

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MORAN THOMAS & JUDY A (HW	RACINE JAMES T & DAWN L (	230,000	08/03/2007	WD	Multiple Reference	2007/2871		100.0
		110,000	09/01/1997	WD	Download	313:1142		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
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SIXTH 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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RACINE JAMES T & DAWN L 4050 HIGHCREST DR BRIGHTON MI 48116	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
--	--	--	--	--	--	--	-------------------------	-------

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

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

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

	Low
--	-----

	High
--	------

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

	Swamp
--	-------

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

	Pond
--	------

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

	Ravine
--	--------

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

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

2018	1,000	0	1,000			1,000S
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2017	2,500	0	2,500			2,500S
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2016	3,000	0	3,000			3,000S
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2015	3,000	0	3,000			3,000S
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MORAN THOMAS & JUDY A (HW	RACINE JAMES T & DAWN L (	230,000	08/03/2007	WD	Multiple Reference	2007/2871		100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
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SIXTH ST	School: LAKE CITY - 57020					
----------	---------------------------	--	--	--	--	--

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

Owner's Name/Address	MAP #:
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RACINE JAMES T & DAWN L 4050 HIGHCREST DR BRIGHTON MI 48116	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
-------------	----------	-------	-------	-------	------	-------	--------	-------

<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
--	--	--	--	--	--	--	--	-------------------------	-------

Tax Description	X	Dirt Road
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. SEC 10 T22N R8W LOT 96 SAPPHIRE LAKE PLAT 2.	X	Gravel Road
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Comments/Influences	X	Paved Road
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	X	Storm Sewer
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	X	Sidewalk
--	---	----------

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

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

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

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

		Curb
--	--	------

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

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

		Underground Utils.
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Topography of Site
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X Level
---------

Rolling
---------

Low
-----

High
------

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

Swamp
-------

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

Pond
------

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

Ravine
--------

Wetland
---------

X Flood Plain
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X PRIVATE RD
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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			2018	1,000	0	1,000			1,000S
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		TPC 12/27/2017 INSPECTED	2017	2,500	0	2,500			2,500S
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		TPC 04/19/2016 INSPECTED	2016	3,000	0	3,000			3,000S
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MORAN THOMAS & JUDY A (HW	RACINE JAMES T & DAWN L (	230,000	08/03/2007	WD	Multiple Reference	2007/2871		100.0

Property Address: 8251 W 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: RACINE JAMES T & DAWN L  
 4050 HIGHCREST DR  
 BRIGHTON MI 48116  
 2018 Est TCV 2,000

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 97 SAPPHIRE LAKE PLAT 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  
 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			1,000S
2017	2,500	0	2,500			2,500S
2016	3,000	0	3,000			3,000S
2015	3,000	0	3,000			3,000S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MORAN THOMAS & JUDY A (HW	RACINE JAMES T & DAWN L (	230,000	08/03/2007	WD	Multiple Improved	2007/2871		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8251 W SAPPHIRE AVE						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2018 Est TCV 152,143 TCV/TFA: 186.45					

Property Address	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA						
RACINE JAMES T & DAWN L 4050 HIGHCREST DR BRIGHTON MI 48116			* Factors *						
	Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
	X		Sub 600 Plat 2	80.00	121.00	0.8286 1.0000	1000 100		66,289
			80 Actual Front Feet, 0.22 Total Acres Total Est. Land Value = 66,289						
			Land Improvement Cost Estimates						
			Description	Rate	CountyMult.	Size	%Good	Cash Value	
			D/W/P: 3.5 Concrete	3.20	1.00	288	45	415	
			Total Estimated Land Improvements True Cash Value = 415						

Tax Description  
. SEC 10 T22N R8W LOTS 98 & 99 SAPPHIRE LAKE PLAT 2.

Comments/Influences



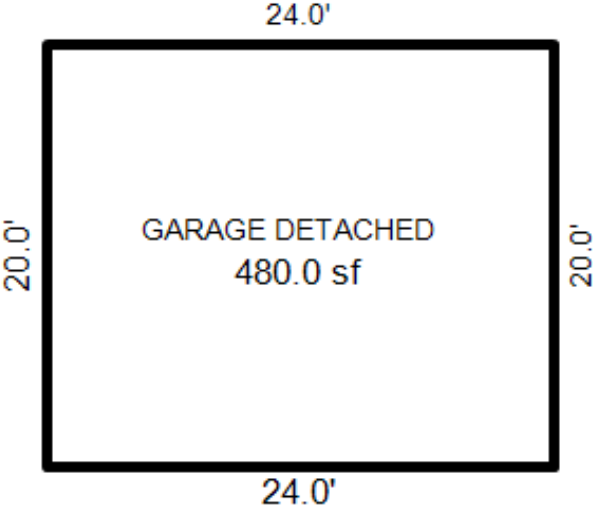
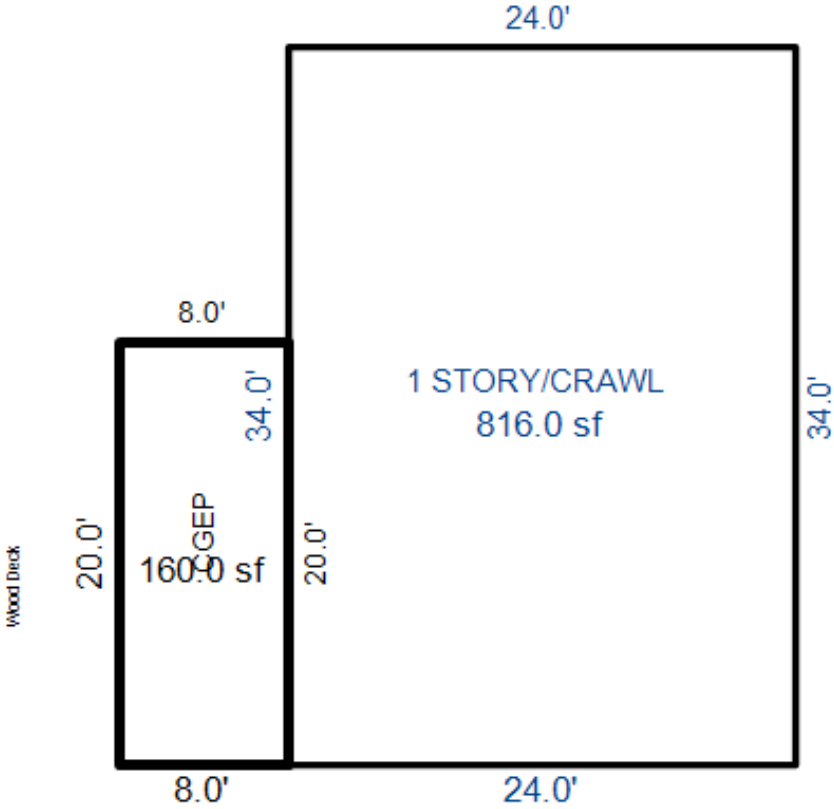
Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Rolling		2018	33,100	43,000	76,100			65,274C
X High		2017	29,800	41,100	70,900			63,932C
Landscaped		2016	29,800	40,100	69,900			63,362C
Swamp		2015	29,800	38,300	68,100			63,173C
Wooded								
Pond								
X Waterfront								
Ravine								
Wetland								
Flood Plain								
X PRIVATE RD								
Who	When	What						
TPC	12/27/2017	INSPECTED						
TPC	04/19/2016	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 Direct-Vented Ga	Area 160 144	Type CGEP (1 Story) Treated Wood	Year Built: 1957 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame Block	X	Drywall Paneled		Plaster Wood T&G												
Building Style: 1S		Trim & Decoration															
Yr Built 1957		Remodeled 0		Size of Closets													
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												
		(6) Ceilings			No./Qual. of Fixtures												
(1) Exterior					Ex. X Ord. Min												
X	Wood/Shingle Aluminum/Vinyl Brick	No. of Elec. Outlets			Many X Ave. Few												
Insulation		(7) Excavation			Basement: 0 S.F. Crawl: 816 S.F. Slab: 0 S.F. Height to Joists: 0.0												
(2) Windows		(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												
X	Many Avg. X Large Few Small				1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens				(14) Water/Sewer												
(3) Roof		(9) Basement Finish			Recreation SF Living SF Walkout Doors No Floor SF												
X	Gable Hip Flat	(10) Floor Support			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:			1 1 1000 Gal Septic 2000 Gal Septic												
Chimney: Block					Lump Sum Items:												
										Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
										1	Story Block	Crawl Space	63.10	-9.25	0.00	816	43,942
										Other Additions/Adjustments		Rate		Size		Cost	
										(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		160		5,544	
										(16) Deck/Balcony		Treated Wood, Standard		144		1,047	
										(17) Garages		Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)		480		8,736	
												Base Cost		2		700	
												Mechanical Doors					
												Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,		Depr.Cost =		62,823	
												ECF (410- SAPPHIRE LAKE AREA)		1.360 => TCV of Bldg: 1 =		85,439	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HANSEN HANS WILLIAM & REB	SWICK PAUL S	106,000	09/29/2014	WD	WARRANTY DEED	2014-03304		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8271 W SAPPHIRE AVE						
	School: LAKE CITY - 57020					
	P.R.E. 100% 10/23/2014					
Owner's Name/Address	MAP #:					
SWICK PAUL S 742 KELLOGG ST PLYMOUTH MI 48170	2018 Est TCV 103,434 TCV/TFA: 179.57					

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 100 SAPPHIRE LAKE PLAT 2.	X		Sub 600 Plat 2	50.00	134.00	1.0000	1.0000	1000	100	50,000
			50 Actual Front Feet, 0.15 Total Acres Total Est. Land Value = 50,000							

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	
								Shed: Wood Frame	8.63	1.00	200	94	1,622
								Residential Local Cost Land Improvements					
								Description	Rate	CountyMult.	Size %Good	Cash Value	
								LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
								Total Estimated Land Improvements True Cash Value = 2,572					

Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Rolling		2018	25,000	26,700	51,700			48,293C
Low		2017	22,500	24,800	47,300			47,300S
High		2016	22,500	24,600	47,100			46,940C
Landscaped		2015	22,500	24,300	46,800			46,800S
Swamp								
Wooded								
Pond								
X Waterfront								
Ravine								
Wetland								
Flood Plain								
X PRIVATE RD								



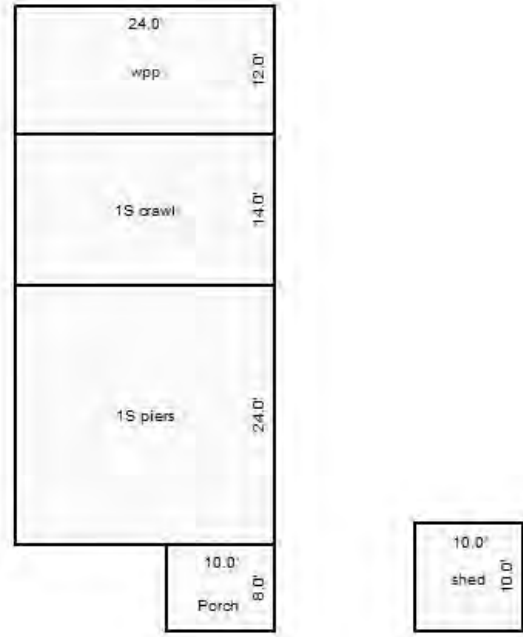
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks			(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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 1 Wood Stove Direct-Vented Ga		Area 80 336 288	Type CCP (1 Story) WGEP (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	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: 1S		Trim & Decoration														
Yr Built 1962	Remodeled 0	Ex	X Ord	Min	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												
				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. Ord. X Min			1 Story Siding Piers			67.77 -14.71 0.97		576 31,121				
				No. of Elec. Outlets			Other Additions/Adjustments			Rate		Size Cost				
				Many X Ave. Few			(13) Plumbing									
(2) Windows		(7) Excavation		(13) Plumbing												
X	Many Avg. X Few	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
X	Large Avg. X Small	(8) Basement														
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor														
X		(9) Basement Finish														
X		Recreation SF Living SF Walkout Doors No Floor SF														
X	(3) Roof	(10) Floor Support														
X	Gable Hip Flat	Joists: Unsupported Len: Cntr.Sup:		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic												
X	Asphalt Shingle			Lump Sum Items:												
Chimney: Block																
Notes: VERTICAL LOG Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 39,125 ECF (410- SAPPHERE LAKE AREA) 1.300 => TCV of Bldg: 1 = 50,862																

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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.
MCCOY THOMAS E	FRANCISCO TAMMY & KIRK	185,000	07/15/2015	WD	Arms Length	2015-02425	PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8281 W SAPPHIRE AVE	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 08/03/2015					
FRANCISCO TAMMY & KIRK 8281 W SAPPHIRE AVE LAKE CITY MI 49651	MAP #: 2018 Est TCV 187,172 TCV/TFA: 185.69					

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 101 SAPPHIRE LAKE PLAT 2.	X		Sub 600 Plat 2	50.00	120.00	1.0000	1.0000	1000	100	50,000
Comments/Influences			50 Actual Front Feet, 0.14 Total Acres Total Est. Land Value = 50,000							

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



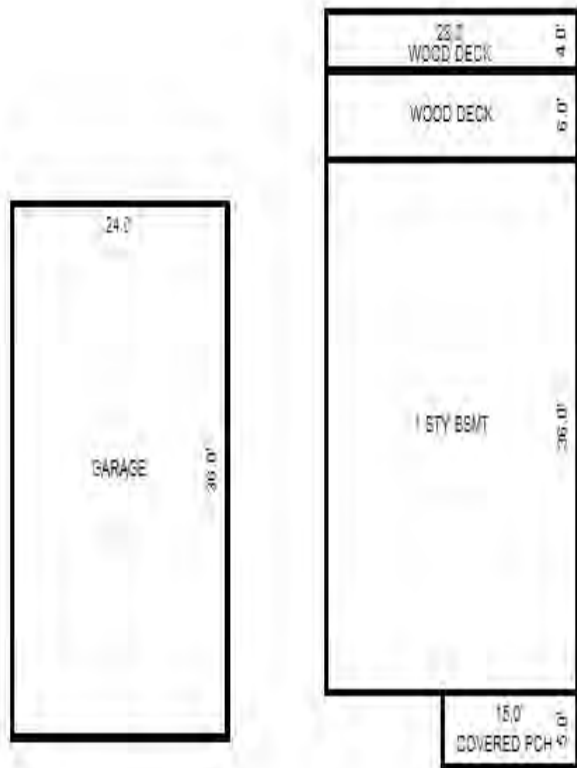
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level							
X Rolling	2018	25,000	68,600	93,600			87,668C
Low							
X High	2017	22,500	65,600	88,100			85,865C
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront	2016	22,500	62,600	85,100			85,100S
Ravine							
Wetland							
Flood Plain	2015	22,500	59,300	81,800			62,069C
X PRIVATE RD							

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 75 168 280	Type CCP (1 Story) Treated Wood Treated Wood	Year Built: 1982 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 864 % 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			1	Class: C Effec. Age: 35 Floor Area: 1008 Total Base Cost: 111,665 Total Base New : 154,098 Total Depr Cost: 100,163 Estimated T.C.V: 136,222	CntyMult X 1.380 E.C.F. X 1.360		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			(12) Electric		Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj		Size Cost			
Yr Built 1966	Remodeled 0	Ex	X	Ord	Min	150 Amps Service			Other Additions/Adjustments		Rate		Size Cost	
Condition: Average		Lg	X	Ord	Small	(13) Plumbing			(9) Basement Finish		11.45		1008 11,542	
Room List		(5) Floors		No./Qual. of Fixtures			Average Fixture(s)		Basement Recreation Finish		775.00		1 775	
	Basement 1st Floor 2nd Floor 4 Bedrooms	Kitchen: Other: Other:		Ex. X Ord. Min			1 3 Fixture Bath		Walk out Basement Door(s)		1600.00		1 1,600	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			2 Fixture Bath		(14) Water/Sewer		1162.00		1 1,162	
X	Wood/Shingle Aluminum/Vinyl Brick	Basement: 1008 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few			Softener, Auto		Public Sewer		1575.00		1 1,575	
(2) Windows		(8) Basement		(13) Plumbing			Softener, Manual		Well, 50 Feet		1575.00		1 1,575	
X	Many Avg. Few	X	Large Avg. Small	8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(15) Built-Ins & Fireplaces		1915.00		1 1,915	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		1008 Recreation SF Living SF 1 Walkout Doors No Floor SF			(14) Water/Sewer		Appliance Allowance Fireplace: Exterior 2 Story		4650.00		1 4,650	
(3) Roof		(10) Floor Support		(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		(16) Porches		32.45		75 2,434	
X	Gable Hip Flat	Gambrel Mansard Shed		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:		(16) Deck/Balcony		7.34		168 1,233	
X	Asphalt Shingle	Chimney: Metal							Treated Wood,Standard		6.71		280 1,879	
									(17) Garages		Class:C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 14.67 Mechanical Doors 350.00		864 12,675 2 700	
									Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 100,163 ECF (410- SAPPHIRE LAKE AREA) 1.360 => TCV of Bldg: 1 = 136,222					

\*\*\* 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.
FISCHER ROBERT & JACQUELI	LECHNER SEAN P	138,000	09/06/2013	WD	WARRANTY DEED	2013-03097 WD	PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8291 W SAPPHIRE AVE			Reroof	09/27/2006	20060324	Complete
Owner's Name/Address	P.R.E. 0%					
LECHNER SEAN P 974 NOTTIGHILL COURT MONROE MI 48161	MAP #:					
	2018 Est TCV 172,336 TCV/TFA: 184.12					

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 102 SAPPHIRE LAKE PLAT 2.	X		Dirt Road	65.00	107.00	0.9004	1.0000	1000	100		58,524				
Comments/Influences			Gravel Road	65 Actual Front Feet, 0.16 Total Acres							Total Est. Land Value =	58,524			
			Paved Road	Land Improvement Cost Estimates											
			Storm Sewer	Description							Rate	CountyMult.	Size	%Good	Cash Value
			Sidewalk	D/W/P: 3.5 Concrete							3.20	1.00	388	71	882
			Water	Total Estimated Land Improvements True Cash Value =											882



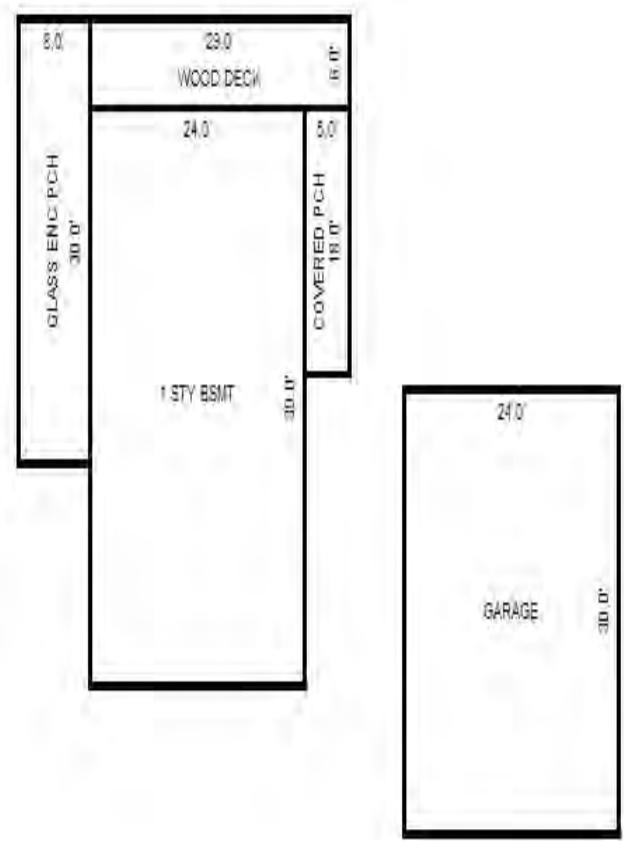
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level							
X Rolling	2018	29,300	56,900	86,200			74,324C
X Low	2017	26,300	54,500	80,800			72,796C
X High	2016	26,300	52,000	78,300			72,147C
Landscaped	2015	26,300	49,200	75,500			71,932C
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							
X PRIVATE RD							
Who When What							
TPC 12/27/2017 INSPECTED							
TPC 03/30/2015 INSPECTED							
TPC 12/20/2013 INSPECTED							

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage										
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga			Year Built: 1985 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 720 % 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 1975	Remodeled 2006		Ex	X	Ord		Min	Size of Closets																
Condition: Average			Lg	X	Ord		Small	Doors																
Room List		(5) Floors		Central Air Wood Furnace																				
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(12) Electric			0 Amps Service																	
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories Exterior			Foundation		Rate		Bsmnt-Adj		Heat-Adj		Size		Cost				
	Wood/Shingle Aluminum/Vinyl Brick				Ex.	X	Ord.		Min	1 Story Siding			Basement		60.17		0.00		0.00		936		56,319	
X	Insulation	(7) Excavation		No. of Elec. Outlets			Other Additions/Adjustments			Rate														
		Basement: 936 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many			X	Ave.		Few	(1) Exterior													
X	(2) Windows	(8) Basement		(13) Plumbing			Average Fixture(s)																	
	Many Avg. X Few	Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor		1			3 Fixture Bath																	
X	Wood Sash Metal Sash	(9) Basement Finish		1			2 Fixture Bath																	
X	Vinyl Sash Double Hung Horiz. Slide Casement	450 Recreation SF Living SF		1			Softener, Auto																	
X	Double Glass Patio Doors Storms & Screens	1 Walkout Doors No Floor SF					Softener, Manual																	
(3) Roof		(10) Floor Support		(14) Water/Sewer			Solar Water Heat																	
X	Gable Hip Flat	Gambrel Mansard Shed		1			No Plumbing																	
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1			Extra Toilet																	
Chimney:				Lump Sum Items:			Extra Sink																	
							Separate Shower																	
							Ceramic Tile Floor																	
							Ceramic Tile Wains																	
							Ceramic Tub Alcove																	
							Vent Fan																	
							(15) Built-Ins & Fireplaces																	
							Appliance Allowance																	
							Fireplace: Exterior 1 Story																	
							(16) Porches																	
							WCP (1 Story), Standard																	
							WGEP (1 Story), Standard																	
							Treated Wood,Standard																	
							(17) Garages																	
							Class:CD Exterior: Siding																	
							Foundation: 18 Inch (Unfinished)																	
							Base Cost																	
							Mechanical Doors																	
							Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,																	
							Separately Depreciated Items:																	
							(9) Basement Finish																	
							Basement Recreation Finish																	
							County Multiplier = 1.38 =>																	
							Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,																	
							ECF (410- SAPPHIRE LAKE AREA)																	
							1.360 => TCV of Bldg: 1 =																	

\*\*\* 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.
EBELS KIMBERLY G & MICHAEL	FARMER PHILLIP C & STEVE	140,000	01/20/2012	WD	Split Improved	2012-00200	PTA	100.0
REED MARY L (KNA) POWERS	EBELS KIMBERLY G & MICHAEL	179,000	08/26/2005	WD	Arms Length	05-0/3352		100.0
		120,000	11/01/1997	WD	Download	315:137		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8303 W SAPPHIRE AVE			Addition	04/26/2013	2013-0113	100%

Owner's Name/Address	MAP #:	2018 Est TCV 235,105 TCV/TFA: 164.87
FARMER PHILLIP C & STEVE 2865 SAMPSON RD PEMBERVILLE OH 43450		

X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA
		* Factors *
		Description Frontage Depth Front Depth Rate %Adj. Reason Value
		Sub 600 Plat 2 65.00 146.76 0.9004 1.0000 1000 100 58,524
		65 Actual Front Feet, 0.22 Total Acres Total Est. Land Value = 58,524

Tax Description	Public Improvements	Description	Rate	CountyMult.	Size	%Good	Cash Value
. SEC 10 T22N R8W LOT 103 SAPPHIRE LAKE PLAT 2. FULLY ASSESSED WITH PIN 009-600-198-85 DESCRIBED AS Parcel of land situated Southwesterly of and adjacent to Lot 103 and Seventh Street (vacated) I Sapphire Lake Plat No. 2 1 Section 10 1 T22N 1 R8W 1 Lake Township 1 Missaukee County/ Michigan and described as Beginning at the Southeasterly corner of said Lot 103 1 thence S48°05 1 25nE 15.00 feet 1 thence S41°48 1 38°W 14.57 feet/ thence S87°47'43"W 90.23 feet 1 thence N41°48 1 38"E 77.38 feet to the	X	Dirt Road					
	X	Gravel Road					

X	Water	Residential Local Cost Land Improvements	Description	Rate	CountyMult.	Size	%Good	Cash Value
X	Sewer		Shed: Wood Frame	11.53	1.00	96	94	1,041
X	Electric							
X	Gas		LAND IMPROVE 2500	2500.00	1.00	1.0	97	2,425
X	Curb		Total Estimated Land Improvements True Cash Value =					3,466

X	Street Lights	Standard Utilities	Underground Utils.
X			

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 RD



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	29,300	88,300	117,600			94,044C
2017	26,300	84,500	110,800			92,110C
2016	26,300	80,700	107,000			91,289C
2015	26,300	76,500	102,800			91,016C

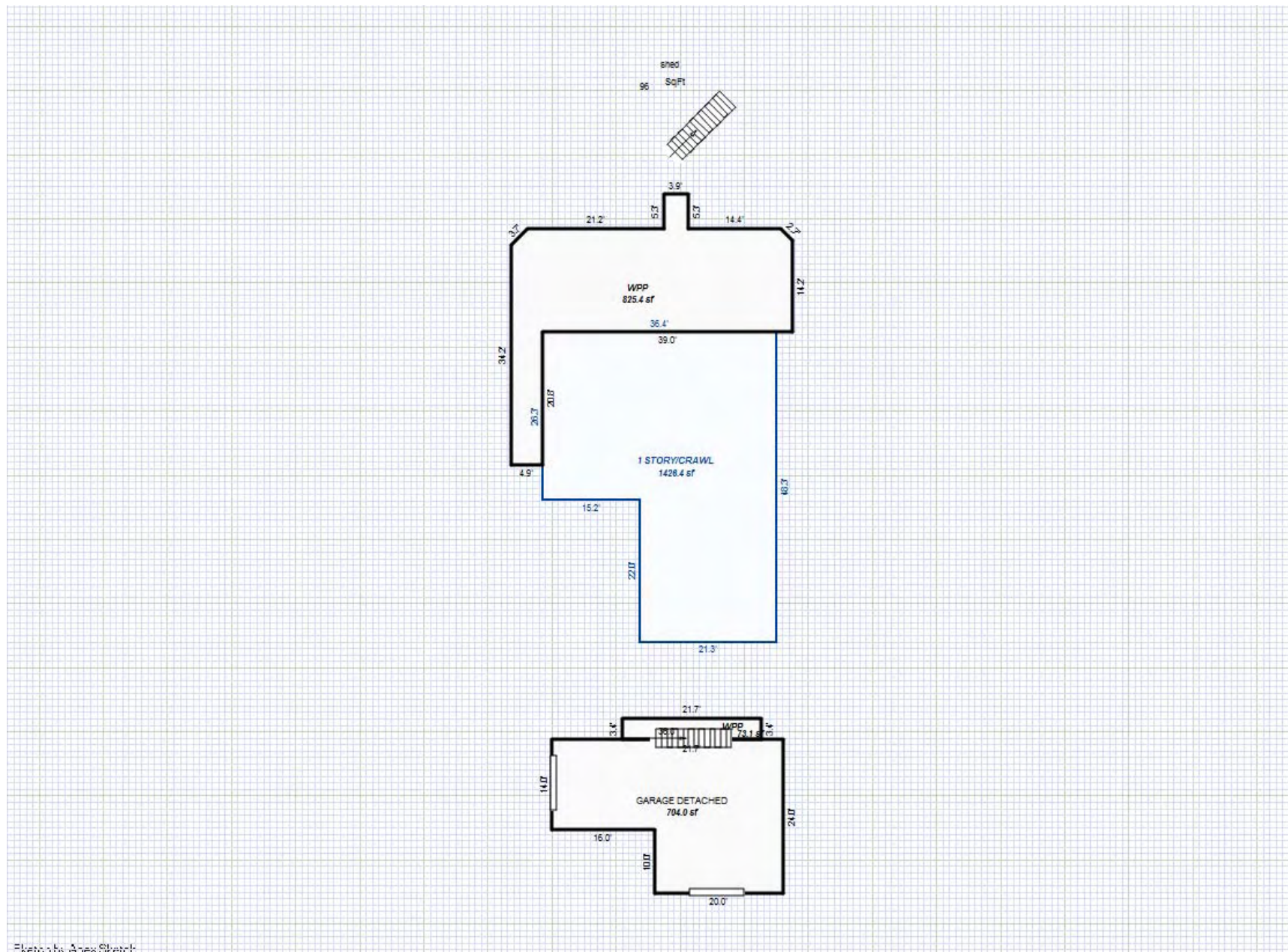
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		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: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 704 % Good: 0 Storage Area: 480 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								825 73 68	WPP WPP Treated Wood						
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj			Class: C +10 Effec. Age: 20 Floor Area: 1426 CntyMult Total Base Cost: 115,299 X 1.380 Total Base New : 159,113 E.C.F. Total Depr Cost: 127,290 X 1.360 Estimated T.C.V: 173,115				Bsmnt Garage: Carport Area: Roof:						
Yr Built 1972	Remodeled 2013	Ex	X	Ord			Min	(12) Electric			Rate		Size Cost		Size Cost					
Condition: Average		Size of Closets		100			Amps Service			Other Additions/Adjustments		Rate		Size Cost		Size Cost				
Room List		(5) Floors		No./Qual. of Fixtures			No. of Elec. Outlets			(13) Plumbing										
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		Ex. X Ord. Min			Many X Ave. Few			Average Fixture(s) 3 Fixture Bath			760.00 2400.00		1 1		760 2,400			
(1) Exterior		(6) Ceilings		Basement: 0 S.F. Crawl: 1426 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			Public Sewer Well, 50 Feet			1162.00 1575.00		1 1		1,162 1,575			
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		(8) Basement			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual			(15) Built-Ins & Fireplaces			1915.00		1		1,915			
	Insulation	Basement Finish		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			(16) Porches			7.10 16.32		825 73		5,858 1,191			
(2) Windows		Recreation SF Living SF Walkout Doors No Floor SF		(9) Basement			(14) Water/Sewer			(16) Deck/Balcony			9.31		68		633			
X	Many Avg. Few	X	Large Avg. Small	(10) Floor Support			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			(17) Garages			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Mechanical Doors Storage area over garage		17.47 350.00 3.95		704 1 480		12,299 350 1,896	
(3) Roof		Chimney: Metal		Lump Sum Items:			Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, ECF (410- SAPPHIRE LAKE AREA)			Depr.Cost = 1.360 => TCV of Bldg: 1 =			127,290 173,115							

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



Sketch by Apex Sketch

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: 401 RESIDENTIAL-I		Zoning:	Building Permit(s)	Date	Number	Status				
8313 W SAPPHIRE AVE		School: LAKE CITY - 57020		P.R.E. 100% 05/01/1995								
Owner's Name/Address		MAP #:		2018 Est TCV 121,882 TCV/TFA: 143.73								
CAVANAUGH WM J LIFE ESTATE CAVANAUGH JAMES 2760 CLEAR LAKE GRASS LAKE MI 49240		X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA								
Tax Description		Public Improvements		* Factors *								
. SEC 10 T22N R8W LOT 104 SAPPHIRE LAKE PLAT 2		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Gravel Road		Sub 600 Plat 2 50.00 100.00 1.0000 1.0000 1000 100 50,000								
MISC UNIT IN PLACE IS 320 FT RETAINING WALL CALCULATED FROM		Paved Road		50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 50,000								
UIP PG 179 (BASEMENT WALL PORTION OF STATE ASSESSOR MANUAL)		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 1200 0 0								
		Sewer		Shed: Wood Frame 11.06 1.00 120 95 1,261								
		Electric		Residential Local Cost Land Improvements								
		Gas		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		Curb		LAND IMPROVE 2500 2500.00 1.00 1.0 95 2,375								
		Street Lights		Total Estimated Land Improvements True Cash Value = 3,636								
		Standard Utilities										
		Underground Utils.										
Topography of Site												
Level												
X Rolling												
Low												
X High												
Landscaped												
Swamp												
Wooded												
Pond												
X Waterfront												
Ravine												
Wetland												
Flood Plain												
X PRIVATE RD		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
Who		When	What	2018	25,000	35,900	60,900		48,349C			
TPC 12/27/2017 INSPECTED		2017	22,500	33,300	55,800			47,355C				
TPC 03/30/2015 INSPECTED		2016	22,500	33,100	55,600			46,933C				
TPC 12/11/2013 INSPECTED		2015	22,500	32,600	55,100			46,793C				

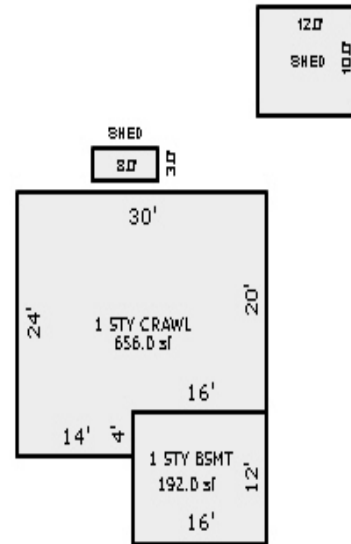


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage							
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		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	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			Stories Exterior			Foundation		Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
Yr Built 1964	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Crawl Space		69.48		-10.22		0.00		656		38,875	
Condition: Average		Lg		Ord	X	Small	Ex. X Ord. Min			Basement		69.48		0.00		0.00		192		13,340	
Room List		Size of Closets		(12) Electric			No. of Elec. Outlets			Walk out Basement Door(s)		775.00						1		775	
	Basement 1st Floor 2nd Floor 3 Bedrooms						Many X Ave. Few			Average Fixture(s)		760.00						1		760	
(1) Exterior		(4) Interior		(6) Ceilings			(13) Plumbing			Average Fixture(s)		760.00						1		760	
X	Wood/Shingle Aluminum/Vinyl Brick	X	Tile	Basement: 192 S.F. Crawl: 656 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		1162.00 2700.00						1 1		1,162 2,700	
X	Insulation	(7) Excavation		(8) Basement			(14) Water/Sewer			Public Sewer								1		1,915	
(2) Windows		Basement Finish		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Well, 100 Feet		1915.00 3875.00						1 1		3,875	
X	Many Avg. Few	X	Large Avg. Small	(9) Basement Finish			Lump Sum Items:			Appliance Allowance		1915.00						1		1,915	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement		Recreation SF Living SF 1 Walkout Doors No Floor SF	(10) Floor Support						Fireplace: Exterior 1 Story		3875.00						1		3,875	
X	Double Glass Patio Doors Storms & Screens			Joists: Unsupported Len: Cntr.Sup:						Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, ECF (410- SAPPHIRE LAKE AREA)		1.300 => TCV of Bldg: 1 =						52,497 68,246			
(3) Roof																					
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.
CLARK GARY E & MARIE G TR	SAPPHIRE HLDING CO LLC	0	01/30/2009	QC	Not Qualified	2009/469		0.0
CLARK GARY E & MARIE G (H	CLARK GARY E & MARIE G TR	0	11/27/2006	QC	Not Qualified	06-0/4435		0.0
CLARK ROBERT E (DECEASED)	CLARK GARY	0	03/25/2002	OTH	Not Qualified	06-0/4434		100.0
CLARK ROBERT E (WIDOW)	SELF (LE) & CLARK GARY E	0	10/17/2000	QC	Not Qualified	34-0/1292		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8323 W SAPPHIRE AVE		School: LAKE CITY - 57020				
		P.R.E. 0%				

Owner's Name/Address	MAP #:
SAPPHIRE HOLDING CO LLC 2139 NORTHAMPTON WAY LANSING MI 48912-3529	2018 Est TCV 117,257 TCV/TFA: 151.10

X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA
		* Factors *
		Description Frontage Depth Front Depth Rate %Adj. Reason Value
		Sub 600 Plat 2 50.00 213.44 1.0000 1.0000 1000 100 50,000
		50 Actual Front Feet, 0.25 Total Acres Total Est. Land Value = 50,000

Tax Description	Public Improvements	Land Improvement Cost Estimates
. SEC 10 T22N R8W LOT 105 SAPPHIRE LAKE PLAT 2 AND THAT PART OF THE VACATED ENGEL PARK ADJACENT TO SAID LOT 105. AND FULLY ASSESSED WITH PIN 009-600-193-45 DESCRIBED AS PARCEL OF LAND SITUATED SOUTHWESTERLY OF AND ADJACENT TO LOT 105, SAPPHIRE LAKE PLAT NO.2, SECTION 10, T22N R8W, LAKE TOWNSHIP, MISSAUKEE COUNTYL MICHIGAN AND DESCRIBED AS BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 105, THENCE S41°45'44"W 125.54 FEET L THENCE S87°47'43"W 12.98 FEET, THENCE N00°00'2'49"W 60.71 FEET THENCE	X Dirt Road	
	X Gravel Road	
	Paved Road	
	Storm Sewer	
	Sidewalk	
	Water	
	X Sewer	
	X Electric	
	X Gas	
	Curb	

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	500	0	0
Shed: Wood Frame	11.06	1.00	120	95	1,261

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 =					3,636

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

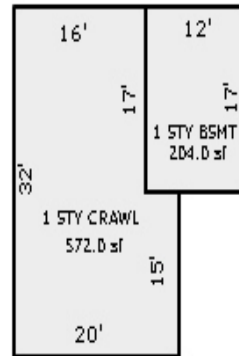
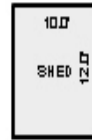


Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2018	25,000	33,600	58,600			50,663C
		TPC 12/27/2017 INSPECTED	2017	22,500	31,200	53,700			49,621C
		TPC 03/30/2015 INSPECTED	2016	22,500	31,000	53,500			49,179C
		TPC 12/11/2013 INSPECTED	2015	22,500	30,500	53,000			49,032C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage											
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:								
X	Wood Frame		Drywall X Paneled		Plaster Wood T&G																			
Building Style: 1S		Trim & Decoration																						
Yr Built 1968	Remodeled 0	Ex	X Ord		Min	Size of Closets																		
Condition: Average		Lg		Ord	X Small	Doors				Solid	X	H.C.												
Room List		(5) Floors		Central Air Wood Furnace																				
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric			100		Amps Service															
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories		Exterior		Foundation		Rate		Bsmnt-Adj		Heat-Adj		Size		Cost			
X	Wood/Shingle Aluminum/Vinyl Brick	X	Tile		Ex.	X	Ord.		Min	1	1	Story Siding	Basement	70.91	0.00	0.00	204	14,466						
	Insulation	(7) Excavation		No. of Elec. Outlets			1		1		Other Additions/Adjustments		Rate		Size		Cost							
(2) Windows		Basement: 204 S.F. Crawl: 572 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			Walk out Basement Door(s)		775.00		(13) Plumbing		Average Fixture(s)		760.00		1		760					
X	Many Avg. Few	X	Large Avg. Small	1			Average Fixture(s)		1		(14) Water/Sewer		Public Sewer		1162.00		1		1,162					
X	Wood Sash Metal Sash Vinyl Sash	8		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			1		3		(15) Built-Ins & Fireplaces		Appliance Allowance		1915.00		1		1,915					
X	Double Hung Horiz. Slide Casement	(8) Basement		Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1		Average Fixture(s)		Fireplace: Exterior 1 Story		3875.00		1		3,875							
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Recreation SF Living SF 1 Walkout Doors No Floor SF			(14) Water/Sewer		Public Water		Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,		Depr.Cost =		48,939									
(3) Roof		(10) Floor Support		1			1000 Gal Septic		2000 Gal Septic		ECF (410- SAPPHIRE LAKE AREA)		1.300 => TCV of Bldg:		1		=		63,621					
X	Gable Hip Flat	Gambrel Mansard Shed		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:																	
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.
THOENES HENRY C JR & NANC	THOENES PROPERTIES LLC	1	04/18/2005	QC	Not Qualified	05-0/1450		0.0
		33,900	10/01/1996	WD	Download	307:662		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
W SAPPHIRE AVE						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2018 Est TCV 58,524					

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  
 . SEC 10 T22N R8W LOT 106 & SE'LY 15 FT OF VACATED 8TH ST ADJACENT THERETO SAPPHIRE LAKE PLAT 2. AND FULLY ASSESSED WITH PIN 600-193-25 DESCRIBED AS PARCEL OF LAND SITUATED SOUTHWESTERLY OF AND ADJACENT TO LOT 106 AND EIGHT STREET (VACATED), SAPPHIRE LAKE PLAT NO.2, SECTION 10, T22N, ROW, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN AND DESCRIBED AS BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 106, THENCE S41°41'14"W 89.36 FEET, THENCE N02'49"W 97.54 FEET, THENCE N41'44'04"E 16.73 FEET THENCE

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

Sub 600 Plat 2	65.00	153.47	0.9004	1.0000	1000	100	58,524
65 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value = 58,524



- 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	29,300	0	29,300			24,432C
2017	26,300	0	26,300			23,930C
2016	26,300	0	26,300			23,717C
2015	26,300	0	26,300			23,647C

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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.
BRANDON CYNTHIA J TRUST	BRANDON CYNTHIA J TRUST	0	07/12/2017	QC	FAMILY SALE	2017-02412	PTA	0.0
BRANDON CYNTHIA J	BRANDON CYNTHIA J TRUST	0	06/09/2011	QC	QUIT CLAIM	2011-01938	PTA	0.0
		26,000	08/01/1998	WD	Download	03-0:5082		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
W SAPPHIRE AVE						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2018 Est TCV 58,524					

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 107 SAPPHIRE LAKE PLAT #2.	X			Sub 600 Plat 2	65.00	100.00	0.9004	1.0000	1000	100	58,524
Comments/Influences				65 Actual Front Feet, 0.15 Total Acres Total Est. Land Value = 58,524							



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	29,300	0	29,300			26,852C
2017	26,300	0	26,300			26,300S
2016	26,300	0	26,300			26,300S
2015	26,300	0	26,300			26,300S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FERGUSON JAMES	ROSS TERESA M	1	04/14/2016	QC	DIVORCE JUDGEMENT	2106-01841		0.0
SCHWACK	FERGUSON	150,000	10/01/2002	WD	Download	02-0:4577		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8365 W SAPPHIRE AVE						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2018 Est TCV 175,240 TCV/TFA: 154.94					

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 LOTS 108 & 109 SAPPHIRE LAKE PLAT #2	X		Sub 600 Plat 2	100.00	100.00	0.7579	1.0000	1000	100		75,786
Comments/Influences			100 Actual Front Feet, 0.23 Total Acres Total Est. Land Value = 75,786								

Comments/Influences	X	Dirt Road	Land Improvement Cost Estimates					
			Description	Rate	CountyMult.	Size	%Good	Cash Value
GAVE -10% SWAMP ADJ FOR POOR FRONTAGE FOR 05	X	Gravel Road	D/W/P: 3.5 Concrete	3.44	1.00	80	0	0
ADDED 144 SQ WD & WO BSM'T FOR 08.	X	Paved Road	Shed: Wood Frame	12.07	1.00	80	50	483
	X	Storm Sewer	Residential Local Cost Land Improvements					
	X	Sidewalk	Description	Rate	CountyMult.	Size	%Good	Cash Value
		Water	LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
		Sewer	Total Estimated Land Improvements True Cash Value = 958					
		Electric						
		Gas						
		Curb						
		Street Lights						
		Standard Utilities						
		Underground Utils.						

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	Rolling	2018	37,900	49,700	87,600			72,742C
	X	Low	2017	34,100	47,600	81,700			71,246C
	X	High	2016	34,100	45,400	79,500			70,611C
	X	Landscaped	2015	34,100	36,300	70,400			70,400S
	X	Swamp							
	X	Wooded							
	X	Pond							
	X	Waterfront							
	X	Ravine							
	X	Wetland							
	X	Flood Plain							
	X	PRIVATE RD							



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 42 240 144	Type CPP Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: 1.5S		Trim & Decoration														
Yr Built 1959	Remodeled 1990	Ex	X	Ord		Min										
Condition: Average		Lg	X	Ord		Small										
Room List		(5) Floors														
	Basement 1st Floor 2nd Floor 4 Bedrooms	Kitchen: Other: Other:														
		(12) Electric														
		200		Amps Service												
		(6) Ceilings														
(1) Exterior		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														
(2) Windows		Basement: 726 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0														
X		Many Avg. Few		X		Large Avg. Small										
X		Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		8		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor										
		(9) Basement Finish														
X		384		Recreation SF Living SF 1 Walkout Doors No Floor SF												
(3) Roof																
X		Gable Hip Flat		Gambrel Mansard Shed												
X		Asphalt Shingle		(10) Floor Support												
		Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:												
				1		Public Water Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic										
						Lump Sum Items:										
								Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost 1.5 Story Siding Basement 85.90 0.00 0.00 726 62,363 1 Story Siding Overhang 41.18 0.00 0.00 42 1,730 Other Additions/Adjustments Rate Size Cost (9) Basement Finish Basement Recreation Finish 11.45 384 4,397 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 Solar Water Heat Well, 50 Feet 1575.00 1 1,575 (15) Built-Ins & Fireplaces Appliance Allowance 1915.00 1 1,915 (16) Porches CPP, Standard 22.26 42 935 (16) Deck/Balcony Treated Wood,Standard 6.85 240 1,644 Treated Wood,Standard 7.53 144 1,084 Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 72,424 ECF (410- SAPPHIRE LAKE AREA) 1.360 => TCV of Bldg: 1 = 98,496								

\*\*\* 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.
KOLLAR DORIS V	KOLLAR DORIS V & KOLLAR D	0	05/08/2014	QC	RELATED PARTY	2014-01788		0.0
KOLLAR FRANK J	KOLLAR DORIS V	0	05/01/2014	DC	CERTIFICATE OF DEATH	2014-01707 DC		0.0

Property Address: 8375 W SAPPHIRE AVE  
 Class: 401 RESIDENTIAL-I Zoning: Building Permit(s): Date: Number: Status:

School: LAKE CITY - 57020  
 P.R.E. 100% 05/01/1995

Owner's Name/Address: KOLLAR DORIS V & KOLLAR DANIEL F & PARKS JULIAN AS JOINT TENANTS  
 PO BOX 514  
 CADILLAC MI 49601  
 MAP #: 2018 Est TCV 155,740 TCV/TFA: 115.88

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	
Sub 600 Plat 2	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: . SEC 10 T22N R8W LOT 110 SAPPHIRE LAKE PLAT 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
- 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	25,000	52,900	77,900			52,425C
2017	22,500	50,500	73,000			51,347C
2016	22,500	48,200	70,700			50,889C
2015	22,500	49,000	71,500		71,500A	50,737C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood Oil Coal X Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area Type		Year Built: 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	1			168 20	Treated Wood Treated Wood	
Building Style: 1.75S		Trim & Decoration											
Yr Built 1971	Remodeled 0	Ex	Ord	X	Min	Size of Closets							
Condition: Average		Lg	Ord	X	Small	Doors							
Room List		(5) Floors		Central Air Wood Furnace		(12) Electric							
	Basement 1st Floor 2nd Floor 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			Ex. X Ord. Min		1.75 Story Siding		Basement		89.87 0.00		-0.38	
Insulation				No. of Elec. Outlets		Other Additions/Adjustments				Rate		Size Cost	
(2) Windows		(7) Excavation		(13) Plumbing		(9) Basement Finish							
X	Many Avg. X Few	Basement: 768 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Basement Recreation Finish		11.25		500		5,625	
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement		(8) Basement		(14) Water/Sewer		Walk out Basement Door(s)		700.00		1		700	
X Double Glass Patio Doors Storms & Screens		500 Recreation SF Living SF 1 Walkout Doors No Floor SF		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Public Sewer		1025.00		1		1,025	
(3) Roof		(9) Basement Finish		(15) Built-Ins & Fireplaces		Average Fixture(s)		630.00		1		630	
X	Gable Hip Flat	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		2 Fixture Bath		1325.00		1		1,325	
X	Asphalt Shingle	(10) Floor Support		(16) Deck/Balcony		Public Sewer		1575.00		1		1,575	
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Treated Wood,Standard		Well, 50 Feet		7.02		168		1,179	
				Treated Wood,Standard		Appliance Allowance		1415.00		1		1,415	
				Lump Sum Items:		Fireplace: Exterior 2 Story		4150.00		1		4,150	
						Treated Wood,Standard		16.26		20		325	
						Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,		Depr.Cost =		77,750			
						ECF (410- SAPPHIRE LAKE AREA)		1.360 => TCV of Bldg: 1 =		105,740			

\*\*\* 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.
NELSON ROBERT H & GEROGIA	NELSON FAMILY REVOCABLE T	1	10/16/2013	QC	RELATED PARTY	2013-03585 QD		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
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W SAPPHIRE AVE	School: LAKE CITY - 57020					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:
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NELSON FAMILY REVOCABLE TRUST 21151 WINTERBERRY WAY ESTERO FL 33928	2018 Est TCV 20,000
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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 C> GROUP C 10K					10000	100		10,000
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<Site Value C> GROUP C 10K					10000	100		10,000
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100 Actual Front Feet, 0.23 Total Acres Total Est. Land Value =								20,000
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Tax Description	X	Dirt Road	Gravel Road	Paved Road	Storm Sewer	Sidewalk	Water	X	Sewer	X	Electric	X	Gas	Curb	Street Lights	Standard Utilities	Underground Utils.
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. SEC 10 T22N R8W LOTS 111 & 112 SAPPHIRE LAKE PLAT 2.																	
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Comments/Influences	Topography of Site
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	Level
--	-------

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

	Low
--	-----

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

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

	Swamp
--	-------

	Wooded
--	--------

	Pond
--	------

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

	Ravine
--	--------

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

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

	X PRIVATE RD
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2018	10,000	0	10,000			2,962C
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2017	10,000	0	10,000			2,902C
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2016	10,000	0	10,000			2,877C
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2015	6,000	0	6,000			2,869C
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Who	When	What
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TPC 12/27/2017	INSPECTED	
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TPC 03/30/2015	INSPECTED	
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TPC 05/30/2014	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.
NELSON ROBERT H & GEROGIA	NELSON FAMILY REVOCABLE T	1	10/16/2013	QC	RELATED PARTY	2013-03585 QD	PTA	0.0
NELSON ROBERT H	NELSON GEORGIA A	0	04/13/2013	DC	CERTIFICATE OF DEATH	2013-083421 DC		0.0
		53,000	05/01/1998	WD	Download	319:555		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status			
8407 W SAPPHIRE AVE									
Owner's Name/Address	School: LAKE CITY - 57020								
	P.R.E. 0%								
	MAP #:								
	2018 Est TCV 72,384 TCV/TFA: 101.38								
	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA						
	Public Improvements		* Factors *						
			Description	Frontage	Depth	Rate %Adj. Reason Value			
			GROUP I \$500	61.00	100.00	0.9328 1.0000 500 100 28,449			
			61 Actual Front Feet, 0.14 Total Acres			Total Est. Land Value = 28,449			
			Land Improvement Cost Estimates						
			Description	Rate	CountyMult.	Size %Good Cash Value			
			D/W/P: 3.5 Concrete	2.98	1.00	211 94 591			
			Shed: Metal Prefab	6.69	1.00	211 50 705			
			Total Estimated Land Improvements True Cash Value =			1,296			
			Topography of Site						
			Level						
	X		Rolling						
			Low						
	X		High						
			Landscaped						
			Swamp						
			Wooded						
			Pond						
			Waterfront						
			Ravine						
			Wetland						
			Flood Plain						
	X		PRIVATE RD						
			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2018	14,200	22,000	36,200			35,326C
			2017	14,200	20,400	34,600			34,600S
			2016	14,500	20,200	34,700			34,700S
			2015	15,300	19,400	34,700			34,700S



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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage														
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack 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 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																							
Building Style: 1S		Trim & Decoration																										
Yr Built 1958	Remodeled 0	Ex	X	Ord		Min	Size of Closets																					
Condition: Average		Lg	X	Ord		Small	Doors			X	Ord		H.C.															
Room List		(5) Floors		Central Air Wood Furnace			(12) Electric																					
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Other:		0 Amps Service																								
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories Exterior			Foundation		Rate		Bsmnt-Adj		Heat-Adj		Size		Cost								
X	Wood/Shingle Aluminum/Vinyl Brick	X	Tile				Ex.		Ord.	X	Min	1 Story Siding			Crawl Space		52.65		-9.23		0.66		714		31,473			
Insulation		Basement: 0 S.F. Crawl: 714 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets			Other Additions/Adjustments			Rate																		
(2) Windows		(7) Excavation		(13) Plumbing			(14) Plumbing																					
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			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			Average Fixture(s) 525.00			Public Sewer Well, 50 Feet 1575.00		Appliance Allowance 1235.00		CGEP (1 Story), Standard 43.25		Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, 1.300 => TCV of Bldg: 1 =		90		3,893		32,799		42,639	
X	Wood Sash Metal Sash Vinyl Sash	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(8) Basement			(16) Porches																					
X	Double Hung Horiz. Slide Casement	(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer																					
X	Double Glass Patio Doors Storms & Screens	(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:																					
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:																										
Chimney:																												

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



Sketch by Apex IVT

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WILSON ROBERT J & AUDREY	WREN MICHAEL A	250,000	06/28/2017	WD	Multiple Improved	2017-02084		100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
W SAPPHIRE AVE						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 100% 07/11/2017					
	MAP #:					
	2018 Est TCV 28,145					

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 114 SAPPHIRE LAKE PLAT 2.				GROUP I \$500	60.00	100.00	0.9382	1.0000	500 100	28,145
Comments/Influences				60 Actual Front Feet, 0.14 Total Acres Total Est. Land Value = 28,145						

Comments/Influences

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

Topography of Site

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	14,100	0	14,100			14,100S
2017	14,100	0	14,100			14,100S
2016	14,300	0	14,300			14,300S
2015	15,000	0	15,000			15,000S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WILSON ROBERT J & AUDREY	WREN MICHAEL A	250,000	06/28/2017	WD	Multiple Improved	2017-02084	PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8427 W SAPPHIRE AVE	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
WREN MICHAEL A USS OKLAHOMA CITY UNIT 100134 FPO AP 96674-2403	MAP #:					
	2018 Est TCV 199,576 TCV/TFA: 154.23					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA					
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason
. SEC 10 T22N R8W LOT 115 & SE'LY 15 FT OF VACATED 10TH ST ADJACENT THERETO SAPPHIRE LAKE PLAT 2.	X		* Factors *					
			Sub 600 Plat 2	79.00	100.00	0.8328	1.0000	1000 100
Comments/Influences			79 Actual Front Feet, 0.18 Total Acres Total Est. Land Value = 65,791					
			Land Improvement Cost Estimates					
			Description	Rate	CountyMult.	Size	%Good	Cash Value
			D/W/P: Asphalt Paving	1.51	1.00	1400	0	0
			Shed: Wood Frame	9.83	1.00	121	50	595
			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 = 2,970					



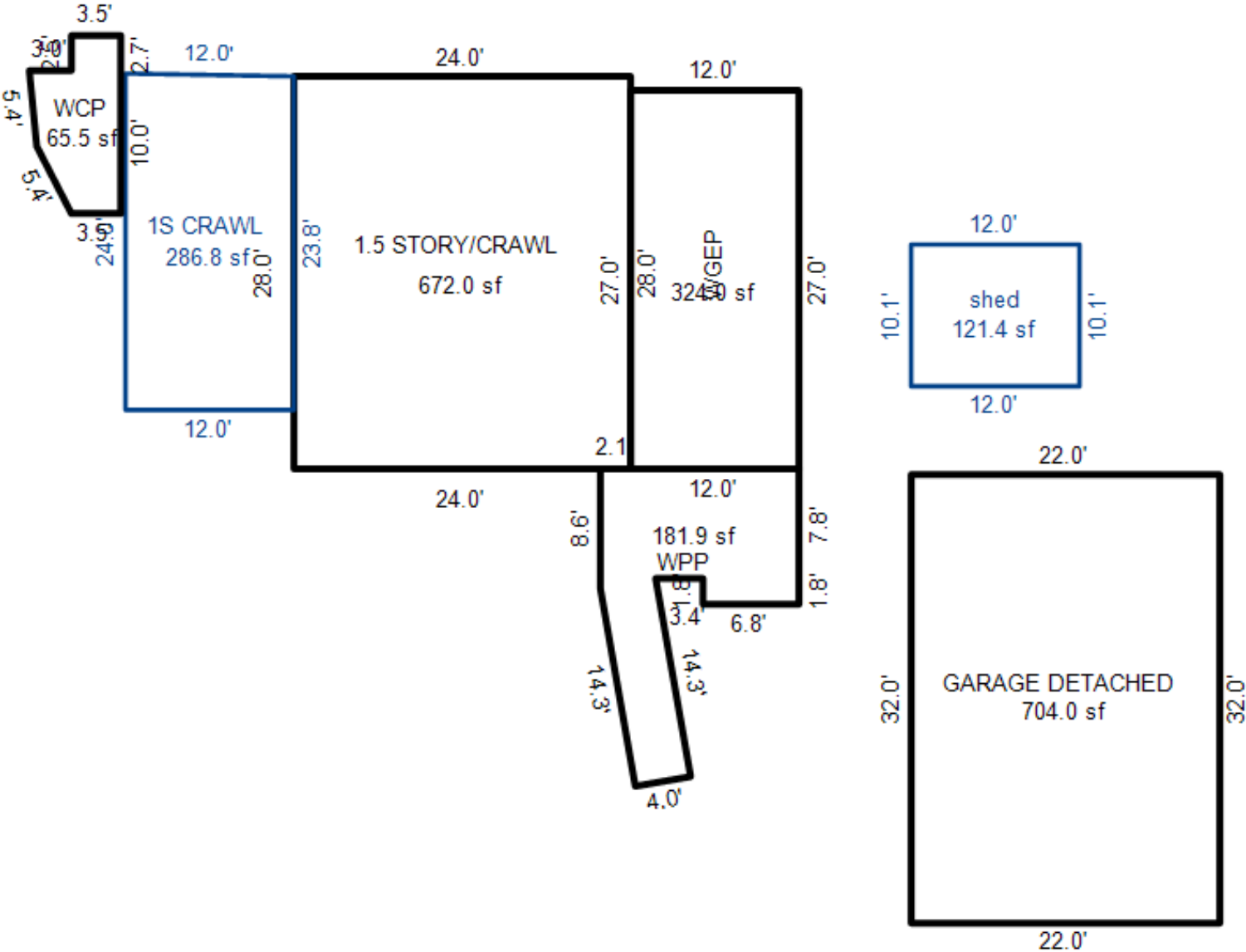
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level							
X Rolling							
X Low							
High							
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							
X PRIVATE RD	2018	32,900	66,900	99,800			99,800S
	2017	29,600	63,600	93,200			63,520C
	2016	29,600	60,800	90,400			62,954C
	2015	29,600	50,400	80,000			62,766C

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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 324 65 181	Type WGEP (1 Story) WCP (1 Story) WPP	Year Built: 2002 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 704 % Good: 0 Storage Area: 470 No Conc. Floor: 0
X	Wood Frame		Drywall Paneled		Plaster Wood T&G												
Building Style: 1.5S		Trim & Decoration															
Yr Built 1970	Remodeled 2002	Ex	X	Ord		Min	Size of Closets										
Condition: Average		Lg	X	Ord		Small	Doors										
Room List		(5) Floors		Central Air Wood Furnace													
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(12) Electric			200			Amps Service							
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Ex. X Ord. Min			Stories Exterior			Foundation Rate Bsmnt-Adj Heat-Adj		Size Cost		
X	Wood/Shingle Aluminum/Vinyl Brick						No. of Elec. Outlets			1.5 Story Siding			Crawl Space 76.32 -8.86 0.00		672 45,333		
	Insulation						Many X Ave. Few			1 Story Siding			Crawl Space 59.88 -8.86 0.00		286 14,592		
(2) Windows		(7) Excavation		(13) Plumbing						Other Additions/Adjustments			Rate		Size Cost		
X	Many Avg. X Few	Large Avg. X Small		Basement: 0 S.F. Crawl: 958 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer			Average Fixture(s) 630.00		1 630		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(8) Basement			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(15) Built-Ins & Fireplaces			3 Fixture Bath 1975.00		1 1,975		
X	Gable Hip Flat	Gambrel Mansard Shed		(9) Basement Finish			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(16) Porches			Well, 100 Feet 2550.00		1 2,550		
X	Asphalt Shingle	Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(15) Built-Ins & Fireplaces			Appliance Allowance 1415.00		1 1,415		
(3) Roof		(10) Floor Support					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			(16) Porches			Fireplace: Exterior 2 Story 4150.00		1 4,150		
X	Chimney: Brick	Joists: Unsupported Len: Cntr.Sup:					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			(16) Porches			Fireplace: Wood Stove 1125.00		1 1,125		
		Lump Sum Items:								(17) Garages			WGEP (1 Story), Standard 25.97		324 8,414		
										(17) Garages			WCP (1 Story), Standard 32.40		65 2,106		
										(17) Garages			WPP, Standard 10.73		181 1,942		
										(17) Garages			Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)				
										(17) Garages			Base Cost 16.77		704 11,806		
										(17) Garages			Mechanical Doors 350.00		2 700		
										(17) Garages			Storage area over garage 3.85		470 1,810		
										(17) Garages			Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 96,187				
										(17) Garages			ECF (410- SAPPHERE LAKE AREA) 1.360 => TCV of Bldg: 1 = 130,815				

\*\*\* 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
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8449 W SAPPHIRE AVE	School: LAKE CITY - 57020					
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	P.R.E. 100% 06/05/1996					
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Owner's Name/Address	MAP #:					
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GARTEE DENNIS R 8449 W SAPPHIRE AVENUE LAKE CITY MI 49651	2018 Est TCV 236,375 TCV/TFA: 189.40					
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	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
			Sub 600 Plat 2	130.00	100.00	0.6824	1.0000	1000 100	88,706
			130 Actual Front Feet, 0.30 Total Acres Total Est. Land Value =						88,706

Taxpayer's Name/Address	Dirt Road					
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GARTEE DENNIS R 8449 W SAPPHIRE AVENUE LAKE CITY MI 49651	X Gravel Road					
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	Paved Road					
	Storm Sewer					
	Sidewalk					
	Water					
	X Sewer					

Tax Description	X Electric					
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. SEC 10 T22N R8W LOTS 116 & 117 & NW'LY 15 FT OF VACATED 10TH ST ADJACENT THERETO SAPPHIRE LAKE PLAT 2.	X Gas					
--	-------	--	--	--	--	--

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

ADD SEWER FOR 05						
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	Topography of Site					
	Level					
	X Rolling					
	Low					
	High					
	X Landscaped					
	Swamp					
	Wooded					
	Pond					
	X Waterfront					
	Ravine					
	Wetland					
	Flood Plain					
	X PRIVATE RD					

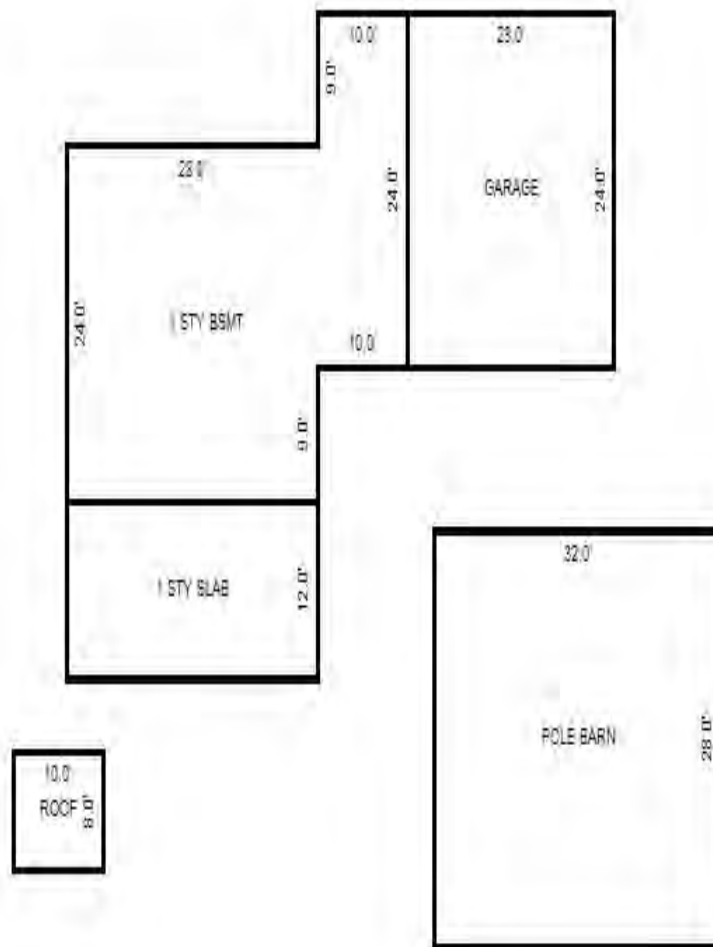
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	44,400	73,800	118,200			94,003C
2017	39,900	70,600	110,500			92,070C
2016	39,900	67,500	107,400			91,249C
2015	39,900	69,300	109,200			90,977C

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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: 1954 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														
Building Style: 1S		Trim & Decoration																	
Yr Built 1954	Remodeled 1974	Ex	X	Ord		Min	Size of Closets												
Condition: Average		Lg	X	Ord		Small	Doors			Solid	X	H.C.							
Room List		(5) Floors		Central Air Wood Furnace															
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric			100 Amps Service												
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories Exterior			Foundation			Rate Bsmnt-Adj		Heat-Adj		Size Cost		
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall		Ex.	X	Ord.		Min	1 Story Siding			Slab			64.63 -11.24		0.00 336 17,939	
	Insulation	Basement: 912 S.F. Crawl: 0 S.F. Slab: 336 S.F. Height to Joists: 0.0		No. of Elec. Outlets			1 Story Siding			Basement			64.63 0.00		0.00 912 58,943				
(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			(9) Basement Finish									
X	Wood Sash		8	Conc. Block	1 Average Fixture(s)			Basement Living Finish			17.25			624 10,764					
X	Metal Sash			Poured Conc.	1 3 Fixture Bath			Walk out Basement Door(s)			775.00			1 775					
X	Vinyl Sash			Stone	1 2 Fixture Bath			(14) Water/Sewer			Average Fixture(s)			760.00 1 760					
X	Double Hung			Treated Wood	Softener, Auto			Public Sewer			2 Fixture Bath			1600.00 1 1,600					
X	Horiz. Slide			X Concrete Floor	Softener, Manual			Solar Water Heat			Well, 50 Feet			1162.00 1 1,162					
X	Casement				No Plumbing			(15) Built-Ins & Fireplaces			Appliance Allowance			1915.00 1 1,915					
X	Double Glass				Extra Toilet			Fireplace: Exterior 1 Story			3875.00			1 3,875					
X	Patio Doors				Extra Sink			(17) Garages			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)								
X	Storms & Screens				Separate Shower			Base Cost			19.60			552 10,819					
(3) Roof		(9) Basement Finish		Ceramic Tile Floor			Common Wall: 1 Wall			-1300.00			1 -1,300						
		624	Recreation SF	Ceramic Tile Wains			Automatic Doors			375.00			1 375						
		1	Living SF	Ceramic Tub Alcove			Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)			Base Cost			9.93		896 8,897				
			Walkout Doors	Vent Fan			Mechanical Doors			325.00			2 650						
			No Floor SF	(14) Water/Sewer			Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,			Depr.Cost =			106,518						
X	Gable			Public Water			Separately Depreciated Items:			Unit-in-Place Cost Items:									
X	Hip			Public Sewer			ROOF STRUCT. (SQ FT)			3.97			80 318						
X	Flat			Water Well			County Multiplier = 1.38 =>			Cost New =			438						
X	Asphalt Shingle			1000 Gal Septic			Phy/Ab.Phy/Func/Econ/Comb.%Good= 72/100/100/100/72.0,			Depr.Cost =			316						
				2000 Gal Septic			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>												
	Chimney:			Lump Sum Items:															

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



Sketch by Apex IVT

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WAALKES THOMAS J TRUST &	HAGE BRYAN J	245,000	08/17/2017	WD	Arms Length	2017-02566	PTA	100.0
WAALKES DEANNA M	WAALKES DEANNA M TRUST	0	10/01/2013	WD	RELATED PARTY	2013-03482 WD	PTA	0.0
WAALKES THOMAS J	WAALKES THOMAS J TRUST	0	01/28/2010	WD	Reference	2010/630		0.0
		136,000	09/01/1995	WD	Download	298:123		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8459 W SAPPHIRE AVE		School: LAKE CITY - 57020				
		P.R.E. 0%				
Owner's Name/Address	MAP #:					
HAGE BRYAN J 8508 TRACINEY BLVD SAN ANTONIO TX 78255	2018 Est TCV 188,496 TCV/TFA: 145.44					

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 118 SAPPHIRE LAKE PLAT 2.	X	Dirt Road		Sub 600 Plat 2	50.00	101.00	1.0000	1.0000	1000	100		50,000
Comments/Influences		Gravel Road		50 Actual Front Feet, 0.12 Total Acres						Total Est. Land Value =	50,000	
GRG IS ON LOT 119		Paved Road		Land Improvement Cost Estimates								
		Storm Sewer		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		Sidewalk		D/W/P: 3.5 Concrete	3.44	1.00	288	0	0			
	X	Water		Fencing: Wd, Split, 2 Rail	8.01	1.00	40	0	0			
	X	Sewer		Residential Local Cost Land Improvements								
	X	Electric		Description	Rate	CountyMult.	Size	%Good	Cash Value			
	X	Gas		LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375			
		Curb		Total Estimated Land Improvements True Cash Value =								2,375
		Street Lights										
		Standard Utilities										
		Underground Utils.										



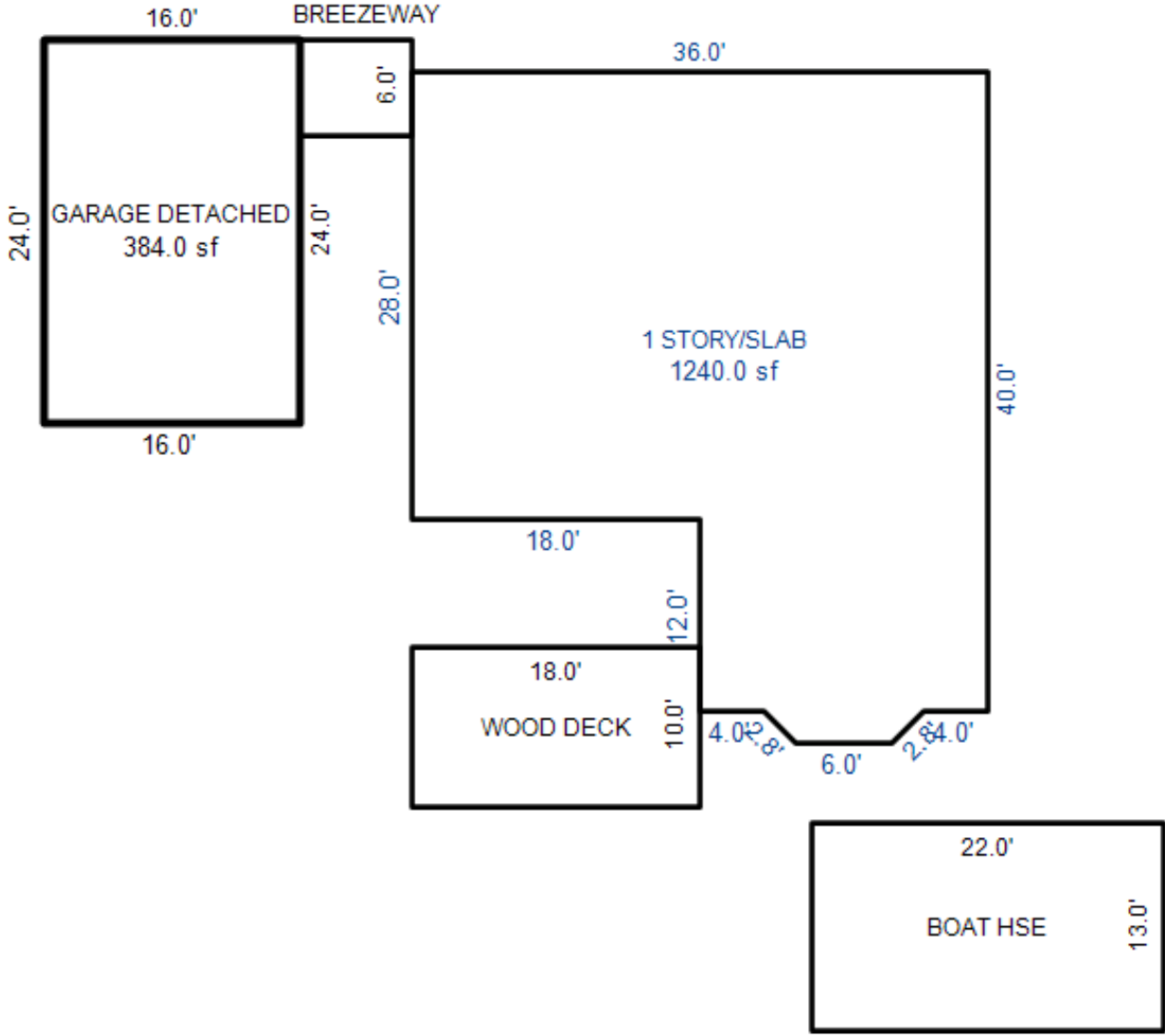
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	Rolling	2018	25,000	69,200	94,200			94,200S
X	Low	High	2017	22,500	64,800	87,300			70,931C
X	Landscaped	Swamp	2016	22,500	61,900	84,400			70,299C
X	Wooded	Pond	2015	22,500	60,800	83,300		83,300W	70,089C
X	Waterfront	Ravine							
X	Wetland	Flood Plain							
X	PRIVATE RD								
Who When What									
TPC 12/27/2017 INSPECTED									
TPC 08/28/2017 INSPECTED									
TPC 03/30/2015 INSPECTED									

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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 180 72 286 80 42	Type Treated Wood Treated Wood Treated Wood Roof Cover Onl Brzwy, FW	Year Built: 1970 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: 384 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 35 Floor Area: 1296 Total Base Cost: 111,582 Total Base New : 153,983 Total Depr Cost: 100,089 Estimated T.C.V: 136,121		CntyMult X 1.380 E.C.F. X 1.360		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			(12) Electric		Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj		Size Cost		Size Cost			
Yr Built	Remodeled	Ex	X	Ord	Min	No./Qual. of Fixtures			1 Story Siding Slab		70.63 -12.28 0.00		1296 75,622			
1958	0	Size of Closets		Ex. X Ord Min			No. of Elec. Outlets		Other Additions/Adjustments		Rate		Size Cost			
Condition: Average		Lg	X	Ord	Small	Many	X	Ave.	Few	(1) Exterior	Rate		Size Cost			
Room List		Doors		Solid X H.C.		(13) Plumbing			(14) Water/Sewer		Rate		Size Cost			
Basement		Kitchen:		1 Average Fixture(s)			Public Water		Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)		Rate		Size Cost			
1st Floor		Other:		2 3 Fixture Bath			Public Sewer		Base Cost		23.28		384 8,940			
2nd Floor		Other:		2 Fixture Bath			Well, 50 Feet		Mechanical Doors		350.00		2 700			
3 Bedrooms				Softener, Auto			(15) Built-Ins & Fireplaces		Class:C Exterior: Block Foundation: 18 Inch (Finished )		29.44		286 8,420			
(1) Exterior		(6) Ceilings		Softener, Manual			Appliance Allowance		Base Cost		350.00		1 350			
Wood/Shingle		Basement: 0 S.F.		Solar Water Heat			Fireplace: Interior 1 Story		Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,		1.360 => TCV of Bldg: 1 =		100,089 136,121			
Aluminum/Vinyl		Crawl: 0 S.F.		No Plumbing			Fireplace: Interior 1 Story		ECF (410- SAPPHIRE LAKE AREA)							
Brick		Slab: 1296 S.F.		Extra Toilet			Fireplace: Interior 1 Story									
Insulation		Height to Joists: 0.0		Extra Sink			Fireplace: Interior 1 Story									
(2) Windows		(8) Basement		Separate Shower			Fireplace: Interior 1 Story									
Many	X	Large			Ceramic Tile Floor			Rate		Rate		Size Cost				
Avg.	X	Avg.			Ceramic Tile Wains			Rate		Rate		Size Cost				
Few		Small			Ceramic Tub Alcove			Rate		Rate		Size Cost				
X	Wood Sash	(9) Basement Finish		Vent Fan			Rate		Rate		Size Cost		Size Cost			
X	Metal Sash	Recreation SF		Lump Sum Items:			Rate		Rate		Size Cost		Size Cost			
X	Vinyl Sash	Living SF					Rate		Rate		Size Cost		Size Cost			
X	Double Hung	Walkout Doors					Rate		Rate		Size Cost		Size Cost			
X	Horiz. Slide	No Floor SF					Rate		Rate		Size Cost		Size Cost			
X	Casement						Rate		Rate		Size Cost		Size Cost			
X	Double Glass						Rate		Rate		Size Cost		Size Cost			
X	Patio Doors						Rate		Rate		Size Cost		Size Cost			
X	Storms & Screens						Rate		Rate		Size Cost		Size Cost			
(3) Roof		(10) Floor Support					Rate		Rate		Size Cost		Size Cost			
X	Gable	1 Public Water					Rate		Rate		Size Cost		Size Cost			
X	Hip	1 Public Sewer					Rate		Rate		Size Cost		Size Cost			
X	Flat	1 Water Well					Rate		Rate		Size Cost		Size Cost			
X	Asphalt Shingle	1000 Gal Septic					Rate		Rate		Size Cost		Size Cost			
Chimney: Brick		2000 Gal Septic					Rate		Rate		Size Cost		Size Cost			

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WAALKES THOMAS J TRUST &	HAGE BRYAN J	245,000	08/17/2017	WD	Multiple Improved	2017-02566	PTA	100.0
WAALKES DEANNA M	WAALKES DEANNA M TRUST	0	10/01/2013	WD	RELATED PARTY	2013-03482 WD	PTA	0.0
WAALKES THOMAS J	WAALKES THOMAS J TRUST	0	01/28/2010	WD	Reference	2010_630WD		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status						
W SAPPHIRE AVE												
Owner's Name/Address	School: LAKE CITY - 57020											
	P.R.E. 0%											
HAGE BRYAN J 8508 TRACINEY BLVD SAN ANTONIO TX 78255	MAP #:											
	2018 Est TCV 28,854											
Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA								
. SEC 10 T22N R8W LOT 119 SAPPHIRE LAKE PLAT 2.	Public Improvements			* Factors *								
Comments/Influences	Dirt Road			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GARAGE CONNECTED TO HOUSE, ASSESSED ON LOT 118	Gravel Road			Sub 600 Plat 2	20.00	101.00	1.4427	1.0000	1000	100		28,854
	Paved Road			20 Actual Front Feet, 0.05 Total Acres Total Est. Land Value = 28,854								
	Storm Sewer											
	Sidewalk											
	Water											
	X	Sewer										
	X	Electric										
	X	Gas										
	Curb											
	Street Lights											
	Standard Utilities											
	Underground Utils.											
	Topography of Site											
	Level											
	X	Rolling										
	Low											
	X	High										
	Landscaped											
	Swamp											
	Wooded											
	Pond											
	X	Waterfront										
	Ravine											
	Wetland											
	Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
	X	PRIVATE RD		2018	14,400	0	14,400			14,400S		
	TPC 12/27/2017 INSPECTED			2017	13,000	0	13,000			5,976C		
	TPC 08/28/2017 INSPECTED			2016	13,000	0	13,000			5,923C		
	TPC 03/30/2015 INSPECTED			2015	13,000	0	13,000		13,000W	5,906C		

Lake Township

Scale: 1" = 100'

Date: 10/20/11

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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.
MONRO NELLIE J LE	MONRO JOHN A & DIANA K	0	01/07/2008	DC	CERTIFICATE OF DEATH	2015-00660		100.0
MONRO JAMES E & SHANNON M	MONRO JOHN A & DIANNA K H	1	07/22/1992	QC	QUIT CLAIM	272P611		0.0
MONRO NILLIE J SURVIVOR O	MONRO NILLIE J LIFE ESTAT	0	05/23/1978	QC	QUIT CLAIM	197P1397		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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8479 W SAPPHIRE AVE	School: LAKE CITY - 57020					
	P.R.E. 100% 10/10/2011					

Owner's Name/Address	MAP #:
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MONRO JOHN A & DIANA K 8479 W SAPPHIRE AVE LAKE CITY MI 49651	2018 Est TCV 122,943 TCV/TFA: 120.06
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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
Sub 600 Plat 2	45.00	100.00	1.0430	1.0000	1000	100		46,937
45 Actual Front Feet, 0.10 Total Acres Total Est. Land Value =								46,937

Tax Description	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	3.20	1.00	184	0	0
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Shed: Metal Prefab	8.78	1.00	63	66	365
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Description	Rate	CountyMult.	Size	%Good	Cash Value
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LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
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Total Estimated Land Improvements True Cash Value =					840
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Comments/Influences	Topography of Site
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	Level
--	-------

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

	Low
--	-----

X	High
---	------

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

	Swamp
--	-------

	Wooded
--	--------

	Pond
--	------

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

	Ravine
--	--------

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

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

X	PRIVATE RD
---	------------

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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			2018	23,500	38,000	61,500			46,075C
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TPC 12/27/2017 INSPECTED			2017	21,100	36,400	57,500			45,128C
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TPC 03/30/2015 INSPECTED			2016	21,100	34,500	55,600			44,726C
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			2015	21,100	33,900	55,000		55,000A	44,593C
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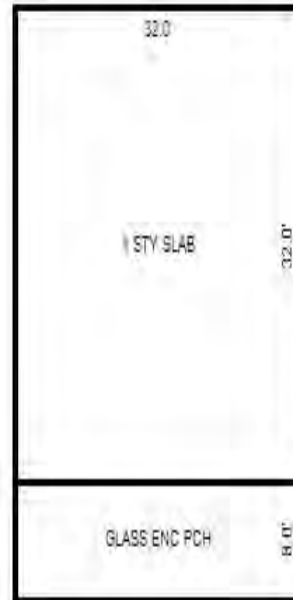
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



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 256	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 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 1956		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 3 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			59.99 -10.40		-2.85		1024 47,862		
X Block Insulation		(7) Excavation		No. of Elec. Outlets			Other Additions/Adjustments			Rate									
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1024 S.F. Height to Joists: 0.0		Many X Ave. Few			(13) Plumbing			Average Fixture(s)			630.00		1		630		
X Many Avg. Few		X Large Avg. Small		(8) Basement			1 Average Fixture(s)			Average Fixture(s)			1025.00		1		1,025		
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor					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			1575.00		1 1,575	
X Double Glass Patio Doors Storms & Screens		(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF						(15) Built-Ins & Fireplaces			Appliance Allowance			1415.00		1 1,415	
(3) Roof		(10) Floor Support								(16) Porches			CGEP (1 Story), Standard			28.80		256 7,373	
X Gable Hip Flat		Gambrel Mansard Shed								Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,			Depr.Cost =			55,269			
X Asphalt Shingle				Joists: Unsupported Len: Cntr.Sup:			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			ECF (410- SAPPHIRE LAKE AREA)			1.360 => TCV of Bldg: 1 =			75,166			
Chimney: Block				Lump Sum Items:															

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

SHED



Sketch by Apex IVT

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

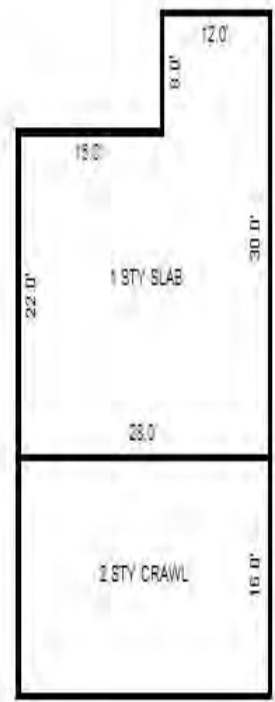
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: 401 RESIDENTIAL-I		Zoning:	Building Permit(s)	Date	Number	Status				
8489 W SAPPHIRE AVE		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 0%										
DODD GEORGE G 63 GROSSE PINES DR ROCHESTER MI 48309		MAP #:		2018 Est TCV 176,935 TCV/TFA: 110.03								
Taxpayer's Name/Address		DODD GEORGE G 63 GROSSE PINES DR ROCHESTER MI 48309		Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA								
Tax Description		. SEC 10 T22N R8W LOT 121 SAPPHIRE LAKE PLAT 2.		Comments/Influences								
Comments/Influences		The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan										
Topography of Site		Level										
X Rolling		Low										
X High		Landscaped										
X Waterfront		Swamp										
X Ravine		Wooded										
X Wetland		Pond										
X Flood Plain		PRIVATE RD										
X		Who		When	What	2018	25,000	63,500	88,500	Board of Review	Tribunal/Other	Taxable Value
X		TPC 12/27/2017 INSPECTED		2017	22,500	60,700	83,200					60,067C
X		TPC 03/30/2015 INSPECTED		2016	22,500	57,900	80,400					59,532C
X				2015	22,500	51,800	74,300					59,354C



\*\*\* Information herein deemed reliable 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: BH Car Capacity: Class: CD Exterior: Block Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 180 % 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: 30 Floor Area: 1608 Total Base Cost: 85,759 Total Base New : 118,348 Total Depr Cost: 92,985 Estimated T.C.V: 126,460		20	WPP	Bsmnt Garage: Carport Area: Roof:		
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost			CntyMult X 1.380 E.C.F. X 1.360		Bsmnt Garage: Carport Area: Roof:			
Yr Built 1972	Remodeled 1999	Ex	Ord	X	Min	(12) Electric			Rate		Rate		Size Cost		
Condition: Average		Lg	Ord	X	Small	0 Amps Service			57.68 -10.09 0.00 712 33,884		57.68 -10.09 0.00 712 33,884		712 33,884		
Room List		(5) Floors		No./Qual. of Fixtures			Other Additions/Adjustments			Rate		Rate		Size Cost	
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		Ex. X Ord. Min			(13) Plumbing			630.00		630.00		1 630	
(1) Exterior		X	Drywall	No. of Elec. Outlets			Average Fixture(s)			1975.00		1975.00		1 1,975	
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Many X Ave. Few			1 Average Fixture(s)			1025.00		1025.00		1 1,025	
(2) Windows		Basement: 0 S.F. Crawl: 448 S.F. Slab: 712 S.F. Height to Joists: 0.0		(13) Plumbing			2 3 Fixture Bath			1575.00		1575.00		1 1,575	
X	Many Avg. X Few	(8) Basement		(13) Plumbing			2 2 Fixture Bath			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		(13) Plumbing			Softener, Auto			2900.00		2900.00		1 2,900	
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		(13) Plumbing			Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			29.46		29.46		20 589	
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer			Class:CD Exterior: Block Foundation: 18 Inch (Unfinished) Base Cost 25.95 Mechanical Doors 350.00 Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 82,843 Separately Depreciated Items: Square footage # 2 is depreciated at 90 %Good... Base Cost Was = 36,745 County Multiplier = 1.38 => Cost New = 50,708 Phy/Ab.+hy/Func/Econ/Comb.%Good= 20/100/100/100/20.0, Depr.Cost = 10,142 ECF (410- SAPPHERE LAKE AREA) 1.360 => TCV of Bldg: 1 = 126,460			1415.00		1415.00		1 1,415	
X	Gable Hip Flat	Gambrel Mansard Shed		(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			2900.00		2900.00		1 2,900	
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:											
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:													

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



Sketch by Apex IVT

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

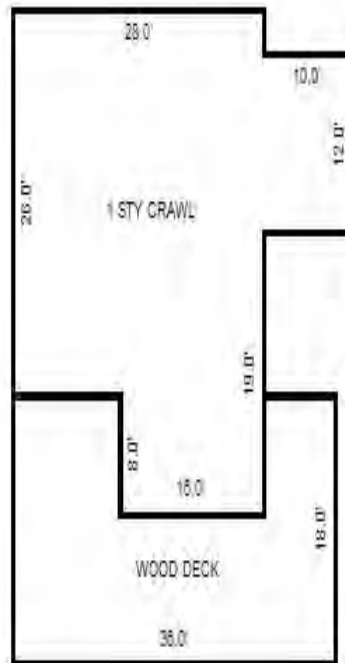
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: 401 RESIDENTIAL-I		Zoning:	Building Permit(s)	Date	Number	Status					
8499 W SAPPHIRE AVE		School: LAKE CITY - 57020		P.R.E. 100% 07/27/1994									
Owner's Name/Address		MAP #:		2018 Est TCV 125,114 TCV/TFA: 128.19									
SPIKER ELDORA M 8499 W 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 *									
SPIKER ELDORA M 8499 W SAPPHIRE AVENUE LAKE CITY MI 49651		X	Dirt Road	Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Gravel Road	Sub 600 Plat 2		50.00	100.00	1.0000	1.0000	1000	100		50,000
		X	Paved Road	50 Actual Front Feet, 0.12 Total Acres		Total Est. Land Value =						50,000	
		X	Storm Sewer	Land Improvement Cost Estimates									
		X	Sidewalk	Description		Rate	CountyMult.	Size	%Good	Cash Value			
		X	Water	Fencing: Wire Mesh, #9		1.87	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 122 SAPPHIRE LAKE PLAT 2.		X	Gas	LAND IMPROVE 1000		1000.00	1.00	1.0	95	950			
Comments/Influences		X	Curb	Total Estimated Land Improvements True Cash Value =								950	
			Street Lights										
			Standard Utilities										
			Underground Utils.										
			Topography of Site										
			Level										
		X	Rolling										
			Low										
		X	High										
			Landscaped										
			Swamp										
			Wooded										
			Pond										
		X	Waterfront										
			Ravine										
			Wetland										
		X	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		X	PRIVATE RD	2018	25,000	37,600	62,600			36,641C			
				2017	22,500	35,900	58,400			35,888C			
				2016	22,500	34,300	56,800			35,568C			
				2015	22,500	32,500	55,000			35,462C			
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan			Who	When	What								



\*\*\* Information herein deemed reliable 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 520	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:								
X	Wood Frame		Drywall X Paneled		Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 35 Floor Area: 976 Total Base Cost: 60,795 Total Base New : 83,896 Total Depr Cost: 54,533 Estimated T.C.V: 74,164		CntyMult X 1.380 E.C.F. X 1.360		Bsmnt Garage: Carport Area: Roof:											
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Foundation Crawl Space		Rate 59.64		Bsmnt-Adj -8.82		Heat-Adj 0.00		Size 976		Cost 49,600				
Yr Built 1958	Remodeled 0	Ex	Ord	X	Min	No./Qual. of Fixtures			Stories 1			Exterior Story Siding		Rate 59.64		Bsmnt-Adj -8.82		Heat-Adj 0.00		Size 976		Cost 49,600		
Condition: Average		Lg	Ord	X	Small	No. of Elec. Outlets			Other Additions/Adjustments			Rate		Bsmnt-Adj		Heat-Adj		Size		Cost				
Room List		Size of Closets		(5) Floors Kitchen: Other: Other:			Many Ave. X Few			(13) Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer Public Sewer Well, 50 Feet		630.00		1		630		630			
Basement 1st Floor 2nd Floor 2 Bedrooms		(6) Ceilings X Tile		Basement: 0 S.F. Crawl: 976 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			(15) Built-Ins & Fireplaces Appliance Allowance Fireplace: Exterior 1 Story (16) Deck/Balcony Treated Wood,Standard Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, ECF (410- SAPPHIRE LAKE AREA)			1025.00 1575.00		1 1		1,025 1,575		1,415 3,450		520 3,099		54,533 74,164	
(1) Exterior		(7) Excavation Basement: 0 S.F. Crawl: 976 S.F. Slab: 0 S.F. Height to Joists: 0.0		(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			(15) Built-Ins & Fireplaces Appliance Allowance Fireplace: Exterior 1 Story (16) Deck/Balcony Treated Wood,Standard Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, ECF (410- SAPPHIRE LAKE AREA)			630.00		1		630		630		630			
X	Wood/Shingle Aluminum/Vinyl Brick	(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			(15) Built-Ins & Fireplaces Appliance Allowance Fireplace: Exterior 1 Story (16) Deck/Balcony Treated Wood,Standard Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, ECF (410- SAPPHIRE LAKE AREA)			630.00		1		630		630		630			
X	Insulation	(9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			(15) Built-Ins & Fireplaces Appliance Allowance Fireplace: Exterior 1 Story (16) Deck/Balcony Treated Wood,Standard Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, ECF (410- SAPPHIRE LAKE AREA)			630.00		1		630		630		630			
(2) Windows		Many Avg. Few	X	Large Avg. Small	(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			(15) Built-Ins & Fireplaces Appliance Allowance Fireplace: Exterior 1 Story (16) Deck/Balcony Treated Wood,Standard Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, ECF (410- SAPPHIRE LAKE AREA)			630.00		1		630		630		630		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			(15) Built-Ins & Fireplaces Appliance Allowance Fireplace: Exterior 1 Story (16) Deck/Balcony Treated Wood,Standard Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, ECF (410- SAPPHIRE LAKE AREA)			630.00		1		630		630		630		630				
(3) Roof		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			(15) Built-Ins & Fireplaces Appliance Allowance Fireplace: Exterior 1 Story (16) Deck/Balcony Treated Wood,Standard Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, ECF (410- SAPPHIRE LAKE AREA)			630.00		1		630		630		630		630				
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			(15) Built-Ins & Fireplaces Appliance Allowance Fireplace: Exterior 1 Story (16) Deck/Balcony Treated Wood,Standard Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, ECF (410- SAPPHIRE LAKE AREA)			630.00		1		630		630		630		630				
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			(15) Built-Ins & Fireplaces Appliance Allowance Fireplace: Exterior 1 Story (16) Deck/Balcony Treated Wood,Standard Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, ECF (410- SAPPHIRE LAKE AREA)			630.00		1		630		630		630		630				
Chimney: Block		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			(15) Built-Ins & Fireplaces Appliance Allowance Fireplace: Exterior 1 Story (16) Deck/Balcony Treated Wood,Standard Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, ECF (410- SAPPHIRE LAKE AREA)			630.00		1		630		630		630		630				

\*\*\* 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.
NORMAN GLORIA J TRUSTEE	MAGIDSOHN KAREN TRUST NO	124,900	08/29/2017	WD	Arms Length	2017-02735	PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8519 W SAPPHIRE AVE						
	School: LAKE CITY - 57020					
	P.R.E. 100% 09/25/2017					
Owner's Name/Address	MAP #:					
MAGIDSOHN KAREN TRUST NO 1 3477 DILLING RD BRETHREN MI 49619	2018 Est TCV 129,366 TCV/TFA: 220.01					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA					
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason
. SEC 10 T22N R8W LOTS 123 & 124 & VACATED WALKWAY BLYING BETWEEN SAID LOTS 123 & 124 OF SAID PLAT EXC THE W 12 FT OF LOT 124 SAPPHIRE LAKE PLAT 2.	X		* Factors *					
			Sub 600 Plat 2	111.00	100.00	0.7269	1.0000	1000 100
			111 Actual Front Feet, 0.26 Total Acres Total Est. Land Value = 80,683					
Comments/Influences			Land Improvement Cost Estimates					
97 H.S. @ 7-97 BOR	X		Description	Rate	CountyMult.	Size	%Good	Cash Value
			Shed: Wood Frame	8.79	1.00	120	50	527
			Total Estimated Land Improvements True Cash Value = 527					

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level							
X Rolling	2018	40,300	24,400	64,700			64,700S
Low							
X High	2017	36,300	24,500	60,800		60,800W	48,521C
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront	2016	36,300	24,300	60,600			48,089C
Ravine							
Wetland							
Flood Plain	2015	36,300	23,800	60,100			47,946C
X PRIVATE RD							

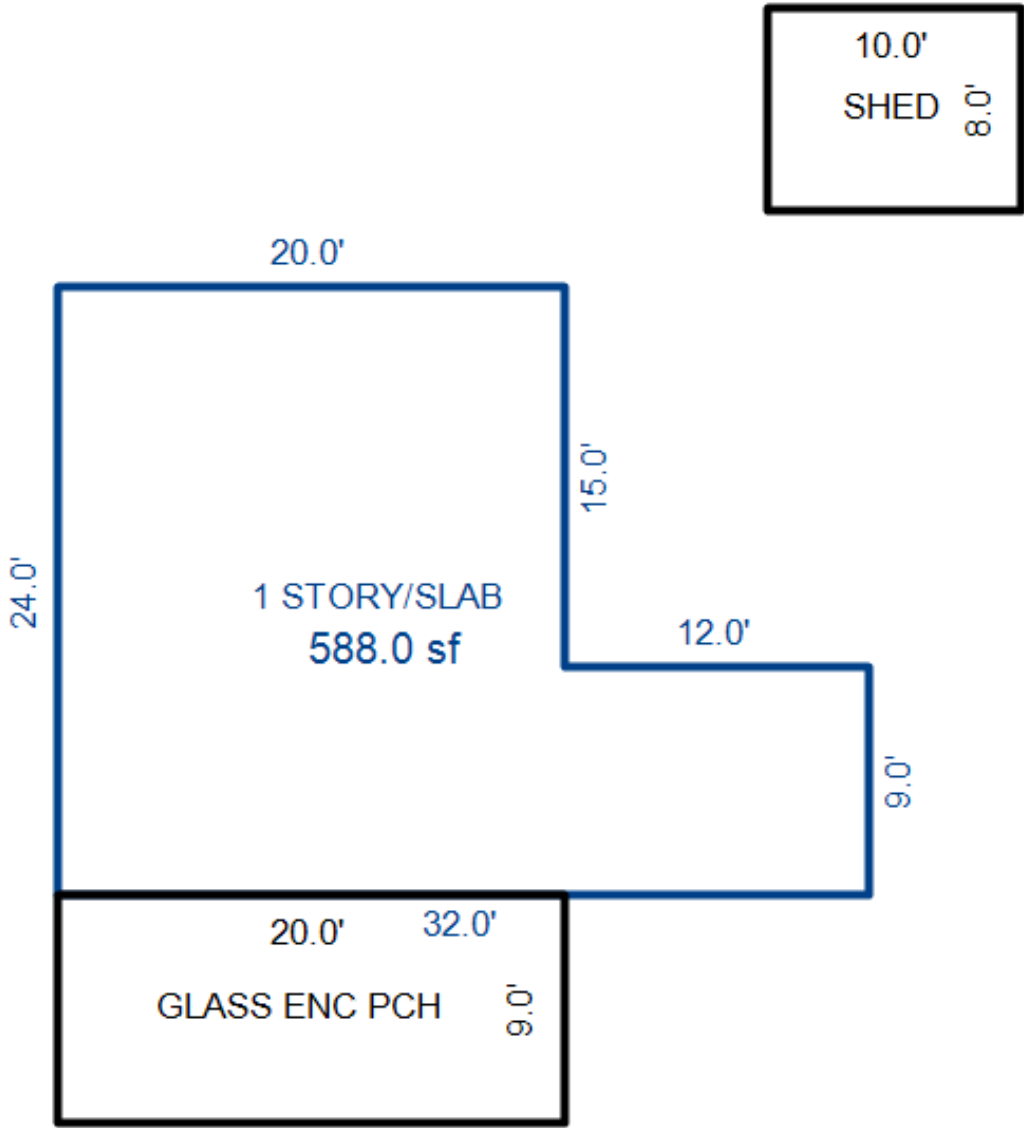


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage											
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	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 180	Type CGEP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:											
X	Wood Frame		(4) Interior Drywall Paneled			Plaster Wood T&G																			
Building Style: 1S		Trim & Decoration		X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: D Effec. Age: 45 Floor Area: 588 Total Base Cost: 48,806 Total Base New : 67,352 Total Depr Cost: 37,043 Estimated T.C.V: 48,156		CntyMult X 1.380 E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:											
Yr Built	Remodeled	Size of Closets		Lg			Central Air Wood Furnace			Rate		Bsmnt-Adj		Heat-Adj		Size		Cost							
1958	1980	Ex		Ord			(12) Electric			71.39		-10.79		-0.78		588		35,174							
Condition: Average		Doors		Solid			0 Amps Service			Other Additions/Adjustments		Rate		Rate		Size		Cost							
Room List		(5) Floors		No./Qual. of Fixtures			Stories			Exterior		Foundation		Rate		Bsmnt-Adj		Heat-Adj		Size		Cost			
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		Ex.			1			1		Story Pine Logs		Slab		71.39		-10.79		-0.78		588		35,174	
(1) Exterior		X		Tile			No. of Elec. Outlets			(13) Plumbing		(14) Water/Sewer		Average Fixture(s)		525.00		1		525					
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Many			X			Average Fixture(s)		(14) Water/Sewer		Public Sewer		912.00		1		912					
	Insulation	Basement: 0 S.F. Crawl: 0 S.F. Slab: 588 S.F. Height to Joists: 0.0		1			3			Average Fixture(s)		(14) Water/Sewer		Well, 50 Feet		1575.00		1		1,575					
(2) Windows		X		Avg.			X			Average Fixture(s)		(15) Built-Ins & Fireplaces		Appliance Allowance		1235.00		1		1,235					
	Many Avg. Few	Large Avg. Small		(8) Basement			2			Average Fixture(s)		(15) Built-Ins & Fireplaces		Fireplace: Exterior 1 Story		3050.00		1		3,050					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Recreation SF Living SF Walkout Doors No Floor SF			1			Average Fixture(s)		(16) Porches		CGEP (1 Story), Standard		31.60		180		5,688					
	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		X			1			Average Fixture(s)		(16) Deck/Balcony		Treated Wood, Standard		8.08		80		646					
(3) Roof		X		Gable Hip Flat			Gambrel Mansard Shed			1			Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0,		Depr.Cost =		37,043								
	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		(16) Water/Sewer		Lump Sum Items:											
Chimney: Stone																									

\*\*\* 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.
VELDSMA ANN TRUST	VANDERVEEN RUSSELL (SUCCE	0	10/06/2009	PTA	Not Qualified			100.0
VELDSMA ANN (Deceased)	VELDSMA ANN ESTATE	0	10/06/2008	OTH	Not Qualified			0.0
VELDSMA ANN	VELDSMA ANN I TRUST	0	03/13/2000	QC	Not Qualified	2009/648		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8529 W SAPPHIRE AVE						
	School: LAKE CITY - 57020					
	P.R.E. 0%					

Owner's Name/Address	MAP #:	2018 Est TC	2018 Est TC	2018 Est TC	2018 Est TC						
VANDERVEEN RUSSELL P O BOX 680 415 W FIRST STREET EVART MI 49631		152,780	152,780	152,780	152,780						
		TCV/TFA: 130.58									
	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
			Sub 600 Plat 2	55.00	100.00	0.9626	1.0000	1000	100		52,943
			55 Actual Front Feet, 0.13 Total Acres					Total Est. Land Value =			52,943

Taxpayer's Name/Address	Tax Description	Value
VANDERVEEN RUSSELL P O BOX 680 415 W FIRST STREET EVART MI 49631	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.	
. SEC 10 T22N R8W LOT 125 SAPPHIRE LAKE PLAT 2.		
Comments/Influences		
Property address changed from 641 N. Sapphire to 8529 N. Sapphire per owner 8-6-04.		



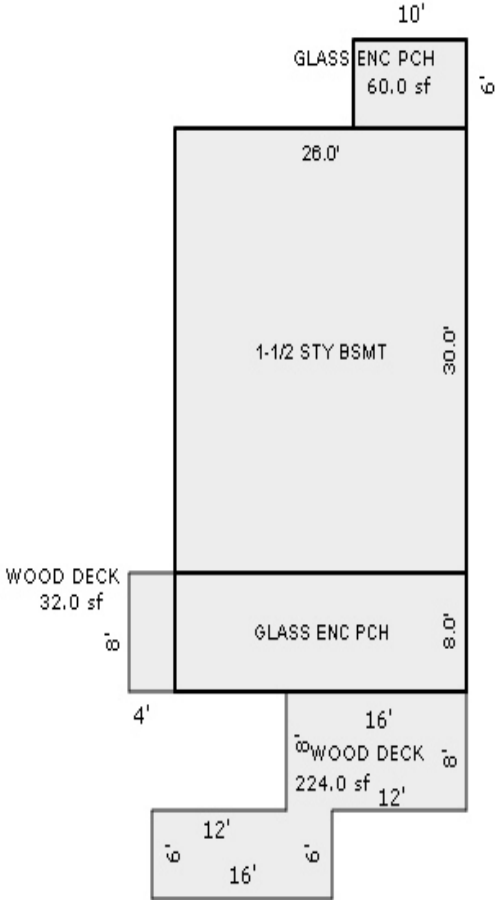
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level							
X Rolling							
X Low							
X High							
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							
X PRIVATE RD							
Who When What	2018	26,500	49,900	76,400			59,728C
TPC 12/27/2017 INSPECTED	2017	23,800	47,700	71,500			58,500C
TPC 03/30/2015 INSPECTED	2016	23,800	45,600	69,400			57,979C
	2015	23,800	46,600	70,400			57,806C

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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 60 208 224	Type WGEP (1 Story) WGEP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame		Drywall Paneled			Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: 1.5S		Trim & Decoration															
Yr Built 1973	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	1.5 Story Siding Basement 79.99 0.00 -0.32 780 62,143									
Insulation				No. of Elec. Outlets				Other Additions/Adjustments Rate Size Cost									
(2) Windows		Basement: 780 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many	X	Ave.	Few	Walk out Basement Door(s) 700.00 1 700									
X	Many Avg. Few	X	Large Avg. Small	(7) Excavation				(13) Plumbing									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	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									
(3) Roof		(9) Basement Finish		1				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors No Floor SF	Lump Sum Items:													
X	Asphalt Shingle			1													
Chimney: Brick																	

\*\*\* 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				
8539 W SAPPHIRE AVE		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 0%		MAP #:								
HEINRITZ CHERYL M ETAL 53357 HAAS RD MENDON MI 49072		2018 Est TCV 108,784 TCV/TFA: 154.52										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA								
. SEC 10 T22N R8W LOT 126 SAPPHIRE LAKE PLAT 2.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Gravel Road	Sub 600 Plat 2 55.00 100.00 0.9626 1.0000 1000 100 52,943								
		X	Paved Road	55 Actual Front Feet, 0.13 Total Acres Total Est. Land Value = 52,943								
		X	Storm Sewer	Land Improvement Cost Estimates								
		X	Sidewalk	Description	Rate	CountyMult.	Size	%Good	Cash Value			
		X	Water	D/W/P: 3.5 Concrete 2.98 1.00 75 0 0								
		X	Sewer	Shed: Wood Frame 8.79 1.00 120 50 527								
		X	Electric	Shed: Wood Frame 10.66 1.00 20 50 107								
		X	Gas	Total Estimated Land Improvements True Cash Value = 634								
		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		
		X	PRIVATE RD	2018	26,500	27,900	54,400			43,835C		
		TPC 12/27/2017 INSPECTED		2017	23,800	26,700	50,500			42,934C		
		TPC 03/30/2015 INSPECTED		2016	23,800	25,500	49,300			42,552C		
				2015	23,800	24,300	48,100			42,425C		



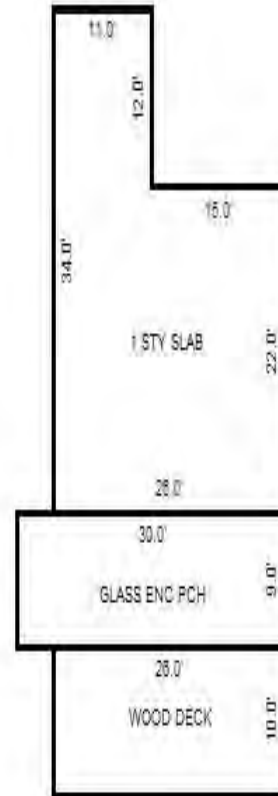
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood Oil Coal X Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga		Area 270 260	Type CGEP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	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 1957	Remodeled 0	Ex	X Ord		Min	Size of Closets							
Condition: Average		Lg		Ord	X Small	Doors							
Room List		(5) Floors		Central Air Wood Furnace									
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(12) Electric 200 Amps Service									
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures Ex. X Ord. Min		Stories Exterior 1 Story Siding Slab		Foundation Slab		Rate Bsmnt-Adj Heat-Adj 52.84 -10.31 0.48		Size Cost 704 30,279	
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets Many X Ave. Few		Other Additions/Adjustments (13) Plumbing Average Fixture(s) (14) Water/Sewer Public Sewer Well, 100 Feet		Rate 525.00 912.00 2425.00				Size Cost 1 525 1 912 1 2,425	
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 704 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		(15) Built-Ins & Fireplaces Appliance Allowance Fireplace: Wood Stove		Rate 1235.00 950.00				Size Cost 1 1,235 1 950	
X	Many Avg. X Large Avg. Small	(8) Basement				(16) Porches CGEP (1 Story), Standard		Rate 27.08				Size Cost 270 7,312	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF		(16) Deck/Balcony Treated Wood, Standard		Rate 6.22				Size Cost 260 1,617	
(3) Roof		(10) Floor Support				Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 40,594 ECF (410- SAPPHIRE LAKE AREA) 1.360 => TCV of Bldg: 1 = 55,207							
X	Gable Hip Flat	Gambrel Mansard Shed		Joists: Unsupported Len: Cntr.Sup:		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic							
X	Asphalt Shingle					Lump Sum Items:							
Chimney: Block													

\*\*\* 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.
RYAN STEVEN R & CHERYL L	RYAN STEVEN R & CHERYL L	0	06/25/2012	QC	QUIT CLAIM	2012-02361	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8545 W SAPPHIRE AVE						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 100% 04/10/2012					
	MAP #:					
	2018 Est TCV 224,263 TCV/TFA: 136.91					

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 127 SAPPHIRE LAKE PLAT 2.	X		Sub 600 Plat 2	55.00	107.00	0.9626	1.0000	1000	100		52,943
			55 Actual Front Feet, 0.14 Total Acres Total Est. Land Value =						52,943		

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.								

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	Rolling	2018	26,500	85,600	112,100			75,940C
	X	Low	2017	23,800	78,800	102,600			74,379C
	X	High	2016	23,800	75,100	98,900			73,716C
	X	Landscaped	2015	23,800	69,100	92,900			73,496C
	X	Swamp							
	X	Wooded							
	X	Pond							
	X	Waterfront							
	X	Ravine							
	X	Wetland							
	X	Flood Plain							
	X	PRIVATE RD							



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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 528	Type WPP	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame		Drywall Paneled		Plaster Wood T&G	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: LOG		Trim & Decoration		Central Air Wood Furnace			(12) Electric										
Yr Built 1994	Remodeled 0	Ex	X	Ord		Min	0			Amps Service							
Condition: Average		Lg	X	Ord		Small	Central Air Wood Furnace										
Room List		(5) Floors		(6) Ceilings			No./Qual. of Fixtures		Stories Exterior Foundation		Rate	Bsmnt-Adj	Heat-Adj	Size	Cost		
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(7) Excavation			Ex. X Ord. Min		1.5 Story Cedar Logs Basement		93.84	0.00	0.00	1092	102,473		
(1) Exterior		(8) Basement		Basement: 1092 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			No. of Elec. Outlets		Other Additions/Adjustments		Rate		Size		Cost		
X	Wood/Shingle Aluminum/Vinyl Brick Log Insulation	Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor		(9) Basement Finish			Many X Ave. Few		(13) Plumbing		Walk out Basement Door(s)		1		775		
X	(2) Windows	Recreation SF Living SF 1 Walkout Doors No Floor SF		(14) Water/Sewer			(13) Plumbing		Average Fixture(s)		760.00		1		760		
X	Many Avg. Few	X	Large Avg. Small	(14) Water/Sewer			(13) Plumbing		1 Average Fixture(s)		1162.00		1		1,162		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	8 Poured Conc. Stone Treated Wood X Concrete Floor		(14) Water/Sewer			(13) Plumbing		3 Fixture Bath		2700.00		1		2,700		
X	Double Glass Patio Doors Storms & Screens	X Concrete Floor		(14) Water/Sewer			(13) Plumbing		2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat		1915.00		1		1,915		
(3) Roof		X Concrete Floor		(14) Water/Sewer			(13) Plumbing		(14) Built-Ins & Fireplaces		7.58		528		4,002		
X	Gable Hip Flat	Gambrel Mansard Shed		(14) Water/Sewer			(13) Plumbing		Appliance Allowance		1.360		1		125,621		
X	Asphalt Shingle	1 Walkout Doors No Floor SF		(14) Water/Sewer			(13) Plumbing		(16) Porches		1.360 => TCV of Bldg:		1		170,845		
Chimney: Metal		No Floor SF		(14) Water/Sewer			(13) Plumbing		WPP, Standard		Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0,		Depr.Cost =		125,621		
		Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer			(13) Plumbing		Solar Water Heat		ECF (410- SAPPHIRE LAKE AREA)		1.360 => TCV of Bldg:		1	170,845	
		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic		(14) Water/Sewer			(13) Plumbing		Well, 100 Feet								
		Lump Sum Items:		(14) Water/Sewer			(13) Plumbing		Public Sewer								

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KARR LARRY E & SANDRA D (	BARASA PATRICK D	229,900	10/21/2016	WD	Arms Length	2016-03505	PTA	100.0
KARR SANDRA DIANA	KARR LARRY E (LE)	0	07/06/2015	DC	CERTIFICATE OF DEATH	2015-00092		0.0
KARR LARRY E & SANDRA D (	KARR LARRY E & SANDRA D (	0	04/21/2011	WD	Reference	2011-01431WD	PTA	0.0
KARR LARRY E & SANDRA (H/	KARR LARRY E & SANDRA D	0	08/09/2007	WD	Not Qualified	2007/2971		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8561 W SAPPHIRE AVE						
Owner's Name/Address	School: LAKE CITY - 57020					
BARASA PATRICK D 3377 W CARL CT ANN ARBOR MI 48105	P.R.E. 0%					
	MAP #:					
	2018 Est TCV 190,585 TCV/TFA: 142.87					

X	Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA						
			* Factors *						
	Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			Sub 600 Plat 2	50.84	107.00	0.9934	1.0000	1000 100	50,502
			51 Actual Front Feet, 0.13 Total Acres Total Est. Land Value = 50,502						

Tax Description	X	Improved	Vacant	Land Improvement Cost Estimates					
. SEC 10 T22N R8W LOT 128 SAPPHIRE LAKE PLAT 2.				Description	Rate	CountyMult.	Size	%Good	Cash Value
Comments/Influences				D/W/P: 3.5 Concrete	3.44	1.00	810	0	0
EFF (53.66+53.66+45.2)/3 = 50.84				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	Improved	Vacant	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level				2018	25,300	70,000	95,300			91,583C
Rolling	X			2017	22,700	67,000	89,700			89,700S
Low				2016	22,700	64,000	86,700			66,262C
High	X			2015	22,700	62,400	85,100			66,064C
Landscaped										
Swamp										
Wooded										
Pond										
Waterfront	X									
Ravine										
Wetland										
Flood Plain										
PRIVATE RD	X									

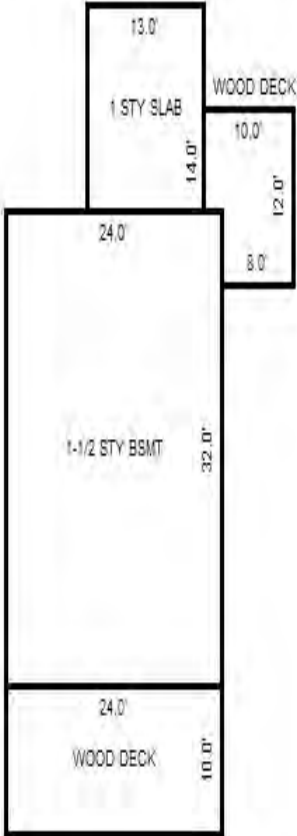


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	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 108 240	Type Treated Wood Treated Wood	Year Built: 1992 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: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0																				
X	Wood Frame		Drywall Paneled				Plaster Wood T&G																													
Building Style: 1.5S		Trim & Decoration																																		
Yr Built 1970	Remodeled 0	Ex	X	Ord		Min	Size of Closets																													
Condition: Average		Lg	X	Ord		Small	Doors																													
Room List		(5) Floors		Central Air Wood Furnace																																
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric			200 Amps Service								Bsmnt Garage: Carport Area: Roof:																					
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories Exterior			Foundation			Rate Bsmnt-Adj		Heat-Adj		Size Cost																			
X	Wood/Shingle Aluminum/Vinyl Brick				Ex.	X	Ord.		Min	1.5	Story Siding	Basement	86.45	0.00	0.00	768	66,394																			
	Insulation	Basement: 768 S.F. Crawl: 0 S.F. Slab: 182 S.F. Height to Joists: 0.0		No. of Elec. Outlets			1			1			67.92			-11.93		0.00		182		10,190														
(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			Average Fixture(s)			2			3			3			3			3			3			3			3		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor	1			Average Fixture(s)			2			3			3			3			3			3			3			3			3		
X	Double Glass Patio Doors Storms & Screens	950	Recreation SF Living SF 1 Walkout Doors No Floor SF	(9) Basement Finish			1			Public Water			1			Public Water			1			Water Well			1000 Gal Septic 2000 Gal Septic			Lump Sum Items:								
(3) Roof		(10) Floor Support		1			Public Water			1			Public Water			1			Water Well			1000 Gal Septic 2000 Gal Septic			Lump Sum Items:											
X	Gable Hip Flat		Gambrel Mansard Shed	1			Public Water			1			Public Water			1			Water Well			1000 Gal Septic 2000 Gal Septic			Lump Sum Items:											
X	Asphalt Shingle	Chimney: Block		1			Public Water			1			Public Water			1			Water Well			1000 Gal Septic 2000 Gal Septic			Lump Sum Items:											

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GALLANT THOMAS J JR & ELI	ZUIDERVEEN MARY H LIVING	46,831	08/26/2011	WD	WARRANTY DEED	2011-02680 WD	PTA	100.0
GALLANT THOMAS J & BETTY	GALLANT THOMAS J JR & ELI	0	11/09/2007	QC	Not Qualified	2007/3975		100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
W SAPPHIRE AVE						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2018 Est TCV 50,502					

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 LOTS 129 SAPPHIRE LAKE PLAT 2.	X			Sub 600 Plat 2	50.84	104.00	0.9934	1.0000	1000	100	50,502
Comments/Influences				51 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 50,502							

Comments/Influences	Public Improvements		* Factors *							
	X		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value		
HOUSE APPEARS TO STRADDLE LOTS 129 & 130 (SAME OWNER)	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	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X Rolling	2018	25,300	0	25,300			16,060C
	X Low	2017	22,700	0	22,700			15,730C
	X High	2016	22,700	0	22,700			15,590C
	X Landscaped	2015	22,700	0	22,700			15,544C
	X Swamp							
	Wooded							
	Pond							
	X Waterfront							
	Ravine							
	Wetland							
	Flood Plain							
	X PRIVATE RD							

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2017	22,700	0	22,700			15,730C
TPC	03/30/2015	INSPECTED	2016	22,700	0	22,700			15,590C
			2015	22,700	0	22,700			15,544C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GALLANT THOMAS & BETTY TR	ZUIDERVEEN MARY H LIVING	107,169	08/26/2011	WD	WARRANTY DEED	2011-02681	PTA	100.0
GALLANT THOMAS J	GALLANT THOMAS & BETTY TR	0	08/23/2010	QC	FAMILY SALE	2010-4016QC	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8581 W SAPPHIRE AVE			New House	08/06/2015	2015-0344	100%
Owner's Name/Address	P.R.E. 0%					
ZUIDERVEEN MARY H LIVING TRUST 1771 E KELLY RD FALMOUTH MI 49632	MAP #: 2018 Est TCV 383,917 TCV/TFA: 152.35					

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 130 SAPPHIRE LAKE PLAT 2	X		Dirt Road									
Comments/Influences			Gravel Road									
HOUSE APPEARS TO STRADDLE LOTS 129 & 130 (SAME OWNER)	X		Paved Road									
ADD SEWER FOR 05	X		Storm Sewer									
	X		Sidewalk									
	X		Water									
	X		Sewer									
	X		Electric									
	X		Gas									
			Curb									
			Street Lights									
			Standard Utilities									
			Underground Utils.									

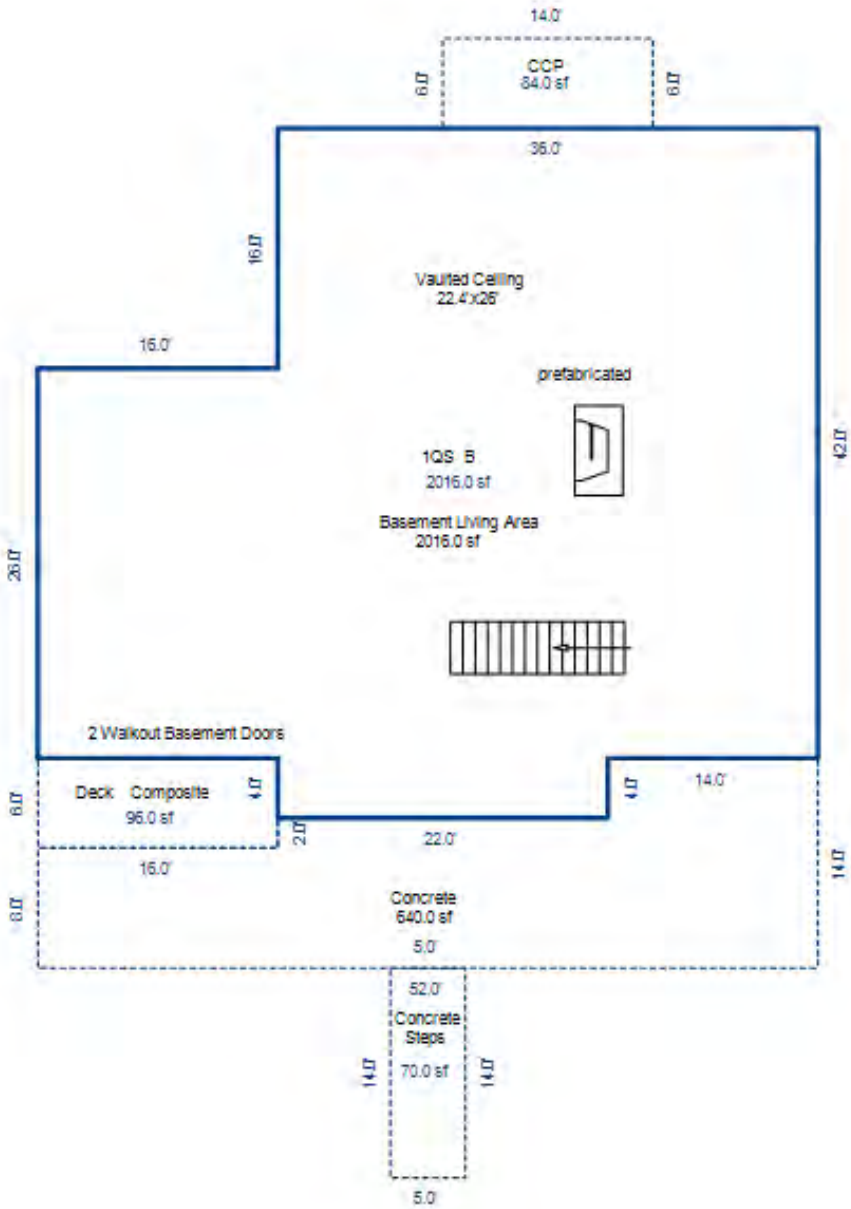
Topography of Site			Land Improvement Cost Estimates					
Description	Rate	CountyMult.	Size	%Good	Cash Value			
D/W/P: 4in Ren. Conc.	4.21	1.00	640	0	0			
D/W/P: 4in Concrete	3.61	1.00	70	0	0			
Residential Local Cost Land Improvements								
Description	Rate	CountyMult.	Size	%Good	Cash Value			
LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375			
Total Estimated Land Improvements True Cash Value =					2,375			

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	20,300	171,700	192,000			174,523C
2017	20,300	164,100	184,400			170,934C
2016	22,900	85,000	107,900			97,755C
2015	22,900	20,800	43,700			27,376C

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





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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GALLANT THOMAS & BETTY TR	ZUIDERVEEN MARY H LIVING	107,169	08/26/2011	WD	WARRANTY DEED	2011-02681 WD	PTA	100.0
GALLANT THOMAS J	GALLANT THOMAS & BETTY TR	0	08/23/2010	QC	FAMILY SALE	2010-4016QC	PTA	0.0
GALLANT THOMAS J	GALLANT THOMAS & BETTY TR	0	08/23/2010	QC	FAMILY SALE	2010-4016QC	PTA	0.0

Property Address: W 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: ZUIDERVEEN MARY H TRUST  
 1771 E KELLY RD  
 FALMOUTH MI 49632  
 2018 Est TCV 52,363

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  
 Sub 600 Plat 2 54.00 101.00 0.9697 1.0000 1000 100 52,363  
 54 Actual Front Feet, 0.13 Total Acres Total Est. Land Value = 52,363

Tax Description: . SEC 10 T22N R8W LOT 131 SAPPHIRE LAKE PLAT 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

Level X Rolling

Low High Landscaped Swamp Wooded Pond

X Waterfront Ravine Wetland Flood Plain

X PRIVATE RD

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	26,200	0	26,200			17,005C
2017	23,600	0	23,600			16,656C
2016	23,600	0	23,600			16,508C
2015	23,600	0	23,600			16,459C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TARRANT KATHERINE	HARWOOD CHESTER & LINDA (	0	08/01/2008	WD	Multiple Reference	2008/2931		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
W SAPPHIRE AVE			Addition	04/02/2009	20090094	Complete
Owner's Name/Address	P.R.E. 0%					
HARWOOD CHESTER & LINDA 2378 EAGLE TRACE DR Kissimmee FL 34746	MAP #:					
	2018 Est TCV 90,753 TCV/TFA: 378.14					

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 132 SAPPHIRE LAKE PLAT 2.	X		Dirt Road	54	100.00	0.9697	1.0000	1000	100		52,363
Comments/Influences			Gravel Road	54 Actual Front Feet, 0.12 Total Acres							
			Paved Road	Total Est. Land Value =							52,363

Comments/Influences



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

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

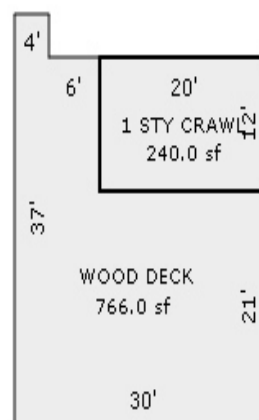
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	26,200	19,200	45,400			37,862C
2017	23,600	18,300	41,900			37,084C
2016	23,600	17,500	41,100			36,754C
2015	23,600	17,200	40,800			36,645C

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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 760	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame		(4) Interior Drywall Paneled		Plaster Wood T&G		Forced Air w/o Ducts Forced Air w/ Ducts 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		X									
Yr Built 2009	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		Ex. X Ord. Min		Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj		Size Cost			
X	Wood/Shingle Aluminum/Vinyl Brick					No. of Elec. Outlets		1 Story Siding Crawl Space 76.15 -11.17 -2.31		240 15,041			
	Insulation					Many X Ave. Few		Other Additions/Adjustments		Rate		Size Cost	
(2) Windows		(7) Excavation		(13) Plumbing		Average Fixture(s)		Average Fixture(s)		630.00		1 630	
X	Many Avg. X Few	Large Avg. X Small		Basement: 0 S.F. Crawl: 240 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		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		(8) Basement				16) Deck/Balcony		5.85		760 4,446	
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer		Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,		Depr.Cost =		28,228	
(3) Roof		(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic				ECF (410- SAPPHERE LAKE AREA)		1.360 => TCV of Bldg: 1 =		38,390	
X	Gable Hip Flat	Gambrel Mansard Shed		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:							
X	Asphalt Shingle												
Chimney:													

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



Sketch by Apex Medina™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WROBLEWSKI RONALD (DECEAS	WROBLEWSKI S & JENNISON	0	11/04/2005	OTH	Not Qualified	06-0/3084		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8613 W SAPPHIRE AVE						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2018 Est TCV 112,595 TCV/TFA: 180.44					

Owner's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA								
WROBLEWSKI SUSAN J & JENNISON WILLIAM D & MARY ELLEN 3253 SNOWDEN LANE Howell MI 48843			* Factors *								
	Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value

Tax Description	X	Dirt Road	Sub 600 Plat 2	50.00	100.00	1.0000	1.0000	1000	100		50,000	
. SEC 10 T22N R8W LOT 133 SAPPHIRE LAKE PLAT 2.		Gravel Road	50 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value =	50,000
Comments/Influences		Paved Road	Land Improvement Cost Estimates									

Comments/Influences	X	Water	Description	Rate	CountyMult.	Size	%Good	Cash Value			
		Sidewalk	D/W/P: Crushed Rock	1.22	1.00	240	0	0			
	X	Sewer	Shed: Wood Frame	9.85	1.00	120	50	591			
	X	Electric	Residential Local Cost Land Improvements								
	X	Gas	Description	Rate	CountyMult.	Size	%Good	Cash Value			
		Curb	LAND IMPROVE 1000	1000.00	1.00	0.5	95	475			
		Street Lights	Total Estimated Land Improvements True Cash Value =						1,066		
		Standard Utilities									
		Underground Utils.									

Comments/Influences	X	Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	Rolling		2018	25,000	31,300	56,300			37,659C
	X	Low		2017	22,500	29,900	52,400			36,885C
	X	High		2016	22,500	28,600	51,100			36,556C
	X	Landscaped		2015	22,500	27,500	50,000			36,447C
	X	Swamp								
	X	Wooded								
	X	Pond								
	X	Waterfront								
	X	Ravine								
	X	Wetland								
	X	Flood Plain								
	X	PRIVATE RD								



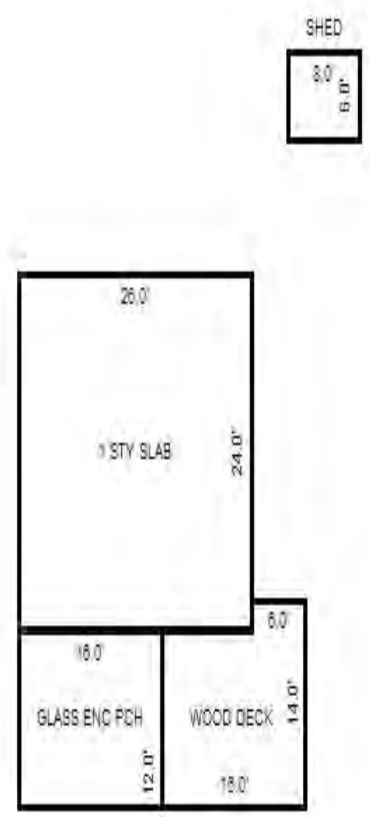
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage						
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 192 204	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 X Paneled		Plaster Wood T&G	(4) Interior		Trim & Decoration Ex X Ord Min		Size of Closets Lg Ord X Small		Doors Solid X H.C.		Central Air Wood Furnace					
Building Style: 1S		Yr Built 1967		Remodeled 0		Condition: Average		Room List Basement 1st Floor 2nd Floor Bedrooms		(5) Floors Kitchen: Other: Other:		(6) Ceilings X Tile		(12) Electric 100 Amps Service		Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost 1 Story Siding Slab 66.28 -11.74 0.00 624 34,033			
X	Wood/Shingle Aluminum/Vinyl Brick	Insulation		(2) Windows Many Avg. X Large Avg. Small		(7) Excavation Basement: 0 S.F. Crawl: 0 S.F. Slab: 624 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:		(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:		Other Additions/Adjustments (13) Plumbing Average Fixture(s) 630.00 1 630 (14) Water/Sewer Public Sewer 1025.00 1 1,025 Well, 50 Feet 1575.00 1 1,575 (15) Built-Ins & Fireplaces Appliance Allowance 1415.00 1 1,415 Fireplace: Exterior 1 Story 3450.00 1 3,450 (16) Deck/Balcony Treated Wood,Standard 6.73 204 1,373 Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 39,020 Separately Depreciated Items: (16) Porches WGEP (1 Story), Standard 31.31 192 6,012 County Multiplier = 1.38 => Cost New = 8,296 Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 6,222 Total Depreciated Cost = 45,242 ECF (410- SAPPHIRE LAKE AREA) 1.360 => TCV of Bldg: 1 = 61,529	
X	Asphalt Shingle	Chimney: Block		(3) Roof Gable Hip Flat		Gambrel Mansard Shed													

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



Sketch by Apex IV™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		167,500	11/01/2001	WD	Download	01-0:4621		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8633 W SAPPHIRE AVE						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
BURKE ARTHUR R & SUZANNE S 105 AGATE WAY WILLIAMSTON MI 48895	2018 Est TCV 155,201 TCV/TFA: 172.45					

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 W'LY 1/2 OF LOT 134, LOT 135 & E'LY 1/2 OF LOT 136 SAPPHIRE LAKE PLAT 2.	X		Sub 600 Plat 2	100.00	100.00	0.7579	1.0000	1000	100	75,786
Comments/Influences			100 Actual Front Feet, 0.23 Total Acres Total Est. Land Value = 75,786							

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.								



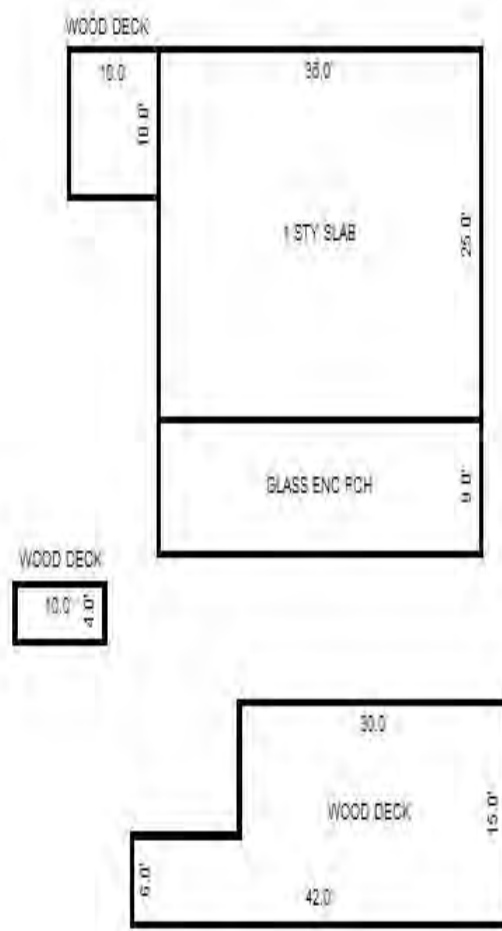
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level			2018	37,900	39,700	77,600			69,228C
X Rolling			2017	34,100	36,700	70,800			67,805C
X Low			2016	34,100	36,400	70,500			67,201C
X High			2015	34,100	32,900	67,000			67,000S
X Landscaped									
X Swamp									
X Wooded									
X Pond									
X Waterfront									
X Ravine									
X Wetland									
X Flood Plain									
X PRIVATE RD									

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage								
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 324 522 100 40	Type CGEP (1 Story) Treated Wood Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:					
X	Wood Frame		Drywall Paneled		Plaster Wood T&G																	
Building Style: 1S		Trim & Decoration																				
Yr Built 1949	Remodeled 0	Ex	X	Ord		Min	Size of Closets															
Condition: Average		Lg	X	Ord		Small	Doors															
Room List		(5) Floors		Central Air Wood Furnace																		
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric			100 Amps Service															
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories Exterior			Foundation		Rate Bsmnt-Adj		Heat-Adj		Size Cost						
X	Wood/Shingle Aluminum/Vinyl Brick						Ex.	X	Ord.		Min	1 Story Siding			Slab		68.63 -12.07 0.00		900 50,904			
Insulation		(7) Excavation		No. of Elec. Outlets			Other Additions/Adjustments			Rate												
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 900 S.F. Height to Joists: 0.0		Many			X			Ave.			Few			(13) Plumbing						
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			Average Fixture(s) 760.00			1 760			(14) Water/Sewer						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1622.00 1575.00			1 1,162 1 1,575			(15) Built-Ins & Fireplaces						
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			1622.00 1575.00			1 1,162 1 1,575			Appliance Allowance Fireplace: Exterior 1 Story 3875.00			1 1,915 1 3,875						
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		1622.00 1575.00			1 1,162 1 1,575			1 1,162 1 1,575			(16) Porches			CGEP (1 Story), Standard		27.88		324 9,033		
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			1622.00 1575.00			1 1,162 1 1,575			(16) Deck/Balcony			Treated Wood,Standard Treated Wood,Standard Treated Wood,Standard		6.23 522 3,252 8.30 100 830 11.81 40 472	
X	Asphalt Shingle	Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			1622.00 1575.00			1 1,162 1 1,575			Notes: VERTICAL LOG Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 61,089 ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 79,415						

\*\*\* 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.
WROBLEWSKI RONALD M (DECE	WROBLEWSKI S & JENNISON *	0	11/04/2005	OTH	Not Qualified	06-0/3084		0.0

Property Address: W 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: WROBLEWSKI SUSAN J & JENNISON WILLIAM D & MARY ELLEN  
 3253 SNOWDEN LANE  
 Howell MI 48843

2018 Est TCV 32,988

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

Sub 600 Plat 2 25.00 100.00 1.3195 1.0000 1000 100 32,988  
 25 Actual Front Feet, 0.06 Total Acres Total Est. Land Value = 32,988

Tax Description: . SEC 10 T22N R8W E'LY 1/2 OF LOT 134 SAPPHIRE LAKE PLAT 2.  
 Comments/Influences: OWNS ADJOINING LOT 133

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

Topography of Site

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



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2018	16,500	0	16,500			7,580C
		TPC 12/27/2017 INSPECTED	2017	14,800	0	14,800			7,425C
		TPC 03/30/2015 INSPECTED	2016	14,800	0	14,800			7,359C
			2015	14,800	0	14,800			7,337C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
REYNOLDS JEFFREY B & MARI	MANNES DAVID L & SHIRLEY	145,000	04/15/2010	WD	Arms Length	2010_1265WD		100.0
		88,000	05/01/1998	WD	Download	03-0:5763		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8653 SAPPHIRE AVE						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2018 Est TCV 140,002 TCV/TFA: 208.34					

Owner's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA						
MANNES DAVID L & SHIRLEY K 2158 OAK HOLLOW DR JENISON MI 49428			* Factors *						
	Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
	X		Sub 600 Plat 2	75.00	100.00	0.8503	1.0000	1000 100	63,771
			75 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 63,771						
			Land Improvement Cost Estimates						
			Description	Rate	CountyMult.	Size	%Good	Cash Value	
	X		D/W/P: Crushed Rock	1.24	1.00	240	0	0	
	X		D/W/P: 3.5 Concrete	3.44	1.00	60	0	0	
	X		Residential Local Cost Land Improvements						
	X		Description	Rate	CountyMult.	Size	%Good	Cash Value	
			LAND IMPROVE 1000	1000.00	1.00	0.5	95	475	
			Total Estimated Land Improvements True Cash Value = 475						

Tax Description  
SEC 10 T22N R8W LOT 137 & W'LY 1/2 OF LOT 136 SAPPHIRE LAKE PLAT 2.

Comments/Influences  
ADD SEWER FOR 05 ADD WD FOR 07+2000 NEW.... ADD WO BSM'T +500 AS ADD.N



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	31,900	38,100	70,000			61,540C
2017	28,700	36,400	65,100			60,275C
2016	28,700	34,800	63,500			59,738C
2015	28,700	35,600	64,300		64,300R	59,560C

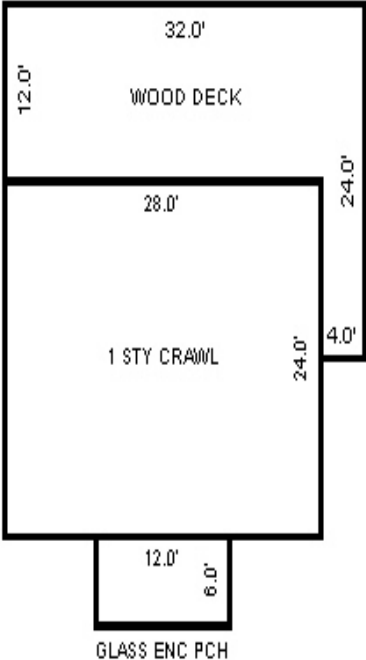
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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 72 432	Type CGEP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame		Drywall Paneled		Plaster Wood T&G										
Building Style: 1S		Trim & Decoration													
Yr Built 1972	Remodeled 2006	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			0 Amps Service								
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories Exterior			Foundation		Rate		Bsmnt-Adj Heat-Adj	
	Wood/Shingle Aluminum/Vinyl Brick							1	Story Siding	Crawl Space	73.29	-10.87	0.00	672	41,946
	Insulation			No. of Elec. Outlets			Other Additions/Adjustments			Rate		Size		Cost	
				Many X Ave. Few			(13) Plumbing								
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 672 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer								
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								
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								
X	Double Glass Patio Doors Storms & Screens	Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer			Lump Sum Items:								
(3) Roof		(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
X	Gable Hip Flat	Gambrel Mansard Shed		Joists: Unsupported Len: Cntr.Sup:											
X	Asphalt Shingle														
Chimney: Metal															

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





Sketch by Apex IV™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
EGBERT EARL & MARY TRUST	PRANGLEY JEAN L	0	11/29/2017	QC	FAMILY SALE	2017-04013		100.0

Property Address: W 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: PRANGLEY JEAN L  
 8675 W SAPPHIRE AVENUE  
 LAKE CITY MI 49651  
 2018 Est TCV 50,000

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
Sub 600 Plat 2	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: . SEC 10 T22N R8W LOT 138 SAPPHIRE LAKE PLAT 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
- X Rolling
- Low
- High
- Landscaped
- Swamp
- X Wooded
- Pond
- X Waterfront
- Ravine
- Wetland
- Flood Plain
- X PRIVATE RD



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	25,000	0	25,000			25,000S
2017	22,500	0	22,500			15,672C
2016	22,500	0	22,500			15,533C
2015	22,500	300	22,800			15,487C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
EGBERT EARL & MARY TRUST	PRANGLEY JEAN L	0	11/29/2017	QC	FAMILY SALE	2017-04013		100.0

Property Address: 8675 W SAPPHIRE AVE  
 Class: 401 RESIDENTIAL-I Zoning: Building Permit(s): Date: Number: Status:

School: LAKE CITY - 57020  
 P.R.E. 0%  
 Owner's Name/Address: PRANGLEY JEAN L  
 8675 W SAPPHIRE AVENUE  
 LAKE CITY MI 49651  
 MAP #: 2018 Est TCV 140,024 TCV/TFA: 125.13

2018 Est TCV 140,024 TCV/TFA: 125.13

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  
 Sub 600 Plat 2 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

X Tax Description: . SEC 10 T22N R8W LOT 139 SAPPHIRE LAKE PLAT 2.  
 Land Improvement Cost Estimates

Comments/Influences: ADDEWER FOR 05  
 Description Rate CountyMult. Size %Good Cash Value  
 D/W/P: Crushed Rock 1.20 1.00 120 0 0

X Sewer Residential Local Cost Land Improvements  
 Description Rate CountyMult. Size %Good Cash Value  
 X Electric LAND IMPROVE 1000 1000.00 1.00 0.3 95 285  
 X Gas Total Estimated Land Improvements True Cash Value = 285

X Curb Street Lights Standard Utilities Underground Utils.

Topography of Site

X Level Rolling Low High Landscaped Swamp Wooded Pond

X Waterfront Ravine Wetland Flood Plain

X PRIVATE RD

Who When What

2018 25,000 45,000 70,000 Board of Review Tribunal/Other Taxable Value 70,000S

2017 22,500 43,000 65,500 42,201C

2016 22,500 41,100 63,600 41,825C

2015 22,500 35,500 58,000 41,700C

TPC 12/27/2017 INSPECTED

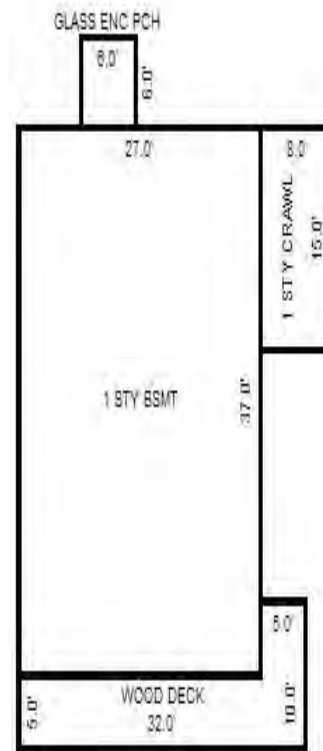
TPC 04/27/2015 INSPECTED

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage								
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga		Area 30 185 80	Type CGEP (1 Story) Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:								
X	Wood Frame	X	Drywall X Paneled	X	Plaster Wood T&G			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: D +10 Effec. Age: 35 Floor Area: 1119 Total Base Cost: 73,360 Total Base New : 101,236 Total Depr Cost: 65,985 Estimated T.C.V: 89,739			CntyMult X 1.380 E.C.F. X 1.360		Bsmnt Garage: Carport Area: Roof:							
Building Style: 1S		Trim & Decoration			Central Air Wood Furnace			(12) Electric			Foundation Basement Crawl Space			Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
Yr Built 1943	Remodeled 0	Ex	X	Ord		Min	200 Amps Service			Rate			Rate		Rate		Rate		Rate		Rate		
Condition: Average		Lg	X	Ord		Small	No./Qual. of Fixtures			Rate			Rate		Rate		Rate		Rate		Rate		
Room List		(5) Floors			Kitchen: Other: Other:			Ex. X Ord. Min			Rate			Rate		Rate		Rate		Rate		Rate	
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:			(6) Ceilings			No. of Elec. Outlets			Rate			Rate		Rate		Rate		Rate		Rate	
(1) Exterior		X	Tile				Many X Ave. Few			Rate			Rate		Rate		Rate		Rate		Rate		
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation			(13) Plumbing			Rate			Rate			Rate		Rate		Rate		Rate		Rate	
	Insulation	Basement: 999 S.F. Crawl: 120 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			Rate			Rate			Rate		Rate		Rate		Rate		Rate	
(2) Windows		(8) Basement			(14) Water/Sewer			Rate			Rate			Rate		Rate		Rate		Rate		Rate	
X	Many Avg. X Few	Large Avg. X Small			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Rate			Rate			Rate		Rate		Rate		Rate		Rate	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			(15) Built-Ins & Fireplaces			Rate			Rate			Rate		Rate		Rate		Rate		Rate	
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish			(16) Deck/Balcony			Rate			Rate			Rate		Rate		Rate		Rate		Rate	
(3) Roof		350 Recreation SF Living SF Walkout Doors No Floor SF			Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Rate			Rate			Rate		Rate		Rate		Rate		Rate	
X	Gable Hip Flat	Gambrel Mansard Shed			(17) Garage			Rate			Rate			Rate		Rate		Rate		Rate		Rate	
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Rate			Rate			Rate		Rate		Rate		Rate		Rate	
Chimney: Brick		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Rate			Rate			Rate		Rate		Rate		Rate		Rate	

\*\*\* 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.
PARMENTER D BRIAN & JANET	MILEY ROGER P & SUSAN M	290,000	08/24/2017	WD	Arms Length	2017-02641	PTA	100.0
PARMENTER D BRIAN & JANET	PARMENTER D BRIAN & JANET	0	01/28/2015	WD	WARRANTY DEED	2015-00543	PTA	0.0
HILL	PARMENTER	244,000	10/01/2002	WD	Download	02-0:4601		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8695 W SAPPHIRE AVE	School: LAKE CITY - 57020		Reroof	08/30/2013	2013-0412	100%

Owner's Name/Address	MAP #:
MILEY ROGER P & SUSAN M 1204 WATERWAYS DR ANN ARBOR MI 48108	2018 Est TCV 226,088 TCV/TFA: 161.61

X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA
		* Factors *
		Description Frontage Depth Front Depth Rate %Adj. Reason Value
		Sub 600 Plat 2 90.00 100.00 0.7905 1.0000 1000 100 71,143
		90 Actual Front Feet, 0.21 Total Acres Total Est. Land Value = 71,143

Tax Description	X	Public Improvements	Description	Rate	CountyMult.	Size	%Good	Cash Value
SEC 10 T22N R8W LOTS 140 & 141 SAPPHIRE LAKE PLAT 2.	X	Dirt Road	D/W/P: 4in Ren. Conc.	4.21	1.00	1000	0	0
7/2018 SPLIT PLATTED LOTS 174, 175, &176 FORMERLY SEC 10 T22N R8W LOTS 140, 141, 174, 175 & 176. SAPPHIRE LAKE PLAT 2.	X	Gravel Road	Fencing: Wd, Split, 2 Rail	8.01	1.00	50	0	0
	X	Paved Road	Shed: Wood Frame	13.05	1.00	51	50	333
	X	Storm Sewer	Shed: Wood Frame	10.60	1.00	147	50	779
	X	Sidewalk	Residential Local Cost Land Improvements					

Comments/Influences	X	Water	Description	Rate	CountyMult.	Size	%Good	Cash Value
NEW ADD'N & BSM'T FOR 96	X	Sewer	LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
7/2017 SPLIT PLATTED LOTS 174,175,176 FOR 2018	X	Electric	Total Estimated Land Improvements True Cash Value =					3,487
98 COMBO OF 141 & BACK LOTS 174, 175, 176 FOR 99	X	Gas						

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	Rolling	2018	35,600	77,400	113,000			113,000S
	X	Low	2017	42,500	74,100	116,600			103,529C
	X	High	2016	42,500	70,900	113,400			102,606C
	X	Landscaped	2015	31,000	71,300	102,300			102,300S
	X	Swamp							
	X	Wooded							
	X	Pond							
	X	Waterfront							
	X	Ravine							
	X	Wetland							
	X	Flood Plain							
	X	PRIVATE RD							

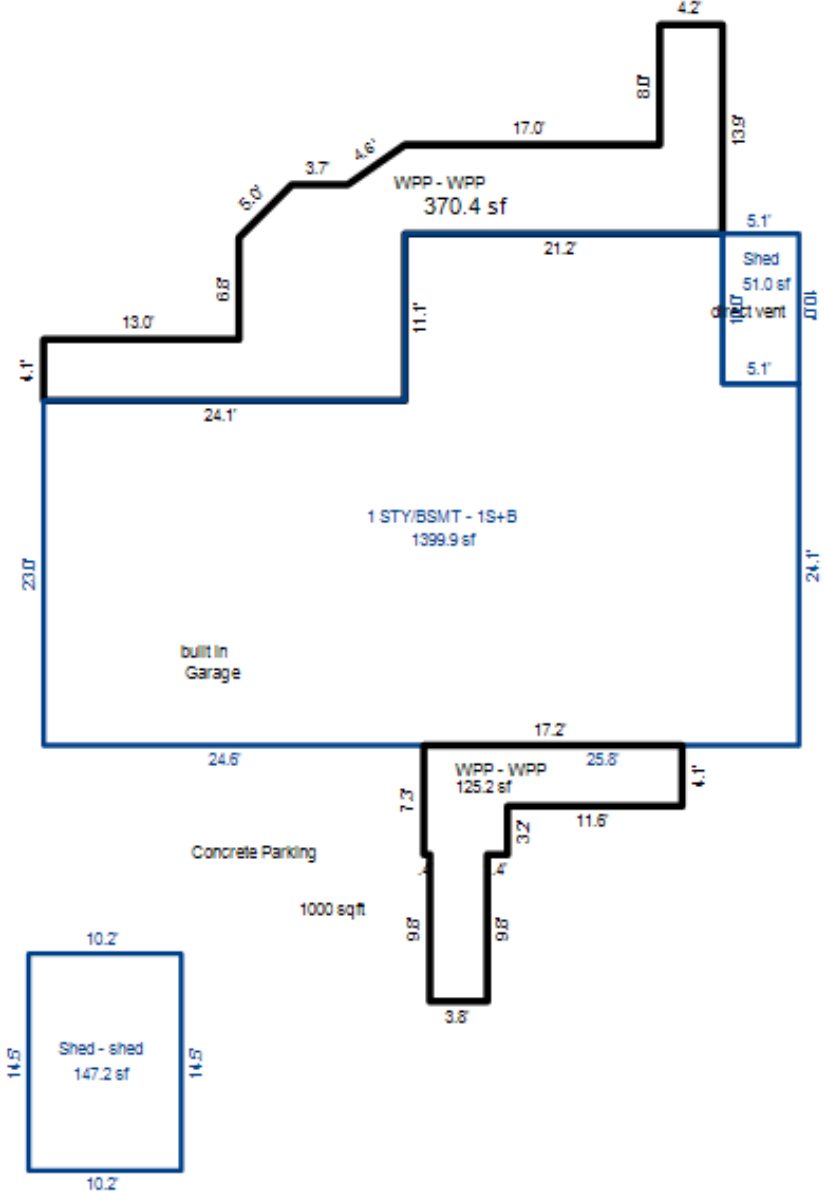


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack 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									370 24 101 316 48	WPP WCP (1 Story) WPP 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 1966	Remodeled 1995	Ex	X	Ord		Min	No./Qual. of Fixtures			66.59 0.00 0.00		1399 93,159																																								
Condition: Average		Lg	X	Ord		Small	Ex. X Ord. Min			Rate		Size Cost																																								
Room List		Doors			Solid	X	H.C.	No. of Elec. Outlets			Rate		Size Cost																																							
Basement 1st Floor 2nd Floor 3 Bedrooms		Kitchen: Other: Other:		(12) Electric			Many X Ave. Few			Rate		Size Cost																																								
(1) Exterior		(5) Floors		200 Amps Service			(13) Plumbing			Rate		Size Cost																																								
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	No. of Fixtures			Average Fixture(s)			Rate		Size Cost																																								
X	Insulation	(7) Excavation		Ex. X Ord. Min			1 2 3			Rate		Size Cost																																								
(2) Windows		Basement: 1399 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets			1 2 3			Rate		Size Cost																																								
X	Many Avg. Few	X	Large Avg. Small	Basement			1 2 3			Rate		Size Cost																																								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor	(14) Water/Sewer			1 2 3			Rate		Size Cost																																								
(3) Roof		(9) Basement Finish		Public Water			1 2 3			Rate		Size Cost																																								
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors No Floor SF	Public Sewer			1 2 3			Rate		Size Cost																																								
X	Asphalt Shingle	(10) Floor Support		Water Well			1 2 3			Rate		Size Cost																																								
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		1000 Gal Septic 2000 Gal Septic			1 2 3			Rate		Size Cost																																								
		Lump Sum Items:								Rate		Size Cost																																								
<table border="0"> <tr> <td>(16) Deck/Balcony</td> <td>Treated Wood,Standard</td> <td>6.60</td> <td></td> <td>316</td> <td>2,086</td> </tr> <tr> <td>(16) Deck/Balcony</td> <td>Treated Wood,Standard</td> <td>10.56</td> <td></td> <td>48</td> <td>507</td> </tr> <tr> <td>(17) Garages</td> <td>Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Base Cost</td> <td>25.85</td> <td></td> <td>100</td> <td>2,585</td> </tr> <tr> <td></td> <td>Mechanical Doors</td> <td>350.00</td> <td></td> <td>1</td> <td>350</td> </tr> <tr> <td>(17) Basement Garages</td> <td>Basement Garage: 2 Car</td> <td>2100.00</td> <td></td> <td>1</td> <td>2,100</td> </tr> </table>															(16) Deck/Balcony	Treated Wood,Standard	6.60		316	2,086	(16) Deck/Balcony	Treated Wood,Standard	10.56		48	507	(17) Garages	Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)						Base Cost	25.85		100	2,585		Mechanical Doors	350.00		1	350	(17) Basement Garages	Basement Garage: 2 Car	2100.00		1	2,100	<<<< Calculations too long. See Valuation printout for complete pricing. >>>>	
(16) Deck/Balcony	Treated Wood,Standard	6.60		316	2,086																																															
(16) Deck/Balcony	Treated Wood,Standard	10.56		48	507																																															
(17) Garages	Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)																																																			
	Base Cost	25.85		100	2,585																																															
	Mechanical Doors	350.00		1	350																																															
(17) Basement Garages	Basement Garage: 2 Car	2100.00		1	2,100																																															

\*\*\* 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.
MAILLARD KEVIN L & CATHRY	WRBELIS CHRISTOPHER & CHR	130,000	09/25/2008	WD	Arms Length	2008/3322		100.0
		110,000	06/01/2001	WD	Download	01-0:2281		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8705 W SAPPHIRE AVE						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2018 Est TCV 113,542 TCV/TFA: 130.21					

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 142 SAPPHIRE LAKE PLAT 2.	X		Sub 600 Plat 2	43.99	103.00	1.0525	1.0000	1000	100	46,304
Comments/Influences			39 Actual Front Feet, 0.11 Total Acres Total Est. Land Value = 46,304							
LOT IS NEXT TO BEACH ACCESS PATH			Land Improvement Cost Estimates							
			Description	Rate	CountyMult.	Size	%Good	Cash Value		
			D/W/P: 3.5 Concrete	3.20	1.00	136	0	0		
			Shed: Wood Frame	11.23	1.00	64	71	510		
			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 = 985							



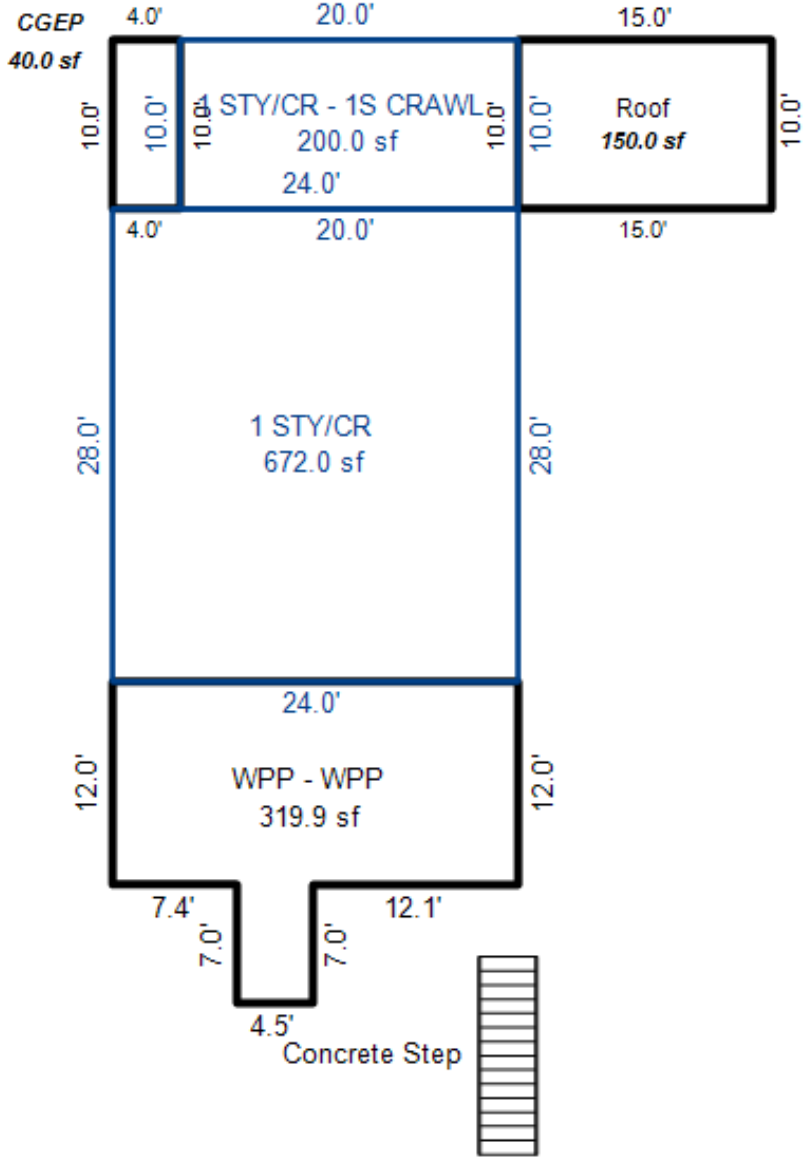
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	Rolling	2018	23,200	33,600	56,800			39,035C
X	Low	High	2017	20,800	32,200	53,000			38,233C
X	Landscaped	Swamp	2016	20,800	30,800	51,600			37,892C
X	Wooded	Pond	2015	19,400	29,700	49,100			37,779C
X	Waterfront	Ravine							
X	Wetland	Flood Plain							
X	PRIVATE RD								

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 40 319 150	Type CGEP (1 Story) WPP Roof Cover Onl	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame		Drywall X Paneled		Plaster Wood T&G												
Building Style: 1S		Trim & Decoration			Ex	Ord	X Min										
Yr Built 1963	Remodeled 0	Size of Closets			Lg	Ord	X Small										
Condition: Average			Doors		Solid	X	H.C.										
Room List		(5) Floors			Central Air Wood Furnace												
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:			(12) Electric												
					200 Amps Service												
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures												
	Wood/Shingle Aluminum/Vinyl Brick				Ex.	X Ord.	Min										
X	Insulation	(7) Excavation			No. of Elec. Outlets												
			Basement: 0 S.F. Crawl: 672 S.F. Slab: 200 S.F. Height to Joists: 0.0		Many	X Ave.	Few										
(2) Windows		(8) Basement			(13) Plumbing												
X	Many Avg. Few	X	Large Avg. Small		1	Average Fixture(s)											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		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											
(3) Roof		(9) Basement Finish			(14) Water/Sewer												
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors No Floor SF		Public Water												
X	Asphalt Shingle				Public Sewer												
					Water Well												
					1000 Gal Septic												
					2000 Gal Septic												
					Lump Sum Items:												
	Chimney: Brick																

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: 401 RESIDENTIAL-I		Zoning:	Building Permit(s)	Date	Number	Status				
8715 W SAPPHIRE AVE		School: LAKE CITY - 57020			Reroof	09/19/2017	2017-0461	100%				
Owner's Name/Address		P.R.E. 100% 06/14/2000		MAP #:								
ODREN RONALD G 8715 W SAPPHIRE AVENUE LAKE CITY MI 49651		2018 Est TCV 282,698 TCV/TFA: 145.57										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA								
SEC 10 T22N R8W LOTS 143, 172 & 173. SAPPHIRE LAKE PLAT 2.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
50X38 GRG ? FOR 03 (PERMIT?) GSA TO OHG FOR 04 @ 45% HAS BATH ETC 01 COMBO OF 172 & 173 FOR 02		X	Gravel Road	Sub 600 Plat 2	51.00	101.00	0.9921	1.0000	1000	100		50,598
		X	Paved Road	<Site Value B> Back Lots	600				6000	100		6,000
		X	Storm Sewer	<Site Value B> Back Lots	600				6000	100		6,000
		X	Sidewalk	148 Actual Front Feet, 0.35 Total Acres		Total Est. Land Value =						62,598
		X	Water	Land Improvement Cost Estimates								
		X	Sewer	Description	Rate	CountyMult.	Size	%Good	Cash Value			
		X	Electric	D/W/P: 4in Concrete	3.61	1.00	798	0	0			
		X	Gas	D/W/P: 3.5 Concrete	3.44	1.00	34	0	0			
		X	Curb	D/W/P: 4in Ren. Conc.	4.21	1.00	94	0	0			
		X	Street Lights	Residential Local Cost Land Improvements								
		X	Standard Utilities	Description	Rate	CountyMult.	Size	%Good	Cash Value			
		X	Underground Utils.	LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375			
		X	Topography of Site	Total Estimated Land Improvements True Cash Value = 2,375								
		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		
		X	Who	When	What	2018	31,300	110,000	141,300			108,792C
		X	JWV	10/13/2017	INSPECTED	2017	28,800	102,800	131,600			106,555C
		X	TPC	03/30/2015	INSPECTED	2016	28,800	98,100	126,900			105,605C
		X	TPC	05/30/2014	INSPECTED	2015	20,900	107,300	128,200			105,290C

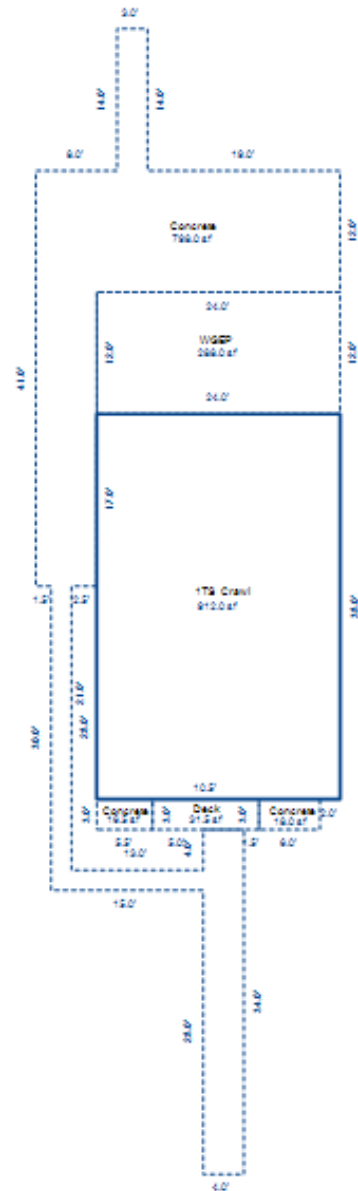


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		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 288	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	(4) Interior			Central Air Wood Furnace		Class: C -5 Effec. Age: 30 Floor Area: 1596 Total Base Cost: 98,320 Total Base New : 135,682 Total Depr Cost: 94,977 Estimated T.C.V: 129,169		CntyMult X 1.380 E.C.F. X 1.360	Bsmnt Garage: Carport Area: Roof:				
Building Style: 1.75S		Trim & Decoration		No./Qual. of Fixtures			Stories Exterior		Foundation		Rate Bsmnt-Adj		Heat-Adj		Size Cost			
Yr Built 1987	Remodeled 0	Ex	X	Ord		Min	1.75 Story Siding		Crawl Space	94.46	-9.52	0.00	912	77,465				
Condition: Average		Lg	X	Ord		Small	Other Additions/Adjustments		Rate		Rate		Size Cost					
Room List		(5) Floors		No. of Elec. Outlets			(13) Plumbing		(14) Water/Sewer		(15) Built-Ins & Fireplaces		(16) Porches					
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		Many			X	Ave.		Few	Average Fixture(s) 3 Fixture Bath		Public Sewer Well, 100 Feet		Appliance Allowance Fireplace: Interior 2 Story		WGEP (1 Story), Standard Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, ECF (410- SAPPHIRE LAKE AREA)	
(1) Exterior		(6) Ceilings		Basement: 0 S.F. Crawl: 912 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		2700.00		1915.00 3825.00		28.10		288 8,093			
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		(8) Basement			(14) Water/Sewer		(15) Fireplaces		(16) Porches							
	Insulation	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Recreation SF Living SF Walkout Doors No Floor SF			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic		1915.00 3825.00		28.10		288 8,093					
(2) Windows		(9) Basement Finish		Lump Sum Items:														
X	Many Avg. X Few	Large Avg. X Small		Joists: Unsupported Len: Cntr.Sup:														
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Double Glass Patio Doors Storms & Screens																
(3) Roof		(10) Floor Support																
X	Gable Hip Flat	Gambrel Mansard Shed																
X	Asphalt Shingle																	
Chimney: Block																		

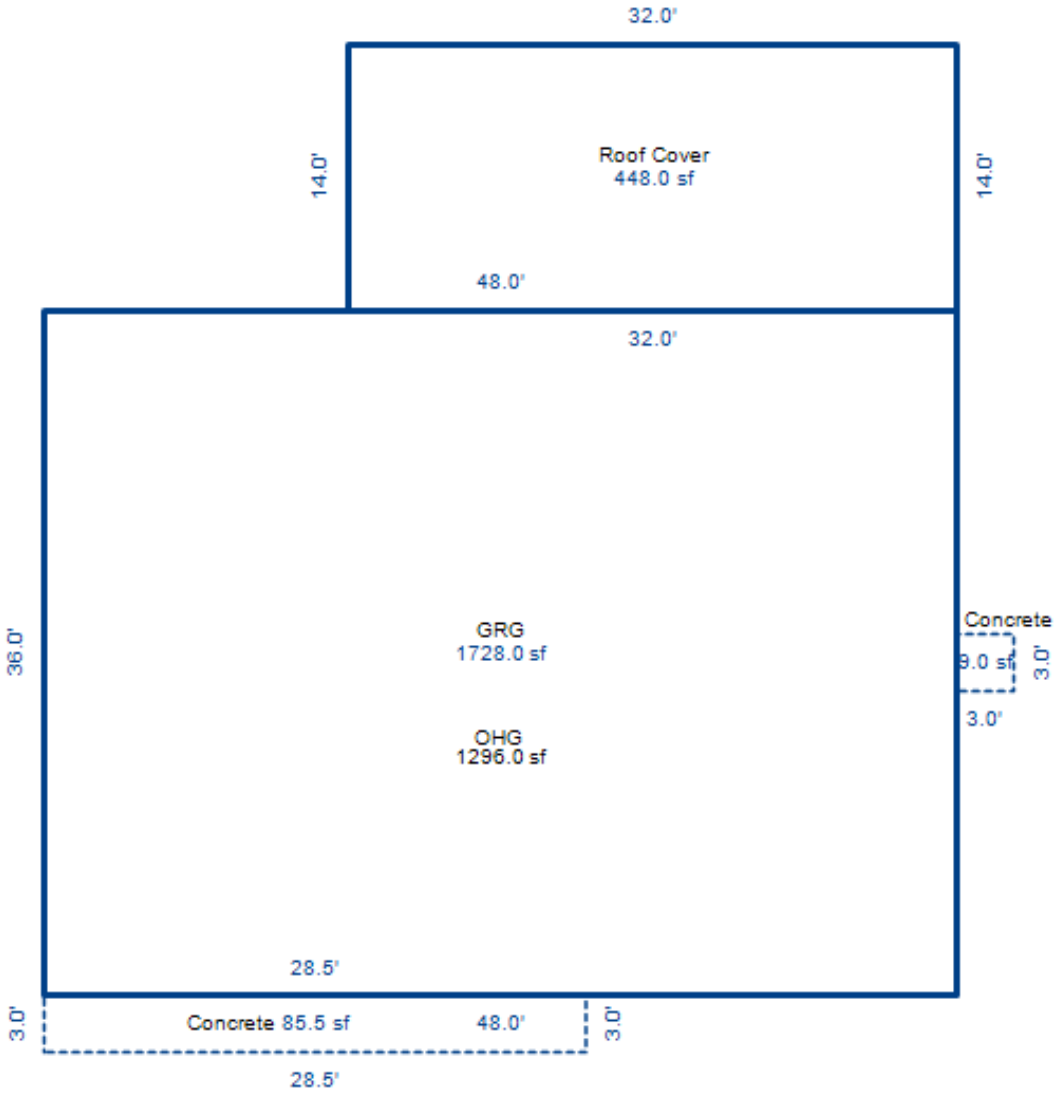
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



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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 448	Type Roof Cover Onl	Year Built: 2003 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 2 Area: 1728 % Good: 0 Storage Area: 950 No Conc. Floor: 0	Front Overhang 0	Other Overhang 0	CnlyMult X 1.380 E.C.F. X 1.360	Bsmnt Garage: Carport Area: Roof:					
	Mobile Home														Wood Frame	Drywall Paneled	Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: C -5 Effec. Age: 15 Floor Area: 346 Total Base Cost: 55,511 Total Base New : 76,605 Total Depr Cost: 65,114 Estimated T.C.V: 88,556
	Town Home																		
	Duplex																		
	A-Frame																		
Building Style: GRG		(4) Interior		Central Air Wood Furnace			(12) Electric			Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
Yr Built 2003		Trim & Decoration		(13) Plumbing			No./Qual. of Fixtures			Rate		Rate		Rate		Rate		Rate	
Remodeled 0		Ex Ord Min		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			Ex. Ord. Min			49.33		0.00		0.00		346		17,068	
Condition: Average		Size of Closets		Notes: ON LOTS 172 & 173 ACCROSS THE STREET Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 65,114 ECF (410- SAPPHIRE LAKE AREA) 1.360 => TCV of Bldg: 2 = 88,556			Many Ave. Few			8.95		8.95		8.95		448		4,010	
Room List		Doors Lg Ord Small		(14) Water/Sewer			No. of Elec. Outlets			8.95		8.95		8.95		448		4,010	
Basement		Solid H.C.		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Many Ave. Few			8.95		8.95		8.95		448		4,010	
1st Floor				Lump Sum Items:															
2nd Floor																			
Bedrooms																			
(1) Exterior		(5) Floors																	
Wood/Shingle		Kitchen:																	
Aluminum/Vinyl		Other:																	
Brick		Other:																	
Insulation		(6) Ceilings																	
(2) Windows		Basement: 0 S.F.																	
Many Avg. Few		Crawl: 0 S.F.																	
Large Avg. Small		Slab: 0 S.F.																	
Wood Sash		Height to Joists: 0.0																	
Metal Sash		(8) Basement																	
Vinyl Sash		Conc. Block																	
Double Hung		Poured Conc.																	
Horiz. Slide		Stone																	
Casement		Treated Wood																	
Double Glass		Concrete Floor																	
Patio Doors		(9) Basement Finish																	
Storms & Screens		Recreation SF																	
(3) Roof		Living SF																	
Gable		Walkout Doors																	
Hip		No Floor SF																	
Flat		(10) Floor Support																	
Asphalt Shingle		Joists:																	
Chimney:		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.
PLEVINS	WHITNEY STEVEN & DARLENE	136,000	10/31/2003	WD	WARRANTY DEED		MLS	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8725 W SAPPHIRE AVE						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2018 Est TCV 119,382 TCV/TFA: 94.75					

WHITNEY STEVEN & DARLENE 14191 OAK AVENUE KENT CITY MI 49330	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA							
			* Factors *							
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
			Sub 600 Plat 2	51.00	101.00	0.9921	1.0000	1000 100	50,598	
			51 Actual Front Feet, 0.12 Total Acres						Total Est. Land Value =	50,598

Taxpayer's Name/Address	X	Public Improvements	Land Improvement Cost Estimates						
WHITNEY STEVEN & DARLENE 14191 OAK AVENUE KENT CITY MI 49330		Dirt Road	Description	Rate	CountyMult.	Size	%Good	Cash Value	
		Gravel Road	D/W/P: 3.5 Concrete	3.20	1.00	961	0	0	
		Paved Road	Shed: Wood Frame	11.23	1.00	64	94	676	
		Storm Sewer	Residential Local Cost Land Improvements						
		Sidewalk	Description	Rate	CountyMult.	Size	%Good	Cash Value	
		Water	LAND IMPROVE 1000	1000.00	1.00	0.5	95	475	
		Sewer	Total Estimated Land Improvements True Cash Value =						1,151

Tax Description	X	Electric	Residential Local Cost Land Improvements						
. SEC 10 T22N R8W LOT 144 SAPPHIRE LAKE PLAT 2.		Gas	Description	Rate	CountyMult.	Size	%Good	Cash Value	
		Curb	LAND IMPROVE 1000	1000.00	1.00	0.5	95	475	
		Street Lights	Total Estimated Land Improvements True Cash Value =						1,151

Comments/Influences	X	Standard Utilities						
ADD SEWER FOR 05		Underground Utils.						

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	25,300	34,400	59,700			50,875C
2017	22,800	31,800	54,600			49,829C
2016	22,800	31,500	54,300			49,385C
2015	22,800	31,100	53,900			49,238C

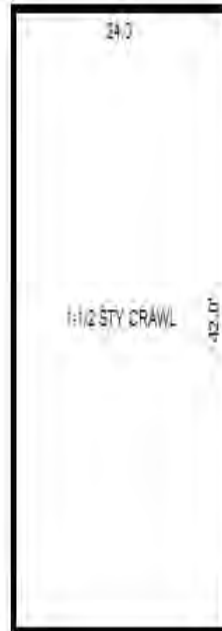
Who	When	What	2018	2017	2016	2015
TPC	12/27/2017	INSPECTED	2018	2017	2016	2015
TPC	03/30/2015	INSPECTED				
TPC	05/30/2014	INSPECTED				

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven 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		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: CD Effec. Age: 45 Floor Area: 1260 Total Base Cost: 68,545 Total Base New : 94,592 Total Depr Cost: 52,025 Estimated T.C.V: 67,633							
Building Style: 1.25S		Trim & Decoration			Central Air Wood Furnace			Foundation Rate Bsmnt-Adj Heat-Adj Size Cost		CntyMult X 1.380 E.C.F. X 1.300		Bsmnt Garage:				
Yr Built 1958	Remodeled 0	Ex	Ord	X	Min	(12) Electric			Rate Bsmnt-Adj Heat-Adj Size Cost		E.C.F. X 1.300		Carport Area: Roof:			
Condition: Average		Lg	Ord	X	Small	150 Amps Service			Rate Bsmnt-Adj Heat-Adj Size Cost		E.C.F. X 1.300		Roof:			
Room List		(5) Floors			No./Qual. of Fixtures			Rate Bsmnt-Adj Heat-Adj Size Cost		Rate Bsmnt-Adj Heat-Adj Size Cost		Rate Bsmnt-Adj Heat-Adj Size Cost		Rate Bsmnt-Adj Heat-Adj Size Cost		
	Basement 1st Floor 2nd Floor 4 Bedrooms	Kitchen: Other: Other:			(12) Electric			Rate Bsmnt-Adj Heat-Adj Size Cost		Rate Bsmnt-Adj Heat-Adj Size Cost		Rate Bsmnt-Adj Heat-Adj Size Cost		Rate Bsmnt-Adj Heat-Adj Size Cost		
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures			Rate Bsmnt-Adj Heat-Adj Size Cost		Rate Bsmnt-Adj Heat-Adj Size Cost		Rate Bsmnt-Adj Heat-Adj Size Cost		Rate Bsmnt-Adj Heat-Adj Size Cost		
X	Wood/Shingle Aluminum/Vinyl Brick					Ex.	X	Ord.	Min	Rate Bsmnt-Adj Heat-Adj Size Cost		Rate Bsmnt-Adj Heat-Adj Size Cost		Rate Bsmnt-Adj Heat-Adj Size Cost		
	Insulation	(7) Excavation			No. of Elec. Outlets			Rate Bsmnt-Adj Heat-Adj Size Cost		Rate Bsmnt-Adj Heat-Adj Size Cost		Rate Bsmnt-Adj Heat-Adj Size Cost		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			Many			X	Ave.	Few	Rate Bsmnt-Adj Heat-Adj Size Cost		Rate Bsmnt-Adj Heat-Adj Size Cost		Rate Bsmnt-Adj Heat-Adj Size Cost	
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			Rate Bsmnt-Adj Heat-Adj Size Cost			Rate Bsmnt-Adj Heat-Adj Size Cost		Rate Bsmnt-Adj Heat-Adj Size Cost		Rate Bsmnt-Adj Heat-Adj Size Cost		
X	Wood Sash Metal Sash Vinyl Sash	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Rate Bsmnt-Adj Heat-Adj Size Cost		Rate Bsmnt-Adj Heat-Adj Size Cost		Rate Bsmnt-Adj Heat-Adj Size Cost		Rate Bsmnt-Adj Heat-Adj Size Cost		
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish			Rate Bsmnt-Adj Heat-Adj Size Cost			Rate Bsmnt-Adj Heat-Adj Size Cost		Rate Bsmnt-Adj Heat-Adj Size Cost		Rate Bsmnt-Adj Heat-Adj Size Cost		Rate Bsmnt-Adj Heat-Adj Size Cost		
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer			Rate Bsmnt-Adj Heat-Adj Size Cost		Rate Bsmnt-Adj Heat-Adj Size Cost		Rate Bsmnt-Adj Heat-Adj Size Cost		Rate Bsmnt-Adj Heat-Adj Size Cost		
X	Gable Hip Flat	Gambrel Mansard Shed			Rate Bsmnt-Adj Heat-Adj Size Cost			Rate Bsmnt-Adj Heat-Adj Size Cost		Rate Bsmnt-Adj Heat-Adj Size Cost		Rate Bsmnt-Adj Heat-Adj Size Cost		Rate Bsmnt-Adj Heat-Adj Size Cost		
X	Asphalt Shingle	(10) Floor Support			Rate Bsmnt-Adj Heat-Adj Size Cost			Rate Bsmnt-Adj Heat-Adj Size Cost		Rate Bsmnt-Adj Heat-Adj Size Cost		Rate Bsmnt-Adj Heat-Adj Size Cost		Rate Bsmnt-Adj Heat-Adj Size Cost		
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:			Rate Bsmnt-Adj Heat-Adj Size Cost			Rate Bsmnt-Adj Heat-Adj Size Cost		Rate Bsmnt-Adj Heat-Adj Size Cost		Rate Bsmnt-Adj Heat-Adj Size Cost		Rate Bsmnt-Adj Heat-Adj Size Cost		
		Lump Sum Items:			Rate Bsmnt-Adj Heat-Adj Size Cost			Rate Bsmnt-Adj Heat-Adj Size Cost		Rate Bsmnt-Adj Heat-Adj Size Cost		Rate Bsmnt-Adj Heat-Adj Size Cost		Rate Bsmnt-Adj Heat-Adj Size Cost		

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



Sketch by Apex IVT

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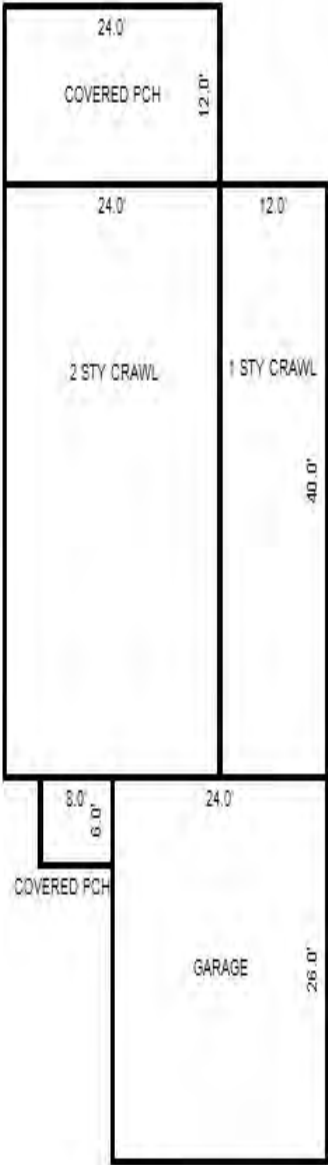
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: 401 RESIDENTIAL-I		Zoning:	Building Permit(s)	Date	Number	Status				
8735 W SAPPHIRE AVE		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 100% 06/14/2000										
BOUGHNER DALE K & JUDITH 8735 W SAPPHIRE AVENUE LAKE CITY MI 49651		MAP #:		2018 Est TCV 256,828 TCV/TFA: 107.01								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA								
. SEC 10 T22N R8W LOT 145 SAPPHIRE LAKE PLAT 2.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
TOTAL REMODEL UPPER STY, 1S/CR, GRG. 3 PORCHES COMP FOR 00		X	Gravel Road	Sub 600 Plat 2	51.00	101.00	0.9921	1.0000	1000	100		50,598
		X	Paved Road	51 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =		50,598	
		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	912	0	0			
		X	Sewer	Shed: Wood Frame	11.23	1.00	110	95	1,173			
		X	Electric	Residential Local Cost Land Improvements								
		X	Gas	Description	Rate	CountyMult.	Size	%Good	Cash Value			
		X	Curb	LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375			
			Street Lights	Total Estimated Land Improvements True Cash Value = 3,548								
			Standard Utilities									
			Underground Utils.									
		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X	Level	2018	25,300	103,100	128,400			89,060C		
		X	Rolling	2017	22,800	94,900	117,700			87,229C		
		X	Low	2016	22,800	90,500	113,300			86,451C		
		X	High	2015	22,800	85,600	108,400			86,193C		
		X	Landscaped									
		X	Swamp									
		X	Wooded									
		X	Pond									
		X	Waterfront									
		X	Ravine									
		X	Wetland									
		X	Flood Plain									
		X	PRIVATE RD									
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Who	When	What	2018	25,300	103,100	128,400			89,060C	
		TPC 12/27/2017	INSPECTED		2017	22,800	94,900	117,700			87,229C	
		TPC 03/30/2015	INSPECTED		2016	22,800	90,500	113,300			86,451C	
		TPC 05/30/2014	INSPECTED		2015	22,800	85,600	108,400			86,193C	



\*\*\* Information herein deemed reliable 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 288 48 288	Type CCP (1 Story) CCP (1 Story) Pine	Year Built: 1998 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame		Drywall X Paneled		Plaster Wood T&G															
Building Style: 2S		Trim & Decoration		Central Air Wood Furnace			Stories Exterior			Foundation Rate			Bsmnt-Adj Heat-Adj			Size Cost				
Yr Built 1967	Remodeled 1998	Ex	X Ord		Min	(12) Electric			2	Story Siding	Crawl Space	104.86	-9.32	0.00	960	91,718				
Condition: Average		Lg		Ord	X Small	0 Amps Service			1	Story Siding	Crawl Space	66.33	-9.32	0.00	480	27,365				
Room List		Doors			Solid	X	H.C.	No./Qual. of Fixtures			Other Additions/Adjustments			(13) Plumbing			Rate			
Basement 1st Floor 2nd Floor Bedrooms		Kitchen: Other: Other:		No. of Elec. Outlets			Average Fixture(s)			Public Sewer			Well, 50 Feet			Average Fixture(s)			Rate	
(1) Exterior		X	Tile																	
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 1440 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			15) Built-Ins & Fireplaces			Appliance Allowance			Fireplace: Exterior 1 Story			Rate	
(2) Windows		Many	X Large																	
X	Avg. Few																			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement		Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer			16) Porches			CCP (1 Story), Standard			CCP (1 Story), Standard			Rate	
X	Double Hung Horiz. Slide Casement	(9) Basement Finish		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			16) Deck/Balcony			Pine w/Roof, Standard			17) Garages			Class:C Exterior: Siding Foundation: 42 Inch (Finished )			Rate	
X	Double Glass Patio Doors Storms & Screens	(10) Floor Support		Lump Sum Items:			Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,			Base Cost			Automatic Doors			Depr.Cost =			Rate	
(3) Roof		Chimney: Block					ECF (410- SAPPHIRE LAKE AREA)			1575.00			375.00			1 =			Rate	
X	Gable Hip Flat	Gambrel Mansard Shed					1.360 => TCV of Bldg: 1 =			202,682									Rate	
X	Asphalt Shingle																		Rate	

\*\*\* 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.
WHITTAKER JACQUELINE J	WHITTAKER JACQUELINE J	5	06/16/2016	QC	RELATED PARTY	2016-02557		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8745 W SAPPHIRE AVE						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2018 Est TCV 124,653 TCV/TFA: 120.79					

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 146 SAPPHIRE LAKE PLAT 2.	X		Sub 600 Plat 2	52.00	104.00	0.9844	1.0000	1000	100	51,191
			52 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 51,191							
Comments/Influences	Land Improvement Cost Estimates									
BLOCK BOAT HOUSE.			Description	Rate	CountyMult.	Size	%Good	Cash Value		
			D/W/P: 3.5 Concrete	3.20	1.00	410	71	932		
			Total Estimated Land Improvements True Cash Value = 932							



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level							
X Rolling	2018	25,600	36,700	62,300			42,582C
X High	2017	23,000	34,000	57,000			41,707C
Landscaped	2016	23,000	33,500	56,500			41,335C
Swamp	2015	23,000	33,300	56,300			41,212C
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							
X PRIVATE RD							
Who When What							
TPC 12/27/2017 INSPECTED							
TPC 03/30/2015 INSPECTED							
TPC 05/30/2014 INSPECTED							

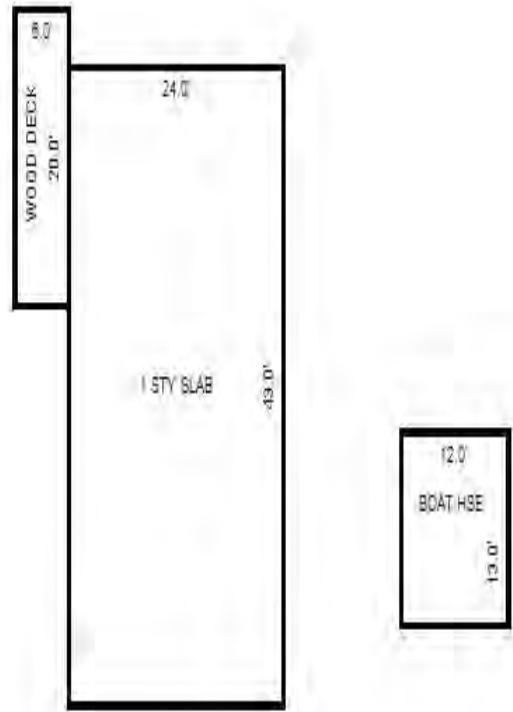
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil 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 120	Type Treated Wood	Year Built: 1961 Car Capacity: Class: CD Exterior: Block Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 156 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame Block	X	Drywall Paneled		Plaster Wood T&G											
Building Style: 1S		Trim & Decoration														
Yr Built 1961		Remodeled 0		Size of Closets												
Condition: Average		Doors		Solid		H.C.										
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												
Wood/Shingle Aluminum/Vinyl Brick				No. of Elec. Outlets												
X Block Insulation		(7) Excavation		Many X Ave. Few												
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1032 S.F. Height to Joists: 0.0		(13) Plumbing												
X Many Avg. X Large X Few 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												
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												
(3) Roof		(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
X Gable Hip Flat		Gambrel Mansard Shed		Joists: Unsupported Len: Cntr.Sup:												
X Asphalt Shingle				Lump Sum Items:												
Chimney: Metal																
										Class: CD Effec. Age: 40 Floor Area: 1032 Total Base Cost: 65,484 Total Base New : 92,987 Total Depr Cost: 55,792 Estimated T.C.V: 72,530	CntyMult X 1.420 E.C.F. X 1.300	Rate Bsmnt-Adj Heat-Adj 59.90 -10.38 0.00 Rate 630.00 1025.00 2550.00 1415.00 3450.00 7.59 25.95 350.00 Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, ECF (410- SAPPHERE LAKE AREA) 1.300 => TCV of Bldg: 1 =	Size Cost 1032 51,105 Size Cost 1 630 1 1,025 1 2,550 1 1,415 1 3,450 120 911 156 4,048 1 350 55,792 72,530			

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





Sketch by Apex IVT

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BAKER RONALD & NORMA	STEWART RONALD & KATHY	174,500	06/29/2017	PTA	Arms Length	PTA	PTA	100.0
BAKER RONALD & NORMA	BAKER RONALD & NORMA	0	08/19/2015	WD	PROBATE COURT	2015-02859	PTA	0.0
		142,500	06/01/2001	WD	Download	01-0:2508		0.0

Property Address		Class: 401 RESIDENTIAL-I		Zoning:		Building Permit(s)		Date	Number	Status		
8757 W SAPPHIRE AVE		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 0%		MAP #:								
STEWART RONALD & KATHY 8255 N MCCAFFREY RD OWOSSO MI 48867		2018 Est TCV 162,687 TCV/TFA: 169.47										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA								
. SEC 10 T22N R8W LOT 147 SAPPHIRE LAKE PLAT 2.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		Sub 600 Plat 2	52.00	104.00	0.9844	1.0000	1000	100		51,191
		Paved Road		52 Actual Front Feet, 0.12 Total Acres				Total Est. Land Value =		51,191		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		Water		Shed: Wood Frame	12.07	1.00	80	74	715			
		Sewer		Total Estimated Land Improvements True Cash Value =				715				
		Electric										
		Gas										
		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		
		X PRIVATE RD		2018	25,600	55,700	81,300			81,300S		
		TPC 12/27/2017 INSPECTED		2017	23,000	55,600	78,600			60,275C		
		TPC 07/11/2017 INSPECTED		2016	23,000	53,100	76,100			59,738C		
		TPC 03/30/2015 INSPECTED		2015	23,000	50,200	73,200			59,560C		

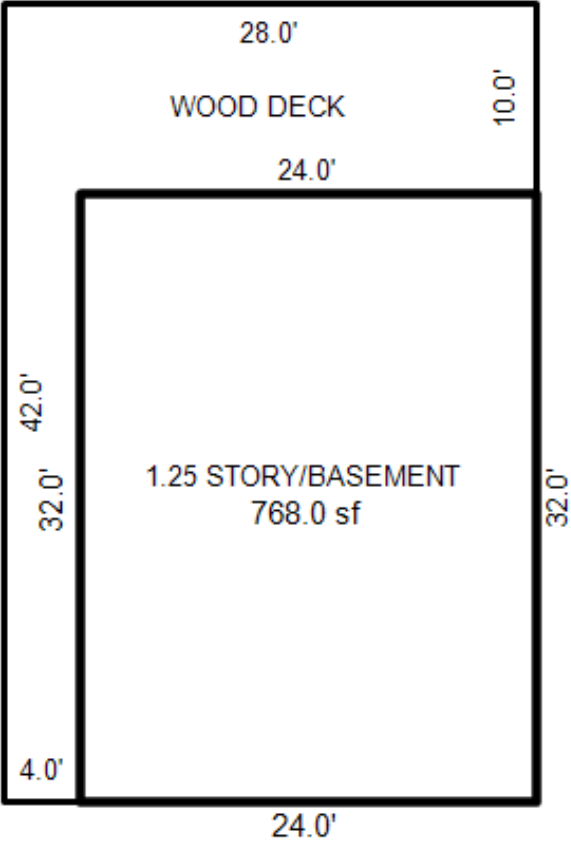
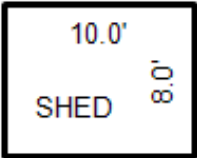


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story 1 Prefab 1 Story 1 Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 408	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame		Drywall Paneled		Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling										
Building Style: 1.25S		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Class: C Effec. Age: 20 Floor Area: 960 Total Base Cost: 73,783 Total Base New : 101,821 Total Depr Cost: 81,457 Estimated T.C.V: 110,781						
Yr Built 1984	Remodeled 0	Ex	X	Ord		Min	200 Amps Service									
Condition: Average		Lg	X	Ord		Small	No Heating/Cooling									
Room List		(5) Floors		Kitchen: Other: Other:			Central Air Wood Furnace									
	Basement 1st Floor 2nd Floor 1 Bedrooms	Kitchens: 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					
	Insulation	Basement: 768 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets			1.25 Story Siding			Basement	81.73	0.00	0.00	768	62,769	
(2) Windows		(8) Basement		Many			X	Ave.		Few	Other Additions/Adjustments			Rate	Size	Cost
X	Many Avg. Few	X	Large Avg. Small	13) Plumbing			Walk out Basement Door(s)				775.00			1	775	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			14) Water/Sewer									
(3) Roof		(9) Basement Finish		1 Recreation SF 1 Living SF 1 Walkout Doors No Floor SF			14) Water/Sewer									
X	Gable Hip Flat	Gambrel Mansard Shed		10) Floor Support			Public Water									
X	Asphalt Shingle	Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:			1 Public Sewer 1 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.
OLSON MATHEW K & NATALIE	PARSONS CHARLES & SUSAN (	193,000	10/24/2005	WD	Arms Length	05-0/4281		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8767 W SAPPHIRE AVE	School: LAKE CITY - 57020		REPAIR	07/05/2013	2013-0280	100%

Owner's Name/Address	MAP #:
PARSONS CHARLES & SUSAN 8670 W JENNINGS RD P O BOX 499 Lake City MI 49651	2018 Est TCV 162,046 TCV/TFA: 183.31

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

Taxpayer's Name/Address	Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
PARSONS CHARLES & SUSAN 8670 W JENNINGS RD P O BOX 499 Lake City MI 49651	X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk	Sub 600 Plat 2	52.00	104.00	0.9844	1.0000	1000	100		51,191

Tax Description	X Electric	Description	Rate	CountyMult.	Size	%Good	Cash Value
. SEC 10 T22N R8W LOT 148 SAPPHIRE LAKE PLAT 2.	X Gas	LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375

Comments/Influences	ADD SEWER FOR 05	Street Lights	Standard Utilities	Underground Utils.

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

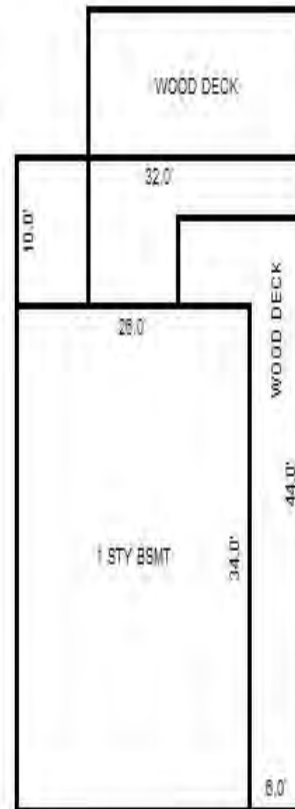


Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	25,600	55,400	81,000			59,408C
2017	23,000	53,100	76,100			58,187C
2016	23,000	50,700	73,700			57,668C
2015	23,000	48,100	71,100			57,496C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: 402 RESIDENTIAL-V		Zoning:	Building Permit(s)	Date	Number	Status				
W SAPPHIRE AVE		School: LAKE CITY - 57020		P.R.E. 100% 04/11/2011								
Owner's Name/Address		MAP #:		2018 Est TCV 51,191								
STEELE KENNETH E & MARCIA A TRUSTEES 8787 W SAPPHIRE AVE LAKE CITY MI 49651		Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA							
Tax Description		Public Improvements		* Factors *								
. SEC 10 T22N R8W LOT 149 SAPPHIRE LAKE PLAT 2.		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Gravel Road		Sub 600 Plat 2		52.00	104.00	0.9844	1.0000	1000	100	51,191
		Paved Road		52 Actual Front Feet, 0.12 Total Acres		Total Est. Land Value =						51,191
		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										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		X PRIVATE RD		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2018	25,600	0	25,600		16,164C		
		TPC 12/27/2017 INSPECTED		2017	23,000	0	23,000			15,832C		
		TPC 03/30/2015 INSPECTED		2016	23,000	0	23,000			15,691C		
		TPC 05/30/2014 INSPECTED		2015	23,000	0	23,000			15,645C		



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

Property Address: 8787 W SAPPHIRE AVE  
 Class: 401 RESIDENTIAL-I Zoning: Building Permit(s) Date Number Status

School: LAKE CITY - 57020  
 P.R.E. 100% 04/11/2011

Owner's Name/Address: STEELE KENNETH E & MARCIA A TRUSTEES  
 MAP #: 2018 Est TCV 109,129 TCV/TFA: 110.45

8787 W SAPPHIRE AVE LAKE CITY MI 49651

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

Sub 600 Plat 2 52.00 104.00 0.9844 1.0000 1000 100 51,191

52 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 51,191

Tax Description: . SEC 10 T22N R8W LOT 150 SAPPHIRE LAKE PLAT 2.

Comments/Influences: ADD SEWER FOR 05

X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk

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

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

D/W/P: 3.5 Concrete 2.98 1.00 208 0 0

Shed: Wood Frame 8.46 1.00 144 94 1,145

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 = 1,620

Topography of Site

X Level Rolling Low High Landscaped Swamp Wooded Pond

X Waterfront Ravine Wetland Flood Plain

X PRIVATE RD

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	25,600	29,000	54,600			34,777C
2017	23,000	27,800	50,800			34,062C
2016	23,000	26,400	49,400			33,759C
2015	23,000	25,200	48,200			33,659C

Who When What

TPC 12/27/2017 INSPECTED

TPC 03/30/2015 INSPECTED

TPC 05/30/2014 INSPECTED

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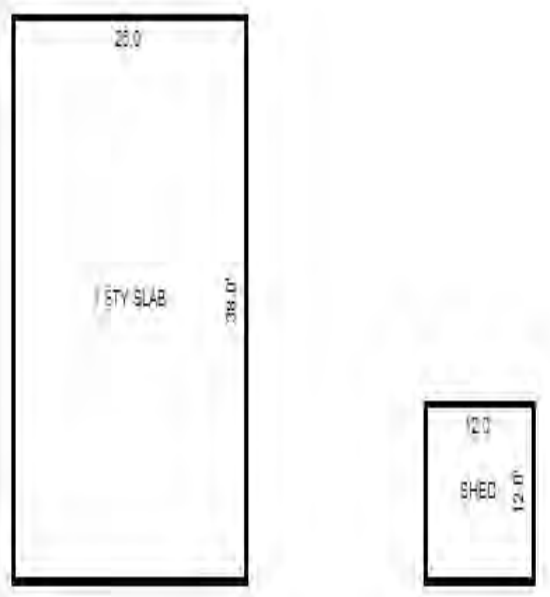
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story 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 Block	X	Drywall Paneled		Plaster Wood T&G												
Building Style: 1S		Trim & Decoration															
Yr Built 1972		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 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		48.97 -9.48		0.66		988 39,668	
X Block Insulation		(7) Excavation		No. of Elec. Outlets			Other Additions/Adjustments			Rate							
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 988 S.F. Height to Joists: 0.0		Many X Ave. Few			(13) Plumbing			Average Fixture(s)		525.00		1		525	
X	Many Avg. X Large Few 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			(14) Water/Sewer			Public Sewer		912.00		1		912	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer			Well, 50 Feet		1575.00		1		1,575	
X	Many Avg. X Large Few 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			(14) Water/Sewer			Appliance Allowance		1235.00		1		1,235	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Recreation SF Living SF Walkout Doors No Floor SF		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer			Fireplace: Wood Stove		950.00		1		950	
X	Gable Hip Flat	(10) Floor Support		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer			Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,		Depr.Cost =		41,411			
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer			ECF (410- SAPPHIRE LAKE AREA)		1.360 => TCV of Bldg: 1 =		56,318			
Chimney: Block				Lump Sum Items:													

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



Sketch by Agor 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.
SCHEBLER EVELYN M ESTATE	SCHEBLER TIMOTHY G & HAEF	0	03/17/2014	QC	PROBATE COURT	2014-01170		100.0
SCHEBLER EVELYN M WIDOW	SCHEBLER EVELYN M ESTATE	0	10/12/2013	DC	CERTIFICATE OF DEATH	SOC SEC RECORD		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8809 W SAPPHIRE AVE						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2018 Est TCV 115,722 TCV/TFA: 160.50					

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 LOTS 151 & 152 SAPPHIRE LAKE PLAT 2.	X	Dirt Road		Sub 600 Plat 2	104.00	104.00	0.7461	1.0000	1000	100		77,590
Comments/Influences		Gravel Road		104 Actual Front Feet, 0.25 Total Acres Total Est. Land Value = 77,590								
ADD SEWER FOR 05	X	Paved Road		Land Improvement Cost Estimates								
	X	Storm Sewer		Description	Rate	CountyMult.	Size	%Good	Cash Value			
	X	Sidewalk		D/W/P: 3.5 Concrete	2.98	1.00	320	66	629			
	X	Water		Shed: Wood Frame	10.39	1.00	50	50	260			
	X	Sewer		Shed: Wood Frame	8.79	1.00	120	50	527			
	X	Electric		Total Estimated Land Improvements True Cash Value = 1,416								
	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							
X Rolling	2018	38,800	19,100	57,900			53,704C
X Low	2017	34,900	17,700	52,600			52,600S
X High	2016	34,900	17,500	52,400			52,356C
Landscaped	2015	34,900	17,300	52,200			52,200S
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							
X PRIVATE RD							



Who	When	What	2018	38,800	19,100	57,900			53,704C
TPC	12/27/2017	INSPECTED	2017	34,900	17,700	52,600			52,600S
TPC	03/30/2015	INSPECTED	2016	34,900	17,500	52,400			52,356C
TPC	05/30/2014	INSPECTED	2015	34,900	17,300	52,200			52,200S

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: 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: 1S			Drywall X Paneled													
Yr Built 1955			Plaster Wood T&G													
Remodeled 0			Trim & Decoration													
Condition: Average			Ex		Ord		X	Min								
Room List			Size of Closets													
Basement 1st Floor 2nd Floor Bedrooms			Lg		Ord		X	Small								
(1) Exterior			Doors		Solid		X	H.C.								
Wood/Shingle Aluminum/Vinyl Brick			(5) Floors													
Insulation			Kitchen: Other: Other:													
(2) Windows			(6) Ceilings													
Many Avg. Few			Basement: 0 S.F. Crawl: 0 S.F. Slab: 721 S.F. Height to Joists: 0.0													
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide			(7) Excavation													
X Casement Double Glass Patio Doors			Basement													
X Storms & Screens			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor													
(3) Roof			(8) Basement													
X Gable Hip Flat			Recreation SF Living SF Walkout Doors No Floor SF													
X Asphalt Shingle			(9) Basement Finish													
Chimney: Stone			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic													
			(10) Floor Support													
			Joists: Unsupported Len: Cntr.Sup:													
			(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													
			150 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) Fireplaces													
			Class: D Effec. Age: 45 Floor Area: 721 Total Base Cost: 37,211 Total Base New : 51,352 Total Depr Cost: 28,243 Estimated T.C.V: 36,716													
			(16) Porches/Decks													
			Area													
			Type													
			CntyMult X 1.380 E.C.F. X 1.300													
			Rate													
			52.52													
			Bsmnt-Adj													
			-10.25													
			Heat-Adj													
			-0.78													
			Size													
			721													
			Cost													
			29,914													
			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													
			1235.00													
			Fireplace: Exterior 1 Story													
			3050.00													
			Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0,													
			Depr.Cost = 28,243													
			ECF (410- SAPPHERE LAKE AREA)													
			1.300 => TCV of Bldg: 1 = 36,716													

\*\*\* 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
8819 W SAPPHIRE AVE			Shed	07/16/2015	2015-0716	100%

Owner's Name/Address	MAP #:	2018 Est TCV	TCV/TFA:
VARRERO CATHERINE 8819 SAPPHIRE LAKE AVE LAKE CITY MI 49651		133,462	86.89

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
		Sub 600 Plat 2	52.00	104.00	0.9844	1.0000	1000 100	51,191

Taxpayer's Name/Address	X	Description	Rate	CountyMult.	Size	%Good	Cash Value
VARRERO CATHERINE 8819 SAPPHIRE LAKE AVE LAKE CITY MI 49651	X	Dirt Road					
	X	Gravel Road					
	X	Paved Road					
	X	Storm Sewer					
	X	Sidewalk					
	X	Water	2.98	1.00	420	66	826
	X	Sewer	9.17	1.00	96	50	440
	X	Electric					
	X	Gas					
	X	Curb					
	X	Street Lights					
	X	Standard Utilities					
	X	Underground Utils.					
		Total Estimated Land Improvements True Cash Value = 1,266					

Comments/Influences	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
. SEC 10 T22N R8W LOT 153 SAPPHIRE LAKE PLAT 2.	2018	25,600	41,100	66,700			45,807C



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2017	23,000	38,100	61,100			44,865C
TPC	03/30/2015	INSPECTED	2016	23,000	37,800	60,800			44,465C
TPC	05/29/2014	INSPECTED	2015	23,000	40,700	63,700			44,333C

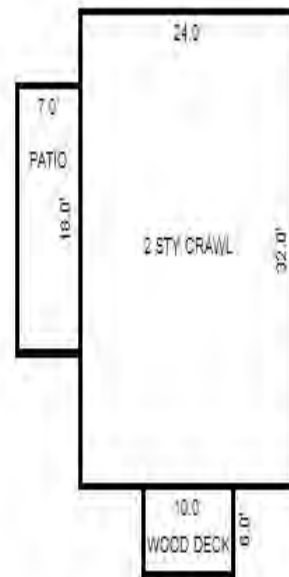
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood Oil Coal 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 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	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			126 60 170 100 64	WCP (1 Story) Treated Wood Treated Wood Treated Wood Wood Balcony	
Building Style: 2S		Trim & Decoration											
Yr Built 1958	Remodeled 1990	Ex	X	Ord	Min								
Condition: Average		Lg	X	Ord	Small								
Room List		(5) Floors		Central Air Wood Furnace									
	Basement 1st Floor 2nd Floor 4 Bedrooms	Kitchen: Other: Other:		(12) Electric 0 Amps Service									
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures Ex. X Ord. Min		Stories Exterior 2 Story Siding Mich Bsmnt.		Rate	Bsmnt-Adj	Heat-Adj	Size	Cost	
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets Many X Ave. Few		Other Additions/Adjustments		90.20	-4.98	1.06	768	66,263	
(2) Windows		(7) Excavation		(13) Plumbing		(14) Plumbing							
	Insulation	Basement: 768 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer							
X	Many Avg. X Few	Large Avg. X Small		(8) Basement		(15) Built-Ins & Fireplaces							
X	Wood Sash Metal Sash Vinyl Sash	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor				Appliance Allowance Fireplace: Exterior 2 Story							
X	Double Hung Horiz. Slide			(9) Basement Finish		(16) Porches							
X	Casement			Recreation SF Living SF Walkout Doors No Floor SF		(16) Deck/Balcony							
X	Double Glass Patio Doors					WCP (1 Story), Standard		23.54		126		2,966	
X	Storms & Screens					Treated Wood,Standard		8.92		60		535	
(3) Roof		(10) Floor Support		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic		Treated Wood,Standard		6.73		170		1,144	
	Gable Hip X Flat	Gambrel Mansard Shed		Lump Sum Items:		Treated Wood,Standard		7.60		100		760	
X	Asphalt Shingle					Wood Balcony		13.00		64		832	
Chimney:						Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0,		Depr.Cost =				62,312	
						ECF (410- SAPPHERE LAKE AREA)		1.300 => TCV of Bldg: 1 =				81,005	

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



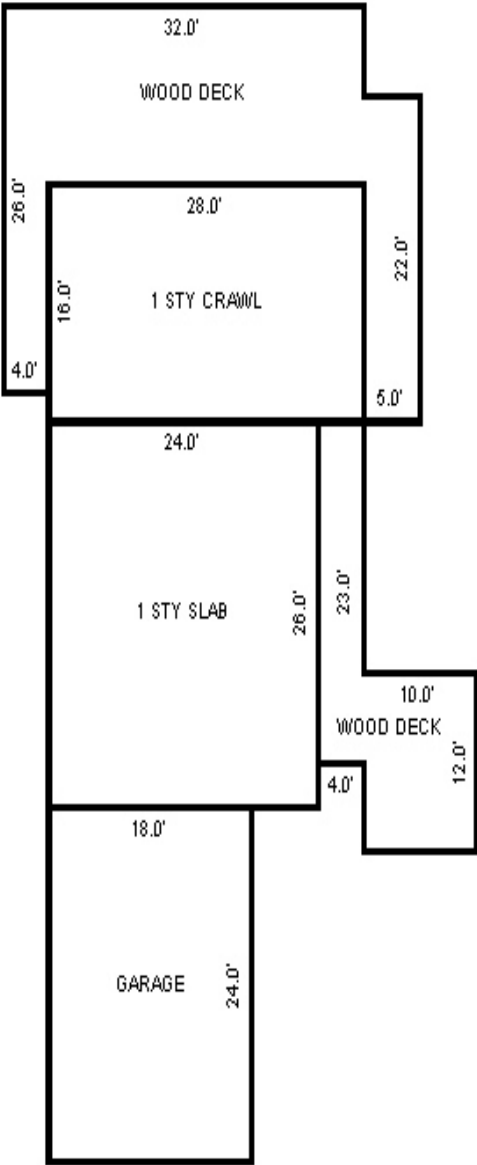


Sketch by Apex IVT

\*\*\* 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.
PUTNAM GARY L & SANDRA J,	BAYER TRUST & ASSIGNEES	0	09/09/2013	OTH	EASEMENT	2013-03514 EAS	PTA	0.0
PUTMAN GARY L	PUTNAM GARY L & SANDRA J,	0	10/20/2008	WD	Not Qualified	2008/3998		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8834 W SAPPHIRE AVE						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2018 Est TCV 32,485 TCV/TFA: 67.68					

Owner's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA								
PUTNAM GARY L & SANDRA J TRUST MENYHART DONNA 1642 REMSING ST HARTLAND MI 48353			* Factors *								
	Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	X		<Site Value B> Back Lots 600 6000 100								
			67 Actual Front Feet, 0.16 Total Acres Total Est. Land Value = 6,000								
			Land Improvement Cost Estimates								
			Description	Rate	CountyMult.	Size	%Good	Cash Value			
	X		Dirt Road								
	X		Gravel Road								
	X		Paved Road								
	X		Storm Sewer								
	X		Sidewalk								
	X		Water								
	X		Sewer								
	X		Electric								
	X		Gas								
	X		Curb								
			Street Lights								
			Standard Utilities								
			Underground Utils.								
			Total Estimated Land Improvements True Cash Value = 1,084								



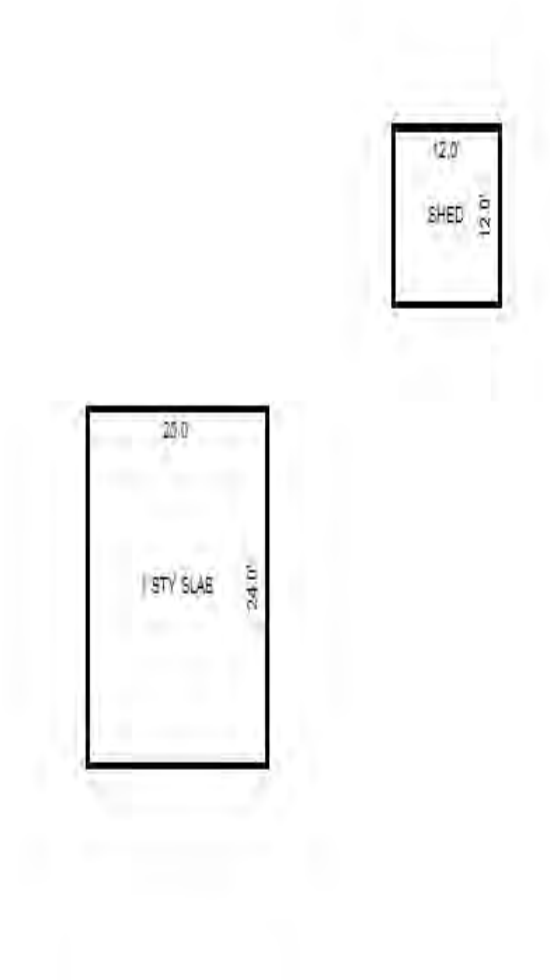
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level							
X Rolling							
Low							
X High							
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
X PRIVATE RD	2018	3,000	13,200	16,200			13,563C
	2017	3,000	13,000	16,000			13,285C
	2016	3,000	12,900	15,900			13,167C
	2015	3,000	12,600	15,600			13,128C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: 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 1948	Remodeled 1963	Ex	Ord	X	Min	Size of Closets												
Condition: Average		Lg	Ord	X	Small	Doors			Solid	X	H.C.							
Room List		(5) Floors		Central Air Wood Furnace														
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Other:		(12) Electric			100		Amps Service									
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Ex.		X	Ord.		Min						
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets			Many		X	Ave.		Few						
(2) Windows		(7) Excavation		(13) Plumbing			1		Average Fixture(s)									
X	Insulation	Basement: 0 S.F. Crawl: 0 S.F. Slab: 480 S.F. Height to Joists: 0.0		1			3		Fixture Bath									
X	Many Avg.	X	Large Avg.	Softener, Auto			2		Fixture Bath									
X	Few		Small	Softener, Manual			1		Solar Water Heat									
X	Wood Sash	(8) Basement		No Plumbing														
X	Metal Sash	Conc. Block Poured Conc. Stone		Extra Toilet														
X	Vinyl Sash	Treated Wood Concrete Floor		Extra Sink														
X	Double Hung	(9) Basement Finish		Separate Shower														
X	Horiz. Slide	Recreation SF Living SF Walkout Doors No Floor SF		Ceramic Tile Floor														
X	Casement			Ceramic Tile Wains														
X	Double Glass			Ceramic Tub Alcove														
X	Patio Doors			Vent Fan														
X	Storms & Screens			(14) Water/Sewer														
(3) Roof		(10) Floor Support		Public Water														
X	Gable		Gambrel	1			Public Sewer											
X	Hip		Mansard	1			Water Well											
X	Flat		Shed	1000 Gal Septic														
X	Asphalt Shingle			2000 Gal Septic														
Chimney: Block				Lump Sum Items:														

\*\*\* 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.
SCHEBLER EVELYN M ESTATE	SCHEBLER TIMOTHY G & HAEF	0	03/17/2014	QC	PROBATE COURT	2014-01170		100.0
SCHEBLER EVELYN M WIDOW	SCHEBLER EVELYN M ESTATE	0	10/12/2013	DC	CERTIFICATE OF DEATH	SOC SEC RECORD		0.0

Property Address: W 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: SCHEBLER TIMOTHY G & HAEFELE SUE A  
 114 GRATIOT COURT SAGINAW MI 48602  
 2018 Est TCV 6,000

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

Tax Description: . SEC 10 T22N R8W LOT 156 SAPPHIRE LAKE PLAT 2.  
 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 B> Back Lots 600 6000 100 6,000  
 52 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 6,000

Comments/Influences



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	3,000	0	3,000			1,419C
2017	3,000	0	3,000			1,390C
2016	3,000	0	3,000			1,378C
2015	3,000	0	3,000			1,374C

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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.
SCHEBLER EVELYN M ESTATE	SCHEBLER TIMOTHY G & HAEF	0	03/17/2014	QC	PROBATE COURT	2014-01170		100.0
SCHEBLER EVELYN M WIDOW	SCHEBLER EVELYN M ESTATE	0	10/12/2013	DC	CERTIFICATE OF DEATH	SOC SEC RECORD		0.0

Property Address: W 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: SCHEBLER TIMOTHY G & HAEFELE SUE A  
 114 GRATIOT COURT  
 SAGINAW MI 48602  
 2018 Est TCV 6,000

Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA								
Public Improvements			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X			Dirt Road								
X			Gravel Road								
X			Paved Road								
X			Storm Sewer								
X			Sidewalk								
X			Water								
X			Sewer								
X			Electric								
X			Gas								
X			Curb								
X			Street Lights								
X			Standard Utilities								
X			Underground Utils.								

Tax Description: . SEC 10 T22N R8W LOT 157 SAPPHIRE LAKE PLAT 2.  
 Comments/Influences:



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

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

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

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

School: LAKE CITY - 57020  
 P.R.E. 100% 04/11/2011

Owner's Name/Address: STEELE KENNETH E & MARCIA A TRUSTEES  
 8787 W SAPPHIRE AVE LAKE CITY MI 49651  
 MAP #: 2018 Est TCV 20,283 TCV/TFA: 0.00

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA  
 \* Factors \*  
 Description Frontage Depth Front Depth Rate %Adj. Reason Value  
 <Site Value B> Back Lots 600 6000 100 6,000  
 67 Actual Front Feet, 0.16 Total Acres Total Est. Land Value = 6,000

Tax Description: . SEC 10 T22N R8W LOT 158 SAPPHIRE LAKE PLAT 2.  
 Comments/Influences: ADJUSTED AV FOR 05..LOT WAS INCORRECTLY CODED RESULTING IN LOWER VALUE THAN REST OF SUB. CODE WAS CORRECTED LAST YEAR, BUT WAS PRICED WRONG.. (SEE OTHER LOTS)

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	3,000	7,100	10,100			7,500C
2017	3,000	6,400	9,400			7,346C
2016	3,000	6,300	9,300			7,281C
2015	3,000	6,200	9,200			7,260C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SUNDERMAN	BOOMS	70,000	05/01/2000	WD	Download	337:324		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8778 W SAPPHIRE AVE						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 100% 04/30/2001					
BOOMS LAWRENCE E & JUDY M 8778 W SAPPHIRE AVENUE LAKE CITY MI 49651	MAP #:					
	2018 Est TCV 112,351 TCV/TFA: 83.10					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA						
		Public Improvements		Description	Frontage	Depth	Rate	%Adj.	Reason	Value
SEC 10 T22N R8W LOT 165 & W 1/2 OF LOT 166. SAPPHIRE LAKE PLAT 2.	X	Dirt Road		<Site Value B> Back Lots 600			6000	100		6,000
Comments/Influences		Gravel Road		<Site Value B> Back Lots 600			6000	50	1/2 LOT 166	3,000
02 COMBO W/166-50 FPR 03		Paved Road		93 Actual Front Feet, 0.22 Total Acres			Total Est. Land Value =			9,000
		Storm Sewer		Land Improvement Cost Estimates						
		Sidewalk		Description	Rate	CountyMult.	Size	%Good	Cash Value	
	X	Water		D/W/P: 4in Ren. Conc.	3.78	1.00	240	0	0	
	X	Sewer		Shed: Wood Frame	10.75	1.00	80	50	430	
	X	Electric		Residential Local Cost Land Improvements						
		Gas		Description	Rate	CountyMult.	Size	%Good	Cash Value	
		Curb		LAND IMPROVE 1000	1000.00	1.00	1.0	95	950	
		Street Lights		Total Estimated Land Improvements True Cash Value =					1,380	
		Standard Utilities								
		Underground Utils.								



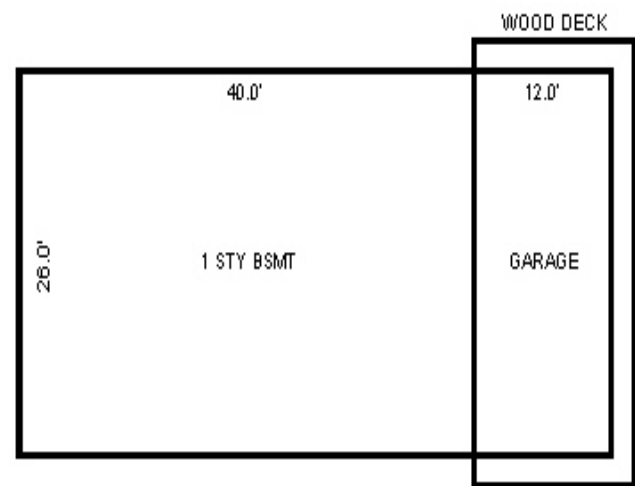
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	Rolling	2018	4,500	51,700	56,200			42,047C
	Low	High	2017	4,500	46,100	50,600			41,183C
	Landscaped	Swamp	2016	4,500	45,800	50,300			40,816C
	Wooded	Pond	2015	4,500	45,600	50,100			40,694C
	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 1 Wood Stove Direct-Vented Ga	Area 364	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:							
X	Wood Frame		Drywall Paneled		Plaster Wood T&G	X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																	
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Class: CD Effec. Age: 27		Floor Area: 1352		CntyMult X 1.380		Bsmnt Garage: 2 Car							
Yr Built 1985	Remodeled 0	Ex	X	Ord		Min	0 Amps Service			Total Base Cost: 92,020		Total Base New : 126,987		Total Depr Cost: 92,701		Estimated T.C.V: 101,971							
Condition: Average		Lg	X	Ord		Small	No Heating/Cooling			Total Base Cost: 92,020		Total Base New : 126,987		Total Depr Cost: 92,701		Estimated T.C.V: 101,971							
Room List		(5) Floors		Kitchen: Other: Other:			No./Qual. of Fixtures			Stories Exterior		Foundation		Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(6) Ceilings			Ex. X Ord. Min			1 Story Siding		Basement		56.18		0.00		0.00		1352		75,955	
(1) Exterior		Basement: Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets			Many X Ave. Few			Other Additions/Adjustments		Rate								Size		Cost	
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		(13) Plumbing			Average Fixture(s)			(9) Basement Finish		Basement Recreation Finish		11.25						350		3,938	
	Insulation	Basement: 1352 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s)			1 3 Fixture Bath			1325.00		2 Fixture Bath		1325.00						1		630	
(2) Windows		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1025.00		Public Sewer Well, 50 Feet		1575.00						1		1,025	
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			(14) Water/Sewer			(15) Built-Ins & Fireplaces		Appliance Allowance Fireplace: Wood Stove		1415.00		1125.00				1		1,415	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	350 Recreation SF Living SF Walkout Doors No Floor SF		(9) Basement Finish			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			(16) Deck/Balcony		Treated Wood,Standard		6.20						364		2,257	
X	Double Glass Patio Doors Storms & Screens	(10) Floor Support		Lump Sum Items:			Phy/Ab.Phy/Func/Econ/Comb.%Good= 73/100/100/100/73.0,			(17) Basement Garages		Basement Garage: 2 Car Mechanical Doors		2075.00 350.00						1 2		2,075 700	
(3) Roof		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 1.100 => TCV of Bldg: 1 =			Basement Garage: 2 Car Mechanical Doors		2075.00 350.00								1 2		92,701 101,971	
X	Gable Hip Flat	Gambrel Mansard Shed		Lump Sum Items:																			
X	Asphalt Shingle																						
Chimney: Block																							

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHNABEL MARILEE E(WIDOW)	POST JERRY M & SANDRA (H/	0	02/22/2008	QC	Not Qualified	2008/601		0.0
		70,000	08/01/1998	WD	Download	321:508		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8758 W SAPPHIRE AVE			New House	05/12/2005	20050115	Complete

Owner's Name/Address	MAP #:
KENT KEVIN 8758 W SAPPHIRE AVENUE LAKE CITY MI 49651	2018 Est TCV 275,217 TCV/TFA: 119.04

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
KENT KEVIN 8758 W SAPPHIRE AVENUE LAKE CITY MI 49651	X		* Factors *					
			<Site Value B> Back Lots 600					6000 100
KENT KEVIN 8758 W SAPPHIRE AVENUE LAKE CITY MI 49651	X		Land Improvement Cost Estimates					
			<Site Value B> Back Lots 600 78 Actual Front Feet, 0.19 Total Acres					6000 50 1/2 OF LOT 166
KENT KEVIN 8758 W SAPPHIRE AVENUE LAKE CITY MI 49651	X		Total Est. Land Value = 9,000					
			Description Rate CountyMult. Size %Good Cash Value					
KENT KEVIN 8758 W SAPPHIRE AVENUE LAKE CITY MI 49651	X		D/W/P: 4in Ren. Conc. 5.31 1.00 520 0 0					
			D/W/P: Crushed Rock 1.29 1.00 260 0 0					
KENT KEVIN 8758 W SAPPHIRE AVENUE LAKE CITY MI 49651	X		Residential Local Cost Land Improvements					
			Description Rate CountyMult. Size %Good Cash Value					
KENT KEVIN 8758 W SAPPHIRE AVENUE LAKE CITY MI 49651	X		LAND IMPROVE 2500 2500.00 1.00 1.0 95 2,375					
			Total Estimated Land Improvements True Cash Value = 2,375					



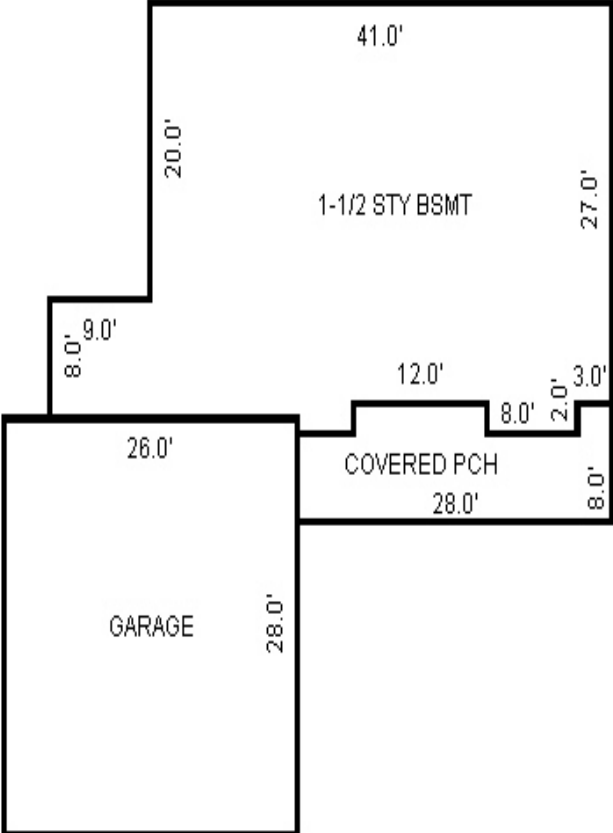
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2018	4,500	133,100	137,600			109,108C
X Rolling	2017	4,500	118,700	123,200			106,864C
X Low	2016	4,500	117,900	122,400			105,911C
X High	2015	4,500	115,700	120,200			105,595C
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							
X PRIVATE RD							

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

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

School: LAKE CITY - 57020      P.R.E. 0%      MAP #:      2018 Est TCV 6,000

Owner's Name/Address: STEWART RONALD & KATHY  
8255 N MCCAFFREY RD  
OWOSSO MI 48867

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

Tax Description	Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 10 T22N R8W LOT 168 SAPPHIRE LAKE PLAT 2.	X	Dirt Road					6000	100		6,000
Comments/Influences		Gravel Road					52 Actual Front Feet, 0.12 Total Acres      Total Est. Land Value =			6,000

Comments/Influences

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

Topography of Site

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



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

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

Property Address: W 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: WHITTAKER JACQUELINE  
 16610 B DRIVE SOUTH  
 MARSHALL MI 49068

2018 Est TCV 6,000

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

Improved	X	Vacant	Description	Frontage	Depth	* Factors *	Rate	%Adj.	Reason	Value
	X		<Site Value B> Back Lots	600			6000	100		6,000
			51 Actual Front Feet, 0.12 Total Acres						Total Est. Land Value =	6,000

Tax Description: . SEC 10 T22N R8W LOT 169 SAPPHIRE LAKE PLAT 2.

Comments/Influences: Comments/Influences

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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	3,000	0	3,000			1,419C
2017	3,000	0	3,000			1,390C
2016	3,000	0	3,000			1,378C
2015	3,000	0	3,000			1,374C



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

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

School: LAKE CITY - 57020      P.R.E. 100% 06/14/2000

Owner's Name/Address: BOUGHNER DALE K & JUDITH, 8735 W SAPPHIRE AVENUE, LAKE CITY MI 49651      MAP #:      2018 Est TCV 6,950

Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA									
Public Improvements			* Factors *									
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
			<Site Value B> Back Lots 600						6000	100		6,000
			51 Actual Front Feet, 0.12 Total Acres						Total Est. Land Value =			6,000

Taxpayer's Name/Address		Description		Rate	CountyMult.	Size	%Good	Cash Value		
BOUGHNER DALE K & JUDITH, 8735 W SAPPHIRE AVENUE, LAKE CITY MI 49651		Dirt Road								
		Gravel Road								
		Paved Road								
		Storm Sewer								
		Sidewalk								
		Water		8.16	1.00	150	0	0		
		Sewer		Residential Local Cost Land Improvements						
		Electric								
		Gas								
		Curb		1000.00	1.00	1.0	95	950		
		Street Lights		Total Estimated Land Improvements True Cash Value =					950	
		Standard Utilities								
		Underground Utils.								

Tax Description		Description		Rate	CountyMult.	Size	%Good	Cash Value	
LA 1271 SEC 10 T22N R8W LOT 170 SAPPHIRE LAKE PLAT 2.		LAND IMPROVE 1000		1000.00	1.00	1.0	95	950	
				Total Estimated Land Improvements True Cash Value =					950

Comments/Influences		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		2018	3,000	500	3,500			1,419C
		2017	3,000	500	3,500			1,390C
		2016	3,000	500	3,500			1,378C
		2015	3,000	0	3,000			1,374C



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)		Date	Number	Status				
W SAPPHIRE AVE		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 100% 06/14/2000										
BOUGHNER DALE K & JUDITH 8735 W SAPPHIRE AVENUE LAKE CITY MI 49651		MAP #:										
		2018 Est TCV 17,888 TCV/TFA: 0.00										
Taxpayer's Name/Address		X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA								
BOUGHNER DALE K & JUDITH 8735 W SAPPHIRE AVENUE LAKE CITY MI 49651		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		<Site Value B> Back Lots 600								
		Paved Road		51 Actual Front Feet, 0.12 Total Acres								
		Storm Sewer		Total Est. Land Value =								
		Sidewalk		6,000 100								
		Water		6,000								
		Sewer		6,000								
		Electric		6,000								
		Gas		6,000								
		Curb		6,000								
		Street Lights		6,000								
		Standard Utilities		6,000								
		Underground Utils.		6,000								
Tax Description		Topography of Site		Land Improvement Cost Estimates								
. SEC 10 T22N R8W LOT 171 SAPPHIRE LAKE PLAT 2.		Level		Description	Rate	CountyMult.	Size	%Good	Cash Value			
Comments/Influences		X Rolling		Residential Local Cost Land Improvements								
		X Low		Description								
		X High		LAND IMPROVE 2500								
		Landscaped		2500.00 1.00 1.0 95								
		Swamp		Total Estimated Land Improvements True Cash Value =								
		X Wooded		2,375								
		Pond		2,375								
		Waterfront		2,375								
		Ravine		2,375								
		Wetland		2,375								
		Flood Plain		2,375								
		X PRIVATE RD		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2018	3,000	5,900	8,900		4,057C		
		TPC 12/27/2017	INSPECTED		2017	3,000	5,800	8,800		3,974C		
		TPC 03/30/2015	INSPECTED		2016	3,000	5,800	8,800		3,939C		
		TPC 05/30/2014	INSPECTED		2015	3,000	5,700	8,700		3,928C		



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PARMENTER D BRIAN & JANET	AJE LLC	15,000	08/24/2017	WD	Split Vacant	2017-02640	PTA	100.0

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%					
AJE LLC 4016 N SPIDER LAKE RD TRAVERSE CITY MI 49686	MAP #:					
		2018 Est TCV 18,000				

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA							
				Description	Frontage	Depth	* Factors * Front Depth	Rate %Adj.	Reason	Value	
SEC10T22NR8W LOTS 174, 175 & 176 SAPPHIRE LAKE PLAT 2	Dirt Road			<Site Value B> Back Lots	600			6000	100		6,000
7/2017 SPLIT PLATTED LOTS FROM 600-140-00	Gravel Road			<Site Value B> Back Lots	600			6000	100		6,000
1998 ASSESS LOTS 174, 175, 176 WITH 600-140-00	Paved Road			<Site Value B> Back Lots	600			6000	100		6,000
Comments/Influences	Storm Sewer			178 Actual Front Feet, 0.42 Total Acres			Total Est. Land Value =				18,000

- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

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



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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	9,000	0	9,000			9,000S
2017	0	0	0			0
2016	0	0	0			0
2015	0	0	0			0

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: 401 RESIDENTIAL-I		Zoning:	Building Permit(s)	Date	Number	Status				
8654 W SAPPHIRE LAKE AVE		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 100% 08/17/2000										
KELLEY DONNA J TRUST 8654 W SAPPHIRE LAKE AVE LAKE CITY MI 49651		MAP #:		2018 Est TCV 104,605 TCV/TFA: 77.83								
Taxpayer's Name/Address		X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA								
KELLEY DONNA J TRUST 8654 W SAPPHIRE LAKE AVE LAKE CITY MI 49651		Public Improvements		* Factors * LOTS 178 & 177								
Tax Description		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SEC 10 T22N R8W LOTS 177 & 178 SAPPHIRE LAKE PLAT 2.		Gravel Road		<Site Value B> Back Lots 600		6000		100				6,000
Comments/Influences		Paved Road		<Site Value B> Back Lots 600		6000		100				6,000
ADD SEWER FOR 05 03 COMBO W/177 FOR 04		Storm Sewer		97 Actual Front Feet, 0.26 Total Acres		Total Est. Land Value =						12,000
		Sidewalk		Land Improvement Cost Estimates								
		Water		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		Sewer		D/W/P: Crushed Rock	1.22	1.00	480	0	0			
		Electric		Shed: Metal Prefab	7.98	1.00	120	50	479			
		Gas		Residential Local Cost Land Improvements								
		Curb		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		Street Lights		LAND IMPROVE 1000	1000.00	1.00	0.5	95	475			
		Standard Utilities		Total Estimated Land Improvements True Cash Value = 954								
		Underground Utils.										
Topography of Site												
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				
PRIVATE RD		2018	6,000	46,300	52,300			43,356C				
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		2017	6,000	41,300	47,300			42,465C				
		2016	6,000	41,000	47,000			42,087C				
		2015	5,300	40,800	46,100			41,962C				



\*\*\* 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.
REYNOLDS JEFFREY B & MARI	MANNES DAVID L & SHIRLEY	145,000	04/15/2010	WD	Download	2010_1265WD		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
W SAPPHIRE AVE	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
MANNES DAVID L & SHIRLEY K 2158 OAK HOLLOW DR JENISON MI 49428	MAP #:					
	2018 Est TCV 17,370 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 179 SAPPHIRE LAKE PLAT 2.	X			<Site Value B> Back Lots	600				6000	100		6,000
Comments/Influences				50 Actual Front Feet, 0.13 Total Acres					Total Est. Land Value =			6,000
				Land Improvement Cost Estimates								
				Description	Rate	CountyMult.	Size	%Good	Cash Value			
				D/W/P: 4in Ren. Conc.	3.39	1.00	84	0	0			
	X			D/W/P: Crushed Rock	1.20	1.00	240	0	0			
	X			Residential Local Cost Land Improvements								
	X			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	3,000	5,700	8,700			7,314C
Rolling	2017	3,000	5,100	8,100			7,164C
Low	2016	3,000	5,100	8,100			7,101C
High	2015	3,000	4,400	7,400		7,400R	7,080C
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						

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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: 1976 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0	0	Front Overhang	0	Other Overhang	
	Mobile Home														0
	Town Home														
	Duplex														
	A-Frame														
Wood Frame		(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			Class: CD Effec. Age: 25 Floor Area: 0 Total Base Cost: 9,570 Total Base New : 13,206 Total Depr Cost: 9,905 Estimated T.C.V: 10,895		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 Other Additions/Adjustments Rate		Size Cost Size Cost						
Yr Built 1976		Ex Ord Min		(12) Electric			(17) Garages		Class:D Exterior: Siding Foundation: 18 Inch (Unfinished)						
Remodeled 0		Size of Closets		0 Amps Service			Base Cost		16.05		576 9,245				
Condition: Average		Lg Ord Small		X No Heating/Cooling			Mechanical Doors		325.00		1 325				
Room List		Doors Solid H.C.		Central Air Wood Furnace			Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0,		Depr.Cost =		9,905				
Basement		Kitchen:		(13) Plumbing			ECF (412 - SAPPHIRE LAKE BACK LOTS RES)		1.100 => TCV of Bldg: 1 =		10,895				
1st Floor		Other:		Average Fixture(s)											
2nd Floor		Other:		1											
Bedrooms				3 Fixture Bath											
(1) Exterior		(6) Ceilings		2 Fixture Bath											
Wood/Shingle				Softener, Auto											
Aluminum/Vinyl				Softener, Manual											
Brick				Solar Water Heat											
Insulation				No Plumbing											
(2) Windows		(7) Excavation		Extra Toilet											
Many Avg. Few		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Extra Sink											
Large Avg. Small		(8) Basement		Separate Shower											
Wood Sash		Conc. Block		Ceramic Tile Floor											
Metal Sash		Poured Conc.		Ceramic Tile Wains											
Vinyl Sash		Stone		Ceramic Tub Alcove											
Double Hung		Treated Wood		Vent Fan											
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 IVT

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

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

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
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W 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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BURKE ARTHUR R & SUZANNE S 105 AGATE WAY WILLIAMSTON MI 48895	2018 Est TCV 6,000					
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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 B> Back Lots 600			6000 100	6,000
		50 Actual Front Feet, 0.13 Total Acres			Total Est. Land Value =	6,000

Taxpayer's Name/Address	X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water					
BURKE ARTHUR R & SUZANNE S 105 AGATE WAY WILLIAMSTON MI 48895		X				

Tax Description	X	Electric				
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. SEC 10 T22N R8W LOT 180 SAPPHIRE LAKE PLAT 2.	X	Gas				
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Comments/Influences		Curb				
		Street Lights				
		Standard Utilities				
		Underground Utils.				



	Topography of Site					
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	Level					
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	X	Rolling				
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	X	Low				
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	X	High				
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		Landscaped				
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		Swamp				
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	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	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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Who	When	What	2018	3,000	0	3,000			3,000S
			2017	3,000	0	3,000			3,000S
			2016	3,000	0	3,000			3,000S
			2015	3,000	0	3,000			3,000S

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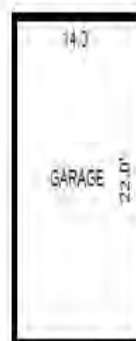
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)		Date	Number	Status				
W SAPPHIRE AVE		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 0%										
BURKE ARTHUR R & SUZANNE S 105 AGATE WAY WILLIAMSTON MI 48895		MAP #:		2018 Est TCV 14,410 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 181 SAPPHIRE LAKE PLAT 2.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Gravel Road	<Site Value B> Back Lots		600			6000	100		6,000
			Paved Road	50 Actual Front Feet, 0.13 Total Acres					Total Est. Land Value =			6,000
			Storm Sewer	Land Improvement Cost Estimates								
			Sidewalk	Description		Rate	CountyMult.	Size	%Good	Cash Value		
			Water	D/W/P: 3.5 Concrete		2.98	1.00	70	50	104		
		X	Sewer	Total Estimated Land Improvements True Cash Value = 104								
		X	Electric									
		X	Gas									
			Curb									
			Street Lights									
			Standard Utilities									
			Underground Utils.									
		Topography of Site										
		X	Level									
			Rolling									
			Low									
		X	High									
			Landscaped									
			Swamp									
			Wooded									
			Pond									
			Waterfront									
			Ravine									
			Wetland									
			Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X	PRIVATE RD	2018	3,000	4,200	7,200			6,497C		
				2017	3,000	3,800	6,800			6,364C		
				2016	3,000	3,700	6,700			6,308C		
				2015	3,000	4,200	7,200			6,290C		
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		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	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: 1974 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 308 % Good: 0 Storage Area: 0 No Conc. Floor: 0	Bsmnt Garage:	Carport Area:	Roof:		
	Mobile Home													0 Front Overhang	(4) Interior
Town Home	0 Other Overhang	Wood Frame	Drywall Paneled	Plaster Wood T&G	Trim & Decoration	Central Air Wood Furnace	(12) Electric	0 Amps Service	Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Other Additions/Adjustments Rate	Size Cost Size Cost	Rate	Rate	Size Cost	Size Cost	
Duplex	(5) Floors														Kitchen: Other: Other:
A-Frame		Condition: Average	Lg Ord Small Doors Solid H.C.	(6) Ceilings	(7) Excavation	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0	(8) Basement	(14) Water/Sewer	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic						
Room List	Basement 1st Floor 2nd Floor Bedrooms									Kitchens: Other: Other:	No. of Elec. Outlets	Many Ave. Few	(9) Basement Finish	Recreation SF Living SF Walkout Doors No Floor SF	(10) Floor Support
Yr Built		Remodeled	Ex Ord Min	No. of Elec. Outlets	Many Ave. Few	(9) Basement Finish	Recreation SF Living SF Walkout Doors No Floor SF	(10) Floor Support	Lump Sum Items:						
1974	0	Ex Ord Min								No. of Elec. Outlets	Many Ave. Few	(9) Basement Finish	Recreation SF Living SF Walkout Doors No Floor SF	(10) Floor Support	Lump Sum Items:
Condition: Average	Lg Ord Small Doors Solid H.C.		Ex Ord Min	No. of Elec. Outlets	Many Ave. Few	(9) Basement Finish	Recreation SF Living SF Walkout Doors No Floor SF	(10) Floor Support	Lump Sum Items:						
Room List		Basement 1st Floor 2nd Floor Bedrooms								Kitchens: Other: Other:	No. of Elec. Outlets	Many Ave. Few	(9) Basement Finish	Recreation SF Living SF Walkout Doors No Floor SF	(10) Floor Support
Basement	Lg Ord Small Doors Solid H.C.		Ex Ord Min	No. of Elec. Outlets	Many Ave. Few	(9) Basement Finish	Recreation SF Living SF Walkout Doors No Floor SF	(10) Floor Support	Lump Sum Items:						
1st Floor		Lg Ord Small Doors Solid H.C.								Ex Ord Min	No. of Elec. Outlets	Many Ave. Few	(9) Basement Finish	Recreation SF Living SF Walkout Doors No Floor SF	(10) Floor Support
2nd Floor	Lg Ord Small Doors Solid H.C.		Ex Ord Min	No. of Elec. Outlets	Many Ave. Few	(9) Basement Finish	Recreation SF Living SF Walkout Doors No Floor SF	(10) Floor Support	Lump Sum Items:						
Bedrooms		Lg Ord Small Doors Solid H.C.								Ex Ord Min	No. of Elec. Outlets	Many Ave. Few	(9) Basement Finish	Recreation SF Living SF Walkout Doors No Floor SF	(10) Floor Support
(1) Exterior	Lg Ord Small Doors Solid H.C.		Ex Ord Min	No. of Elec. Outlets	Many Ave. Few	(9) Basement Finish	Recreation SF Living SF Walkout Doors No Floor SF	(10) Floor Support	Lump Sum Items:						
Wood/Shingle		Lg Ord Small Doors Solid H.C.								Ex Ord Min	No. of Elec. Outlets	Many Ave. Few	(9) Basement Finish	Recreation SF Living SF Walkout Doors No Floor SF	(10) Floor Support
Aluminum/Vinyl	Lg Ord Small Doors Solid H.C.		Ex Ord Min	No. of Elec. Outlets	Many Ave. Few	(9) Basement Finish	Recreation SF Living SF Walkout Doors No Floor SF	(10) Floor Support	Lump Sum Items:						
Brick		Lg Ord Small Doors Solid H.C.								Ex Ord Min	No. of Elec. Outlets	Many Ave. Few	(9) Basement Finish	Recreation SF Living SF Walkout Doors No Floor SF	(10) Floor Support
Insulation	Lg Ord Small Doors Solid H.C.		Ex Ord Min	No. of Elec. Outlets	Many Ave. Few	(9) Basement Finish	Recreation SF Living SF Walkout Doors No Floor SF	(10) Floor Support	Lump Sum Items:						
(2) Windows		Lg Ord Small Doors Solid H.C.								Ex Ord Min	No. of Elec. Outlets	Many Ave. Few	(9) Basement Finish	Recreation SF Living SF Walkout Doors No Floor SF	(10) Floor Support
Many Avg. Few	Lg Ord Small Doors Solid H.C.		Ex Ord Min	No. of Elec. Outlets	Many Ave. Few	(9) Basement Finish	Recreation SF Living SF Walkout Doors No Floor SF	(10) Floor Support	Lump Sum Items:						
Large Avg. Small		Lg Ord Small Doors Solid H.C.								Ex Ord Min	No. of Elec. Outlets	Many Ave. Few	(9) Basement Finish	Recreation SF Living SF Walkout Doors No Floor SF	(10) Floor Support
Wood Sash	Lg Ord Small Doors Solid H.C.		Ex Ord Min	No. of Elec. Outlets	Many Ave. Few	(9) Basement Finish	Recreation SF Living SF Walkout Doors No Floor SF	(10) Floor Support	Lump Sum Items:						
Metal Sash		Lg Ord Small Doors Solid H.C.								Ex Ord Min	No. of Elec. Outlets	Many Ave. Few	(9) Basement Finish	Recreation SF Living SF Walkout Doors No Floor SF	(10) Floor Support
Vinyl Sash	Lg Ord Small Doors Solid H.C.		Ex Ord Min	No. of Elec. Outlets	Many Ave. Few	(9) Basement Finish	Recreation SF Living SF Walkout Doors No Floor SF	(10) Floor Support	Lump Sum Items:						
Double Hung		Lg Ord Small Doors Solid H.C.								Ex Ord Min	No. of Elec. Outlets	Many Ave. Few	(9) Basement Finish	Recreation SF Living SF Walkout Doors No Floor SF	(10) Floor Support
Horiz. Slide	Lg Ord Small Doors Solid H.C.		Ex Ord Min	No. of Elec. Outlets	Many Ave. Few	(9) Basement Finish	Recreation SF Living SF Walkout Doors No Floor SF	(10) Floor Support	Lump Sum Items:						
Casement		Lg Ord Small Doors Solid H.C.								Ex Ord Min	No. of Elec. Outlets	Many Ave. Few	(9) Basement Finish	Recreation SF Living SF Walkout Doors No Floor SF	(10) Floor Support
Double Glass	Lg Ord Small Doors Solid H.C.		Ex Ord Min	No. of Elec. Outlets	Many Ave. Few	(9) Basement Finish	Recreation SF Living SF Walkout Doors No Floor SF	(10) Floor Support	Lump Sum Items:						
Patio Doors		Lg Ord Small Doors Solid H.C.								Ex Ord Min	No. of Elec. Outlets	Many Ave. Few	(9) Basement Finish	Recreation SF Living SF Walkout Doors No Floor SF	(10) Floor Support
Storms & Screens	Lg Ord Small Doors Solid H.C.		Ex Ord Min	No. of Elec. Outlets	Many Ave. Few	(9) Basement Finish	Recreation SF Living SF Walkout Doors No Floor SF	(10) Floor Support	Lump Sum Items:						
(3) Roof		Lg Ord Small Doors Solid H.C.								Ex Ord Min	No. of Elec. Outlets	Many Ave. Few	(9) Basement Finish	Recreation SF Living SF Walkout Doors No Floor SF	(10) Floor Support
Gable	Lg Ord Small Doors Solid H.C.		Ex Ord Min	No. of Elec. Outlets	Many Ave. Few	(9) Basement Finish	Recreation SF Living SF Walkout Doors No Floor SF	(10) Floor Support	Lump Sum Items:						
Hip		Lg Ord Small Doors Solid H.C.								Ex Ord Min	No. of Elec. Outlets	Many Ave. Few	(9) Basement Finish	Recreation SF Living SF Walkout Doors No Floor SF	(10) Floor Support
Flat	Lg Ord Small Doors Solid H.C.		Ex Ord Min	No. of Elec. Outlets	Many Ave. Few	(9) Basement Finish	Recreation SF Living SF Walkout Doors No Floor SF	(10) Floor Support	Lump Sum Items:						
Asphalt Shingle		Lg Ord Small Doors Solid H.C.								Ex Ord Min	No. of Elec. Outlets	Many Ave. Few	(9) Basement Finish	Recreation SF Living SF Walkout Doors No Floor SF	(10) Floor Support
Chimney:	Lg Ord Small Doors Solid H.C.		Ex Ord Min	No. of Elec. Outlets	Many Ave. Few	(9) Basement Finish	Recreation SF Living SF Walkout Doors No Floor SF	(10) Floor Support	Lump Sum Items:						

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



Sketch by Apex 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.
TARRANT KATHERINE	HARWOOD CHESTER & LINDA (	0	08/01/2008	WD	Multiple Reference	2008/2931		100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
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W SAPPHIRE AVE	School: LAKE CITY - 57020					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:
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HARWOOD CHESTER & LINDA 2378 EAGLE TRACE DR Kissimmee FL 34746	2018 Est TCV 6,000
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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 B>	Back Lots	600			6000	100		6,000
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50 Actual Front Feet, 0.13 Total Acres								Total Est. Land Value =	6,000
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Taxpayer's Name/Address	X	Dirt Road
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HARWOOD CHESTER & LINDA 2378 EAGLE TRACE DR Kissimmee FL 34746	X	Gravel Road
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	X	Paved Road
--	---	------------

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

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

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

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

	X	Gas
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	X	Curb
--	---	------

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

Topography of Site
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X Level
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X Rolling
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X Low
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X High
--------

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

X Swamp
---------

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

X Pond
--------

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

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

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

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

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	3,000	0	3,000			3,000S
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2017	3,000	0	3,000			3,000S
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2016	3,000	0	3,000			3,000S
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2015	3,000	0	3,000			3,000S
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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.
TARRANT KATHERINE	HARWOOD CHESTER & LINDA (	125,000	08/01/2008	WD	Multiple Improved	2008/2931		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8602 W SAPPHIRE AVE						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2018 Est TCV 53,183 TCV/TFA: 68.18					

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.
HARWOOD CHESTER & LINDA 2378 EAGLE TRACE DR Kissimmee FL 34746	X		* Factors *						
			Public Improvements						
			Description Frontage Depth Front Depth Rate %Adj. Reason Value						
			<Site Value B> Back Lots 600 6000 100						
			65 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 6,000						
			Land Improvement Cost Estimates						
			Description Rate CountyMult. Size %Good Cash Value						
			D/W/P: 3.5 Concrete 2.98 1.00 112 66 220						
			Total Estimated Land Improvements True Cash Value = 220						

Tax Description	X	Electric
. SEC 10 T22N R8W LOT 183 SAPPHIRE LAKE PLAT 2.	X	Gas
Comments/Influences	X	Curb
		Street Lights
		Standard Utilities
		Underground Utils.



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

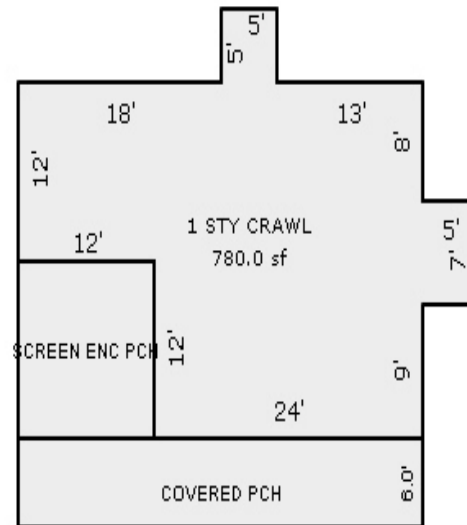
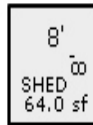
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	3,000	23,600	26,600			22,496C
2017	3,000	21,000	24,000			22,034C
2016	3,000	20,900	23,900			21,838C
2015	3,000	20,600	23,600			21,773C

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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 144 216	Type CSEP (1 Story) CCP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																																																																																																																																																													
X	Wood Frame		(4) Interior Drywall X Paneled		Plaster Wood T&G																																																																																																																																																																						
Building Style: 1S		Trim & Decoration		X																																																																																																																																																																							
Yr Built 1961	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																																																																																																																																																																							
		0 Amps Service																																																																																																																																																																									
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures		Stories Exterior		Foundation		Rate Bsmnt-Adj		Heat-Adj																																																																																																																																																															
						Ex.	X	Ord.		Min																																																																																																																																																																	
X	Wood/Shingle Aluminum/Vinyl Brick	No. of Elec. Outlets																																																																																																																																																																									
	Insulation	Many		X	Ave.	Few																																																																																																																																																																					
(2) Windows		(7) Excavation		(13) Plumbing																																																																																																																																																																							
		Basement: 0 S.F. Crawl: 780 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	Many Avg. Few	X	Large Avg. Small	(8) Basement																																																																																																																																																																							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																																																																																																																																																																									
X	Double Glass Patio Doors Storms & Screens	(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 1000 Gal Septic 2000 Gal Septic																																																																																																																																																																							
Chimney: Block				Lump Sum Items:																																																																																																																																																																							
<table border="1"> <thead> <tr> <th>Rate</th> <th>Bsmnt-Adj</th> <th>Heat-Adj</th> <th>Size</th> <th>Cost</th> </tr> </thead> <tbody> <tr> <td>51.44</td> <td>-9.01</td> <td>-1.39</td> <td>780</td> <td>32,011</td> </tr> <tr> <td colspan="5">Other Additions/Adjustments</td> </tr> <tr> <td colspan="5">(13) Plumbing</td> </tr> <tr> <td></td> <td></td> <td></td> <td>1</td> <td>525</td> </tr> <tr> <td colspan="5">Average Fixture(s)</td> </tr> <tr> <td></td> <td></td> <td></td> <td>1</td> <td>912</td> </tr> <tr> <td colspan="5">Public Sewer</td> </tr> <tr> <td></td> <td></td> <td></td> <td>1</td> <td>1,575</td> </tr> <tr> <td colspan="5">Well, 50 Feet</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="5">(14) Water/Sewer</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="5">Public Sewer</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="5">Well, 50 Feet</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="5">(15) Built-Ins &amp; Fireplaces</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="5">Appliance Allowance</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="5">Fireplace: Exterior 1 Story</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="5">(16) Porches</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td>144</td> <td>3,957</td> </tr> <tr> <td colspan="5">CSEP (1 Story), Standard</td> </tr> <tr> <td></td> <td></td> <td></td> <td>216</td> <td>4,331</td> </tr> <tr> <td colspan="5">CCP (1 Story), Standard</td> </tr> <tr> <td colspan="5">Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 42,694</td> </tr> <tr> <td colspan="5">ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 1.100 =&gt; TCV of Bldg: 1 = 46,963</td> </tr> </tbody> </table>												Rate	Bsmnt-Adj	Heat-Adj	Size	Cost	51.44	-9.01	-1.39	780	32,011	Other Additions/Adjustments					(13) Plumbing								1	525	Average Fixture(s)								1	912	Public Sewer								1	1,575	Well, 50 Feet										(14) Water/Sewer										Public Sewer										Well, 50 Feet										(15) Built-Ins & Fireplaces										Appliance Allowance										Fireplace: Exterior 1 Story															(16) Porches													144	3,957	CSEP (1 Story), Standard								216	4,331	CCP (1 Story), Standard					Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 42,694					ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 1.100 => TCV of Bldg: 1 = 46,963				
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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.
GALLANT THOMAS & BETTY TR	ZUIDERVEEN MARY H LIVING	107,196	08/26/2011	WD	WARRANTY DEED	2011-02681 WD	PTA	100.0
GALLANT THOMAS J	GALLANT THOMAS & BETTY TR	0	08/23/2010	QC	FAMILY SALE	2010-4016QC	PTA	0.0

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

School: LAKE CITY - 57020  
 P.R.E. 0%  
 Owner's Name/Address: ZUIDERVEEN MARY H TRUST  
 1771 E KELLY RD  
 FALMOUTH MI 49632  
 MAP #: 2018 Est TCV 6,000

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA  
 Improved X Vacant \* Factors \*  
 Description Frontage Depth Front Depth Rate %Adj. Reason Value  
 <Site Value B> Back Lots 600 6000 100 6,000  
 58 Actual Front Feet, 0.13 Total Acres Total Est. Land Value = 6,000

Tax Description: . SEC 10 T22N R8W LOT 184 SAPPHIRE LAKE PLAT 2.  
 Comments/Influences: Public Improvements

- X Dirt Road
- X Gravel Road
- X Paved Road
- X Storm Sewer
- X Sidewalk
- X Water
- X Sewer
- X Electric
- X Gas
- X Curb
- X Street Lights
- 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 RD

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

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GALLANT THOMAS & BETTY TR	ZUIDERVEEN MARY H LIVING	107,169	08/26/2011	WD	WARRANTY DEED	2011--2681 WD	PTA	100.0
GALLANT THOMAS J	GALLANT THOMAS & BETTY TR	0	08/23/2010	QC	FAMILY SALE	2010-4016QC	PTA	0.0

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%					
ZUIDERVEEN MARY H TRUST 1771 E KELLY RD FALMOUTH MI 49632	MAP #:	2018 Est TCV 6,000				

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA
. SEC 10 T22N R8W LOT 185 SAPPHIRE LAKE PLAT 2.				
Comments/Influences				

Public Improvements	Description	Frontage	Depth	* Factors *	Rate	%Adj.	Reason	Value
X Dirt Road	<Site Value B> Back Lots	600			6000	100		6,000
X Gravel Road	58 Actual Front Feet, 0.14 Total Acres						Total Est. Land Value =	6,000

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

Topography of Site

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



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

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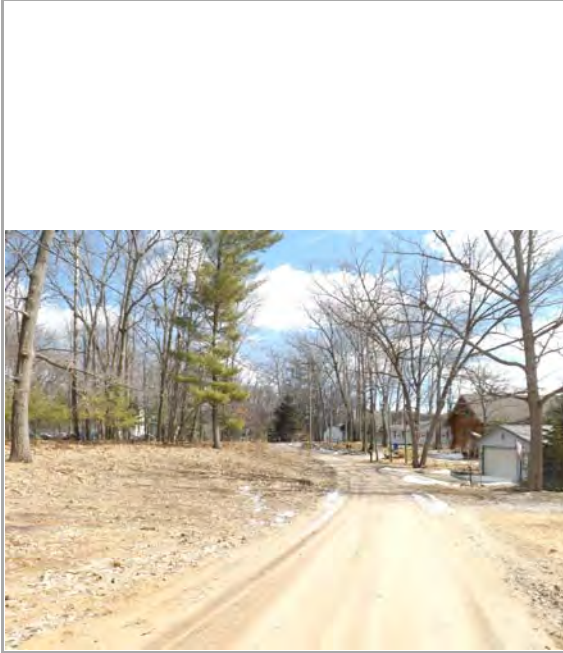
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GALLANT THOMAS J JR & ELI	ZUIDERVEEN MARY H LIVING	46,831	08/26/2011	WD	WARRANTY DEED	2011-02680 WD	PTA	100.0
GALLANT THOMAS J & BETTY	GALLANT THOMAS J JR & ELI	0	11/09/2007	QC	Not Qualified	2007/3975		100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
W SAPPHIRE AVE						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2018 Est TCV 6,000					

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

Tax Description	X	Dirt Road	<Site Value B>	Back Lots	600			6000	100		6,000
. SEC 10 T22N R8W LOT 186 SAPPHIRE LAKE PLAT 2.		Gravel Road	58 Actual Front Feet, 0.14 Total Acres				Total Est. Land Value =				6,000
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	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Rolling		2018	3,000	0	3,000			3,000S
X Low		2017	3,000	0	3,000			3,000S
X High		2016	3,000	0	3,000			3,000S
Landscaped		2015	3,000	0	3,000			3,000S
Swamp								
X Wooded								
Pond								
Waterfront								
Ravine								
Wetland								
Flood Plain								
X PRIVATE RD								

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

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RYAN STEVEN R & CHERYL L	RYAN STEVEN R & CHERYL L	0	06/25/2012	QC	QUIT CLAIM	2012-02361	PTA	0.0
		6,000	07/01/2000	WD	Download	338:637		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
W SAPPHIRE AVE						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2018 Est TCV 21,340 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 187 SAPPHIRE LAKE PLAT 2.	X		<Site Value B> Back Lots	600	69	6000	100			6,000
Comments/Influences			69 Actual Front Feet, 0.18 Total Acres Total Est. Land Value = 6,000							

Public Improvements	* Factors *							
	Description	Frontage	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.								



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2018	3,000	7,700	10,700			8,958C
X Rolling	2017	3,000	6,800	9,800			8,774C
X Low	2016	3,000	6,800	9,800			8,696C
X High	2015	3,000	6,200	9,200			8,670C
Landscaped							
Swamp							
X Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
X PRIVATE RD							

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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2017	3,000	6,800	9,800			8,774C
TPC	03/30/2015	INSPECTED	2016	3,000	6,800	9,800			8,696C
TPC	11/26/2012	INSPECTED	2015	3,000	6,200	9,200			8,670C

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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: 2001 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 1040 % Good: 0 Storage Area: 0 No Conc. Floor: 0	0	Front Overhang	0	Other Overhang	
	Mobile Home														0
	Town Home														
	Duplex														
	A-Frame														
Wood Frame		(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			Class: CD Effec. Age: 10 Floor Area: 0 Total Base Cost: 11,228 Total Base New : 15,495 Total Depr Cost: 13,946 Estimated T.C.V: 15,340		CntyMult X 1.380 E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:				
Building Style: GRG		Trim & Decoration		(12) Electric			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj		Rate		Size Cost				
Yr Built Remodeled 2001 GAR 0		Ex Ord Min		0 Amps Service			Other Additions/Adjustments				Size Cost				
Condition: Average		Lg Ord Small		X No Heating/Cooling			(17) Garages		Class:CD Exterior: Pole Foundation: 42 Inch (Unfinished)		1040 10,878				
Room List		(5) Floors		Central Air Wood Furnace			Base Cost		10.46		1				
Basement		Kitchen:		(13) Plumbing			Mechanical Doors		350.00		1 350				
1st Floor		Other:		1 Average Fixture(s)			Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,		Depr.Cost =		13,946				
2nd Floor		Other:		3 Fixture Bath			ECF (412 - SAPPHERE LAKE BACK LOTS RES)		1.100 => TCV of Bldg: 1 =		15,340				
Bedrooms				2 Fixture Bath											
(1) Exterior		(6) Ceilings		Softener, Auto											
Wood/Shingle				Softener, Manual											
Aluminum/Vinyl				Solar Water Heat											
Brick				No Plumbing											
Insulation				Extra Toilet											
(2) Windows		(7) Excavation		Extra Sink											
Many Avg. Few		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Separate Shower											
Large Avg. Small		(8) Basement		Ceramic Tile Floor											
Wood Sash		Conc. Block		Ceramic Tile Wains											
Metal Sash		Poured Conc.		Ceramic Tub Alcove											
Vinyl Sash		Stone		Vent Fan											
Double Hung		Treated Wood		(14) Water/Sewer											
Horiz. Slide		Concrete Floor		Public Water											
Casement		(9) Basement Finish		Public Sewer											
Double Glass		Recreation SF		Water Well											
Patio Doors		Living SF		1000 Gal Septic											
Storms & Screens		Walkout Doors		2000 Gal Septic											
(3) Roof		No Floor SF		Lump Sum Items:											
Gable		(10) Floor Support													
Hip		Joists:													
Flat		Unsupported Len:													
Asphalt Shingle		Cntr.Sup:													
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.
DODDE ARNOLD R & LINDA (H	VANDERMEULEN MICHELL (S/F	40,000	09/26/2009	LC	Arms Length	2009/3445		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8530 W SAPPHIRE AVE						
	School: LAKE CITY - 57020					
	P.R.E. 100% 05/01/2010					
Owner's Name/Address	MAP #:					
VANDERMEULEN MICHELL PO BOX 274 LAKE CITY MI 49651-0274	2018 Est TCV 48,464 TCV/TFA: 45.51					

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 188 SAPPHIRE LAKE PLAT 2.	X		Dirt Road							
Comments/Influences			Gravel Road							
TOTAL REMODEL FOR 02..NO PERMIT			Paved Road							
ADD SEWER FOR 05			Storm Sewer							
			Sidewalk							
			Water							
	X		Sewer							
	X		Electric							
	X		Gas							
			Curb							
			Street Lights							
			Standard Utilities							
			Underground Utils.							
			* Factors *							
			<Site Value B> Back Lots 600						6,000	
			54 Actual Front Feet, 0.14 Total Acres						Total Est. Land Value =	6,000



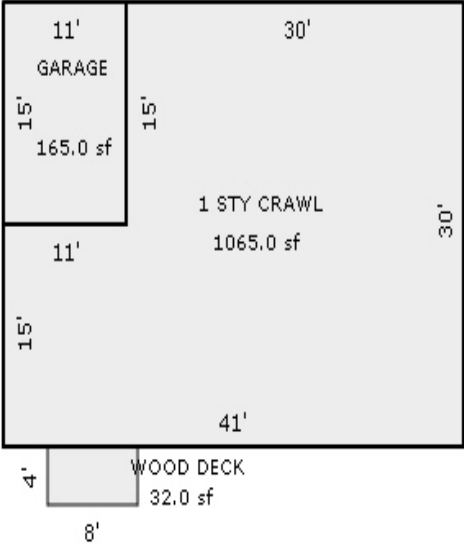
Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Rolling	X	2018	3,000	21,200	24,200			20,680C
X High	X	2017	3,000	20,800	23,800			20,255C
Landscaped		2016	3,000	20,700	23,700			20,075C
Swamp		2015	3,000	18,500	21,500			20,015C
Wooded								
Pond								
Waterfront								
Ravine								
Wetland								
Flood Plain								
X PRIVATE RD								

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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2017	3,000	20,800	23,800			20,255C
TPC	03/30/2015	INSPECTED	2016	3,000	20,700	23,700			20,075C
TPC	11/26/2012	INSPECTED	2015	3,000	18,500	21,500			20,015C

\*\*\* 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.					
VELDSMA ANN TRUST	VANDERVEEN RUSSELL SUCCE	0	10/07/2009	PTA	Not Qualified			100.0					
VELDSMA ANN	VELDSMA ANN ESTATE	0	10/06/2008	OTH	Not Qualified			0.0					
VELDSMA ANN	VELDSMA ANN I TRUST	0	03/13/2000	QC	Not Qualified	2009/647		0.0					
Property Address		Class: 401 RESIDENTIAL-I		Zoning:	Building Permit(s)	Date	Number	Status					
N SAPPHIRE		School: LAKE CITY - 57020											
Owner's Name/Address		P.R.E. 0%											
VANDERVEEN RUSSELL P O BOX 680 415 W FIRST STREET EVART MI 49631		MAP #:		2018 Est TCV 13,033 TCV/TFA: 0.00									
Taxpayer's Name/Address		X Improved		Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA								
VANDERVEEN RUSSELL P O BOX 680 415 W FIRST STREET EVART MI 49631		Public Improvements			* Factors *								
. SEC 10 T22N R8W LOT 189 SAPPHIRE LAKE PLAT 2.		X Dirt Road			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		X Gravel Road			<Site Value B> Back Lots	600				6000	100		6,000
		X Paved Road			54 Actual Front Feet, 0.14 Total Acres Total Est. Land Value = 6,000								
		X Storm Sewer			Land Improvement Cost Estimates								
		X Sidewalk			Description	Rate	CountyMult.	Size	%Good	Cash Value			
		X Water			D/W/P: 3.5 Concrete	2.98	1.00	160	66	315			
		X Sewer			Total Estimated Land Improvements True Cash Value = 315								
		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 RD			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2018	3,000	3,500	6,500			6,500S		
		TPC 12/27/2017 INSPECTED			2017	3,000	3,400	6,400			6,400S		
		TPC 03/30/2015 INSPECTED			2016	3,000	3,400	6,400			6,400S		
		TPC 11/26/2012 INSPECTED			2015	3,000	3,900	6,900			6,606C		



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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: 1975 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 424 % Good: 0 Storage Area: 0 No Conc. Floor: 0	0	Front Overhang	0	Other Overhang	
	Mobile Home														0
	Town Home														
	Duplex														
	A-Frame														
	Wood Frame	(4) Interior													
		Drywall Paneled													
		Plaster Wood T&G													
	Building Style: GRG	Trim & Decoration													
		Ex	Ord	Min											
	Yr Built 1975	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:													

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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.
CARROLL KELLY R	CARROLL THOMAS G & KAY H	1	10/21/2013	QC	RELATED PARTY	2013-03773		50.0
HANCHETT KYLE (S/M)	CARROLL KELLY ROSE & KAY	0	11/20/2006	QC	Not Qualified	07-0/268		100.0
MARTINDALE JOSEPH P (WIDO)	HANCHETT KYLE (SM)	0	07/31/2006	QC	Not Qualified	2007/265		0.0
BATOHA MARTIN G & MINNIE	KANCHETT KYLE (SM)	0	02/13/2006	QC	Not Qualified	2007/266		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8510 W SAPPHIRE AVE			ALTERATION	05/31/2016	2016-9999	100%

Owner's Name/Address	MAP #:
CARROLL THOMAS G & KAY H 8510 W SAPPHIRE AVE LAKE CITY MI 49651	2018 Est TCV 53,132 TCV/TFA: 73.79

X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA																											
		<p style="text-align: center;">* Factors *</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>&lt;Site Value B&gt; Back Lots</td> <td>600</td> <td></td> <td></td> <td></td> <td>6000</td> <td>100</td> <td></td> <td>6,000</td> </tr> <tr> <td colspan="8">54 Actual Front Feet, 0.14 Total Acres</td> <td>Total Est. Land Value = 6,000</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	<Site Value B> Back Lots	600				6000	100		6,000	54 Actual Front Feet, 0.14 Total Acres								Total Est. Land Value = 6,000
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																					
<Site Value B> Back Lots	600				6000	100		6,000																					
54 Actual Front Feet, 0.14 Total Acres								Total Est. Land Value = 6,000																					

Tax Description	X	Public Improvements	Land Improvement Cost Estimates																		
. SEC 10 T22N R8W LOT 190 SAPPHIRE LAKE PLAT 2.	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: Wood Frame</td> <td>8.34</td> <td>1.00</td> <td>240</td> <td>50</td> <td>1,001</td> </tr> <tr> <td>Shed: Wood Frame</td> <td>10.75</td> <td>1.00</td> <td>80</td> <td>50</td> <td>430</td> </tr> </tbody> </table>	Description	Rate	CountyMult.	Size	%Good	Cash Value	Shed: Wood Frame	8.34	1.00	240	50	1,001	Shed: Wood Frame	10.75	1.00	80	50	430
Description	Rate	CountyMult.	Size	%Good	Cash Value																
Shed: Wood Frame	8.34	1.00	240	50	1,001																
Shed: Wood Frame	10.75	1.00	80	50	430																

Comments/Influences	X	Water	Residential Local Cost Land Improvements																		
ADD SEWER FOR 05	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>1,906</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 =					1,906
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 =					1,906																



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

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2018	3,000	23,600	26,600			22,162C
		TPC 12/27/2017 INSPECTED	2017	3,000	21,100	24,100			21,707C
		JWV 09/08/2016 INSPECTED	2016	3,000	20,700	23,700			21,514C
		TPC 03/30/2015 INSPECTED	2015	3,000	20,300	23,300			21,450C

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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 330	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame		Drywall X Paneled		Plaster Wood T&G													
Building Style: 1S		Trim & Decoration																
Yr Built 1969	Remodeled 0	Ex	Ord	X	Min	Size of Closets												
Condition: Average		Lg	Ord	X	Small	Doors			Solid	X	H.C.							
Room List		(5) Floors		Central Air Wood Furnace														
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Other:		(12) Electric														
		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							
		No. of Elec. Outlets					Other Additions/Adjustments											
		(7) Excavation		(13) Plumbing			Average Fixture(s)				Rate							
		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 Tile Wains Ceramic Tub Alcove Vent Fan			14) Water/Sewer											
(2) Windows		(8) Basement					14) Water/Sewer											
X	Many Avg. Few	X	Large Avg. Small															
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish																
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF																
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support			Public Water											
X	Asphalt Shingle			Joists: Unsupported Len: Cntr.Sup:			1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic											
Chimney: Block							Lump Sum Items:											

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
NELSON ROBERT H & GEROGIA	NELSON FAMILY REVOCABLE T	1	10/16/2013	QC	RELATED PARTY	2013-03585 QD	PTA	0.0
NELSON ROBERT H	NELSON GEORGIA A SURVIVOR	0	06/30/2013	DC	CERTIFICATE OF DEATH	2013-03585	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8387 W SAPPHIRE AVE						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2018 Est TCV 206,846 TCV/TFA: 148.70					

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 A SAPPHIRE LAKE PLAT 2.	X			GROUP G \$1100	66.00	128.00	1.0000	1.0000	1100	100		72,600
Comments/Influences				66 Actual Front Feet, 0.19 Total Acres Total Est. Land Value = 72,600								
				Land Improvement Cost Estimates								
				Description			Rate	CountyMult.	Size	%Good	Cash Value	
				D/W/P: 3.5 Concrete			3.44	1.00	1350	0	0	
				Shed: Wood Frame			11.06	1.00	120	50	663	
				Residential Local Cost Land Improvements								
				Description			Rate	CountyMult.	Size	%Good	Cash Value	
				LAND IMPROVE 2500			2500.00	1.00	1.0	95	2,375	
				Total Estimated Land Improvements True Cash Value = 3,038								



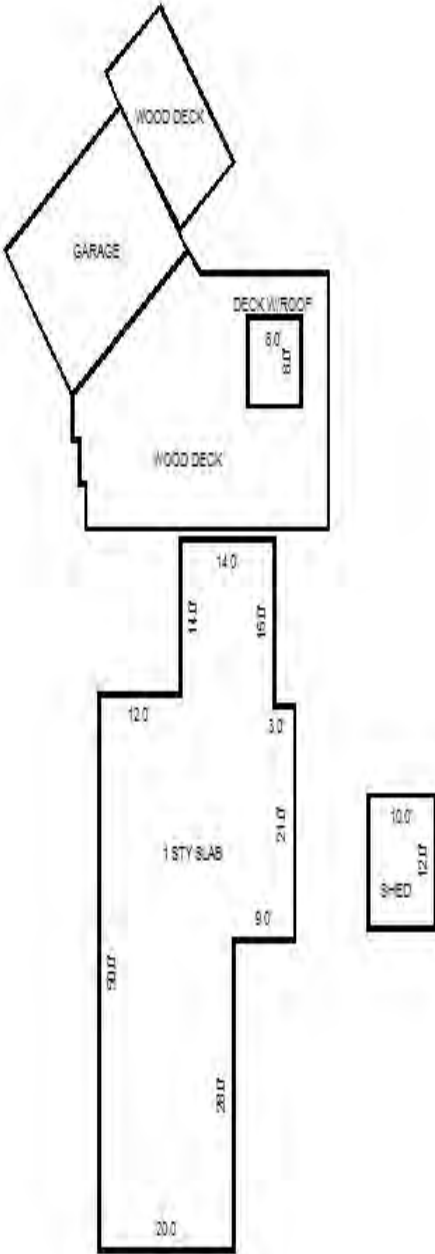
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	Rolling	2018	36,300	67,100	103,400			92,542C
X		Low	2017	33,000	64,200	97,200			90,639C
X		High	2016	33,000	61,400	94,400			89,831C
X		Landscaped	2015	33,000	63,700	96,700			89,563C
X		Swamp							
X		Wooded							
X		Pond							
X		Waterfront							
X		Ravine							
X		Wetland							
X		Flood Plain							
X		PRIVATE RD							

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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.
NELSON ROBERT H & GEROGIA	NELSON FAMILY REVOCABLE T	1	10/16/2013	QC	RELATED PARTY	2013-03585 QD		0.0
		75,000	08/01/1999	WD	Download	330:1191		0.0

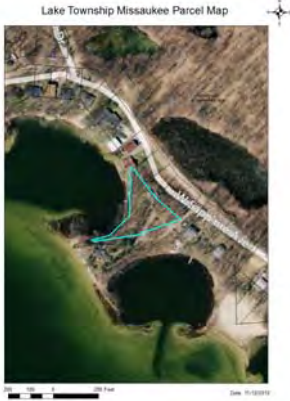
Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
W SAPPHIRE AVE						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2018 Est TCV 50,876					

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	
WOLCOTT PARK. SAPPHIRE LAKE PLAT 2.	X			Sub 600 Plat 2	50.00	125.45	0.6444	1.0000	1000	100	32,220
Comments/Influences				GROUP J 250	100.00	125.45	0.7463	1.0000	250	100	18,656
				150 Actual Front Feet, 0.43 Total Acres Total Est. Land Value = 50,876							

- 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
- X PRIVATE RD



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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	25,400	0	25,400			24,299C
2017	23,800	0	23,800			23,800S
2016	28,200	0	28,200			28,200S
2015	40,200	0	40,200			39,737C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
INDIAN LAKES DEVELOPMENT	EBELS MICHAEL J & KIMBERL	2,500	09/11/2011	WD	WARRANTY DEED	2011-02960	PTA	0.0
INDIAN LAKES DEVELOPMENT	THOENES PROPERITES LLC	3,267	09/09/2011	WD	WARRANTY DEED	2011-03334	PTA	0.0

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

Owner's Name/Address	MAP #:
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INDIAN LAKES L C MODERN BOOKKEEPING, INC. PO BOX 408 DURAND MI 48429	2018 Est TCV 1,275
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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 F 85/FF	15.00	8.33	1.0000	1.0000	85	100	1,275
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15 Actual Front Feet, 0.00 Total Acres						Total Est. Land Value =	1,275
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Tax Description	X	Dirt Road
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ENGEL PARK. SAPPHIRE LAKE PLAT 2. VACATED BY CIRCUIT COURT L161P242 ON 12/6/1963 REMAINDER OF NORTH PART OF ENGEL PARK AFTER SPLITS:	X	Gravel Road
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SPLIT ON 12/03/2011 INTO 009-600-193-11, 009-600-193-85, 009-600-193-65, 009-600-193-45, 009-600-193-25;	X	Paved Road
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	X	Storm Sewer
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	X	Sidewalk
--	---	----------

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

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

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

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

		Curb
--	--	------

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

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

		Underground Utils.
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Comments/Influences	Topography of Site
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RETURNED TO ROLL FOR 00 Split/Comb. on 12/03/2011 completed 12/03/2011 TIM SPLIT ;	Level
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Parent Parcel(s): 009-600-193-00; Child Parcel(s): 009-600-193-11, 009-600-193-85, 009-600-193-65, 009-600-193-45, 009-600-193-25;	X Rolling
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	Low
--	-----

	High
--	------

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

	Swamp
--	-------

	Wooded
--	--------

	Pond
--	------

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

	Ravine
--	--------

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

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

	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	600	0	600			600S
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2017	600	0	600			600S
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2016	600	0	600			600S
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2015	600	0	600			600S
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Missaukee, Michigan

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: 402 RESIDENTIAL-V		Zoning:	Building Permit(s)	Date	Number	Status					
W SAPPHIRE AVE		School: LAKE CITY - 57020											
Owner's Name/Address		P.R.E. 0%											
INDIAN LAKES L C MODERN BOOKKEEPING, INC. PO BOX 408 DURAND MI 48429		MAP #:		2018 Est TCV 750									
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA								
ENGEL PARK. SAPPHIRE LAKE PLAT 2. VACATED BY CIRCUIT COURT L161P242 ON 12/6/1963 Split on 12/03/2011 from 009-600-193-00;		Public Improvements		* Factors *									
Comments/Influences		X Dirt Road		Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
RETURNED TO ROLL FOR 00 Split/Comb. on 12/03/2011 completed 12/03/2011 TIM SPLIT ; Parent Parcel(s): 009-600-193-00; Child Parcel(s): 009-600-193-11, 009-600-193-25, 009-600-193-65, 009-600-193-25;		X Gravel Road		<Site Value F> GROUP F15K/SITE		15000	5	PRT OF SIDEWALK					750
Parcel Map		X Paved Road		15 Actual Front Feet, 0.00 Total Acres		Total Est. Land Value =						750	
		X Storm Sewer		Year		Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X Sidewalk		2018	400	0	400				400S		
		X Water		2017	400	0	400				400S		
		X Sewer		2016	400	0	400				400S		
		X Electric		2015	400	0	400				400S		
		Gas											
		Curb											
		Street Lights											
		Standard Utilities											
		Underground Utils.											
		Topography of Site											
		Level											
		Rolling											
		X Low											
		High											
		Landscaped											
		Swamp											
		Wooded											
		Pond											
		X Waterfront											
		Ravine											
		Wetland											
		Flood Plain											
		X PRIVATE RD											
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Who		When		What							
		TPC 12/27/2017 INSPECTED		2017		400							
		TPC 03/30/2015 INSPECTED		2016		400							

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CAVANAUGH JAMES & JUDITH	CAVANAUGH M L & CAVANAUGH	1	10/24/2011	QC	QUIT CLAIM	2011-03363 QCD	PTA	100.0
INDIAN LAKES DEVELOPMENT	CAVANAUGH JAMES	3,267	09/09/2011	WD	WARRANTY DEED	2011-03362		100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
W SAPPHIRE AVE						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 100% 12/03/2011					
	MAP #:					
	2018 Est TCV 3,000					

Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA					
			* Factors *					
			Description	Frontage	Depth	Front	Rate %Adj. Reason	Value
			<Site Value F> GROUP F15K/SITE	15000	20	PRT OF ABAND	SIDEWALK	3
			50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value = 3,000

**Tax Description**

PARCEL OF LAND SITUATED SOUTHEASTERLY OF AND ADJACENT TO LOT 104, SAPPHIRE LAKE PLAT NO.2, SECTION 10, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN AND DESCRIBED AS BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 104, THENCE S47°48'38"W 77.38 FEET, THENCE S87°47'43"W 69.28 FEET, THENCE N41°45'44"E 125.54 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 104, THENCE S48°09'43"E 49.93 FEET TO THE POINT OF BEGINNING. CONTAINING 0.12 ACRES MORE OR LESS. SUBJECT TO EASEMENTS.

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

Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level		2018	1,500	0	1,500			1,500S
Rolling		2017	1,500	0	1,500			1,500S
Low		2016	1,500	0	1,500			1,500S
High		2015	1,500	0	1,500			1,500S
Landscaped								
Swamp								
Wooded								
Pond								
X Waterfront								
Ravine								
Wetland								
Flood Plain								
X PRIVATE RD								



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COLLINS EDWARD R & CAROLE	ADLER KELLY M	1	07/25/2016	TD	RELATED PARTY	2016-02559	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7870 W FOREST DR	School: LAKE CITY - 57020		New House	10/21/2016	2016-0551	100%
Owner's Name/Address	P.R.E. 0%		Demolition/Removal	09/09/2016	2016-0434	100%
ADLER KELLY M 5004 HEMATITE JACKSON MI 49201	MAP #:					
	2018 Est TCV 373,969 TCV/TFA: 284.17					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS							
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
. SEC 11 T22N R8W W 75 FT OF LOT 1, ALSO ADJ BEACH AREA. SILVER BIRCH BLUFF.	X		GROUP B 2200	75.00	85.00	0.9036	1.0000	2200	100	149,094
Comments/Influences			75 Actual Front Feet, 0.15 Total Acres Total Est. Land Value = 149,094							
			D/W/P: 3.5 Concrete			3.44		1.00	160	0

Public Improvements	X	Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Gravel Road								
Paved Road								
Storm Sewer								
Sidewalk								
Water								
X Sewer								
X Electric								
X Gas								
Curb								
X Street Lights								
Standard Utilities								
Underground Utils.								

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

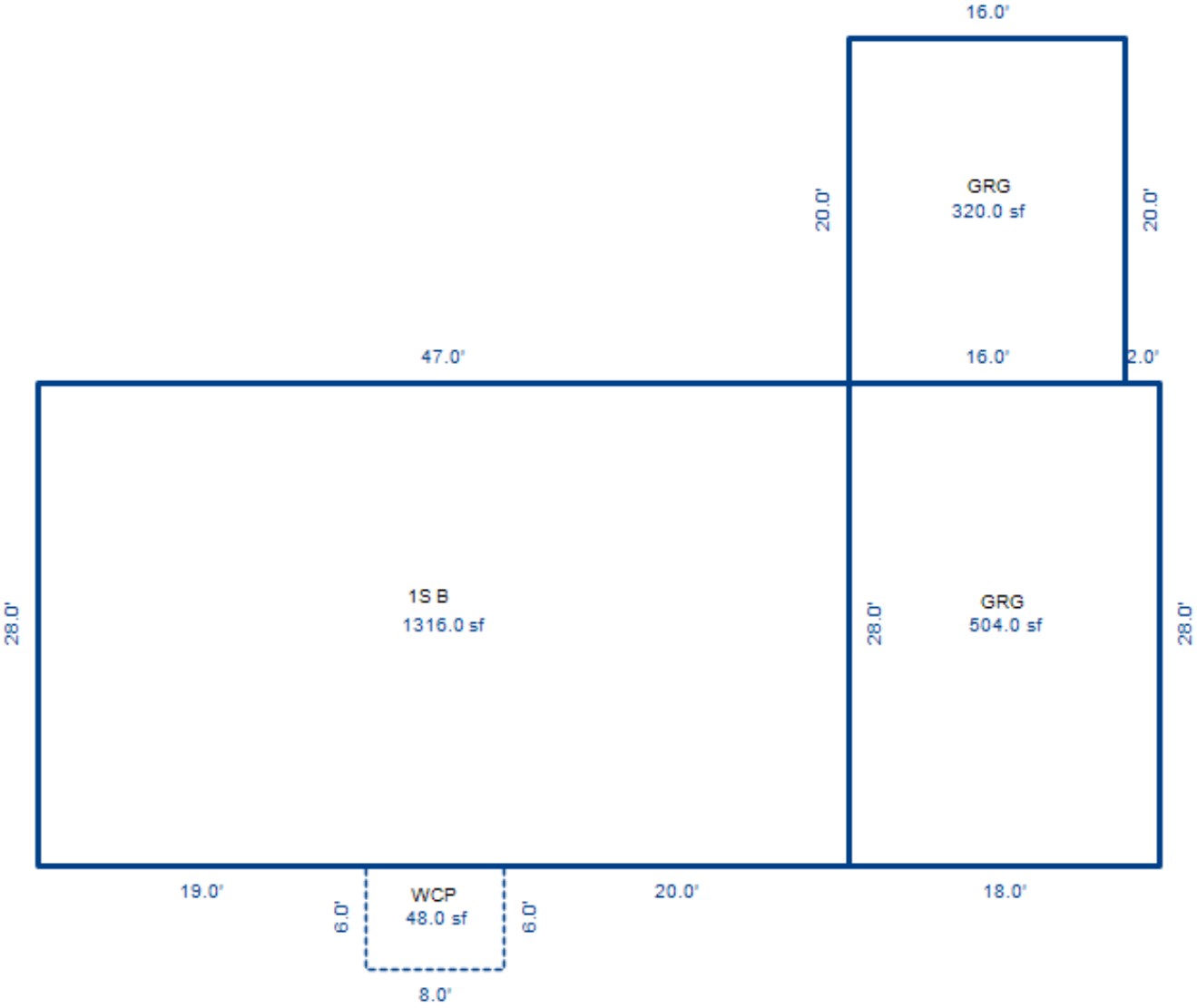
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2018	74,500	112,500	187,000			156,326C
JWV	12/24/2017	INSPECTED	2017	74,500	45,200	119,700			90,330C
JWV	12/24/2016	INSPECTED	2016	62,200	34,900	97,100			71,315C
JWV	11/27/2016	INSPECTED	2015	67,500	33,200	100,700			71,102C

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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 48	Type WCP (1 Story)	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: 1 Mech. Doors: 0 Area: 504 % Good: 0 Storage Area: 0 No Conc. Floor: 0	Front Overhang 0	Other Overhang 0	(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	Drywall Paneled	Plaster Wood T&G	Trim & Decoration	Ex	Ord	Min	Size of Closets	X	Lg	Ord	Small	Doors	Solid	H.C.	Room List	(5) Floors	Central Air Wood Furnace	(12) Electric	0	Amps Service	Class: C +5 Effec. Age: 1 Floor Area: 1316 Total Base Cost: 109,733 Total Base New : 151,431 Total Depr Cost: 149,917 Estimated T.C.V: 224,875	CntyMult X 1.380 E.C.F. X 1.500	Bsmnt Garage: Carport Area: Roof:																																													
	Mobile Home																																					0	0	Wood Frame	Ex	Ord	Min	Size of Closets	Lg	Ord	Small	Doors	Solid	H.C.	Basement	Kitchen:	Other:	Other:	(6) Ceilings	No./Qual. of Fixtures	Ex.	Ord.	Min	No. of Elec. Outlets	Many	Ave.	Few	(13) Plumbing	1	Average Fixture(s)	760.00	1	760	2	3 Fixture Bath	2400.00	1	2,400	2	2 Fixture Bath	1600.00	1	1,600	1	2 Fixture Bath	1162.00
Yr Built	Remodeled	(4) Interior		X			Class: C +5 Effec. Age: 1 Floor Area: 1316 Total Base Cost: 109,733 Total Base New : 151,431 Total Depr Cost: 149,917 Estimated T.C.V: 224,875			CntyMult X 1.380 E.C.F. X 1.500			Bsmnt Garage: Carport Area: Roof:																																																																					
2017	0	Trim & Decoration		X			Class: C +5 Effec. Age: 1 Floor Area: 1316 Total Base Cost: 109,733 Total Base New : 151,431 Total Depr Cost: 149,917 Estimated T.C.V: 224,875			CntyMult X 1.380 E.C.F. X 1.500			Bsmnt Garage: Carport Area: Roof:																																																																					
Condition: Average		Size of Closets		X			Class: C +5 Effec. Age: 1 Floor Area: 1316 Total Base Cost: 109,733 Total Base New : 151,431 Total Depr Cost: 149,917 Estimated T.C.V: 224,875			CntyMult X 1.380 E.C.F. X 1.500			Bsmnt Garage: Carport Area: Roof:																																																																					
		Lg		X			Class: C +5 Effec. Age: 1 Floor Area: 1316 Total Base Cost: 109,733 Total Base New : 151,431 Total Depr Cost: 149,917 Estimated T.C.V: 224,875			CntyMult X 1.380 E.C.F. X 1.500			Bsmnt Garage: Carport Area: Roof:																																																																					
		Ord		X			Class: C +5 Effec. Age: 1 Floor Area: 1316 Total Base Cost: 109,733 Total Base New : 151,431 Total Depr Cost: 149,917 Estimated T.C.V: 224,875			CntyMult X 1.380 E.C.F. X 1.500			Bsmnt Garage: Carport Area: Roof:																																																																					
		Small		X			Class: C +5 Effec. Age: 1 Floor Area: 1316 Total Base Cost: 109,733 Total Base New : 151,431 Total Depr Cost: 149,917 Estimated T.C.V: 224,875			CntyMult X 1.380 E.C.F. X 1.500			Bsmnt Garage: Carport Area: Roof:																																																																					
		Doors		X			Class: C +5 Effec. Age: 1 Floor Area: 1316 Total Base Cost: 109,733 Total Base New : 151,431 Total Depr Cost: 149,917 Estimated T.C.V: 224,875			CntyMult X 1.380 E.C.F. X 1.500			Bsmnt Garage: Carport Area: Roof:																																																																					
		Solid		X			Class: C +5 Effec. Age: 1 Floor Area: 1316 Total Base Cost: 109,733 Total Base New : 151,431 Total Depr Cost: 149,917 Estimated T.C.V: 224,875			CntyMult X 1.380 E.C.F. X 1.500			Bsmnt Garage: Carport Area: Roof:																																																																					
		H.C.		X			Class: C +5 Effec. Age: 1 Floor Area: 1316 Total Base Cost: 109,733 Total Base New : 151,431 Total Depr Cost: 149,917 Estimated T.C.V: 224,875			CntyMult X 1.380 E.C.F. X 1.500			Bsmnt Garage: Carport Area: Roof:																																																																					
		Basement		X			Class: C +5 Effec. Age: 1 Floor Area: 1316 Total Base Cost: 109,733 Total Base New : 151,431 Total Depr Cost: 149,917 Estimated T.C.V: 224,875			CntyMult X 1.380 E.C.F. X 1.500			Bsmnt Garage: Carport Area: Roof:																																																																					
		1st Floor		X			Class: C +5 Effec. Age: 1 Floor Area: 1316 Total Base Cost: 109,733 Total Base New : 151,431 Total Depr Cost: 149,917 Estimated T.C.V: 224,875			CntyMult X 1.380 E.C.F. X 1.500			Bsmnt Garage: Carport Area: Roof:																																																																					
		2nd Floor		X			Class: C +5 Effec. Age: 1 Floor Area: 1316 Total Base Cost: 109,733 Total Base New : 151,431 Total Depr Cost: 149,917 Estimated T.C.V: 224,875			CntyMult X 1.380 E.C.F. X 1.500			Bsmnt Garage: Carport Area: Roof:																																																																					
		3 Bedrooms		X			Class: C +5 Effec. Age: 1 Floor Area: 1316 Total Base Cost: 109,733 Total Base New : 151,431 Total Depr Cost: 149,917 Estimated T.C.V: 224,875			CntyMult X 1.380 E.C.F. X 1.500			Bsmnt Garage: Carport Area: Roof:																																																																					
		(1) Exterior		X			Class: C +5 Effec. Age: 1 Floor Area: 1316 Total Base Cost: 109,733 Total Base New : 151,431 Total Depr Cost: 149,917 Estimated T.C.V: 224,875			CntyMult X 1.380 E.C.F. X 1.500			Bsmnt Garage: Carport Area: Roof:																																																																					
		Wood/Shingle		X			Class: C +5 Effec. Age: 1 Floor Area: 1316 Total Base Cost: 109,733 Total Base New : 151,431 Total Depr Cost: 149,917 Estimated T.C.V: 224,875			CntyMult X 1.380 E.C.F. X 1.500			Bsmnt Garage: Carport Area: Roof:																																																																					
		Aluminum/Vinyl		X			Class: C +5 Effec. Age: 1 Floor Area: 1316 Total Base Cost: 109,733 Total Base New : 151,431 Total Depr Cost: 149,917 Estimated T.C.V: 224,875			CntyMult X 1.380 E.C.F. X 1.500			Bsmnt Garage: Carport Area: Roof:																																																																					
		Brick		X			Class: C +5 Effec. Age: 1 Floor Area: 1316 Total Base Cost: 109,733 Total Base New : 151,431 Total Depr Cost: 149,917 Estimated T.C.V: 224,875			CntyMult X 1.380 E.C.F. X 1.500			Bsmnt Garage: Carport Area: Roof:																																																																					
		Insulation		X			Class: C +5 Effec. Age: 1 Floor Area: 1316 Total Base Cost: 109,733 Total Base New : 151,431 Total Depr Cost: 149,917 Estimated T.C.V: 224,875			CntyMult X 1.380 E.C.F. X 1.500			Bsmnt Garage: Carport Area: Roof:																																																																					
		(2) Windows		X			Class: C +5 Effec. Age: 1 Floor Area: 1316 Total Base Cost: 109,733 Total Base New : 151,431 Total Depr Cost: 149,917 Estimated T.C.V: 224,875			CntyMult X 1.380 E.C.F. X 1.500			Bsmnt Garage: Carport Area: Roof:																																																																					
		Many		X			Class: C +5 Effec. Age: 1 Floor Area: 1316 Total Base Cost: 109,733 Total Base New : 151,431 Total Depr Cost: 149,917 Estimated T.C.V: 224,875			CntyMult X 1.380 E.C.F. X 1.500			Bsmnt Garage: Carport Area: Roof:																																																																					
		Avg.		X			Class: C +5 Effec. Age: 1 Floor Area: 1316 Total Base Cost: 109,733 Total Base New : 151,431 Total Depr Cost: 149,917 Estimated T.C.V: 224,875			CntyMult X 1.380 E.C.F. X 1.500			Bsmnt Garage: Carport Area: Roof:																																																																					
		Large		X			Class: C +5 Effec. Age: 1 Floor Area: 1316 Total Base Cost: 109,733 Total Base New : 151,431 Total Depr Cost: 149,917 Estimated T.C.V: 224,875			CntyMult X 1.380 E.C.F. X 1.500			Bsmnt Garage: Carport Area: Roof:																																																																					
		Avg.		X			Class: C +5 Effec. Age: 1 Floor Area: 1316 Total Base Cost: 109,733 Total Base New : 151,431 Total Depr Cost: 149,917 Estimated T.C.V: 224,875			CntyMult X 1.380 E.C.F. X 1.500			Bsmnt Garage: Carport Area: Roof:																																																																					
		Small		X			Class: C +5 Effec. Age: 1 Floor Area: 1316 Total Base Cost: 109,733 Total Base New : 151,431 Total Depr Cost: 149,917 Estimated T.C.V: 224,875			CntyMult X 1.380 E.C.F. X 1.500			Bsmnt Garage: Carport Area: Roof:																																																																					
		Wood Sash		X			Class: C +5 Effec. Age: 1 Floor Area: 1316 Total Base Cost: 109,733 Total Base New : 151,431 Total Depr Cost: 149,917 Estimated T.C.V: 224,875			CntyMult X 1.380 E.C.F. X 1.500			Bsmnt Garage: Carport Area: Roof:																																																																					
		Metal Sash		X			Class: C +5 Effec. Age: 1 Floor Area: 1316 Total Base Cost: 109,733 Total Base New : 151,431 Total Depr Cost: 149,917 Estimated T.C.V: 224,875			CntyMult X 1.380 E.C.F. X 1.500			Bsmnt Garage: Carport Area: Roof:																																																																					
		Vinyl Sash		X			Class: C +5 Effec. Age: 1 Floor Area: 1316 Total Base Cost: 109,733 Total Base New : 151,431 Total Depr Cost: 149,917 Estimated T.C.V: 224,875			CntyMult X 1.380 E.C.F. X 1.500			Bsmnt Garage: Carport Area: Roof:																																																																					
		Double Hung		X			Class: C +5 Effec. Age: 1 Floor Area: 1316 Total Base Cost: 109,733 Total Base New : 151,431 Total Depr Cost: 149,917 Estimated T.C.V: 224,875			CntyMult X 1.380 E.C.F. X 1.500			Bsmnt Garage: Carport Area: Roof:																																																																					
		Horiz. Slide		X			Class: C +5 Effec. Age: 1 Floor Area: 1316 Total Base Cost: 109,733 Total Base New : 151,431 Total Depr Cost: 149,917 Estimated T.C.V: 224,875			CntyMult X 1.380 E.C.F. X 1.500			Bsmnt Garage: Carport Area: Roof:																																																																					
		Casement		X			Class: C +5 Effec. Age: 1 Floor Area: 1316 Total Base Cost: 109,733 Total Base New : 151,431 Total Depr Cost: 149,917 Estimated T.C.V: 224,875			CntyMult X 1.380 E.C.F. X 1.500			Bsmnt Garage: Carport Area: Roof:																																																																					
		Double Glass		X			Class: C +5 Effec. Age: 1 Floor Area: 1316 Total Base Cost: 109,733 Total Base New : 151,431 Total Depr Cost: 149,917 Estimated T.C.V: 224,875			CntyMult X 1.380 E.C.F. X 1.500			Bsmnt Garage: Carport Area: Roof:																																																																					
		Patio Doors		X			Class: C +5 Effec. Age: 1 Floor Area: 1316 Total Base Cost: 109,733 Total Base New : 151,431 Total Depr Cost: 149,917 Estimated T.C.V: 224,875			CntyMult X 1.380 E.C.F. X 1.500			Bsmnt Garage: Carport Area: Roof:																																																																					
		Storms & Screens		X			Class: C +5 Effec. Age: 1 Floor Area: 1316 Total Base Cost: 109,733 Total Base New : 151,431 Total Depr Cost: 149,917 Estimated T.C.V: 224,875			CntyMult X 1.380 E.C.F. X 1.500			Bsmnt Garage: Carport Area: Roof:																																																																					
		(3) Roof		X			Class: C +5 Effec. Age: 1 Floor Area: 1316 Total Base Cost: 109,733 Total Base New : 151,431 Total Depr Cost: 149,917 Estimated T.C.V: 224,875			CntyMult X 1.380 E.C.F. X 1.500			Bsmnt Garage: Carport Area: Roof:																																																																					
		Gable		X			Class: C +5 Effec. Age: 1 Floor Area: 1316 Total Base Cost: 109,733 Total Base New : 151,431 Total Depr Cost: 149,917 Estimated T.C.V: 224,875			CntyMult X 1.380 E.C.F. X 1.500			Bsmnt Garage: Carport Area: Roof:																																																																					
		Hip		X			Class: C +5 Effec. Age: 1 Floor Area: 1316 Total Base Cost: 109,733 Total Base New : 151,431 Total Depr Cost: 149,917 Estimated T.C.V: 224,875			CntyMult X 1.380 E.C.F. X 1.500			Bsmnt Garage: Carport Area: Roof:																																																																					
		Flat		X			Class: C +5 Effec. Age: 1 Floor Area: 1316 Total Base Cost: 109,733 Total Base New : 151,431 Total Depr Cost: 149,917 Estimated T.C.V: 224,875			CntyMult X 1.380 E.C.F. X 1.500			Bsmnt Garage: Carport Area: Roof:																																																																					
		Asphalt Shingle		X			Class: C +5 Effec. Age: 1 Floor Area: 1316 Total Base Cost: 109,733 Total Base New : 151,431 Total Depr Cost: 149,917 Estimated T.C.V: 224,875			CntyMult X 1.380 E.C.F. X 1.500			Bsmnt Garage: Carport Area: Roof:																																																																					
		Chimney:		X			Class: C +5 Effec. Age: 1 Floor Area: 1316 Total Base Cost: 109,733 Total Base New : 151,431 Total Depr Cost: 149,917 Estimated T.C.V: 224,875			CntyMult X 1.380 E.C.F. X 1.500			Bsmnt Garage: Carport Area: Roof:																																																																					
		(10) Floor Support		X			Class: C +5 Effec. Age: 1 Floor Area: 1316 Total Base Cost: 109,733 Total Base New : 151,431 Total Depr Cost: 149,917 Estimated T.C.V: 224,875			CntyMult X 1.380 E.C.F. X 1.500			Bsmnt Garage: Carport Area: Roof:																																																																					
		Joists:		X			Class: C +5 Effec. Age: 1 Floor Area: 1316 Total Base Cost: 109,733 Total Base New : 151,431 Total Depr Cost: 149,917 Estimated T.C.V: 224,875			CntyMult X 1.380 E.C.F. X 1.500			Bsmnt Garage: Carport Area: Roof:																																																																					
		Unsupported Len:		X			Class: C +5 Effec. Age: 1 Floor Area: 1316 Total Base Cost: 109,733 Total Base New : 151,431 Total Depr Cost: 149,917 Estimated T.C.V: 224,875			CntyMult X 1.380 E.C.F. X 1.500			Bsmnt Garage: Carport Area: Roof:																																																																					
		Cntr.Sup:		X			Class: C +5 Effec. Age: 1 Floor Area: 1316 Total Base Cost: 109,733 Total Base New : 151,431 Total Depr Cost: 149,917 Estimated T.C.V: 224,875			CntyMult X 1.380 E.C.F. X 1.500			Bsmnt Garage: Carport Area: Roof:																																																																					
		Lump Sum Items:		X			Class: C +5 Effec. Age: 1 Floor Area: 1316 Total Base Cost: 109,733 Total Base New : 151,431 Total Depr Cost: 149,917 Estimated T.C.V: 224,875			CntyMult X 1.380 E.C.F. X 1.500			Bsmnt Garage: Carport Area: Roof:																																																																					

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



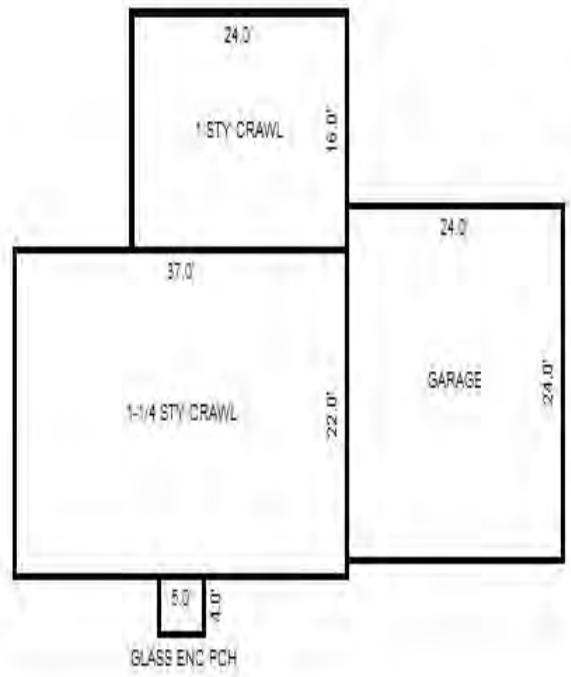
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*





Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven 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: 1960 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame		Drywall X Paneled	X	Plaster Wood T&G							20	CGEP (1 Story)				
Building Style: 1.25S		Trim & Decoration															
Yr Built 1960	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			
X	Wood/Shingle Aluminum/Vinyl Brick	X	Tile	Ex.	X	Ord.	Min	1.25 Story Siding			Crawl Space		54.06 -8.02		0.83		
	Insulation			No. of Elec. Outlets			1 Story Siding			Crawl Space		46.68 -8.02		0.66			
(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: 1198 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer			Average Fixture(s)		525.00		1 525	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			(15) Built-Ins & Fireplaces			Public Sewer		912.00		1 912			
(3) Roof		(9) Basement Finish		(14) Water/Sewer			(16) Porches			Well, 50 Feet		1575.00		1 1,575			
X	Gable Hip Flat	Gambrel Mansard Shed	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(14) Water/Sewer			(17) Garages			Appliance Allowance		1235.00		1 1,235			
X	Asphalt Shingle	(10) Floor Support		(14) Water/Sewer			Fireplace: Exterior 1 Story			3050.00		1 3,050					
Chimney: Metal		Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer			CGEP (1 Story), Standard			88.98		20 1,780					
		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Class:D Exterior: Siding Foundation: 42 Inch (Unfinished)			Base Cost		17.65		576 10,166			
							Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,			Depr.Cost =		59,321					
							Separately Depreciated Items:			Square footage # 2 is depreciated at 87 %Good...		Base Cost Was =		15,099			
							County Multiplier = 1.38 =>			Cost New =		20,836					
							Phy/Ab.+hy/Func/Econ/Comb.%Good= 27/100/100/100/27.0,			Depr.Cost =		5,626					
							ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 =			97,421							

\*\*\* 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.
PASSENGER DON & JANESE		0	09/10/2010	OTH	RELATED PARTY	2010-4320PWR A	PTA	0.0
		262,000	08/02/2002	WD	Arms Length		PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7842 W FOREST DR			Addition	09/22/2017	2017-0474	60%

Owner's Name/Address	MAP #:
PASSENGER DON & JANESE 2135 SHENANDOAH NW GRAND RAPIDS MI 49504-5911	2018 Est TCV 298,868 TCV/TFA: 183.81

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS
. SEC 11 T22N R8W BEG ON N LOT LINE 116 FT FR NE COR TH NW'LY ON LOT LINE 75 FT S'LY TO A PT ON S LOT LINE 150 FT FR SE COR SE'LY ON LOT LINE 75 FT N'LY TO POB LOT 1, ALSO ADJ BEACH AREA. SILVER BEACH BLUFF.	X		

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Dirt Road	GROUP B 2200	75.00	85.00	0.9036	1.0000	2200	100		149,094
Gravel Road	75 Actual Front Feet, 0.15 Total Acres								149,094

Tax Description	X	Water	Rate	CountyMult.	Size	%Good	Cash Value
Water	X		3.44	1.00	63	0	0
Sewer	X		11.94	1.00	84	94	943

Comments/Influences	X	Gas	Rate	CountyMult.	Size	%Good	Cash Value
Gas	X		1000.00	1.00	1.0	95	950
Street Lights	X		Total Estimated Land Improvements True Cash Value =				1,893

Topography of Site	X	Level
Level	X	Rolling

Topography of Site	X	Waterfront
Waterfront	X	Ravine
Wetland		Flood Plain
Flood Plain	X	Private Road

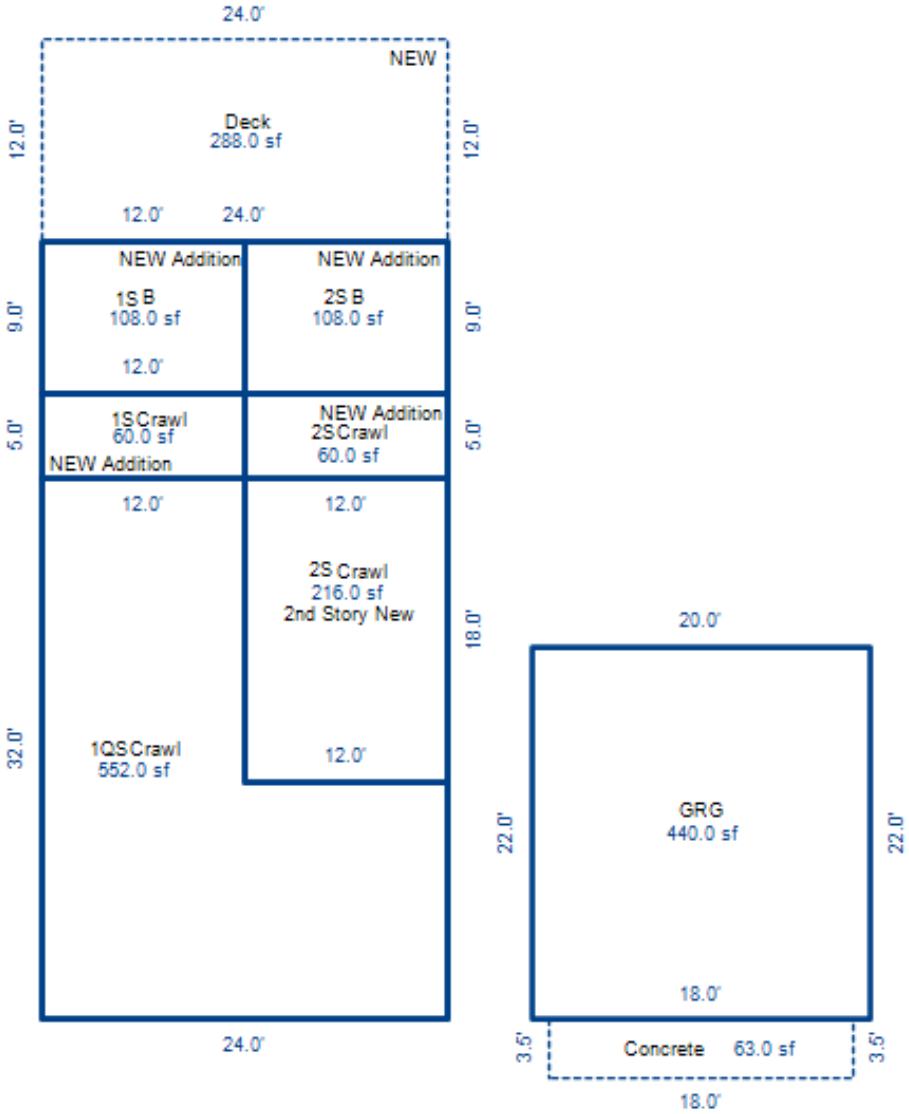
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
JWV	12/16/2017	INSPECTED	2018	74,500	74,900	149,400			126,090C
TPC	11/27/2012	INSPECTED	2017	74,500	56,600	131,100			109,491C
The Equalizer.	Copyright (c) 1999 - 2009.		2016	62,200	52,200	114,400			108,515C
Licensed To: Township of Lake, County of Missaukee, Michigan			2015	67,500	51,500	119,000			108,191C



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 288	Type Treated Wood	Year Built: 1978 Car Capacity: 2 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 440 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	X	Drywall X Paneled				Plaster Wood T&G									
Building Style: 1.5S		Trim & Decoration														
Yr Built 1978	Remodeled 2017	Ex	X	Ord			Min	Size of Closets								
Condition: Average		Lg	X	Ord			Small	Doors								
Room List		(5) Floors		Central Air Wood Furnace			(12) Electric		100 Amps Service							
	Basement 4 1st Floor 2 2nd Floor 3 Bedrooms	Kitchen: Other: Other:														
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Ex. X Ord. Min		No. of Elec. Outlets							
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall					Many	X	Ave.		Few	(13) Plumbing			
Insulation		Basement: 216 S.F. Crawl: 888 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1		Other Additions/Adjustments		Rate		Size		Cost	
(2) Windows		(8) Basement														
X	Many Avg. X Few		Large Avg. X Small													
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor													
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish														
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF														
X	Gable Hip Flat		Gambrel Mansard Shed	(10) Floor Support			1									
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
Chimney: Metal		Lump Sum Items:														
Class:C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 19.70 440 8,668 Mechanical Doors 350.00 1 350 Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 102,380 Separately Depreciated Items: Square footage # 3 is depreciated at 60 %Good... Base Cost Was = 3,391 County Multiplier = 1.38 => Cost New = 4,679 Phy/Ab.Phy/Func/Econ/Comb.%Good=-10/100/100/100/-10.0, Depr.Cost = -468 Square footage # 4 is depreciated at 60 %Good... Base Cost Was = 5,690 County Multiplier = 1.38 => Cost New = 7,853 Phy/Ab.Phy/Func/Econ/Comb.%Good=-10/100/100/100/-10.0, Depr.Cost = -785 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DEMERS GARY LEE & PEGGY J	VELDEER JAMES D & MARYANN	265,000	09/01/2004	WD	Arms Length	04-0/3763		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7812 W FOREST DR			Addition	11/14/2017	2017-0584	0%
	P.R.E. 0%		Addition	10/22/2008	20080691	100%
Owner's Name/Address	MAP #:		Addition	11/06/2006	20060109	Complete
VELDHEER JAMES D & MARYANNE 4274 S OAK POINTE COURT NE GRAND RAPIDS MI 49525-9415	2018 Est TCV 316,973 TC/TFA: 184.93					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS							
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
. SEC 11 T22N R8W BEG ON N LOT LINE 41 FT FR NE COR TH NW'LY ON LOT LINE 75 FT S'LY TO A PT ON S LOT LINE 75 FT FR SE COR SE'LY TO SE COR N'LY TO POB LOT 1, ALSO ADJ BEACH AREA. SILVER BEACH BLUFF.	X		Dirt Road	75	85.00	0.9036	1.0000	2200	100	149,094
			Gravel Road	75 Actual Front Feet, 0.15 Total Acres						Total Est. Land Value =

Tax Description	X	Land Improvement Cost Estimates					
		Description	Rate	CountyMult.	Size	%Good	Cash Value
. SEC 11 T22N R8W BEG ON N LOT LINE 41 FT FR NE COR TH NW'LY ON LOT LINE 75 FT S'LY TO A PT ON S LOT LINE 75 FT FR SE COR SE'LY TO SE COR N'LY TO POB LOT 1, ALSO ADJ BEACH AREA. SILVER BEACH BLUFF.	X	Water	8.13	1.00	50	0	0
	X	Sewer	4.21	1.00	500	0	0

Comments/Influences	X	Residential Local Cost Land Improvements					
		Description	Rate	CountyMult.	Size	%Good	Cash Value
ADD SEWER FOR 05 For 08...Chg patio to deck, add 6x14 wd, add 12x12 vinyl deck.	X	Electric	11.06	1.00	120	94	1,247
	X	Gas	21.31	1.00	600	94	12,019

Comments/Influences	X	Residential Local Cost Land Improvements					
		Description	Rate	CountyMult.	Size	%Good	Cash Value
ADD SEWER FOR 05 For 08...Chg patio to deck, add 6x14 wd, add 12x12 vinyl deck.	X	Street Lights	2500.00	1.00	1.0	97	2,425
		Standard Utilities	Total Estimated Land Improvements True Cash Value =				15,691

Comments/Influences	X	Topography of Site					
		Description	Rate	CountyMult.	Size	%Good	Cash Value
ADD SEWER FOR 05 For 08...Chg patio to deck, add 6x14 wd, add 12x12 vinyl deck.	X	Level					
		Rolling					

Comments/Influences	X	Topography of Site					
		Description	Rate	CountyMult.	Size	%Good	Cash Value
ADD SEWER FOR 05 For 08...Chg patio to deck, add 6x14 wd, add 12x12 vinyl deck.	X	Low					
		High					

Comments/Influences	X	Topography of Site					
		Description	Rate	CountyMult.	Size	%Good	Cash Value
ADD SEWER FOR 05 For 08...Chg patio to deck, add 6x14 wd, add 12x12 vinyl deck.	X	Landscaped					
		Swamp					

Comments/Influences	X	Topography of Site					
		Description	Rate	CountyMult.	Size	%Good	Cash Value
ADD SEWER FOR 05 For 08...Chg patio to deck, add 6x14 wd, add 12x12 vinyl deck.	X	Wooded					
		Pond					

Comments/Influences	X	Topography of Site					
		Description	Rate	CountyMult.	Size	%Good	Cash Value
ADD SEWER FOR 05 For 08...Chg patio to deck, add 6x14 wd, add 12x12 vinyl deck.	X	Waterfront					
		Ravine					

Comments/Influences	X	Topography of Site					
		Description	Rate	CountyMult.	Size	%Good	Cash Value
ADD SEWER FOR 05 For 08...Chg patio to deck, add 6x14 wd, add 12x12 vinyl deck.	X	Wetland					
		Flood Plain					

Comments/Influences	X	Topography of Site					
		Description	Rate	CountyMult.	Size	%Good	Cash Value
ADD SEWER FOR 05 For 08...Chg patio to deck, add 6x14 wd, add 12x12 vinyl deck.	X	Private Road					

Comments/Influences	Who	When	What	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				2018	74,500	84,000
			2017		74,500	92,400	166,900			139,014C
			2016		62,200	85,800	148,000			137,775C
			2015		67,500	84,600	152,100			137,363C

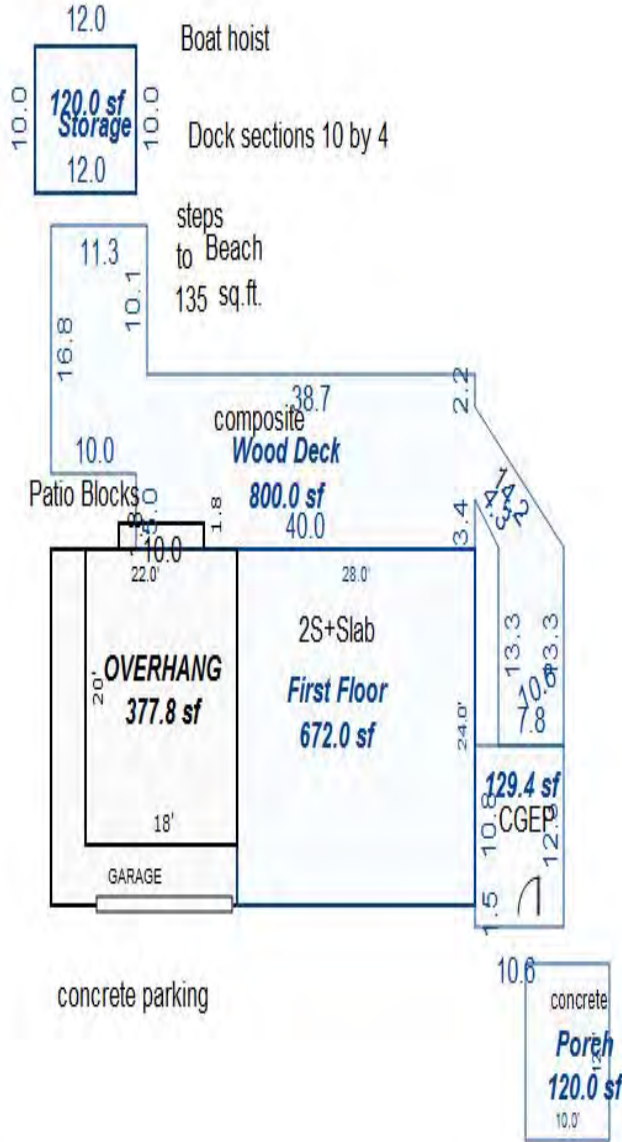
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



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 120 135 800	Type CGEP (1 Story) WPP Composite	Year Built: 1978 Car Capacity: 2 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: 528 % 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: 2S		Trim & Decoration		Central Air Wood Furnace			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost															
Yr Built 1978	Remodeled 2009	Ex	X	Ord		Min	No./Qual. of Fixtures			2	2	Story Siding	Slab	121.55	-13.50	0.00	672	72,610				
Condition: Average Part. Construct.: 90%		Lg	X	Ord		Small	No. of Elec. Outlets			1	1	Story Siding	Overhang	42.46	0.00	0.00	370	15,710				
Room List		Size of Closets		(5) Floors			Other Additions/Adjustments															
Basement 1st Floor 2nd Floor 6 Bedrooms		Kitchen: Other: Other:		Kitchens			(13) Plumbing															
(1) Exterior		X Drywall		No. of Fixtures			Average Fixture(s)															
X	Wood/Shingle Aluminum/Vinyl Brick	Insulation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 672 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															
(2) Windows		X Many Avg. Few		X Large Avg. Small		(8) Basement			15) Built-Ins & Fireplaces Appliance Allowance													
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish			16) Porches CGEP (1 Story), Standard WPP, Standard															
X	Double Glass Patio Doors Storms & Screens	Recreation SF Living SF Walkout Doors No Floor SF		(10) Floor Support			16) Deck/Balcony Composite, Standard															
(3) Roof		X Gable Hip Flat		Gambrel Mansard Shed		(14) Water/Sewer																
X	Asphalt Shingle	Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic															
				Lump Sum Items:																		
															Class: C +5 Effec. Age: 26 Floor Area: 1714 Total Base Cost: 118,277 Total Base New : 163,222 Total Depr Cost: 120,784 Estimated T.C.V: 169,098		CntryMult X 1.380 E.C.F. X 1.400		Rate Bsmnt-Adj Heat-Adj Size Cost 760.00 1 760 2400.00 1 2,400 1162.00 1 1,162 2700.00 1 2,700 1915.00 1 1,915 40.96 120 4,915 12.54 135 1,693 6.44 800 5,152 20.00 528 10,560 -1300.00 1 -1,300		Phy/Ab.Phy/Func/Econ/Comb.%Good= 74/100/100/100/74.0, Depr.Cost = 120,784 ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 169,098 90 % Completed => Est. True Cash Value 2018 = 152,188	

\*\*\* 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.
VANDRIE JOHN TRUST (DECEA	VANDRIE SUSAN TRUST	0	01/02/2007	WD	Not Qualified	2007/32		0.0

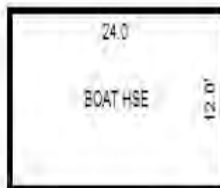
Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status				
7808 W FOREST DR										
Owner's Name/Address	School: LAKE CITY - 57020		P.R.E. 0%		MAP #:					
VANDRIE SUSAN TRUST 404 EUCLID ST MC BAIN MI 49657	2018 Est TCV 240,811 TCV/TFA: 250.84									
Taxpayer's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS							
VANDRIE SUSAN TRUST 404 EUCLID ST MC BAIN MI 49657	Public Improvements		* Factors *							
	Dirt Road		Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value
	Gravel Road		GROUP B 2200	75.00	101.00	0.9036	1.0000	2200	100	149,094
	Paved Road		75 Actual Front Feet, 0.17 Total Acres			Total Est. Land Value =		149,094		
	Storm Sewer		Land Improvement Cost Estimates							
	Sidewalk		Description	Rate	CountyMult.	Size	%Good	Cash Value		
	Water		D/W/P: 3.5 Concrete	3.20	1.00	336	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									
	Level									
	X Rolling									
	Low									
	X High									
	Landscaped									
	Swamp									
	Wooded									
	Pond									
	X Waterfront									
	Ravine									
	Wetland									
	Flood Plain									
	X Private Road		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
	Who	When	What	2018	74,500	45,900	120,400		78,728C	
	TPC	12/27/2017	INSPECTED	2017	74,500	42,900	117,400		77,109C	
	TPC	11/27/2012	INSPECTED	2016	62,200	41,100	103,300		76,422C	
	TPC	11/09/2010	INSPECTED	2015	67,500	39,000	106,500		76,194C	



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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.
RIX EULEEN TRUST	SUSSKIND CAROL A TRUST	0	05/03/2007	QC	FAMILY SALE	2007/1704		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7804 FOREST DR						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2018 Est TCV 314,189 TCV/TFA: 224.10					

X	Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS							
	Public Improvements		* Factors *							
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
			GROUP B 2200	91.00	95.00	0.8610	1.0000	2200 100	172,364	
			91 Actual Front Feet, 0.20 Total Acres						Total Est. Land Value =	172,364

Tax Description	X	Description	Rate	CountyMult.	Size	%Good	Cash Value
. SEC 11 T22N R8W THAT PART OF LOT 2 E'LY OF A LINE FR A PT ON N LOT LINE 16 FT FR NE COR TO SE COR ALL OF LOT 3 & W'LY 1/2 OF LOT 4, ALSO ADJ BEACH AREA. SILVER BIRCH BLUFF.	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	X	Description	Rate	CountyMult.	Size	%Good	Cash Value	
	X	LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375	
		Total Estimated Land Improvements True Cash Value =						2,375

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



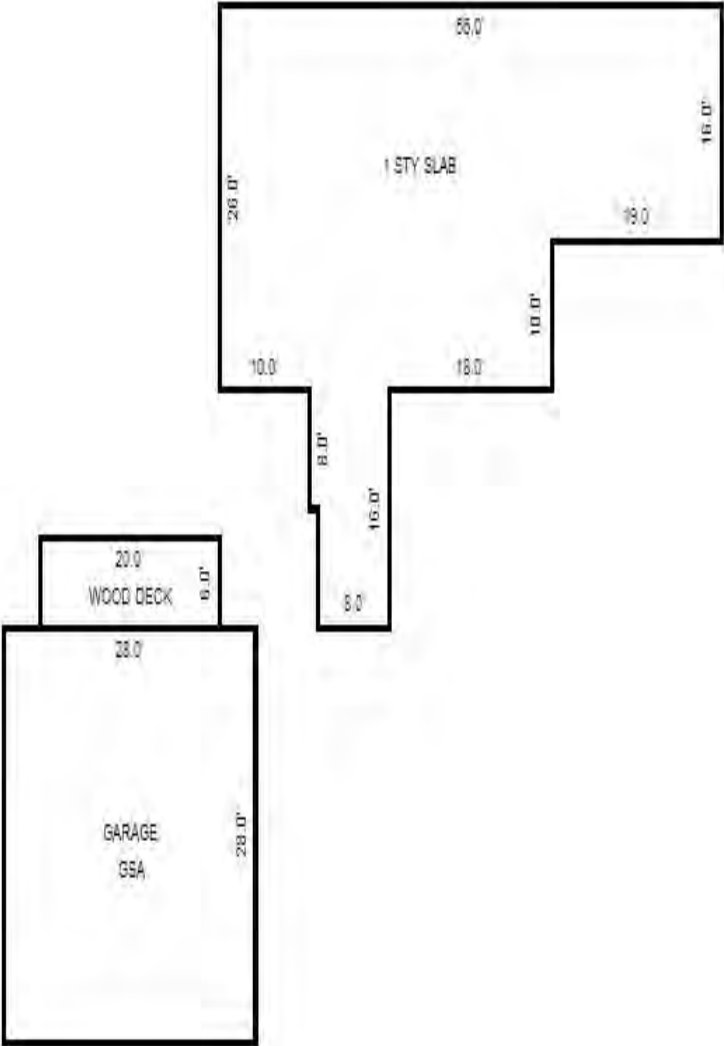
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	86,200	70,900	157,100			139,796C
2017	86,200	66,200	152,400			136,921C
2016	72,700	63,000	135,700			135,700S
2015	81,900	60,300	142,200			137,871C

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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 120	Type Treated Wood	Year Built: 1978 Car Capacity: Class: C Exterior: Block Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 784 % Good: 0 Storage Area: 784 No Conc. Floor: 0		
X	Wood Frame Block	X 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 1954		Remodeled 0		Size of Closets									
Condition: Average		Doors		Lg		X Ord		Small					
Room List		(5) Floors		Kitchen: Other: Other:		(12) Electric							
Basement 1st Floor 2nd Floor 2 Bedrooms						150 Amps Service							
(1) Exterior		X Tile		Ex.		X Ord.		Min					
Wood/Shingle Aluminum/Vinyl Brick X Block Insulation				No. of Elec. Outlets		Many		X Ave.		Few			
(2) Windows		X Many Avg. X Few		X Large Avg. X Small									
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
X Double Glass Patio Doors Storms & Screens		(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF									
(3) Roof		(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
X Gable Hip Flat		Gambrel Mansard Shed		Joists: Unsupported Len: Cntr.Sup:									
X Asphalt Shingle				Lump Sum Items:									
Chimney: Block													
								Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj		Rate		Size Cost	
								1 Story Block Slab		64.79 -10.97 -0.27		1402 75,077	
								Other Additions/Adjustments		Rate		Size Cost	
								(13) Plumbing		Average Fixture(s)		1 760	
								(14) Water/Sewer		Public Sewer		1 1,162	
										Well, 50 Feet		1 1,575	
								(15) Built-Ins & Fireplaces		Appliance Allowance		1 1,915	
										Fireplace: Interior 1 Story		1 3,250	
								(16) Deck/Balcony		Treated Wood,Standard		120 948	
								(17) Garages		Class:C Exterior: Block Foundation: 18 Inch (Unfinished)			
										Base Cost		784 12,238	
										Mechanical Doors		2 700	
										Storage area over garage		784 3,097	
										Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 92,967			
										ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 139,450			

\*\*\* 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.
NORBERG GEORGE W & PATRIC	PECKHAM DANIEL C	460,000	11/03/2016	WD	Arms Length	2016-03634	PTA	100.0
NORBERG GEORGE W & PATRIC	NORBERG GEORGE W & PATRIC	0	03/15/2005	QC	Not Qualified	05-0/1030		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7800 W FOREST DR			New House	06/12/2006	20060150	Complete
	P.R.E. 0%		Demolition/Removal	06/01/2006	20060131	Complete
Owner's Name/Address	MAP #:					
PECKHAM DANIEL C 1011 JEANINE LN DEWITT MI 48820-8736	2018 Est TCV 467,771 TCV/TFA: 249.88					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS						
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
. SEC 11 T22N R8W E 1/2 OF LOT 4 & LOT 5 SILVER BIRCH BLUFF ALSO ADJ BEACH AREA			* Factors *						
			GROUP B 2200	75.00	100.00	0.9036	1.0000	2200	100
Comments/Influences			75 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 149,094						
			Land Improvement Cost Estimates						
			Description	Rate	CountyMult.	Size	%Good	Cash Value	
			D/W/P: 3.5 Concrete	3.44	1.00	700	50	1,204	
			Total Estimated Land Improvements True Cash Value = 1,204						

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

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



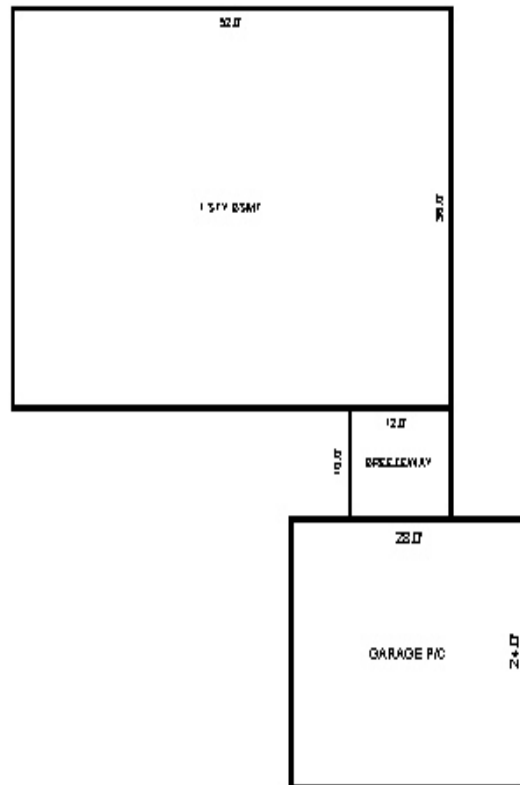
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2018	74,500	159,400	233,900			227,989C
		TPC 12/27/2017 INSPECTED	2017	74,500	148,800	223,300			223,300S
		TPC 11/27/2012 INSPECTED	2016	62,200	145,300	207,500			185,342C
			2015	67,500	137,900	205,400			184,788C

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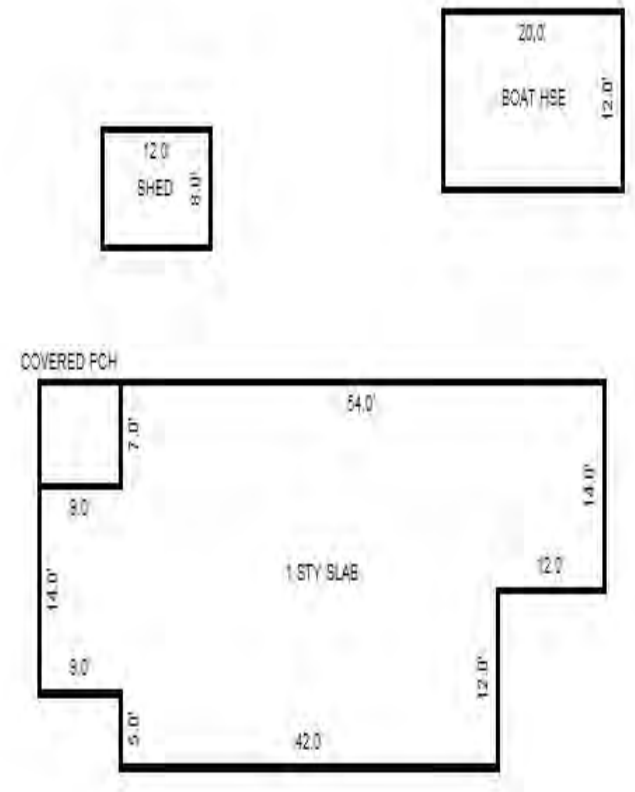
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		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	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 63	Type CCP (1 Story)	Year Built: BH Car Capacity: Class: CD Exterior: Block Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 240 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame Block	X	Drywall Paneled		Plaster Wood T&G												
Building Style: 1S		Trim & Decoration															
Yr Built 1965		Remodeled 0		Size of Closets													
Condition: Average		Doors		Solid		X		H.C.									
Room List		(5) Floors		Kitchen:		(12) Electric											
Basement 1st Floor 2nd Floor 3 Bedrooms		Other:		Other:		0		Amps Service									
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures		Ex.		X		Ord.		Min					
Wood/Shingle Aluminum/Vinyl Brick Block Insulation		(7) Excavation		No. of Elec. Outlets		Many		X		Ave.		Few					
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1358 S.F. Height to Joists: 0.0		(13) Plumbing		1		Average Fixture(s)									
Many Avg. X Few		Large Avg. Small		(8) Basement		1		3 Fixture Bath									
X		Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1		2 Fixture Bath									
(3) Roof		(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF		1		Softener, Auto									
X		Gable Hip Flat		Gambrel Mansard Shed		1		Softener, Manual									
X		Asphalt Shingle		(10) Floor Support		1		Solar Water Heat									
Chimney:				Joists: Unsupported Len: Cntr.Sup:		1		No Plumbing									
						1		Extra Toilet									
								Extra Sink									
								Separate Shower									
								Ceramic Tile Floor									
								Ceramic Tile Wains									
								Ceramic Tub Alcove									
								Vent Fan									
								(14) Water/Sewer									
								Public Water									
								Public Sewer									
								Water Well									
								1000 Gal Septic									
								2000 Gal Septic									
								Lump Sum Items:									
										Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj		Size Cost					
										1		Story Block Slab		56.90 -9.71 0.00		1358 64,084	
										Other Additions/Adjustments		Rate		Size Cost			
										(13) Plumbing		Average Fixture(s)		630.00		1 630	
										2		Fixture Bath		1325.00		1 1,325	
										(14) Water/Sewer		Public Sewer		1025.00		1 1,025	
										Well, 50 Feet				1575.00		1 1,575	
										(15) Built-Ins & Fireplaces		Appliance Allowance		1415.00		1 1,415	
										Fireplace: Interior 1 Story				2900.00		1 2,900	
										(16) Porches		CCP (1 Story), Standard		33.55		63 2,114	
										(17) Garages		Class:CD Exterior: Block Foundation: 42 Inch (Unfinished)					
										Base Cost		28.95				240 6,948	
										Mechanical Doors		350.00				1 350	
										Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 70,176							
										ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 105,263							

\*\*\* 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.
		165,000	08/01/2001	WD	Download	01-0:3153		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7764 W FOREST DR						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2018 Est TCV 160,201 TCV/TFA: 222.50					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS					
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason
. SEC 11 T22N R8W LOT 8 SILVER BIRCH BLUFF.	X		* Factors *					
			GROUP A 2400/FF	50.00	100.00	1.0000	1.0000	2400 100
			50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 120,000					
			Land Improvement Cost Estimates					
			Description	Rate	CountyMult.	Size	%Good	Cash Value
			D/W/P: 3.5 Concrete	2.98	1.00	53	0	0
	X		Shed: Wood Frame	10.45	1.00	48	94	471
	X		Shed: Wood Frame	9.17	1.00	96	94	827
	X		Residential Local Cost Land Improvements					
			Description	Rate	CountyMult.	Size	%Good	Cash Value
			LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
			Total Estimated Land Improvements True Cash Value = 2,249					



Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2018	60,000	20,100	80,100			67,513C
	Rolling								
	Low								
X	High		2017	60,000	18,800	78,800			66,125C
	Landscaped								
	Swamp								
	Wooded								
	Pond								
X	Waterfront		2016	55,000	18,100	73,100			65,536C
	Ravine								
	Wetland								
	Flood Plain		2015	50,000	17,200	67,200			65,340C
Who	When	What							

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
OSBORN REV DOUGLAS R	OSBORN REV DOUGLAS, TRUST	0	06/10/2005	QC	RELATED PARTY	2005-02411		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7750 W FOREST DR						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2018 Est TCV 232,869 TCV/TFA: 363.86					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS					
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason
. SEC 11 T22N R8W LOTS 9 & 10 SILVER BIRCH BLUFF ALSO ADJ BEACH AREA	X		* Factors *					
			GROUP B 2200	100.00	100.00	0.8409	1.0000	2200 100
			100 Actual Front Feet, 0.23 Total Acres Total Est. Land Value = 184,997					
			Land Improvement Cost Estimates					
			Description	Rate	CountyMult.	Size	%Good	Cash Value
			D/W/P: Patio Blocks	6.84	1.00	24	61	100
			Total Estimated Land Improvements True Cash Value = 100					



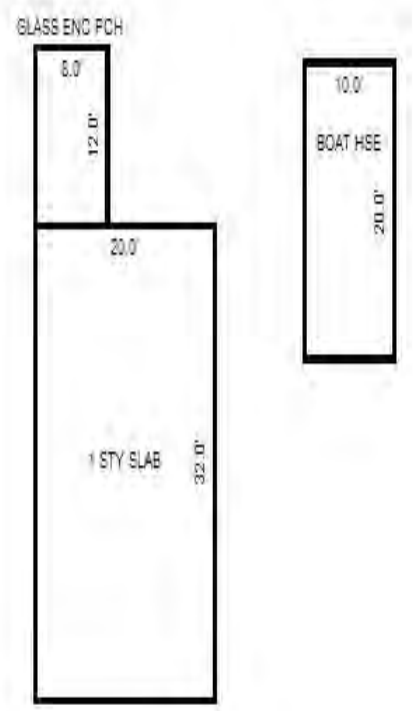
Comments/Influences	Water	Sewer	Electric	Gas	Curb	Street Lights	Standard Utilities	Underground Utils.	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		X	X	X		X			2018	92,500	23,900	116,400			82,294C
									2017	92,500	22,300	114,800			80,602C
									2016	78,300	21,400	99,700			79,884C
									2015	90,000	20,300	110,300			79,646C

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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 96	Type CGEP (1 Story)	Year Built: BH Car Capacity: Class: D Exterior: Block Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 200 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame		Drywall X Paneled		Plaster Wood T&G	(4) Interior				Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			(12) Electric									
Yr Built 1944	Remodeled 0	Ex	X	Ord		Min	Size of Closets									
Condition: Average		Lg	X	Ord		Small	Doors									
Room List		(5) Floors		Kitchen: Other: Other:			(6) Ceilings									
	Basement 1st Floor 2nd Floor 2 Bedrooms															
(1) Exterior				No./Qual. of Fixtures												
X	Wood/Shingle Aluminum/Vinyl Brick			Ex.	X	Ord.		Min								
Insulation				No. of Elec. Outlets												
(2) Windows				Many	X	Ave.		Few								
X	Many Avg. Few	X	Large Avg. Small	(7) Excavation												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement			Basement: 0 S.F. Crawl: 0 S.F. Slab: 640 S.F. Height to Joists: 0.0												
X	Double Glass Patio Doors Storms & Screens			(8) Basement												
(3) Roof				Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												
X	Gable Hip Flat			(9) Basement Finish												
X	Asphalt Shingle			Recreation SF Living SF Walkout Doors No Floor SF												
Chimney: Brick				(10) Floor Support												
				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												
				1 Story Siding Slab 54.21 -10.56 0.66 640 28,358												
				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												
				(16) Porches CGEP (1 Story), Standard 42.29 96 4,060												
				(17) Garages Class:D Exterior: Block Foundation: 18 Inch (Unfinished)												
				Base Cost 24.85 200 4,970												
				Mechanical Doors 325.00 1 325												
				Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 31,848												
				ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 47,772												

\*\*\* 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.
SHIVLIE LOUIE G	VANDRIE IRENE J FKA SHIVL	0	03/19/2015	QC	QUIT CLAIM	2015-00932	PTA	0.0
	SHIVILIE LOUIE G	150,000	09/01/2001	WD	Download	2001-3997		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7728 FOREST DR			Addition	04/27/2007	20070207	Complete

Owner's Name/Address	MAP #:	2018 Est TCV 336,656 TCV/TFA: 198.03
VANDRIE IRENE J 7728 FOREST DRIVE LAKE CITY MI 49651		

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS
LOT 11 & W 10 FT OF LOT 12 ALSO ADJ BEACH AREA. SILVER BIRCH BLUFF.	X		* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value GROUP A 2400/FF 60.00 100.00 0.9554 1.0000 2400 100 137,584 60 Actual Front Feet, 0.14 Total Acres Total Est. Land Value = 137,584

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates
01 SPLIT 34' TO 012-00 FOR 02 NEW GRG FOR 03	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	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



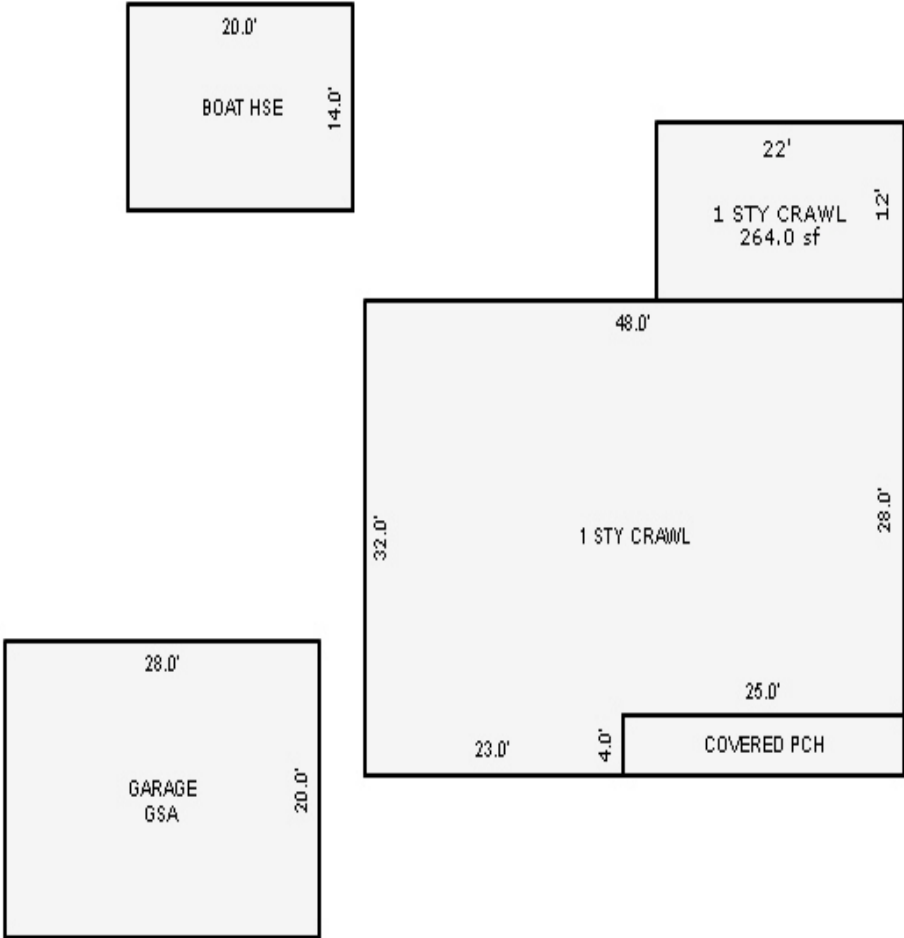
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2018	68,800	99,500	168,300			134,478C
X Rolling	2017	68,800	92,900	161,700			131,713C
X Low	2016	52,100	89,000	141,100			130,539C
X High	2015	54,000	84,500	138,500			130,149C
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage									
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 100	Type CCP (1 Story)	Year Built: 2002 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 560 % Good: 0 Storage Area: 375 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			Class: C Effec. Age: 25 Floor Area: 1700 Total Base Cost: 123,499 Total Base New : 170,428 Total Depr Cost: 132,081 Estimated T.C.V: 198,122			CntyMult X 1.380 E.C.F. X 1.500		Bsmnt Garage: Carport Area: Roof:										
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Foundation Rate		Bsmnt-Adj		Heat-Adj		Size Cost							
Yr Built	Remodeled	Ex	X	Ord	Min	200 Amps Service			Rate			Rate		Size		Cost							
1960 200	2002					200			61.64			-8.49		0.00		1436 264		76,323 14,032					
Condition: Average		X	Lg	Ord	Small	No Heating/Cooling			Other Additions/Adjustments														
Room List		(5) Floors		No./Qual. of Fixtures			Stories			Exterior		Foundation		Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
	Basement 1st Floor 2nd Floor 4 Bedrooms	Kitchen: Other: Other:		Ex. X Ord. Min			1 Story Siding			Crawl Space		61.64		-8.49		0.00		1436		76,323			
(1) Exterior		X	Drywall	No. of Elec. Outlets			1 Story Siding			Crawl Space		61.64		-8.49		0.00		264		14,032			
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Many X Ave. Few			Other Additions/Adjustments			Rate		Rate		Rate		Rate		Rate		Rate			
	Insulation	Basement: 0 S.F. Crawl: 1700 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			(14) Water/Sewer			Public Sewer		Well, 50 Feet		(15) Built-Ins & Fireplaces		Appliance Allowance		Fireplace: Interior 1 Story		(16) Porches		(17) Garages	
X	(2) Windows	X	Many Avg. Few	X	Large Avg. Small	1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Average Fixture(s) 2 Fixture Bath			760.00 1600.00		1915.00 3250.00		1915.00 3250.00		1 1		1,915 1,575			
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			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			Public Sewer			1162.00 1575.00		1915.00 3250.00		1915.00 3250.00		1 1		1,915 1,575		
X	(3) Roof	(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer			Public Sewer			1162.00 1575.00		1915.00 3250.00		1915.00 3250.00		1 1		1,915 1,575		
X	Gable Hip Flat	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Public Sewer			1162.00 1575.00		1915.00 3250.00		1915.00 3250.00		1 1		1,915 1,575		
X	Asphalt Shingle	Lump Sum Items:																					
	Chimney: Brick																						

\*\*\* 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.
SHIVLIE LOUIE	VANDRIE IRENE F/K/A SHIVL	1	12/24/2014	QC	DIVORCE JUDGEMENT	2015-01019		0.0
VOELKER PATRICK W & LINDA	SHIVLIE IRENE	0	09/07/2010	WD	FAMILY SALE	2010-4219	PTA	100.0
VOELKER PATRICK W & LINDA	VOELKER PATRICK W & LINDA	0	11/04/2008	QC	Not Qualified	2008/4469		0.0
VOELKER WILLIAM A (DECEAS	VOELKER PATRICK W & LINDA	0	02/23/2007	QC	Not Qualified	2007/679		100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
W FOREST DR		School: LAKE CITY - 57020				
		P.R.E. 100% 09/07/2010				

Owner's Name/Address	MAP #:
VANDRIE IRENE 7728 W FOREST DR LAKE CITY MI 49651	2018 Est TCV 89,859

Improved	X	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS							
Public Improvements			* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
X			GROUP A 2400/FF	34.00	100.00	1.1012	1.0000	2400	100	89,859
			34 Actual Front Feet, 0.08 Total Acres Total Est. Land Value = 89,859							

Tax Description  
 LOT 12 EXC W 10 FT THOF ALSO ADJ BEACH AREA. SILVER BIRCH BLUFF.  
 Comments/Influences

01 SPLIT FROM 011-00 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
- X Rolling
- X Low
- X High
- X Landscaped
- X Swamp
- X Wooded
- X Pond
- X Waterfront
- X Ravine
- X Wetland
- X Flood Plain



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2018	44,900	0	44,900			35,130C
		TPC 12/27/2017 INSPECTED	2017	44,900	0	44,900			34,408C
		TPC 10/23/2012 INSPECTED	2016	40,400	0	40,400			34,102C
			2015	34,000	0	34,000			34,000S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)		Date	Number	Status				
7710 W FOREST DR		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 0%										
MORGAN COURTNEY E 1336 THREE MILE GROSSE POINTE MI 48230		MAP #:		2018 Est TCV 262,056 TCV/TFA: 199.74								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS								
. SEC 11 T22N R8W LOT 13 ALSO ADJ BEACH AREA. SILVER BIRCH BLUFF.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		GROUP A 2400/FF 44.00 100.00 1.0325 1.0000 2400 100 109,029								
		Paved Road		44 Actual Front Feet, 0.10 Total Acres Total Est. Land Value = 109,029								
		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 72 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										
		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	54,500	76,500	131,000				86,029C
		TPC 12/27/2017 INSPECTED			2017	54,500	73,900	128,400				84,260C
		TPC 10/23/2012 INSPECTED			2016	49,700	68,100	117,800				83,509C
					2015	44,000	67,200	111,200				83,260C

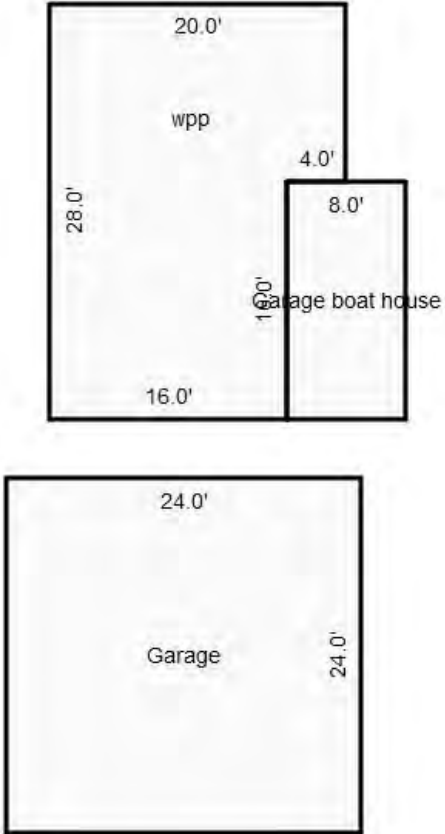
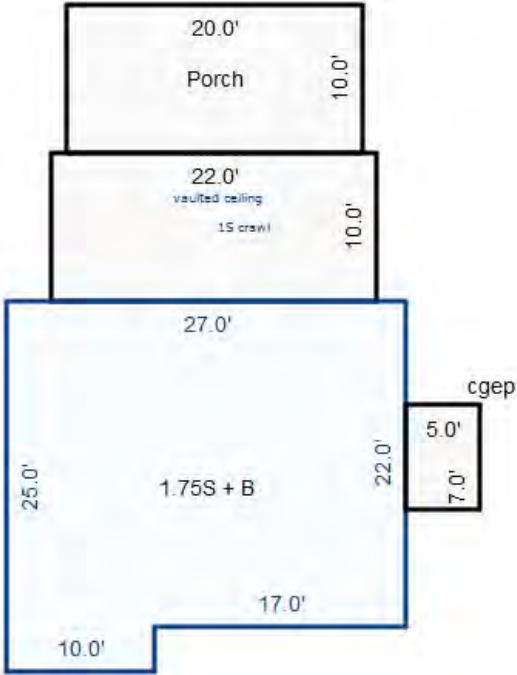


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*







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.
WITERFIELD	PALLAY	250,000	07/01/2001	WD	Download	01-0:2993		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7686 W FOREST DR						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
PALLAY DAVID & SHARON 1417 OTTAWA ROYAL OAK MI 48073	2018 Est TCV 289,690 TCV/TFA: 212.07					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS								
		Public Improvements			* Factors *							
. SEC 11 T22N R8W LOTS 14 & 15 ALSO ADJ BEACH AREA. SILVER BIRCH BLUFF.	X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Gravel Road		GROUP B 2200	100.00	100.00	0.8409	1.0000	2200	100		184,997
ON STATE RECIND LIST BUT NO HS FOR 95 & 96 (WALLINGTON)	X	Paved Road		100 Actual Front Feet, 0.23 Total Acres Total Est. Land Value = 184,997								
	X	Storm Sewer		Land Improvement Cost Estimates								
	X	Sidewalk		Description	Rate	CountyMult.	Size	%Good	Cash Value			
	X	Water		D/W/P: Asphalt Paving	1.51	1.00	960	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								
	X	Street Lights										
		Standard Utilities										
		Underground Utils.										



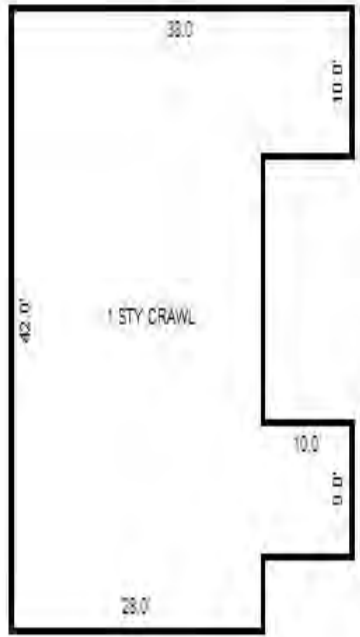
Topography of Site	X	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	X	Waterfront	Ravine	Wetland	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X									X					2018	92,500	52,300	144,800			128,978C
															2017	92,500	48,900	141,400			126,326C
															2016	78,300	46,900	125,200			125,200S
															2015	90,000	44,500	134,500			128,524C

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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: BH Car Capacity: Class: CD Exterior: Block Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 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					1									
Building Style: 1S		Trim & Decoration			Central Air Wood Furnace														
Yr Built	Remodeled	Ex	X	Ord		Min													
1940	1995	Size of Closets			(12) Electric														
Condition: Average		Lg	X	Ord		Small													
Room List		Doors		Solid	X	H.C.													
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:			0 Amps Service														
(1) Exterior		(5) Floors			Central Air Wood Furnace														
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			(13) Plumbing														
	Insulation	Basement: 0 S.F. Crawl: 1366 S.F. Slab: 0 S.F. Height to Joists: 0.0			No./Qual. of Fixtures														
(2) Windows		(7) Excavation			Ex. X Ord. Min														
X	Many Avg. X Few	Large Avg. X Small			No. of Elec. Outlets														
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement			Many X Ave. Few														
X	Double Glass Patio Doors Storms & Screens	Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer														
(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														
X	Gable Hip Flat	Gambrel Mansard Shed			(10) Floor Support														
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic														
Chimney: Metal		Lump Sum Items:																	
Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost																			
1 Story Siding Crawl Space 56.08 -8.07 1.87 1366 68,136																			
Other Additions/Adjustments Rate Size Cost																			
(13) Plumbing Average Fixture(s) 630.00 1 630																			
(14) Water/Sewer Public Sewer 1025.00 1 1,025																			
Well, 50 Feet 1575.00 1 1,575																			
(15) Built-Ins & Fireplaces Appliance Allowance 1415.00 1 1,415																			
Fireplace: Exterior 1 Story 3450.00 1 3,450																			
(17) Garages Class:CD Exterior: Block Foundation: 42 Inch (Unfinished)																			
Base Cost 28.95 240 6,948																			
Mechanical Doors 350.00 1 350																			
Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 69,162																			
ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 103,743																			

\*\*\* 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.
REYERS HARLAN & SHARON L	HUNT BAZIL & JUDY	450,000	12/19/2013	WD	WARRANTY DEED	2013-04257 WD	PTA	100.0
		95,000	02/01/2000	WD	Download	335:261		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7678 W FOREST DR			Garage	10/16/2014	2014-0459	100%

Owner's Name/Address	P.R.E.	MAP #:
HUNT BAZIL & JUDY 2478 WARWICK TROY MI 48084	0%	2018 Est TCV 501,761 TCV/TFA: 191.22

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS
. SEC 11 T22N R8W LOT 16 ALSO ADJ BEACH AREA. SILVER BIRCH BLUFF.			

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

Comments/Influences	Description	Rate	CountyMult.	Size	%Good	Cash Value
	D/W/P: 4in Ren. Conc.	4.21	1.00	1200	0	0
	D/W/P: 4in Ren. Conc.	4.21	1.00	512	0	0
	D/W/P: 3.5 Concrete	3.44	1.00	66	0	0
	Shed: Wood Frame	10.24	1.00	168	94	1,617

Residential Local Cost Land Improvements	Description	Rate	CountyMult.	Size	%Good	Cash Value
	LAND IMPROVE 5000	5000.00	1.00	1.0	95	4,750
Total Estimated Land Improvements True Cash Value =						6,367

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2018	60,000	190,900	250,900			225,047C
X Rolling	2017	60,000	184,400	244,400			220,419C
X Low	2016	55,000	170,200	225,200			218,453C
X High	2015	50,000	167,800	217,800			217,800S

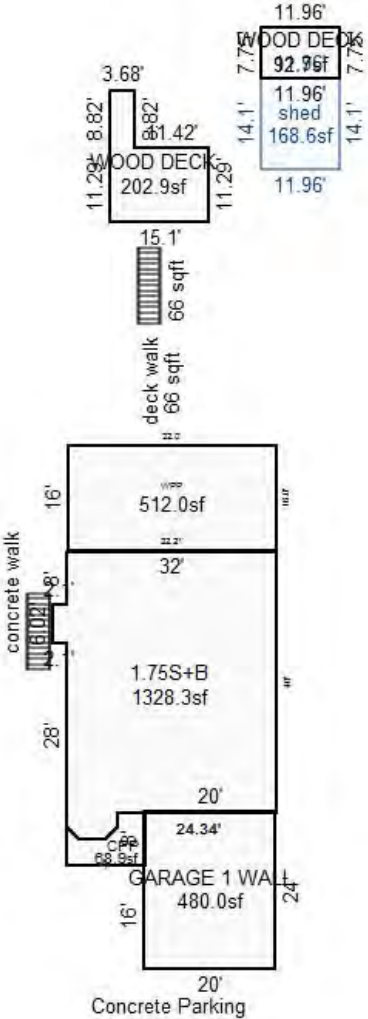


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage						
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 1 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story 1 Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Ga		Area 68 512 202 132 92	Type CCP (1 Story) WPP Treated Wood Treated Wood Treated Wood	Year Built: 2002 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 0							
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G																	
Building Style: 1.75S		Trim & Decoration		X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 10 Floor Area: 2624 Total Base Cost: 208,448 Total Base New : 287,658 Total Depr Cost: 258,892 Estimated T.C.V: 375,394			CntyMult X 1.380 E.C.F. X 1.450		Bsmnt Garage: Carport Area: Roof:							
Yr Built 2002	Remodeled 0	Ex	X	Ord		Min	Central Air Wood Furnace			Total Base Cost: 208,448 Total Base New : 287,658 Total Depr Cost: 258,892 Estimated T.C.V: 375,394			CntyMult X 1.380 E.C.F. X 1.450		Bsmnt Garage: Carport Area: Roof:							
Condition: Average		Lg	X	Ord		Small	200 Amps Service			Rate			Bsmnt-Adj		Heat-Adj							
Room List		(5) Floors		No./Qual. of Fixtures			Stories			Foundation			Rate		Bsmnt-Adj		Heat-Adj					
	Basement 1st Floor 2nd Floor 6 Bedrooms	Kitchen: Other: Other:		(12) Electric			Exterior			Basement			105.22		0.00		3.70					
(1) Exterior		X	Drywall				No. of Elec. Outlets			Overhang			37.17		0.00		0.00					
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation						Many	X	Ave.		Few	Other Additions/Adjustments			Rate		Size					
(2) Windows		(7) Excavation		(13) Plumbing			(1) Exterior			Rate			Bsmnt-Adj		Heat-Adj		Size					
X	Many Avg. Few	X	Large Avg. Small	Basement: 1328 S.F. Crawl: 0 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			Stone Veneer			10.25			160		1,640				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor	Basement			1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Basement Recreation Finish			11.45			1000		11,450				
X	Double Glass Patio Doors Storms & Screens	1000	Recreation SF Living SF Walkout Doors No Floor SF	(8) Basement			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			Walk out Basement Door(s)			775.00			2		1,550				
(3) Roof		(9) Basement Finish		(14) Water/Sewer			(13) Plumbing			Average Fixture(s)			760.00			1		760				
X	Gable Hip Flat		Gambrel Mansard Shed	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			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	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			(14) Water/Sewer			Water/Sewer			1162.00			1		1,162				
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			(14) Water/Sewer			Public Sewer			2700.00			1		2,700				
										(15) Built-Ins & Fireplaces			1915.00			1		1,915				
										Appliance Allowance			2650.00			1		2,650				
										Fireplace: 2nd on Same Stack			2505.00			1		2,505				
										Fireplace: Prefab 2 Story			1200.00			1		1,200				
										Fireplace: Direct-Vented Gas												
										(16) Porches			CCP (1 Story), Standard			33.92			68		2,307	
										WPP, Standard			7.68					512		3,932		
										(16) Deck/Balcony			Treated Wood,Standard			7.04			202		1,422	
										Treated Wood,Standard			7.70					132		1,016		
										Treated Wood,Standard			8.51					92		783		
										(17) Garages			Class:C Exterior: Siding Foundation: 42 Inch (Finished )									
										Base Cost			24.55					480		11,784		
										<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>												

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



Sketch by Apex Sketch

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MOULTON DONNA S TRUST	MOULTON CRAIG A (SM)	0	05/18/2007	QC	Not Qualified	2007/1985		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7670 W FOREST DR	School: LAKE CITY - 57020		Shed	11/07/2017	2017-0566	0%
Owner's Name/Address	P.R.E. 0%		Pole Barn	09/12/2006	20060298	100%
MOULTON CRAIG A 2213 HOLT RD Williamston MI 48895	MAP #:					
	2018 Est TCV 466,641 TCV/TFA: 216.34					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS							
		Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
. SEC 11 T22N R8W LOTS 17 & 18 SILVER BIRCH BLUFF ALSO ADJ BEACH AREA	X	Dirt Road		GROUP B 2200	100.00	100.00	0.8409	1.0000	2200	100	184,997
Comments/Influences		Gravel Road		100 Actual Front Feet, 0.23 Total Acres Total Est. Land Value = 184,997							
MISC IS 144 SQ FT OLD BOAT HOUSE	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	680	0	0		
	X	Water		D/W/P: Brick on Sand	9.39	1.00	459	0	0		
	X	Sewer		Residential Local Cost Land Improvements							
	X	Electric		Description	Rate	CountyMult.	Size	%Good	Cash Value		
	X	Gas		LAND IMPROVE 5000	5000.00	1.00	1.0	95	4,750		
	X	Curb		Total Estimated Land Improvements True Cash Value = 4,750							
	X	Street Lights									
		Standard Utilities									
		Underground Utils.									

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Rolling							
Low									
High	X		2017	92,500	133,800	226,300			202,660C
Landscaped									
Swamp									
Wooded									
Pond									
Waterfront	X		2016	78,300	123,600	201,900			200,853C
Ravine									
Wetland									
Flood Plain			2015	90,000	121,800	211,800			200,253C

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
JWV	11/18/2017	INSPECTED	2017	92,500	133,800	226,300			202,660C
TPC	12/23/2014	INSPECTED	2016	78,300	123,600	201,900			200,853C
TPC	10/23/2012	INSPECTED	2015	90,000	121,800	211,800			200,253C



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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 156 242 434 325	Type CPP WPP Treated Wood Treated Wood	Year Built: 1990 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0											
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 15 Floor Area: 2157 Total Base Cost: 162,797 Total Base New : 224,660 Total Depr Cost: 190,961 Estimated T.C.V: 276,894			CntyMult X 1.380 E.C.F. X 1.450		Bsmnt Garage: Carport Area: Roof:												
Building Style: 1.75S		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Foundation			Rate		Bsmnt-Adj		Heat-Adj		Size		Cost					
Yr Built 1990	Remodeled 0	Ex	X	Ord		Min	200 Amps Service			Rate			-9.68		-9.68		2.15		896		83,194					
Condition: Average		Lg	X	Ord		Small	No./Qual. of Fixtures			Rate			-9.68		-9.68		1.22		224		13,599					
Room List		Size of Closets		No. of Elec. Outlets			Other Additions/Adjustments			Rate			-9.68		1.22		365		22,159							
Basement 4 1st Floor 3 2nd Floor 3 Bedrooms		Lg		X	Ord	Small	(13) Plumbing			Rate			8.25				192		1,584							
(1) Exterior		Doors			Solid	X	H.C.	Average Fixture(s) 1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual			Rate			760.00		2400.00		1600.00		1		760				
Wood/Shingle Aluminum/Vinyl Brick		Drywall		Basement: 0 S.F. Crawl: 1485 S.F. Slab: 0 S.F. Height to Joists: 0.0			No. of Elec. Outlets			Rate			1162.00		2700.00		1		1,162		1		2,700			
(2) Windows		Excavation		Basement Finish			Plumbing			Rate			1915.00		1200.00		1		1,915		1		1,200			
Many Avg. Few		Large Avg. Small		Recreation SF Living SF Walkout Doors No Floor SF			Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Rate			12.64		9.98		156		1,972		242		2,415			
(3) Roof		Basement		Water/Sewer			Water/Sewer			Rate			6.42		6.58		434		2,786		325		2,139			
Gable Hip Flat		Gambrel Mansard Shed		Floor Support			Water/Sewer			Rate			6.42		6.58		434		2,786		325		2,139			
Asphalt Shingle		Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Rate			26.30		-1425.00		425.00		624		16,411		1		-1,425	
				Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Rate			20.72				280		5,802							
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																										

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ANDERSON BETTY JEAN A TRU	ANDERSON DAVID W	0	04/25/2014	QC	QUIT CLAIM	2014-01586	PTA	100.0
ANDERSON BETTY JEAN A REV	ANDERSON BETTY JEAN A TRU	0	04/14/2014	DC	CERTIFICATE OF DEATH	2014-01585		0.0
ANDERSON BETTY J & QUENTI	ANDERSON BETTY JEAN A TRU	0	04/07/2009	QC	Not Qualified	2009/1271		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7634 W FOREST DR						
Owner's Name/Address	School: LAKE CITY - 57020					
ANDERSON DAVID W PO BOX 717 LAKE CITY MI 49651	P.R.E. 100% 06/02/2015					
	MAP #:					
	2018 Est TCV 193,903 TCV/TFA: 224.42					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS								
		Public Improvements		* Factors *								
. SEC 11 T22N R8W LOT 19 SILVER BIRCH BLUFF ALSO ADJ BEACH AREA	X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		GROUP A 2400/FF	50.00	100.00	1.0000	1.0000	2400	100		120,000

Comments/Influences	X	Land Improvement Cost Estimates										
		Residential Local Cost Land Improvements										
	X	Storm Sewer	Description	Rate	CountyMult.	Size	%Good	Cash Value				
		Sidewalk	LAND IMPROVE 1000	1000.00	1.00	1.0	95	950				

Topography of Site	X	Total Estimated Land Improvements True Cash Value = 950										
		Residential Local Cost Land Improvements										
	X	Water	Description	Rate	CountyMult.	Size	%Good	Cash Value				
		Sewer	LAND IMPROVE 1000	1000.00	1.00	1.0	95	950				

Topography of Site	X	Total Estimated Land Improvements True Cash Value = 950										
		Residential Local Cost Land Improvements										
	X	Electric	Description	Rate	CountyMult.	Size	%Good	Cash Value				
		Gas	LAND IMPROVE 1000	1000.00	1.00	1.0	95	950				

Topography of Site	X	Total Estimated Land Improvements True Cash Value = 950										
		Residential Local Cost Land Improvements										
	X	Street Lights	Description	Rate	CountyMult.	Size	%Good	Cash Value				
		Standard Utilities	LAND IMPROVE 1000	1000.00	1.00	1.0	95	950				

Topography of Site	X	Total Estimated Land Improvements True Cash Value = 950										
		Residential Local Cost Land Improvements										
	X	Underground Utils.	Description	Rate	CountyMult.	Size	%Good	Cash Value				
			LAND IMPROVE 1000	1000.00	1.00	1.0	95	950				



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	60,000	37,000	97,000			84,107C
2017	60,000	34,500	94,500			82,378C
2016	55,000	32,800	87,800			81,644C
2015	50,000	31,400	81,400	81,400D		81,400S

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack 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: BH Car Capacity: Class: CD Exterior: Block Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 180 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame Block	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	1									
Building Style: 1S		Trim & Decoration																	
Yr Built 1963		Remodeled 0		Size of Closets															
Condition: Average		Doors		Solid			H.C.												
Room List		(5) Floors		Kitchen: Other: Other:			(12) Electric												
Basement 1st Floor 2nd Floor Bedrooms							0 Amps Service												
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories Exterior			Foundation		Rate		Bsmnt-Adj Heat-Adj		Size Cost			
				Ex. X Ord. Min			1 Story Block			Slab		62.23 -10.84 -1.63		864 42,993					
X Wood/Shingle Aluminum/Vinyl Brick				No. of Elec. Outlets			Other Additions/Adjustments			Rate				Size Cost					
				Many X Ave. Few			(13) Plumbing			Average Fixture(s)		630.00		1 630					
Insulation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 864 S.F. Height to Joists: 0.0					1 Average Fixture(s)			Public Sewer		1025.00		1 1,025					
(2) Windows							1 3 Fixture Bath			Well, 100 Feet		2550.00		1 2,550					
X Many Avg. X Large Few Small				(8) Basement			2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(15) Built-Ins & Fireplaces		Appliance Allowance Fireplace: Exterior 1 Story		1415.00 3450.00		1 1,415 1 3,450			
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								(17) Garages		Class:CD Exterior: Block Foundation: 18 Inch (Unfinished)		Base Cost Mechanical Doors		25.95 350.00		180 4,671 1 350	
(3) Roof		(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer			Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,		Depr.Cost =		48,635					
X Gable Hip Flat		Gambrel Mansard Shed		(10) Floor Support			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			ECF (403 - LAKE MISSAUKEE AREA RES)		1.500 => TCV of Bldg: 1 =		72,953					
X Asphalt Shingle				Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:												
Chimney: Brick																			

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



Sketch by Apex IVT

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: 401 RESIDENTIAL-I		Zoning:	Building Permit(s)	Date	Number	Status				
7624 W FOREST DR		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 0%		MAP #:								
ARDIS WILLIAM ETAL 3065 BANNOCKBURN DR SE ADA MI 49301		2018 Est TCV 217,233 TCV/TFA: 225.58										
Taxpayer's Name/Address		X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS								
ARDIS WILLIAM ETAL 3065 BANNOCKBURN DR SE ADA MI 49301		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				GROUP A 2400/FF	50.00	100.00	1.0000	1.0000	2400	100		120,000
				50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =	120,000		
				Land Improvement Cost Estimates								
				Description	Rate	CountyMult.	Size	%Good	Cash Value			
				Residential Local Cost Land Improvements								
				Description	Rate	CountyMult.	Size	%Good	Cash Value			
				LAND IMPROVE 1000	1000.00	1.00	2.0	95	1,900			
				Total Estimated Land Improvements True Cash Value =					1,900			
Tax Description		X Electric										
. SEC 11 T22N R8W LOT 20 SILVER BIRCH BLUFF ALSO ADJ BEACH AREA		X Gas										
Comments/Influences		X Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		X High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2018	60,000	48,600	108,600			60,573C	
		TPC 12/27/2017 INSPECTED			2017	60,000	45,400	105,400			59,328C	
		TPC 09/29/2014 INSPECTED			2016	55,000	43,500	98,500			58,799C	
		TPC 10/23/2012 INSPECTED			2015	50,000	41,400	91,400			58,624C	



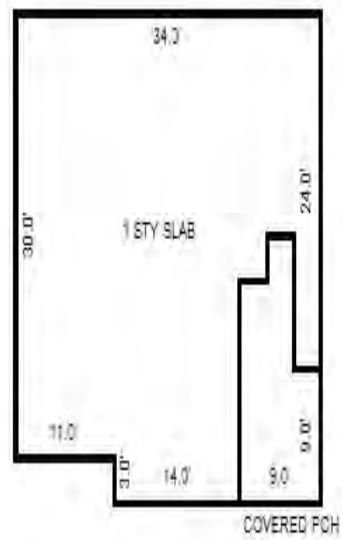
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		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	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	X	Drywall X Paneled	X	Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +5 Effec. Age: 35 Floor Area: 963 Total Base Cost: 70,853 Total Base New : 97,777 Total Depr Cost: 63,555 Estimated T.C.V: 95,333			126	CCP (1 Story)	CntyMult X 1.380 E.C.F. X 1.500	Bsmnt Garage: Carport Area: Roof:		
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj			Size Cost		Size Cost		
Yr Built	Remodeled	Ex	Ord	X	Min	No./Qual. of Fixtures			Rate Bsmnt-Adj Heat-Adj			Rate		Rate			
1951	0					Ex.	X	Ord.									
Condition: Average		Size of Closets		100 Amps Service			Other Additions/Adjustments			Rate			Rate		Rate		
Room List		Doors		Lump Sum Items:			(13) Plumbing			Rate			Rate		Rate		
Basement 1st Floor 2nd Floor 3 Bedrooms		Lg		Average Fixture(s)			Average Fixture(s)			Rate			Rate		Rate		
(1) Exterior		Ord		1			1			Rate			Rate		Rate		
X		X		2			2			Rate			Rate		Rate		
Wood/Shingle Aluminum/Vinyl Brick		X		3			3			Rate			Rate		Rate		
Insulation		X		2			2			Rate			Rate		Rate		
(2) Windows		X		2			2			Rate			Rate		Rate		
X		X		2			2			Rate			Rate		Rate		
Many Avg.		X		2			2			Rate			Rate		Rate		
Large Avg.		X		2			2			Rate			Rate		Rate		
Few		X		2			2			Rate			Rate		Rate		
X		X		2			2			Rate			Rate		Rate		
Wood Sash Metal Sash Vinyl Sash		X		2			2			Rate			Rate		Rate		
X		X		2			2			Rate			Rate		Rate		
Double Hung Horiz. Slide Casement		X		2			2			Rate			Rate		Rate		
X		X		2			2			Rate			Rate		Rate		
Double Glass Patio Doors		X		2			2			Rate			Rate		Rate		
X		X		2			2			Rate			Rate		Rate		
Storms & Screens		X		2			2			Rate			Rate		Rate		
(3) Roof		X		2			2			Rate			Rate		Rate		
X		X		2			2			Rate			Rate		Rate		
Gable Hip Flat		X		2			2			Rate			Rate		Rate		
X		X		2			2			Rate			Rate		Rate		
Asphalt Shingle		X		2			2			Rate			Rate		Rate		
Chimney: Brick		X		2			2			Rate			Rate		Rate		

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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				
7620 W FOREST DR		School: LAKE CITY - 57020			Garage	01/12/2005	20050008	Complete				
Owner's Name/Address		P.R.E. 100% 08/25/2016										
LEVANDOWSKI RICHARD & CLARISSA 7620 W FOREST DR LAKE CITY MI 49651		MAP #:		2018 Est TCV 256,523 TCV/TFA: 187.38								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS								
. SEC 11 T22N R8W LOT 21 SILVER BIRCH BLUFF ALSO ADJ BEACH AREA		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		GROUP A 2400/FF	50.00	100.00	1.0000	1.0000	2400	100		120,000
		Paved Road		50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =		120,000	
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		Water		Shed: Wood Frame	12.07	1.00	80	80	773			
		Sewer		Residential Local Cost Land Improvements								
		Electric		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		Gas		LAND IMPROVE 1000	1000.00	1.00	0.5	95	475			
		Curb		Total Estimated Land Improvements True Cash Value = 1,248								
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who	When	What	2018	60,000	68,300	128,300				90,163C
		TPC 12/27/2017 INSPECTED			2017	60,000	63,800	123,800				88,309C
		TPC 08/25/2016 INSPECTED			2016	55,000	62,300	117,300		117,300W		87,522C
		TPC 10/23/2012 INSPECTED			2015	50,000	59,100	109,100				87,261C

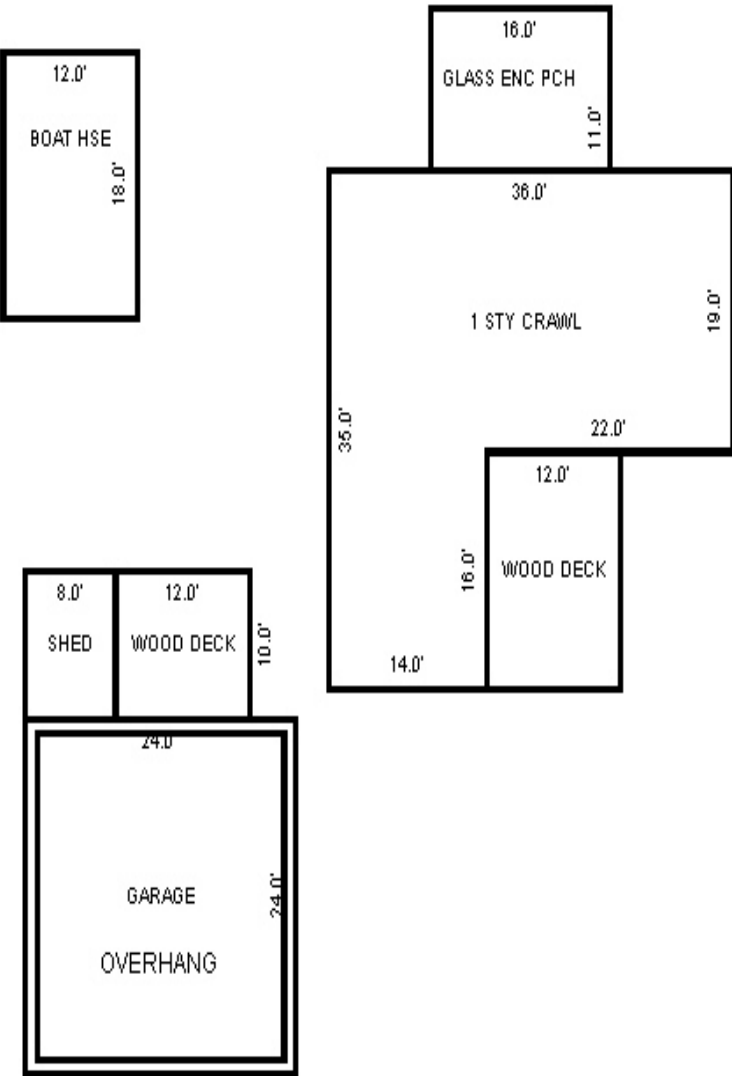


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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 176 192 120	Type CGEP (1 Story) Treated Wood Treated Wood	Year Built: 1990 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame		Drywall Paneled		Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 40 Floor Area: 1369 Total Base Cost: 108,585 Total Base New : 149,848 Total Depr Cost: 90,183 Estimated T.C.V: 135,275				Bsmnt Garage: Carport Area: Roof:						
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Foundation Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
Yr Built 1968	Remodeled 0	Ex	X	Ord		Min	0 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		Kitchen: Other: Other:			No./Qual. of Fixtures			Rate		Rate		Rate		Rate		Rate	
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(6) Ceilings			Ex. X Ord. Min			Rate		Rate		Rate		Rate		Rate	
(1) Exterior		Basement: 0 S.F. Crawl: 908 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets			Many X Ave. Few			Rate		Rate		Rate		Rate		Rate	
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		(13) Plumbing			Average Fixture(s) 3 Fixture Bath			Rate		Rate		Rate		Rate		Rate	
	Insulation	Basement: 0 S.F. Crawl: 908 S.F. Slab: 0 S.F. Height to Joists: 0.0		(14) Water/Sewer			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Rate		Rate		Rate		Rate		Rate	
(2) Windows		(8) Basement		(15) Built-Ins & Fireplaces			1 1662.00 2 1575.00			Rate		Rate		Rate		Rate		Rate	
X	Many Avg. X Few	Large Avg. X Small		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Appliance Allowance Fireplace: Interior 1 Story			Rate		Rate		Rate		Rate		Rate	
X	Wood Sash	Recreation SF Living SF Walkout Doors No Floor SF		(16) Porches			CGEP (1 Story), Standard			Rate		Rate		Rate		Rate		Rate	
X	Metal Sash	Recreation SF Living SF Walkout Doors No Floor SF		(16) Deck/Balcony			Treated Wood,Standard			Rate		Rate		Rate		Rate		Rate	
X	Vinyl Sash	Recreation SF Living SF Walkout Doors No Floor SF		(17) Garages			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Mechanical Doors			Rate		Rate		Rate		Rate		Rate	
X	Double Hung	Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Rate		Rate		Rate		Rate		Rate	
X	Horiz. Slide	Recreation SF Living SF Walkout Doors No Floor SF		Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Rate		Rate		Rate		Rate		Rate	
X	Casement	Recreation SF Living SF Walkout Doors No Floor SF		Chimney: Brick			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Rate		Rate		Rate		Rate		Rate	
X	Double Glass	Recreation SF Living SF Walkout Doors No Floor SF		Chimney: Brick			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Rate		Rate		Rate		Rate		Rate	
X	Patio Doors	Recreation SF Living SF Walkout Doors No Floor SF		Chimney: Brick			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Rate		Rate		Rate		Rate		Rate	
X	Storms & Screens	Recreation SF Living SF Walkout Doors No Floor SF		Chimney: Brick			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Rate		Rate		Rate		Rate		Rate	
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		Chimney: Brick			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Rate		Rate		Rate		Rate		Rate	
X	Gable	Recreation SF Living SF Walkout Doors No Floor SF		Chimney: Brick			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Rate		Rate		Rate		Rate		Rate	
X	Hip	Recreation SF Living SF Walkout Doors No Floor SF		Chimney: Brick			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Rate		Rate		Rate		Rate		Rate	
X	Flat	Recreation SF Living SF Walkout Doors No Floor SF		Chimney: Brick			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Rate		Rate		Rate		Rate		Rate	
X	Asphalt Shingle	Recreation SF Living SF Walkout Doors No Floor SF		Chimney: Brick			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Rate		Rate		Rate		Rate		Rate	
Chimney: Brick		Recreation SF Living SF Walkout Doors No Floor SF		Chimney: Brick			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Rate		Rate		Rate		Rate		Rate	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)		Date	Number	Status				
7610 W FOREST DR		School: LAKE CITY - 57020		Other		09/10/2012	2012-7610	100%				
Owner's Name/Address		P.R.E. 0%	MAP #:		2018 Est TCV 305,143 TCV/TFA: 176.49							
ELZINGA MONTY L TRUSTEE 2022 TALL MEADOW LANE GRAND RAPIDS MI 49505		X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS								
Tax Description		Public Improvements		* Factors *								
. SEC 11 T22N R8W LOT 22 SILVER BIRCH BLUFF ALSO ADJ BEACH AREA		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Gravel Road		GROUP A 2400/FF 50.00 100.00 1.0000 1.0000 2400 100 120,000								
GRG IS GUEST HOUSE (ON CHILD)		Paved Road		50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 120,000								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		Water		D/W/P: 3.5 Concrete	3.44	1.00	78	0	0			
		Sewer		Shed: Wood Frame	10.72	1.00	140	94	1,410			
		Electric		Residential Local Cost Land Improvements								
		Gas		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		Curb		LAND IMPROVE 1000	1000.00	1.00	1.0	95	950			
		Street Lights		Total Estimated Land Improvements True Cash Value = 2,360								
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Rolling		2018	60,000	92,600	152,600			93,201C		
		Low										
		X High		2017	60,000	86,500	146,500			91,285C		
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront		2016	55,000	80,500	135,500			90,471C		
		Ravine										
		Wetland										
		Flood Plain		2015	50,000	78,700	128,700			90,201C		
		Who	When	What								
		TPC	12/27/2017	INSPECTED								
		TPC	09/10/2012	INSPECTED								

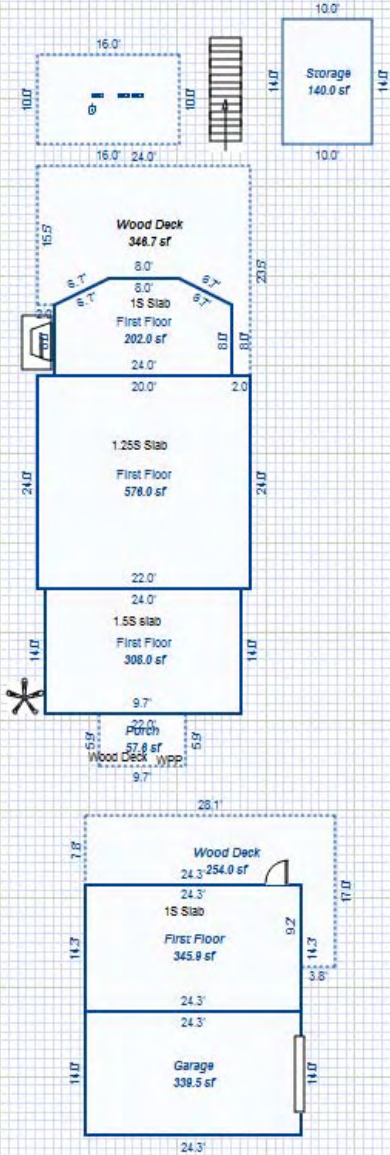


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 57 57 346 68 160	Type WPP Treated Wood Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame		(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: 1.25S		Trim & Decoration Ex X Ord Min			Central Air Wood Furnace												
Yr Built 1972	Remodeled 0	Size of Closets Lg X Ord Small			(12) Electric 200 Amps Service												
Condition: Average		Doors Solid X H.C.			No./Qual. of Fixtures Ex. X Ord. Min												
Room List		(5) Floors Basement 1st Floor 2nd Floor Bedrooms			No. of Elec. Outlets Many X Ave. Few												
		Kitchen: Other: Other:			(13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
(1) Exterior		(6) Ceilings X Drywall			(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
X	Wood/Shingle Aluminum/Vinyl Brick	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1086 S.F. Height to Joists: 0.0			Lump Sum Items:												
Insulation		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor															
(2) Windows		(9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF															
X	Many Avg. Few	X	Large Avg. Small														
X	Wood Sash Metal Sash Vinyl Sash Double Hung																
X	Horiz. Slide Casement Double Glass Patio Doors																
X	Storms & Screens																
(3) Roof																	
X	Gable Hip Flat	Gambrel Mansard Shed															
X	Asphalt Shingle																
Chimney: Metal																	

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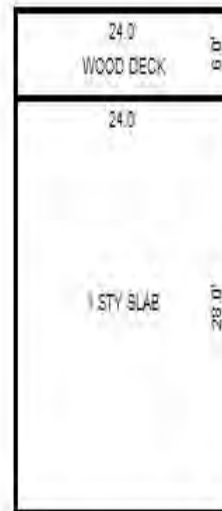
Sketch by Apex Sketch

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 254	Type Treated Wood	Year Built: Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 339 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame		(4) Interior Drywall Paneled				Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							
Building Style: 1S		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											
				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 Siding	Slab	63.46	-11.86	-1.89	345	17,150
X	Insulation			No. of Elec. Outlets			Other Additions/Adjustments						Size	Cost	
				Many	X	Ave.	Few	(14) Water/Sewer	Public Sewer		912.00		1	912	
(2) Windows		(7) Excavation		(13) Plumbing			(16) Deck/Balcony						254	1,585	
	Many Avg. Few			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	(17) Garages							
X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 345 S.F. Height to Joists: 0.0					Class:D Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 22.69 Mechanical Doors 325.00						339	7,692	
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement					Notes: GUEST HOUSE: GARAGE Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 27,105 ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 2 = 40,658						1	325	
X	Gable Hip Flat	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish											
	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors No Floor SF					(14) Water/Sewer								
(3) Roof		(10) Floor Support					Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic								
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:					Lump Sum Items:								
Chimney:															

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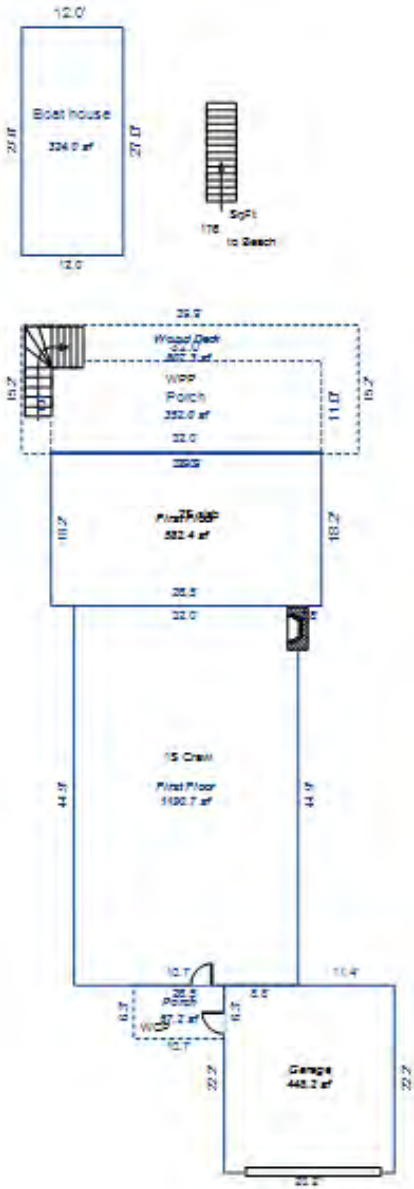
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)		Date	Number	Status				
7600 W FOREST DR		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 0%										
MORROW RICHARD 7600 W FOREST DR LAKE CITY MI 49651		MAP #:		2018 Est TCV 358,307 TCV/TFA: 152.21								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS								
. SEC 11 T22N R8W LOT 23 SILVER BIRCH BLUFF ALSO ADJ BEACH AREA		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		GROUP A 2400/FF	50.00	100.00	1.0000	1.0000	2400	100		120,000
		Paved Road		50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =		120,000	
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	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	95	950			
		X Gas		Total Estimated Land Improvements True Cash Value =					950			
		Curb										
		X Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		X High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2018	60,000	119,200	179,200			121,812C	
		TPC 12/27/2017 INSPECTED			2017	60,000	111,200	171,200			119,307C	
		TPC 10/23/2012 INSPECTED			2016	55,000	102,600	157,600			118,243C	
					2015	50,000	101,100	151,100			117,890C	



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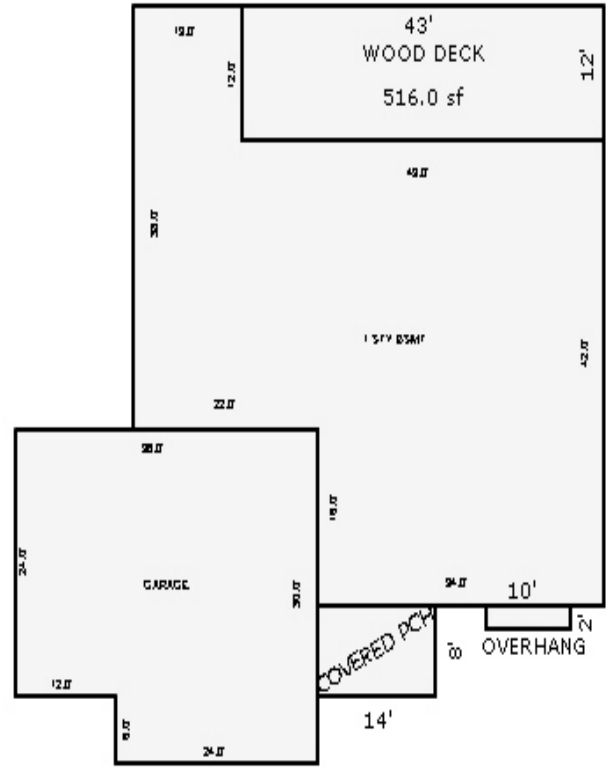
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: 401 RESIDENTIAL-I		Zoning:	Building Permit(s)	Date	Number	Status				
7580 W FOREST DR		School: LAKE CITY - 57020			New House	11/30/2006	20060497	Complete				
Owner's Name/Address		P.R.E. 100% 07/01/2007										
HOEWE JOAN L & MICHAEL P 12801 SCOTT ROAD FREELAND MI 48623		MAP #:		2018 Est TCV 623,823 TCV/TFA: 286.68								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS								
. SEC 11 T22N R8W LOTS 24 & 25 SILVER BIRCH BLUFF ALSO ADJ BEACH AREA		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		GROUP B 2200	100.00	100.00	0.8409	1.0000	2200	100		184,997
		Paved Road		100 Actual Front Feet, 0.23 Total Acres					Total Est. Land Value =		184,997	
		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 2500	2500.00	1.00	1.0	95	2,375			
		Gas		Total Estimated Land Improvements True Cash Value =					2,375			
		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		
		Who	When	What	2018	92,500	219,400	311,900			258,566C	
		TPC 12/27/2017 INSPECTED			2017	92,500	204,900	297,400			253,248C	
		TPC 10/23/2012 INSPECTED			2016	78,300	196,200	274,500			250,990C	
					2015	90,000	186,200	276,200			250,240C	



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
WHITACRE KIM J & GRAHAM S	WHITACRE TRUST & GRAHAM T	0	10/23/2017	QC	FAMILY SALE	2017-03376		0.0				
LONSBERRY JEAN L TRUST	WHITACRE KIM J & GRAHAM S	1	04/24/2017	WD	RELATED PARTY	2017-01430	PTA	0.0				
LONSBERRY JEAN L	LONSBERRY JEAN & GRAHAM S	0	01/11/2011	QC	FAMILY SALE	2011-170QC	PTA	0.0				
LONSBERRY EDWARD L	LONSBERRY JEAN L	0	12/06/2010	DC	DEATH CERTIFICATE	2011-0006DC	PTA	0.0				
Property Address		Class: 401 RESIDENTIAL-I		Zoning:	Building Permit(s)	Date	Number	Status				
7570 W FOREST DR		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 0%										
WHITACRE TRUST & GRAHAM TRUST WITIACRE R&K & GRAHAM T&S 9622 W GRAND RIVER HWY GRAND LEDGE MI 48837		MAP #:										
		2018 Est TCV 274,696 TCV/TFA: 150.93										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS								
SEC 11 T22N R8W LOT 26, ALSO ADJ BEACH AREA. SILVER BIRCH BLUFF. 2017-00824 EASE		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		GROUP A 2400/FF	50.00	100.00	1.0000	1.0000	2400	100		120,000
		Paved Road		50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 120,000								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		Water		Shed: Wood Frame	9.85	1.00	120	73	863			
		Sewer		Total Estimated Land Improvements True Cash Value = 863								
		Electric										
		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										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who	When	What	2018	60,000	77,300	137,300			90,483C	
		TPC 12/27/2017 INSPECTED			2017	60,000	72,200	132,200			88,622C	
		TPC 05/15/2017 INSPECTED			2016	55,000	69,200	124,200			87,832C	
		TPC 10/23/2012 INSPECTED			2015	50,000	65,600	115,600			87,570C	



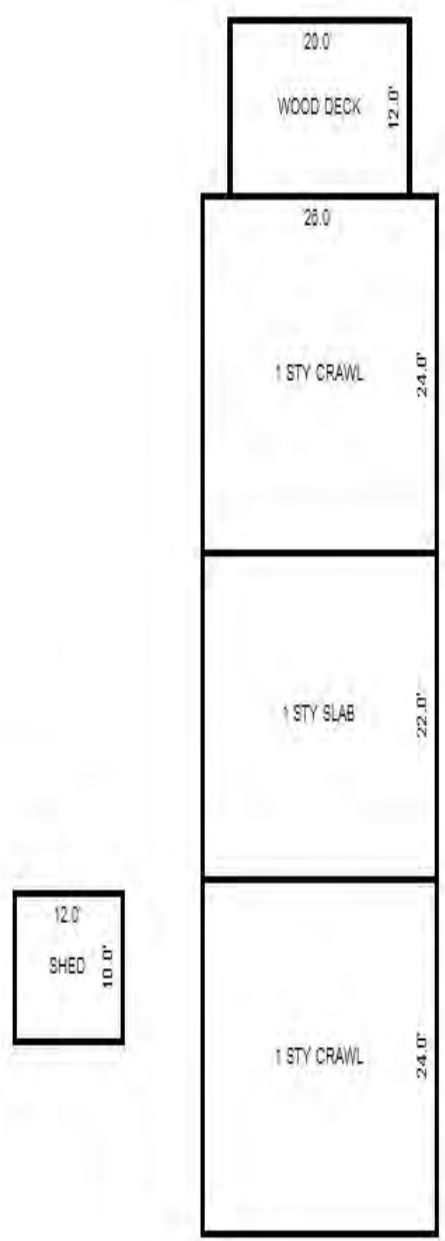
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 240	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame		Drywall Paneled		Plaster Wood T&G	(4) Interior		Trim & Decoration		Size of Closets		Condition: Average		Room List		
Building Style: 1S			Ex	X	Ord		Min	Condition: Average		Condition: Average		Condition: Average		Room List		
Yr Built	Remodeled		Lg	X	Ord		Small	Condition: Average		Condition: Average		Condition: Average		Room List		
1958	1989		Doors		Solid	X	H.C.	Condition: Average		Condition: Average		Condition: Average		Room List		
Condition: Average			(5) Floors		Kitchen: Other: Other:		(12) Electric		0 Amps Service		Central Air Wood Furnace		Central Air Wood Furnace			
Room List			(6) Ceilings		No./Qual. of Fixtures		Ex.		X	Ord.		Min	No. of Elec. Outlets			
	Basement 1st Floor 2nd Floor Bedrooms		(7) Excavation		Basement: 0 S.F. Crawl: 1248 S.F. Slab: 572 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			
(1) Exterior			(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:			
X	Wood/Shingle Aluminum/Vinyl Brick		(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		(11) Heating/Cooling		(12) Electric			
	Insulation		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		(11) Heating/Cooling		(12) Electric		(13) Plumbing		(14) Water/Sewer			
(2) Windows			(11) Heating/Cooling		(12) Electric		(13) Plumbing		(14) Water/Sewer		(15) Built-Ins & Fireplaces		(16) Deck/Balcony			
X	Many Avg. Few	X	Large Avg. Small	(12) Electric		(13) Plumbing		(14) Water/Sewer		(15) Built-Ins & Fireplaces		(16) Deck/Balcony				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(13) Plumbing		(14) Water/Sewer		(15) Built-Ins & Fireplaces		(16) Deck/Balcony		(17) Garage		Lump Sum Items:			
(3) Roof			(14) Water/Sewer		(15) Built-Ins & Fireplaces		(16) Deck/Balcony		(17) Garage		Lump Sum Items:		Lump Sum Items:			
X	Gable Hip Flat		(15) Built-Ins & Fireplaces		(16) Deck/Balcony		(17) Garage		Lump Sum Items:		Lump Sum Items:		Lump Sum Items:			
	Gambrel Mansard Shed		(16) Deck/Balcony		(17) Garage		Lump Sum Items:		Lump Sum Items:		Lump Sum Items:		Lump Sum Items:			
X	Asphalt Shingle		(17) Garage		Lump Sum Items:		Lump Sum Items:		Lump Sum Items:		Lump Sum Items:		Lump Sum Items:			
Chimney: Brick			Lump Sum Items:		Lump Sum Items:		Lump Sum Items:		Lump Sum Items:		Lump Sum Items:		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.
		164,500	08/01/2000	WD	Download	03-0:4795		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7558 W FOREST DR			New House	08/29/2014	2014-0350	100%

Owner's Name/Address	MAP #:
DREWS KENNETH P & IRENE A 7558 W FOREST DR LAKE CITY MI 49651	2018 Est TCV 371,006 TCV/TFA: 200.76

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS
. SEC 11 T22N R8W LOT 27, ALSO ADJ BEACH AREA. SILVER BIRCH BLUFF. 2017-00824 EASE			
Comments/Influences			

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	41.00	102.00	1.0509	1.0000	2400	100		103,405
41 Actual Front Feet, 0.10 Total Acres Total Est. Land Value =								103,405

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.92	1.00	128	71	993
Total Estimated Land Improvements True Cash Value =					993

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							

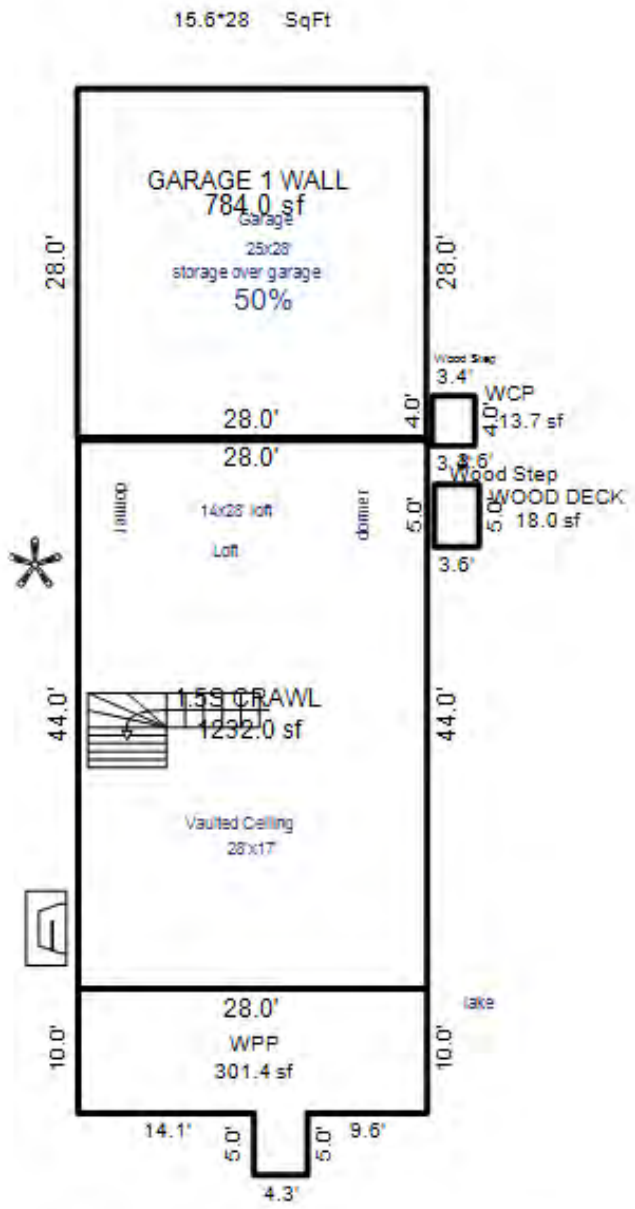


Who	When	What	2018	2017	2016	2015
TPC	12/27/2017	INSPECTED	51,700	51,700	46,900	41,000
TPC	12/23/2014	INSPECTED	133,800	124,900	115,200	16,800
TPC	10/29/2014	INSPECTED	185,500	176,600	162,100	57,800

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MCDANIEL MARK S & MARY F	MCDANIEL MARY F REV TRUST	0	06/28/2012	WD	WARRANTY DEED	2013-02365 WD	PTA	0.0
MCDANIEL MARY F TRUST	MCDANIEL MARK S & MARY F	1	12/15/2011	WD	WARRANTY DEED	2012-00082	PTA	0.0
MCDANIEL MARY F TRUST		1	12/14/2011	TR	Reference	2012-00081	PTA	0.0
MCDANIEL MARK S & MARY F	MCDANIEL MARK S & MARY F,	0	11/27/2007	QC	Not Qualified	2007/4274		0.0

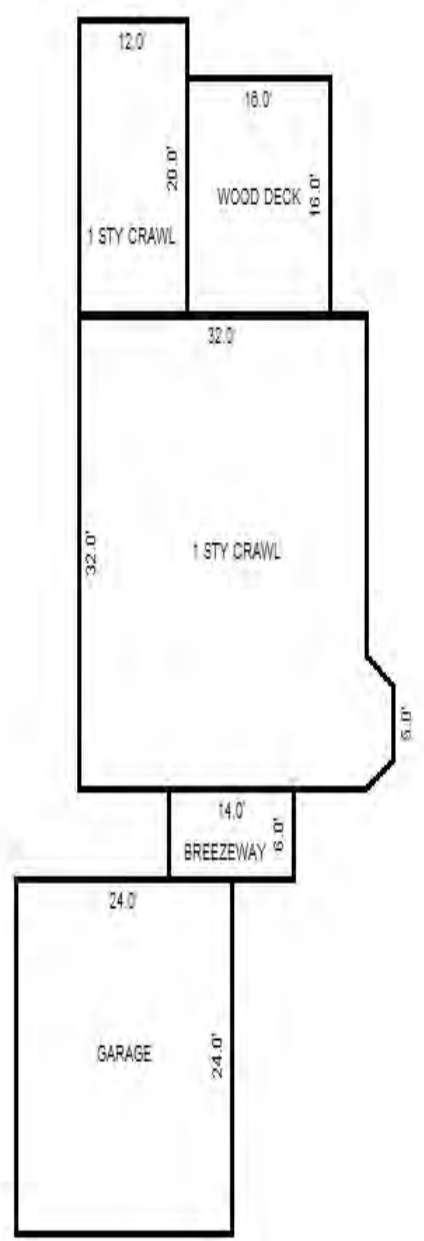
  

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status						
7552 W FOREST DR			Remodel	02/20/2004	20040014	Complete						
P.R.E. 0%												
MAP #:												
2018 Est TCV 237,913 TCV/TFA: 185.15												
Owner's Name/Address		Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS										
MCDANIEL MARY F REV TRUST 1057 CAMBRIA DRIVE EAST LANSING MI 48823		X Improved	Vacant	* Factors *								
Tax Description		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Dirt Road Gravel Road		GROUP A 2400/FF	41.00	102.00	1.0509	1.0000	2400	100		
2013-02365 WD Lot 28, Silver Birch Bluff, according to the plat thereof, and all that part of Section 11, Town 22 North, range 8 West, lying Northerly of Lot 28 of Silver Birch Bluff, between the Easterly and Westerly lot Lines of said Lot 28 extended to the waters edge of Lake Missaukee. FORMERLY DESCRIBED AS: SEC 11 T22N R8W LOT 28, ALSO ADJ BEACH AREA. SILVER BIRCH BLUFF.		X Paved Road		41 Actual Front Feet, 0.10 Total Acres Total Est. Land Value = 103,405								
		X Storm Sewer		Land Improvement Cost Estimates								
X Sidewalk		X Water		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		X Sewer		Residential Local Cost Land Improvements								
X Electric		X Gas		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		X Curb		LAND IMPROVE 1000	1000.00	1.00	1.0	95	950			
X Street Lights		X Standard Utilities		Total Estimated Land Improvements True Cash Value = 950								
		X Underground Utils.										
Topography of Site		X Level										
		X Rolling										
X Low		X High										
		X Landscaped										
X Swamp		X Wooded										
		X Pond										
X Waterfront		X Ravine										
		X Wetland										
X Flood Plain				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2018	51,700	67,300	119,000			93,433C	
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		TPC 09/14/2015 INSPECTED		2016	46,900	60,200	107,100			90,696C		
		TPC 10/23/2012 INSPECTED		2015	41,000	57,100	98,100			90,425C		



\*\*\* Information herein deemed reliable 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 256	Type Treated Wood 84 Brzwy, FW	Year Built: 1996 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: 576 % Good: 86 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: 1S		Trim & Decoration														
Yr Built 1962	Remodeled 1996	X	Ex		Ord		Min	Size of Closets								
Condition: Average		X	Lg		Ord		Small									
Room List		(5) Floors		Central Air Wood Furnace												
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric												
		Doors		200			Amps Service									
		X		Lg			Ord									
		X		Solid			H.C.									
		X		Lg			Ord									
		X		Solid			H.C.									
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		X		Solid			H.C.									
		X		Lg			Ord									
		X		Solid			H.C.									
		X		Lg			Ord									



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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.
LENNOX SHELDON A	LEVINE JERRY & ROBIN	85,000	06/15/2015	WD	WARRANTY DEED	2015-02109	PTA	100.0
LENNOX ANN P	LENNOX SHELDON A	1	12/13/2011	QC	DIVORCE JUDGEMENT	2012-00128	PTA	0.0
		64,900	08/01/1999	WD	Download	330:50		0.0

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

7555 W FOREST DR	School: LAKE CITY - 57020					
	P.R.E. 0%					

Owner's Name/Address	MAP #:
LEVINE JERRY & ROBIN 146 GLEN EAGLE DR NE ROCKFORD MI 49341-1182	2018 Est TCV 55,361 TCV/TFA: 65.91

X Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
------------	--------	---

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

Dirt Road	X	<Site Value A>	GROUP A	10K			10000	100		10,000
		50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =			10,000

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

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.24	1.00	160	71	937
Total Estimated Land Improvements True Cash Value =					937

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

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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	5,000	22,700	27,700			26,239C
2017	4,000	21,700	25,700			25,700S
2016	5,000	22,500	27,500			27,500S
2015	5,000	22,200	27,200			25,599C

Who When What

TPC 12/27/2017	INSPECTED					
TPC 06/29/2015	INSPECTED					
TPC 04/02/2013	INSPECTED					

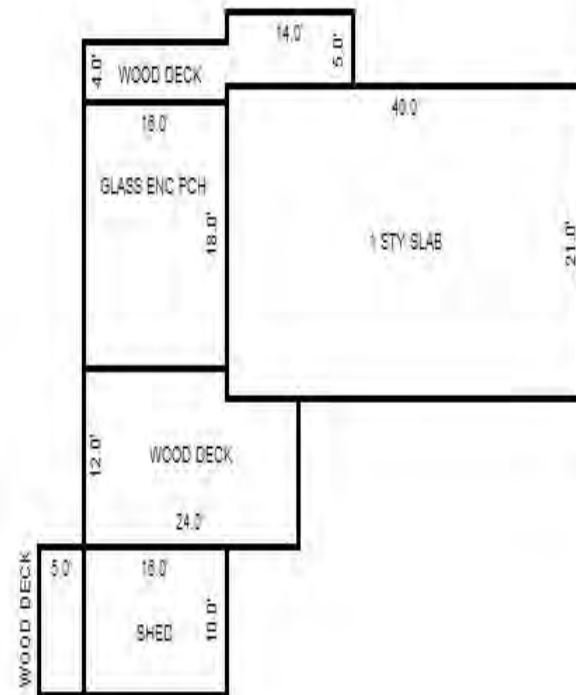
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga		Area 288 134 272 50	Type CGEP (1 Story) Treated Wood Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame		Drywall Paneled		Plaster Wood T&G										
Building Style: 1S		Trim & Decoration			Ex	X	Ord		Min						
Yr Built 1935	Remodeled 0	Size of Closets													
Condition: Average			Lg		Ord	X	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: 840 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: Metal		Joists: Unsupported Len: Cntr.Sup:												
			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
			Lump Sum Items:												
										Class: D Effec. Age: 40 Floor Area: 840 Total Base Cost: 48,429 Total Base New : 66,832 Total Depr Cost: 40,385 Estimated T.C.V: 44,424		CntyMult X 1.380 E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:	
										Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost					
										1 Story Siding Slab 50.45 -9.87 -1.89 840 32,500					
										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					
										Fireplace: Wood Stove 950.00 1 950					
										(16) Porches CGEP (1 Story), Standard 26.52 288 7,638					
										(16) Deck/Balcony Treated Wood,Standard 6.18 272 1,681					
										Treated Wood,Standard 9.40 50 470					
										Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 39,318					
										Separately Depreciated Items:					
										(16) Deck/Balcony Treated Wood,Standard 7.04 134 943					
										County Multiplier = 1.38 => Cost New = 1,302					
										Phy/Ab.Phy/Func/Econ/Comb.%Good= 82/100/100/100/82.0, Depr.Cost = 1,068					
										Total Depreciated Cost = 40,385					
										ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.100 => TCV of Bldg: 1 = 44,424					

\*\*\* 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.
1850 DIVISION STREET LLC	MEEKHOF STEPHAN	86,900	07/05/2017	WD	Arms Length	2017-02115	PTA	100.0
MCDANIEL MARK S & MARY F	1850 DIVISION STREET LLC	99	09/08/2005	WD	Not Qualified	05-0/3818		0.0
CANNING DONNA RAE TRUSTEE	MCDANIEL MARK S & MARY F	104,000	08/05/2005	PRD	Arms Length	05-0/3039		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1850 S DIVISION ST	School: LAKE CITY - 57020		Remodel	08/08/2017	2017-0365	80%

Owner's Name/Address	MAP #:
MEEKHOF STEPHAN 12925 SPRINGBROOKE TRL SOUTH LYON MI 48178-8530	2018 Est TCV 81,257 TCV/TFA: 89.69

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE																											
. SEC 11 T22N R8W LOT 30 SILVER BIRCH BLUFF.	X		<p>* Factors *</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>&lt;Site Value A&gt; GROUP A 10K</td> <td></td> <td></td> <td></td> <td></td> <td>10000</td> <td>100</td> <td></td> <td>10,000</td> </tr> <tr> <td colspan="8">50 Actual Front Feet, 0.12 Total Acres</td> <td>Total Est. Land Value = 10,000</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	<Site Value A> GROUP A 10K					10000	100		10,000	50 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value = 10,000
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																						
<Site Value A> GROUP A 10K					10000	100		10,000																						
50 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value = 10,000																						

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates																								
	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	<table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>CountyMult.</th> <th>Size</th> <th>%Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>D/W/P: 3.5 Concrete</td> <td>3.44</td> <td>1.00</td> <td>120</td> <td>0</td> <td>0</td> </tr> <tr> <td>Shed: Metal Prefab</td> <td>8.92</td> <td>1.00</td> <td>99</td> <td>50</td> <td>442</td> </tr> <tr> <td colspan="5">Total Estimated Land Improvements True Cash Value =</td> <td>442</td> </tr> </tbody> </table>	Description	Rate	CountyMult.	Size	%Good	Cash Value	D/W/P: 3.5 Concrete	3.44	1.00	120	0	0	Shed: Metal Prefab	8.92	1.00	99	50	442	Total Estimated Land Improvements True Cash Value =					442
Description	Rate	CountyMult.	Size	%Good	Cash Value																						
D/W/P: 3.5 Concrete	3.44	1.00	120	0	0																						
Shed: Metal Prefab	8.92	1.00	99	50	442																						
Total Estimated Land Improvements True Cash Value =					442																						

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	5,000	35,600	40,600			40,600S
2017	4,000	27,900	31,900			28,881C
2016	5,000	29,000	34,000			28,624C
2015	5,000	28,600	33,600			28,539C

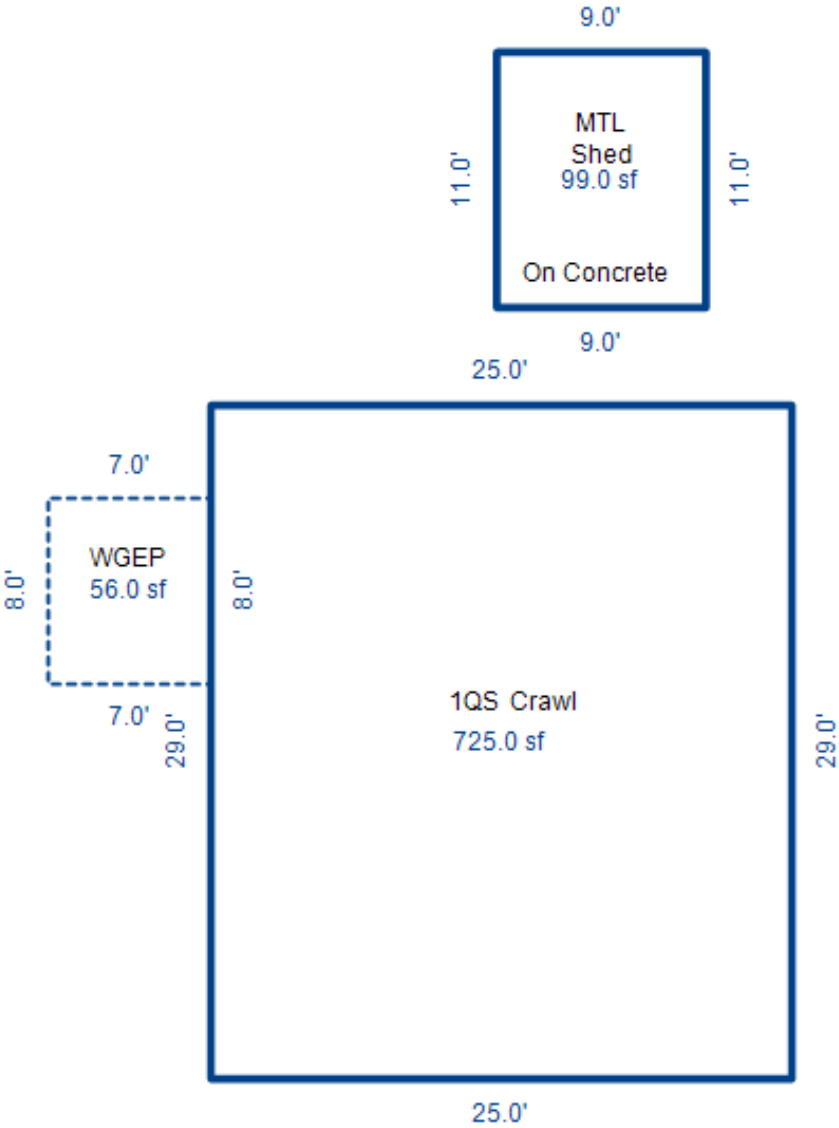


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces		(16) Porches/Decks		(17) Garage							
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood		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	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				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				56	WGEP (1 Story)										
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace				(12) Electric				Class: C Effec. Age: 25 Floor Area: 906 Total Base Cost: 62,200 Total Base New : 85,836 Total Depr Cost: 64,377 Estimated T.C.V: 70,815		CntyMult X 1.380 E.C.F. X 1.100		Bsmnt Garage:							
Yr Built	Remodeled	Size of Closets		200				Amps Service				Rate		Bsmnt-Adj		Heat-Adj		Size		Cost			
1972	2018	Ex	X Ord	Min	No./Qual. of Fixtures				Stories Exterior				Rate		Heat-Adj		Size		Cost				
Condition: Average		X Lg	Ord	Small	Ex. X Ord. Min				1.25 Story Siding				82.82		-10.65		-0.34		725		52,077		
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets				Other Additions/Adjustments				Rate		Rate		Size		Cost		
Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors		Kitchen: Other: Other:				Many X Ave. Few				(13) Plumbing				Average Fixture(s)		760.00		1		760	
(1) Exterior		(6) Ceilings		Basement: 0 S.F. Crawl: 725 S.F. Slab: 0 S.F. Height to Joists: 0.0				1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath				(14) Water/Sewer				Public Sewer		1162.00		1		1,162	
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		(8) Basement				1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath				(15) Built-Ins & Fireplaces				Appliance Allowance		1915.00		1		1,915	
Insulation		(8) Basement		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				(16) Porches				WGEP (1 Story), Standard		55.56		56		3,111	
(2) Windows		(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF				(14) Water/Sewer				Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0,				Depr.Cost =		64,377		ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.100 => TCV of Bldg: 1 =		70,815	
X	Many Avg. X Few	Large Avg. X Small		(10) Floor Support				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic															
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish		Joists: Unsupported Len: Cntr.Sup:				Lump Sum Items:															
(3) Roof		(10) Floor Support																					
X	Gable Hip Flat	Gambrel Mansard Shed																					
X	Asphalt Shingle																						
Chimney:																							

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



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

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

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

1870 S DIVISION ST      School: LAKE CITY - 57020      P.R.E. 100% 07/27/1994

Owner's Name/Address      MAP #:

FOX DENNIS J      2018 Est TCV 100,920 TCV/TFA: 76.92

1870 S DIVISION ST      X Improved      Vacant      Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE

LAKE CITY MI 49651      Public Improvements      \* Factors \*      LOTS 31,32,33 & 34

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

FOX DENNIS J      <Site Value B> GROUP B 25K      25000      100      LOTS 31 & 32      25,000

1870 S DIVISION ST      <Site Value C> GROUP C 5K SITE      5000      100      5,000

LAKE CITY MI 49651      174 Actual Front Feet, 0.40 Total Acres      Total Est. Land Value =      30,000

Tax Description      X Sewer      X Electric      X Gas      X Street Lights      Standard Utilities      Underground Utils.

. SEC 11 T22N R8W LOTS 31,32,33 & 34      Topography of Site

SILVER BIRCH BLUFF.      X Level      Rolling      Low      High      Landscaped      Swamp      Wooded      Pond      Waterfront      Ravine      Wetland      Flood Plain

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

Who      When      What      2018      15,000      35,500      50,500                39,568C

TPC 12/27/2017 INSPECTED      2017      15,000      33,800      48,800                38,755C

TPC 04/02/2013 INSPECTED      2016      12,500      35,200      47,700                38,410C

2015      12,500      34,700      47,200                38,296C



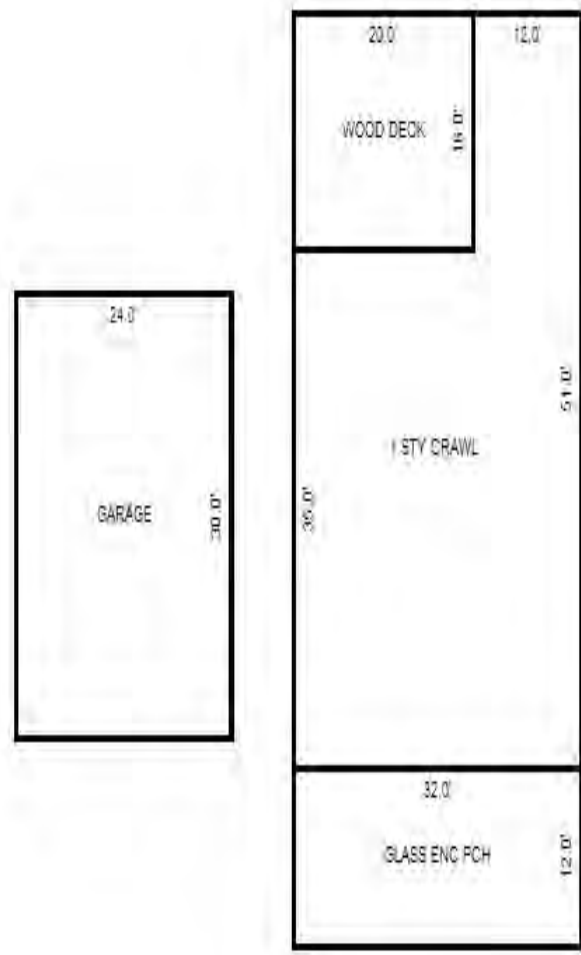
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood Oil 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 Type 384 WGEP (1 Story) 320 Treated Wood		Year Built: 1987 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 720 % Good: 78 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Panelled	X	Plaster Wood T&G	X	Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling								
Building Style: 1S		Trim & Decoration													
Yr Built 1967	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 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	45.90	-7.82	0.48	1312 50,591	
Insulation		Basement: 0 S.F. Crawl: 1312 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets		Many X Ave. Few		Other Additions/Adjustments		Rate		Size Cost			
(2) Windows		(7) Excavation		(13) Plumbing		Average Fixture(s) 2 Fixture Bath		Average Fixture(s) 2 Fixture Bath		525.00 1100.00		1 525 1 1,100			
X	Many Avg. X Large Avg. Small	(8) Basement		1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		14) Water/Sewer		Public Sewer Well, 50 Feet		912.00 1575.00		1 912 1 1,575			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF		(15) Built-Ins & Fireplaces		Appliance Allowance Fireplace: Exterior 1 Story		1235.00 3050.00		1 1,235 1 3,050	
(3) Roof		(10) Floor Support		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		(16) Porches		WGEP (1 Story), Standard		23.74		384 9,116	
X	Gable Hip Flat	Gambrel Mansard Shed		10) Floor Support Joists: Unsupported Len: Cntr.Sup:				(16) Deck/Balcony		Treated Wood,Standard		6.04		320 1,933	
X	Asphalt Shingle							Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0,		Depr.Cost =		53,158			
Chimney: Block								(17) Garages		Class:D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost		14.60		720 10,512	
								County Multiplier = 1.38 =>		Cost New =		14,507			
								Phy/Ab.Phy/Func/Econ/Comb.%Good= 78/100/100/100/78.0,		Depr.Cost =		11,315			
								Total Depreciated Cost =		64,473					
								ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.100 => TCV of Bldg: 1 =		70,920					

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





Sketch by Apex IVT

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

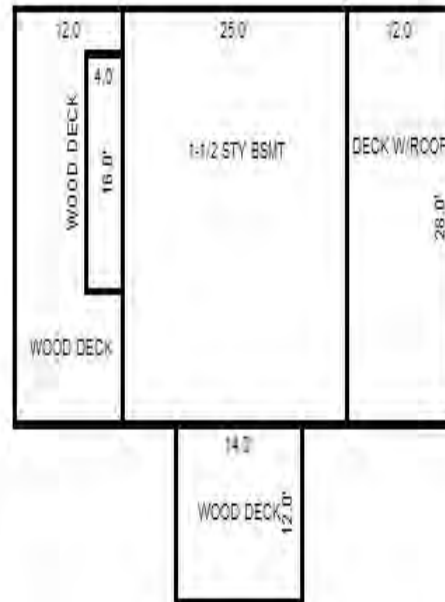
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)		Date	Number	Status				
1871 W POPLAR ST		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 100% 07/27/1994										
ORTIZ REYES S 1871 W POPLAR ST LAKE CITY MI 49651		MAP #:		2018 Est TCV 139,353 TCV/TFA: 132.72								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE								
. SEC 11 T22N R8W LOTS 35, 36 & 37 SILVER BIRCH BLUFF.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		<Site Value B> GROUP B 25K 25000 100 LOT 35 25,000								
		Paved Road		145 Actual Front Feet, 0.34 Total Acres Total Est. Land Value = 25,000								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description Rate CountyMult. Size %Good Cash Value								
		Water		D/W/P: 3.5 Concrete 3.44 1.00 540 81 1,505								
		X Sewer		Total Estimated Land Improvements True Cash Value = 1,505								
		X Electric										
		X Gas										
		Curb										
		X Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		X Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
					2018	12,500	57,200	69,700			58,922C	
		TPC	12/27/2017	INSPECTED	2017	12,500	54,600	67,100			57,711C	
		TPC	10/22/2012	INSPECTED	2016	12,500	65,800	78,300			57,197C	
					2015	15,000	64,800	79,800			57,026C	



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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				
7575 FOREST DR		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 100% 05/08/1996										
GILL KEVIN G 7575 FOREST DR LAKE CITY MI 49651		MAP #:		2018 Est TCV 143,032 TCV/TFA: 115.72								
Taxpayer's Name/Address		X Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE								
GILL KEVIN G 7575 FOREST DR LAKE CITY MI 49651		Public Improvements		* Factors *								
Tax Description		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SEC 11 T22N R8W LOT 38, 39 & 40. SILVER BIRCH BLUFF.		Gravel Road		<Site Value B>	GROUP B	25K			25000	100	LOT 38	25,000
Comments/Influences		Paved Road		<Site Value C>	GROUP C	5K SITE			5000	100	LOT 39	5,000
Topography of Site		Storm Sewer		162 Actual Front Feet, 0.37 Total Acres					Total Est. Land Value =	30,000		
X Sewer		Sidewalk		Land Improvement Cost Estimates								
X Electric		Water		Description	Rate	CountyMult.	Size	%Good	Cash Value			
X Gas		Sewer		D/W/P: 3.5 Concrete	3.44	1.00	306	50	526			
X Curb		Street Lights		Shed: Wood Frame	11.06	1.00	120	50	663			
X Standard Utilities		Underground Utils.		Total Estimated Land Improvements True Cash Value =					1,189			
X Flood Plain				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
Who		When	What	2018	15,000	56,500	71,500			56,294C		
TPC 12/27/2017 INSPECTED				2017	15,000	54,000	69,000			55,137C		
TPC 05/04/2016 INSPECTED				2016	15,000	60,700	75,700			54,646C		
				2015	15,000	59,800	74,800			54,483C		

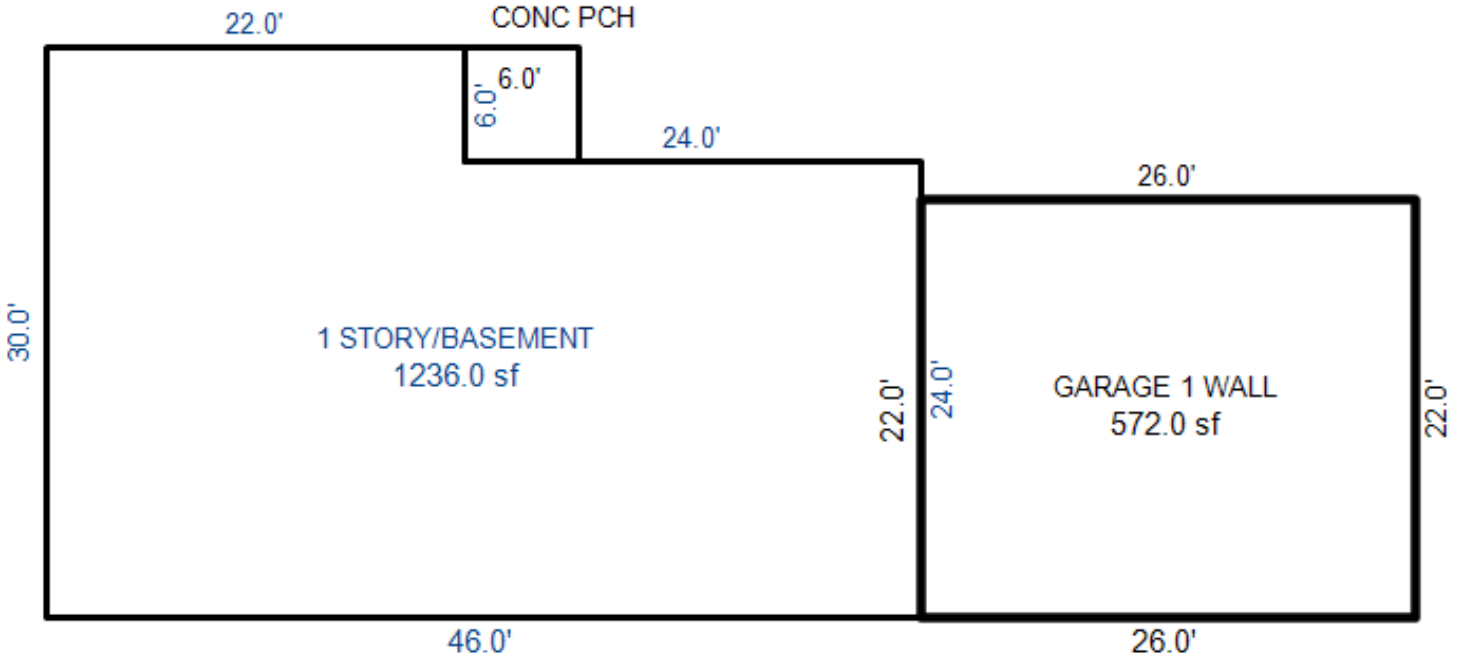


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 36	Type CPP	Year Built: 1972 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 572 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 30 Floor Area: 1236 Total Base Cost: 105,254 Total Base New : 145,250 Total Depr Cost: 101,675 Estimated T.C.V: 111,843		CntyMult X 1.380 E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:						
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
Yr Built 1972	Remodeled 0	Ex	X	Ord		Min	200 Amps Service			64.72		0.00		0.00		1236		79,994	
Condition: Average		Lg	X	Ord		Small	No./Qual. of Fixtures			Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
Room List		(5) Floors		Kitchen: Other: Other:			Ex. X Ord. Min			Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric			No. of Elec. Outlets			Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
(1) Exterior		X	Drywall	200 Amps Service			Many X Ave. Few			Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No./Qual. of Fixtures			Stories Exterior			Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
X	Insulation	Basement: 1236 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			1 Story Siding			Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
(2) Windows		(7) Excavation		Average Fixture(s)			Other Additions/Adjustments			Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
X	Many Avg. Few	X	Large Avg. Small	1 1 1 3 1 2 Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(1) Exterior Brick Veneer			Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(13) Plumbing			Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
X	Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 1 1 3 1 2 Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer			Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		1 1 1 3 1 2 Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(15) Built-Ins & Fireplaces			Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		1 1 1 3 1 2 Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(16) Porches			Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
X	Gable Hip Flat	Gambrel Mansard Shed		1 1 1 3 1 2 Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(17) Garages			Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
X	Asphalt Shingle	(10) Floor Support		1 1 1 3 1 2 Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		1 1 1 3 1 2 Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,			Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
		Lump Sum Items:		1 1 1 3 1 2 Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.100 => TCV of Bldg: 1 =			Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MOORE ROGER W & CINDY J	MOORE ROGER W & CINDY J	0	05/31/2002	OTH	Not Qualified	05-0/2440		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7601 W FOREST DR						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
MOORE ROGER W & CINDY J N 3863 16 MILE LAKE RD MUNISING MI 49862	2018 Est TCV 121,489 TCV/TFA: 64.62					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
. SEC 11 T22N R8W LOTS 41 & 42 SILVER BIRCH BLUFF.			
Comments/Influences			

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.15	1.00	100	71	721
Total Estimated Land Improvements True Cash Value =					721

Description	Rate	CountyMult.	Size	%Good	Cash Value
<Site Value A> GROUP A 10K	10000	100			10,000
62 Actual Front Feet, 0.14 Total Acres					Total Est. Land Value = 10,000

Public Improvements	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Dirt Road							
Gravel Road							
Paved Road							
Storm Sewer							
Sidewalk							
Water							
X Sewer							
X Electric							
X Gas							
Curb							
X Street Lights							
Standard Utilities							
Underground Utils.							



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2018	5,000	55,700	60,700			51,748C
TPC	12/27/2017	INSPECTED	2017	4,000	53,200	57,200			50,684C
TPC	10/23/2012	INSPECTED	2016	10,000	55,300	65,300			50,232C
			2015	10,000	54,500	64,500			50,082C

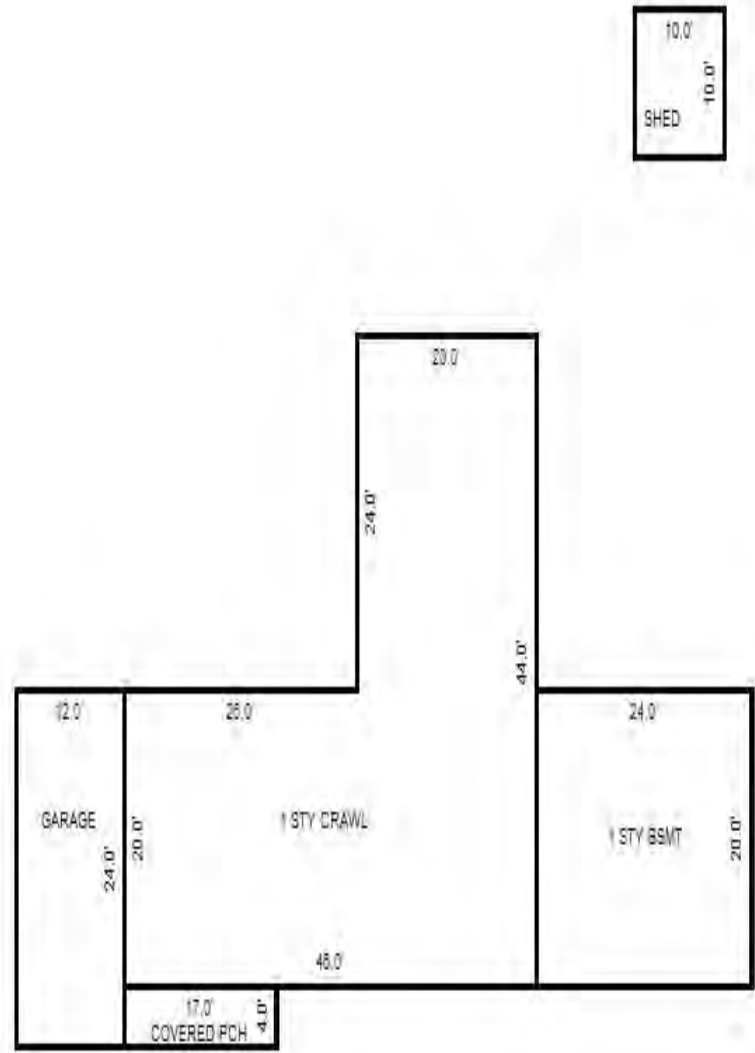
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		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	Type	Year Built: 1972 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: 288 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame		Drywall Paneled		Plaster Wood T&G								68	CCP	(1 Story)		
Building Style: 1S		Trim & Decoration															
Yr Built	Remodeled	Ex	X	Ord		Min	Size of Closets										
1972	1985						Lg	X	Ord		Small						
Condition: Average		Doors		Solid	X	H.C.											
Room List		(5) Floors		Central Air Wood Furnace													
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric													
				200			Amps Service										
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories Exterior			Foundation			Rate Bsmnt-Adj			Heat-Adj	
	Wood/Shingle Aluminum/Vinyl Brick			Ex. X Ord. Min			1 Story Siding			Crawl Space			53.41 -7.41			0.00	
X	Insulation			No. of Elec. Outlets			1 Story Siding			Basement			53.41 0.00			0.00	
(2) Windows		(7) Excavation		Many X Ave. Few			Other Additions/Adjustments			Rate			Size			Cost	
	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: 480 S.F. Crawl: 1400 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			Average Fixture(s)			630.00			1			630	
		(8) Basement		1 Average Fixture(s)			(14) Water/Sewer			3 Fixture Bath			1975.00			1 1,975	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(15) Built-Ins & Fireplaces			Appliance Allowance			1415.00			1 1,415	
X	Asphalt Shingle	(9) Basement Finish		(14) Water/Sewer			Fireplace: Interior 1 Story			2900.00			1 2,900				
		Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer			(16) Porches			CCP (1 Story), Standard			32.55			68 2,213	
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support			Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)			Base Cost			25.77			288 7,422	
X	Chimney: Brick			Joists: Unsupported Len: Cntr.Sup:			Common Wall: 1 Wall			-1225.00			1 -1,225				
				1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Mechanical Doors			350.00			1 350				
				Lump Sum Items:			Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,			Depr.Cost =			97,160				
							Separately Depreciated Items:			Square footage # 2 is depreciated at 75 %Good...			Base Cost Was =			25,637	
							County Multiplier = 1.38 =>			Cost New =			35,379				
							Phy/Ab.+hy/Func/Econ/Comb.%Good= 10/100/100/100/10.0,			Depr.Cost =			3,538				
							ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.100 => TCV of Bldg: 1 =			110,768							

\*\*\* 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.
MOORE ROGER W & CINDY JO	MOORE ROGER W & CINDY JO	0	05/31/2002	OTH	Not Qualified	05-0/2440		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
S POPLAR ST						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2018 Est TCV 20,000					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE				
				Description	Frontage	Depth	Rate	Value
. SEC 11 T22N R8W LOTS 43, 44, 45 & 46 SILVER BIRCH BLUFF.	X			<Site Value C> GROUP C 5K SITE			5000	5,000
				<Site Value A> GROUP A 10K			10000	10,000
				<Site Value C> GROUP C 5K SITE			5000	5,000
				183 Actual Front Feet, 0.42 Total Acres			Total Est. Land Value = 20,000	

Comments/Influences	Public Improvements	* Factors *	4 LOTS
	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.		



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2018	10,000	0	10,000			4,366C
TPC 12/27/2017 INSPECTED	2017	9,000	0	9,000		4,277C			
TPC 04/17/2017 INSPECTED	2016	12,500	0	12,500		4,239C			
	2015	12,500	0	12,500		4,227C			

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MOORE ROGER W & CINDY JO	MOORE ROGER W & CINDY JO	0	05/31/2002	OTH	Not Qualified	05-0/2440		0.0

Property Address: BIRCH 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: MOORE ROGER W & CINDY JO  
 N 3863 16 MILE LAKE RD  
 MUNISING MI 49862  
 2018 Est TCV 10,000

2018 Est TCV 10,000

Improved X Vacant Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE

Public Improvements \* Factors \* LOTS 47&48

Description Frontage Depth Front Depth Rate %Adj. Reason Value  
 <Site Value A> GROUP A 10K 10000 100  
 68 Actual Front Feet, 0.16 Total Acres Total Est. Land Value = 10,000

Tax Description: . SEC 11 T22N R8W LOTS 47 & 48 SILVER BIRCH BLUFF.

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
- 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	5,000	0	5,000			1,526C
2017	4,000	0	4,000			1,495C
2016	5,000	0	5,000			1,482C
2015	5,000	0	5,000			1,478C

Who When What  
 TPC 12/27/2017 INSPECTED  
 TPC 04/17/2017 INSPECTED



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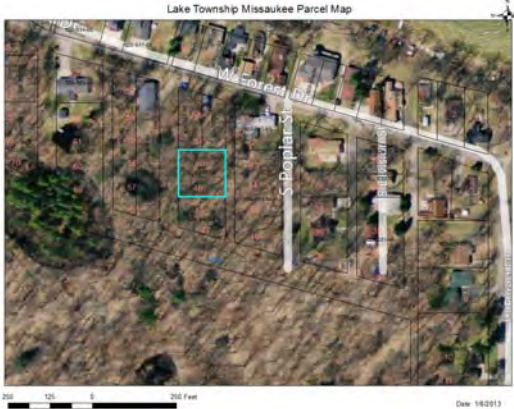
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MOORE ROGER W & CINDY JO	MOORE ROGER W & CINDY JO	0	05/31/2002	OTH	Not Qualified	05-0/2440		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
BIRCH AVE						
Owner's Name/Address	School: LAKE CITY - 57020					
MOORE ROGER W & CINDY JO N 3863 16 MILE LAKE RD MUNISING MI 49862	P.R.E. 0%					
	MAP #:					
	2018 Est TCV 10,000					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE							
. SEC 11 T22N R8W LOTS 49 & 50 SILVER BIRCH BLUFF.				* Factors * LOTS 49 & 50							
Comments/Influences	X			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				<Site Value A> GROUP A 10K					10000	100	10,000
				100 Actual Front Feet, 0.23 Total Acres Total Est. Land Value = 10,000							

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

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	5,000	0	5,000			1,963C
2017	4,000	0	4,000			1,923C
2016	10,000	0	10,000			1,906C
2015	10,000	0	10,000			1,901C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)		Date	Number	Status				
W FOREST DR		School: LAKE CITY - 57020		Garage		05/01/2014	2014-0098	100%				
Owner's Name/Address		P.R.E. 0%										
ARDIS WILLIAM ETAL 3065 BANNOCKBURN DR SE ADA MI 49301		MAP #:										
		2018 Est TCV 33,038 TCV/TFA: 0.00										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE								
. SEC 11 T22N R8W E 1/2 LOTS 51 & 52 SILVER BIRCH BLUFF.		Public Improvements		* Factors * E 1/2 OF LOTS 51 & 52								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		<Site Value A> GROUP A 10K 10000 100 10,000								
		Paved Road		52 Actual Front Feet, 0.14 Total Acres Total Est. Land Value = 10,000								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		Water		D/W/P: 4in Ren. Conc. 4.21 1.00 600 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		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Rolling		2018	5,000	11,500	16,500			14,051C		
		Low		2017	4,000	11,300	15,300			13,762C		
		High		2016	7,500	11,700	19,200			13,640C		
		Landscaped		2015	7,500	11,500	19,000			13,600C		
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What								
		TPC	12/27/2017	INSPECTED								
		TPC	10/23/2012	INSPECTED								

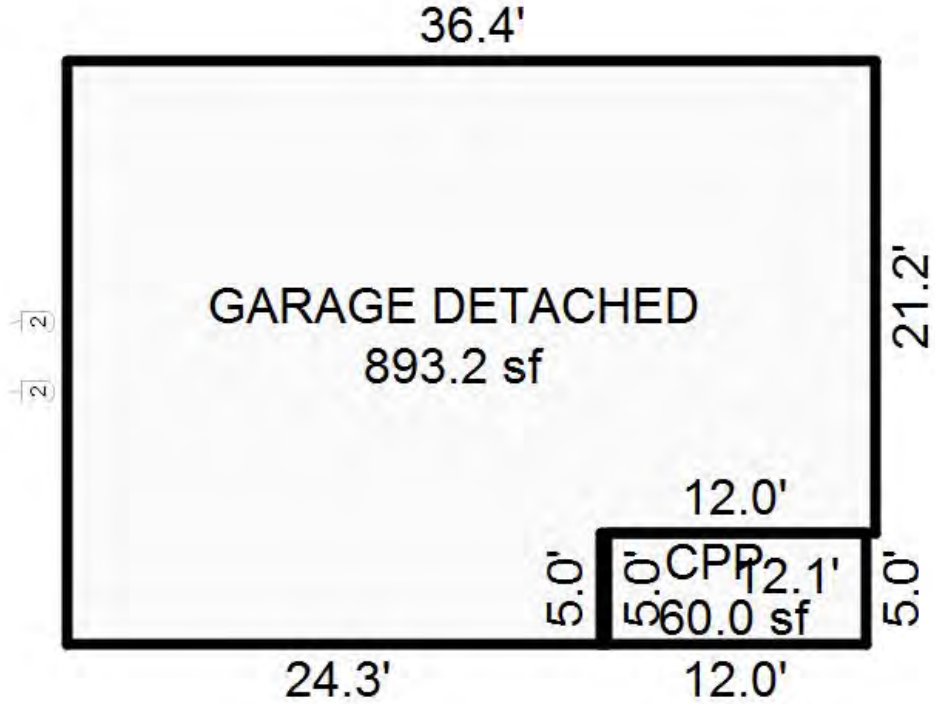


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage			
X	Single Family	Eavestrough 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 60	Type CCP (1 Story)	Year Built: 2014 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: 893 % Good: 0 Storage Area: 0 No Conc. Floor: 0	Front Overhang 0	Other Overhang 0	(4) Interior	Drywall Paneled	Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump X No Heating/Cooling	Class: C +5 Effec. Age: 3 Floor Area: 0 Total Base Cost: 14,033 Total Base New : 19,365 Total Depr Cost: 18,784 Estimated T.C.V: 20,663	CntyMult X 1.380 E.C.F. X 1.100	Bsmnt Garage: Carport Area: Roof:
	Mobile Home																		
Town Home		(4) Interior		(12) Electric			(13) Plumbing			(16) Porches			(17) Garages						
Duplex		(4) Interior		0 Amps Service			3 Fixture Bath			2400.00			-1 -2,400						
A-Frame		(4) Interior		X			CCP (1 Story), Standard			35.60			60 2,136						
Building Style: GRG		Trim & Decoration		No./Qual. of Fixtures			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			Base Cost 15.59			893 13,922						
Yr Built 2014		Ex Ord Min		Ex. Ord. Min			Automatic Doors 375.00			Phy/Ab.Phy/Func/Econ/Comb.%Good= 97/100/100/100/97.0,			Depr.Cost = 18,784						
Remodeled 0		Size of Closets		No. of Elec. Outlets			ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.100 => TCV of Bldg: 1 = 20,663												
Condition: Average		Lg Ord Small		(13) Plumbing															
Room List		Doors Solid H.C.		Average Fixture(s)															
Basement		Kitchen:		3 Fixture Bath															
1st Floor		Other:		2 Fixture Bath															
2nd Floor		Other:		Softener, Auto															
Bedrooms		(6) Ceilings		Softener, Manual															
(1) Exterior		Basement: 0 S.F.		Solar Water Heat															
Wood/Shingle		Crawl: 0 S.F.		No Plumbing															
Aluminum/Vinyl		Slab: 0 S.F.		Extra Toilet															
Brick		Height to Joists: 0.0		Extra Sink															
Insulation		(8) Basement		Separate Shower															
(2) Windows		Conc. Block		Ceramic Tile Floor															
Many Avg. Few		Poured Conc.		Ceramic Tile Wains															
Large Avg. Small		Stone		Ceramic Tub Alcove															
Wood Sash		Treated Wood		Vent Fan															
Metal Sash		Concrete Floor		(14) Water/Sewer															
Vinyl Sash		(9) Basement Finish		Public Water															
Double Hung		Recreation SF		Public Sewer															
Horiz. Slide		Living SF		Water Well															
Casement		Walkout Doors		1000 Gal Septic															
Double Glass		No Floor SF		2000 Gal Septic															
Patio Doors		(10) Floor Support		Lump Sum Items:															
Storms & Screens		Joists:																	
(3) Roof		Unsupported Len:																	
Gable		Cntr.Sup:																	
Hip																			
Flat																			
Asphalt Shingle																			
Chimney:																			

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



Concrete Parking

SqFt

600

Sketch by Apex Sketch

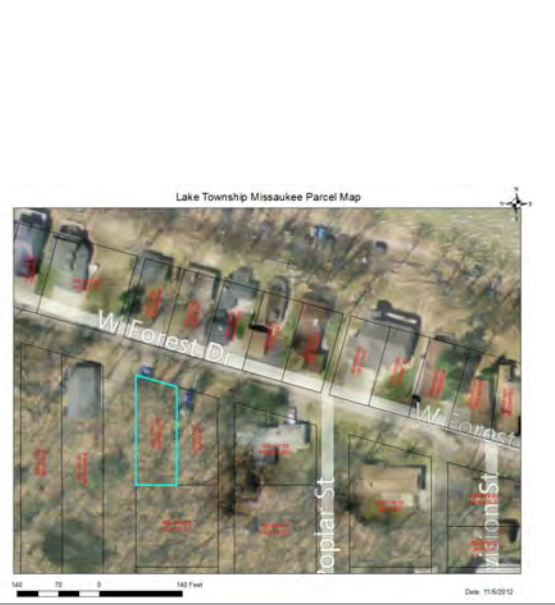
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ANDERSON BETTY JEAN A TRU	ANDERSON DAVID W	0	04/25/2014	QC	QUIT CLAIM	2014-01586	PTA	100.0
ANDERSON BETTY J & QUENTI	ANDERSON BETTY J TTEE	0	04/07/2009	QC	Not Qualified	2009/1271		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
W FOREST DR						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 100% 06/02/2015					
	MAP #:					
	2018 Est TCV 10,400					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE						
. SEC 11 T22N R8W W 1/2 LOTS 51 & 52 SILVER BIRCH BLUFF.				* Factors *						
Comments/Influences				Description	Frontage	Depth	Rate	%Adj.	Reason	Value
				<Site Value A> GROUP A 10K			10000	100		10,000
				52 Actual Front Feet, 0.15 Total Acres Total Est. Land Value = 10,000						
				Land Improvement Cost Estimates						
				Description	Rate	CountyMult.	Size	%Good	Cash Value	
				Shed: Wood Frame	10.29	1.00	54	72	400	
				Total Estimated Land Improvements True Cash Value = 400						



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2018	5,000	200	5,200			4,288C
Rolling	2017	4,000	200	4,200			4,200S
Low	2016	7,500	200	7,700			7,700S
High	2015	7,500	200	7,700	7,700D		7,700S
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

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

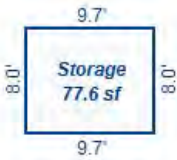
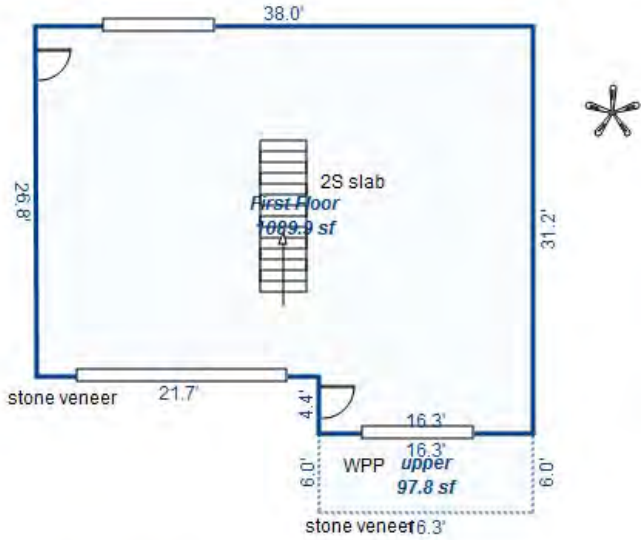
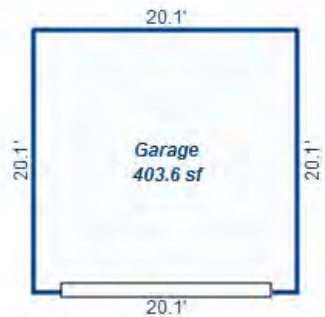
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
MOULTON CRAIG A (MM)	MOULTON CRAIG TRUST **	0	04/11/2008	QC	Not Qualified	2008/1397		0.0					
MOULTON DONNA S TRUSTEE	MOULTON CRAIG A (SM)	0	05/18/2007	QC	Not Qualified	2007/1986		0.0					
ARDIS WILLIAM & JOAN FAMI	MOULTON DONNA S TRUSTEE	15,000	07/01/2005	WD	Arms Length	05-0/2602		100.0					
		11,750	09/01/2000	WD	Download	01-0:5111		0.0					
Property Address		Class: 401 RESIDENTIAL-I		Zoning:		Building Permit(s)		Date	Number	Status			
W FOREST DR		School: LAKE CITY - 57020		New House		08/31/2012		2012-0449	100%				
Owner's Name/Address		P.R.E. 0%		MAP #:									
MOULTON CRAIG A TTEE & MOULTON TARA K TTEE 2213 HOLT RD Williamston MI 48895		2018 Est TCV 144,827 TCV/TFA: 132.99											
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE							
W 1/2 OF LOTS 53 THRU 58. SILVER BIRCH BLUFF.		X		Public Improvements		* Factors * W1/2 LOTS 53 - 58							
Comments/Influences		Dirt Road		Description		Frontage		Depth		Value			
		Gravel Road		<Site Value C> GROUP C 5K SITE		5000		100		5,000			
		Paved Road		<Site Value C> GROUP C 5K SITE		5000		100		5,000			
		Storm Sewer		150 Actual Front Feet, 0.32 Total Acres		Total Est. Land Value =				10,000			
		Sidewalk		Land Improvement Cost Estimates									
		Water		Description		Rate		CountyMult.		Size %Good	Cash Value		
		X Sewer		Shed: Wood Frame		12.17		1.00		77 94	881		
		X Electric		Total Estimated Land Improvements True Cash Value =						881			
		X Gas											
		Curb											
		X Street Lights											
		Standard Utilities											
		Underground Utils.											
		Topography of Site											
		X Level											
		Rolling											
		Low											
		High											
		Landscaped											
		Swamp											
		Wooded											
		Pond											
		Waterfront											
		Ravine											
		Wetland											
		Flood Plain											
		Year		Land Value		Building Value		Assessed Value		Board of Review	Tribunal/Other	Taxable Value	
		Who		When		What		2018		5,000	67,400	72,400	64,670C
		TPC 12/27/2017		INSPECTED		2017		5,000		64,400	69,400	63,340C	
		TPC 05/04/2016		INSPECTED		2016		12,500		69,000	81,500	62,776C	
		TPC 04/02/2013		INSPECTED		2015		15,000		68,000	83,000	62,589C	



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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	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: 2013	Car Capacity:	Class: C	Exterior: Siding	Brick Ven.: 0	Stone Ven.: 0	Common Wall: Detache	Foundation: 42 Inch	Finished?: Yes	Auto. Doors: 3	Mech. Doors: 0	Area: 1089	% Good: 0	Storage Area: 0	No Conc. Floor: 0										
	Mobile Home			0	Front Overhang	0																																																		Other Overhang	Wood	Coal	Steam	Forced Air w/o Ducts	Forced Air w/ Ducts	Forced Hot Water	Electric Baseboard	Elec. Ceil. Radiant	Radiant (in-floor)
Town Home	0	Front Overhang	0	Other Overhang	(4) Interior		Trim & Decoration		Ex	Ord	Min	Size of Closets		Lg	Ord	Small	Doors	Solid	H.C.	(5) Floors		Kitchen:	Other:	Other:	(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	Drywall		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:														
A-Frame	Trim & Decoration		Size of Closets		Lg	Ord	Small	Doors	Solid	H.C.	(5) Floors		Kitchen:	Other:	Other:	(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:									
Wood Frame	Trim & Decoration		Size of Closets		Lg	Ord	Small	Doors	Solid	H.C.	(5) Floors		Kitchen:	Other:	Other:	(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:									
Building Style: 2S	Trim & Decoration		Size of Closets		Lg	Ord	Small	Doors	Solid	H.C.	(5) Floors		Kitchen:	Other:	Other:	(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:									
Yr Built 2013	Remodeled 0	Trim & Decoration		Size of Closets		Lg	Ord	Small	Doors	Solid	H.C.	(5) Floors		Kitchen:	Other:	Other:	(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:								
Condition: Average	Trim & Decoration		Size of Closets		Lg	Ord	Small	Doors	Solid	H.C.	(5) Floors		Kitchen:	Other:	Other:	(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:									
Room List	Trim & Decoration		Size of Closets		Lg	Ord	Small	Doors	Solid	H.C.	(5) Floors		Kitchen:	Other:	Other:	(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:									
Basement	Trim & Decoration		Size of Closets		Lg	Ord	Small	Doors	Solid	H.C.	(5) Floors		Kitchen:	Other:	Other:	(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:									
1st Floor	Trim & Decoration		Size of Closets		Lg	Ord	Small	Doors	Solid	H.C.	(5) Floors		Kitchen:	Other:	Other:	(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:									
2nd Floor	Trim & Decoration		Size of Closets		Lg	Ord	Small	Doors	Solid	H.C.	(5) Floors		Kitchen:	Other:	Other:	(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:									
Bedrooms	Trim & Decoration		Size of Closets		Lg	Ord	Small	Doors	Solid	H.C.	(5) Floors		Kitchen:	Other:	Other:	(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:									
(1) Exterior	Trim & Decoration		Size of Closets		Lg	Ord	Small	Doors	Solid	H.C.	(5) Floors		Kitchen:	Other:	Other:	(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:									
Wood/Shingle	Trim & Decoration		Size of Closets		Lg	Ord	Small	Doors	Solid	H.C.	(5) Floors		Kitchen:	Other:	Other:	(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:									
Aluminum/Vinyl	Trim & Decoration		Size of Closets		Lg	Ord	Small	Doors	Solid	H.C.	(5) Floors		Kitchen:	Other:	Other:	(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:									
Brick	Trim & Decoration		Size of Closets		Lg	Ord	Small	Doors	Solid	H.C.	(5) Floors		Kitchen:	Other:	Other:	(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:									
Insulation	Trim & Decoration		Size of Closets		Lg	Ord	Small	Doors	Solid	H.C.	(5) Floors		Kitchen:	Other:	Other:	(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:									
(2) Windows	Trim & Decoration		Size of Closets		Lg	Ord	Small	Doors	Solid	H.C.	(5) Floors		Kitchen:	Other:	Other:	(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:									
Many	Avg.	Few	Large	Avg.	Small	(5) Floors		Kitchen:	Other:	Other:	(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:														
Avg.	Few	Large	Avg.	Small	(5) Floors		Kitchen:	Other:	Other:	(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:															
Few	Large	Avg.	Small	(5) Floors		Kitchen:	Other:	Other:	(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:																
Wood Sash	Trim & Decoration		Size of Closets		Lg	Ord	Small	Doors	Solid	H.C.	(5) Floors		Kitchen:	Other:	Other:	(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:									
Metal Sash	Trim & Decoration		Size of Closets		Lg	Ord	Small	Doors	Solid	H.C.	(5) Floors		Kitchen:	Other:	Other:	(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:									
Vinyl Sash	Trim & Decoration		Size of Closets		Lg	Ord	Small	Doors	Solid	H.C.	(5) Floors		Kitchen:	Other:	Other:	(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																											



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				
7600 W FOREST DR		School: LAKE CITY - 57020		Pole Barn		08/28/2009	20090438	Complete				
Owner's Name/Address		P.R.E. 0%		MAP #:		2018 Est TCV 36,895 TCV/TFA: 0.00						
MORROW RICHARD MORROW RICHARD A & MARGARET A 7600 W FOREST DR Lake City MI 49651		X Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE								
Tax Description		Public Improvements		* Factors * E1/2 LOTS 53 - 58								
E 1/2 OF LOTS 53 THRU 58. SILVER BIRCH BLUFF.		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Gravel Road		<Site Value C> GROUP C 5K SITE		5000		100				5,000
		Paved Road		<Site Value C> GROUP C 5K SITE		5000		100				5,000
		Storm Sewer		150 Actual Front Feet, 0.32 Total Acres		Total Est. Land Value =						10,000
		Sidewalk		Land Improvement Cost Estimates								
		Water		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		X Sewer		D/W/P: Crushed Rock		1.24	1.00	400	0	0		
		X Electric		Residential Local Cost Land Improvements								
		X Gas		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		Curb		LAND IMPROVE 1000		1000.00	1.00	0.1	95	95		
		X Street Lights		Total Estimated Land Improvements True Cash Value = 95								
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		X Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2018	5,000	13,400	18,400			15,069C	
		TPC 12/27/2017	INSPECTED		2017	5,000	12,800	17,800			14,760C	
		TPC 05/04/2016	INSPECTED		2016	12,500	12,800	25,300			14,629C	
		TPC 04/02/2013	INSPECTED		2015	15,000	12,600	27,600			14,586C	

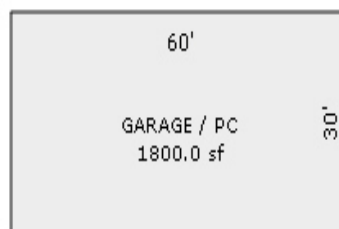


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2009 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 1800 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
	Wood Frame		(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump										
	Building Style: GRG		Drywall Paneled		Plaster Wood T&G										
	Yr Built 2009	Remodeled 0	Trim & Decoration		Ex	Ord	Min								
	Condition: Average		Size of Closets		Lg	Ord	Small								
	Room List		Doors		Solid		H.C.	X	No Heating/Cooling						
	Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		Kitchen: Other: Other:				Central Air Wood Furnace						
	(1) Exterior		(6) Ceilings		(12) Electric										
	Wood/Shingle Aluminum/Vinyl Brick				No./Qual. of Fixtures										
	Insulation				Ex.	X	Ord.	Min							
	(2) Windows				No. of Elec. Outlets										
	Many Avg. Few	X			Many	X	Ave.	Few							
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(7) Excavation		(13) Plumbing										
					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										
	(3) Roof				(14) Water/Sewer										
X	Gable Hip Flat				(10) Floor Support										
					Joists: Unsupported Len: Cntr.Sup:										
X	Asphalt Shingle				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic										
	Chimney:				Lump Sum Items:										
					Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Other Additions/Adjustments Rate (17) Garages Class:C Exterior: Pole Foundation: 18 Inch (Unfinished) Base Cost 10.13 1800 18,234 Mechanical Doors 350.00 1 350 Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 24,364 ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.100 => TCV of Bldg: 1 = 26,800										

\*\*\* 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: MAPLE 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: BYTZ PAUL L & ANNA M  
 36322 BRIARCLIFF  
 STERLING HEIGHTS MI 48312  
 2018 Est TCV 5,000

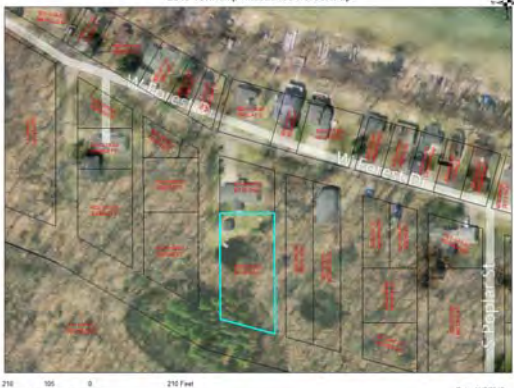
Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE

Improved	X	Vacant	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			<Site Value C> GROUP C 5K SITE					5000	100		5,000
			400 Actual Front Feet, 0.46 Total Acres							Total Est. Land Value =	5,000

Taxpayer's Name/Address: BYTZ PAUL L & ANNA M  
 36322 BRIARCLIFF  
 STERLING HEIGHTS MI 48312

Tax Description: . SEC 11 T22N R8W LOTS 59,60,61 & 62  
 SILVER BIRCH BLUFF.

Comments/Influences: Tax Description: X Sewer, X Electric, X Gas, Curb, Street Lights, Standard Utilities, Underground Utils.



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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	2,500	0	2,500			2,500S
2017	2,500	0	2,500			2,500S
2016	12,500	0	12,500	5,000M		2,860C
2015	12,500	0	12,500			2,852C

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		130,000	04/01/2002	WD	Download	02-0:1759		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7685 W FOREST DR						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
BYTZ PAUL L & ANNA M 36322 BRIARCLIFF STERLING HEIGHTS MI 48312	2018 Est TCV 103,763 TCV/TFA: 86.47					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE								
		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 11 T22N R8W LOTS 63 & 64 SILVER BIRCH BLUFF.	X	Dirt Road		<Site Value A> GROUP A 10K					10000	100		10,000
Comments/Influences		Gravel Road		88 Actual Front Feet, 0.20 Total Acres					Total Est. Land Value =		10,000	
		Paved Road		Land Improvement Cost Estimates								
		Storm Sewer		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		Sidewalk		D/W/P: 3.5 Concrete	2.98	1.00	760	0	0			
		Water		D/W/P: Asphalt Paving	1.42	1.00	450	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								
	X	Street Lights										
		Standard Utilities										
		Underground Utils.										

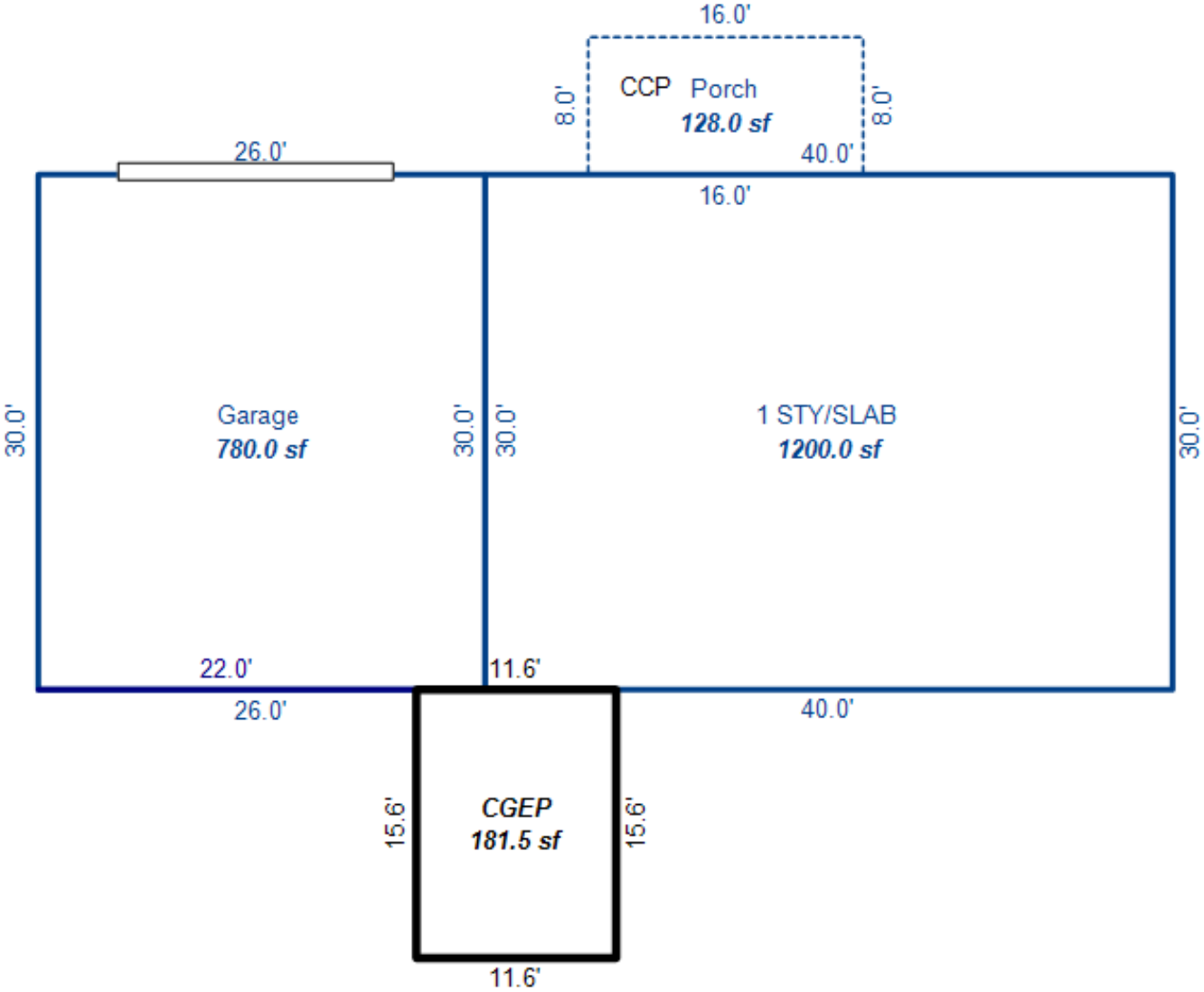
Topography of Site	X	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
														Who	When	What	2018	5,000	46,900	51,900
			2017	4,000	44,800	48,800			48,800S											
			2016	10,000	66,600	76,600	54,000M		54,000C											
			2015	10,000	65,700	75,700			59,035C											



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VOELKER PATRICK W & LINDA	VOELKER PATRICK W & LINDA	0	11/04/2008	QC	Not Qualified	2008/4469		0.0
VOELKER WILLIAM A (DECEAS	VOELKER PATRICK W & LINDA	0	02/23/2007	QC	Not Qualified	2007/679		100.0

Property Address: W FOREST 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: VOELKER PATRICK W & LINDA TRUST  
 3043 CRESTWOOD CT  
 Bay City MI 48706  
 2018 Est TCV 5,196

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE

Improved X Vacant \* Factors \*

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

<Site Value C> GROUP C 5K SITE 5000 90 PRT OF LOT 65 4,500  
 37 Actual Front Feet, 0.09 Total Acres Total Est. Land Value = 4,500

Land Improvement Cost Estimates

Description Rate CountyMult. Size %Good Cash Value

Shed: Wood Frame 8.95 1.00 108 72 696

Total Estimated Land Improvements True Cash Value = 696

Tax Description: . SEC 11 T22N R8W LOT 65 EXC THE EASTERN PART BEING 37 FT ON THE S SIDE & 33 FT ON THE N SIDE. SILVER BIRCH BLUFF.

Comments/Influences

X Sewer

X Electric

X Gas

Curb

X Street Lights

Standard Utilities

Underground Utils.

Topography of Site

X Level

Rolling

Low

High

Landscaped

Swamp

Wooded

Pond

Waterfront

Ravine

Wetland

Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	2,300	300	2,600			1,526C
2017	2,300	300	2,600			1,495C
2016	4,500	300	4,800			1,482C
2015	4,500	300	4,800			1,478C

Who When What

TPC 12/27/2017 INSPECTED

TPC 05/04/2016 INSPECTED

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

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

Property Address: W FOREST 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: MORGAN PATRICIA  
 1336 THREE MILE ROAD  
 GROSSE POINTE MI 48230  
 2018 Est TCV 2,500

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE

Improved	X	Vacant	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			<Site Value C> GROUP C 5K SITE					5000	50	PRT OF LOT 50	2,500
			37 Actual Front Feet, 0.09 Total Acres							Total Est. Land Value =	2,500

Tax Description: . SEC 11 T22N R8W THE EASTERN PART OF LOT 65 BEING 37 FT ON THE S SIDE AND 33 FT ON THE N SIDE. SILVER BIRCH BLUFF.

Comments/Influences: 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
- Standard Utilities
- Underground Utils.

Topography of Site: 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	1,300	0	1,300			1,090C
			2017	1,300	0	1,300			1,068C
			2016	2,500	0	2,500			1,059C
			2015	2,500	0	2,500			1,056C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BARRETT KEITH A ETAL	BYTZ PAUL & ANA	38,000	07/29/2014	WD	WARRANTY DEED	2014-02639	PTA	100.0
		13,000	08/01/1997	WD	Download	313:1028		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
MAPLE AVE						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2018 Est TCV 10,000					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE					
. SEC 11 T22N R8W LOTS 66 & 67 SILVER BIRCH BLUFF.				* Factors * LOTS 66 & 67					
Comments/Influences				Description	Frontage	Depth	%Adj.	Reason	Value
				<Site Value A> GROUP A 10K			10000	100	10,000
				100 Actual Front Feet, 0.23 Total Acres Total Est. Land Value = 10,000					

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



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2018	5,000	0	5,000			4,084C
		TPC 12/27/2017 INSPECTED	2017	4,000	0	4,000			4,000S
		TPC 05/04/2016 INSPECTED	2016	10,000	0	10,000	7,500M		7,500S
			2015	10,000	0	10,000			10,000S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BARRETT KEITH A ETAL	BYTZ PAUL & ANA	38,000	07/29/2014	WD	WARRANTY DEED	2014-02639	PTA	100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
MAPLE AVE	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
BYTZ PAUL & ANA 36322 BRIARCLIFF STERLING HEIGHTS MI 48312	MAP #:					
	2018 Est TCV 15,000					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
. SEC 11 T22N R8W LOTS 68,69 & 70 SILVER BIRCH BLUFF.				
Comments/Influences				

Public Improvements	* Factors *	LOTS 68, 69, 70	Value
Dirt Road	Description Frontage Depth Front Depth Rate %Adj. Reason		
Gravel Road	<Site Value A> GROUP A 10K	10000 100	10,000
Paved Road	<Site Value C> GROUP C 5K SITE	5000 100	5,000
Storm Sewer	150 Actual Front Feet, 0.34 Total Acres	Total Est. Land Value =	15,000
Sidewalk			
Water			
X Sewer			
X Electric			
X Gas			
Curb			
Street Lights			
Standard Utilities			
Underground Utils.			



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	7,500	0	7,500			4,084C
2017	4,000	0	4,000			4,000S
2016	12,500	0	12,500	7,500M		7,500S
2015	13,200	0	13,200			13,200S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BARRETT KEITH A & OSBORN	GRUMM BRANDON O	24,000	03/30/2017	WD	Arms Length	2017-00926	PTA	100.0

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

S OAK AVE	School: LAKE CITY - 57020					
-----------	---------------------------	--	--	--	--	--

	P.R.E. 100% 04/05/2017					
--	------------------------	--	--	--	--	--

Owner's Name/Address	MAP #:
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GRUMM BRANDON O 1805 S OAK DR LAKE CITY MI 49651	2018 Est TCV 15,000
--	---------------------

	Improved	X	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
--	----------	---	--------	---

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

				LOTS 71-73 & S 1/2 OF 74
--	--	--	--	--------------------------

	X	Dirt Road		<Site Value A> GROUP A 10K	10000	100		10,000
--	---	-----------	--	----------------------------	-------	-----	--	--------

		Gravel Road		<Site Value C> GROUP C 5K SITE	5000	100		5,000
--	--	-------------	--	--------------------------------	------	-----	--	-------

		Paved Road		135 Actual Front Feet, 0.31 Total Acres			Total Est. Land Value =	15,000
--	--	------------	--	---	--	--	-------------------------	--------

		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	7,500	0	7,500		7,500S
--	-----	------	------	------	-------	---	-------	--	--------

				2017	4,000	0	4,000		2,885C
--	--	--	--	------	-------	---	-------	--	--------

				2016	12,500	0	12,500		2,860C
--	--	--	--	------	--------	---	--------	--	--------

				2015	12,500	0	12,500		2,852C
--	--	--	--	------	--------	---	--------	--	--------



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BARRETT KEITH A & OSBORN	GRUMM BRANDON O	125,000	03/30/2017	WD	Multiple Improved	2017-00925	PTA	100.0
BARRETT NANCY A	BARRETT KEITH A	0	12/28/2013	DC	CERTIFICATE OF DEATH	2014-02638		0.0

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

1805 S OAK AVE      School: LAKE CITY - 57020

P.R.E. 100% 04/05/2017

Owner's Name/Address      MAP #:

GRUMM BRANDON O      2018 Est TCV 101,856 TCV/TFA: 119.83

1805 S OAK AVE      X Improved      Vacant      Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE

LAKE CITY MI 49651      Public Improvements      \* Factors \*

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

. SEC 11 T22N R8W N 1/2 OF LOT 74 & LOT      <Site Value A> GROUP A 10K      10000      100      10,000

75. SILVER BIRCH BLUFF.      25 Actual Front Feet, 0.06 Total Acres      Total Est. Land Value =      10,000

Comments/Influences      Land Improvement Cost Estimates

Water      Description      Rate      CountyMult.      Size      %Good      Cash Value

X Sewer      D/W/P: 4in Concrete      3.61      1.00      100      0      0

X Electric      Fencing: Wd, Picket, 12-24      9.06      1.00      30      0      0

X Gas      Residential Local Cost Land Improvements

X Curb      Description      Rate      CountyMult.      Size      %Good      Cash Value

X Street Lights      LAND IMPROVE 1000      1000.00      1.00      0.5      95      475

Standard Utilities      Total Estimated Land Improvements True Cash Value =      475

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	5,000	45,900	50,900			50,900S
2017	4,000	42,900	46,900			38,926C
2016	7,500	43,200	50,700			38,579C
2015	7,500	42,600	50,100			38,464C

Who      When      What

TPC 12/27/2017 INSPECTED

TPC 04/17/2017 INSPECTED

TPC 05/04/2016 INSPECTED

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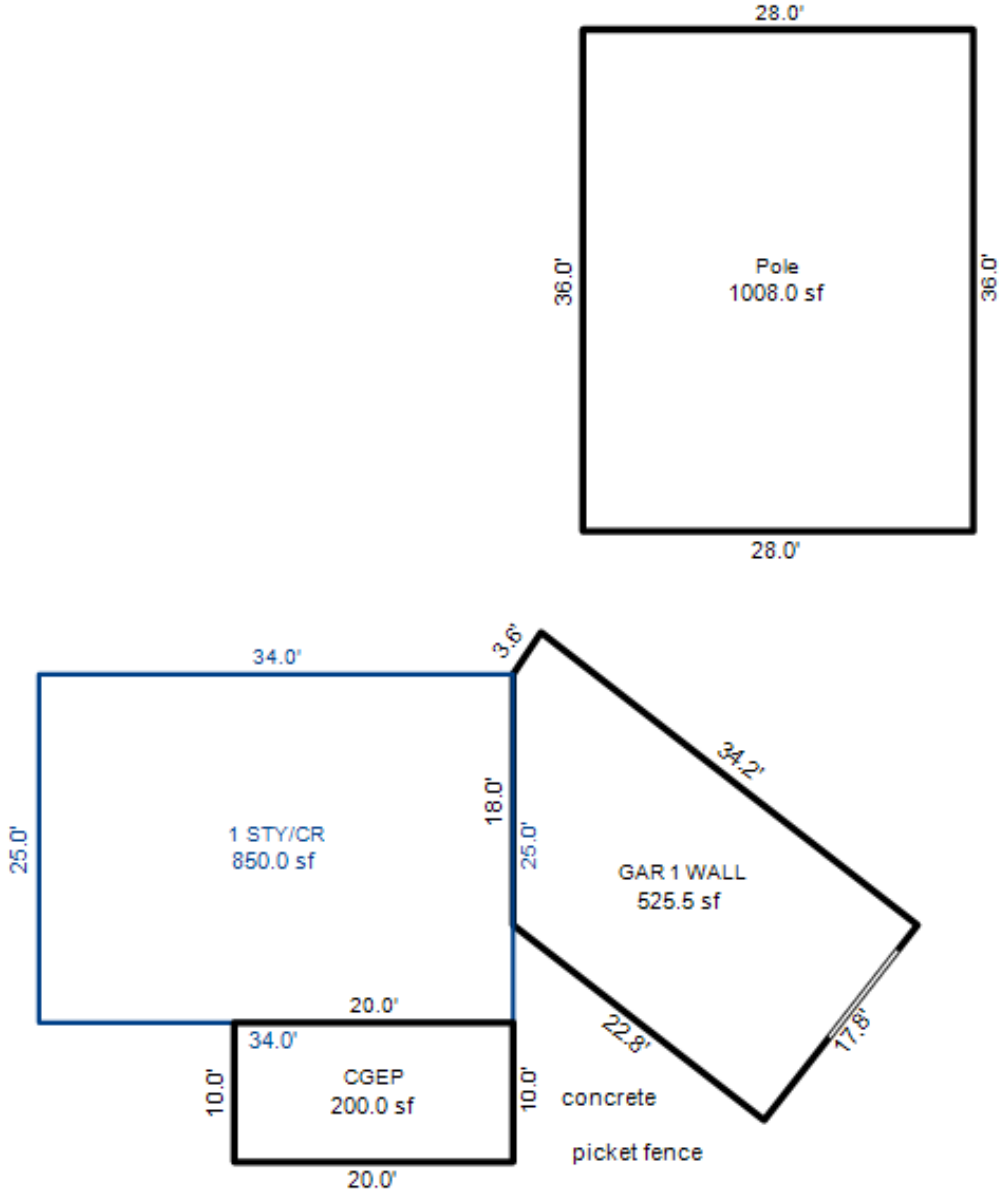
Licensed To: Township of Lake, County of Missaukee, Michigan

\*\*\* 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 200	Type CGEP (1 Story)	Year Built: 1970 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 1 Area: 525 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						
Building Style: 1S		Trim & Decoration											
Yr Built 1970	Remodeled 0	Ex	X Ord		Min	Size of Closets							
Condition: Average		Lg		Ord	X Small	Doors		Solid	X	H.C.			
Room List		(5) Floors				Central Air Wood Furnace							
	Basement 1st Floor 2nd Floor 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	Drywall			Ex.	X Ord.		Min				
		No. of Elec. Outlets				Many		X Ave.		Few			
(2) Windows		(7) Excavation		(13) Plumbing		Average Fixture(s)						Size	Cost
	Insulation	Basement: 0 S.F. Crawl: 850 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Average Fixture(s)						1	760
		(8) Basement		(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic						1	1,162
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:						1	1,575
		(9) Basement Finish										1	1,915
			Recreation SF Living SF Walkout Doors No Floor SF									200	6,550
(3) Roof		(10) Floor Support										1	11,466
X	Gable Hip Flat		Gambrel Mansard Shed									1	-1,025
X	Asphalt Shingle	Chimney: Brick										1	350
												1008	10,272
												1	350
												Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 83,074	
												ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.100 => TCV of Bldg: 1 = 91,381	

\*\*\* 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.
BARRETT KEITH A & OSBORN	GRUMM BRANDON O	125,000	03/30/2017	WD	Multiple Improved	2017-00925	PTA	100.0
OSBORN REV DOUGLAS, TRUST	BARRETT KEITH	1	07/29/2014	QC	QUIT CLAIM	2014-02640		100.0
OSBORN REV DOUGLAS R	OSBORN REV DOUGLAS, TRUST	0	06/10/2005	QC	Not Qualified	05-0/2411		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
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W FOREST DR	School: LAKE CITY - 57020					
	P.R.E. 100% 04/05/2017					

Owner's Name/Address	MAP #:
GRUMM BRANDON O 1805 S OAK DR LAKE CITY MI 49651	2018 Est TCV 5,000

Improved	X	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
	X		

Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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X	Dirt Road	<Site Value C>	GROUP C	5K	SITE		5000	100		5,000	
X	Gravel Road	94 Actual Front Feet, 0.23 Total Acres								Total Est. Land Value =	5,000

Tax Description	Topography of Site
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. SEC 11 T22N R8W LOT 76 SILVER BIRCH BLUFF.	X Level
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Comments/Influences	X Rolling
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	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
TPC	12/27/2017	INSPECTED	2018	2,500	0	2,500			2,500S
TPC	04/17/2017	INSPECTED	2017	2,500	0	2,500			2,500S
TPC	05/04/2016	INSPECTED	2016	5,000	0	5,000			5,000S
			2015	5,000	0	5,000			5,000S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
		19,000	05/01/2001	WD	Download	03-0:4499		0.0				
Property Address		Class: 402 RESIDENTIAL-V		Zoning:	Building Permit(s)	Date	Number	Status				
S OAK AVE		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 0%										
CLEARY LAWRENCE E & CHRISTINE 1827 CHERRY RIDGE STREET CADILLAC MI 49601		MAP #:										
		2018 Est TCV 12,000										
		Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
		Public Improvements		* Factors *		6 LOTS ALONG OAK AVE						
Tax Description		X	Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 11 T22N R8W LOTS 77 TO 82 INCL SILVER BIRCH BLUFF.			Gravel Road	<Site Value B> SITE 6000					6000	100		6,000
Comments/Influences			Paved Road	<Site Value B> SITE 6000					6000	100	LOTS 81 & 82	6,000
			Storm Sewer	200 Actual Front Feet, 0.61 Total Acres		Total Est. Land Value =						12,000
			Sidewalk									
			Water									
		X	Sewer									
		X	Electric									
		X	Gas									
			Curb									
		X	Street Lights									
			Standard Utilities									
			Underground Utils.									
		Topography of Site										
		Level										
			Rolling									
		X	Low									
			High									
			Landscaped									
		X	Swamp									
			Wooded									
			Pond									
			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	6,000	0	6,000			3,749C	
		TPC 12/27/2017	INSPECTED		2017	7,000	0	7,000			3,672C	
		TPC 04/17/2017	INSPECTED		2016	7,000	0	7,000			3,640C	
		TPC 05/06/2016	INSPECTED		2015	7,000	0	7,000			3,630C	



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		5,000	09/01/1999	WD	Download	03-0:4499		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
BIRCH						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
		2018 Est TCV 6,000				

Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS								
			* Factors * 3 BACK LOTS & PRT OF 92								
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
			<Site Value B> SITE 6000					6000	100	SEE COMMENTS	6,000
			150 Actual Front Feet,	0.34	Total Acres			Total Est. Land Value =		6,000	

Taxpayer's Name/Address	Public Improvements
CLEARY LAWRENCE E & CHRISTINE 1827 CHERRY RIDGE STREET CADILLAC MI 49601	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.
Tax Description	
. SEC 11 T22N R8W LOTS 83,84 & 85 & THAT PART OF LOT 92 LYING E OF A LINE EXTENDING DUE N FROM NW COR LOT 85 SILVER BIRCH BLUFF.	

Comments/Influences

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	3,000	0	3,000			3,000S
2017	3,500	0	3,500			3,084C
2016	3,500	0	3,500			3,057C
2015	3,500	0	3,500			3,048C

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

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

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

Owner's Name/Address: ROLKA STEVEN R  
 63 MAIN ST  
 LUDLOW VT 05149  
 2018 Est TCV 6,000

Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS								
Public Improvements			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X			Dirt Road								
X			Gravel Road								
X			Paved Road								
X			Storm Sewer								
X			Sidewalk								
X			Water								
X			Sewer								
X			Electric								
X			Gas								
X			Curb								
X			Street Lights								
X			Standard Utilities								
X			Underground Utils.								
			<Site Value B> SITE 6000 6000 100 311 Actual Front Feet, 0.71 Total Acres Total Est. Land Value = 6,000								

Tax Description: . SEC 11 T22N R8W LOTS 86 THRU 91 & THAT PART OF LOT 92 LYING W OF A LINE EXTENDING DUE N FROM NW COR OF LOT 85 SILVER BIRCH BLUFF.

Comments/Influences:



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Who	When	What
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
		TPC 12/27/2017 INSPECTED
		TPC 11/02/2015 INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	3,000	0	3,000			2,945C
2017	3,500	0	3,500			2,885C
2016	3,500	0	3,500			2,860C
2015	3,500	0	3,500			2,852C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DELINE D D TRUST	SILVER MICHAEL & BONNIE	310,000	08/15/2014	WD	WARRANTY DEED	2014-02883	PTA	100.0
DELINE ELMA SURVIVOR OF D	DELINE DENZEL D TRUST	0	08/06/2014	QC	QUIT CLAIM	2014-02881		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
720 S OAK DR			Pole Barn	04/11/2017	2017-0091	100%

Owner's Name/Address	MAP #:	2018 Est TCV 316,775 TCV/TFA: 166.20
SILVER MICHAEL & BONNIE 720 S OAK DR LAKE CITY MI 49651		

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 1.CROOKED LAKE AREA
LOTS 20, 21, 22 & 23 & N'LY 1/2 OF VACATED ALLEY LYING S'LY OF LOT 20. SOUTHGATE PLAT 2.	X			* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value GROUP A\$900/FF 210.00 289.00 0.5632 1.0000 900 100 106,454 210 Actual Front Feet, 1.39 Total Acres Total Est. Land Value = 106,454
ADD 10' VACATED ALLEY	X			Land Improvement Cost Estimates Description Rate CountyMult. Size %Good Cash Value D/W/P: 4in Concrete 3.61 1.00 778 0 0 D/W/P: Crushed Rock 1.24 1.00 2500 0 0 Dock: Light posts 21.31 1.00 270 0 0
ADD SEWER FOR 05	X			

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

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
JWV	10/06/2017	INSPECTED	2018	53,200	105,200	158,400			158,400S
TPC	04/18/2016	INSPECTED	2017	69,900	92,500	162,400			157,977C
TPC	04/27/2015	INSPECTED	2016	80,700	79,100	159,800		159,800W	156,568C
			2015	84,000	72,100	156,100			156,100S



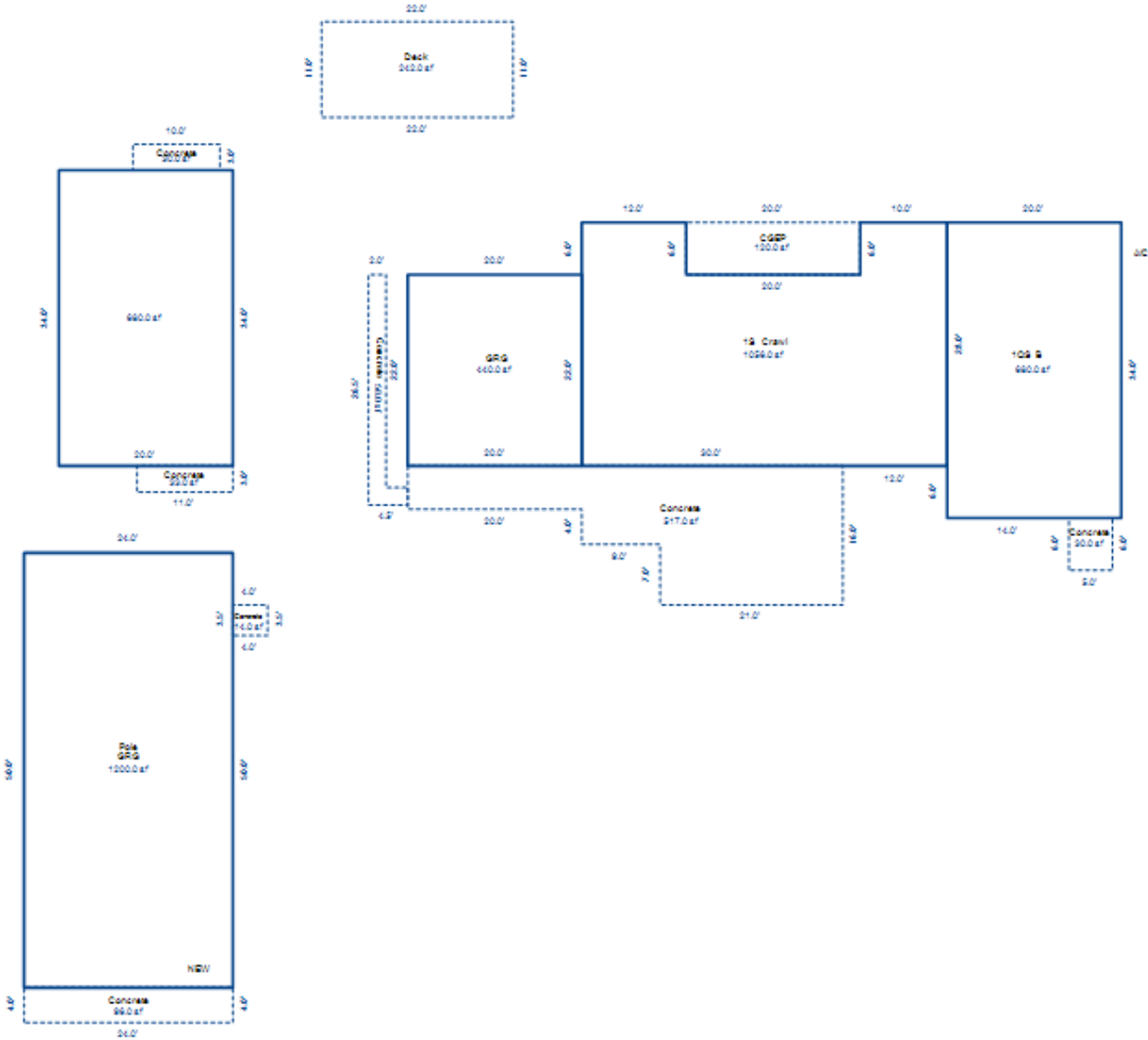
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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 120 242	Type CGEP (1 Story) Treated Wood	Year Built: 1948 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 440 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Plaster X Paneled Wood T&G														
Building Style: 1S		Trim & Decoration															
Yr Built 1948	Remodeled 1991	Ex	X	Ord		Min	Size of Closets										
Condition: Average		Lg	X	Ord		Small	Doors										
Room List		(5) Floors		Central Air Wood Furnace			(12) Electric			Class: C -5 Effec. Age: 30 Floor Area: 1906 Total Base Cost: 153,760 Total Base New : 212,189 Total Depr Cost: 148,533 Estimated T.C.V: 207,946			CntyMult X 1.380 E.C.F. X 1.400		Bsmnt Garage: Carport Area: Roof:		
1	Basement	Kitchen:					No./Qual. of Fixtures			Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1st Floor		Other:					Ex. X Ord. Min			1	Story Siding	Crawl Space	58.43	-8.03	1.82	1056	55,144
2nd Floor		Other:					No. of Elec. Outlets			1.25	Story Siding	Basement	67.18	0.00	2.30	680	47,246
4	Bedrooms						Many X Ave. Few			Other Additions/Adjustments			Rate		Size Cost		
(1) Exterior		(6) Ceilings		100			(13) Plumbing			Walk out Basement Door(s)			775.00		1 775		
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall				1 Average Fixture(s)			Average Fixture(s)			760.00		1 760		
(2) Windows		(7) Excavation		2			3 Fixture Bath			3 Fixture Bath			2400.00		1 2,400		
X	Insulation	Basement: 680 S.F. Crawl: 1056 S.F. Slab: 0 S.F. Height to Joists: 0.0					2 Fixture Bath			Public Sewer			1162.00		1 1,162		
(3) Roof		(8) Basement					Softener, Auto			Well, 50 Feet			1575.00		1 1,575		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	8		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			Softener, Manual			(15) Built-Ins & Fireplaces			1915.00		1 1,915		
(3) Roof		(9) Basement Finish					Solar Water Heat			Appliance Allowance			3250.00		1 3,250		
X	Gable Hip Flat	Recreation SF Living SF 1 Walkout Doors No Floor SF					No Plumbing			Fireplace: Interior 1 Story			40.96		120 4,915		
(3) Roof		(10) Floor Support					Extra Toilet			(16) Porches			6.84		242 1,655		
X	Asphalt Shingle	1		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Extra Sink			CGEP (1 Story), Standard							
Chimney: Stone							Separate Shower			(16) Deck/Balcony							
							Ceramic Tile Floor			Treated Wood,Standard							
							Ceramic Tile Wains			(17) Garages							
							Ceramic Tub Alcove			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)							
							Vent Fan			Base Cost							
							(14) Water/Sewer			Common Wall: 1 Wall							
							Public Water			Automatic Doors							
							Public Sewer			Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)							
							Water Well			Base Cost							
							1000 Gal Septic			Mechanical Doors							
							2000 Gal Septic			Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)							
							Lump Sum Items:			Base Cost							
										Mechanical Doors							
										Notes: GEO THERMAL HEATING							
										<<<< Calculations too long. See Valuation printout for complete pricing. >>>>							

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STOREMSKI LORI L	OBRIEN KATHLEEN & STOREMS	1	10/02/2015	QC	RELATED PARTY	2015-03319		0.0
GILMAN ATHENA & DOUGLAS E	STOREMSKI LORI L	165,000	09/20/2013	WD	WARRANTY DEED	2013-03240 WD	PTA	100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
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SW OAK 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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OBRIEN KATHLEEN & STOREMSKI LORI 37581 N DIANNE LANE NEW BOSTON MI 48164	2018 Est TCV 9,000					
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	Improved	X	Vacant	Land Value Estimates for Land Table Res 1.CROOKED 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 A\$900/FF	10.00	321.00	1.0000	1.0000	900	100		9,000
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				10 Actual Front Feet, 0.07 Total Acres			Total Est. Land Value =	9,000
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Tax Description	X	Dirt Road										
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S'LY 1/2 OF VACATED ALLEY LYING S OF LOT 20. SOUTHGATE PLAT 2.		Gravel Road										
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Comments/Influences		Paved Road										
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ADD 1/2 VACATED ALLEY FOR 00		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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		Gas										
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		Curb										
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		Street Lights										
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		Standard Utilities										
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		Underground Utils.										
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		Topography of Site										
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		Level										
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	X	Rolling										
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		Low										
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		High										
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		Landscaped										
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		Swamp										
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		Wooded										
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		Pond										
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	X	Waterfront										
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		Ravine										
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		Wetland										
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		Flood Plain										
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	X	Private Drive										
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		Who	When	What	2018	4,500	0	4,500				4,500S
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		TPC 12/27/2017	INSPECTED		2017	5,500	0	5,500				5,500S
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		TPC 04/19/2016	INSPECTED		2016	5,500	0	5,500				5,500S
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		TPC 04/27/2015	INSPECTED		2015	6,000	0	6,000				6,000S
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: 401 RESIDENTIAL-I		Zoning:	Building Permit(s)	Date	Number	Status				
690 SW OAK DR		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 0%										
GALVIN TIM A & LUCILLE L 8255 MULLIKEN ROAD MULLIKEN MI 48861		MAP #:		2018 Est TCV 165,935 TCV/TFA: 158.94								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 1.CROOKED LAKE AREA								
. LOTS 24 & 25 SOUTHGATE PLAT 2.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		GROUP A\$900/FF	100.00	259.00	0.7579	1.0000	900	100		68,207
		Paved Road		100 Actual Front Feet, 0.59 Total Acres					Total Est. Land Value =		68,207	
		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	72	0	0			
		X Sewer		Residential Local Cost Land Improvements								
		X Electric		Description	Rate	CountyMult.	Size	%Good	Cash Value			
				Gas	LAND IMPROVE 1000	1000.00	1.00	0.5	95	475		
				Total Estimated Land Improvements True Cash Value = 475								
				Topography of Site								
		X Level										
				Rolling								
				Low								
		X High										
				Landscaped								
				Swamp								
				Wooded								
				Pond								
		X Waterfront										
				Ravine								
				Wetland								
				Flood Plain								
		X Private Drive										
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
					2018	34,100	48,900	83,000			74,749C	
				TPC 12/27/2017 INSPECTED	2017	43,200	45,300	88,500			73,212C	
				TPC 04/19/2016 INSPECTED	2016	46,200	43,100	89,300			72,559C	
				TPC 04/27/2015 INSPECTED	2015	60,000	42,700	102,700			72,342C	

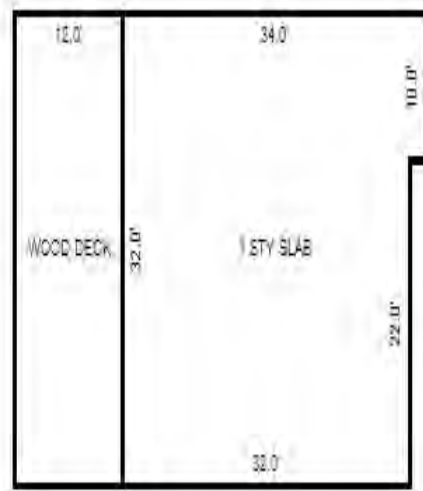


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil 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 384	Type Treated Wood	Year Built: 1977 Car Capacity: Class: CD Exterior: Block Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame Block		Drywall Paneled		Plaster Wood T&G											
Building Style: 1S		Trim & Decoration														
Yr Built 1958		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 3 Bedrooms							0 Amps Service									
(1) Exterior		X Tile		No./Qual. of Fixtures			Ex. Ord. X Min			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj			Size Cost		Size Cost	
Wood/Shingle Aluminum/Vinyl Brick				No. of Elec. Outlets			Many Ave. X Few			1 Story Block Slab 59.76 -10.35 0.00			1044 51,584		1044 51,584	
X Block Insulation		(7) Excavation		(13) Plumbing			Average Fixture(s)			Other Additions/Adjustments			Rate		Rate	
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1044 S.F. Height to Joists: 0.0		1 Average Fixture(s)			Average Fixture(s)			630.00			1 630		1 630	
X	Many Avg. Few	X	Large Avg. Small	1 3 Fixture Bath			1 3 Fixture Bath			1025.00			1 1,025		1 1,025	
X Wood Sash Metal Sash Vinyl Sash Double Hung		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower			2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower			2550.00			1 2,550		1 2,550	
X	Horiz. Slide Casement	(8) Basement		Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1415.00			1 1,415		1 1,415	
X	Double Glass Patio Doors Storms & Screens	Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			6.20			384 2,381		384 2,381	
(3) Roof		(10) Floor Support		Lump Sum Items:						Class:CD Exterior: Block Foundation: 18 Inch (Unfinished)						
X	Gable Hip Flat	Gambrel Mansard Shed		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic						Base Cost 17.30			576 9,965		576 9,965	
X	Asphalt Shingle									Mechanical Doors 350.00			2 700		2 700	
Chimney: Metal										Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)						
										Base Cost 15.75			672 10,584		672 10,584	
										Mechanical Doors 350.00			2 700		2 700	
										Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 69,467						
										ECF (402R - CROOKED LAKE RESIDENTIAL) 1.400 => TCV of Bldg: 1 = 97,253						

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Sketch by Apex IVT

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)		Date	Number	Status				
670 SW OAK DR		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 100% 05/01/2010										
LANDRIS BECKY 670 SW OAK DRIVE LAKE CITY MI 49651		MAP #:		2018 Est TCV 204,314 TCV/TFA: 141.88								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 1.CROOKED LAKE AREA								
. LOTS 26 & 27 SOUTHGATE PLAT 2.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		GROUP A\$900/FF	100.00	239.00	0.7579	1.0000	900	100		68,207
		Paved Road		100 Actual Front Feet, 0.55 Total Acres					Total Est. Land Value =		68,207	
		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	120	71	293			
		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	94	940			
		X Curb		Total Estimated Land Improvements True Cash Value = 1,233								
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		X Rolling										
		X Low										
		X High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X PRIVATE RD		2018	34,100	68,100	102,200			102,200S		
		TPC 12/27/2017 INSPECTED		2017	43,200	65,600	108,800			107,559C		
		TPC 04/19/2016 INSPECTED		2016	46,200	60,400	106,600			106,600S		
		TPC 04/27/2015 INSPECTED		2015	60,000	59,500	119,500			119,500S		

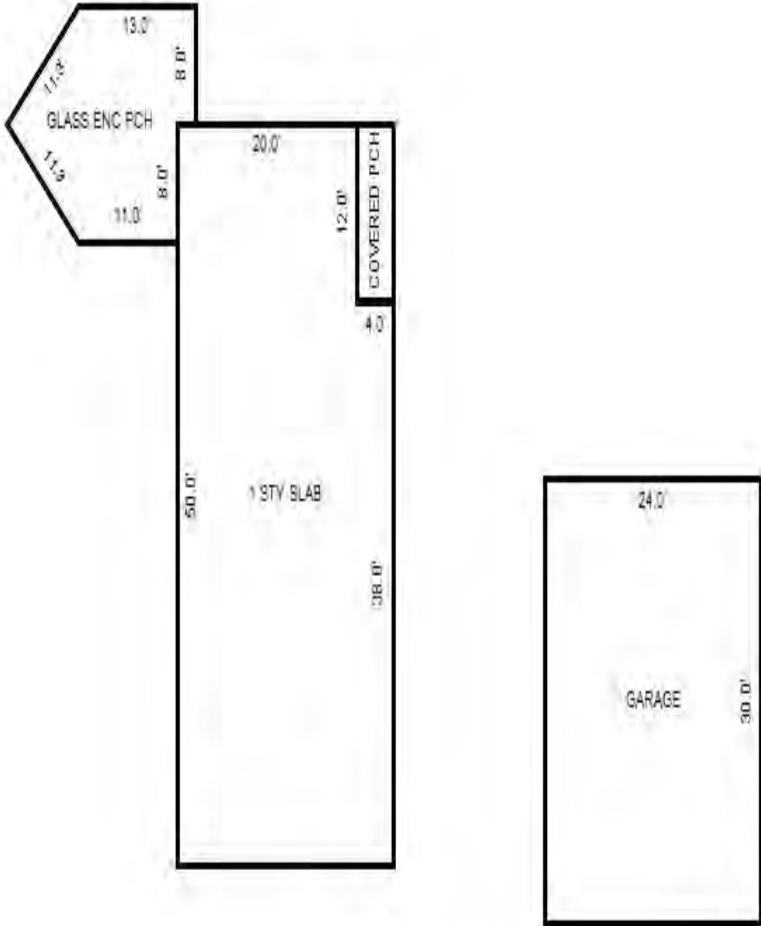


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Sketch by Apex IVT

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)		Date	Number	Status				
660 SW OAK DR		School: LAKE CITY - 57020		Reroof		09/22/2017	2017-0475	100%				
Owner's Name/Address		P.R.E. 0%	MAP #:		2018 Est TCV 177,923 TCV/TFA: 119.25							
SHANAVER THOMAS E & ROSE M 27770 PRESCOTT STREET ROMULUS MI 48174		X Improved	Vacant	Land Value Estimates for Land Table Res 1.CROOKED LAKE AREA								
Tax Description		Public Improvements		* Factors *								
. LOTS 28 & 29 SOUTHGATE PLAT 2.		X Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		X Gravel Road		GROUP A\$900/FF 100.00 227.00 0.7579 1.0000 900 100 68,207								
ADD SEWER FOR 05		X Paved Road		100 Actual Front Feet, 0.52 Total Acres Total Est. Land Value = 68,207								
		X Storm Sewer		Land Improvement Cost Estimates								
		X Sidewalk		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		X Water		D/W/P: 4in Ren. Conc. 3.78 1.00 760 0 0								
		X Sewer		Residential Local Cost Land Improvements								
		X Electric		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		X Gas		LAND IMPROVE 2500 2500.00 1.00 1.0 95 2,375								
		X Curb		Total Estimated Land Improvements True Cash Value = 2,375								
		X Street Lights										
		X Standard Utilities										
		X Underground Utils.										
		Topography of Site										
		Level										
		Rolling										
		Low										
		X High										
		X Landscaped										
		X Swamp										
		X Wooded										
		X Pond										
		X Waterfront										
		X Ravine										
		X Wetland										
		X Flood Plain										
		X PRIVATE RD		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2018	34,100	54,900	89,000			89,000S	
		JWV	12/16/2017	INSPECTED	2017	43,200	45,600	88,800			88,800S	
		TPC	04/27/2015	INSPECTED	2016	46,200	47,000	93,200			93,200S	
		TPC	06/16/2014	INSPECTED	2015	60,000	46,300	106,300			106,115C	

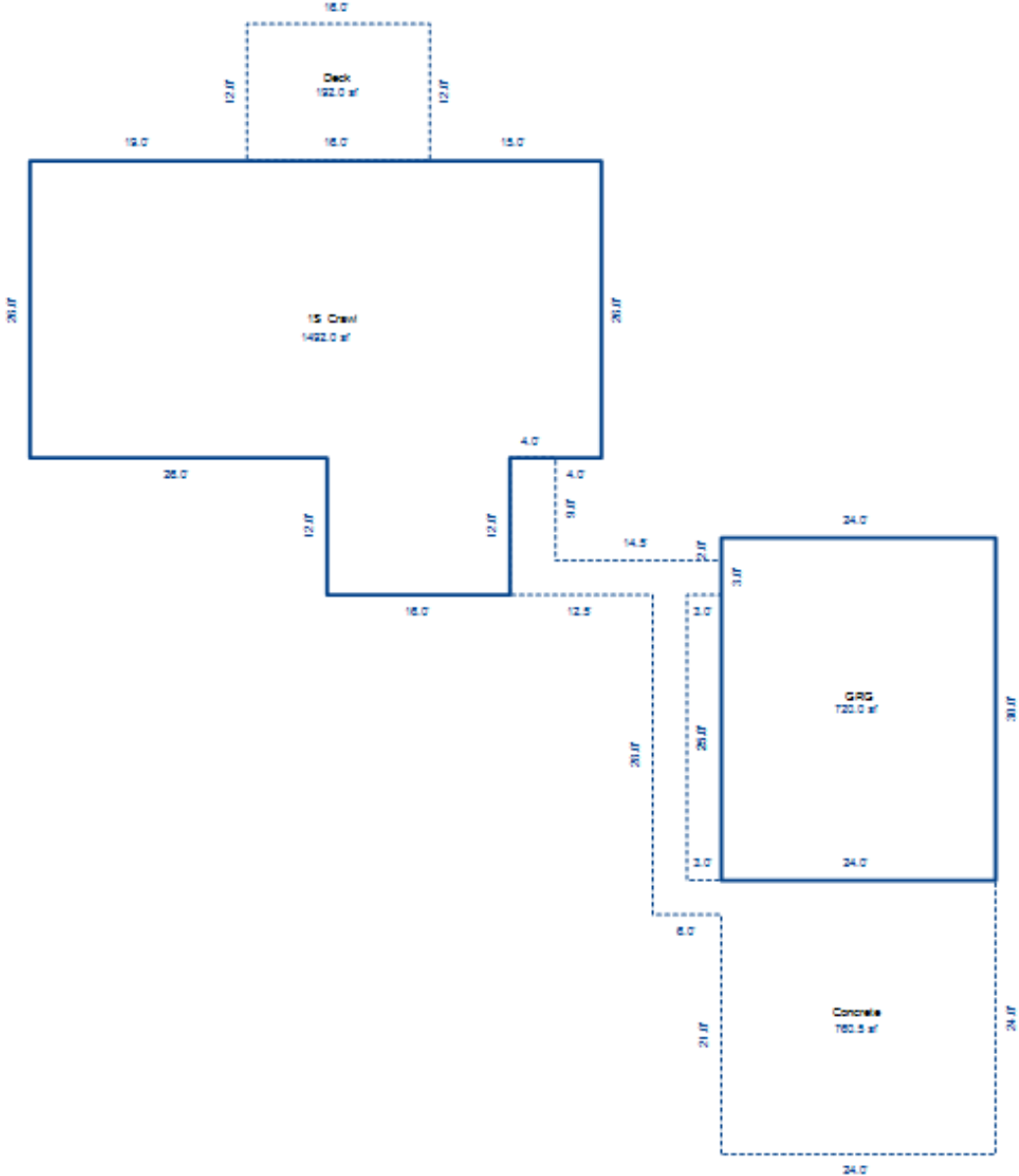


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage							
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		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 192	Type Treated Wood	Year Built: 1978 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame	X	Drywall Plaster X Paneled Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace																	
Yr Built 1968	Remodeled 0	Ex	X	Ord		Min	(12) Electric														
Condition: Average		Lg	X	Ord		Small	200 Amps Service														
Room List		(5) Floors		Kitchen: Other: Other:																	
	Basement 1st Floor 2nd Floor Bedrooms																				
(1) Exterior		X		Tile			No./Qual. of Fixtures														
X	Wood/Shingle Aluminum/Vinyl Brick						Ex.	X	Ord.		Min	Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj			Size Cost						
Insulation				Basement: 0 S.F. Crawl: 1492 S.F. Slab: 0 S.F. Height to Joists: 0.0			No. of Elec. Outlets														
(2) Windows		Many	X	Avg.		Large	Many	X	Ave.		Few	Rate			Size Cost						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement						(13) Plumbing														
X	Double Glass Patio Doors Storms & Screens						1		Average Fixture(s)												
(3) Roof				(8) Basement			(14) Water/Sewer														
X	Gable Hip Flat						1		3 Fixture Bath												
X	Asphalt Shingle						1		2 Fixture Bath												
Chimney: Metal				(9) Basement Finish			(15) Built-Ins & Fireplaces														
				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														
				(10) Floor Support			(16) Deck/Balcony														
				Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic														
							Lump Sum Items:														
														Class: CD Effec. Age: 40 Floor Area: 1492 Total Base Cost: 92,599 Total Base New : 127,787 Total Depr Cost: 76,672 Estimated T.C.V: 107,341		CntyMult X 1.380 E.C.F. X 1.400		Bsmnt-Adj -7.88 Heat-Adj 0.00		Size 1492 70,706	
														Rate 55.27		Bsmnt-Adj -7.88		Heat-Adj 0.00		Size 1492 70,706	
														Rate 630.00						Size 1 630	
														Rate 1325.00						Size 1 1,325	
														Rate 1025.00						Size 1 1,025	
														Rate 1575.00						Size 1 1,575	
														Rate 1415.00						Size 1 1,415	
														Rate 2900.00						Size 1 2,900	
														Rate 6.81						Size 192 1,308	
														Rate 15.30						Size 720 11,016	
														Rate 350.00						Size 2 700	
														Rate 1.400						Size 1 107,341	
														Rate 1.400						Size 1 107,341	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LYNCH DENNIS & LARAIA KAT	LYNCH DENNIS P TRUST	0	06/30/2016	QC	RELATED PARTY	2016-02644		0.0
LYNCH DENNIS	LYNCH DENNIS & LA RAIKA KA	0	12/13/2004	QC	Not Qualified	04-0/5124		0.0
		238,750	08/01/2002	WD	Download	02-0:3622		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
630 S OAK DR	School: LAKE CITY - 57020		SEWER	08/10/1950	1950-16227	100%

Owner's Name/Address	MAP #:
LYNCH DENNIS P TRUST 2638 W CROWN DR TRAVERSE CITY MI 49685	2018 Est TCV 211,125 TCV/TFA: 137.45

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 1.CROOKED LAKE AREA
. LOTS 30 & 31 SOUTHGATE PLAT 2.			

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X Dirt Road	GROUP A\$900/FF	100.00	220.00	0.7579	1.0000	900	100		68,207
X Gravel Road	100 Actual Front Feet, 0.51 Total Acres							Total Est. Land Value =	68,207

Comments/Influences	Land Improvement Cost Estimates

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.51	1.00	1368	0	0
Shed: Wood Frame	9.24	1.00	160	94	1,389

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 =					3,764

Topography of Site
Level

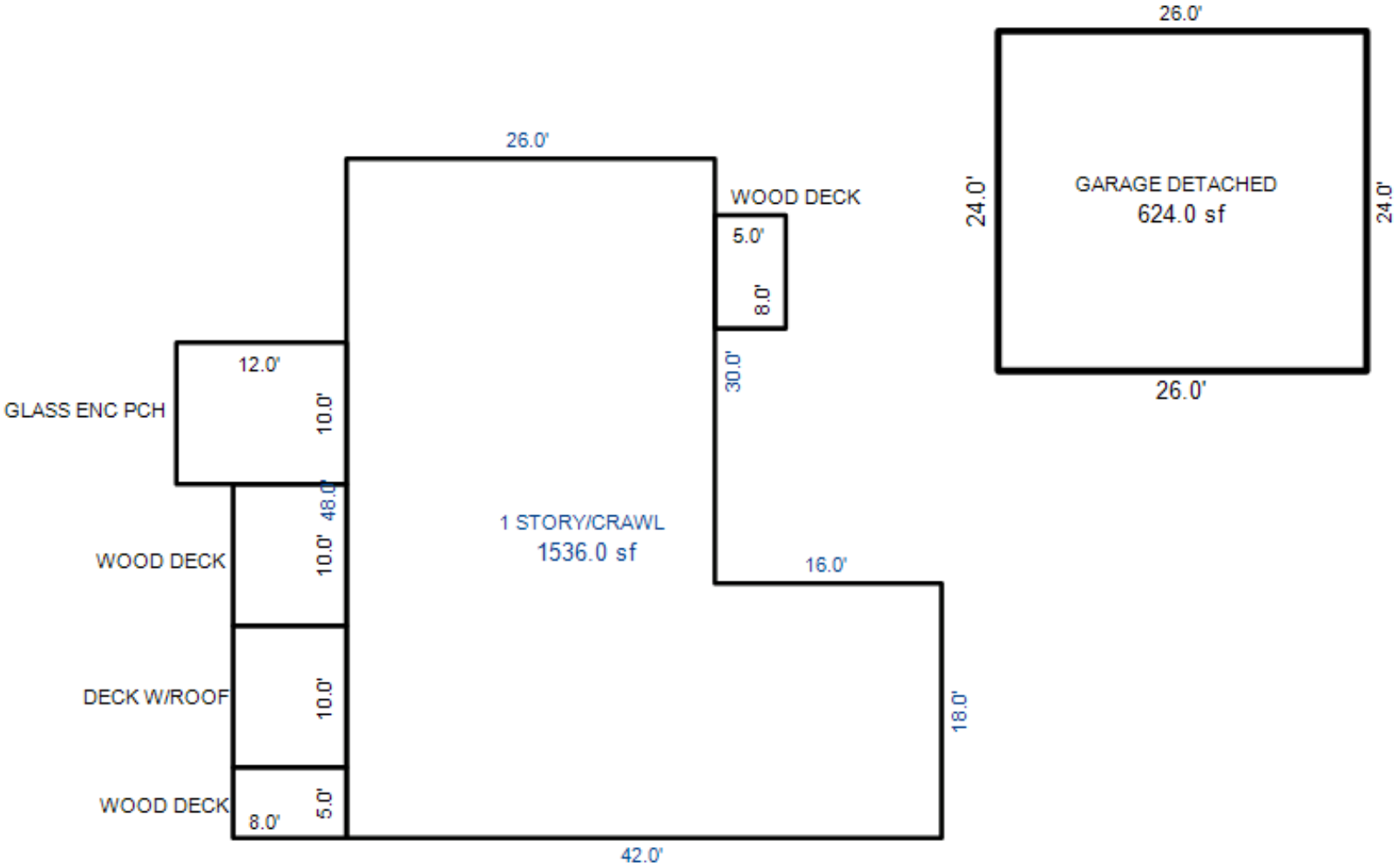
X High	Level
X Waterfront	Rolling
	Low
	Swamp
	Wooded
	Pond
	Wetland
	Flood Plain
X PRIVATE RD	

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	34,100	71,500	105,600			105,600S
2017	43,200	68,500	111,700			110,384C
2016	46,200	63,200	109,400			109,400S
2015	60,000	62,200	122,200			116,231C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BARRATT DENNIS R & BERNAD	KING ASHLEY BARRATT	60,000	02/10/2017	WD	Arms Length	2017-00622	PTA	100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
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S OAK 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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KING ASHLEY BARRATT 2400 2ND ST FORT LEE NJ 07024	2018 Est TCV 68,207
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Improved	X	Vacant	Land Value Estimates for Land Table Res 1.CROOKED 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 A\$900/FF	100.00	219.00	0.7579	1.0000	900	100	68,207
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100 Actual Front Feet, 0.50 Total Acres						Total Est. Land Value =	68,207
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Tax Description	X	Dirt Road
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. LOTS 32 & 33 SOUTHGATE PLAT 2.		Gravel Road
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Comments/Influences		Paved Road
---------------------	--	------------

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

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

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

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

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

		Gas
--	--	-----

		Curb
--	--	------

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

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

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

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

X Level
---------

Rolling
---------

Low
-----

X High
--------

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

Swamp
-------

Wooded
--------

Pond
------

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

Ravine
--------

Wetland
---------

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

X PRIVATE RD
--------------

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

			2018	34,100	0	34,100			34,100S
--	--	--	------	--------	---	--------	--	--	---------

TPC 12/27/2017	INSPECTED		2017	43,200	0	43,200			36,386C
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TPC 04/19/2016	INSPECTED		2016	46,200	0	46,200			36,062C
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TPC 04/27/2015	INSPECTED		2015	60,000	0	60,000			35,955C
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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				
590 S OAK DR		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 0%		MAP #:								
SCHMIEGE C J TRUSTEE 4025 ISABELLE PORTAGE MI 49081		2018 Est TCV 176,447 TCV/TFA: 151.85										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 1.CROOKED LAKE AREA								
. LOTS 34 & 35 SOUTHGATE PLAT 2.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
ADD SEWER FOR 05		Gravel Road		GROUP A\$900/FF	100.00	224.00	0.7579	1.0000	900	100		68,207
		Paved Road		100 Actual Front Feet, 0.51 Total Acres					Total Est. Land Value =		68,207	
		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	1200	71	2,726		
		X Sewer	Total Estimated Land Improvements True Cash Value = 2,726									
		X Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		X PRIVATE RD	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2018	34,100	54,100	88,200		88,200S		
		TPC 12/27/2017	INSPECTED		2017	43,200	52,200	95,400		91,833C		
		TPC 04/19/2016	INSPECTED		2016	46,200	48,200	94,400		91,014C		
		TPC 04/27/2015	INSPECTED		2015	60,000	45,800	105,800		90,742C		

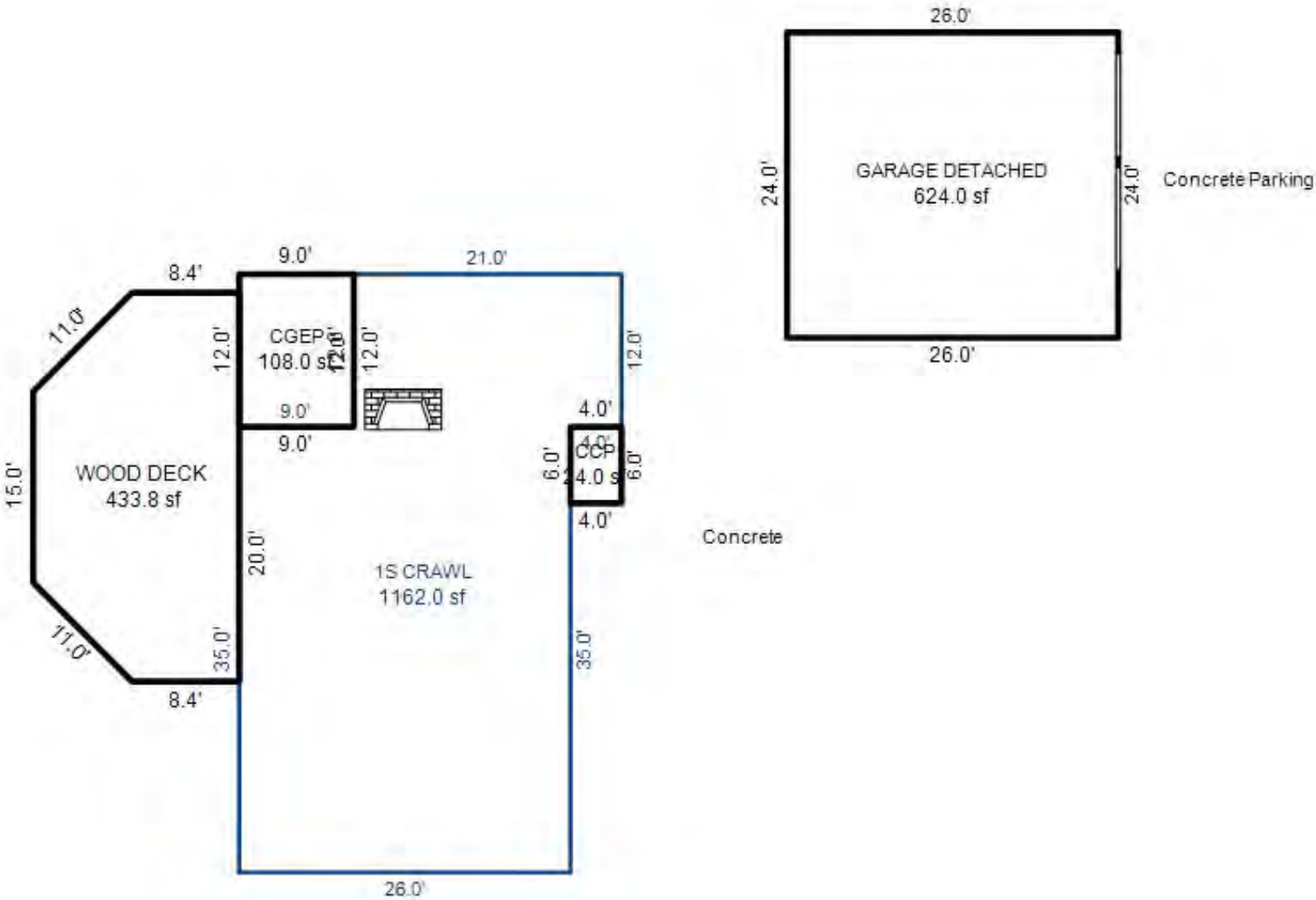


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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 24 108 433	Type CCP (1 Story) CGEP (1 Story) Treated Wood	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: 2 Area: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: CD Effec. Age: 35 Floor Area: 1162 Total Base Cost: 84,022 Total Base New : 115,950 Total Depr Cost: 75,367 Estimated T.C.V: 105,514						
Building Style: 1S		Trim & Decoration								CnlyMult X 1.380 E.C.F. X 1.400						
Yr Built 1963	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 Ex.		Ord.		Min										
X	Wood/Shingle Aluminum/Vinyl Brick	No. of Elec. Outlets														
		Many	X	Ave.		Few										
(2) Windows		(7) Excavation														
		Basement: 0 S.F. Crawl: 1162 S.F. Slab: 0 S.F. Height to Joists: 0.0														
X	Many Avg. Few	X	Large Avg. Small	(8) Basement												
X	Wood Sash Metal Sash Vinyl Sash	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor														
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors	(9) Basement Finish														
X	Storms & Screens	Recreation	SF													
		Living	SF													
		Walkout Doors	SF													
		No Floor	SF													
(3) Roof		(10) Floor Support														
X	Gable Hip Flat	Gambrel Mansard Shed														
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:														
		1 Public Water														
		1 Public Sewer														
		1 Water Well														
		1000 Gal Septic														
		2000 Gal Septic														
		Lump Sum Items:														
Chimney: Brick																

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: 401 RESIDENTIAL-I		Zoning:	Building Permit(s)	Date	Number	Status				
570 S OAK DR		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 0%		MAP #:								
FISH STEVE & CYNTHIA G 722 PENDLETON DRIVE NE COMSTOCK PARK MI 49321		2018 Est TCV 166,655 TCV/TFA: 141.59										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 1.CROOKED LAKE AREA								
. LOTS 36 & 37 SOUTHGATE PLAT 2.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
ADD SEWER FOR 05		Gravel Road		GROUP A\$900/FF	100.00	218.00	0.7579	1.0000	900	100		68,207
		Paved Road		100 Actual Front Feet, 0.50 Total Acres					Total Est. Land Value =		68,207	
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		Water		Shed: Wood Frame	9.85	1.00	120	50	591			
		X Sewer		Total Estimated Land Improvements True Cash Value = 591								
		X Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X PRIVATE RD		2018	34,100	49,200	83,300			63,233C		
		TPC 12/27/2017 INSPECTED		2017	43,200	47,400	90,600			61,933C		
		TPC 04/19/2016 INSPECTED		2016	46,200	43,700	89,900			61,381C		
		TPC 04/27/2015 INSPECTED		2015	60,000	32,500	92,500			61,198C		

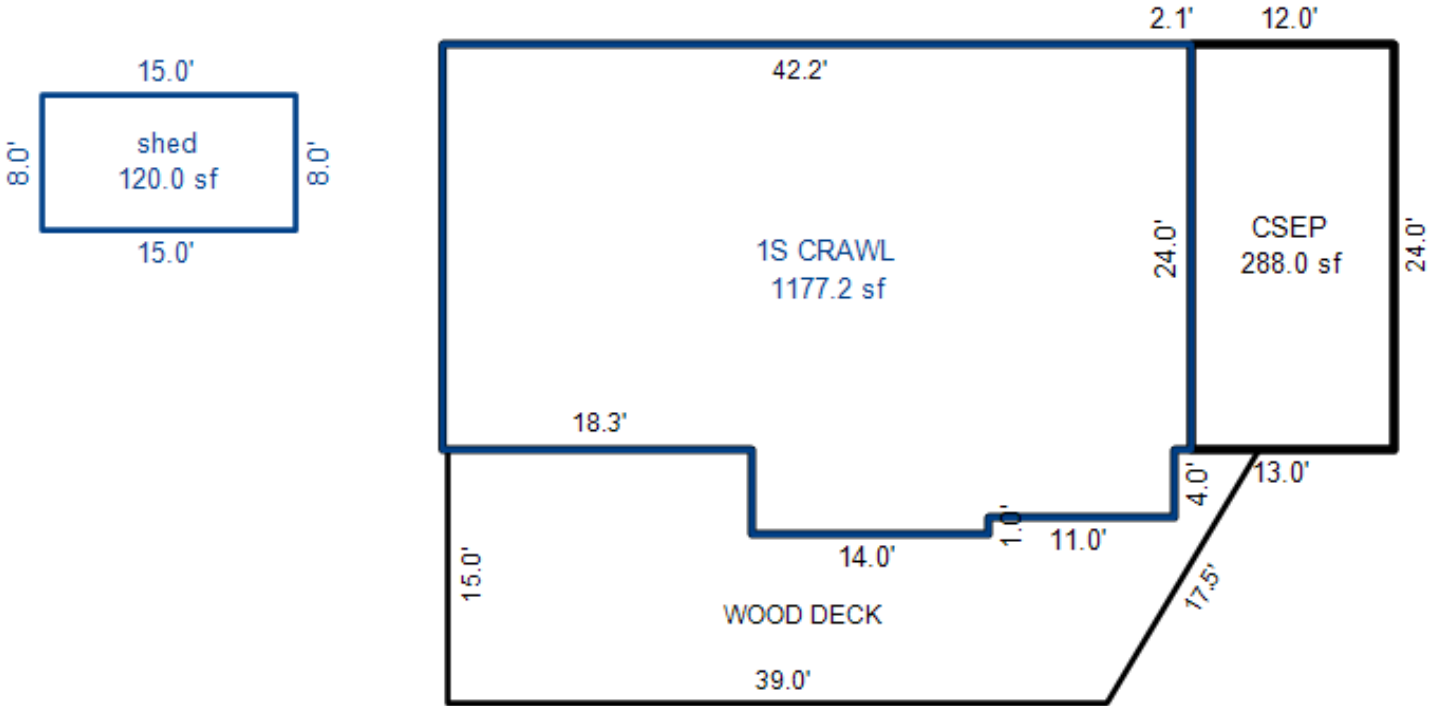


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		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	2	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 288 538	Type CSEP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	X	Drywall 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.		Room List (5) Floors Kitchen: Other: Other:			
Building Style: 1S		Yr Built 1971 YR		Remodeled 0		Condition: Average		Room List		(5) Floors		Basement 1st Floor 2nd Floor 3 Bedrooms		(6) Ceilings X Drywall X Tile			
(1) Exterior		Wood/Shingle Aluminum/Vinyl Brick		Insulation		(2) Windows X Many Avg. X Avg. Few Small		X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement		X Double Glass Patio Doors Storms & Screens		(3) Roof X Gable Hip X Gambrel Flat Mansard Shed		X Asphalt Shingle		Chimney: Brick	
Ex. X Ord Min		No./Qual. of Fixtures		(12) Electric 0 Amps Service		No. of Elec. Outlets Many X Ave. Few		(13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer 1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost 1 Story Siding Crawl Space 57.52 -8.40 0.00 1177 57,814 Other Additions/Adjustments Rate Size Cost (13) Plumbing Average Fixture(s) 630.00 1 630 (14) Water/Sewer Public Sewer 1025.00 1 1,025 Well, 50 Feet 1575.00 1 1,575 (15) Built-Ins & Fireplaces Appliance Allowance 1415.00 1 1,415 Fireplace: Interior 1 Story 2900.00 2 5,800 (16) Porches CSEP (1 Story), Standard 22.50 288 6,480 (16) Deck/Balcony Treated Wood,Standard 5.92 538 3,185 Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 69,898 ECF (402R - CROOKED LAKE RESIDENTIAL) 1.400 => TCV of Bldg: 1 = 97,857			

\*\*\* 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.
FISH MICHAEL D & NORMA J	WIACEK MICHAEL & MATTHEW	310,000	09/25/2017	WD	Multiple Improved	2017-02960	PTA	100.0
FISH NORMA J TRUST	FISH MICHAEL D & NORMA J	1	04/29/2014	QC	RELATED PARTY	2014-01695		0.0
		137,000	08/01/1997	WD	Download	327:1068		0.0

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

Owner's Name/Address	MAP #:
WIACEK MICHAEL & MATTHEW 1811 BEVERLY BLVD BERKLEY MI 48072	2018 Est TCV 45,000

Improved	X	Vacant	Land Value Estimates for Land Table Res 1.CROOKED LAKE AREA				
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Public Improvements	* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value

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

Tax Description	GROUP A\$900/FF 50.00 195.00 1.0000 1.0000 900 100						45,000
. LOT 38 SOUTHGATE PLAT 2.	50 Actual Front Feet, 0.22 Total Acres					Total Est. Land Value =	45,000

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	22,500	0	22,500			22,500S
2017	27,500	0	27,500			19,542C
2016	27,500	0	27,500			19,368C
2015	27,500	0	27,500			19,311C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FISH MICHAEL D & NORMA J	WIACEK MICHAEL & MATTHEW	310,000	09/25/2017	WD	Arms Length	2017-02960	PTA	100.0
FISH NORMA J TRUST	FISH MICHAEL D & NORMA J	1	04/29/2014	QC	RELATED PARTY	2014-01695		0.0
FISH MICHAEL D & NORMA J	FISH MICHAEL D & NORMA J	0	04/29/2014	QC	QUIT CLAIM	2014-01844		0.0

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

Owner's Name/Address	MAP #:
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WIACEK MICHAEL & MATTHEW 1811 BEVERLY BLVD BERKLEY MI 48072	2018 Est TCV 170,718 TCV/TFA: 94.42
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X Improved	Vacant	Land Value Estimates for Land Table Res 1.CROOKED LAKE AREA
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Public Improvements	* Factors *
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Tax Description	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. LOT 39 SOUTHGATE PLAT 2.	GROUP A\$900/FF	50.00	167.00	1.0000	1.0000	900	100		45,000
Comments/Influences	50 Actual Front Feet, 0.19 Total Acres Total Est. Land Value = 45,000								

Land Improvement Cost Estimates
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Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	458	71	1,041
Total Estimated Land Improvements True Cash Value =					1,041

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

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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	22,500	62,900	85,400			85,400S
2017	27,500	58,600	86,100			69,549C
2016	27,500	53,900	81,400			68,929C
2015	27,500	53,100	80,600			68,723C

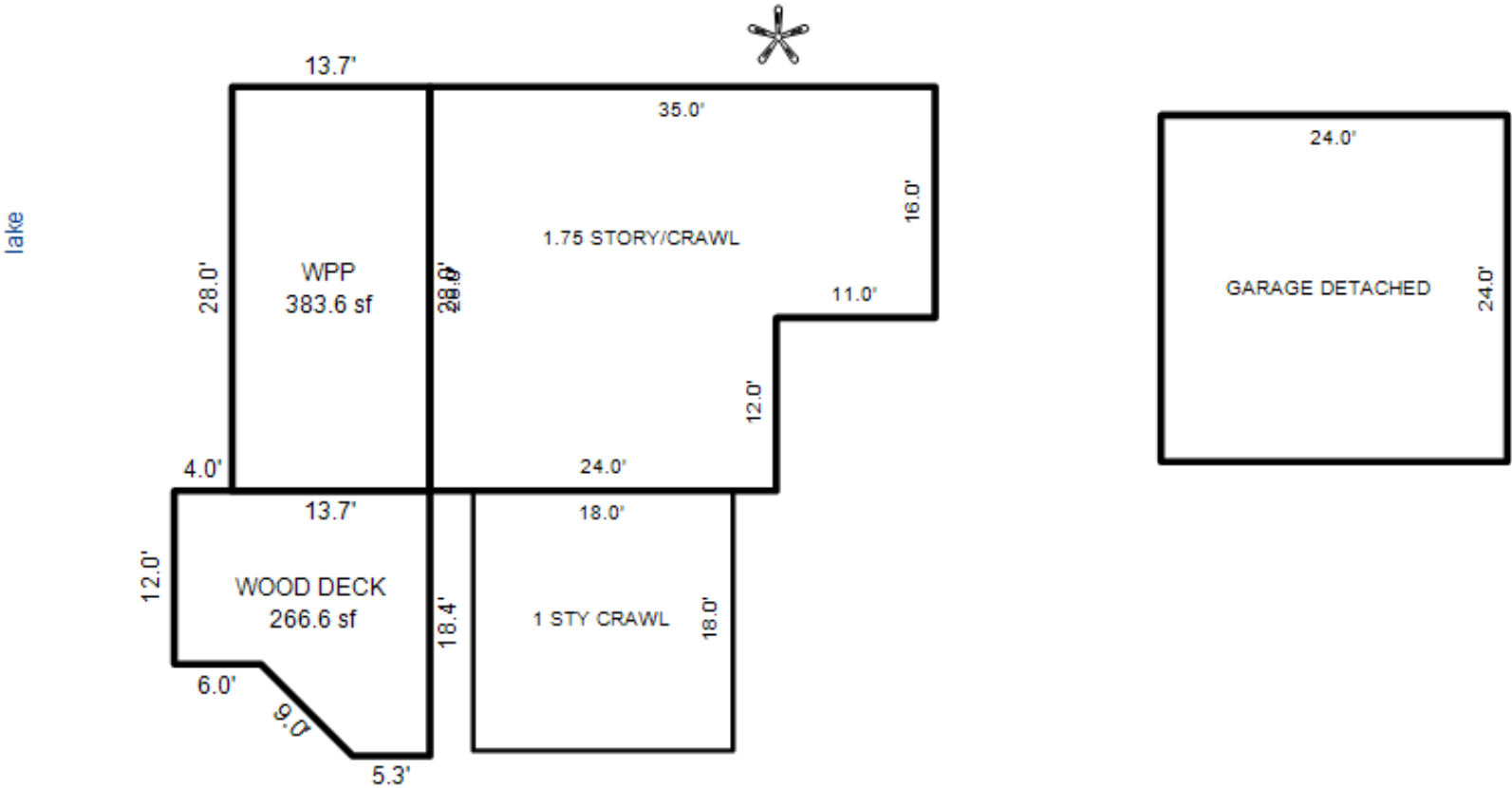
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	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 504	Type Treated Wood	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: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame		Drywall X Paneled		Plaster Wood T&G													
Building Style: 1.75S		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																
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:					(12) Electric											
		0 Amps Service																
		(6) Ceilings																
X	(1) Exterior	X	Tile	Ex.	Ord.	X	Min	No. of Elec. Outlets										
X	Wood/Shingle Aluminum/Vinyl Brick			Many	Ave.	X	Few	(13) Plumbing										
Insulation		Basement: 0 S.F. Crawl: 1172 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	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish																
		Recreation SF Living SF Walkout Doors No Floor SF																
(3) Roof		(10) Floor Support																
X	Gable Hip Flat	Gambrel Mansard Shed																
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:																
Chimney: Metal		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																
		Lump Sum Items:																
		Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost																
		1.75 Story Siding Crawl Space 82.26 -8.41 3.28 848 65,406																
		1 Story Siding Crawl Space 57.57 -8.41 1.87 324 16,534																
		Other Additions/Adjustments Rate Size Cost																
		(13) Plumbing Average Fixture(s) 630.00 1 630																
		(14) Water/Sewer Public Sewer 1025.00 1 1,025																
		Well, 50 Feet 1575.00 1 1,575																
		(15) Built-Ins & Fireplaces Appliance Allowance 1415.00 1 1,415																
		(16) Deck/Balcony Treated Wood,Standard 5.99 504 3,019																
		(17) Garages Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 16.80 576 9,677																
		Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 89,055																
		ECF (402R - CROOKED LAKE RESIDENTIAL) 1.400 => TCV of Bldg: 1 = 124,677																

\*\*\* 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.
FISH MICHAEL D & NORMA J	WIACEK MICHAEL & MATTHEW	310,000	09/25/2017	WD	Multiple Improved	2017-02960	PTA	100.0
FISH NORMA J TRUST	FISH MICHAEL D & NORMA J	1	04/29/2014	QC	RELATED PARTY	2014-01695		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
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S OAK 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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WIACEK MICHAEL & MATTHEW 1811 BEVERLY BLVD BERKLEY MI 48072	2018 Est TCV 45,000
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Improved	X	Vacant	Land Value Estimates for Land Table Res 1.CROOKED 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 A\$900/FF	50.00	144.00	1.0000	1.0000	900	100	45,000
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50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	45,000
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Tax Description	X	Dirt Road
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. LOT 40 SOUTHGATE PLAT 2.		Gravel Road
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Comments/Influences		Paved Road
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		Storm Sewer
--	--	-------------

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

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

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

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

		Gas
--	--	-----

		Curb
--	--	------

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

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

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

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

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

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

		Low
--	--	-----

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

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

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

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

		Pond
--	--	------

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

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

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

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

		PRIVATE RD
--	--	------------

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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			2018	22,500	0	22,500			22,500S
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		TPC 12/27/2017 INSPECTED	2017	27,500	0	27,500			16,708C
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		TPC 04/19/2016 INSPECTED	2016	27,500	0	27,500			16,559C
--	--	--------------------------	------	--------	---	--------	--	--	---------

		TPC 04/27/2015 INSPECTED	2015	27,500	0	27,500			16,510C
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HARTWIG STEVEN M	HARTWIG STEVEN M & CHERYL	0	10/04/2016	QC	RELATED PARTY	2016-03342		0.0
HARTWIG STEVEN M	HARTWIG STEVEN M & CHERYL	0	01/07/2013	QC	QUIT CLAIM	2013-00321	PTA	0.0
HARTWIG DON ETAL *	HARTWIG STEVEN M	0	05/24/2006	QC	Not Qualified	06-0/1935		88.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
510 S OAK DR						
School: LAKE CITY - 57020						
P.R.E. 0%						
Owner's Name/Address		MAP #:				
HARTWIG STEVEN M & CHERYL A 482 DORCHESTER WAY Milford MI 48381		2018 Est TCV 114,832 TCV/TFA: 164.99				

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 1.CROOKED LAKE AREA					Value	
		Public Improvements		Description	Frontage	Depth	Front	Depth		Rate %Adj. Reason
LOTS 41 & 42 SOUTHGATE PLAT 2. Combination of 640-041 & 640-042 for 07. Comments/Influences	X	Dirt Road		GROUP A\$900/FF	50.00	111.00	0.7579	1.0000	900 100	34,104
		Gravel Road		GROUP A\$900/FF	50.00	123.00	0.7579	1.0000	900 100	34,104
		Paved Road		100 Actual Front Feet, 0.27 Total Acres					Total Est. Land Value =	

ADD SEWER FOR 05 CORRECTED SEWER VALUE FOR 07.	X	Water								
06 COMBINE W640-041-00 FOR 07.	X	Sewer								
	X	Electric								
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								

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



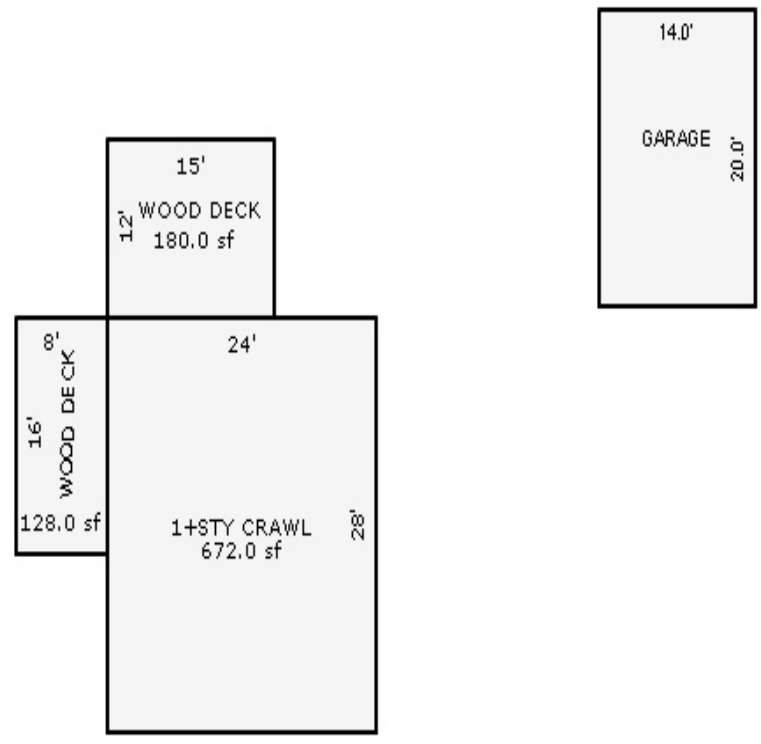
Who	When	What	2018	34,100	23,300	57,400		57,400S
	TPC 12/27/2017	INSPECTED	2017	43,200	21,600	64,800		59,122C
	TPC 04/19/2016	INSPECTED	2016	46,200	20,700	66,900		58,595C
	TPC 04/27/2015	INSPECTED	2015	36,000	22,700	58,700		58,420C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																																																																																																										
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 180 128	Type Pine Pine	Year Built: 1980 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 280 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																																																																																											
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: 1+S		Trim & Decoration			Central Air Wood Furnace																																																																																																																																																																																			
Yr Built 1956	Remodeled 0	Ex	Ord	X	Min	(12) Electric																																																																																																																																																																																		
Condition: Average		Lg	Ord	X	Small	0 Amps Service																																																																																																																																																																																		
Room List		(5) Floors			Kitchen: Other: Other:																																																																																																																																																																																			
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(1) Exterior					No./Qual. of Fixtures																																																																																																																																																																																			
X	Wood/Shingle Aluminum/Vinyl Brick				Ex.	Ord.	X	Min	1+	Story Siding	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost																																																																																																																																																																								
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(2) Windows		Many	Large		Many	Ave.	X	Few																																																																																																																																																																																
X	Avg. Few	X	Avg. Small		(7) Excavation																																																																																																																																																																																			
X	Wood Sash Metal Sash Vinyl Sash	Basement: 0 S.F. Crawl: 696 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing																																																																																																																																																																																			
X	Double Hung Horiz. Slide Casement	(8) Basement			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																																																																																																																			
X	Double Glass Patio Doors Storms & Screens				(14) Water/Sewer																																																																																																																																																																																			
(3) Roof		(9) Basement Finish			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																																																																																																																																																																			
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors No Floor SF		(10) Floor Support																																																																																																																																																																																			
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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				
500 S OAK DR		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 0%		MAP #:								
LEITCH CAROL H 2029 PAULINE COURT ANN ARBOR MI 48103		2018 Est TCV 116,813 TCV/TFA: 135.20										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 1.CROOKED LAKE AREA								
. LOTS 43 & 44 SOUTHGATE PLAT 2.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		GROUP A\$900/FF	100.00	107.00	0.7579	1.0000	900	100		68,207
		Paved Road		100 Actual Front Feet, 0.25 Total Acres Total Est. Land Value = 68,207								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		Water		D/W/P: Patio Blocks	6.84	1.00	84	71	408			
		X Sewer		Shed: Metal Prefab	7.80	1.00	78	45	274			
		X Electric		Total Estimated Land Improvements True Cash Value = 682								
		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										
		X PRIVATE RD		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who When What		2018	34,100	24,300	58,400			42,662C		
		TPC 12/27/2017 INSPECTED		2017	43,200	22,500	65,700			41,785C		
		TPC 04/19/2016 INSPECTED		2016	46,200	21,600	67,800			41,413C		
		TPC 04/27/2015 INSPECTED		2015	40,000	21,300	61,300			41,290C		



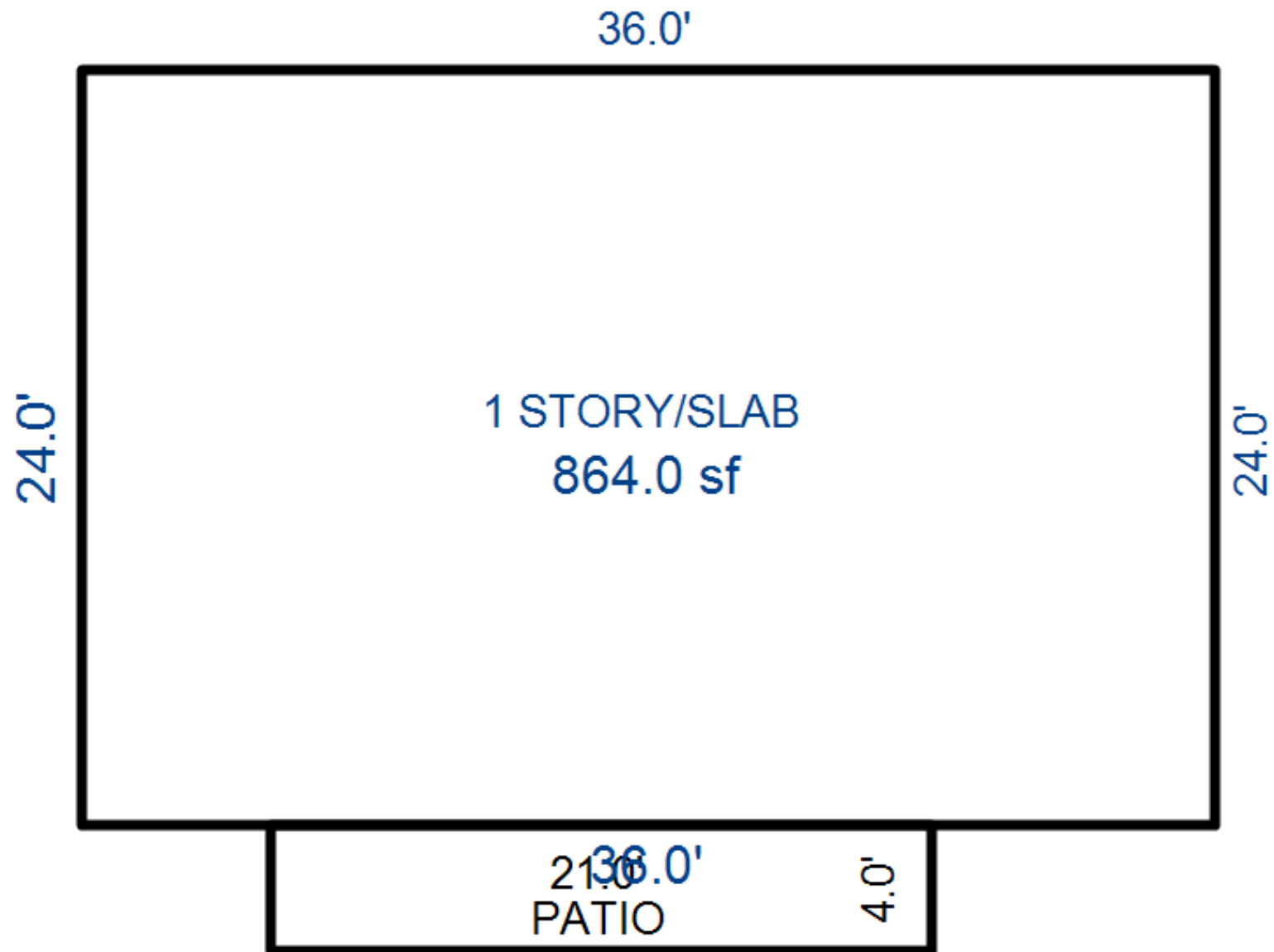
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		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		Drywall X Paneled		Plaster Wood T&G													
Building Style: 1S		Trim & Decoration			Ex	X	Ord		Min	X	Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							
Yr Built 1956	Remodeled 0	Size of Closets			Lg	X	Ord		Small		Central Air Wood Furnace							
Condition: Average			Doors				Solid	X	H.C.		(12) Electric							
Room List		(5) Floors			Kitchen:				Other:				Other:					
	Basement 1st Floor 2nd Floor 3 Bedrooms																	
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures				Ex. X Ord. Min				Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost					
X	Wood/Shingle Aluminum/Vinyl Brick										1	Story Siding	Slab	50.11	-9.80	-1.89	864	33,195
	Insulation				No. of Elec. Outlets				Many X Ave. Few				Other Additions/Adjustments					
(2) Windows		(7) Excavation			Basement: 0 S.F. Crawl: 0 S.F. Slab: 864 S.F. Height to Joists: 0.0				(13) Plumbing				(14) Water/Sewer					
X	Many Avg. X Few		Large Avg. Small								1	Average Fixture(s)						
X	Wood Sash Metal Sash Vinyl Sash X Double Hung X Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor								1	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan						
(3) Roof		(8) Basement			(9) Basement Finish				(14) Water/Sewer				(15) Built-Ins & Fireplaces					
X	Gable Hip Flat		Gambrel Mansard Shed															
X	Asphalt Shingle		Recreation SF Living SF Walkout Doors No Floor SF															
Chimney: Block		(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:				(14) Water/Sewer				Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 34,231 ECF (402R - CROOKED LAKE RESIDENTIAL) 1.400 => TCV of Bldg: 1 = 47,924					
											1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic						
					Lump Sum Items:													

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
OSBORN RICHARD & CATHERIN	OSBORN CATHERINE ANNE	0	01/26/2017	QC	RELATED PARTY	2017-00419		0.0
OSBORN RICHARD HAROLD	OSBORN RICHARD HAROLD	0	11/09/1998	QC	RELATED PARTY	2016-02975	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status						
470 S OAK DR												
Owner's Name/Address	School: LAKE CITY - 57020											
	P.R.E. 0%											
	MAP #:											
	2018 Est TCV 173,894 TCV/TFA: 134.18											
	X Improved	Vacant	Land Value Estimates for Land Table Res 1.CROOKED LAKE AREA									
	Public Improvements		* Factors *									
	X	Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
		Gravel Road	GROUP A\$900/FF	100.00	100.00	0.7579	1.0000	900	100		68,207	
		Paved Road	100 Actual Front Feet, 0.23 Total Acres Total Est. Land Value =								68,207	
		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	72	71	164				
	X	Sewer	Total Estimated Land Improvements True Cash Value =									164
	X	Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
	X	Level										
		Rolling										
		Low										
	X	High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
	X	Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
	X	PRIVATE RD	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2018	34,100	52,800	86,900			62,509C	
		TPC 12/27/2017	INSPECTED		2017	43,200	50,900	94,100			61,224C	
		TPC 04/19/2016	MTT		2016	46,200	46,900	93,100			60,678C	
		TPC 04/27/2015	INSPECTED		2015	40,000	46,200	86,200			60,497C	



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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 140	Type Treated Wood	Year Built: 1980 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 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 1969	Remodeled 1980	Ex	X	Ord		Min											
Condition: Average		Lg	X	Ord		Small											
Room List		(5) Floors															
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:					(12) Electric										
		0 Amps Service															
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories Exterior			Foundation Rate		Bsmnt-Adj		Heat-Adj		Size Cost	
X	Wood/Shingle Aluminum/Vinyl Brick						Ex.	X	Ord.		Min						
				No. of Elec. Outlets			Other Additions/Adjustments			Rate		Rate		Size Cost			
X	Insulation	(7) Excavation		(13) Plumbing			(14) Water/Sewer			Average Fixture(s)		630.00		1 630			
(2) Windows		Basement: 0 S.F. Crawl: 1296 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			Public Sewer Well, 50 Feet			1025.00 1575.00		1 1,025 1 1,575					
X	Many Avg. X Few	X	Large Avg. Small	(8) Basement		(15) Built-Ins & Fireplaces			Appliance Allowance Fireplace: Interior 1 Story		1415.00 2900.00		1 1,415 1 2,900				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish			(16) Deck/Balcony			Treated Wood,Standard		7.32		140 1,025			
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer			(17) Garages			Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Mechanical Doors		16.20 350.00		624 10,109 2 700			
X	Gable Hip Flat		Gambrel Mansard Shed	(10) Floor Support			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, ECF (402R - CROOKED LAKE RESIDENTIAL)		1.400 => TCV of Bldg: 1 =		75,373 105,523			
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:													
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.
OSBORN RICHARD H & CATHER	AULER JEFFREY D & CATHY	140,000	02/22/2013	WD	WARRANTY DEED	2013-00541 WD	PTA	100.0
		100,000	07/01/2000	WD	Download	338:1208		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
450 S OAK DR						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2018 Est TCV 126,577 TCV/TFA: 219.75					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 1.CROOKED LAKE AREA								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LOTS 47 & 48. SOUTHGATE PLAT 2.				GROUP A\$900/FF	100.00	97.00	0.7579	1.0000	900	100		68,207
Comments/Influences				100 Actual Front Feet, 0.22 Total Acres Total Est. Land Value =						68,207		
03 COMBO W/048 FOR 04				Land Improvement Cost Estimates								
				Description	Rate	CountyMult.	Size	%Good	Cash Value			
				Shed: Wood Frame	9.97	1.00	112	74	826			
				Shed: Metal Prefab	8.83	1.00	60	45	238			
				Total Estimated Land Improvements True Cash Value =						1,064		

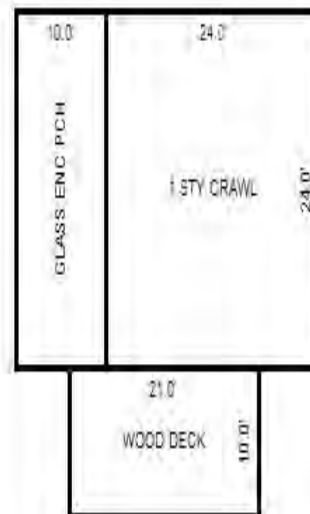
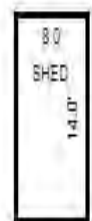


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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2018	34,100	29,200	63,300			63,300S
Rolling							
Low							
X High	2017	43,200	27,100	70,300			66,010C
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront	2016	46,200	26,000	72,200			65,422C
Ravine							
Wetland							
Flood Plain							
X Private Drive	2015	40,000	25,600	65,600			65,227C
Who When What							
TPC 12/27/2017 INSPECTED							
TPC 04/19/2016 INSPECTED							
TPC 04/27/2015 INSPECTED							

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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.
SMITH SUSAN K	SMITH SUSAN K TRUST	1	11/16/2015	WD	RELATED PARTY	2016-00635	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
430 S OAK DR	School: LAKE CITY - 57020					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
SMITH SUSAN K TRUST 3006 WOODLAND DR FORT GRATIOT MI 48059	2018 Est TCV 197,191 TCV/TFA: 161.10					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 1.CROOKED LAKE AREA								
				Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value	
. LOTS 50 & 51 & 49 SOUTHGATE PLAT 2. 2015-02621 LOT 49 SOUTHGATE PLAT 2 EXCEPTING AND RESERVING AN EASEMENT OVER AND ACROSS THE SOUTHERLY 10 FEET THERE OF FOR BURIED PIPE LINE, AND OR DRAIN TUBE. COMBINED 009-640-049-00 ON 5/6/2016 FORMERLY . LOTS 50 & 51 SOUTHGATE PLAT 2	X	Dirt Road		GROUP A\$900/FF	100.00	123.00	0.6624	1.0000	900	100	59,618	
	X	Gravel Road		GROUP A\$900/FF	40.00	123.00	0.6624	1.0000	900	100	23,847	
		Paved Road		140 Actual Front Feet, 0.40 Total Acres					Total Est. Land Value =		83,466	
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description				Rate	CountyMult.	Size	%Good	Cash Value
	X	Water		D/W/P: 3.5 Concrete				3.44	1.00	110	71	269
	X	Sewer		Total Estimated Land Improvements True Cash Value =								269
	X	Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										

Comments/Influences	Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Rolling	2018	41,700	56,900	98,600			76,718C
		X Low	2017	53,700	54,800	108,500			75,141C
		High	2016	46,200	50,500	96,700		118,700A	74,471C
		Landscaped	2015	40,000	49,700	89,700			65,300C
		X Swamp							
		Wooded							
		Pond							
		X Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
	X PRIVATE RD								

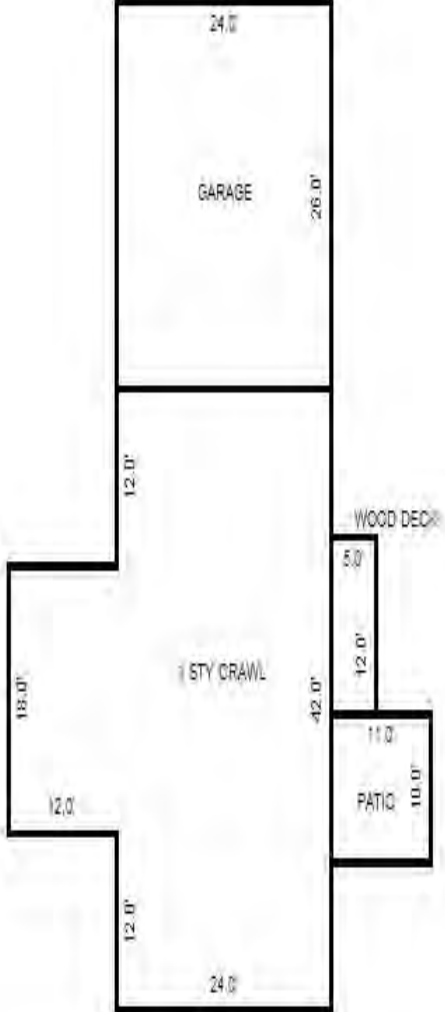


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Sketch by Apex IVT

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