Room List		(5) Floors							Central Air Wood Furnace						
	Basement 1st Floor 2nd Floor 2 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	X	Tile	Ex.	Ord.	X	Min	1	Story Siding	Slab	53.82	-10.50	-1.89	656	27,178
	Insulation	No. of Elec. Outlets			Other Additions/Adjustments			(13) Plumbing			Rate		Size	Cost	
	(2) Windows	Many	Avg.	Few	X	Large	Avg.	Small	Many	Ave.	X	Few	(14) Plumbing	Average Fixture(s)	
		Basement: 0 S.F. Crawl: 0 S.F. Slab: 656 S.F. Height to Joists: 0.0		(13) Plumbing			(14) Water/Sewer			Average Fixture(s)		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	Average Fixture(s)			(15) Built-Ins & Fireplaces			Rate		Size	Cost	
X	Double Glass Patio Doors Storms & Screens	(8) Basement		1	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Appliance Allowance Fireplace: Exterior 1 Story			Rate		Size	Cost	
	(3) Roof	(9) Basement Finish		(14) Water/Sewer			(16) Porches			Rate		Size	Cost		
		Recreation SF Living SF Walkout Doors No Floor SF		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			CGEP (1 Story), Standard WPP, Standard			Rate		Size	Cost		
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Lump Sum Items:			Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, ECF (410- SAPPHERE LAKE AREA)			Rate		Size	Cost	
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Appliance Allowance Fireplace: Exterior 1 Story			Rate		Size	Cost		
	Chimney: Block						Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, ECF (410- SAPPHERE LAKE AREA)			Rate		Size	Cost		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HERRINGTON RICHARD A	HERRINGTON KAREN S TRUSTE	0	05/17/2011	WD	WARRANTY DEED	2011-01729	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1584 S SAPPHIRE AVE	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
HERRINGTON KAREN S TRUSTEE 29099 BELMONT FARM ROAD PERRYSBURG OH 43551	MAP #:					
	2018 Est TCV 165,535 TCV/TFA: 101.43					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA								
	Public Improvements		* Factors * PUBLIC BEACH,#21 & 35-40								
. SEC 10 T22N R8W LOTS 21,35, 37, 38, 39, 40 SAPPHIRE LAKE PLAT. COMBINED FOR ASSESSMENT 2014. FORMERLY ASSESSED AS. SEC 10 T22N R8W LOTS 21 & 35 SAPPHIRE LAKE PLAT.	X	Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	X	Gravel Road	Sub 580,590,700	50.00	100.00	0.5842	1.0000	1000	100		29,210
Comments/Influences	X	Paved Road	<Site Value C> GROUP C 10K					10000	100	LOT 35	10,000
	X	Storm Sewer	<Site Value F> GROUP F15K/SITE					15000	100	4 LOTS 37-40	15,000
	X	Sidewalk	300 Actual Front Feet, 0.69 Total Acres		Total Est. Land Value =						54,210

DICK HERRINGTO 231-839-2066 AT THE COTTAGE ON THE LAKE. GARAGE IS ASSESSED ON LOT 37 BUT IS PHYSICALLY LOCATED ON LOT 21. COMBINE ALL ASSESSEMENTS TO 1 PIN. -TIM 7/8/2013	X	Water	Land Improvement Cost Estimates								
	X	Sewer	Description	Rate	CountyMult.	Size	%Good	Cash Value			
	X	Electric	D/W/P: 3.5 Concrete	3.20	1.00	102	0	0			
	X	Gas	Residential Local Cost Land Improvements								
	X	Curb	Description	Rate	CountyMult.	Size	%Good	Cash Value			
		Street Lights	LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375			
		Standard Utilities	Total Estimated Land Improvements True Cash Value =				2,375				
		Underground Utils.									

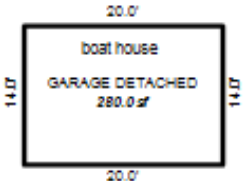
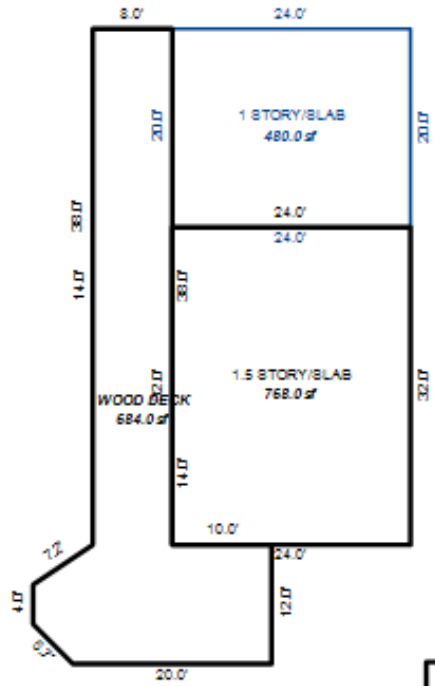


Topography of Site	X	Level									
	X	Rolling									
Level		Low									
		High									
Landscaped		Swamp									
		Wooded									
Pond		Pond									
	X	Waterfront									
Ravine		Wetland									
		Flood Plain									

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	27,100	55,700	82,800			75,021C
2017	25,600	51,500	77,100			73,478C
2016	35,000	51,100	86,100			72,823C
2015	35,000	50,400	85,400			72,606C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PENDLEY DANNY & PHYLLIS (	TRAYNOR DANIEL M & MICHEL	220,000	11/08/2006	WD	Multiple Improved	06-0/4076		100.0
DAHLINE MAYRIAN H TRUST	PENDLEY DANNY & PHYLLIS (	0	10/19/2006	QC	Not Qualified	06-0/3912		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1572 S SAPPHIRE AVE			Deck/Porch	06/18/2013	2013-0231	100%

Owner's Name/Address	MAP #:
TRAYNOR DANIEL M & MICHELLE 8325 NOBLET RD DAVISON MI 48423	2018 Est TCV 126,350 TCV/TFA: 129.06

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA									
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
. SEC 10 T22N R8W LOT 22 SAPPHIRE LAKE PLAT.	X		Dirt Road	580,590,700	50.00	100.00	1.0000	1.0000	1000	100		50,000
			Gravel Road	50 Actual Front Feet, 0.12 Total Acres								
			Paved Road	Total Est. Land Value =								
			Storm Sewer	50,000								
			Sidewalk									

Comments/Influences	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	3.44	1.00	334	0	0
								Shed: Metal Prefab	9.88	1.00	50	95	469
								Shed: Wood Frame	13.08	1.00	50	95	621

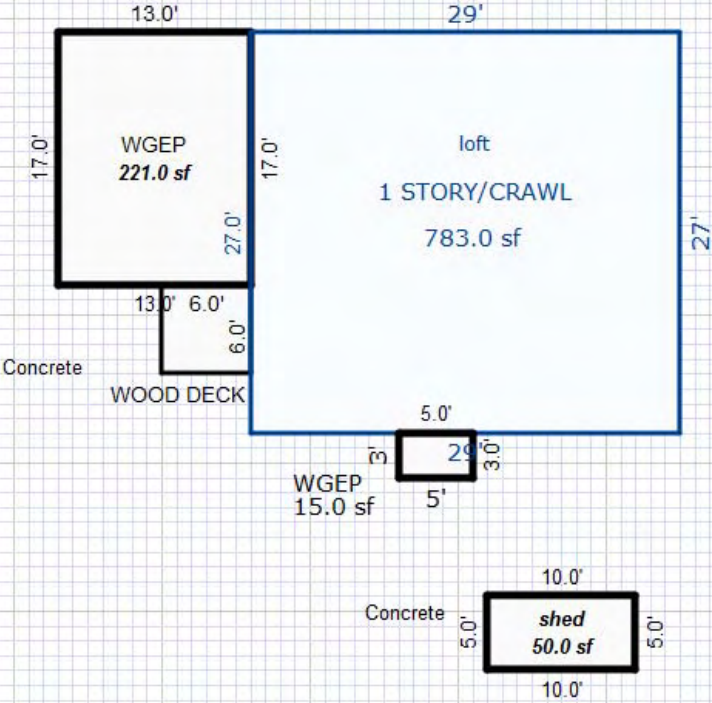
Topography of Site	X Level	X Rolling	Low	X High	Landscaped	Swamp	Wooded	Pond	X Waterfront	Ravine	Wetland	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value



Who	When	What	2017	22,500	35,400	57,900			51,271C
	TPC 12/27/2017	INSPECTED	2016	22,500	35,100	57,600			50,814C
	TPC 03/30/2015	INSPECTED	2015	22,500	31,900	54,400			50,663C
	TPC 12/10/2013	INSPECTED							

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Sketch by Apex Sketch

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PENDLEY DANNY & PHYLLIS (	TRAYNOR DANIEL M & MICHEL	220,000	11/08/2006	WD	Multiple Reference	06-0/4076		100.0
DAHLINE MAYRIAN H TRUST	PENDLEY DANNY & PHYLLIS (	0	10/19/2006	QC	Not Qualified	06-0/3912		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
S SAPPHIRE AVE						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2018 Est TCV 19,122 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA									
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value			
. SEC 10 T22N R8W LOT 23 SAPPHIRE LAKE PLAT.	X		Dirt Road									
	X		Gravel Road									
			Paved Road									
			Storm Sewer									
			Sidewalk									
			Water									
	X		Sewer									
	X		Electric									
	X		Gas									
			Curb									
			Street Lights									
			Standard Utilities									
			Underground Utils.									

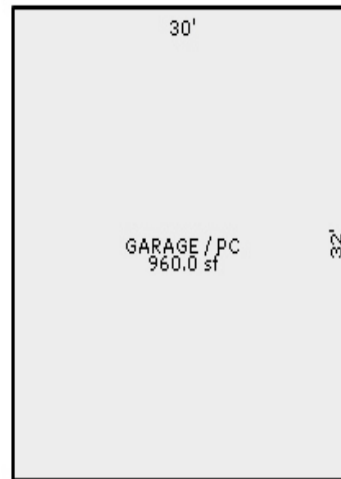
Comments/Influences	D/W/P: 3.5 Concrete 2.98 1.00 100 0 0											
MOVED GRG & SHED ASSESSMENT TO HERE FROM 022-00 FOR 09. ALSO ADDED FINISH TO GRG.												

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2018	5,000	4,600	9,600			5,786C
Rolling	2017	5,000	4,500	9,500			5,667C
Low	2016	5,000	4,400	9,400			5,617C
High	2015	5,000	4,400	9,400			5,601C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							



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Sketch by Apex Medina™

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		74,900	07/01/2000	WD	Download	338:660		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1562 S HILL ST			New House	10/04/2006	20060328	Complete
	P.R.E. 100% 08/08/2010					
Owner's Name/Address	MAP #:					
NORMAN RANDY & CHRISTIE M 1562 HILL ST LAKE CITY MI 49651	2018 Est TCV 323,103 TCV/TFA: 132.15					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA					
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
. SEC 10 T22N R8W LOT 24 SAPPHIRE LAKE PLAT.	X		* Factors * PUBLIC BEACH					
			Sub 580,590,700 50.00 100.00 1.0000 1.0000 1000 100 50,000					
Comments/Influences	X		50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 50,000					
			Land Improvement Cost Estimates					
	X		Description Rate CountyMult. Size %Good Cash Value					
			D/W/P: 4in Ren. Conc. 3.39 1.00 600 0 0					
	X		Dock: Light posts 18.00 1.00 320 0 0					
			Residential Local Cost Land Improvements					
	X		Description Rate CountyMult. Size %Good Cash Value					
			LAND IMPROVE 2500 2500.00 1.00 1.0 95 2,375					
			Total Estimated Land Improvements True Cash Value = 2,375					

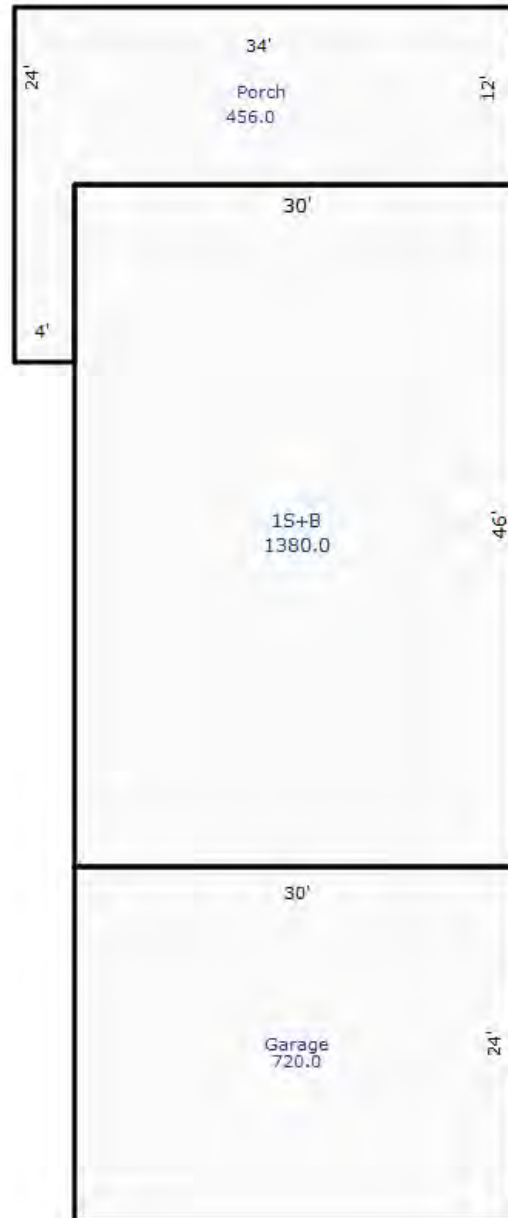


Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2018	25,000	136,600	161,600			123,191C
	Rolling								
X	High		2017	22,500	130,600	153,100			120,658C
	Landscaped								
	Swamp		2016	22,500	124,700	147,200			119,582C
	Wooded								
	Pond		2015	22,500	118,000	140,500			119,225C
X	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
Who	When	What							
TPC	12/27/2017	INSPECTED							
TPC	03/30/2015	INSPECTED							
TPC	12/10/2013	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 1 Direct-Vented Ga	Area 456	Type WPP	Year Built: 2007 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: 720 % 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 2007	Remodeled 0	Ex	X	Ord		Min										
Condition: Average		Lg	X	Ord		Small										
Room List		(5) Floors														
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:					(12) Electric									
		0 Amps Service														
		(6) Ceilings														
(1) Exterior	X	Drywall					Ex.	X	Ord.		Min					
X	Wood/Shingle Aluminum/Vinyl Brick Insulation						No. of Elec. Outlets									
		(7) Excavation														
		Basement: 1380 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0					(13) Plumbing									
		(8) Basement														
X	Many Avg. Few	X	Large Avg. Small													
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor													
X	Double Glass Patio Doors Storms & Screens	1000	Recreation SF Living SF Walkout Doors No Floor SF													
(3) Roof		(9) Basement Finish														
X	Gable Hip Flat		Gambrel Mansard Shed													
X	Asphalt Shingle	(10) Floor Support														
Chimney:		Joists: Unsupported Len: Cntr.Sup:														
		1														
		1														
		1000 Gal Septic 2000 Gal Septic														
		Lump Sum Items:														
		1														
		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic														
		1														
		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic														
		1														
		Lump Sum Items:														
		1														
		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic														
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		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic														
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		Lump Sum Items:														
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		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic														
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		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic														
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		Lump Sum Items:														
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		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic														
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		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic														
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		Lump Sum Items:														
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		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic														
		1														
		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic														
		1														
		Lump Sum Items:														
		1														
		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic														
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		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic														
		1														
		Lump Sum Items:														
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		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic														
		1														
		Lump Sum Items:														
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		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic														
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		Lump Sum Items:														
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		Lump Sum Items:														
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		Lump Sum Items:														
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		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic														
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		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic														
		1														
		Lump Sum Items:														
		1														
		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic														
		1														



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				
1552 S HILL ST		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 0%										
ANGER JOHN E TRUSTEE 39636 MURFIELD LANE NORTHVILLE MI 48167		MAP #:		2018 Est TCV 225,915 TCV/TFA: 150.61								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA								
. SEC 10 T22N R8W LOTS 25 & 26 SAPPHIRE LAKE PLAT.		Public Improvements		* Factors *		PUBLIC BEACH, LOTS 25 & 26						
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X Gravel Road		Sub	580,590,700	100.00	100.00	0.8123	1.0000	1000	100	81,225
		X Paved Road		100 Actual Front Feet, 0.23 Total Acres		Total Est. Land Value =						81,225
		X Storm Sewer		Land Improvement Cost Estimates								
		X Sidewalk		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		X Water		Shed: Wood Frame	10.75	1.00	80	94	808			
		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 =								1,758
		X Street Lights										
		X Standard Utilities										
		X Underground Utils.										
		Topography of Site										
		X Level										
		X Rolling										
		X Low										
		X High										
		X Landscaped										
		X Swamp										
		X Wooded										
		X Pond										
		X Waterfront										
		X Ravine										
		X Wetland										
		X Flood Plain										
		X Private Drive										
		Who	When	What	2018	40,600	72,400	113,000				90,731C
		TPC 12/27/2017	INSPECTED		2017	36,600	69,100	105,700				88,865C
		TPC 03/30/2015	INSPECTED		2016	45,000	66,100	111,100				88,073C
		TPC 12/10/2013	INSPECTED		2015	45,000	62,600	107,600				87,810C

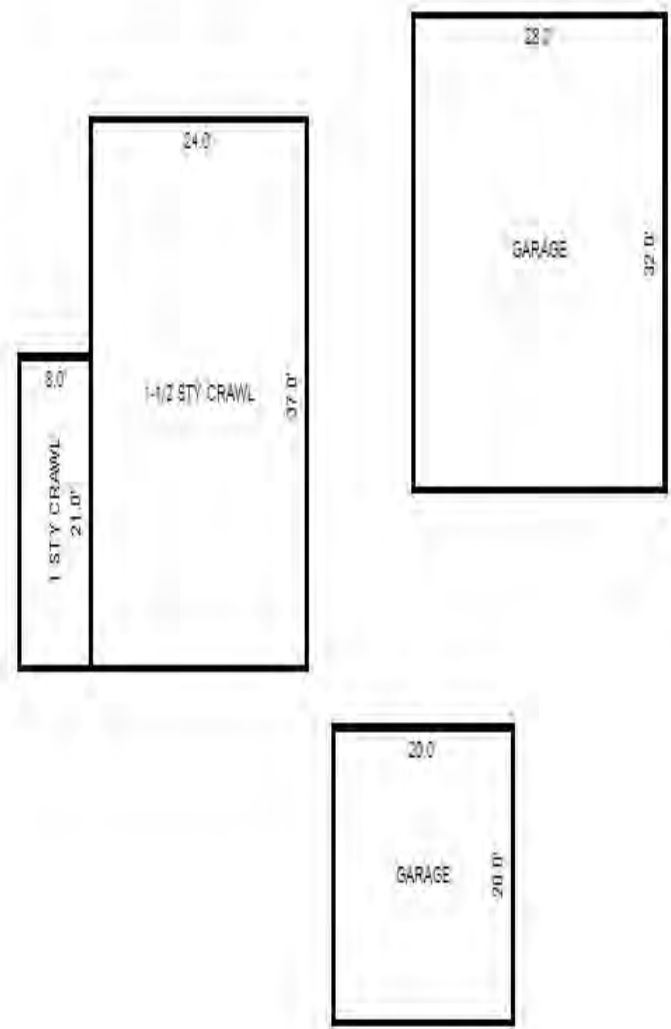


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G														
Building Style: 1.5S		Trim & Decoration		Central Air Wood Furnace			Stories Exterior			Foundation		Rate		Bsmnt-Adj		Heat-Adj		Size Cost	
Yr Built 1993	Remodeled 0	Ex	X	Ord		Min	No. of Elec. Outlets			Crawl Space		74.80		-8.64		0.00		888 58,750	
Condition: Average		Lg	X	Ord		Small	Many	X	Ave.		Few	Other Additions/Adjustments			Rate		Size Cost		
Room List		(5) Floors		(12) Electric			(13) Plumbing			Rate		Bsmnt-Adj		Heat-Adj		Size Cost		Bsmnt Garage:	
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		0 Amps Service			Average Fixture(s) 3 Fixture Bath			1025.00		1025.00		0.00		168 8,413		Carport Area: Roof:	
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			(14) Water/Sewer			2550.00		2550.00		0.00		1 2,550		Estimated T.C.V: 142,932	
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Ex.	X	Ord.		Min	Public Sewer			17.76				896 15,913		Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 105,097	
X	Insulation	(7) Excavation		(13) Plumbing			(15) Built-Ins & Fireplaces			375.00		375.00				1 375		ECF (410- SAPPHERE LAKE AREA) 1.360 => TCV of Bldg: 1 = 142,932	
(2) Windows		Basement: 0 S.F. Crawl: 1056 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			(17) Garages			4150.00		4150.00				1 4,150			
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			Class:CD Exterior: Siding Foundation: 42 Inch (Finished) Base Cost Automatic Doors			1415.00		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			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1415.00		1415.00				1 1,415			
X	Double Glass Patio Doors Storms & Screens	Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer			Lump Sum Items:			1415.00		1415.00				1 1,415			
(3) Roof		(10) Floor Support		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic						1415.00		1415.00				1 1,415			
X	Gable Hip Flat	Gambrel Mansard Shed		Lump Sum Items:						1415.00		1415.00				1 1,415			
X	Asphalt Shingle									1415.00		1415.00				1 1,415			
Chimney: Stone										1415.00		1415.00				1 1,415			

*** 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.
DAUGHERTY BETTY R & CURRY	SHAW TIMOTHY J	5,000	05/21/2015	QC	Arms Length	2015-02464	PTA	100.0
BROWN BETTY R	DAUGHERTY BETTY R & CURRY	100	02/16/2015	QC	QUIT CLAIM	2015-00867	PTA	100.0

Property Address: HILL 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: SHAW TIMOTHY J
 1375 WHITTER DR
 WATERFORD MI 48327
 2018 Est TCV 2,000

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

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

<Site Value A> Bk Lot 580,590 2000 100 2,000
 50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 2,000

Tax Description: . SEC 10 T22N R8W LOT 27 SAPPHIRE LAKE 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
 Curb
 Street Lights
 Standard Utilities
 Underground Utils.

Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	1,000	0	1,000			1,000S
2017	2,500	0	2,500			2,018C
2016	2,000	0	2,000			2,000S
2015	2,500	0	2,500			1,195C

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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: HILL 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: ANGER JOHN E TRUSTEE
 39636 MURFIELD LN
 NORTHVILLE MI 48167
 2018 Est TCV 4,000

2018 Est TCV 4,000

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

Public Improvements * Factors * LOTS 28 & 33

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Bk Lot 580,590					2000	100		2,000
<Site Value A> Bk Lot 580,590					2000	100		2,000
100 Actual Front Feet, 0.23 Total Acres Total Est. Land Value =								4,000

Tax Description: . SEC 10 T22N R8W LOTS 28 & 33 SAPPHIRE LAKE PLAT.

Comments/Influences

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

Topography of Site

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



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2018	2,000	0	2,000			1,925C
			2017	5,000	0	5,000			1,886C
			2016	4,000	0	4,000			1,870C
			2015	5,000	0	5,000			1,865C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FEDERAL HOME LOAN MORTGAG	HOTTENSTEIN KENNETH H	58,247	01/12/2005	OTH	Not Qualified	05-0/194		100.0
TRAMMELL KELLY R	FEDERAL HOME LOAN MORTGAG	0	09/24/2004	SD	Not Qualified	04-0/4696		0.0
		63,850	07/01/2000	WD	Download	338:1190		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1550 S CHIPPEWA			Addition	08/13/2013	2013-0374	100%

Owner's Name/Address	MAP #:
HOTTENSTEIN KENNETH H 1550 S CHIPPEWA LAKE CITY MI 49651	2018 Est TCV 70,429 TCV/TFA: 65.52

Taxpayer's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA									
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
HOTTENSTEIN KENNETH H 1550 S CHIPPEWA LAKE CITY MI 49651	X		Dirt Road	<Site Value A>	Bk Lot	580,590			2000	100	LOT 29	2,000
			Gravel Road	<Site Value A>	Bk Lot	580,590			2000	100	LOT 30	2,000
			Paved Road	<Site Value A>	Bk Lot	580,590			2000	100	LOTS 31 &32	2,000
			Storm Sewer	200 Actual Front Feet, 0.46 Total Acres		Total Est. Land Value =						6,000

Tax Description	X	Land Improvement Cost Estimates						
		Description	Rate	CountyMult.	Size	%Good	Cash Value	
. SEC 10 T22N R8W LOTS 29 - 32 INCL SAPPHIRE LAKE PLAT.	X	Gas						
	X	Curb	LAND IMPROVE 1000	1000.00	1.00	0.2	95	190
	X	Street Lights	Total Estimated Land Improvements True Cash Value =				190	

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



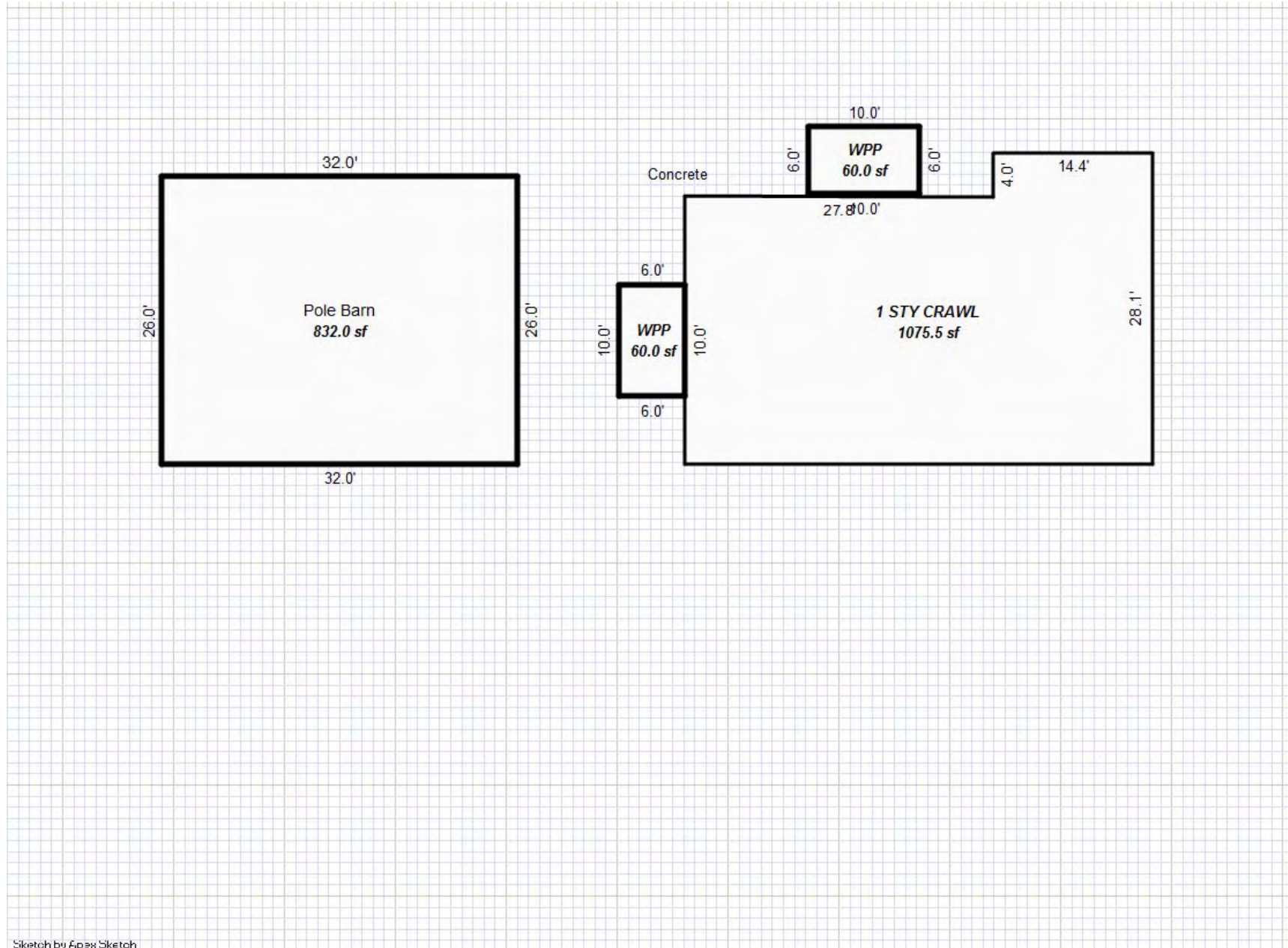
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2018	3,000	32,200	35,200			35,200S
		TPC 12/27/2017 INSPECTED	2017	7,500	30,500	38,000			36,034C
		TPC 04/19/2016 INSPECTED	2016	9,000	30,300	39,300			35,713C
		TPC 03/30/2015 INSPECTED	2015	10,000	26,600	36,600			35,607C

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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 WPP 60 WPP	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: 832 % 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		Central Air Wood Furnace													
Yr Built 1973	Remodeled 2013	Ex	X	Ord		Min	(12) Electric										
Condition: Average		Lg	X	Ord		Small	100 Amps Service										
Room List		(5) Floors		Kitchen: Other: Other:			No./Qual. of Fixtures			Stories Exterior		Foundation Rate		Bsmnt-Adj Heat-Adj		Size Cost	
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(6) Ceilings			Ex. X Ord. Min			1 Story Siding		Crawl Space		58.53 -8.60 0.00		1075 53,675	
(1) Exterior		X	Tile	No. of Elec. Outlets			Many X Ave. Few			(13) Plumbing		Average Fixture(s)		630.00		1 630	
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 1075 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		Public Sewer		1025.00		1 1,025	
(2) Windows		Basement		Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer			Well, 50 Feet		1575.00		1 1,575			
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			(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			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			(16) Porches		WPP, Standard		17.04		60 1,022	
X	Double Glass Patio Doors Storms & Screens	Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer			Lump Sum Items:			WPP, Standard		17.04		60 1,022			
(3) Roof		(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic						(17) Garages		Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)		Base Cost		10.74 832 8,936	
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:	Lump Sum Items:						Mechanical Doors		350.00		2 700			
X	Asphalt Shingle	Chimney: Metal		Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/70.0, Depr.Cost = 67,620 ECF (409 - RURAL SUBS) 0.950 => TCV of Bldg: 1 = 64,239													

*** 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

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

Owner's Name/Address STANKOV MARY ETAL 296 HARPHAM COMMERCE TOWNSHIP MI 48382 2018 Est TCV 37,129 TCV/TFA: 48.35

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

Taxpayer's Name/Address STANKOV MARY ETAL 296 HARPHAM COMMERCE TOWNSHIP MI 48382

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

Public Improvements Description Frontage Depth Front Depth Rate %Adj. Reason Value <Site Value A> Bk Lot 580,590 2000 100 50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 2,000

X Land Improvement Cost Estimates Description Rate CountyMult. Size %Good Cash Value Shed: Wood Frame 9.59 1.00 80 94 721

X Total Estimated Land Improvements True Cash Value = 721

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	1,000	17,600	18,600			16,445C
2017	2,500	17,200	19,700			16,107C
2016	2,000	17,100	19,100			15,964C
2015	2,500	16,900	19,400			15,917C

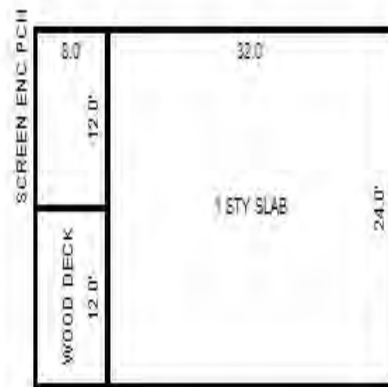


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*** Information herein deemed reliable but not guaranteed***

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 96 CSEP (1 Story) 96 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		Central Air Wood Furnace			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost 1 Story Siding Slab 51.65 -10.09 0.66 768 32,425			Class: D Effec. Age: 40 Floor Area: 768 CntyMult Total Base Cost: 41,556 X 1.380 Total Base New : 57,347 E.C.F. Total Depr Cost: 34,408 X 1.000 Estimated T.C.V: 34,408		Bsmnt Garage: Carport Area: Roof:				
Yr Built 1951	Remodeled 0	Size of Closets Lg Ord X Small Doors Solid X H.C.		(12) Electric 100 Amps Service			Other Additions/Adjustments (13) Plumbing Average Fixture(s) 525.00 1 525			Rate Bsmnt-Adj Heat-Adj Size Cost 525.00 1 525		Rate Bsmnt-Adj Heat-Adj Size Cost 912.00 1 912 1575.00 1 1,575				
Condition: Average		(5) Floors Kitchen: Other: Other:		No./Qual. of Fixtures Ex. X Ord. Min			(14) Water/Sewer Public Sewer Well, 50 Feet 1575.00 1 1,575			Rate Bsmnt-Adj Heat-Adj Size Cost 1235.00 1 1,235 950.00 1 950		Rate Bsmnt-Adj Heat-Adj Size Cost 33.28 96 3,195 7.70 96 739				
Room List Basement 1st Floor 2nd Floor 2 Bedrooms		(6) Ceilings		No. of Elec. Outlets Many X Ave. Few			(15) Built-Ins & Fireplaces Appliance Allowance 1235.00 1 1,235 Fireplace: Wood Stove 950.00 1 950			Rate Bsmnt-Adj Heat-Adj Size Cost 33.28 96 3,195 7.70 96 739		Rate Bsmnt-Adj Heat-Adj Size Cost 1.000 => TCV of Bldg: 1 = 34,408				
(1) Exterior		(7) Excavation Basement: 0 S.F. Crawl: 0 S.F. Slab: 768 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			(16) Porches CSEP (1 Story), Standard 33.28 96 3,195 (16) Deck/Balcony Treated Wood, Standard 7.70 96 739			Rate Bsmnt-Adj Heat-Adj Size Cost 1235.00 1 1,235 950.00 1 950		Rate Bsmnt-Adj Heat-Adj Size Cost 33.28 96 3,195 7.70 96 739				
X	Wood/Shingle Aluminum/Vinyl Brick	(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			(16) Porches CSEP (1 Story), Standard 33.28 96 3,195 (16) Deck/Balcony Treated Wood, Standard 7.70 96 739			Rate Bsmnt-Adj Heat-Adj Size Cost 1235.00 1 1,235 950.00 1 950		Rate Bsmnt-Adj Heat-Adj Size Cost 33.28 96 3,195 7.70 96 739				
(2) Windows		(9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF		Lump Sum Items:			Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 34,408 ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 1.000 => TCV of Bldg: 1 = 34,408			Rate Bsmnt-Adj Heat-Adj Size Cost 1235.00 1 1,235 950.00 1 950		Rate Bsmnt-Adj Heat-Adj Size Cost 33.28 96 3,195 7.70 96 739				
X	Many Avg. X Avg. Few Small	(10) Floor Support Joists: Unsupported Len: Cntr.Sup:								Rate Bsmnt-Adj Heat-Adj Size Cost 1235.00 1 1,235 950.00 1 950		Rate Bsmnt-Adj Heat-Adj Size Cost 33.28 96 3,195 7.70 96 739				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens									Rate Bsmnt-Adj Heat-Adj Size Cost 1235.00 1 1,235 950.00 1 950		Rate Bsmnt-Adj Heat-Adj Size Cost 33.28 96 3,195 7.70 96 739				
(3) Roof										Rate Bsmnt-Adj Heat-Adj Size Cost 1235.00 1 1,235 950.00 1 950		Rate Bsmnt-Adj Heat-Adj Size Cost 33.28 96 3,195 7.70 96 739				
X	Gable Hip Flat									Rate Bsmnt-Adj Heat-Adj Size Cost 1235.00 1 1,235 950.00 1 950		Rate Bsmnt-Adj Heat-Adj Size Cost 33.28 96 3,195 7.70 96 739				
X	Asphalt Shingle									Rate Bsmnt-Adj Heat-Adj Size Cost 1235.00 1 1,235 950.00 1 950		Rate Bsmnt-Adj Heat-Adj Size Cost 33.28 96 3,195 7.70 96 739				
Chimney: Metal										Rate Bsmnt-Adj Heat-Adj Size Cost 1235.00 1 1,235 950.00 1 950		Rate Bsmnt-Adj Heat-Adj Size Cost 33.28 96 3,195 7.70 96 739				

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



Sketch by Apex IVT

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

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

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

S SAPPHIRE AVE School: LAKE CITY - 57020

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

TVORIK ROBERT 2018 Est TCV 10,000

13932 HARDENBURG TR Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

EAGLE MI 48822 Improved X Vacant * Factors *

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

. SEC 10 T22N R8W LOT 36 SAPPHIRE LAKE PLAT. X Dirt Road <Site Value C> GROUP C 10K 10000 100 10,000

Comments/Influences X Gravel Road 50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 10,000

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	5,000	0	5,000			1,233C
2017	5,000	0	5,000			1,208C
2016	5,000	0	5,000			1,198C
2015	5,000	0	5,000			1,195C

Who When What

TPC 12/27/2017 INSPECTED

TPC 04/19/2016 INSPECTED

TPC 03/30/2015 INSPECTED



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
KELLEY KEVIN C & TAMMY S	CHASE DOUGLAS	50,000	07/09/2015	WD	LAND CONTRACT	2015-02526		0.0				
KELLEY KEVIN C & TAMMY S	CHASE DOUGLAS	50,000	05/27/2013	PTA	LAND CONTRACT	PTA	PTA	100.0				
HANSEN MARK & MOLLY	KELLEY KEVIN C & TAMMY S	0	02/12/2013	OTH	EVICTON ORDER	2013-01801 JMI		0.0				
KELLEY KEVIN C & TAMMY S	HANSEN MARK & MOLLY (H/W)	65,000	09/02/2009	LC	Arms Length	2009/3164		100.0				
Property Address		Class: 401 RESIDENTIAL-I		Zoning:		Building Permit(s)		Date	Number	Status		
1620 CHIPPEWA AVE		School: LAKE CITY - 57020		ALTERATION		07/25/2013		2013-0340	100%			
Owner's Name/Address		P.R.E. 0%		MAP #:		2018 Est TCV 82,318 TCV/TFA: 53.77						
CHASE DOUGLAS KELLEY KEVIN C & TAMMY S 1625 HARDING DR BIG RAPIDS MI 49307		X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA								
Tax Description		Public Improvements		* Factors *								
. SEC 10 T22N R8W LOT 41 SAPPHIRE LAKE PLAT.		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Gravel Road		<Site Value A> Bk Lot 580,590 2000 100 2,000								
PB FINISHED AS RESIDENCE		Paved Road		50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 2,000								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		Water		D/W/P: 3.5 Concrete 3.20 1.00 500 0 0								
		Sewer		Residential Local Cost Land Improvements								
		Electric		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		Gas		LAND IMPROVE 1000 1000.00 1.00 1.0 95 950								
		Curb		Total Estimated Land Improvements True Cash Value = 950								
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		X Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2018	1,000	40,200	41,200		34,080C		
		TPC 12/27/2017	INSPECTED		2017	2,500	37,800	40,300		33,380C		
		TPC 04/16/2016	INSPECTED		2016	2,000	35,600	37,600		33,083C		
		TPC 10/27/2015	INSPECTED		2015	2,500	31,200	33,700		32,985C		

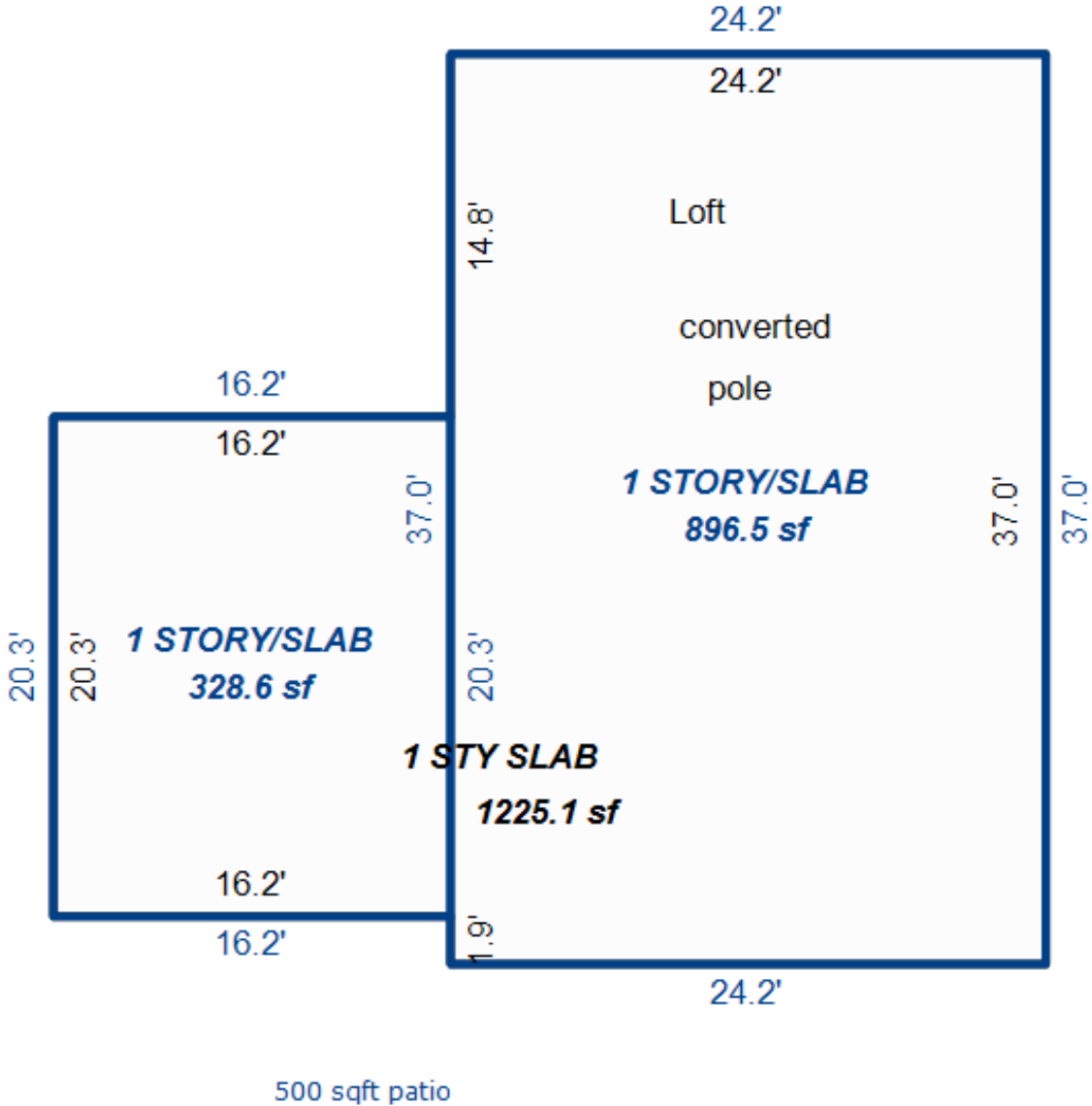


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*** Information herein deemed reliable but not guaranteed***

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	X	Drywall Paneled		Plaster Wood T&G												
Building Style: 1S		Trim & Decoration															
Yr Built	Remodeled	Ex	X	Ord		Min											
1980	201	Size of Closets															
Condition: Average		Lg	X	Ord		Small											
Room List		(5) Floors															
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:					(12) Electric										
		(6) Ceilings					No./Qual. of Fixtures										
(1) Exterior							Ex. X Ord. Min										
X	Wood/Shingle Aluminum/Vinyl Brick Metal Insulation						No. of Elec. Outlets										
(2) Windows							Many X Ave. Few										
X	Many Avg. X Few	Large Avg. X Small					(13) Plumbing										
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens						1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
(3) Roof							(14) Water/Sewer										
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 Metal						Lump Sum Items:										
Chimney: Block																	

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KELLEY KEVIN C & TAMMY S	CHASE DOUGLAS	50,000	05/27/2013	PTA	PTA	PTA	PTA	100.0
HANSEN MARK & MOLLY	KELLEY KEVIN C & TAMMY S	0	02/12/2013	OTH	EVICTON ORDER	2013-01801 JMI		0.0
KELLEY KEVIN C & TAMMY S	HANSEN MARK & MOLLY (H/W)	0	09/02/2009	LC	Multiple Reference	2009/3164		100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
FOURTH ST		School: LAKE CITY - 57020	Shed	07/16/2015	2015-0299	100%

Owner's Name/Address	MAP #:
CHASE DOUGLAS 1625 HARDING DR BIG RAPIDS MI 49307	2018 Est TCV 6,298

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

Tax Description	X	Dirt Road	<Site Value A> Bk Lot 580,590	2000	100		2,000
. SEC 10 T22N R8W LOT 43 SAPPHIRE LAKE PLAT.		Gravel Road	50 Actual Front Feet, 0.12 Total Acres	Total Est. Land Value =			2,000

Comments/Influences	Description	Rate	CountyMult.	Size	%Good	Cash Value
	Shed: Wood Frame	8.23	1.00	255	94	1,972
	Shed: Wood Frame	7.78	1.00	318	94	2,325
	Total Estimated Land Improvements True Cash Value =					4,298

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	1,000	2,100	3,100			3,100S
2017	2,500	2,100	4,600			4,136C
2016	2,000	2,100	4,100			4,100S
2015	2,500	0	2,500			2,500S

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

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

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

FOURTH ST School: LAKE CITY - 57020

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

KELLY WILLIAM G 2018 Est TCV 10,500

2185 PALMER DR

DAVISON MI 48423 Improved X Vacant Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

Tax Description Public Improvements * Factors *

. SEC 10 T22N R8W N 1/2 OF LOT 44 & LOT 45 SAPPHIRE LAKE PLAT. X Dirt Road Description Frontage Depth Front Depth Rate %Adj. Reason Value

Comments/Influences X Gravel Road <Site Value C> GROUP C 10K 10000 100 10,000

100 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 10,500

X Paved Road

X Storm Sewer

X Sidewalk

X Water

X Sewer

X Electric

X Gas

 Curb

 Street Lights

 Standard Utilities

 Underground Utils.

 Topography of Site

X Level

X Rolling

 Low

 High

 Landscaped

 Swamp

X Wooded

 Pond

 Waterfront

 Ravine

 Wetland

 Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	5,300	0	5,300			1,375C
2017	5,600	0	5,600			1,347C
2016	5,500	0	5,500			1,335C
2015	5,600	0	5,600			1,332C



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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

1624 S SAPPHIRE AVE School: LAKE CITY - 57020 P.R.E. 100% 04/11/1997

Owner's Name/Address MAP #:

WOLFORD BEN W 2018 Est TCV 34,397 TCV/TFA: 0.00

1624 S SAPPHIRE AVENUE X Improved Vacant Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

LAKE CITY MI 49651 Public Improvements * Factors *

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

WOLFORD BEN W <Site Value C> GROUP C 10K 10000 100 10,000

1624 S SAPPHIRE AVENUE <Site Value A> Bk Lot 580,590 2000 25 1/2 LOT 44, WET 500

LAKE CITY MI 49651 100 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 10,500

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

. SEC 10 T22N R8W LOT 46 & S 1/2 OF LOT Topography of Site

44 SAPPHIRE LAKE PLAT. X Level X Rolling Low High Landscaped Swamp

Comments/Influences X Wooded Pond Waterfront Ravine Wetland Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	5,300	11,900	17,200			8,565C
2017	5,600	10,700	16,300			8,389C
2016	5,500	10,600	16,100			8,315C
2015	5,600	9,900	15,500			8,291C

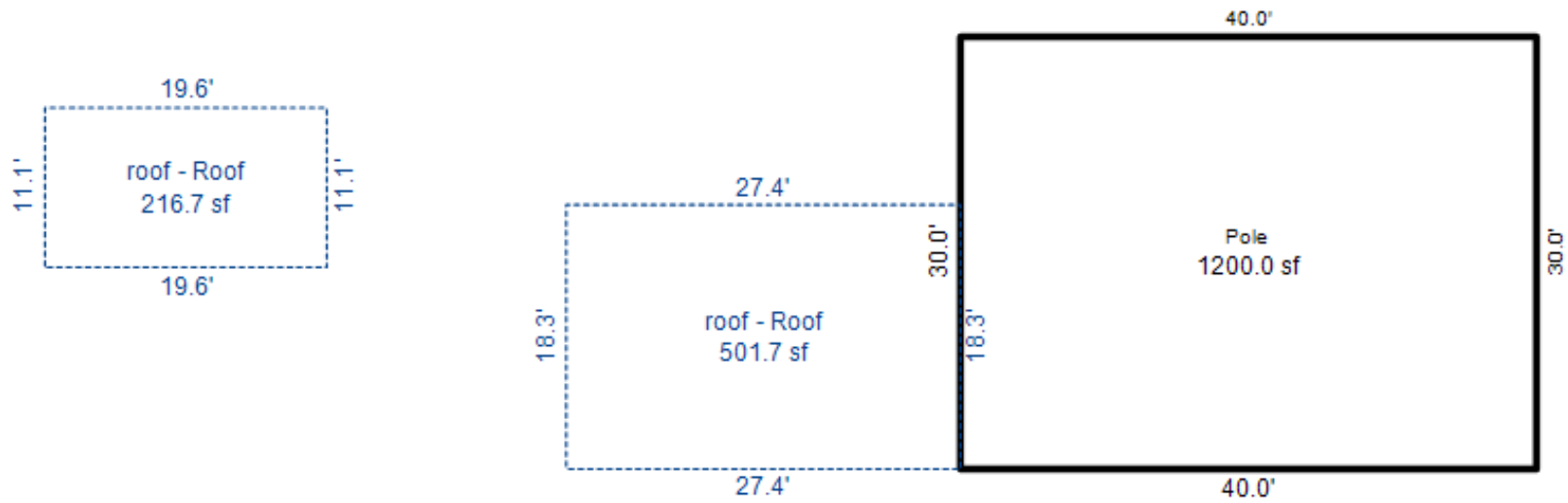
Who When What


TPC 12/27/2017 INSPECTED TPC 04/16/2016 INSPECTED TPC 10/27/2015 INSPECTED

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

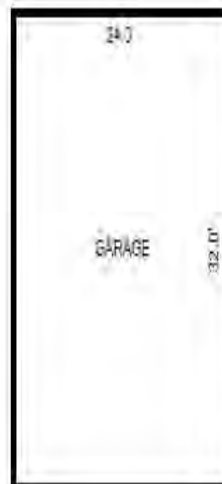


Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: 401 RESIDENTIAL-I		Zoning:	Building Permit(s)	Date	Number	Status				
S SAPPHIRE AVE		School: LAKE CITY - 57020		P.R.E. 100% 07/27/1994								
Owner's Name/Address		MAP #:		2018 Est TCV 27,440 TCV/TFA: 0.00								
KISER JACK 1636 S SAPPHIRE AVENUE LAKE CITY MI 49651		X	Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA							
Taxpayer's Name/Address		Public Improvements		* Factors *								
NORTHWESTERN MORTGAGE CO P O BOX 809 625 S GARFIELD Traverse City MI 49685-0809		X	Dirt Road	Description		Frontage	Depth	Rate	%Adj.	Reason	Value	
Tax Description		X	Gravel Road	Description		Rate	CountyMult.	Size	%Good	Cash Value		
. SEC 10 T22N R8W LOT 47 SAPPHIRE LAKE PLAT.		X	Paved Road	D/W/P: 4in Ren. Conc.		3.78	1.00	400	0		0	
Comments/Influences		X	Storm Sewer	Residential Local Cost Land Improvements								
		X	Sidewalk	Description		Rate	CountyMult.	Size	%Good	Cash Value		
		X	Water	LAND IMPROVE 1000		1000.00	1.00	1.0	95		950	
		X	Sewer	Total Estimated Land Improvements True Cash Value =		950						
		X	Electric	Topography of Site								
		X	Gas	Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		X	Curb	Rolling		2018	5,000	8,700	13,700			7,621C
		X	Street Lights	Low		2017	5,000	7,800	12,800			7,465C
		X	Standard Utilities	High		2016	5,000	7,800	12,800			7,399C
		X	Underground Utils.	Landscaped		2015	5,000	7,700	12,700			7,377C
		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	5,000	8,700	13,700			7,621C
		TPC 12/27/2017		INSPECTED		2017	5,000	7,800	12,800			7,465C
		TPC 04/19/2016		INSPECTED		2016	5,000	7,800	12,800			7,399C
		TPC 10/27/2015		INSPECTED		2015	5,000	7,700	12,700			7,377C

*** Information herein deemed reliable 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 1 Direct-Vented Ga	Area	Type	Year Built: 1991 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0	Bsmnt Garage:	Roof:	CnlyMult X 1.380 E.C.F. X 1.100	Rate	Bsmnt-Adj Rate	Heat-Adj Rate	Size Size	Cost Cost	
	Mobile Home																		0 Front Overhang	0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: CD Effec. Age: 20 Floor Area: 0 Total Base Cost: 13,578 Total Base New : 18,738 Total Depr Cost: 14,991 Estimated T.C.V: 16,490	925.00	1	925
	Town Home	0																	
	Duplex	0																	
	A-Frame																		
	Wood Frame	(4) Interior																	
		Drywall Paneled																	
		Plaster Wood T&G																	
	Building Style: GRG	Trim & Decoration																	
		Ex	Ord	Min															
	Yr Built 1991	Remodeled 0																	
	Condition: Average	Lg	Ord	Small															
		Doors	Solid	H.C.															
	Room List	(5) Floors																	
	Basement	Kitchen:																	
	1st Floor	Other:																	
	2nd Floor	Other:																	
	Bedrooms																		
	(1) Exterior	(6) Ceilings																	
	Wood/Shingle																		
	Aluminum/Vinyl																		
	Brick																		
	Insulation	(7) Excavation																	
	(2) Windows	Basement: 0 S.F.																	
	Many	Crawl: 0 S.F.																	
	Avg.	Slab: 0 S.F.																	
	Few	Height to Joists: 0.0																	
	Large	(8) Basement																	
	Avg.	Conc. Block																	
	Small	Poured Conc.																	
	Wood Sash	Stone																	
	Metal Sash	Treated Wood																	
	Vinyl Sash	Concrete Floor																	
	Double Hung	(9) Basement Finish																	
	Horiz. Slide	Recreation SF																	
	Casement	Living SF																	
	Double Glass	Walkout Doors																	
	Patio Doors	No Floor SF																	
	Storms & Screens																		
	(3) Roof	(10) Floor Support																	
	Gable	Joists:																	
	Hip	Unsupported Len:																	
	Flat	Cntr.Sup:																	
	Asphalt Shingle																		
	Chimney:																		

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



Sketch by Ages IVTV

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

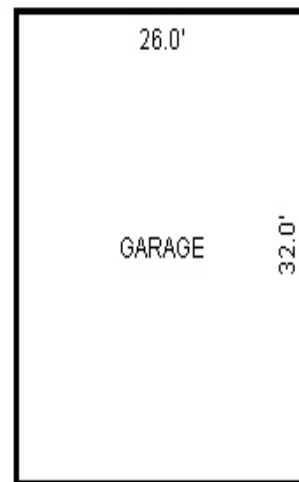
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)		Date	Number	Status				
1646 SAPPHIRE AVE		School: LAKE CITY - 57020		Garage		10/26/2004	20040429	Complete				
Owner's Name/Address		P.R.E. 0%	MAP #:		2018 Est TCV 31,279 TCV/TFA: 0.00							
WILLIAMS JIMMY R & JUDY A 1853 LUAGATE LANE ROCHESTER MI 48309		X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA								
Taxpayer's Name/Address		Public Improvements		* Factors *								
WILLIAMS JIMMY R & JUDY A 1853 LUAGATE LANE ROCHESTER MI 48309		X	Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Tax Description		X	Gravel Road	<Site Value C> GROUP C 10K 10000 100								
. SEC 10 T22N R8W LOT 48 SAPPHIRE LAKE PLAT.		X	Paved Road	50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 10,000								
Comments/Influences		X	Storm Sewer									
		X	Sidewalk									
		X	Water									
		X	Sewer									
		X	Electric									
		X	Gas									
		X	Curb									
		X	Street Lights									
		X	Standard Utilities									
		X	Underground Utils.									
		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X	Level	2018	5,000	10,600	15,600			10,919C		
		X	Rolling	2017	5,000	9,500	14,500			10,695C		
		X	Low	2016	5,000	9,400	14,400			10,600C		
		X	High	2015	5,000	9,300	14,300			10,569C		
		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 04/19/2016	INSPECTED									
		TPC 03/30/2015	INSPECTED									

*** 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	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: 2005 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: 832 % Good: 0 Storage Area: 554 No Conc. Floor: 0	0	Front Overhang	0	Other Overhang	
	Mobile Home														0	0
	Town Home														
	Duplex														
	A-Frame														
	Wood Frame	(4) Interior													
		Drywall Paneled													
		Plaster Wood T&G													
	Building Style: GRG	Trim & Decoration													
		Ex	Ord	Min											
	Yr Built 2005	Remodeled 0													
	Condition: Average	Lg	Ord	Small											
		Doors	Solid	H.C.											
	Room List	(5) Floors													
	Basement	Kitchen:													
	1st Floor	Other:													
	2nd Floor	Other:													
	Bedrooms														
	(1) Exterior	(6) Ceilings													
	Wood/Shingle														
	Aluminum/Vinyl														
	Brick														
	Insulation														
	(2) Windows	(7) Excavation													
	Many	Basement: 0 S.F.													
	Avg.	Crawl: 0 S.F.													
	Few	Slab: 0 S.F.													
	Large	Height to Joists: 0.0													
	Avg.	(8) Basement													
	Small														
	Wood Sash	Conc. Block													
	Metal Sash	Poured Conc.													
	Vinyl Sash	Stone													
	Double Hung	Treated Wood													
	Horiz. Slide	Concrete Floor													
	Casement	(9) Basement Finish													
	Double Glass	Recreation SF													
	Patio Doors	Living SF													
	Storms & Screens	Walkout Doors													
	(3) Roof	No Floor SF													
	Gable	(10) Floor Support													
	Hip	Joists:													
	Flat	Unsupported Len:													
	Asphalt Shingle	Cntr.Sup:													
	Chimney:														
		Lump Sum Items:													

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



Sketch by Apex IV™

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

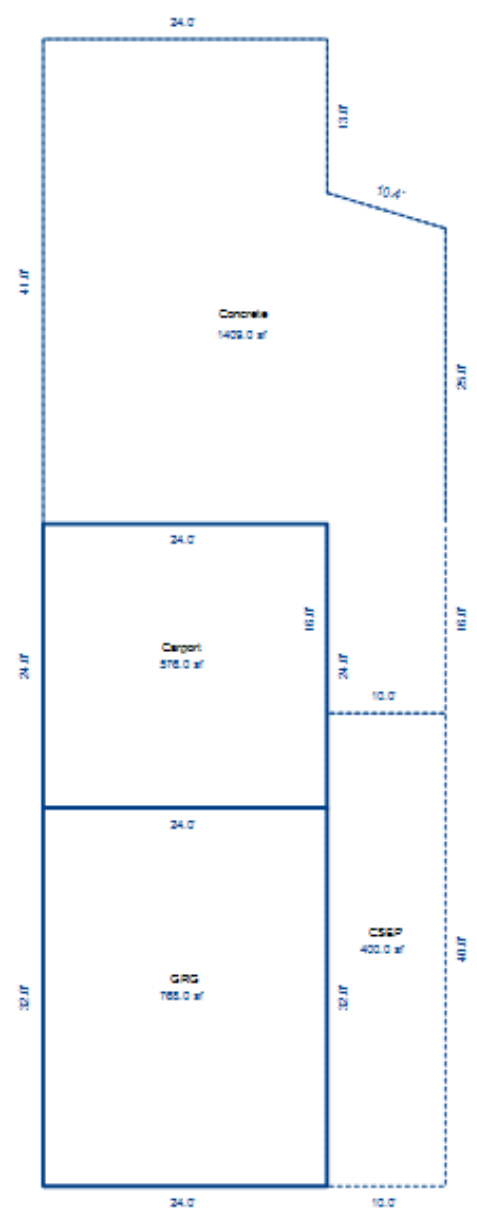
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)		Date	Number	Status				
8229 W FOURTH ST		School: LAKE CITY - 57020		Carport		04/17/2015	2015-0086	100%				
Owner's Name/Address		P.R.E. 0%	MAP #:		2018 Est TCV 46,740 TCV/TFA: 0.00							
YOUNGS DON R 8211 W FORTH ST LAKE CITY MI 49651		X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA								
Tax Description		Public Improvements		* Factors *								
. SEC 10 T22N R8W LOT 49 SAPPHIRE LAKE PLAT.		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Gravel Road		<Site Value A> Bk Lot 580,590 2000 100 2,000								
Add finish to Grg & Well/Sewer for 08 Well could be on 050 (Same Owner)		Paved Road		50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 2,000								
		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 1409 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 95 2,375								
		Curb		Total Estimated Land Improvements True Cash Value = 2,375								
		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				
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Who	When	What	2018	1,000	22,400	23,400			20,636C	
		TPC 12/27/2017	INSPECTED		2017	2,500	14,900	17,400			14,629C	
		TPC 04/19/2016	INSPECTED		2016	2,000	14,300	16,300			14,499C	
		TPC 10/27/2015	INSPECTED		2015	2,500	8,300	10,800			8,574C	



*** Information herein deemed reliable 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 400	Type CSEP (2 Story)	Year Built: 1990 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 1 Area: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0	0	Front Overhang	0	Other Overhang	
	Duplex														(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: 20 Floor Area: 0 Total Base Cost: 34,886 Total Base New : 48,142 Total Depr Cost: 38,514 Estimated T.C.V: 42,365	CntyMult X 1.380 E.C.F. X 1.100	Bsmnt Garage: Carport Area: 576 Roof: Aluminum
	A-Frame														
	Wood Frame	Drywall Paneled		Plaster Wood T&G											
Building Style: GRG		Trim & Decoration													
Yr Built 1990	Remodeled 0	Ex	Ord	Min											
Condition: Average		Size of Closets													
		Lg	Ord	Small											
Room List		Doors													
			Solid	H.C.											
	Basement	(5) Floors													
	1st Floor	Kitchen:													
	2nd Floor	Other:													
	Bedrooms	Other:													
(1) Exterior		(6) Ceilings			(12) Electric			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj		Rate		Size Cost		Size Cost	
	Wood/Shingle														
	Aluminum/Vinyl														
	Brick														
	Insulation	(7) Excavation			(13) Plumbing			Average Fixture(s)		760.00		1		760	
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			No./Qual. of Fixtures			Extra Sink		480.00		1		480	
	Many														
	Avg.														
	Few														
	Large	(8) Basement			No. of Elec. Outlets			Public Sewer		1162.00		1		1,162	
	Avg.														
	Small														
	Wood Sash	Conc. Block			Average Fixture(s)			Well, 100 Feet		2700.00		1		2,700	
	Metal Sash	Poured Conc.			1			(14) Water/Sewer							
	Vinyl Sash	Stone			1			Public Sewer							
	Double Hung	Treated Wood			3 Fixture Bath			CSEP (2 Story), Standard		34.56		400		13,824	
	Horiz. Slide	Concrete Floor			2 Fixture Bath			(17) Carports		7.70		576		4,435	
	Double Glass				Softener, Auto			Aluminum							
	Casement				Softener, Manual			(17) Garages							
	Double Glass				Solar Water Heat			Class:C Exterior: Pole Foundation: 18 Inch (Finished)							
	Patio Doors				No Plumbing			Base Cost		14.55		768		11,174	
	Storms & Screens				Extra Toilet			Mechanical Doors		350.00		1		350	
(3) Roof		(9) Basement Finish			Separate Shower			Notes: HAS TOILET & SHOWER AND SINK BUT NOT STOVE @ 2015 INSTALL DATE ESTIMATED AS							
	Gable	Recreation SF			Ceramic Tile Floor			Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0,						Depr.Cost = 38,514	
	Hip	Living SF			Ceramic Tile Wains			ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 1.100 => TCV of Bldg: 1 =						42,365	
	Flat	Walkout Doors			Ceramic Tub Alcove										
	Asphalt Shingle	No Floor SF			Vent Fan										
	Chimney:	(10) Floor Support			(14) Water/Sewer										
		Joists:			Public Water										
		Unsupported Len:			Public Sewer										
		Cntr.Sup:			Water Well										
					1000 Gal Septic										
					2000 Gal Septic										
					Lump Sum Items:										

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)		Date	Number	Status				
8211 W FOURTH ST		School: LAKE CITY - 57020		New House		06/10/2016	2016-0228	100%				
Owner's Name/Address		P.R.E. 0%		MAP #:		2018 Est TCV 192,145 TCV/TFA: 111.58						
YOUNGS DON R 8122 W FORTH ST LAKE CITY MI 49651		X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA								
Tax Description		Public Improvements		* Factors *								
. SEC 10 T22N R8W LOT 50 & 51 SAPPHIRE LAKE PLAT.		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Gravel Road		<Site Value A> Bk Lot 580,590 2000 100 2,000								
Add shed for 08. 12/2017 NEW HOUSE OVER PARCEL LINE COMBINE LOTS 50 & 51		Paved Road		<Site Value A> Bk Lot 580,590 2000 100 2,000								
		Storm Sewer		100 Actual Front Feet, 0.23 Total Acres Total Est. Land Value = 4,000								
		Sidewalk		Land Improvement Cost Estimates								
		Water		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		X	Sewer	D/W/P: 4in Ren. Conc.	4.21	1.00	1749	0	0			
		X	Electric	D/W/P: 4in Ren. Conc.	4.21	1.00	291	0	0			
		X	Gas	Shed: Wood Frame	10.65	1.00	144	50	767			
		Curb		Residential Local Cost Land Improvements								
		Street Lights		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		Standard Utilities		LAND IMPROVE 5000	5000.00	1.00	1.0	95	4,750			
		Underground Utils.		Total Estimated Land Improvements True Cash Value = 5,517								
		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	2,000	94,100	96,100				90,224C
		JWV	12/24/2017	INSPECTED	2017	2,500	58,200	60,700				59,221C
		TPC	12/24/2016	INSPECTED	2016	2,000	300	2,300				1,508C
		JWV	10/08/2016	INSPECTED	2015	2,500	300	2,800				1,504C



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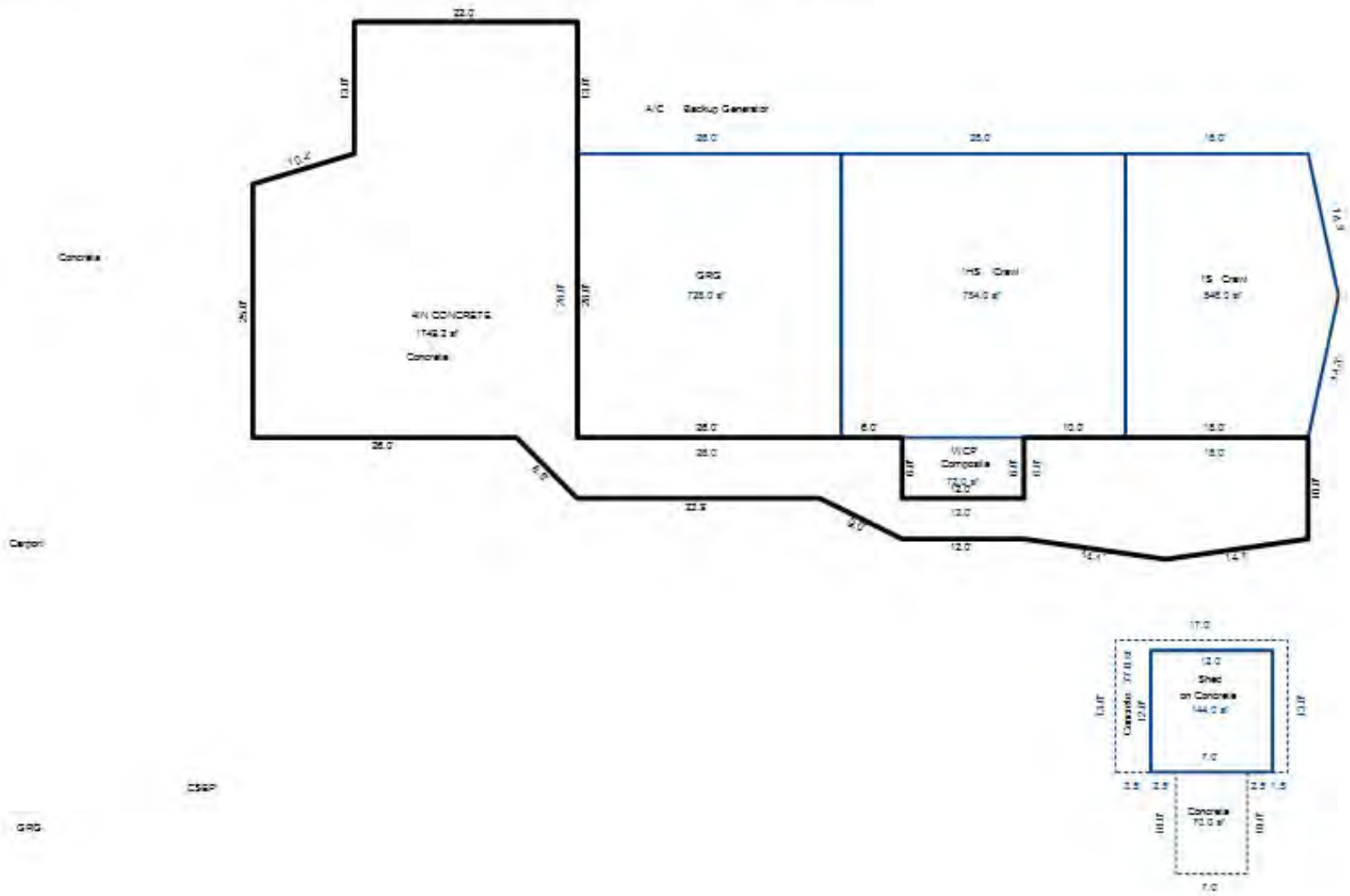
*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage							
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type			Year Built: 2017 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 728 % Good: 0 Storage Area: 0 No Conc. Floor: 0								
X	Wood Frame		(4) Interior								72	WCP	(1 Story)										
Building Style: 1.5S		Trim & Decoration		X			Central Air Wood Furnace			Class: C +5 Effec. Age: 1 Floor Area: 1722 Total Base Cost: 120,480 Total Base New : 167,763 Total Depr Cost: 166,025 Estimated T.C.V: 182,628			CntyMult X 1.380 E.C.F. X 1.100			Bsmnt Garage:							
Yr Built 2017	Remodeled 0	Ex	Ord	Min	Size of Closets			No Heating/Cooling						Carport Area: Roof:									
Condition: Average		Lg	Ord	Small	Doors			Solid			H.C.												
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						0 Amps Service			1.5 Story Siding 1 Story Siding			Crawl Space Crawl Space			784 61,967 546 32,574							
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Other Additions/Adjustments			Rate			Rate			Size Cost							
	Wood/Shingle Aluminum/Vinyl Brick			Ex. Ord. Min			(13) Plumbing			Average Fixture(s) 3 Fixture Bath			760.00 2400.00			1 760 1 2,400							
	Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1330 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer			Well, 50 Feet 2000 Gal Septic			1575.00 5000.00			1 1,575 1 5,000				
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			(15) Built-Ins & Fireplaces			Appliance Allowance			1915.00			1 1,915				
Many Avg. Few	Large Avg. Small									(16) Porches			WCP (1 Story), Standard			32.28			72 2,324				
	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			(17) Garages			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			Base Cost Common Wall: 1 Wall Automatic Doors			17.19 -1300.00 375.00			728 12,514 1 -1,300 2 750	
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0,			Depr.Cost =			164,600							
X	Gable Hip Flat	Gambrel Mansard Shed									Local Cost Items: GENERATOR			1500.00			1 1,500						
	Asphalt Shingle Metal									Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,			Depr.Cost =			1,425							
X	Chimney:									ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 1.100 => TCV of Bldg: 1 =						Total Depreciated Cost = 182,628							

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

009-590-050-00

009-590-051-00



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)		Date	Number	Status				
W FOURTH ST		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 0%										
YOUNGS DON R 8211 W 4TH ST LAKE CITY MI 49651		MAP #:		2018 Est TCV 2,000								
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA							
. SEC 10 T22N R8W LOT 52 SAPPHIRE LAKE PLAT.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		<Site Value A> Bk Lot 580,590		2000		100				2,000
		Paved Road		50 Actual Front Feet, 0.12 Total Acres		Total Est. Land Value =						2,000
		Storm Sewer										
		Sidewalk										
		Water										
		X Sewer										
		X Electric										
		X Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		X Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2018	1,000	0	1,000		959C		
		TPC 12/27/2017 INSPECTED			2017	2,500	0	2,500		940C		
		TPC 04/19/2016 INSPECTED			2016	2,000	0	2,000		932C		
		TPC 03/30/2015 INSPECTED			2015	2,500	0	2,500		930C		



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

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

Owner's Name/Address	MAP #:					
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ARMSTRONG TIMOTHY D 18601 SAVAGE ROAD BELLEVILLE MI 48111	2018 Est TCV 2,000					
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Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA			
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Public Improvements	* Factors *						
	Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value

Taxpayer's Name/Address	<Site Value A> Bk Lot 580,590 2000 100 50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 2,000					
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ARMSTRONG TIMOTHY D 18601 SAVAGE ROAD BELLEVILLE MI 48111	X	Dirt Road					
		Gravel Road					
		Paved Road					
		Storm Sewer					
		Sidewalk					
		Water					
	X	Sewer					
	X	Electric					
	X	Gas					
		Curb					
		Street Lights					
		Standard Utilities					
		Underground Utils.					

Tax Description							
-----------------	--	--	--	--	--	--	--

. SEC 10 T22N R8W LOT 53 SAPPHIRE LAKE PLAT.							
--	--	--	--	--	--	--	--

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



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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	1,000	0	1,000			959C
2017	2,500	0	2,500			940C
2016	2,000	0	2,000			932C
2015	2,500	0	2,500			930C

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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.
FINK CAROL A TRUST	YOUNGS DON R	6,000	09/04/2015	WD	Arms Length	2015-03006	PTA	100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
W THIRD ST	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
YOUNGS DON R 8211 W 4TH ST LAKE CITY MI 49651	MAP #:					
		2018 Est TCV 4,000				

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA								
. SEC 10 T22N R8W LOTS 54 & 55 SAPPHIRE LAKE PLAT.				* Factors * LOTS 54 & 55								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				<Site Value A> Bk Lot 580,590					2000	100		2,000
				<Site Value A> Bk Lot 580,590					2000	100		2,000
				100 Actual Front Feet, 0.23 Total Acres Total Est. Land Value =								4,000

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



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2018	2,000	0	2,000			2,000S
Rolling	2017	5,000	0	5,000			4,036C
Low	2016	4,000	0	4,000			4,000S
High	2015	5,000	0	5,000			1,599C
Landscaped							
Swamp							
X Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
YOUNGS DON R	BALL SAM & RACHEL	2,000	03/01/2017	WD	Arms Length	2017-00602	PTA	100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
W THIRD ST	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
BALL SAM & RACHEL 1947 S DICKERSON RD LAKE CITY MI 49651	MAP #:	2018 Est TCV 2,000				

Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA					
Public Improvements			* Factors *					
			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
			<Site Value A> Bk Lot 580,590				2000 100	2,000
			50 Actual Front Feet, 0.12 Total Acres				Total Est. Land Value =	2,000

Tax Description
. SEC 10 T22N R8W LOT 56 SAPPHIRE LAKE 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
- 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	1,000	0	1,000			1,000S
2017	2,500	0	2,500			940C
2016	2,000	0	2,000			932C
2015	2,500	0	2,500			930C

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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.
COON JAMES H & MARILYN C	MULLEN ERIN	140,000	08/17/2012	WD	WARRANTY DEED	2012-02878	PTA	100.0
		159,900	07/01/2001	WD	Download	01-0:2962		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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S SAPPHIRE AVE	School: LAKE CITY - 57020					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:
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MULLEN ERIN 2758 WABASH DR NE GRAND RAPIDS MI 49525	2018 Est TCV 25,683 TCV/TFA: 0.00
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X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA
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Public Improvements	* Factors *
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Description	Frontage	Depth	Rate	%Adj.	Reason	Value
<Site Value C> GROUP C 10K			10000	100		10,000
50 Actual Front Feet, 0.12 Total Acres			Total Est. Land Value =			10,000

Tax Description	X	Topography of Site
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. SEC 10 T22N R8W LOT 57 SAPPHIRE LAKE 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
--	---	-----

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

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

	X	Standard Utilities
--	---	--------------------

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



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2018	5,000	7,800	12,800			8,850C
TPC	12/27/2017	INSPECTED	2017	5,000	7,000	12,000			8,668C
TPC	04/19/2016	INSPECTED	2016	5,000	6,900	11,900			8,591C
TPC	03/30/2015	INSPECTED	2015	5,000	6,800	11,800			8,566C

*** 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.
HARGROVE VIRGINIA E TRUST	HERRINGTON DOUGLAS A & LA	95,000	08/31/2010	WD	Arms Length	2010-4053wd &	PTA	100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
S SAPPHIRE AVE	School: LAKE CITY - 57020		Garage	04/26/2013	2013-0109	100%

Owner's Name/Address	MAP #:
HERRINGTON DOUGLAS A & LAUREL 6176 BRIMLEY WHITEHOUSE OH 43571	2018 Est TCV 28,423 TCV/TFA: 0.00

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA
. SEC 10 T22N R8W LOT 58 SAPPHIRE LAKE PLAT.	X		

Public Improvements	Description	Frontage	Depth	Rate	%Adj.	Reason	Value
Dirt Road	<Site Value C> GROUP C 10K			10000	100		10,000
Gravel Road	50 Actual Front Feet, 0.12 Total Acres			Total Est. Land Value =		10,000	

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

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
X Level	2018	5,000	9,200	14,200			9,509C



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

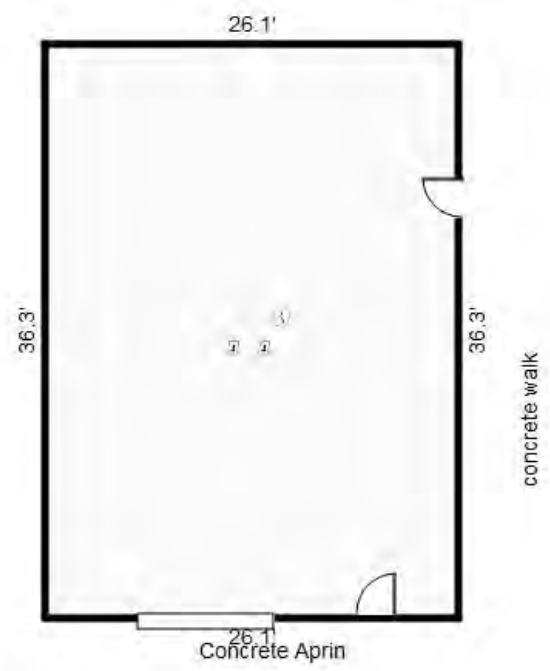
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC 12/27/2017	INSPECTED		2017	5,000	8,500	13,500			9,314C
TPC 04/19/2016	INSPECTED		2016	5,000	8,400	13,400			9,231C
TPC 03/30/2015	INSPECTED		2015	5,000	8,300	13,300			9,204C

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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: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 946 % Good: 0 Storage Area: 0 No Conc. Floor: 0	Bsmnt Garage:	Roof:	CnlyMult X 1.380 E.C.F. X 1.100	Rate	Bsmnt-Adj Rate	Heat-Adj Rate	Size Size	Cost Cost																							
	Mobile Home																		0 Front Overhang	Forced Air w/o Ducts Forced Air w/ Ducts 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: 12,316 Total Base New : 16,997 Total Depr Cost: 16,317 Estimated T.C.V: 17,948	2400.00	-1	-2,400	15.16	946	14,341	375	1	16,317	17,948								
	Town Home	0 Other Overhang	X No Heating/Cooling			Central Air Wood Furnace		(12) Electric		0 Amps Service		(6) Ceilings		No./Qual. of Fixtures		Ex. Ord. Min		No. of Elec. Outlets		Many Ave. Few		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:	
	Duplex	(4) Interior	Trim & Decoration			Kitchen: Other: Other:		(13) Plumbing		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		Gable Hip Flat		Gambrel Mansard Shed		Asphalt Shingle		Chimney:																	
	A-Frame	Wood Frame	Drywall Paneled	Plaster Wood T&G	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 Sketch

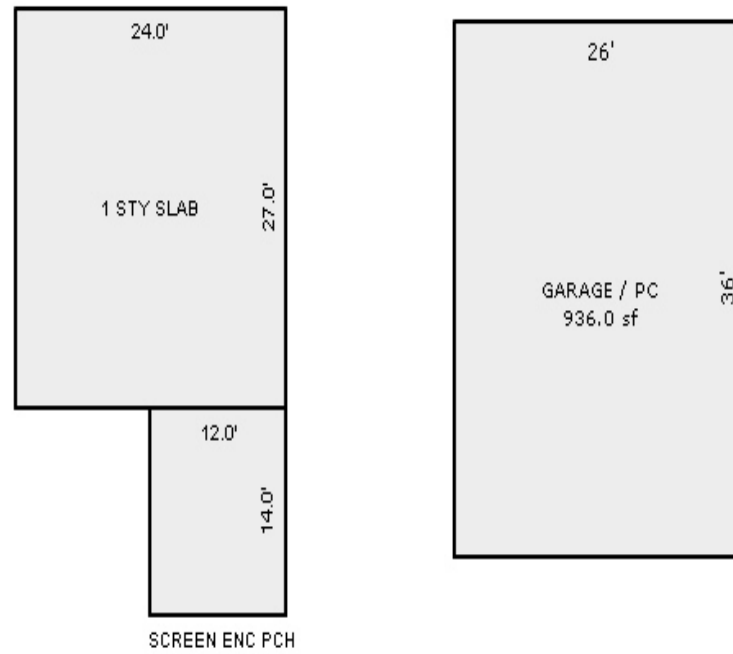
*** Information herein deemed reliable but not guaranteed***

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				
1689 S SAPPHIRE AVE		School: LAKE CITY - 57020		Pole Barn		06/02/2009	20090214	Complete				
Owner's Name/Address		P.R.E. 100% 04/11/1997										
GLOVER WILLIAM III 1689 S SAPPHIRE AVENUE LAKE CITY MI 49651		MAP #:		2018 Est TCV 54,981 TCV/TFA: 84.85								
Taxpayer's Name/Address		X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA								
GLOVER WILLIAM III 1689 S SAPPHIRE AVENUE LAKE CITY MI 49651		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Gravel Road	<Site Value C> GROUP C 10K					10000	100	LOT 59	10,000
			Paved Road	<Site Value A> Bk Lot 580,590					2000	100	LOT 60	2,000
			Storm Sewer	<Site Value A> Bk Lot 580,590					2000	100	LOT 61	2,000
			Sidewalk	150 Actual Front Feet, 0.34 Total Acres		Total Est. Land Value =						14,000
			Water	Land Improvement Cost Estimates								
		X	Sewer	Description	Rate	CountyMult.	Size	%Good	Cash Value			
		X	Electric	D/W/P: 3.5 Concrete	2.98	1.00	126	71	267			
		X	Gas	Shed: Wood Frame	10.42	1.00	49	71	363			
			Curb	Total Estimated Land Improvements True Cash Value =						630		
Tax Description		Street Lights										
. SEC 10 T22N R8W LOTS 59, 60, & 61 SAPPHIRE LAKE PLAT.		Standard Utilities										
Comments/Influences		Underground Utils.										
2007 Combined w/059-00 & 061-00 for 2008.		Topography of Site										
		X	Level									
			Rolling									
			Low									
			High									
			Landscaped									
			Swamp	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
			Wooded	2018	7,000	20,500	27,500			23,152C		
			Pond	2017	10,000	20,100	30,100			22,676C		
			Waterfront	2016	9,000	19,800	28,800			22,474C		
			Ravine	2015	10,000	19,700	29,700			22,407C		
			Wetland									
			Flood Plain									
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Who	When	What								
		TPC 12/27/2017	INSPECTED									
		TPC 04/19/2016	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	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack 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	Type CSEP (1 Story)	Year Built: 2009 Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 936 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame Block	X	Drywall Paneled		Plaster Wood T&G	(4) Interior			(12) Electric		Class: D Effec. Age: 40 Floor Area: 648 Total Base Cost: 47,360 Total Base New : 67,252 Total Depr Cost: 40,351 Estimated T.C.V: 40,351		CntyMult X 1.420 E.C.F. X 1.000		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			Stories Exterior Foundation			Rate Bsmnt-Adj Heat-Adj		Size Cost				
Yr Built 1968		Ex X Ord Min		(6) Ceilings			1 Story Block Slab			54.53 -10.53 0.66		648 28,940				
Remodeled 0		Size of Closets		No./Qual. of Fixtures			Other Additions/Adjustments			Rate		Size Cost				
Condition: Average		Lg X Ord Small		Ex. X Ord. Min			(13) Plumbing			Average Fixture(s)		1 525				
Room List		Doors Solid X H.C.		No. of Elec. Outlets			(14) Water/Sewer			Public Sewer		1 912				
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		Many X Ave. Few			(15) Built-Ins & Fireplaces			Well, 50 Feet		1 1,575				
		Kitchen: Other: Other:		(8) Basement			(16) Porches			Appliance Allowance		1 1,235				
				Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(17) Garages			CSEP (1 Story), Standard		168 4,366				
(1) Exterior		X Tile		No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)			Base Cost		936 9,107				
Wood/Shingle Aluminum/Vinyl Brick		(7) Excavation		(14) Water/Sewer			Automatic Doors			Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,		2 700				
X Block Insulation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 648 S.F. Height to Joists: 0.0		(10) Floor Support			Public Water			ECF (412 - SAPPHERE LAKE BACK LOTS RES) 1.000 => TCV of Bldg: 1 =		40,351				
(2) Windows		X Many Avg. Few X Large Avg. Small		Joists: Unsupported Len: Cntr.Sup:			Public Sewer					40,351				
X Many Avg. Few X Large Avg. Small		(8) Basement		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		(9) Basement Finish														
(3) Roof		(10) Floor Support														
X	Gable Hip Flat	Gambrel Mansard Shed														
X	Asphalt Shingle															
Chimney: Block																

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



Sketch by Apex Medina™

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

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

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

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

Owner's Name/Address: ONAN PHILLIP D
3111 FERNSIDE STREET
MIDLAND MI 48641

2018 Est TCV 2,000

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

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

<Site Value A> Bk Lot 580,590 2000 100 2,000

50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 2,000

Tax Description: . SEC 10 T22N R8W LOT 62 SAPPHIRE LAKE 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	1,000	0	1,000			959C
2017	2,500	0	2,500			940C
2016	2,000	0	2,000			932C
2015	2,500	0	2,500			930C

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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: CHIPPEWA AVE Class: 402 RESIDENTIAL-V Zoning: Building Permit(s): Date: Number: Status:

School: LAKE CITY - 57020

P.R.E. 0% MAP #:

Owner's Name/Address: ST PIERRE DAVID L & LISA M

1011 KILLDEER 2018 Est TCV 2,000

MASON MI 48854 Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

Improved Vacant * Factors *

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

Tax Description: . SEC 10 T22N R8W LOT 63 SAPPHIRE LAKE PLAT.

Comments/Influences <Site Value A> Bk Lot 580,590 2000 100 2,000

50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 2,000

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

X Topography of Site

X Level Rolling Low High Landscaped Swamp

X Wooded Pond Waterfront Ravine Wetland Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	1,000	0	1,000			959C
2017	2,500	0	2,500			940C
2016	2,000	0	2,000			932C
2015	2,500	0	2,500			930C

Who When What

TPC 12/27/2017 INSPECTED

TPC 04/19/2016 INSPECTED

TPC 03/30/2015 INSPECTED

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MERGENTHALER KATHERINE U	ST PIERRE DAVID L & LISA	7,000	11/05/2004	WD	Arms Length	04-0/4587		100.0
WEBER HENRY R	MERGENTHALER KATHERINE TR	0	10/25/2004	QC	Not Qualified	04-0/4586		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
CHIPPEWA AVE						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2018 Est TCV 2,000					

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

Taxpayer's Name/Address	X	Dirt Road	<Site Value A> Bk Lot 580,590					2000	100		2,000
ST PIERRE DAVID L & LISA M 1011 KILDEER DR MASON MI 48854		Gravel Road	50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =			2,000

Tax Description	X	Electric								
. SEC 10 T22N R8W LOT 64 SAPPHIRE LAKE PLAT.	X	Gas								
Comments/Influences		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	1,000	0	1,000			1,000S
Rolling							
Low							
High							
Landscaped							
Swamp							
X Wooded	2017	2,500	0	2,500			1,205C
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	0	2,500			1,205C
TPC	04/19/2016	INSPECTED	2016	2,000	0	2,000			1,195C
TPC	03/30/2015	INSPECTED	2015	2,500	0	2,500			1,192C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KAMM JAMES L & SHERRY E	BOUGHNER JOHN & CARON	15,000	08/05/2011	WD	WARRANTY DEED	2011-02453	PTA	100.0
KAMM JAMES L & SHERRY E	KAMM JAMES L & SHERRY E T	0	02/06/2009	OTH	Not Qualified	2009/534		0.0
		2,500	03/01/1997	WD	Download	309:814		0.0

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

Owner's Name/Address	MAP #:
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BOUGHNER JOHN & CARON 610 N UNION AUBURN MI 48611	2018 Est TCV 17,938 TCV/TFA: 0.00
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X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA
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Public Improvements	* Factors *
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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<Site Value A>	Bk Lot 580,590				2000	100		2,000
50 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value = 2,000

Tax Description	X	Topography of Site
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. SEC 10 T22N R8W LOT 65 SAPPHIRE LAKE PLAT.	X	Dirt Road
		Gravel Road
		Paved Road
		Storm Sewer
		Sidewalk
		Water
	X	Sewer
	X	Electric
	X	Gas
		Curb
		Street Lights
		Standard Utilities
		Underground Utils.

Comments/Influences

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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: 1998 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: 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: 15 Floor Area: 0 Total Base Cost: 12,352 Total Base New : 17,046 Total Depr Cost: 14,489 Estimated T.C.V: 15,938		CntyMult X 1.380 E.C.F. X 1.100		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 1998		Remodeled 0		(12) Electric			Other Additions/Adjustments		(17) Garages		Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)				
Condition: Average		Size of Closets		0 Amps Service			Base Cost		Mechanical Doors		9.71 1200 11,652				
Room List		(5) Floors		No./Qual. of Fixtures			Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,		Depr.Cost =		14,489				
Basement		Kitchen:		Ex. Ord. Min			ECF (412 - SAPPHERE LAKE BACK LOTS RES)		1.100 => TCV of Bldg: 1 =		15,938				
1st Floor		Other:		No. of Elec. Outlets											
2nd Floor		Other:		Many Ave. Few											
Bedrooms		(6) Ceilings		(13) Plumbing											
(1) Exterior		Basement: 0 S.F.		Average Fixture(s)											
Wood/Shingle		Crawl: 0 S.F.		1											
Aluminum/Vinyl		Slab: 0 S.F.		3 Fixture Bath											
Brick		Height to Joists: 0.0		2 Fixture Bath											
Insulation		(8) Basement		Softener, Auto											
(2) Windows		Conc. Block		Softener, Manual											
Many Avg. Few		Poured Conc.		Solar Water Heat											
Large Avg. Small		Stone		No Plumbing											
Wood Sash		Treated Wood		Extra Toilet											
Metal Sash		Concrete Floor		Extra Sink											
Vinyl Sash		(9) Basement Finish		Separate Shower											
Double Hung		Recreation SF		Ceramic Tile Floor											
Horiz. Slide		Living SF		Ceramic Tile Wains											
Casement		Walkout Doors		Ceramic Tub Alcove											
Double Glass		No Floor SF		Vent Fan											
Patio Doors		(14) Water/Sewer		Public Water											
Storms & Screens		Recreation SF		Public Sewer											
(3) Roof		Living SF		Water Well											
Gable		Walkout Doors		1000 Gal Septic											
Hip		No Floor SF		2000 Gal Septic											
Flat		(10) Floor Support		Lump Sum Items:											
Asphalt Shingle		Joists:													
Chimney:		Unsupported Len:													
		Cntr.Sup:													

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



Sketch by Apex IVT

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ARBOUR STEVEN G & LEANN L	SKUKALEK MIKE	14,900	09/21/2016	WD	Arms Length	2016-03121	PTA	100.0
		11,000	10/01/1998	WD	Download	322:1044		0.0

Property Address: SECOND 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: SKUKALEK MIKE, 2188 GLENN CANYON SE, CALEDONIA MI 49316 2018 Est TCV 2,000

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

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X Dirt Road	<Site Value A> Bk Lot 580,590					2000	100		2,000
X Gravel Road	50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	2,000

Tax Description: . SEC 10 T22N R8W LOT 66 SAPPHIRE LAKE PLAT.

Comments/Influences:

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

Topography of Site

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

Who When What

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	1,000	0	1,000			1,000S
2017	2,500	0	2,500			2,500S
2016	2,000	0	2,000			932C
2015	2,500	0	2,500			930C

TPC 12/27/2017 INSPECTED

TPC 04/19/2016 INSPECTED

TPC 03/30/2015 INSPECTED

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ARBOUR STEVEN G & LEANN L	SKUKALEK MIKE	14,900	09/21/2016	WD	Arms Length	2016-03121	PTA	100.0

Property Address: SAPPHERE 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: SKUKALEK MIKE
 2188 GLENN CANYON SE
 CALEDONIA MI 49316
 2018 Est TCV 2,000

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

Tax Description	Public Improvements	* Factors *						Value
		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	
SEC 10 T22N R8W LOT 67 SAPPHERE LAKE PLAT	X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water X Sewer X Electric X Gas Curb Street Lights Standard Utilities Underground Utils.	<Site Value A> Bk Lot 580,590	50 Actual Front Feet, 0.12 Total Acres				2000 100	2,000
Comments/Influences		Total Est. Land Value =						2,000



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level Rolling Low High Landscaped Swamp X Wooded Pond Waterfront Ravine Wetland Flood Plain	2018	1,000	0	1,000			1,000S
	2017	2,500	0	2,500			2,500S
	2016	2,000	0	2,000			932C
	2015	2,500	0	2,500			930C

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	0	2,500			2,500S
TPC	04/19/2016	INSPECTED	2016	2,000	0	2,000			932C
TPC	03/30/2015	INSPECTED	2015	2,500	0	2,500			930C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LANGENECK ROBERT W & KARE	PROMER JODY R & MARLENE K	165,600	06/18/2004	WD	Multiple Reference	04-0/2773		100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
S SAPPHIRE AVE						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2018 Est TCV 2,000					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA					
				Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
. SEC 10 T22N R8W LOT 68 SAPPHIRE LAKE PLAT.	X			<Site Value A> Bk Lot 580,590	50	0.12	2000	100	2,000
Comments/Influences				50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 2,000					

4/12/11 - COUNTY CHANGED ADDRES TO JERRYSON DR. -TIM
2010 ACN RETURN

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

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



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

*** 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				
SAPPHIRE AVE		School: LAKE CITY - 57020		Garage		08/23/2016	2016-0389	100%				
Owner's Name/Address		P.R.E. 0%	MAP #:		2018 Est TCV 47,882 TCV/TFA: 0.00							
KERASTAS MICHAEL & ANNA MARIE 1691 PARK SIDE COURT ANN ARBOR MI 48108		X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA								
Taxpayer's Name/Address		Public Improvements		* Factors *								
KERASTAS MICHAEL & ANNA MARIE 1691 PARK SIDE COURT ANN ARBOR MI 48108		X	Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Gravel Road	<Site Value C> GROUP C 10K 10000 100 10,000								
		X	Paved Road	50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 10,000								
		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 1.00 600 0 0								
		X	Sewer	Residential Local Cost Land Improvements								
Tax Description		X	Electric	Description	Rate	CountyMult.	Size	%Good	Cash Value			
. SEC 10 T22N R8W LOT 69 SAPPHIRE LAKE PLAT.		X	Gas	LAND IMPROVE 1000 1000.00 1.00 1.0 95 950								
		X	Curb	Total Estimated Land Improvements True Cash Value = 950								
Comments/Influences		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X	Level									
		X	Rolling									
		X	Low									
		X	High									
		X	Landscaped									
		X	Swamp									
		X	Wooded									
		X	Pond									
		X	Waterfront									
		X	Ravine									
		X	Wetland									
		X	Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who	When	What	2018	5,000	18,900	23,900				18,386C
		TPC	12/27/2017	INSPECTED	2017	5,000	16,900	21,900				18,008C
		JWV	12/03/2016	INSPECTED	2016	5,000	0	5,000				1,198C
		JWV	10/08/2016	INSPECTED	2015	5,000	0	5,000				1,195C

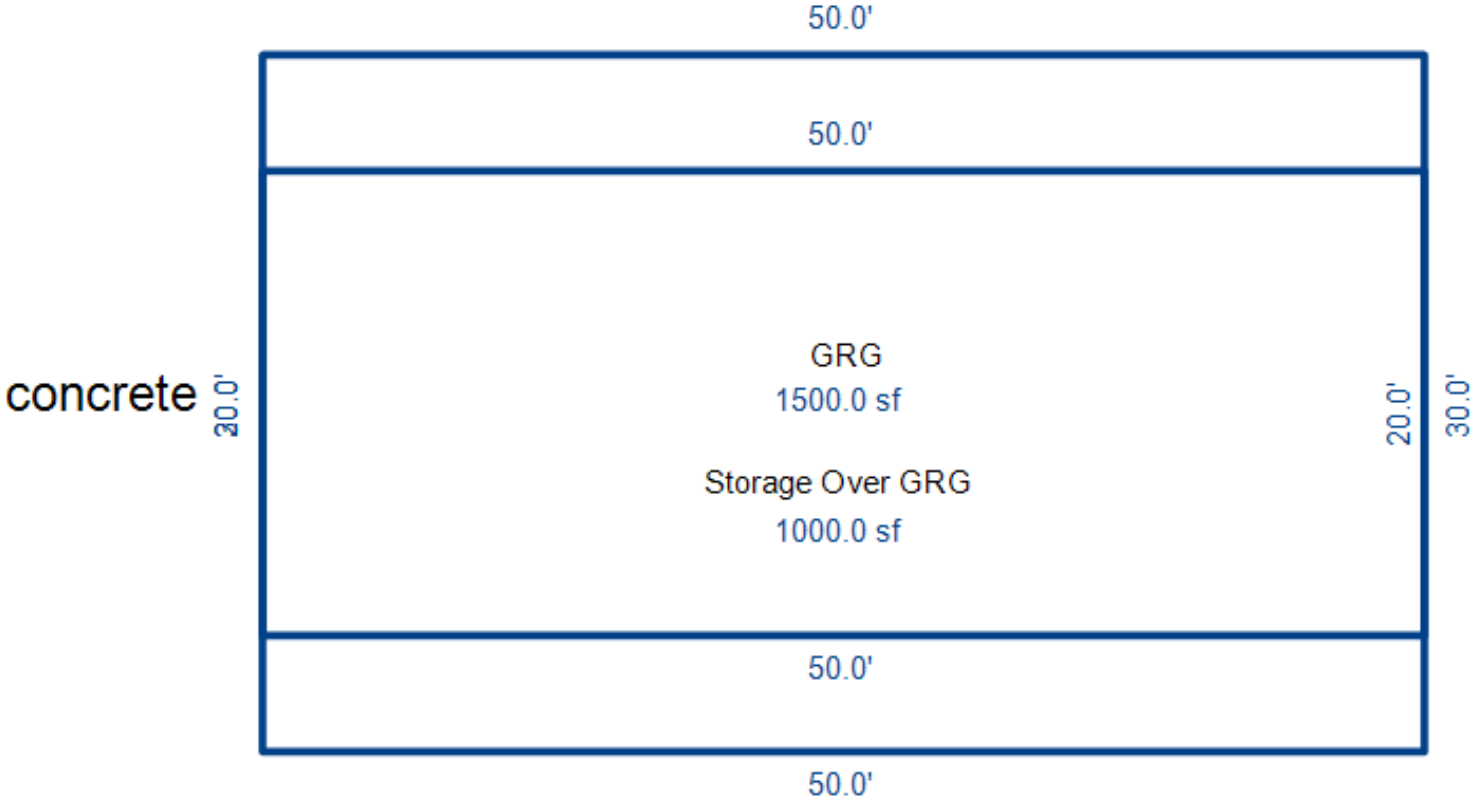


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*** Information herein deemed reliable but not guaranteed***

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: 2016 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 1500 % Good: 0 Storage Area: 1000 No Conc. Floor: 0	Bsmnt Garage:	Roof:	CmtyMult X 1.380 E.C.F. X 1.100	Rate	Bsmnt-Adj Rate	Heat-Adj Rate	Size Size	Cost Cost	
	Mobile Home																		0 Front Overhang	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump	Class: C Effec. Age: 1 Floor Area: 0 Total Base Cost: 24,575 Total Base New : 33,914 Total Depr Cost: 33,574 Estimated T.C.V: 36,932	Exterior Foundation: 18 Inch (Unfinished)	Base Cost Automatic Doors Storage area over garage	13.50 375.00 3.95	1500 1 1000	20,250 375 3,950
	Town Home	0 Other Overhang																	
	Duplex																		
	A-Frame																		
	Wood Frame	Drywall Paneled		Plaster Wood T&G															
	Building Style: GRG	Trim & Decoration																	
	Yr Built 2016	Remodeled 0	Ex	Ord	Min														
	Condition: Average	Size of Closets																	
		Lg	Ord	Small															
	Room List	Doors	Solid	H.C.															
	Basement	(5) Floors																	
	1st Floor	Kitchen:																	
	2nd Floor	Other:																	
	Bedrooms	Other:																	
	(1) Exterior	(6) Ceilings																	
	Wood/Shingle	No./Qual. of Fixtures																	
	Aluminum/Vinyl	Ex.	Ord.	Min															
	Brick	No. of Elec. Outlets																	
	Insulation	Many	Ave.	Few															
	(2) Windows	(7) Excavation																	
	Many Avg. Few	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0																	
	Large Avg. Small	(8) Basement																	
	Wood Sash	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																	
	Metal Sash	(9) Basement Finish																	
	Vinyl Sash	Recreation SF Living SF Walkout Doors No Floor SF																	
	Double Hung	(10) Floor Support																	
	Horiz. Slide Casement	Joists: Unsupported Len: Cntr.Sup:																	
	Double Glass	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																	
	Patio Doors	(14) Water/Sewer																	
	Storms & Screens	Lump Sum Items:																	
	(3) Roof	(15) Fireplaces																	
	Gable	Class: C Effec. Age: 1 Floor Area: 0 Total Base Cost: 24,575 Total Base New : 33,914 Total Depr Cost: 33,574 Estimated T.C.V: 36,932																	
	Hip	(16) Porches/Decks																	
	Flat	Area																	
	Asphalt Shingle	Type																	
	Chimney:	(17) Garage																	

*** 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.
AMIN SAMIR S	PROMER JODY R & MARLANE K	2,400	11/17/2010	WD	Arms Length	2010-5125WD	PTA	100.0
AMIN ADAM S	AMIN SAMIR S (S/M)	0	06/08/2009	QC	Not Qualified	2009/2248		100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
1718 S SAPPHIRE AVE			Garage	05/10/2011	2011-01081	100%
Owner's Name/Address	P.R.E. 0%					
	MAP #:					
	2018 Est TCV 32,002 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA					
			Description	Frontage	Depth	Front Depth	Rate	%Adj. Reason	Value
. SEC 10 T22N R8W LOT 70 SAPPHIRE LAKE PLAT.	X		* Factors *					
			<Site Value C> GROUP C 10K				10000	100	10,000

Comments/Influences	X	Improved	Vacant	Land Improvement Cost Estimates					
				Description	Rate	CountyMult.	Size	%Good	Cash Value
Dirt Road	X			Residential Local Cost Land Improvements					
				Description <td>Rate <td>CountyMult. <td>Size <td>%Good <td>Cash Value</td> </td></td></td></td>	Rate <td>CountyMult. <td>Size <td>%Good <td>Cash Value</td> </td></td></td>	CountyMult. <td>Size <td>%Good <td>Cash Value</td> </td></td>	Size <td>%Good <td>Cash Value</td> </td>	%Good <td>Cash Value</td>	Cash Value

Comments/Influences	X	Improved	Vacant	Residential Local Cost Land Improvements					
				Description	Rate	CountyMult.	Size	%Good	Cash Value
Gravel Road	X			LAND IMPROVE 1000					
				Description <td>Rate <td>CountyMult. <td>Size <td>%Good <td>Cash Value</td> </td></td></td></td>	Rate <td>CountyMult. <td>Size <td>%Good <td>Cash Value</td> </td></td></td>	CountyMult. <td>Size <td>%Good <td>Cash Value</td> </td></td>	Size <td>%Good <td>Cash Value</td> </td>	%Good <td>Cash Value</td>	Cash Value

Comments/Influences	X	Improved	Vacant	Total Estimated Land Improvements True Cash Value =					
				Description	Rate	CountyMult.	Size	%Good	Cash Value
Paved Road	X			Total Estimated Land Improvements True Cash Value = 475					
				Description <td>Rate <td>CountyMult. <td>Size <td>%Good <td>Cash Value</td> </td></td></td></td>	Rate <td>CountyMult. <td>Size <td>%Good <td>Cash Value</td> </td></td></td>	CountyMult. <td>Size <td>%Good <td>Cash Value</td> </td></td>	Size <td>%Good <td>Cash Value</td> </td>	%Good <td>Cash Value</td>	Cash Value

Comments/Influences	X	Improved	Vacant	Total Estimated Land Improvements True Cash Value =					
				Description	Rate	CountyMult.	Size	%Good	Cash Value
Storm Sewer	X			Total Estimated Land Improvements True Cash Value = 475					
				Description <td>Rate <td>CountyMult. <td>Size <td>%Good <td>Cash Value</td> </td></td></td></td>	Rate <td>CountyMult. <td>Size <td>%Good <td>Cash Value</td> </td></td></td>	CountyMult. <td>Size <td>%Good <td>Cash Value</td> </td></td>	Size <td>%Good <td>Cash Value</td> </td>	%Good <td>Cash Value</td>	Cash Value

Comments/Influences	X	Improved	Vacant	Total Estimated Land Improvements True Cash Value =					
				Description	Rate	CountyMult.	Size	%Good	Cash Value
Sidewalk	X			Total Estimated Land Improvements True Cash Value = 475					
				Description <td>Rate <td>CountyMult. <td>Size <td>%Good <td>Cash Value</td> </td></td></td></td>	Rate <td>CountyMult. <td>Size <td>%Good <td>Cash Value</td> </td></td></td>	CountyMult. <td>Size <td>%Good <td>Cash Value</td> </td></td>	Size <td>%Good <td>Cash Value</td> </td>	%Good <td>Cash Value</td>	Cash Value

Comments/Influences	X	Improved	Vacant	Total Estimated Land Improvements True Cash Value =					
				Description	Rate	CountyMult.	Size	%Good	Cash Value
Water	X			Total Estimated Land Improvements True Cash Value = 475					
				Description <td>Rate <td>CountyMult. <td>Size <td>%Good <td>Cash Value</td> </td></td></td></td>	Rate <td>CountyMult. <td>Size <td>%Good <td>Cash Value</td> </td></td></td>	CountyMult. <td>Size <td>%Good <td>Cash Value</td> </td></td>	Size <td>%Good <td>Cash Value</td> </td>	%Good <td>Cash Value</td>	Cash Value

Comments/Influences	X	Improved	Vacant	Total Estimated Land Improvements True Cash Value =					
				Description	Rate	CountyMult.	Size	%Good	Cash Value
Sewer	X			Total Estimated Land Improvements True Cash Value = 475					
				Description <td>Rate <td>CountyMult. <td>Size <td>%Good <td>Cash Value</td> </td></td></td></td>	Rate <td>CountyMult. <td>Size <td>%Good <td>Cash Value</td> </td></td></td>	CountyMult. <td>Size <td>%Good <td>Cash Value</td> </td></td>	Size <td>%Good <td>Cash Value</td> </td>	%Good <td>Cash Value</td>	Cash Value

Comments/Influences	X	Improved	Vacant	Total Estimated Land Improvements True Cash Value =					
				Description	Rate	CountyMult.	Size	%Good	Cash Value
Electric	X			Total Estimated Land Improvements True Cash Value = 475					
				Description <td>Rate <td>CountyMult. <td>Size <td>%Good <td>Cash Value</td> </td></td></td></td>	Rate <td>CountyMult. <td>Size <td>%Good <td>Cash Value</td> </td></td></td>	CountyMult. <td>Size <td>%Good <td>Cash Value</td> </td></td>	Size <td>%Good <td>Cash Value</td> </td>	%Good <td>Cash Value</td>	Cash Value

Comments/Influences	X	Improved	Vacant	Total Estimated Land Improvements True Cash Value =					
				Description	Rate	CountyMult.	Size	%Good	Cash Value
Gas	X			Total Estimated Land Improvements True Cash Value = 475					
				Description <td>Rate <td>CountyMult. <td>Size <td>%Good <td>Cash Value</td> </td></td></td></td>	Rate <td>CountyMult. <td>Size <td>%Good <td>Cash Value</td> </td></td></td>	CountyMult. <td>Size <td>%Good <td>Cash Value</td> </td></td>	Size <td>%Good <td>Cash Value</td> </td>	%Good <td>Cash Value</td>	Cash Value

Comments/Influences	X	Improved	Vacant	Total Estimated Land Improvements True Cash Value =					
				Description	Rate	CountyMult.	Size	%Good	Cash Value
Curb	X			Total Estimated Land Improvements True Cash Value = 475					
				Description <td>Rate <td>CountyMult. <td>Size <td>%Good <td>Cash Value</td> </td></td></td></td>	Rate <td>CountyMult. <td>Size <td>%Good <td>Cash Value</td> </td></td></td>	CountyMult. <td>Size <td>%Good <td>Cash Value</td> </td></td>	Size <td>%Good <td>Cash Value</td> </td>	%Good <td>Cash Value</td>	Cash Value

Comments/Influences	X	Improved	Vacant	Total Estimated Land Improvements True Cash Value =					
				Description	Rate	CountyMult.	Size	%Good	Cash Value
Street Lights	X			Total Estimated Land Improvements True Cash Value = 475					
				Description <td>Rate <td>CountyMult. <td>Size <td>%Good <td>Cash Value</td> </td></td></td></td>	Rate <td>CountyMult. <td>Size <td>%Good <td>Cash Value</td> </td></td></td>	CountyMult. <td>Size <td>%Good <td>Cash Value</td> </td></td>	Size <td>%Good <td>Cash Value</td> </td>	%Good <td>Cash Value</td>	Cash Value

Comments/Influences	X	Improved	Vacant	Total Estimated Land Improvements True Cash Value =					
				Description	Rate	CountyMult.	Size	%Good	Cash Value
Standard Utilities	X			Total Estimated Land Improvements True Cash Value = 475					
				Description <td>Rate <td>CountyMult. <td>Size <td>%Good <td>Cash Value</td> </td></td></td></td>	Rate <td>CountyMult. <td>Size <td>%Good <td>Cash Value</td> </td></td></td>	CountyMult. <td>Size <td>%Good <td>Cash Value</td> </td></td>	Size <td>%Good <td>Cash Value</td> </td>	%Good <td>Cash Value</td>	Cash Value

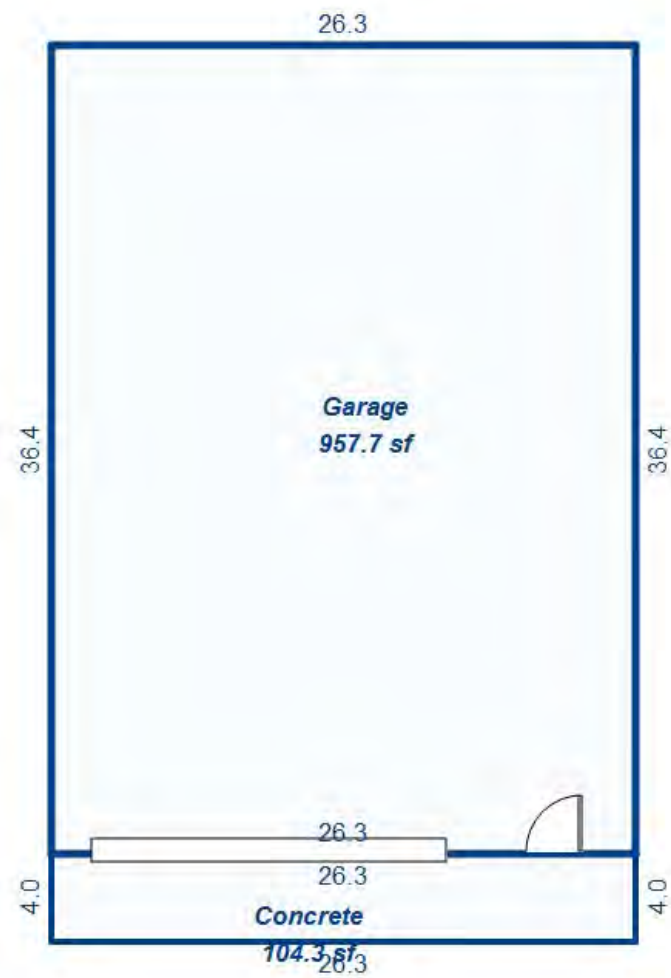
Comments/Influences	X	Improved	Vacant	Total Estimated Land Improvements True Cash Value =					
				Description	Rate	CountyMult.	Size	%Good	Cash Value
Underground Utils.	X			Total Estimated Land Improvements True Cash Value = 475					
				Description <td>Rate <td>CountyMult. <td>Size <td>%Good <td>Cash Value</td> </td></td></td></td>	Rate <td>CountyMult. <td>Size <td>%Good <td>Cash Value</td> </td></td></td>	CountyMult. <td>Size <td>%Good <td>Cash Value</td> </td></td>	Size <td>%Good <td>Cash Value</td> </td>	%Good <td>Cash Value</td>	Cash Value



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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	5,000	11,000	16,000			10,413C
2017	5,000	9,800	14,800			10,199C
2016	5,000	9,800	14,800			10,109C
2015	5,000	9,600	14,600			10,079C

*** 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

SAPPHIRE AVE School: LAKE CITY - 57020

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

LOGUSZ ROMAN ETAL 2018 Est TCV 25,000 TCV/TFA: 0.00

25039 ROUGE RIVER ROAD X Improved Vacant Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

DEARBORN HEIGHTS MI 48127 Public Improvements * Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value

Taxpayer's Name/Address X Dirt Road <Site Value C> GROUP C 10K 10000 100 10,000

LOGUSZ ROMAN ETAL X Gravel Road 51 Actual Front Feet, 0.10 Total Acres Total Est. Land Value = 10,000

25039 ROUGE RIVER ROAD X Paved Road

DEARBORN HEIGHTS MI 48127 X Storm Sewer

Tax Description X Sidewalk

. SEC 10 T22N R8W LOT 72 SAPPHIRE LAKE PLAT. X Water

Comments/Influences X Sewer

Topography of Site

X Level

Rolling

Low

High

Landscaped

Swamp

X Wooded

Pond

Waterfront

Ravine

Wetland

X Flood Plain

PRIVATE RD



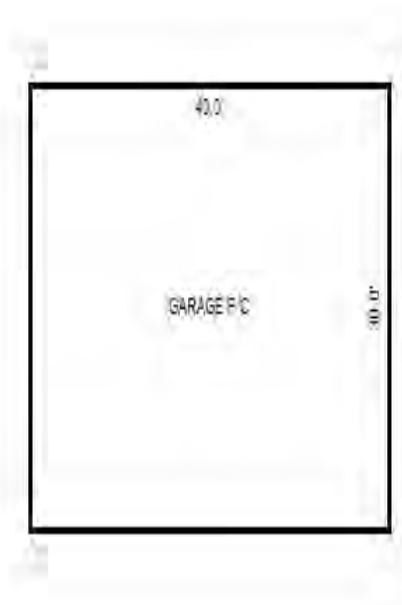
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	5,000	7,500	12,500			7,280C
2017	5,000	6,700	11,700			7,131C
2016	5,000	6,600	11,600			7,068C
2015	5,000	6,500	11,500			7,047C

*** Information herein deemed reliable 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: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 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: 20 Floor Area: 0 Total Base Cost: 12,352 Total Base New : 17,046 Total Depr Cost: 13,637 Estimated T.C.V: 15,000		CnlyMult 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 1992		Ex Ord Min		0 Amps Service			Other Additions/Adjustments				Size Cost				
Remodeled 0		Size of Closets		Central Air Wood Furnace			(17) Garages		Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)		Base Cost 9.71 1200 11,652				
Condition: Average		Lg Ord Small		X No Heating/Cooling			Mechanical Doors 350.00 2 700		Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 13,637		ECF (412 - SAPPHERE LAKE BACK LOTS RES) 1.100 => TCV of Bldg: 1 = 15,000				
Room List		Doors Solid H.C.		(5) Floors			Average Fixture(s)								
Basement		Kitchen:		No./Qual. of Fixtures			3 Fixture Bath								
1st Floor		Other:		Ex. Ord. Min			2 Fixture Bath								
2nd Floor		Other:		No. of Elec. Outlets			Softener, Auto								
Bedrooms				Many Ave. Few			Softener, Manual								
(1) Exterior		(6) Ceilings		(13) Plumbing			Solar Water Heat								
Wood/Shingle				1			No Plumbing								
Aluminum/Vinyl				Average Fixture(s)			Extra Toilet								
Brick				3 Fixture Bath			Extra Sink								
Insulation				2 Fixture Bath			Separate Shower								
(2) Windows		(7) Excavation		Softener, Auto			Ceramic Tile Floor								
Many Avg. Few		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Softener, Manual			Ceramic Tile Wains								
Large Avg. Small		(8) Basement		Solar Water Heat			Ceramic Tub Alcove								
Wood Sash		Conc. Block		No Plumbing			Vent Fan								
Metal Sash		Poured Conc.		No Plumbing											
Vinyl Sash		Stone		Extra Toilet											
Double Hung		Treated Wood		Extra Sink											
Horiz. Slide		Concrete Floor		Separate Shower											
Casement		(9) Basement Finish		Ceramic Tile Floor											
Double Glass		Recreation SF		Ceramic Tile Wains											
Patio Doors		Living SF		Ceramic Tub Alcove											
Storms & Screens		Walkout Doors		Vent Fan											
(3) Roof		No Floor SF		(14) Water/Sewer											
Gable		Public Water		Public Sewer											
Hip		Public Sewer		Water Well											
Flat		1000 Gal Septic		2000 Gal Septic											
Asphalt Shingle		Lump Sum Items:													
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.				
Property Address		Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)		Date	Number	Status				
109 SAPPHIRE AVE		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 0%										
KAMMER DANIEL J JR 3884 W SAGINAW NATIONAL CITY MI 48748		MAP #:		2018 Est TCV 24,467 TCV/TFA: 41.90								
Taxpayer's Name/Address		X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA								
KAMMER DANIEL J JR 3884 W SAGINAW NATIONAL CITY MI 48748		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		<Site Value A> Bk Lot 580,590 2000 100 2,000								
		Paved Road		51 Actual Front Feet, 0.09 Total Acres Total Est. Land Value = 2,000								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description								
		Water		Rate		CountyMult.		Size		%Good		Cash Value
		Sewer		D/W/P: 3.5 Concrete		2.98 1.00		153 56				255
		Electric		Total Estimated Land Improvements True Cash Value = 255								
Tax Description		X Gas										
. SEC 10 T22N R8W LOT 73 SAPPHIRE LAKE PLAT.		X Curb										
Comments/Influences		X Street Lights										
		X Standard Utilities										
		X Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		X High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		X Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X PRIVATE RD		2018	1,000	11,200	12,200			12,200S		
		TPC 12/27/2017 INSPECTED		2017	2,500	11,200	13,700			12,620C		
		TPC 04/19/2016 INSPECTED		2016	2,000	11,800	13,800			12,508C		
		TPC 03/30/2015 INSPECTED		2015	2,500	10,400	12,900			12,471C		



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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area	Type	Year Built: 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												
Building Style: 1+S			Drywall X Paneled												
Yr Built 1948	Remodeled 0		Plaster Wood T&G												
Condition: Average			Trim & Decoration												
			Ex	Ord	X	Min									
Room List			Size of Closets												
			Lg	Ord	X	Small									
			Doors		Solid	X	H.C.								
	Basement 1st Floor 2nd Floor Bedrooms		(5) Floors												
			Kitchen: Other: Other:												
			(6) Ceilings												
			No./Qual. of Fixtures												
			Ex.	Ord.	X	Min									
			No. of Elec. Outlets												
			Many	Ave.	X	Few									
			(7) Excavation												
			Basement: 0 S.F. Crawl: 584 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:												
			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
			Lump Sum Items:												
			(11) Heating/Cooling												
			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling												
			(12) Electric												
			0 Amps Service												
			(13) Plumbing												
			1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
			(14) Water/Sewer												
			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
			Lump Sum Items:												
			(15) Built-ins												
			Central Air Wood Furnace												
			(15) Fireplaces												
			Class: D Effec. Age: 45 Floor Area: 584 Total Base Cost: 34,430 Total Base New : 47,513 Total Depr Cost: 26,132 Estimated T.C.V: 22,212												
			(16) Porches/Decks												
			Class: D Effec. Age: 45 Floor Area: 584 Total Base Cost: 34,430 Total Base New : 47,513 Total Depr Cost: 26,132 Estimated T.C.V: 22,212												
			(17) Garage												
			Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:												
			Bsmnt Garage:												
			Carport Area:												
			Roof:												
			(1) Exterior												
			Stories Exterior 1+ Story Siding												
			Foundation Crawl Space												
			Rate Bsmnt-Adj Heat-Adj 58.10 -9.75 -1.89												
			Other Additions/Adjustments												
			(13) Plumbing												
			Average Fixture(s) 525.00												
			(14) Water/Sewer												
			Public Sewer Well, 50 Feet												
			912.00 1575.00												
			(15) Built-Ins & Fireplaces												
			Appliance Allowance Fireplace: Exterior 1 Story												
			1235.00 3050.00												
			Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, ECF (409 - RURAL SUBS)												
			Depr.Cost = 26,132 0.850 => TCV of Bldg: 1 = 22,212												

*** 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.
		5,000	03/01/2000	WD	Download	335:829		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
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SECOND ST	School: LAKE CITY - 57020					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:					
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ST PIERRE KEVIN J 2939 NORTH DRIVE TRAVERSE CITY MI 49684	2018 Est TCV 2,000					
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Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA			
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Public Improvements	* Factors *						
	Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value

	<Site Value A> Bk Lot 580,590					2000 100	2,000
	50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =	2,000

Tax Description	X	Dirt Road					
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. SEC 10 T22N R8W LOT 74 SAPPHIRE LAKE PLAT.		Gravel Road					
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Comments/Influences		Paved Road					
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		Storm Sewer					
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		Sidewalk					
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		Water					
--	--	-------	--	--	--	--	--

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

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

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

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

		Street Lights					
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		Standard Utilities					
--	--	--------------------	--	--	--	--	--

		Underground Utils.					
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		Topography of Site					
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	X	Level					
--	---	-------	--	--	--	--	--

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

		Low					
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		High					
--	--	------	--	--	--	--	--

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

		Swamp					
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	X	Wooded					
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		Pond					
--	--	------	--	--	--	--	--

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

		Ravine					
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		Wetland					
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	X	Flood Plain					
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		PRIVATE RD					
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		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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		2018	1,000	0	1,000			959C
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		2017	2,500	0	2,500			940C
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		2016	2,000	0	2,000			932C
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		2015	2,500	0	2,500			930C
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Who	When	What						
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TPC	12/27/2017	INSPECTED						
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TPC	04/19/2016	INSPECTED						
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TPC	03/30/2015	INSPECTED						
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*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		3,450	03/01/2000	WD	Download	335:826		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
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SECOND ST	School: LAKE CITY - 57020					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:
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ST PIERRE KEVIN J 2939 NORTH DRIVE TRAVERSE CITY MI 49684	2018 Est TCV 2,000
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	Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA		
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Public Improvements	* Factors *						Value
	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason

	<Site Value A> Bk Lot 580,590					2000 100	2,000
	50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =						2,000

Tax Description	X	Dirt Road
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. SEC 10 T22N R8W LOT 75 SAPPHIRE LAKE PLAT.		Gravel Road
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Comments/Influences		Paved Road
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		Storm Sewer
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		Sidewalk
--	--	----------

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

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

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

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

		Curb
--	--	------

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

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

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

Topography of Site

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

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

	Low
--	-----

	High
--	------

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

	Swamp
--	-------

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

	Pond
--	------

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

	Ravine
--	--------

	Wetland
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X	Flood Plain
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X	PRIVATE RD
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2018	1,000	0	1,000			959C
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2017	2,500	0	2,500			940C
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2016	2,000	0	2,000			932C
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2015	2,500	0	2,500			930C
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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.
		1,400	03/01/1995	WD	Download	293:323		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
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SECOND ST	School: LAKE CITY - 57020					
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Owner's Name/Address	P.R.E. 0%					
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ST PIERRE BRIAN & JOANN 317 INVERNESS STREET HOWELL MI 48843	MAP #:					
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	2018 Est TCV 2,000					
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Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA			
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Public Improvements	* Factors *					
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Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
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<Site Value A> Bk Lot 580,590					2000 100		2,000
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50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =		2,000
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Tax Description	X	Dirt Road					
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. SEC 10 T22N R8W LOT 76 SAPPHIRE LAKE PLAT.		Gravel Road					
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Comments/Influences		Paved Road					
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		Storm Sewer					
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		Sidewalk					
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		Water					
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	X	Sewer					
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	X	Electric					
--	---	----------	--	--	--	--	--

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

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

		Street Lights					
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		Standard Utilities					
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		Underground Utils.					
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		Topography of Site					
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	X	Level					
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		Rolling					
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		Low					
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		High					
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		Landscaped					
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		Swamp					
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	X	Wooded					
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		Pond					
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		Waterfront					
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		Ravine					
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		Wetland					
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	X	Flood Plain					
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		PRIVATE RD					
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	1,000	0	1,000			959C
2017	2,500	0	2,500			940C
2016	2,000	0	2,000			932C
2015	2,500	0	2,500			930C

*** 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			
SECOND ST		School: LAKE CITY - 57020									
Owner's Name/Address		P.R.E. 0%									
ST PIERRE BRIAN & JOANN 317 INVERNESS STREETT HOWELL MI 48843		MAP #:		2018 Est TCV 2,000							
		Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA						
		Public Improvements		* Factors *							
Tax Description		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
. SEC 10 T22N R8W LOT 77 SAPPHIRE LAKE PLAT.		X Gravel Road		<Site Value A> Bk Lot 580,590		2000		100			2,000
Comments/Influences		X Paved Road		50 Actual Front Feet, 0.12 Total Acres		Total Est. Land Value =					2,000
		X Storm Sewer									
		X Sidewalk									
		X Water									
		X Sewer									
		X Electric									
		X Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		X Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		X PRIVATE RD		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2018	1,000	0	1,000		959C	
		TPC 12/27/2017 INSPECTED		2017	2,500	0	2,500			940C	
		TPC 04/19/2016 INSPECTED		2016	2,000	0	2,000			932C	
		TPC 03/30/2015 INSPECTED		2015	2,500	0	2,500			930C	

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VORPAGEL KEVIN D	VORPAGEL KEVIN & KAYLA	0	01/18/2017	QC	RELATED PARTY	2017-00136		0.0
OLIVER TERRY L	VORPAGEL KEVIN D	111,000	12/18/2015	WD	Arms Length	2015-04133	PTA	100.0
	OLIVER	85,500	12/01/2000	WD	Download	00-0:1361		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8210 W FIRST ST						
	School: LAKE CITY - 57020					
	P.R.E. 100% 12/18/2015					
Owner's Name/Address	MAP #:					
VORPAGEL KEVIN & KAYLA 8210 W FIRST STREET LAKE CITY MI 49651	2018 Est TCV 118,992 TCV/TFA: 110.18					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA						
		Public Improvements		Description	Frontage	Depth	* Factors *	LOT 78 & 79	Value	
. SEC 10 T22N R8W LOT 78 & 79 SAPPHIRE LAKE PLAT.	X	Dirt Road		<Site Value A> Bk Lot 580,590			2000 100		2,000	
		Gravel Road		<Site Value A> Bk Lot 580,590			2000 100		2,000	
		Paved Road		100 Actual Front Feet, 0.23 Total Acres			Total Est. Land Value =		4,000	
		Storm Sewer		Land Improvement Cost Estimates						
		Sidewalk		Description	Rate	CountyMult.	Size	%Good	Cash Value	
	X	Water		D/W/P: 4in Ren. Conc.	4.21	1.00	800	94	3,166	
	X	Sewer		Shed: Wood Frame	9.69	1.00	200	50	969	
	X	Electric		Residential Local Cost Land Improvements						
		Gas		Description	Rate	CountyMult.	Size	%Good	Cash Value	
		Curb		LAND IMPROVE 1000	1000.00	1.00	1.0	94	940	
		Street Lights		Total Estimated Land Improvements True Cash Value =						5,075
		Standard Utilities								
		Underground Utils.								

Comments/Influences	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X Level	2018	2,000	57,500	59,500			56,865C
	Rolling	2017	5,000	54,200	59,200			55,696C
	Low	2016	4,000	51,200	55,200			55,200S
	High	2015	5,000	42,300	47,300			45,212C
	Landscaped							
	Swamp							
	X Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							
	X PRIVATE RD							



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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage																																																																																																																																																																																																							
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Ga		Area 126 40	Type WCP (1 Story) WPP	Year Built: 1993 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		Plaster Wood T&G																																																																																																																																																																																																																		
Building Style: 1.5S		Trim & Decoration																																																																																																																																																																																																																					
Yr Built 1993	Remodeled 0	Ex	X	Ord		Min	Size of Closets																																																																																																																																																																																																																
Condition: Average		Lg	X	Ord		Small	Doors			X	Ord		H.C.																																																																																																																																																																																																										
Room List		(5) Floors																																																																																																																																																																																																																					
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:					(12) Electric																																																																																																																																																																																																																
		(6) Ceilings					No./Qual. of Fixtures																																																																																																																																																																																																																
(1) Exterior	X	Drywall				Ex.	X	Ord.		Min																																																																																																																																																																																																													
X	Wood/Shingle Aluminum/Vinyl Brick						No. of Elec. Outlets																																																																																																																																																																																																																
	Insulation						Many			X	Ave.		Few																																																																																																																																																																																																										
(2) Windows							(13) Plumbing																																																																																																																																																																																																																
X	Many Avg. Few	X	Large Avg. Small	Basement: 720 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	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				(14) Water/Sewer																																																																																																																																																																																																																
(3) Roof							Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																																																																																																																																																																																																
X	Gable Hip Flat		Gambrel Mansard Shed	(9) Basement Finish																																																																																																																																																																																																																			
X	Asphalt Shingle	500	Recreation SF Living SF Walkout Doors No Floor SF				Lump Sum Items:																																																																																																																																																																																																																
	Chimney: Metal	1																																																																																																																																																																																																																					
<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>1.5</td> <td>Story Siding</td> <td>Basement</td> <td>91.76</td> <td>0.00</td> <td>1.66</td> <td>720</td> <td>67,262</td> </tr> <tr> <td colspan="8">Other Additions/Adjustments</td> </tr> <tr> <td colspan="8">(9) Basement Finish</td> </tr> <tr> <td></td> <td>Basement Recreation Finish</td> <td></td> <td></td> <td>11.45</td> <td></td> <td>500</td> <td>5,725</td> </tr> <tr> <td></td> <td>Walk out Basement Door(s)</td> <td></td> <td></td> <td>775.00</td> <td></td> <td>1</td> <td>775</td> </tr> <tr> <td colspan="8">(13) Plumbing</td> </tr> <tr> <td></td> <td>Average Fixture(s)</td> <td></td> <td></td> <td>760.00</td> <td></td> <td>1</td> <td>760</td> </tr> <tr> <td></td> <td>3 Fixture Bath</td> <td></td> <td></td> <td>2400.00</td> <td></td> <td>1</td> <td>2,400</td> </tr> <tr> <td colspan="8">(14) Water/Sewer</td> </tr> <tr> <td></td> <td>Public Sewer</td> <td></td> <td></td> <td>1162.00</td> <td></td> <td>1</td> <td>1,162</td> </tr> <tr> <td></td> <td>Well, 100 Feet</td> <td></td> <td></td> <td>2700.00</td> <td></td> <td>1</td> <td>2,700</td> </tr> <tr> <td colspan="8">(15) Built-Ins & Fireplaces</td> </tr> <tr> <td></td> <td>Appliance Allowance</td> <td></td> <td></td> <td>1915.00</td> <td></td> <td>1</td> <td>1,915</td> </tr> <tr> <td></td> <td>Fireplace: Direct-Vented Gas</td> <td></td> <td></td> <td>1200.00</td> <td></td> <td>1</td> <td>1,200</td> </tr> <tr> <td colspan="8">(16) Porches</td> </tr> <tr> <td></td> <td>WCP (1 Story), Standard</td> <td></td> <td></td> <td>25.68</td> <td></td> <td>126</td> <td>3,236</td> </tr> <tr> <td></td> <td>WPP, Standard</td> <td></td> <td></td> <td>22.13</td> <td></td> <td>40</td> <td>885</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>18.40</td> <td></td> <td>624</td> <td>11,482</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">Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 108,829</td> </tr> <tr> <td colspan="8">ECF (409 - RURAL SUBS) 1.010 => TCV of Bldg: 1 = 109,917</td> </tr> </tbody> </table>																Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost	1.5	Story Siding	Basement	91.76	0.00	1.66	720	67,262	Other Additions/Adjustments								(9) Basement Finish									Basement Recreation Finish			11.45		500	5,725		Walk out Basement Door(s)			775.00		1	775	(13) Plumbing									Average Fixture(s)			760.00		1	760		3 Fixture Bath			2400.00		1	2,400	(14) Water/Sewer									Public Sewer			1162.00		1	1,162		Well, 100 Feet			2700.00		1	2,700	(15) Built-Ins & Fireplaces									Appliance Allowance			1915.00		1	1,915		Fireplace: Direct-Vented Gas			1200.00		1	1,200	(16) Porches									WCP (1 Story), Standard			25.68		126	3,236		WPP, Standard			22.13		40	885	(17) Garages								Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)									Base Cost			18.40		624	11,482		Common Wall: 1 Wall			-1300.00		1	-1,300		Automatic Doors			375.00		1	375	Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 108,829								ECF (409 - RURAL SUBS) 1.010 => TCV of Bldg: 1 = 109,917							
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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				
FIRST ST		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 100% 07/27/1994										
OLIVER TERRY L 106 RIDGEWOOD DR PRUDENVILLE MI 48651-8426		MAP #:		2018 Est TCV 2,000								
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA							
/ SEC 10 T22N R8W LOT 80 SAPPHIRE LAKE PLAT.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		<Site Value A> Bk Lot 580,590		2000		100				2,000
		Paved Road		50 Actual Front Feet, 0.12 Total Acres		Total Est. Land Value =						2,000
		Storm Sewer										
		Sidewalk										
		Water										
		X Sewer										
		X Electric										
		X Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		X Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		X Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		PRIVATE RD		2018	1,000	0	1,000			959C		
		TPC 12/27/2017 INSPECTED		2017	2,500	0	2,500			940C		
		TPC 03/30/2015 INSPECTED		2016	2,000	0	2,000			932C		
		TPC 12/11/2013 INSPECTED		2015	2,500	0	2,500			930C		



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BUTZIN GERALD	BUTZIN GERALD & CYNTHIA A	0	11/17/2004	QC	Not Qualified	04-0/4732		0.0
		82,500	09/01/2001	WD	Download	01-0:3713		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
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FIRST ST	School: LAKE CITY - 57020					
	P.R.E. 100% 04/14/1999					

Owner's Name/Address	MAP #:
BUTZIN GERALD & CYNTHIA ANN 8240 FIRST STREET LAKE CITY MI 49651	2018 Est TCV 2,000

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

<Site Value A> Bk Lot 580,590					2000 100	2,000
50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =	2,000

Taxpayer's Name/Address	X	Dirt Road
BUTZIN GERALD & CYNTHIA ANN 8240 FIRST STREET LAKE CITY MI 49651	X	Gravel Road
		Paved Road
		Storm Sewer
		Sidewalk
		Water

Tax Description	X	Sewer
. SEC 10 T22N R8W LOT 81 SAPPHIRE LAKE PLAT.	X	Electric

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

Topography of Site

X Level
Rolling
Low
High
Landscaped
Swamp

X Wooded
Pond
Waterfront
Ravine
Wetland

X Flood Plain
PRIVATE RD

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2018	1,000	0	1,000			959C
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2017	2,500	0	2,500			940C
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2016	2,000	0	2,000			932C
2015	2,500	0	2,500			930C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BUTZIN GERALD	BUTZIN GERALD & CYNTHIA A	0	11/17/2004	QC	Not Qualified	04-0/4732		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8240 W FIRST ST			Addition	11/30/2004	20040454	Complete

Owner's Name/Address	MAP #:	2018 Est TCV 170,628 TCV/TFA: 88.87
BUTZIN GERALD & CYNTHIA ANN 8240 FIRST STREET LAKE CITY MI 49651		

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

Taxpayer's Name/Address	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BUTZIN GERALD & CYNTHIA ANN 8240 FIRST STREET LAKE CITY MI 49651	<Site Value A> Bk Lot 580,590					2000	100		2,000
	50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	2,000

X	Improved	Vacant	Land Improvement Cost Estimates

X	Improved	Vacant	Description	Rate	CountyMult.	Size	%Good	Cash Value

X	Improved	Vacant	Description	Rate	CountyMult.	Size	%Good	Cash Value

X	Improved	Vacant	Description	Rate	CountyMult.	Size	%Good	Cash Value

X	Improved	Vacant	Description	Rate	CountyMult.	Size	%Good	Cash Value

X	Improved	Vacant	Description	Rate	CountyMult.	Size	%Good	Cash Value

X	Improved	Vacant	Description	Rate	CountyMult.	Size	%Good	Cash Value

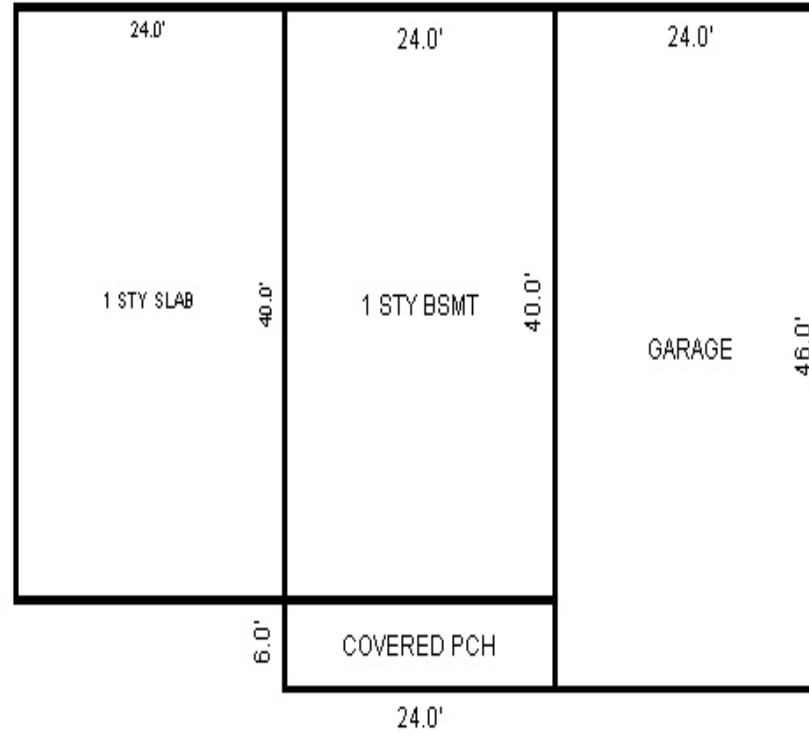
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	1,000	84,300	85,300			68,131C
2017	2,500	79,400	81,900			66,730C
2016	2,000	74,700	76,700			66,135C
2015	2,500	65,600	68,100			65,938C

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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: 2005 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 1104 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G									144	CCP (1 Story)		
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: C Effec. Age: 15 Floor Area: 1920 Total Base Cost: 140,000 Total Base New : 193,200 Total Depr Cost: 164,220 Estimated T.C.V: 165,862			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			Class: C Effec. Age: 15 Floor Area: 1920 Total Base Cost: 140,000 Total Base New : 193,200 Total Depr Cost: 164,220 Estimated T.C.V: 165,862			Bsmnt Garage: Carport Area: Roof:				
1998	2005	X	Lg		Ord		Small	200			X 1.380 E.C.F. X 1.010			Bsmnt Garage: Carport Area: Roof:			
Condition: Average		Doors		Solid	X	H.C.	200			X 1.380 E.C.F. X 1.010			Bsmnt Garage: Carport Area: Roof:				
Room List		(5) Floors		Central Air Wood Furnace			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost			CntyMult X 1.380 E.C.F. X 1.010			Bsmnt Garage: Carport Area: Roof:				
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(12) Electric			1 Story Siding Slab 60.66 -10.25 1.92 960 50,237			X 1.380 E.C.F. X 1.010			Bsmnt Garage: Carport Area: Roof:				
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			1 Story Siding Basement 60.66 0.00 1.92 960 60,077			X 1.380 E.C.F. X 1.010			Bsmnt Garage: Carport Area: Roof:				
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall		Ex.	X	Ord.		Min	Other Additions/Adjustments			Rate Size Cost				
X	Insulation	(7) Excavation		No. of Elec. Outlets			Average Fixture(s)			Rate			Size Cost				
(2) Windows		Basement: 960 S.F. Crawl: 0 S.F. Slab: 960 S.F. Height to Joists: 0.0		Many			X	Ave.		Few	13) Plumbing						
X	Many Avg. Few	X	Large Avg. Small	1			Average Fixture(s)			760.00			1 760				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement		2			3 Fixture Bath			2400.00			1 2,400				
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			1600.00			1 1,600				
(3) Roof		(9) Basement Finish		14) Water/Sewer			15) Built-Ins & Fireplaces			1915.00			1 1,915				
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors No Floor SF		1			Appliance Allowance			2700.00			1 2,700				
X	Asphalt Shingle	(10) Floor Support		1			16) Porches			25.25			144 3,636				
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		1			17) Garages			14.55			1104 16,063				
		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		1			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, Depr.Cost = ECF (409 - RURAL SUBS)			-1300.00 375.00 1.010 => TCV of Bldg: 1 =			1 -1,300 2 750 = 164,220 = 165,862				

*** 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.
RITCHIE JOSEPHINE C & GIL	RITCHIE J C & GILLESPIE M	100	03/09/2012	QC	FAMILY SALE	2012-00950	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1750 S SAPPHIRE ST						
	School: LAKE CITY - 57020					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
RITCHIE J C & GILLESPIE M J JT LE & GILLESPIE, BUNTING, MOCERI & CARLEY 4753 BIRCH HAVEN JACKSON MI 49201	2018 Est TCV 17,969 TCV/TFA: 0.00					

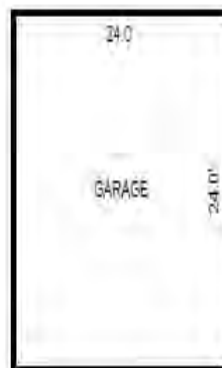
Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA									
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value			
. SEC 10 T22N R8W LOT 83 SAPPHIRE LAKE PLAT.	X		* Factors *									
			<Site Value C> GROUP C 10K					10000	100		10,000	
			51 Actual Front Feet, 0.12 Total Acres						Total Est. Land Value =			10,000
Comments/Influences	Public Improvements		Land Improvement Cost Estimates									
			Description	Rate	CountyMult.	Size	%Good	Cash Value				
	X		Dirt Road									
	X		Gravel Road									
	X		Paved Road									
	X		Storm Sewer									
	X		Sidewalk									
	X		Water									
	X		Sewer									
	X		Electric									
	X		Gas									
			Curb									
			Street Lights									
			Standard Utilities									
			Underground Utils.									
			Total Estimated Land Improvements True Cash Value = 45									



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2018	5,000	4,000	9,000			4,737C
Rolling	2017	5,000	3,900	8,900			4,640C
Low	2016	5,000	3,900	8,900			4,599C
High	2015	5,000	3,800	8,800			4,586C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
X PRIVATE RD							
Who	When	What					
TPC	12/27/2017	INSPECTED					
TPC	03/30/2015	INSPECTED					
TPC	04/27/2014	INSPECTED					

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STAFFORD CHARLES E	STOLP K & STAFFORD B	0	10/30/2017	DC	DEATH CERTIFICATE	2017-03980	PTA	0.0
STAFFORD CHARLES P	STAFFORD CHARLES E ETAL	0	08/12/2010	DC	CERTIFICATE OF DEATH	2014-03905		0.0
STAFFORD JANET M	STAFFORD CHARLES E & JANE	0	07/16/2004	DC	CERTIFICATE OF DEATH	2014-03904		0.0
STAFFORD CHARLES E	STAFFORD CHARLES E & JANE	0	06/08/2004	QC	Not Qualified	04-0/2991		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
W FIRST ST		School: LAKE CITY - 57020				
		P.R.E. 0%				
Owner's Name/Address	MAP #:					
STOLP K & STAFFORD B 598 TRIBUTARY DR FORT LAWN SC 29714	2018 Est TCV 27,564 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA							
			Description	Frontage	Depth	Rate	%Adj.	Reason	Value	
. SEC 10 T22N R8W LOT 84 SAPPHIRE LAKE PLAT.	X		* Factors *							
			<Site Value C> GROUP C 10K				10000	100		10,000
			51 Actual Front Feet, 0.13 Total Acres Total Est. Land Value =						10,000	



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	5,000	8,800	13,800			8,516C
2017	5,000	7,800	12,800			8,341C
2016	5,000	7,800	12,800			8,267C
2015	5,000	7,700	12,700			8,243C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family	Eavestrough Insulation	0 Front Overhang 0 Other Overhang	Gas	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: 2000 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0							
	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	Class: C Effec. Age: 10 Floor Area: 0 Total Base Cost: 12,856 Total Base New : 17,741 Total Depr Cost: 15,967 Estimated T.C.V: 17,564	CntyMult X 1.380 E.C.F. X 1.100	Bsmnt Garage: Carport Area: Roof:
	Town Home	(4) Interior		X No Heating/Cooling			Central Air Wood Furnace											
	Duplex	Trim & Decoration		No./Qual. of Fixtures			(12) Electric	Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj	Rate	Rate	Size	Cost						
	A-Frame	Ex	Ord	Min	Ex. Ord. Min			Other Additions/Adjustments		(17) Garages		Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)						
	Building Style: GRG	Size of Closets		No. of Elec. Outlets			Average Fixture(s)		Base Cost		Mechanical Doors		Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost =		ECF (412 - SAPPHERE LAKE BACK LOTS RES) 1.100 => TCV of Bldg: 1 =			
	Yr Built 2000	Remodeled 0	Lg Ord Small		Many Ave. Few			1		3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		
	Condition: Average	Doors Solid H.C.		(7) Excavation			Average Fixture(s)		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower	
	Room List	(5) Floors		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			3 Fixture Bath		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower	
	Basement	Kitchen:		(8) Basement			2 Fixture Bath		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower	
	1st Floor	Other:		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Softener, Auto		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower	
	2nd Floor	Other:		(9) Basement Finish			Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower	
	Bedrooms			Recreation SF Living SF Walkout Doors No Floor SF			Solar Water Heat		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower	
	(1) Exterior			(10) Floor Support			Ceramic Tile Floor		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan			
	Wood/Shingle			Joists: Unsupported Len: Cntr.Sup:			Ceramic Tile Floor		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan			
	Aluminum/Vinyl			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Ceramic Tile Floor		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan			
	Brick			Lump Sum Items:			Ceramic Tile Floor		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan			
	Insulation						Ceramic Tile Floor		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan			
	(2) Windows						Ceramic Tile Floor		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan			
	Many Avg. Few						Ceramic Tile Floor		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan			
	Large Avg. Small						Ceramic Tile Floor		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan			
	Wood Sash						Ceramic Tile Floor		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan			
	Metal Sash						Ceramic Tile Floor		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan			
	Vinyl Sash						Ceramic Tile Floor		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan			
	Double Hung						Ceramic Tile Floor		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan			
	Horiz. Slide						Ceramic Tile Floor		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan			
	Casement						Ceramic Tile Floor		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan			
	Double Glass						Ceramic Tile Floor		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan			
	Patio Doors						Ceramic Tile Floor		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan			
	Storms & Screens						Ceramic Tile Floor		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan			
	(3) Roof						Ceramic Tile Floor		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan			
	Gable						Ceramic Tile Floor		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan			
	Hip						Ceramic Tile Floor		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan			
	Flat						Ceramic Tile Floor		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan			
	Asphalt Shingle						Ceramic Tile Floor		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan			
	Chimney:						Ceramic Tile Floor		Ceramic Tile Floor		Ceramic Tile Wains		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.
CARLSON SARA L LE	CARLSON SARA L LE	0	02/08/2013	WD	WARRANTY DEED	2013-00842 WD	PTA	0.0
CARLSON SARA L	CARLSON SARA L LE	0	01/20/2010	WD	Download	2010_452WD	PTA	0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
FIRST ST						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2018 Est TCV 10,000					

Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA					
Public Improvements			* Factors *					
			Description	Frontage	Depth	Rate %Adj.	Reason	Value
			<Site Value C> GROUP C 10K			10000 100		10,000
			51 Actual Front Feet, 0.10 Total Acres Total Est. Land Value =					10,000

Tax Description
 . SEC 10 T22N R8W LOT 85 SAPPHIRE LAKE 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
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain
- X PRIVATE RD



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	5,000	0	5,000			1,233C
2017	5,000	0	5,000			1,208C
2016	5,000	0	5,000			1,198C
2015	5,000	0	5,000			1,195C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CARLSON SARA L LE	CARLSON SARA L LE	0	02/08/2013	WD	WARRANTY DEED	2013-00842	PTA	0.0
CARLSON SARA L	CARLSON SARA L LE	0	01/20/2010	WD	Download	2010_452WD	PTA	0.0

Property Address: SAPPHIRE 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: CARLSON SARA L LE
 4229 MAHONEY
 PORTAGE MI 49002
 2018 Est TCV 10,000

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

Public Improvements	Description	Frontage	Depth	Rate	%Adj.	Reason	Value
X Dirt Road	<Site Value C> GROUP C 10K			10000	100		10,000
X Gravel Road	51 Actual Front Feet, 0.11 Total Acres					Total Est. Land Value =	10,000

Tax Description: . SEC 10 T22N R8W LOT 86 SAPPHIRE LAKE PLAT.

Comments/Influences:

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



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Topography of Site

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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	5,000	0	5,000			1,233C
2017	5,000	0	5,000			1,208C
2016	5,000	0	5,000			1,198C
2015	5,000	0	5,000			1,195C

*** 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 FIRST ST	School: LAKE CITY - 57020					
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	P.R.E. 0%					
--	-----------	--	--	--	--	--

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

BECK JOHN M & MARY LOU 1770 S SAPPHIRE AVENUE LAKE CITY MI 49651		2018 Est TCV 2,000				
--	--	--------------------	--	--	--	--

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

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	Description Frontage Depth Front Depth Rate %Adj. Reason Value					
. SEC 10 T22N R8W LOT 87 SAPPHIRE LAKE PLAT.	<Site Value A> Bk Lot 580,590 2000 100 2,000					
Comments/Influences	50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 2,000					

FROM DNR FOR 00						
-----------------	--	--	--	--	--	--



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	1,000	0	1,000			959C
2017	2,500	0	2,500			940C
2016	2,000	0	2,000			932C
2015	2,500	0	2,500			930C

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

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

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

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

Owner's Name/Address 2018 Est TCV 2,000

LILEY WALLACE A & TIMOTHY W
245 OXFORD LAKE DR
OXFORD MI 48371

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

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

. SEC 10 T22N R8W LOT 88 SAPPHIRE LAKE PLAT. X Dirt Road <Site Value A> Bk Lot 580,590 2000 100 2,000

Comments/Influences Gravel Road 50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 2,000

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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	1,000	0	1,000			959C
2017	2,500	0	2,500			940C
2016	2,000	0	2,000			932C
2015	2,500	0	2,500			930C

Who When What 2018 1,000 0 1,000 2017 2,500 0 2,500 2016 2,000 0 2,000 2015 2,500 0 2,500

TPC 12/27/2017 INSPECTED TPC 03/30/2015 INSPECTED

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LAWTON WAYNE E	LAWTON MARCIA	0	04/08/2011	CD	CERTIFICATE OF DEATH	2011-0038		0.0
LAWTON WAYNE E & CAROLYN	LAWTON WAYNE E & MARCIA J	1	03/07/2011	QC	QUIT CLAIM	2011-00632		0.0
		44,500	07/01/1998	WD	Download	320:946		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
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W FIRST ST	School: LAKE CITY - 57020					
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	P.R.E. 100% 05/03/1999					
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Owner's Name/Address	MAP #:
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LAWTON MARCIA J 8221 W 1ST STREET LAKE CITY MI 49651	2018 Est TCV 2,000
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Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA
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Public Improvements	* Factors *
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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<Site Value A>	Bk Lot 580,590				2000	100		2,000
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							60 Actual Front Feet, 0.14 Total Acres	Total Est. Land Value =	2,000
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Tax Description	X	Dirt Road
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. SEC 10 T22N R8W LOT 89 & W 10 FT OF LOT 90 SAPPHIRE LAKE PLAT.	X	Gravel Road
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Comments/Influences	X	Paved Road
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	X	Storm Sewer
--	---	-------------

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

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

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

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

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

		Curb
--	--	------

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

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

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

Topography of Site

X Level

Rolling

Low

High

Landscaped

Swamp

Wooded

Pond

Waterfront

Ravine

Wetland

X Flood Plain

X PRIVATE RD



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	1,000	0	1,000			1,000S
2017	2,500	0	2,500			1,347C
2016	2,000	0	2,000			1,335C
2015	2,500	0	2,500			1,332C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LAWTON MARCIA JEAN	RUSSELL MICHEAL	39,900	08/29/2017	PTA	Arms Length	PTA	PTA	100.0
LAWTON WAYNE E	LAWTON MARCIA	0	04/08/2011	CD	CERTIFICATE OF DEATH	2011-0038		0.0
LAWTON WAYNE E & CAROLYN	LAWTON WAYNE E & MARCIA J	1	03/07/2011	QC	QUIT CLAIM	2011-00632		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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8221 W FIRST ST	School: LAKE CITY - 57020					
	P.R.E. 100% 09/26/2017					

Owner's Name/Address	MAP #:
RUSSELL MICHEAL 8221 W FIRST ST LAKE CITY MI 49651	2018 Est TCV 29,521 TCV/TFA: 52.07

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

Tax Description . SEC 10 T22N R8W E 40 FT OF LOT 90, AND LOT 91 SAPPHIRE LAKE PLAT.	X	Dirt Road					2000	100		2,000
		Gravel Road					2000	100		2,000
Comments/Influences		Paved Road	90 Actual Front Feet, 0.21 Total Acres				Total Est. Land Value =			4,000

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

X Sewer	X	Shed: Metal Prefab	7.19	1.00	140	94	947			
		X Electric	9.59	1.00	80	94	721			
		X Gas	Total Estimated Land Improvements True Cash Value =						1,668	

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

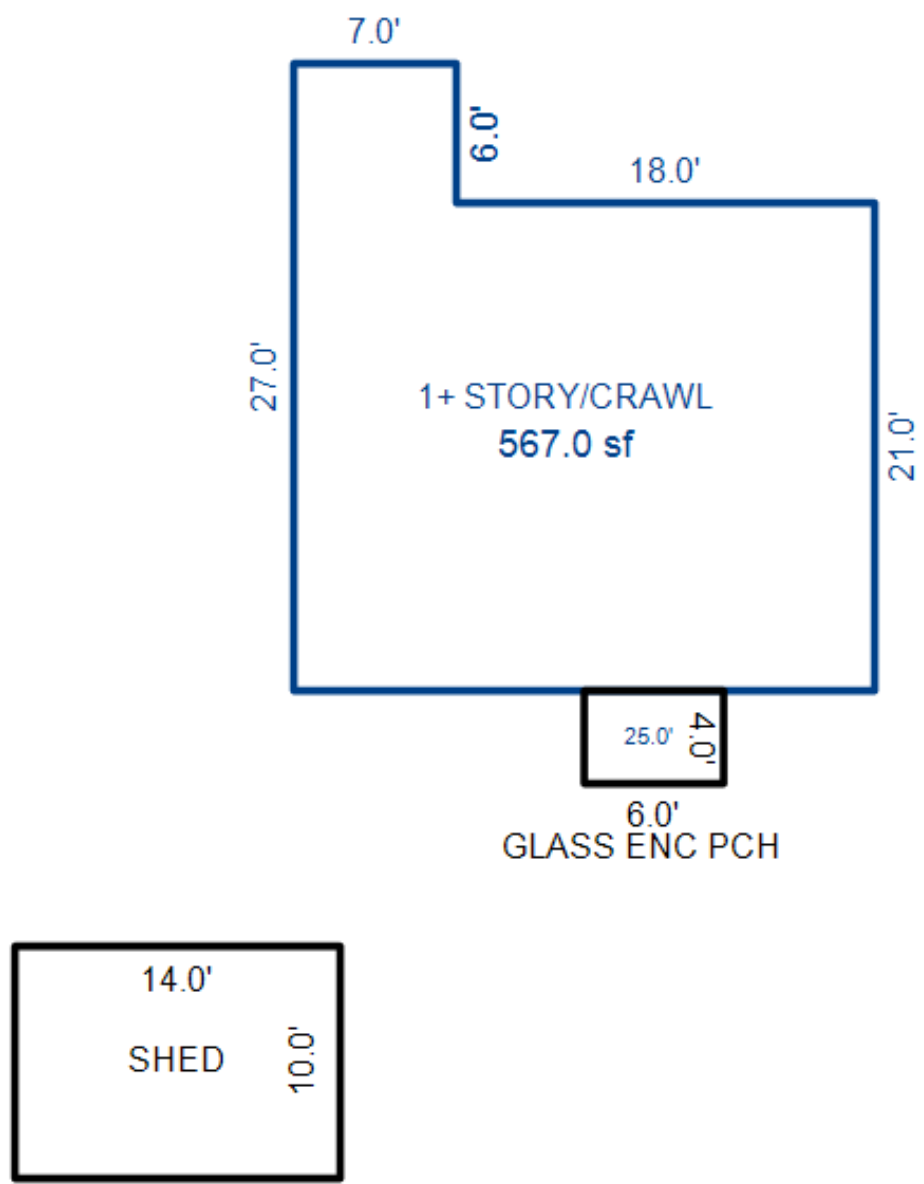


Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	2,000	12,800	14,800			14,800S
2017	5,000	12,800	17,800			14,653C
2016	4,000	13,400	17,400			14,523C
2015	5,000	11,800	16,800			14,480C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 24 150	Type WGEP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:					
X	Wood Frame		Drywall Paneled		Plaster Wood T&G	X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: D Effec. Age: 40 Floor Area: 567 Total Base Cost: 33,891 Total Base New : 46,770 Total Depr Cost: 28,062 Estimated T.C.V: 23,853			CntyMult X 1.380 E.C.F. X 0.850		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1S		Trim & Decoration		X			Central Air Wood Furnace											
Yr Built 1920	Remodeled 1984	Ex	Ord	X	Min	(12) Electric			Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost		
Condition: Average		Lg	Ord	X	Small	0 Amps Service			1	Story Siding	Crawl Space	56.23	-9.83	-0.78	567	25,867		
Room List		(5) Floors		No./Qual. of Fixtures			Other Additions/Adjustments			(13) Plumbing								
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Other:		Ex.	Ord.	X	Min	Average Fixture(s)			Average Fixture(s)							
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Average Fixture(s)			525.00		1		525				
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Many	Ave.	X	Few	1			912.00		1		912			
	Insulation	Basement: 0 S.F. Crawl: 567 S.F. Slab: 0 S.F. Height to Joists: 0.0		1			3 Fixture Bath			2425.00		1		2,425				
(2) Windows		(8) Basement		1			2 Fixture Bath			1235.00		1		1,235				
X	Many Avg. Few	Large Avg. Small		Softener, Auto			Softener, Manual			79.17		24		1,900				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		No Plumbing			Extra Toilet			6.85		150		1,028				
(3) Roof		(9) Basement Finish		1			Extra Sink			Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,		Depr.Cost =		28,062				
X	Double Glass Patio Doors Storms & Screens	Recreation SF Living SF Walkout Doors No Floor SF		1			Separate Shower			0.850 => TCV of Bldg: 1 =		23,853						
(3) Roof		(10) Floor Support		1			Ceramic Tile Floor											
X	Gable Hip Flat	Gambrel Mansard Shed		1			Ceramic Tile Wains											
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1			Ceramic Tub Alcove											
Chimney: Metal				1			Vent Fan											
				Lump Sum Items:			(14) Water/Sewer											
							Public Water											
							Public Sewer											
							Water Well											
							1000 Gal Septic											
							2000 Gal Septic											

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LAWTON WAYNE E & CAROLYN	LAWTON WAYNE E & MARCIA J	1	03/07/2011	QC	QUIT CLAIM	2011-00632		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
W FIRST ST						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 100% 05/03/1999					
	MAP #:					
	2018 Est TCV 2,000					

Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA								
Public Improvements			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X			<Site Value A> Bk Lot 580,590 2000 100 2,000								
			50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 2,000								

Tax Description
 . SEC 10 T22N R8W LOT 92 SAPPHIRE LAKE 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
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain
- X PRIVATE RD



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2016	2,000	0	2,000			932C
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