

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LEHMANN DANA F	LEHMANN GARY L & DANA F	0	06/25/2010	QC	FAMILY SALE	2010-2351QC	PTA	0.0

Property Address	Class: 102 AGRICULTURAL-	Zoning:	Building Permit(s)	Date	Number	Status
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W KELLY RD	School: LAKE CITY - 57020					
	P.R.E. 100% 07/22/1994 Qual. Ag.					

Owner's Name/Address	MAP #:
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LEHMANN GARY L & DANA F 7921 EAST PARIS SE CALEDONIA MI 49316	2019 Est TCV 115,829
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Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture							
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
. SEC 24 T22N R8W NE 1/4 OF NE 1/4. 40 A.	X		Dirt Road							
			Gravel Road							
			Paved Road							
			Storm Sewer							
			40.00 Total Acres Total Est. Land Value = 115,800							

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
	X	Electric				
		Gas				
		Curb				
		Street Lights				
			Total Estimated Land Improvements True Cash Value = 0			

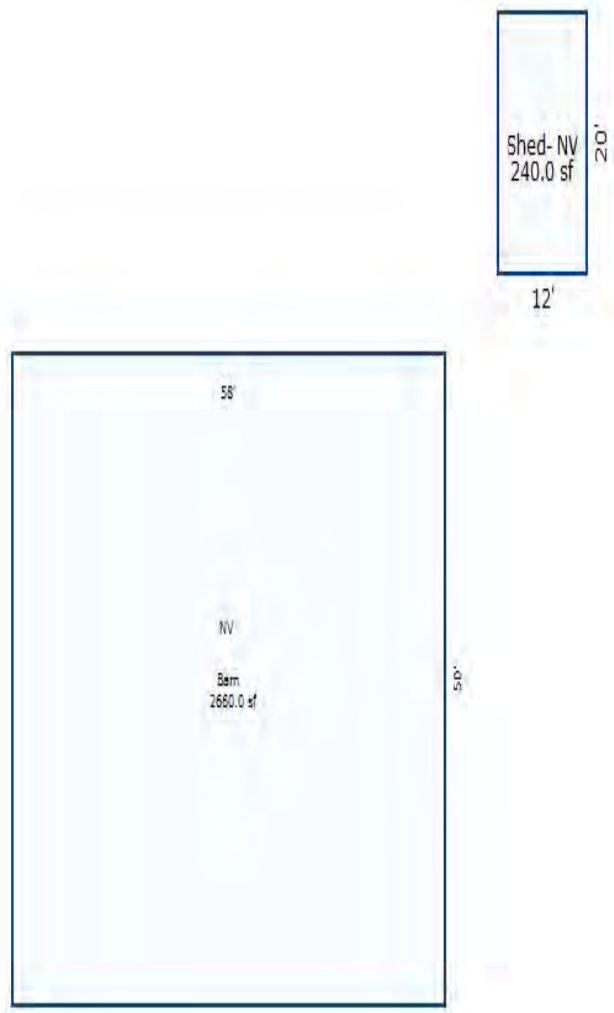
Topography of Site
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	X	Level
		Rolling
		Low
		High
		Landscaped
		Swamp
		Wooded
		Pond
		Waterfront
		Ravine

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	57,900	0	57,900			30,080C
2018	62,900	0	62,900			29,375C
2017	62,900	0	62,900			28,771C
2016	74,000	0	74,000			28,515C

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

Building Type	Barn - General Purpose	Barn - General Purpose		
Year Built	1950	1900		
Class/Construction	D,Pole	D,Pole		
Quality/Exterior	Low Cost	Average		
# of Walls, Perimeter	4 Wall, 216	4 Wall, 64		
Height	18	10		
Heating System	No Heating/Cooling	No Heating/Cooling		
Length/Width/Area	50 x 58 = 2900	12 x 20 = 240		
Cost New	\$ 47,705	\$ 7,286		
Phy./Func./Econ. %Good	30/1/20 0.1	35/1/10 0.0		
Depreciated Cost	\$ 29	\$ 3		
+ Unit-In-Place Items	\$ 0	\$ 0		
Description, Size X Rate X %Good = Cost Itemized ->  Unit-In-Place ->  Items ->				
E.C.F.	X 0.950	X 0.950		
% Good	30	35		
Est. True Cash Value	\$ 27	\$ 2		
Comments:	50X58 BARN & 12X20 SHED			
Total Estimated True Cash Value of Agricultural Improvements / This Card: 29 / All Cards: 29				



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.
ALLEN SCOTT & TAMMY	ALLEN SCOTT & TAMMY	0	04/30/2012	AFF	AFFIXTURE MANUFACTUR	2012-01609 AFF	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6455 W KELLY RD	School: LAKE CITY - 57020					
	P.R.E. 100% 05/07/1996					
Owner's Name/Address	MAP #:					
ALLEN SCOTT & TAMMY 6455 W KELLY ROAD LAKE CITY MI 49651	2019 Est TCV 127,731 TCV/TFA: 55.83					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
. SEC 24 T22N R8W W 1/2 OF W 1/2 OF NW 1/4 OF NE 1/4. 10A.	X		Dirt Road	330	1312.30	1.0000	1.0000	65	100	21,450
			Gravel Road	330 Actual Front Feet, 9.94 Total Acres					Total Est. Land Value =	21,450
Comments/Influences	X		Land Improvement Cost Estimates							
			Description	Rate	Size	% Good	Cash Value			
CHG SKIRTING TO FDN FOR 08.	X		D/W/P: 4in Ren. Conc.	5.02	432	0	0			
			Residential Local Cost Land Improvements							
			Description	Rate	Size	% Good	Cash Value			
			Gas	1,000.00	1	95	950			
			Total Estimated Land Improvements True Cash Value =							950



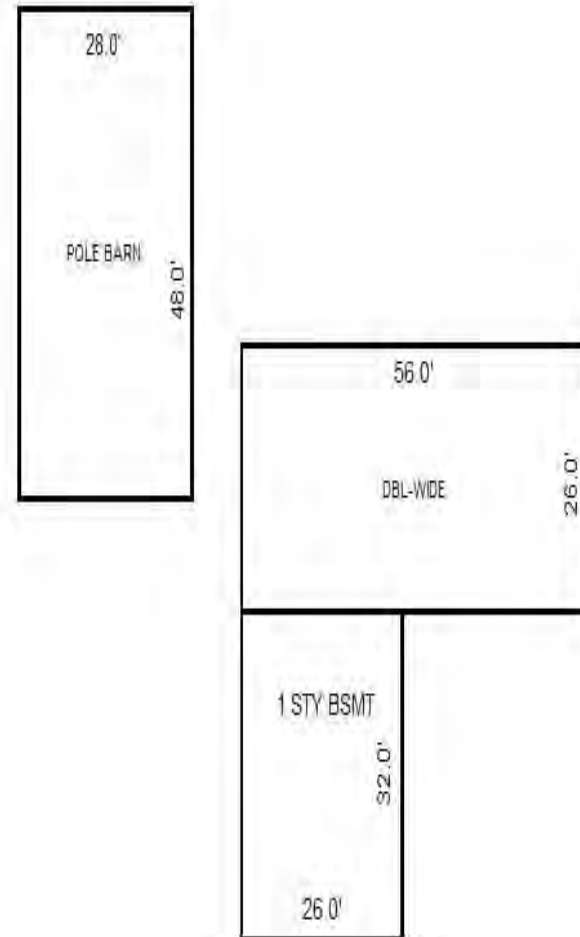
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2019	10,700	53,200	63,900			49,263C
	Rolling								
	Low								
X	High		2018	10,700	46,000	56,700			48,109C
	Landscaped								
	Swamp								
	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
Who	When	What	2017	10,700	42,800	53,500			47,120C
			2016	10,700	36,000	46,700			46,700S

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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	Type	Year Built: 1997 Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 1344 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																					
X	Wood Frame		Drywall Paneled		Plaster Wood T&G																																																																
Building Style: BOCA/STATE		Trim & Decoration																																																																			
Yr Built	Remodeled	Ex	X	Ord		Min	Size of Closets																																																														
1994 ADD	2000	Lg	X	Ord		Small	Doors																																																														
Condition: Average				Solid	X	H.C.																																																															
Room List		(5) Floors		Central Air Wood Furnace			(12) Electric																																																														
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		125 Amps Service																																																																	
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Ex. X Ord. Min																																																														
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets			Many X Ave. Few																																																														
	Insulation	(7) Excavation		(13) Plumbing																																																																	
(2) Windows		Basement: 832 S.F. Crawl: 1456 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																	
X	Many Avg. X Few	Large Avg. X Small		(8) Basement																																																																	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish																																																																	
X	Double Glass Patio Doors Storms & Screens	Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer																																																																	
(3) Roof		(10) Floor Support		Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic																																																																	
X	Gable Hip Flat	Gambrel Mansard Shed		Lump Sum Items:																																																																	
X	Asphalt Shingle																																																																				
Chimney:																																																																					
Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE (11) Heating System: Forced Air w/ Ducts Ground Area = 2288 SF Floor Area = 2288 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=86/100/100/100/86 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Basement</td> <td>832</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>1,456</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>172,108</td> <td>148,011</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing <table border="1"> <thead> <tr> <th>Average Fixture(s)</th> <th>Cost</th> <th>Depr.</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>778</td> <td>669</td> </tr> <tr> <td>3 Fixture Bath</td> <td>2,463</td> <td>2,118</td> </tr> <tr> <td>1000 Gal Septic</td> <td>3,235</td> <td>2,782</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>4,178</td> <td>3,593</td> </tr> </tbody> </table> Garages Class: D Exterior: Pole (Unfinished) <table border="1"> <thead> <tr> <th>Item</th> <th>Cost</th> <th>Depr.</th> </tr> </thead> <tbody> <tr> <td>Door Opener</td> <td>653</td> <td>562</td> </tr> <tr> <td>Base Cost</td> <td>19,475</td> <td>16,748</td> </tr> <tr> <td>Built-Ins</td> <td></td> <td></td> </tr> <tr> <td>Appliance Allow.</td> <td>1,243</td> <td>1,069</td> </tr> <tr> <td colspan="2">Totals:</td> <td>204,133</td> </tr> </tbody> </table> Notes: REDMAN 112B4740 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.600 => TCV: 105,331													Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Basement	832			1 Story	Siding	Crawl Space	1,456			Total:				172,108	148,011	Average Fixture(s)	Cost	Depr.	1	778	669	3 Fixture Bath	2,463	2,118	1000 Gal Septic	3,235	2,782	Water Well, 100 Feet	4,178	3,593	Item	Cost	Depr.	Door Opener	653	562	Base Cost	19,475	16,748	Built-Ins			Appliance Allow.	1,243	1,069	Totals:		204,133
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																																
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Sketch by Apex IVT

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)		Date	Number	Status			
6401 W KELLY RD		School: LAKE CITY - 57020									
Owner's Name/Address		P.R.E. 100% 07/22/1994									
PEER SAMUEL T 6401 W KELLY ROAD LAKE CITY MI 49651		MAP #:		2019 Est TCV 185,683 TCV/TFA: 143.27							
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
. SEC 24 T22N R8W E 1/2 OF W 1/2 OF NW 1/4 OF NE 1/4. 10A.		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		\$65 /FF	330.00	1312.80	1.0000	1.0000	65	100	21,450
		Paved Road		330 Actual Front Feet, 9.95 Total Acres			Total Est. Land Value =		21,450		
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		X	Electric								
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X	Level								
		Rolling									
		Low									
		X	High								
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2019	10,700	82,100	92,800		71,911C	
		TPC 12/27/2017 INSPECTED			2018	10,700	75,900	86,600		70,226C	
		TPC 08/05/2014 INSPECTED			2017	10,700	73,600	84,300		68,782C	
					2016	10,700	69,200	79,900		68,169C	



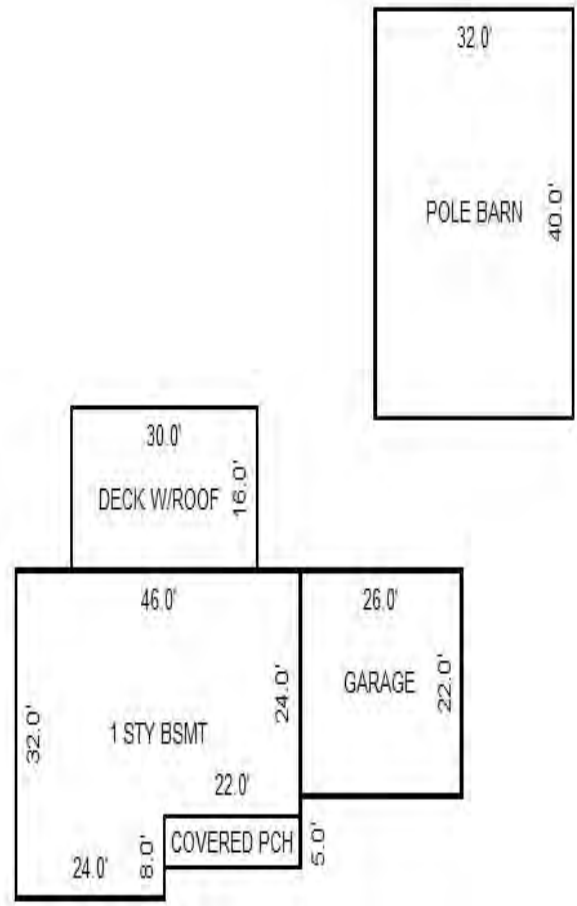
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 110 480	Type CCP (1 Story) Treated Wood	Year Built: 1996 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 572 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			Class: C +10 Effec. Age: 15 Floor Area: 1,296 Total Base New : 218,912 Total Depr Cost: 186,628 Estimated T.C.V: 164,233			E.C.F. X 0.880		Bsmnt Garage: Carport Area: Roof:				
Yr Built 1996	Remodeled 0	X	Ex		Ord		Min	(12) Electric 200 Amps Service								
Condition: Average		X	Lg		Ord		Small	No Heating/Cooling								
Room List		(5) Floors		Kitchen: Other: Other:			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls C 10 Blt 1996			
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(6) Ceilings			No. of Elec. Outlets			Ground Area = 1296 SF Floor Area = 1296 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85						
(1) Exterior		X	Drywall					X	Ex.		Ord.		Min			
X	Wood/Shingle Aluminum/Vinyl Brick	Basement: 1296 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(7) Excavation			(13) Plumbing			Building Areas						
	Insulation	Recreation SF Living SF Walkout Doors No Floor SF		(8) Basement			(14) Water/Sewer			Stories Exterior Foundation Size Cost New Depr. Cost						
(2) Windows		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 1000 Gal Septic 1 2000 Gal Septic			1 Story Siding Basement 1,296			Total: 158,828 134,999			
X	Many Avg. Few	X	Large Avg. Small	(9) Basement Finish			Public Water Public Sewer Water Well			Other Additions/Adjustments						
X	Wood Sash Metal Sash Vinyl Sash	Recreation SF Living SF Walkout Doors No Floor SF		Lump Sum Items:			Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet			Plumbing						
X	Double Hung Horiz. Slide	Recreation SF Living SF Walkout Doors No Floor SF		Lump Sum Items:			Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet			Porches						
X	Casement	Recreation SF Living SF Walkout Doors No Floor SF		Lump Sum Items:			Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet			Deck						
X	Double Glass Patio Doors Storms & Screens	Recreation SF Living SF Walkout Doors No Floor SF		Lump Sum Items:			Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet			Garages						
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		Lump Sum Items:			Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)						
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors No Floor SF		Lump Sum Items:			Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet			Base Cost 572 18,739 Common Wall: 1 Wall 1 -2,038 -1,732						
X	Asphalt Shingle	Recreation SF Living SF Walkout Doors No Floor SF		Lump Sum Items:			Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet			Class: CD Exterior: Pole (Unfinished)						
Chimney:		Recreation SF Living SF Walkout Doors No Floor SF		Lump Sum Items:			Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet			Base Cost 1280 20,979 No Concrete Floor 1280 -5,926 -5,037						
		Recreation SF Living SF Walkout Doors No Floor SF		Lump Sum Items:			Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet			Built-Ins						
		Recreation SF Living SF Walkout Doors No Floor SF		Lump Sum Items:			Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet			Appliance Allow. 1 2,099 1,784						
		Recreation SF Living SF Walkout Doors No Floor SF		Lump Sum Items:			Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet			Totals: 218,912 186,628						
		Recreation SF Living SF Walkout Doors No Floor SF		Lump Sum Items:			Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>						

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6323 W KELLY RD						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2019 Est TCV 60,728 TCV/TFA: 49.94					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
. SEC 24 T22N R8W W 1/2 OF E 1/2 OF NW 1/4 OF NE 1/4. 10A.	X		Dirt Road							
			Gravel Road							
Comments/Influences	X		Paved Road							
			Storm Sewer							
			Sidewalk							
			Water							
			Sewer							
	X		Electric							
			Gas							
			Curb							
			Street Lights							
			Standard Utilities							
			Underground Utils.							
			* Factors *							
			\$65 /FF	330.00	1313.50	1.0000	1.0000	65	100	21,450
			330 Actual Front Feet, 9.95 Total Acres						Total Est. Land Value =	21,450



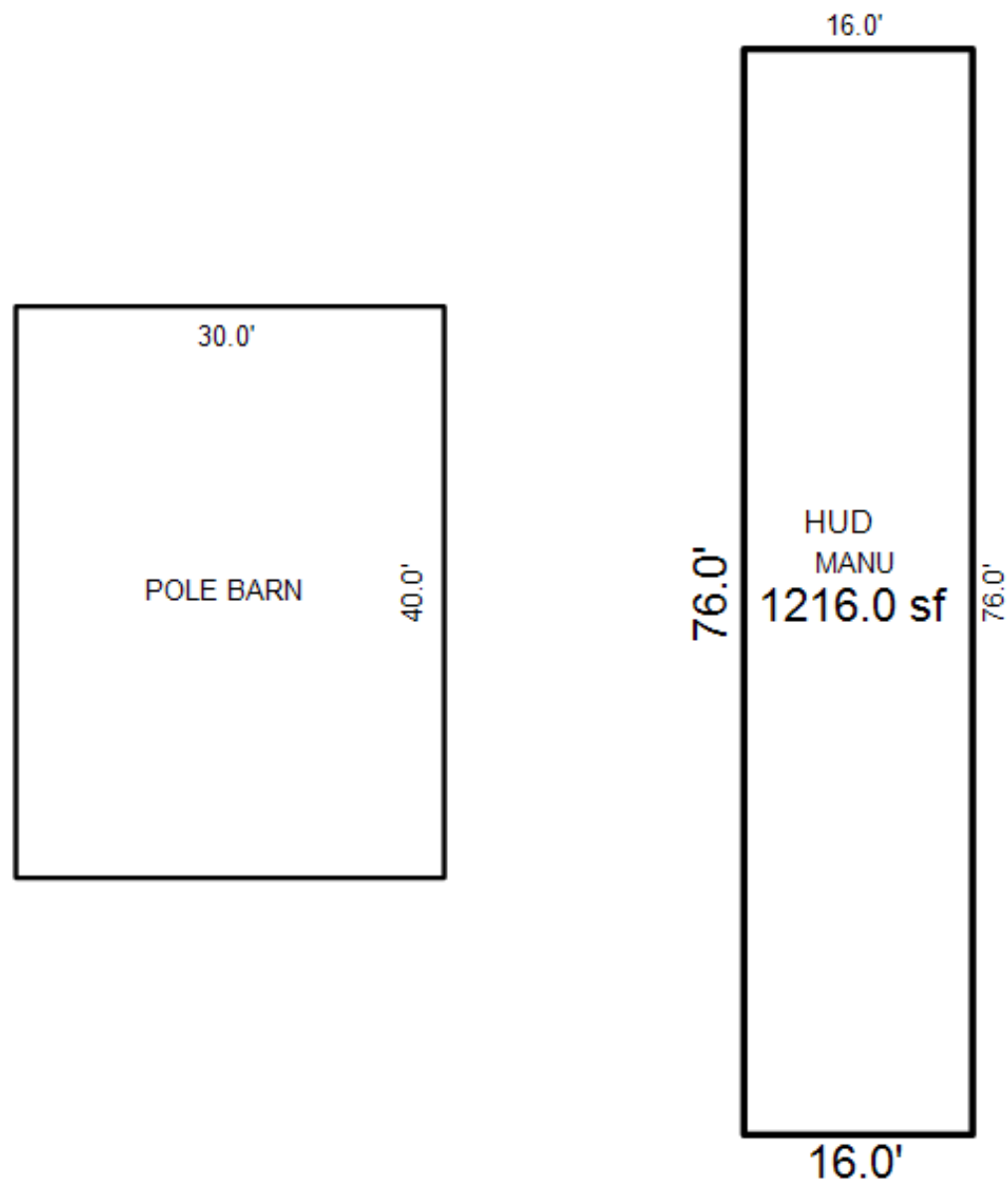
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level							
X Rolling							
Low							
X High							
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
Who When What	2019	10,700	19,700	30,400			24,651C
TPC 12/27/2017 INSPECTED	2018	10,700	19,700	30,400			24,074C
TPC 12/11/2011 INSPECTED	2017	10,700	19,700	30,400			23,579C
	2016	10,700	16,000	26,700			23,369C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1997 Car Capacity: 2 Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame		Drywall Paneled				Plaster Wood T&G									
Building Style: HUD		Trim & Decoration														
Yr Built 1998	Remodeled 0	Ex	X	Ord		Min	Size of Closets									
Condition: Average		Lg	X	Ord		Small	Doors									
Room List		(5) Floors		Central Air Wood Furnace			(12) Electric									
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		200			Amps Service									
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Ex. X Ord. Min									
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets			Many X Ave. Few									
	Insulation	(7) Excavation		(13) Plumbing												
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
X	Many Avg. Few	X	Large Avg. Small	(8) Basement		(14) Water/Sewer										
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor														
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish														
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF														
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support												
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic												
Chimney: Metal				Lump Sum Items:												
Cost Est. for Res. Bldg: 1 Single Family HUD										Cls D		Blt 1998				
(11) Heating System: Forced Air w/ Ducts																
Ground Area = 1216 SF Floor Area = 1216 SF.																
Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82																
Building Areas																
Stories Exterior Foundation Size Cost New Depr. Cost																
1 Story Siding Piers 1,216																
Total: 90,465 74,181																
Other Additions/Adjustments																
Plumbing																
Average Fixture(s) 1 778 638																
3 Fixture Bath 1 2,463 2,020																
Water/Sewer																
1000 Gal Septic 1 3,235 2,653																
Water Well, 100 Feet 1 4,178 3,426																
Built-Ins																
Appliance Allow. 1 1,243 1,019																
Garages																
Class: D Exterior: Pole (Unfinished)																
Base Cost 1200 17,388 14,258																
Totals: 119,750 98,195																
Notes:																
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.400 => TCV:														39,278		

\*\*\* 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	
6229 W KELLY RD		School: LAKE CITY - 57020		Addition		09/22/2009	20090500	100%	
Owner's Name/Address		P.R.E. 100% 08/04/2010							
WALSH LAURI 6229 W KELLY RD LAKE CITY MI 49651		MAP #:		2019 Est TCV 66,485 TCV/TFA: 64.42					
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS					
. SEC 24 T22N R8W E 1/2 OF E 1/2 OF NW 1/4 OF NE1/4. 10A.		Public Improvements		* Factors *					
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
Gary Walsh deceased 2-8-03 (04-0/0400). Chgd name to Laurie Walsh, spouse. Her name should have been on with Gary. Dawn found old QC deed in both names.		X	Gravel Road	\$65 /FF	330.00	1314.60	1.0000 1.0000	65 100	21,450
		X	Paved Road	330 Actual Front Feet, 9.96 Total Acres Total Est. Land Value =					21,450
		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	
		Who	When	What	2019	10,700	22,500	33,200	15,766C
		TPC 12/27/2017	INSPECTED		2018	10,700	17,300	28,000	15,397C
		TPC 12/04/2012	INSPECTED		2017	10,700	15,900	26,600	15,081C
		TPC 11/08/2010	INSPECTED		2016	10,700	15,800	26,500	14,947C

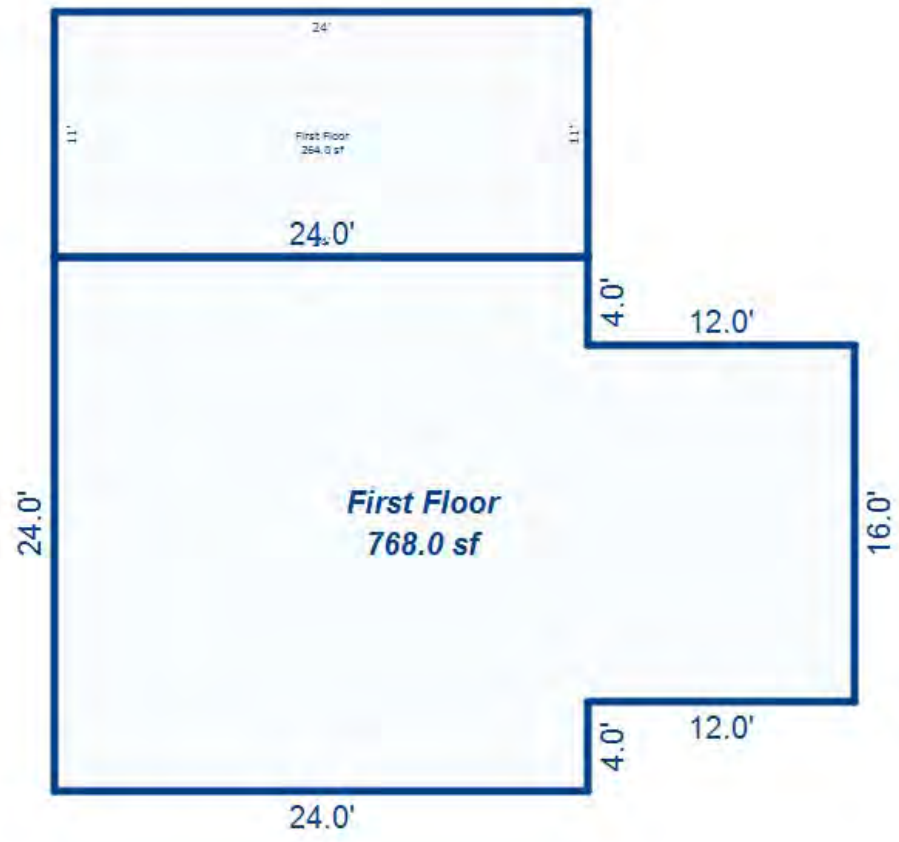


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 180	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: 1S		Trim & Decoration														
Yr Built	Remodeled	Ex	Ord	X	Min											
1942	200	2009														
Condition: Average		Lg	Ord	X	Small											
Room List		(5) Floors		Central Air Wood Furnace						Class: D Effec. Age: 45 Floor Area: 1,032 Total Base New : 93,045 Total Depr Cost: 51,176 Estimated T.C.V: 45,035		E.C.F. X 0.880		Bsmnt Garage: Carport Area: Roof:		
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric 60 Amps Service												
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S					Cls D		Blt 1942		
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Ex.	X	Ord.	Min	(11) Heating System: Space Heater Ground Area = 1032 SF Floor Area = 1032 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55								
Insulation		(7) Excavation		No. of Elec. Outlets			Building Areas									
(2) Windows		Basement: 0 S.F. Crawl: 264 S.F. Slab: 768 S.F. Height to Joists: 0.0		(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost									
X	Many Avg. X 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 Story Siding Slab 768 1 Story Siding Crawl Space 264 Total: 80,808 44,445									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		(14) Water/Sewer			Other Additions/Adjustments Plumbing Average Fixture(s) 1 778 428 Water/Sewer 1000 Gal Septic 1 3,235 1,779 Water Well, 100 Feet 1 4,178 2,298 Deck Treated Wood 180 2,803 1,542 Built-Ins Appliance Allow. 1 1,243 684 Totals: 93,045 51,176									
(3) Roof		(9) Basement Finish		(10) Floor Support			Notes: ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCY: 45,035									
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors No Floor SF	Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic Lump Sum Items:												
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:														
Chimney: Brick																

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



Sketch by Apex Sketch

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
EUBANK STEVEN A ET AL	DUTCHMAN PROPERTIES LLC	325,000	05/04/2015	WD	WARRANTY DEED	2015-01660	PTA	0.0
EUBANK WILLIAM LIFE ESTAT	EUBANK STEVEN A &	0	07/31/2014	DC	CERTIFICATE OF DEATH	2015-00957 DC		0.0
EUBANK WILLIAM & BETTY TR	EUBANK WILLIAM	100	06/11/2014	QC	QUIT CLAIM	2014-02143	PTA	0.0
EUBANK WILLIAM	EUBANK WILLIAM LIFE ESTAT	100	06/11/2014	QC	QUIT CLAIM	2014-02145	PTA	0.0

Property Address	Class: 102 AGRICULTURAL-	Zoning:	Building Permit(s)	Date	Number	Status
3434 S MOREY RD			Commercial, Add/Alter/Repa	07/03/2017	PB17-0334	

Owner's Name/Address	MAP #:
DUTCHMAN PROPERTIES LLC 9689 W WALKER RD MANTON MI 49663	2019 Est TCV 253,308

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

AG SW 2016 66 - 120 Acres	76.76 Acres	3300	100		253,308
76.76 Total Acres Total Est. Land Value =					253,308

Tax Description  
 SPLIT ON 05/27/2015 INTO 009-024-003-90;  
 SEC 24 T22N R08W THE SOUTH 1/2 OF THE  
 NORTHEAST 1/4 EXCEPT THE NORTH 10 RODS OF  
 THE  
 EAST16 RODS AND EXCEPT COMMENCING AT THE  
 EAST ONE-QUARTER CORNER OF SAID SECTION;  
 THENCE N00°36'47"E ALONG THE EAST SECTION  
 LINE, 314.33 FEET TO THE POINT OF  
 BEGINNING;  
 THENCE N90°00'00"W, 351.00 FEET; THENCE  
 N00°3647"E PARALLEL WITH THE EAST SECTION  
 LINE,  
 253.00 FEET; THENCE S90°00'00"E, 351.00

- X 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



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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2019	126,700	0	126,700			58,075C
2018	138,200	0	138,200			56,714C
2017	138,200	0	138,200			55,548C
2016	138,200	0	138,200			55,053C

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 Missaukee, Michigan

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JENSEMA JEREMY & AMY	PUZJAK DAWN	120,000	03/08/2018	WD	Arms Length	2018-00915	PTA	100.0
DUTCHMAN PROPERTIES LLC	JENSEMA JEREMY & AMY	108,000	06/27/2015	WD	Split Improved	2015-02223	MLS	100.0
EUBANK STEVEN A ET AL	DUTCHMAN PROPERTIES LLC	325,000	05/04/2015	WD	WARRANTY DEED	2015-01660	PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
3434 S MOREY RD						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 100% 04/03/2018					
	MAP #:					
	2019 Est TCV 120,739 TCV/TFA: 68.52					

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



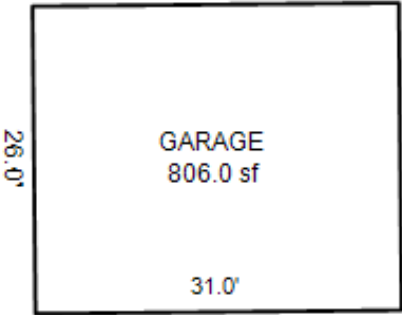
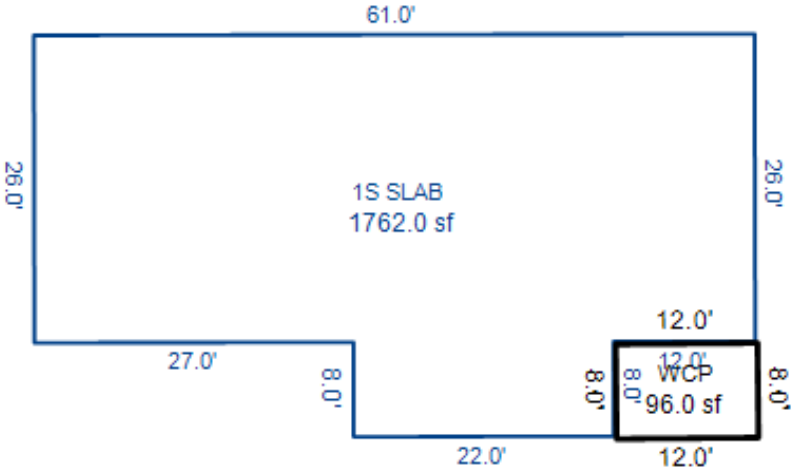
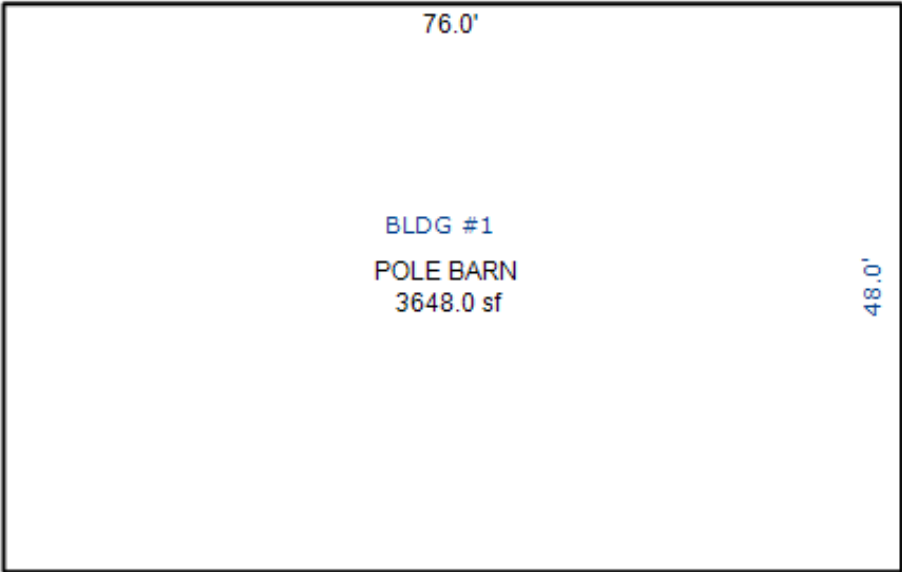
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	2019	5,100	55,300	60,400			60,400S
	2018	5,100	52,500	57,600			54,908C
	2017	5,100	48,900	54,000			53,779C
	2016	5,100	48,200	53,300			53,300S

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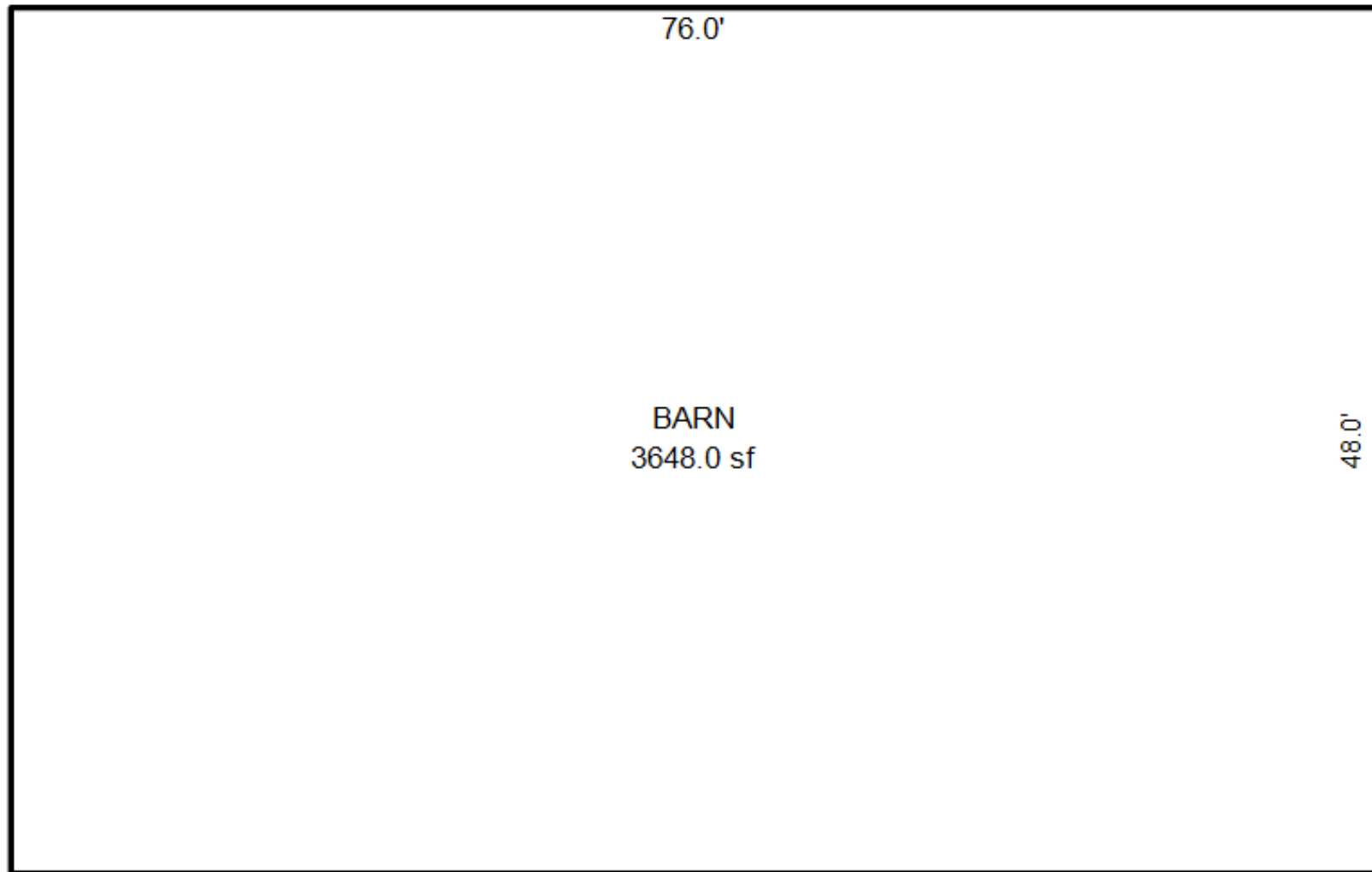
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 96	Type WCP (1 Story)	Year Built: 1947 Car Capacity: Class: CD Exterior: Block Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 806 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame Block	X	Drywall Paneled		Plaster Wood T&G													
Building Style: 1S		Trim & Decoration																
Yr Built 1947	Remodeled 2016	Ex	X	Ord		Min	Size of Closets											
Condition: Average		Lg	X	Ord		Small	Doors											
Room List		(5) Floors		Kitchen: Other: Other:			(12) Electric		100 Amps Service									
	Basement 1st Floor 2nd Floor 4 Bedrooms			(6) Ceilings			No./Qual. of Fixtures		Ex. X Ord. Min									
(1) Exterior	X Drywall						No. of Elec. Outlets		Many X Ave. Few									
X	Wood/Shingle Aluminum/Vinyl Brick Block Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1762 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									
(2) Windows	X Many Avg. X Few	Large Avg. Small		(8) Basement			(14) Water/Sewer		Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor														
(3) Roof	X Gable Hip Flat	Gambrel Mansard Shed		(9) Basement Finish														
X	Asphalt Shingle			Recreation SF Living SF Walkout Doors No Floor SF														
Chimney: Block				(10) Floor Support														
				Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:											
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1762 SF Floor Area = 1762 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas											Cls CD		Blt 1947					
Stories Exterior Foundation Size Cost New Depr. Cost																		
1 Story Block Slab 1,762											Total:		143,981 86,388					
Other Additions/Adjustments																		
Plumbing																		
Average Fixture(s)											1		923 554					
Water/Sewer																		
1000 Gal Septic											1		3,417 2,050					
Water Well, 50 Feet											1		1,998 1,199					
Porches																		
WCP (1 Story)											96		3,159 1,895					
Garages																		
Class: CD Exterior: Block Foundation: 18 Inch (Unfinished)																		
Base Cost											806		20,239 12,143					
Built-Ins																		
Appliance Allow.											1		1,495 897					
Fireplaces																		
Exterior 1 Story											1		4,412 2,647					
Totals:											179,624		107,773					
Notes:																		
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV:													94,840					

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



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

Building Type	Farm Utility Buildings			
Year Built				
Class/Construction	D,Pole			
Quality/Exterior	Average			
# of Walls, Perimeter	4 Wall, 248			
Height	10			
Heating System	No Heating/Cooling			
Length/Width/Area	76 x 48 = 3648			
Cost New	\$ 38,961			
Phy./Func./Econ. %Good	45/100/100 45.0			
Depreciated Cost	\$ 17,532			
+ Unit-In-Place Items	\$ 0			
Description, Size X Rate X %Good = Cost  Itemized ->  Unit-In-Place ->  Items ->				
E.C.F.	X 0.900			
% Good	45			
Est. True Cash Value	\$ 15,779			
Comments:	MTL/MTL GABLE			
Total Estimated True Cash Value of Agricultural Improvements / This Card: 15779 / All Cards: 15779				



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

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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3264 S MOREY RD	School: LAKE CITY - 57020					
-----------------	---------------------------	--	--	--	--	--

	P.R.E. 100% 07/22/1994					
--	------------------------	--	--	--	--	--

Owner's Name/Address	MAP #:
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PETERSON LEWIS L & PETERSON-LANG KATHY K J/T 4060 N HINKLEY ROAD LAKE CITY MI 49651	2019 Est TCV 61,952 TCV/TFA: 52.15
---	------------------------------------

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

Public Improvements			* Factors *				
---------------------	--	--	-------------	--	--	--	--

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

Residentia 1 - 2.99 @\$5500	1.00 Acres				5500	100		5,500
-----------------------------	------------	--	--	--	------	-----	--	-------

		1.00 Total Acres					Total Est. Land Value =	5,500
--	--	------------------	--	--	--	--	-------------------------	-------

Tax Description	X	Improved	Vacant	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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. SEC 24 T22N R8W N 10 RDS; OF E 16 RDS; OF S 1/2 OF NE 1/4. 1 A.	X	Dirt Road		2019	2,800	28,200	31,000			20,313C
---	---	-----------	--	------	-------	--------	--------	--	--	---------

Comments/Influences	X	Gravel Road		2018	2,800	23,700	26,500			19,837C
---------------------	---	-------------	--	------	-------	--------	--------	--	--	---------

	X	Paved Road		2017	2,800	21,800	24,600			19,429C
--	---	------------	--	------	-------	--------	--------	--	--	---------

	X	Storm Sewer		2016	2,800	21,600	24,400			19,256C
--	---	-------------	--	------	-------	--------	--------	--	--	---------

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

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

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

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

		Gas								
--	--	-----	--	--	--	--	--	--	--	--

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

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

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

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

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

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

		Low
--	--	-----

		High
--	--	------

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

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

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

		Pond
--	--	------

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

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

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

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

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

			2019	2,800	28,200	31,000			20,313C
--	--	--	------	-------	--------	--------	--	--	---------

		TPC 12/27/2017 INSPECTED	2018	2,800	23,700	26,500			19,837C
--	--	--------------------------	------	-------	--------	--------	--	--	---------

		TPC 11/15/2013 INSPECTED	2017	2,800	21,800	24,600			19,429C
--	--	--------------------------	------	-------	--------	--------	--	--	---------

			2016	2,800	21,600	24,400			19,256C
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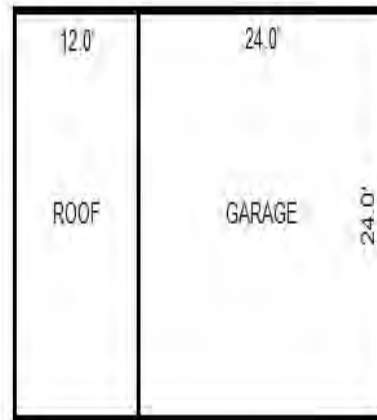


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area	Type	Year Built: 1945 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 528 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	Drywall Paneled	Plaster Wood T&G	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: 1,188 Total Base New : 115,746 Total Depr Cost: 64,150 Estimated T.C.V: 56,452		E.C.F. X 0.880		Bsmnt Garage:			
Building Style: 1S		Trim & Decoration		(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls D		Blt 1945			
Yr Built 1945	Remodeled 0	Ex	X Ord	Min	100 Amps Service			Ground Area = 1188 SF Floor Area = 1188 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55							
Condition: Average		Lg	X Ord	Small	No./Qual. of Fixtures			Building Areas							
Room List		(5) Floors		No. of Elec. Outlets			Stories Exterior Foundation Size Cost New Depr. Cost								
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		Ex. X Ord. Min			1 Story Siding Crawl Space 1,188			95,185		52,352			
(1) Exterior		(6) Ceilings		(13) Plumbing			Other Additions/Adjustments								
X	Wood/Shingle Aluminum/Vinyl Brick			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			Plumbing Average Fixture(s) 1 778 428 Water/Sewer 1000 Gal Septic 1 3,235 1,779 Water Well, 50 Feet 1 1,895 1,042								
Insulation		(7) Excavation		(14) Water/Sewer			Garages								
(2) Windows		Basement: 0 S.F. Crawl: 1188 S.F. Slab: 0 S.F. Height to Joists: 0.0		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 528 12,186 6,702								
X	Many Avg. X Large Avg. X Few Small	(8) Basement		Lump Sum Items:			Built-Ins Appliance Allow. 1 1,243 684 Unit-in-Place Cost Items ROOF STRUCT. (SQ FT) 288 1,224 1,163								
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					Totals: 115,746 64,150								
(3) Roof		(9) Basement Finish					Notes:								
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors No Floor SF					ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 56,452								
X	Asphalt Shingle	(10) Floor Support													
Chimney:		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.
VANDERWEIDE STEPHEN & DEB	DUTCHMAN PROPERTIES LLC	0	05/16/2003	QC	Not Qualified	04-0/1128		0.0

Property Address	Class: 101 AG - IMPROVED	Zoning:	Building Permit(s)	Date	Number	Status
6551 W KELLY RD						
Owner's Name/Address	School: LAKE CITY - 57020					
DUTCHMAN PROPERTIES LLC 9689 W WALKER RD MANTON MI 49663	P.R.E. 100% 07/22/1994 Qual. Ag.					
	MAP #:					
	2019 Est TCV 319,085 TCV/TFA: 185.95					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture					
			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
. SEC 24 T22N R8W E 1/2 OF NW 1/4. 80A.	X		AG SW 2016 SURPLUS	1600/	80.00 Acres	1600	100	128,000
Comments/Influences			80.00 Total Acres Total Est. Land Value = 128,000					

Public Improvements	X	Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
Gravel Road							
Paved Road							
Storm Sewer							
Sidewalk							
Water							
Sewer							
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



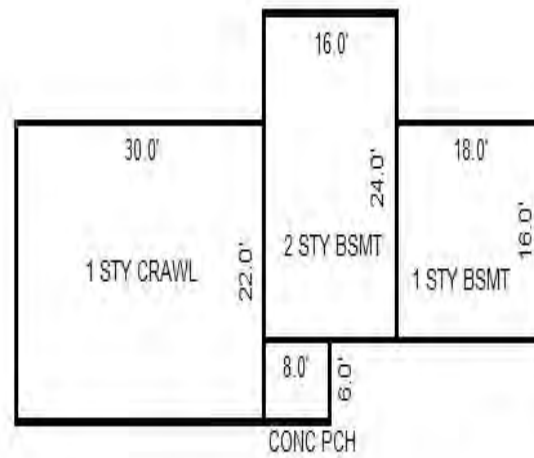
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	64,000	95,500	159,500			127,417C
2018	68,000	95,200	163,200			124,431C
2017	68,000	95,200	163,200			121,872C
2016	72,000	79,800	151,800			120,785C

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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 48	Type CPP	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame		Drywall Paneled	X	Plaster Wood T&G														
Building Style: 1S		Trim & Decoration																	
Yr Built 0	Remodeled 1968	Ex	X	Ord		Min	Size of Closets												
Condition: Average		Lg		Ord	X	Small	Doors			Solid	X	H.C.							
Room List		(5) Floors		Central Air Wood Furnace															
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(12) Electric			100		Amps Service										
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Ex.		X	Ord.		Min							
X	Wood/Shingle Aluminum/Vinyl Brick	X	Plaster				No. of Elec. Outlets			Many	X	Ave.		Few					
Insulation		(7) Excavation		(13) Plumbing															
(2) Windows		Basement: 672 S.F. Crawl: 660 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															
X	Many Avg. Few	X	Large Avg. Small	(8) Basement															
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor	(9) Basement Finish															
X	Double Glass Patio Doors Storms & Screens	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	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Ctr.Sup:		Lump Sum Items:														
X	Asphalt Shingle																		
Chimney: Brick																			
Cost Est. for Res. Bldg: 1 Single Family 1S										Cls C -5		Blt 0							
(11) Heating System: Forced Air w/ Ducts										Ground Area = 1332 SF		Floor Area = 1716 SF.							
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55										Building Areas									
		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost							
		2 Story		Siding		Basement		384											
		1 Story		Siding		Basement		288											
		1 Story		Siding		Crawl Space		660											
		Total:		159,458		87,705													
Other Additions/Adjustments																			
		Plumbing		Average Fixture(s)		1		1,120		616									
				2 Fixture Bath		1		2,359		1,297									
		Water/Sewer		1000 Gal Septic		1		3,691		2,030									
				Water Well, 100 Feet		1		4,407		2,424									
		Porches		CPP		48		891		490									
		Built-Ins		Appliance Allow.		1		2,099		1,154									
		Totals:		174,025		95,716													
Notes:										ECF (101 AGRICULTURE) 0.900 => TCv:		86,144							

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

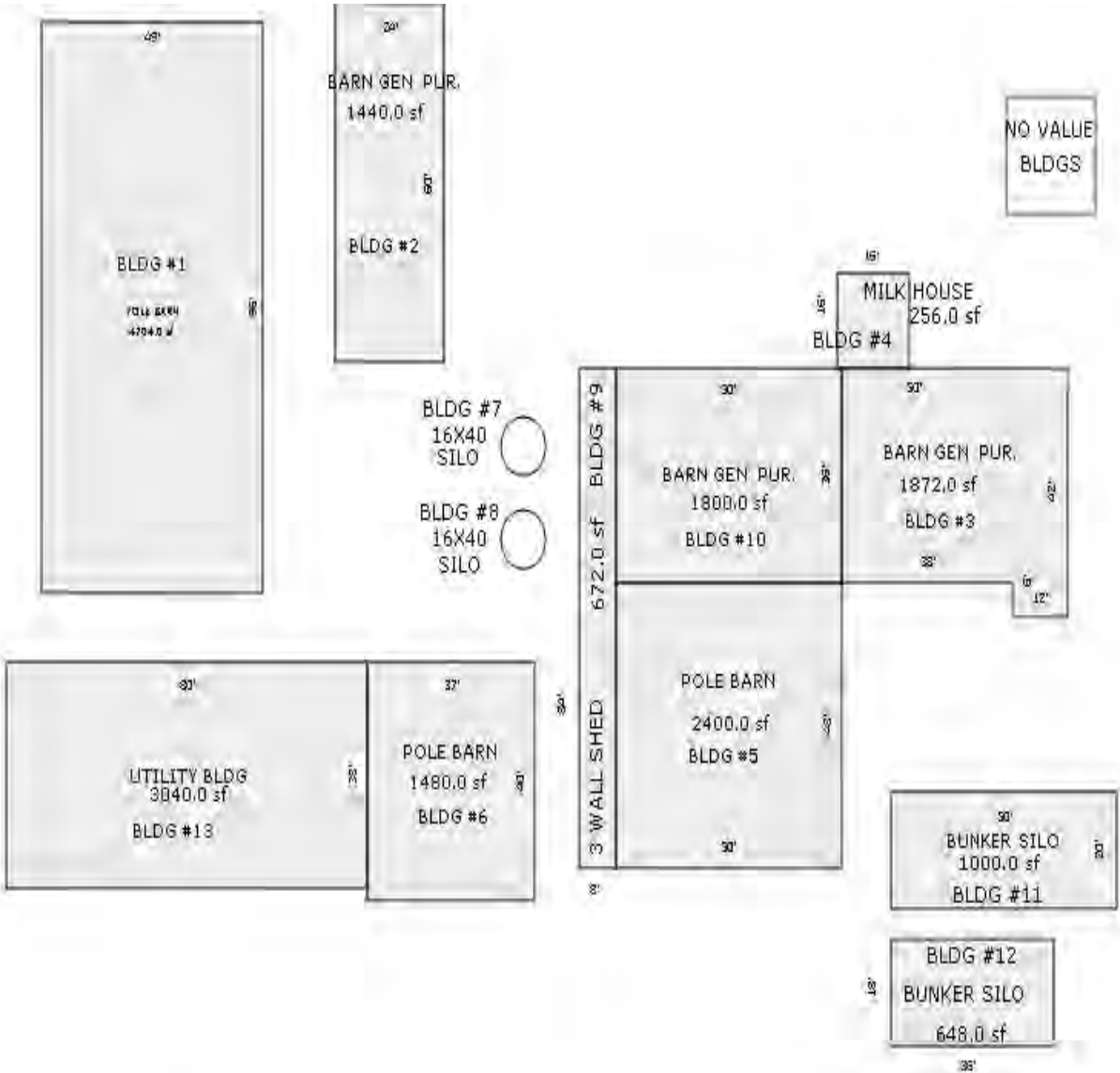


Sketch by Apex IV™

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

Building Type	Barn - General Purpose	Barn - General Purpose	Barn - General Purpose	Milking Parlor (Dairies)	Barn - General Purpose
Year Built	1986	1950	1972	1972	1981
Class/Construction	D,Pole	C	C	D,Pole	D,Pole
Quality/Exterior	Low Cost	Low Cost	Low Cost	Low Cost	Low Cost
# of Walls, Perimeter	4 Wall, 288	4 Wall, 168	4 Wall, 184	4 Wall, 64	4 Wall, 196
Height	10	10	10	10	8
Heating System	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling
Length/Width/Area	96 x 48 = 4608	60 x 24 = 1440	56 x 36 = 2016	16 x 16 = 256	50 x 48 = 2400
Cost New	\$ 63,176	\$ 35,122	\$ 46,086	\$ 8,783	\$ 33,408
Phy./Func./Econ. %Good	56/100/100 56.0	25/100/100 25.0	43/100/100 43.0	43/100/100 43.0	51/100/100 51.0
Depreciated Cost	\$ 17,689	\$ 4,390	\$ 9,908	\$ 1,888	\$ 17,038
+ Unit-In-Place Items	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Description, Size X Rate X %Good = Cost Itemized ->  Unit-In-Place ->  Items ->					
E.C.F.	X 0.950	X 0.950	X 0.950	X 0.950	X 0.950
% Good	56	25	43	43	51
Est. True Cash Value	\$ 16,805	\$ 4,171	\$ 9,413	\$ 1,794	\$ 16,186
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 48369 / All Cards: 104941					

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




Sketch by Apex Medina™

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

Building Type	Barn - General Purpose	Cylindrical Silo	Cylindrical Silo	Utility Lean-Tos	Barn - General Purpose
Year Built	1983	1966	1966	1986	1900
Class/Construction	D,Pole	Concrete Stave	Concrete Stave	D,Pole	D,Frame
Quality/Exterior	Low Cost	Diameter: 16	Diameter: 16	Low Cost	Low Cost
# of Walls, Perimeter	4 Wall, 154			Lean-To, 184	4 Wall, 172
Height	10	Roof: No Roof	Roof: Dome Roof	10	30
Heating System	No Heating/Cooling	+ 0 = 0	+ 0 = 0	No Heating/Cooling	No Heating/Cooling
Length/Width/Area	40 x 37 = 1480	40	40	84 x 8 = 672	50 x 36 = 1800
Cost New	\$ 22,673	\$ 17,050	\$ 18,748	\$ 3,294	\$ 46,332
Phy./Func./Econ. %Good	53/100/100 53.0	21/100/100 21.0	21/100/100 21.0	60/100/100 60.0	20/10/100 2.0
Depreciated Cost	\$ 12,017	\$ 3,581	\$ 3,937	\$ 988	\$ 927
+ Unit-In-Place Items	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Description, Size X Rate X %Good = Cost  Itemized ->  Unit-In-Place ->  Items ->					
E.C.F.	X 0.950	X 0.950	X 0.950	X 0.950	X 0.950
% Good	53	21	21	60	20
Est. True Cash Value	\$ 11,416	\$ 3,401	\$ 3,740	\$ 939	\$ 880
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 20376 / All Cards: 104941					

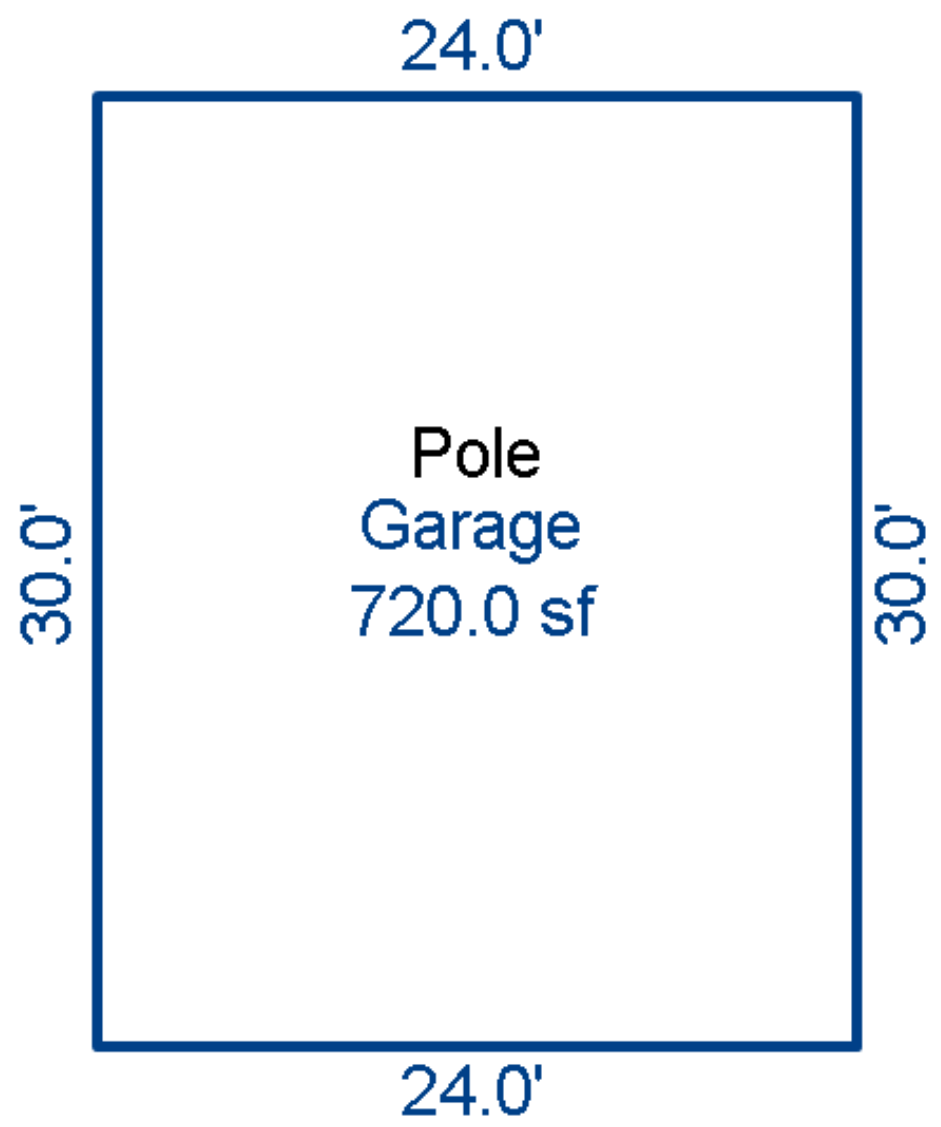
Building Type	Bunker or Trench Silo	Bunker or Trench Silo	Farm Utility Buildings		
Year Built	1986	1995	1996		
Class/Construction	Tilt-Up Panels	Tilt-Up Panels	C		
Quality/Exterior	N/A	N/A	Average		
# of Walls, Perimeter	N/A	N/A	4 Wall, 256		
Height	N/A	N/A	8		
Heating System	N/A	N/A	No Heating/Cooling		
Length/Width/Area	50 x 20 = 1000	36 x 20 = 720	80 x 48 = 3840		
Cost New	\$ 21,255	\$ 15,304	\$ 71,693		
Phy./Func./Econ. %Good	56/100/100 56.0	70/100/100 70.0	72/100/100 72.0		
Depreciated Cost	\$ 11,903	\$ 10,713	\$ 15,486		
+ Unit-In-Place Items	\$ 0	\$ 0	\$ 0		
Description, Size X Rate X %Good = Cost  Itemized ->  Unit-In-Place ->  Items ->					
E.C.F.	X 0.950	X 0.950	X 0.950		
% Good	56	70	72		
Est. True Cash Value	\$ 11,308	\$ 10,177	\$ 14,711		
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 36196 / All Cards: 104941					

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
MILLER JOHN R TRUST	MILLER CASEY JOHN	0	10/12/2016	QC	RELATED PARTY	2016-03467		100.0				
MILLER JOHN R	MILLER JOHN R TRUST	1	10/18/2011	QC	QUIT CLAIM	2011-03239 QCD	PTA	0.0				
JENEMA JUDY A FKA MILLER	MILLER JOHN R	0	05/19/2010	QC	QUIT CLAIM	2010-1717QC	PTA	0.0				
Property Address		Class: 102 AGRICULTURAL-		Zoning:	Building Permit(s)	Date	Number	Status				
3390 S GREEN RD		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 100% 12/23/2013 Qual. Ag.										
MILLER CASEY JOHN 6870 W KELLY RD LAKE CITY MI 49651		MAP #:		2019 Est TCV 27,148								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture								
. SEC 24 T22N R8W N 20 RDS; OF W 1/2 OF NW 1/4. 10 A.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		AG SW 2016 8 - 17 Acres	4.00 Acres	3300	100					13,200
		Paved Road		AG SW 2016 UNTILLED 2200	1.00 Acres	2200	100					2,200
		Storm Sewer		AG SW 2016 SURPLUS 1600/	5.00 Acres	1600	100					8,000
		Sidewalk		10.00 Total Acres Total Est. Land Value = 23,400								
		Water Sewer		Land Improvement Cost Estimates								
		Electric		Description	Rate	Size	% Good	Cash Value				
		Gas		Wood Frame	15.11	200	94	2,841				
		Curb		Total Estimated Land Improvements True Cash Value = 2,841								
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		X Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who When What		2019	11,700	1,900	13,600			13,600S		
		JWV 12/01/2018 INSPECTED		2018	12,600	700	13,300			13,300S		
		TPC 12/27/2017 INSPECTED		2017	12,600	700	13,300			13,300S		
		TPC 11/08/2016 INSPECTED		2016	18,500	700	19,200			9,012C		
		The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan										

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



Building Type	Farm Utility Storage She			
Year Built	2019			
Class/Construction	D,Pole			
Quality/Exterior	Low Cost			
# of Walls, Perimeter	4 Wall, 40			
Height	10			
Heating System	No Heating/Cooling			
Length/Width/Area	10 x 10 = 100			
Cost New	\$ 1,028			
Phy./Func./Econ. %Good	98/100/100 98.0			
Depreciated Cost	\$ 1,007			
+ Unit-In-Place Items	\$ 0			
Description, Size X Rate X %Good = Cost  Itemized ->  Unit-In-Place ->  Items ->				
E.C.F.	X 0.900			
% Good	98			
Est. True Cash Value	\$ 907			
Comments:	FRAME IS PARTIALY CONSTR			
Total Estimated True Cash Value of Agricultural Improvements / This Card: 907 / All Cards: 907				



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

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

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

S GREEN RD  
 School: LAKE CITY - 57020  
 P.R.E. 100% 10/15/2010 Qual. Ag.

Owner's Name/Address  
 MILLER JOHN R TRUST  
 MILLER JOHN R TTEE  
 3390 S GREEN ROAD  
 LAKE CITY MI 49651  
 MAP #:  
 2019 Est TCV 99,000

Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture						
Public Improvements			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			AG SW 2016 30 - 65 ACRES	30.00	Acres	3300	100		99,000
			30.00 Total Acres			Total Est. Land Value =			99,000

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

Comments/Influences

LOW & WET

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

Topography of Site

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



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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2019	49,500	0	49,500			8,452C
2018	54,000	0	54,000			8,254C
2017	54,000	0	54,000			8,085C
2016	55,500	0	55,500			8,013C

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

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

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

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

Owner's Name/Address: KOŁODZIEJ ROSALIA TRUST  
 3055 GILLFORD DRIVE SE  
 LOWELL MI 49331  
 MAP #: 2019 Est TCV 51,170

Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture						
Public Improvements			Description	Frontage	Depth	Rate	%Adj.	Reason	Value
X			Dirt Road						
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 24 T22N R8W N 1/2 OF SW 1/4 OF NW 1/4. 20 A.

Land Improvement Cost Estimates		Description	Rate	Size	% Good	Cash Value
X		Wood Frame	17.76	96	10	170
Total Estimated Land Improvements True Cash Value =						170

Comments/Influences: Topography of Site



Level	X	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Rolling	X	2019	25,500	100	25,600			7,947C
Low								
High	X	2018	26,500	0	26,500			7,761C
Landscaped								
Swamp								
Wooded	X	2017	26,500	0	26,500			7,602C
Pond								
Waterfront								
Ravine								
Wetland	X	2016	27,500	0	27,500			7,535C
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.
MILLER JOHN R	MILLER JOHN R TRUST	1	10/18/2011	QC	QUIT CLAIM	2011-03239	PTA	0.0
MILLER JUDY A	MILLER JOHN R	1	05/04/2005	QC	QUIT CLAIM	2011-03238 QCD	PTA	0.0

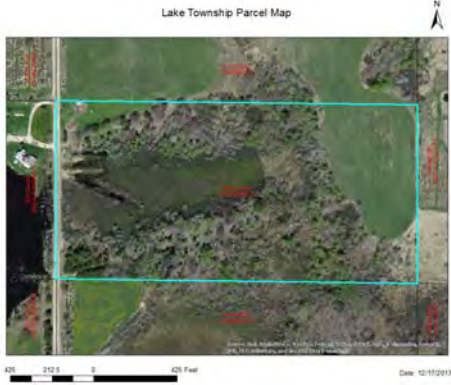
Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
S GREEN RD						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 100% 10/15/2010 Qual. Ag.					
	MAP #:					
	2019 Est TCV 40,000					

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

Comments/Influences

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

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



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2019	20,000	0	20,000			8,623C
		TPC 12/27/2017 INSPECTED	2018	20,000	0	20,000			8,421C
			2017	20,000	0	20,000			8,248C
			2016	20,000	0	20,000			8,175C

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

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

Property Address: W LOTAN RD  
 Class: 101 AG - IMPROVED  
 Zoning:  
 Building Permit(s):  
 Date:  
 Number:  
 Status:

School: LAKE CITY - 57020  
 P.R.E. 100% 03/02/2015 Qual. Ag.

Owner's Name/Address: CHRISTIE JOSEPH E  
 6490 W LOTAN RD  
 LAKE CITY MI 49651  
 MAP #:  
 2019 Est TCV 182,920

X	Improved	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2016 30 - 65 ACRES		30.00 Acres			3300	100		99,000
AG SW 2016 SURPLUS 1600/		50.00 Acres			1600	100		80,000
80.00 Total Acres Total Est. Land Value =								179,000

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

LOW WET & WOODED

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

Topography of Site

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

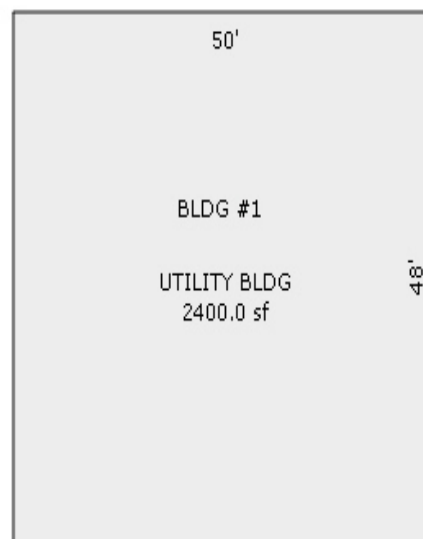


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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2019	89,500	2,000	91,500			32,936C
TPC	05/08/2017	INSPECTED	2018	96,500	2,300	98,800			32,165C
TPC	11/04/2016	INSPECTED	2017	96,500	2,300	98,800			31,504C
			2016	100,500	1,800	102,300			31,223C

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

Building Type	Farm Utility Buildings			
Year Built				
Class/Construction	D,Pole			
Quality/Exterior	Low Cost			
# of Walls, Perimeter	4 Wall, 196			
Height	8			
Heating System	No Heating/Cooling			
Length/Width/Area	50 x 48 = 2400			
Cost New	\$ 14,736			
Phy./Func./Econ. %Good	35/80/100 28.0			
Depreciated Cost	\$ 4,126			
+ Unit-In-Place Items	\$ 0			
Description, Size X Rate X %Good = Cost  Itemized ->  Unit-In-Place ->  Items ->				
E.C.F.	X 0.950			
% Good	35			
Est. True Cash Value	\$ 3,920			
Comments:				
Total Estimated True Cash Value of Agricultural Improvements / This Card: 3920 / All Cards: 3920				



Sketch by Apex Medina™

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



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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6860 W LOTAN RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 08/01/1994					
ECKHOUT GARY P & VALERIE J 6860 W LOTAN ROAD LAKE CITY MI 49651	MAP #: 2019 Est TCV 95,923 TCV/TFA: 69.61					

Taxpayer's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
NORTHWESTERN SAVINGS BANK & P O BOX 809 625 S GARFIELD AVE TRAVERSE CITY MI 49685-0809	X		Dirt Road						
			Gravel Road						
			Paved Road						
			Storm Sewer						
			Sidewalk						
			Water						
			Sewer						
			Electric						
			Gas						
			Curb						
			Street Lights						
			Standard Utilities						
			Underground Utils.						
			* Factors *						
			Residentia 3 - 7 @\$2800	4.03 Acres		2800	100		11,281
			4.03 Total Acres Total Est. Land Value =						11,281

Tax Description	X	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
SEC 24 T22N R8W (1*2000) BEG N 89 DEG 55'09"E 404 FT FROM SW COR OF SW 1/4 TH N 0 DEG 04'51"W 225 FT, N 89 DEG 55'09"E 780 FT, S 0 DEG 04'51"E 225 FT, S 89 DEG 55'09"W 780 FT TO POB. 4.0289A.	X	Level	2019	5,600	42,400	48,000			39,236C
		Rolling	2018	5,600	40,200	45,800			38,317C
		Low	2017	6,000	39,000	45,000			37,529C
		High	2016	6,000	36,600	42,600			37,195C
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							

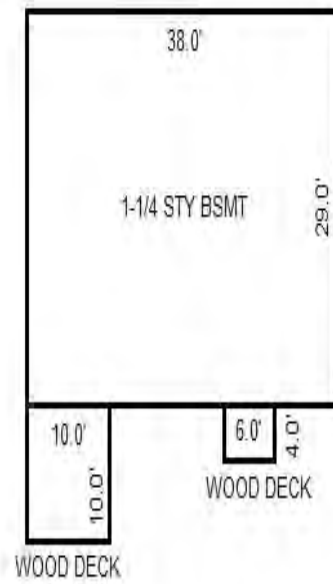
Comments/Influences	Who	When	What
00 SPLIT 41.66 AC TO 014-60 FOR 01 (EXEMPT) ALSO 33.38 AC TO 014-20 1 DIV REMAINING			
	TPC	12/27/2017	INSPECTED

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	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 Treated Wood 24 Treated Wood	Year Built: Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 1440 % Good: 45 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame		(4) Interior Drywall Plastered	X	Plaster Wood T&G											
Building Style: 1.25S		Trim & Decoration														
Yr Built 1926	Remodeled 1960	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 100 Amps Service									
(1) Exterior		(6) Ceilings														
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation															
(2) Windows		(7) Excavation														
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													
(3) Roof		(9) Basement Finish														
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors No Floor SF													
X	Asphalt Shingle	(10) Floor Support														
Chimney:		Joists: Unsupported Len: Cntr.Sup:		1	Public Water Public Sewer Water Well	1	1000 Gal Septic 2000 Gal Septic									
		Lump Sum Items:														
Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Forced Air w/ Ducts Ground Area = 1102 SF Floor Area = 1378 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=62/100/100/100/62 Building Areas										Cls CD		Blt 1926				
Stories Exterior Foundation Size Cost New Depr. Cost																
1.25 Story Siding Mich Bsmnt. 1,102										Total:		117,503 77,407				
Other Additions/Adjustments																
Plumbing																
Average Fixture(s) 1 933 578																
Water/Sewer																
1000 Gal Septic 1 3,453 2,141																
Water Well, 50 Feet 1 1,962 1,216																
Deck																
Treated Wood 100 1,890 1,172																
Treated Wood 24 814 505																
Garages																
Class: D Exterior: Pole (Unfinished)																
Base Cost 720 11,578 5,210 *																
Class: D Exterior: Pole (Unfinished)																
Base Cost 1440 20,866 9,390 *																
Built-Ins																
Appliance Allow. 1 1,467 910																
Fireplaces																
Interior 1 Story 1 3,567 2,212																
Totals:										164,033		96,184				
Notes:																
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV:												84,642				

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



Sketch by Apex IV™

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

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

Property Address	Class: 102 AGRICULTURAL-	Zoning:	Building Permit(s)	Date	Number	Status
S GREEN RD						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 100% 08/30/2000 Qual. Ag.					
	MAP #:					
	2019 Est TCV 78,908					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture							
	Public Improvements			* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
SEC 24 T22N R8W (4*2000) THAT PART OF W 1/2 OF SW 1/4 LYING N'LY OF A LINE BEG N 01 DEG 04'06"W 1396.45 FT FROM SW COR TH S 89 DEG 44'29"E 457.52 FT, N 16 DEG 46'35"W 153.08 FT, N 84 DEG 20'52"W 815.95 FT TO W 1/8 LINE 33.38A.	X			AG SW 2016 8 - 17 Acres	15.00	Acres	3300	100			49,500
	X			AG SW 2016 SURPLUS 1600/	18.38	Acres	1600	100			29,408
				33.38 Total Acres			Total Est. Land Value =				78,908

Comments/Influences

00 SPLIT FROM 014-000 FOR 01 4 DIV



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2019	39,500	0	39,500			33,997C
		TPC 12/27/2017 INSPECTED	2018	42,600	0	42,600			33,201C
		TPC 11/04/2016 INSPECTED	2017	42,600	0	42,600			32,519C
			2016	44,300	0	44,300			32,229C

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

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
3845 S GREEN RD						
	School: LAKE CITY - 57020					
	P.R.E. 100% 02/28/2017					
Owner's Name/Address	MAP #:					
KINKEMA RYAN C & LYNNMARIE A 3845 S GREEN RD LAKE CITY MI 49651	2019 Est TCV 227,743 TCV/TFA: 104.28					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
SEC 24 T22N R8W (4*2000) BEG AT SW COR OF SW 1/4 TH N 01 DEG 04' 06"W 1396.45 FT, S 89 DEG 44'29"E 457.52FT, N 16 DEG 46'35"E 153.08 FT, N 84 DEG 20'52"E 815.95 FT, S 0 DEG 59'33"E 1619.46 FT, S 89 DEG 55'09"W 131.70 FT, N 0 DEG 04'51"W 225 FT S 89 DEG 55'09"W780 FT, S 0 DEG 04'51"E 225 FT, S 89 DEG 55'09"W 404 FT TO POB. 41.66A.	X			Residentia 3 - 7 @\$2800	5.07 Acres		2800	100		14,196
				5.07 Total Acres			Total Est. Land Value =			14,196

Comments/Influences	X	Topography of Site	Land Improvement Cost Estimates							
			Description	Rate	Size	% Good	Cash Value			
00 SPLIT FROM 014-00 FOR 01 FORM 3676 IN 01.WILL NOT UNCAP	X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	6.21 6.21 6.21	400 432 275	0 0 0	0 0 0			
			Residential Local Cost Land Improvements							
			Street Lights Standard Utilities Underground Utils.	LAND IMPROVE 2500	2,500.00	1	95		2,375	2,375
			Total Estimated Land Improvements True Cash Value =							2,375



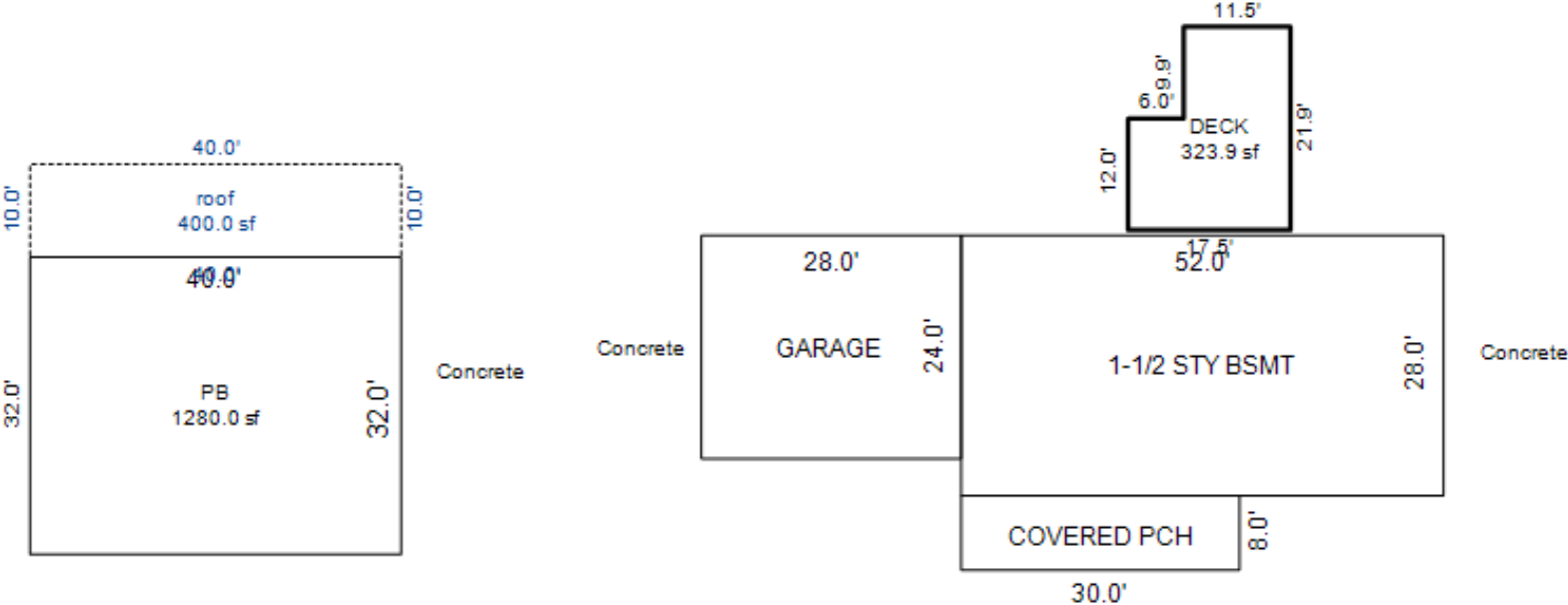
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	7,100	106,800	113,900			104,857C
2018	7,100	95,300	102,400			102,400S
2017	7,600	97,800	105,400			63,538C
2016	77,100	88,000	165,100			106,760C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 240 323 400	Type WCP (1 Story) Treated Wood Roof Cover Onl	Year Built: 2001 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G												
Building Style: 1.5S		Trim & Decoration															
Yr Built 2001	Remodeled 0	Ex	X	Ord		Min	Size of Closets										
Condition: Average		Lg	X	Ord		Small	Doors										
Room List		(5) Floors		Central Air Wood Furnace													
	Basement 1st Floor 2nd Floor 4 Bedrooms	Kitchen: Other: Other:		(12) Electric			200 Amps Service										
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures													
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall		Ex.	X	Ord.		Min	No. of Elec. Outlets							
(2) Windows		(7) Excavation		Many			X	Ave.		Few	(13) Plumbing						
X	Many Avg. Few	X	Large Avg. Small	Basement: 1456 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Air w/ Ducts Ground Area = 1456 SF Floor Area = 2184 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Basement 1,456 Total: 200,293 170,249							
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 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Other Additions/Adjustments Basement, Outside Entrance, Below Grade Plumbing Average Fixture(s) 1 1,120 952 3 Fixture Bath 1 3,525 2,996 Water/Sewer 1000 Gal Septic 1 3,691 3,137 Water Well, 100 Feet 1 4,407 3,746 Porches WCP (1 Story) 240 6,773 5,757 Deck Treated Wood 323 4,306 3,660 w/Roof (Roof portion) 400 4,664 3,964 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 672 20,993 17,844 Common Wall: 1 Wall 1 -2,038 -1,732 Door Opener 1 415 353 Class: C Exterior: Pole (Unfinished) Door Opener 1 415 353 Base Cost 1280 23,437 19,921							
X	Gable Hip Flat		Gambrel Mansard Shed	(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Built-Ins <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>							
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:													
Chimney: Metal																	

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



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

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

Property Address: 3845 S GREEN RD  
 Class: 102 AGRICULTURAL- Zoning: Building Permit(s) Date Number Status

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

Owner's Name/Address: NEBLOCK THOMAS & MOLLY TRUSTS  
 9343 W WATERGATE APT #7  
 MC BAIN MI 49657  
 MAP #: 2019 Est TCV 120,747

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

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Dirt Road	AG SW 2016 30 - 65 ACRES	36.59	Acres	3300	100				120,747
Gravel Road		36.59	Total Acres					Total Est. Land Value =	120,747

Tax Description  
 LEGAL DESCRIPTION: PARCEL 'A' AS RECORDED ON SURVEY RECORDED IN LIBER S-5 P A PARCEL OF LAND SITUATED IN THE SOUTHWEST 1/4 OF SECTION 24, T22N-R.08W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION: THENCE N00°28'39"E ALONG THE WEST SECTION LINE, 543.38 FEET; THENCE S90°00'00"E, 141 .50 FEET; THENCE N26°43'19"E, 107.13 FEET; THENCE S90°00'00"E, 238.00 FEET; THENCE N00°00'00"W. 301.57 FEET; THENCE

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

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

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	10/14/2016	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	60,400	0	60,400			46,191C
2018	65,900	0	65,900			45,109C
2017	65,900	0	65,900			44,182C
2016	0	0	0		0A	0



Parcel Map 2017 assessments  
 LETED 10/14/2016  
 ;  
 4-014-60;  
 -014-90;  
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
FENBY MAX & TERESA L &	FRIENDS MINISTRY	200,000	01/15/2010	WD	WARRANTY DEED	2010-00138WD	PTA	100.0				
EUBANK JOHN A (DECEASED)	FENBY & BARTOSZ TC	0	04/19/2009	OTH	Not Qualified	2009/1768		100.0				
EUBANK JOHN A	SELF (LE), FENBY & BARTOSZ	0	06/03/2002	QC	Not Qualified	2009/1769		0.0				
Property Address		Class: 708 EXEMPT RELIGI		Zoning:		Building Permit(s)		Date	Number	Status		
3636 S MOREY RD		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 0%		MAP #:								
FRIENDS MINISTRY PO BOX 399 LAKE CITY MI 49651		2019 Est TCV 0										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture								
SEC 24 T22N R8W N 1/2 OF SE 1/4 EXC N 600 FT OF NE 1/4 OF SE 1/4 & EXC E 750 FT OF S 425 FT OF NE 1/4 OF SE 1/4 & EXC BEG 600FT S OF NE CNR THENCE S 185FT; W 335FT N 195 FT E 335FT TO POB 53.0007AC. EASEMENTS 2014-03132 2010 PARCEL 009-024-015-00 SPLIT ON 12/22/2010 - 2011 SPLIT - CHILD 009-024-015-60 1.50 AC 54.5007A. 2010 PARCEL 009-024-015-00 SPLIT ON 10/04/2010		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		AG SW 2016 30 - 65 ACRES	23.00	Acres	3300	100				75,900
		Paved Road		AG SW 2016 SURPLUS 1600/	20.00	Acres	1600	100				32,000
		Storm Sewer		43.00 Total Acres			Total Est. Land Value =					107,900
		Sidewalk		Land Improvement Cost Estimates								
		Water		Description	Rate	Size	% Good			Cash Value		
		Sewer		Wood Frame	19.79	80	50			791		
		Electric		Wood Frame	16.95	128	50			1,085		
		Gas		Total Estimated Land Improvements True Cash Value =						1,876		
		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		2019	EXEMPT	EXEMPT	EXEMPT			EXEMPT		
		Rolling		2018	EXEMPT	EXEMPT	EXEMPT			EXEMPT		
		Low		2017	0	0	0			0		
		High		2016	0	0	0			0		
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What								
		TPC 12/27/2017	INSPECTED									
		TPC 09/25/2015	INSPECTED									



2018 Lake Township Parcel Map  
 L 009-024-015-65  
 N 1/2 OF SE 1/4  
 F SE 1/4 & EXC E  
 1/4 OF SE 1/4.  
 N ON FILE\*\*\*  
 ADDED  
 0 completed  
 EQUEST ;  
 4-015-00;  
 -015-65;

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 Missaukee, Michigan

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

Building Type	Greenhouses Shade Shelte	Greenhouses Shade Shelte	Greenhouses Shade Shelte		
Year Built	2012	2012	2013		
Class/Construction	S	S	S		
Quality/Exterior	Average	Average	Average		
# of Walls, Perimeter	4 Wall, 200	4 Wall, 96	4 Wall, 144		
Height	14	12	14		
Heating System	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling		
Length/Width/Area	70 x 30 = 2100	24 x 24 = 576	48 x 24 = 1152		
Cost New	\$ 20,496	\$ 5,633	\$ 11,267		
Phy./Func./Econ. %Good	96/100/100 96.0	94/100/100 94.0	96/100/100 96.0		
Depreciated Cost	\$ 19,676	\$ 5,295	\$ 10,816		
+ Unit-In-Place Items	\$ 0	\$ 0	\$ 0		
Description, Size X Rate X %Good = Cost  Itemized ->  Unit-In-Place ->  Items ->					
E.C.F.	X 0.900	X 0.900	X 0.900		
% Good	96	94	96		
Est. True Cash Value	\$ 17,709	\$ 4,766	\$ 9,735		
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 32210 / All Cards: 32210					

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: 401 RESIDENTIAL-I		Zoning:		Building Permit(s)		Date	Number	Status	
3636 S MOREY RD		School: LAKE CITY - 57020									
Owner's Name/Address		P.R.E. 0%		MAP #:							
FRIENDS MINISTRY PO BOX 399 LAKE CITY MI 49651		2019 Est TCV 145,616 TCV/TFA: 70.01									
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		40/FF	195.00	335.00	1.0000	1.0000	40	100	7,800
		Paved Road		195 Actual Front Feet, 1.50 Total Acres				Total Est. Land Value =		7,800	
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description	Rate	Size	% Good	Cash Value			
		Water		D/W/P: Asphalt Paving	2.19	4400	0	0			
		Sewer		D/W/P: 4in Concrete	4.92	1600	0	0			
		Electric		Residential Local Cost Land Improvements							
		Gas		Description	Rate	Size	% Good	Cash Value			
		Curb		LAND IMPROVE 5000	5,000.00	1	95	4,750			
		Street Lights		Total Estimated Land Improvements True Cash Value =				4,750			
		Standard Utilities									
		Underground Utilis.									
		Topography of Site									
		Level									
		X Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who		When	What	2019	3,900	68,900	72,800		53,568C
		TPC 12/27/2017 INSPECTED		2018	3,900	54,700	58,600			52,313C	
		TPC 12/04/2012 INSPECTED		2017	3,900	53,100	57,000			51,238C	
				2016	3,900	49,900	53,800			50,781C	

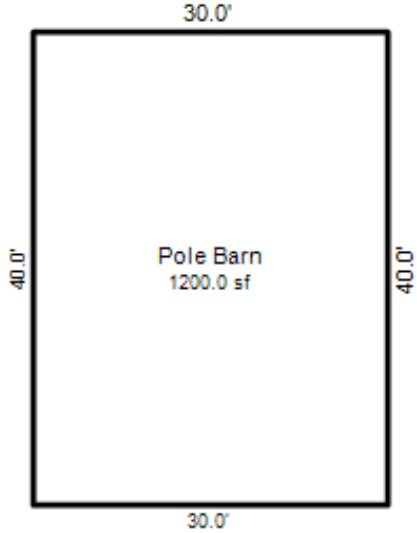
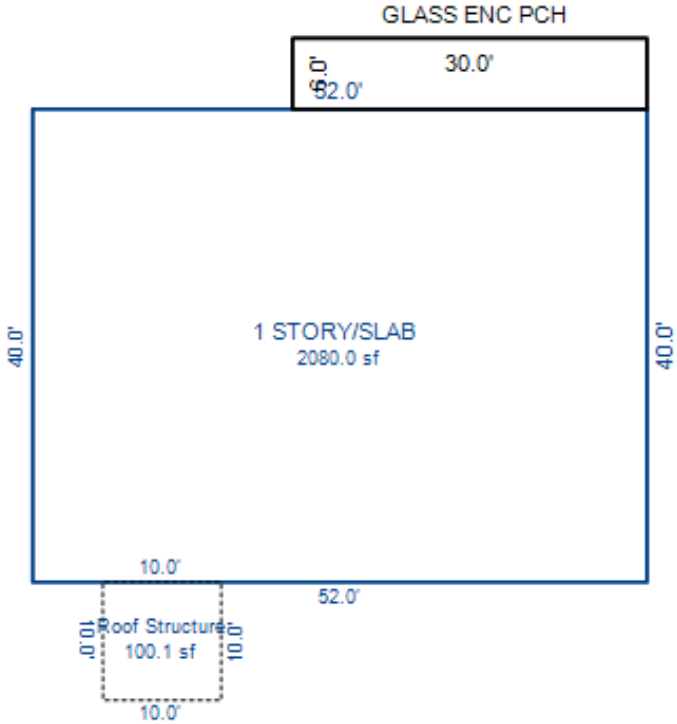


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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 180 100	Type CGEP (1 Story) Roof Cover Onl	Year Built: 1988 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame		(4) Interior Drywall X Paneled Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: 1S		Trim & Decoration														
Yr Built 1989	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			Cost Est. for Res. Bldg: 1 Single Family 1S						Cls CD Blt 1989			
X	Wood/Shingle Aluminum/Vinyl Brick			Ex.	X Ord.	Min	(11) Heating System: Forced Air w/ Ducts									
	Insulation			No. of Elec. Outlets			Ground Area = 2080 SF Floor Area = 2080 SF.									
(2) Windows		(7) Excavation		Many	X Ave.	Few	Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75									
X	Many Avg. Few	X	Large Avg. Small	(13) Plumbing			Building Areas									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 0 S.F. Crawl: 0 S.F. Slab: 2080 S.F. Height to Joists: 0.0		1	Average Fixture(s)		Stories Exterior Foundation		Size		Cost New		Depr. Cost			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		2	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1 Story Siding Slab		2,080		Total:		162,162 121,621			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer			Other Additions/Adjustments									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing									
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		Lump Sum Items:			Average Fixture(s) 3 Fixture Bath									
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Notes:			Water/Sewer								
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Average Fixture(s) 3 Fixture Bath		1000 Gal Septic							
Chimney: Metal							Water/Sewer		w/Roof (Roof portion)		100		1,264 948			
							Garages		Class: CD Exterior: Pole (Unfinished)							
							Garages		Base Cost		1200		19,668 14,751			
							Garages		Totals:		201,616		151,211			
							Notes:		ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV:				133,066			

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


Property Address: 3636 S MOREY RD A/K/A/ M 66  
 Class: 708 EXEMPT RELIGI Zoning: Building Permit(s) Date Number Status

School: LAKE CITY - 57020  
 P.R.E. 0%  
 Owner's Name/Address: FRIENDS CHRISTIAN COMMUNITY DEVELOP  
 3728 S MOREY RD  
 LAKE CITY MI 49651  
 MAP #: 2019 Est TCV 0

Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 125/FF	100.00	1322.00	1.0000	1.0000	125	100		12,500
100 Actual Front Feet, 3.04 Total Acres					Total Est. Land Value =			12,500

Tax Description: SEC 24 T22N R8W N 600 FT OF NE 1/4 OF SE 1/4 EXC N 500 FT THOF. 3.0303A. 2010 SPLIT OF 009-024-015-00 ON 10/04/2010 - EXEMPT LOT LINE TRANSFER TO ADJ OWNER - NOT CONFORMING TO STATE OF MICHIGAN LAND DIVISION ACT REGARDING > 1:4 DEPTH RATIO HISTORY-SEC 24 T22N R8W N 600 FT OF NE 1/4 OF SE 1/4 EXC N 500 FT THOF. 3.0303A. 2010 SPLIT OF 009-024-015-00 ON 10/04/2010

Comments/Influences: 2018 Lake Township Parcel Map



0 completed EQUEST ; 4-015-00; -015-65; -----

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2018	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2017	6,300	0	6,300			3,541C
2016	6,300	0	6,300			3,510C

Who When What  
 TPC 04/24/2017 INSPECTED  
 TPC 09/28/2015 INSPECTED

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.										
		80,000	06/01/2000	WD	Download			0.0										
Property Address		Class: 708 EXEMPT RELIGI		Zoning:		Building Permit(s)		Date	Number	Status								
3728 S MOREY RD		School: LAKE CITY - 57020		Commercial		04/02/2013		2013-0069	100%									
Owner's Name/Address		P.R.E. 0%		MAP #:		2019 Est TCV 0 TCV/TFA: 0.00												
FRIENDS MINISTRY PO BOX 399 LAKE CITY MI 49651		X	Improved		Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES												
Tax Description		Public Improvements		* Factors *		M 66		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
SEC 24 T22N R8W E 750 FT OF S 425 FT OF NE 1/4 OF SE 1/4. EXCEPT PIN 024-015-79 EXC .229A COMM AT NE COR OF SE 1/4 OF SE 1/4, TH N 00 DEG 35'43"E ALONG E LINE OF SAID SE 1/4 24.73 FT, TH N 89 DEG 24'17"W 225.44 FT TO POB, TH N 89 DEG 50'52"W 100 FT, TH N 00 DEG 09'08"E 100 FT, TH S 89 DEG 50'52"E 100 FT, TH S 00 DEG 09'08"W 100 FT TO POB. 7.3175A. SPLIT ON 10/24/2018 INTO 009-024-015-79		X	Dirt Road			COMMERCIAL 4-6A	5700	7.32	Acres	5700	100					41,707		
Comments/Influences		X	Gravel Road			7.32 Total Acres		Total Est. Land Value =						41,707				
FRIENDS Ministry Office Office 2018 Lake Township Parcel Map 839-4511 @yahoo.com 009-024-015-79		X	Paved Road			Land Improvement Cost Estimates		Description	Rate	Size	% Good	Cash Value						
2018 Lake Township Parcel Map		X	Storm Sewer			D/W/P: Asphalt Paving		2.19	23500	50	25,732							
2018 Lake Township Parcel Map		X	Sidewalk			Total Estimated Land Improvements True Cash Value =						25,732						
2018 Lake Township Parcel Map		X	Water			Topography of Site		Level	Rolling									
2018 Lake Township Parcel Map		X	Sewer			Level		Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain
2018 Lake Township Parcel Map		X	Electric			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value						
2018 Lake Township Parcel Map		X	Gas			2019	EXEMPT	EXEMPT	EXEMPT			EXEMPT						
2018 Lake Township Parcel Map		X	Curb			2018	EXEMPT	EXEMPT	EXEMPT			EXEMPT						
2018 Lake Township Parcel Map		X	Street Lights			2017	0	0	0			0						
2018 Lake Township Parcel Map		X	Standard Utilities			2016	0	0	0			0						
2018 Lake Township Parcel Map		X	Underground Utils.			Who		When	What									
2018 Lake Township Parcel Map		X				TPC 12/27/2017	INSPECTED											
2018 Lake Township Parcel Map		X				TPC 09/28/2015	INSPECTED											
2018 Lake Township Parcel Map		X				TPC 12/03/2012	INSPECTED											
2018 Lake Township Parcel Map		X				The Equalizer. Copyright (c) 1999 - 2009. 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	Eavestrough		Gas	Oil	Elec.	Appliance Allow.			Interior 1 Story			Area	Type	Year Built:	
	Mobile Home	Insulation		Wood	Coal	Steam	Cook Top	Interior 2 Story			Car Capacity:					
	Town Home	0	Front Overhang	X	Forced Warm Air			Dishwasher	2nd/Same Stack			Class:				
	Duplex	0	Other Overhang		Wall Furnace			Garbage Disposal	Two Sided			Exterior:				
	A-Frame	(4) Interior			Warm & Cool Air			Bath Heater	Exterior 1 Story			Exterior Ven.:				
	Wood Frame	Drywall	Plaster		Heat Pump			Vent Fan	Exterior 2 Story			Stone Ven.:				
		Paneled	Wood T&G					Hot Tub	Prefab 1 Story			Common Wall:				
	Building Style: HUD		Trim & Decoration					Unvented Hood	Prefab 2 Story			Foundation:				
		Ex	Ord					Vented Hood	Heat Circulator			Finished ?:				
	Yr Built	Remodeled	Size of Closets					Intercom	Raised Hearth			Auto. Doors:				
0	0	Lg	Ord		Small		Jacuzzi Tub	Wood Stove			Mech. Doors:					
Condition: Average		Doors	Solid		H.C.		Jacuzzi repl.Tub	Direct-Vented Ga			Area:					
Room List		(5) Floors		Central Air			Oven			Class: Low			% Good:			
	Basement	Kitchen:		Wood Furnace			Microwave			Effec. Age: 40			Storage Area:			
	1st Floor	Other:		(12) Electric			Standard Range			Floor Area:			No Conc. Floor:			
	2nd Floor	Other:		0 Amps Service			Self Clean Range			Total Base New : 28,576			Bsmnt Garage:			
	Bedrooms						Sauna			Total Depr Cost: 10,001			Carport Area:			
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Trash Compactor			Estimated T.C.V: 5,001			Roof:			
	Wood/Shingle			Ex. Ord. Min			Central Vacuum			E.C.F. X 0.500						
	Aluminum/Vinyl			No. of Elec. Outlets			Security System			Cls Low			Blt 0			
	Brick			Many Ave. Few			Cost Est. for Res. Bldg: 1 Mobile Home HUD			Blt 0						
	Insulation	(7) Excavation		(13) Plumbing			Ground Area = 660 SF Floor Area = 660 SF.			Blt 0						
(2) Windows		Basement: 0 S.F.		Average Fixture(s)			Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35			Blt 0						
	Many	Crawl: 0 S.F.		1			Building Areas			Blt 0						
	Avg.	Slab: 0 S.F.		3 Fixture Bath			Type			Blt 0						
	Few	Height to Joists: 0.0		2 Fixture Bath			Ext. Walls			Blt 0						
	Large	(8) Basement		Softener, Auto			Roof/Fnd.			Blt 0						
	Avg.	Conc. Block		Softener, Manual			Size			Blt 0						
	Small	Poured Conc.		Solar Water Heat			Cost New			Blt 0						
	Wood Sash	Stone		No Plumbing			Depr. Cost			Blt 0						
	Metal Sash	Treated Wood		Extra Toilet			Total:			Blt 0						
	Vinyl Sash	Concrete Floor		Extra Sink			Totals:			Blt 0						
	Double Hung	(9) Basement Finish		Separate Shower			Notes:			Blt 0						
	Horiz. Slide	Recreation SF		Ceramic Tile Floor			ECF (201A GENERAL COMMERCIAL ) 0.500 => TCV: 5,001			Blt 0						
	Casement	Living SF		Ceramic Tile Wains						Blt 0						
	Double Glass	Walkout Doors		Ceramic Tub Alcove						Blt 0						
	Storms & Screens	No Floor SF		Vent Fan						Blt 0						
(3) Roof		(10) Floor Support		(14) Water/Sewer						Blt 0						
	Gable	Joists:		Public Water						Blt 0						
	Hip	Unsupported Len:		Public Sewer						Blt 0						
	Flat	Cntr.Sup:		Water Well						Blt 0						
	Asphalt Shingle			1000 Gal Septic						Blt 0						
	Chimney:			2000 Gal Septic						Blt 0						
				Lump Sum Items:						Blt 0						

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Desc. of Bldg/Section: TWICE AS NICE  
 Calculator Occupancy: Stores - Warehouse Discount

Class: D	Construction Cost					
Floor Area: 8,740	High	Above Ave.	Ave.	X	Low	
Gross Bldg Area: 13,098	** ** Calculator Cost Data ** **					
Stories Above Grd: 1	Quality: Low Cost					
Average Sty Hght : 12	Heat#1: Space Heaters, Gas with Fan 100					
Bsmnt Wall Hght	Heat#2: Space Heaters, Gas with Fan 0%					
Depr. Table : 2%	Ave. SqFt/Story: 8740					
Effective Age : 35	Ave. Perimeter: 472					
Physical %Good: 49	Has Elevators:					
Func. %Good : 100	*** Basement Info ***					
Economic %Good: 100	Area:					
Year Built	Perimeter:					
Remodeled	Type:					
Overall Bldg Height	Heat: Hot Water, Radiant Floor					
Comments:	* Mezzanine Info *					
	Area #1:					
	Type #1:					
	Area #2:					
	Type #2:					
	* Sprinkler Info *					
Area:						
Type:						

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

Class: D Quality: Low Cost  
 Stories: 1 Story Height: 12 Perimeter: 472

Base Rate for Upper Floors = 33.36

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 3.11 100%  
 Adjusted Square Foot Cost for Upper Floors = 36.47

Total Floor Area: 8,740 Base Cost New of Upper Floors = 318,747

Reproduction/Replacement Cost = 318,747  
 Eff.Age:35 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 49 /100/100/100/49.0  
 Total Depreciated Cost = 156,186

ECF (201A GENERAL COMMERCIAL ) 1.110 => TCV of Bldg: 1 = 173,366  
 Replacement Cost/Floor Area= 36.47 Est. TCV/Floor Area= 19.84

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

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

Desc. of Bldg/Section: FRIENDS MINISTRY Calculator Occupancy: Stores - Warehouse Discount		<<<<< Calculator Cost Computations >>>>> Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 12 Perimeter: 212  Base Rate for Upper Floors = 34.75  Adjusted Square Foot Cost for Upper Floors = 34.75  Total Floor Area: 2,640 Base Cost New of Upper Floors = 91,740  Reproduction/Replacement Cost = 91,740 Eff. Age: 35 Phy. %Good/Abnr. Phy./Func./Econ./Overall %Good: 49 /100/100/100/49.0 Total Depreciated Cost = 44,953  ECF (201A GENERAL COMMERCIAL ) 1.110 => TCV of Bldg: 2 = 49,897 Replacement Cost/Floor Area= 34.75 Est. TCV/Floor Area= 18.90						
Class: D,Pole Floor Area: 2,640 Gross Bldg Area: 13,098 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght	Construction Cost <table border="1"> <tr> <td>High</td> <td>Above Ave.</td> <td>Ave.</td> <td>X</td> <td>Low</td> </tr> </table>		High	Above Ave.	Ave.	X	Low	
High	Above Ave.	Ave.	X	Low				
Depr. Table : 2% Effective Age : 35 Physical %Good: 49 Func. %Good : 100 Economic %Good: 100	** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: Space Heaters, Gas with Fan 0% Heat#2: Space Heaters, Gas with Fan 0% Ave. SqFt/Story: 2640 Ave. Perimeter: 212 Has Elevators:							
Year Built Remodeled	Area: Perimeter: Type: Heat: Hot Water, Radiant Floor							
Overall Bldg Height	*** Basement Info *** * Mezzanine Info * * Sprinkler Info * Area: Type: Low							
Comments:								

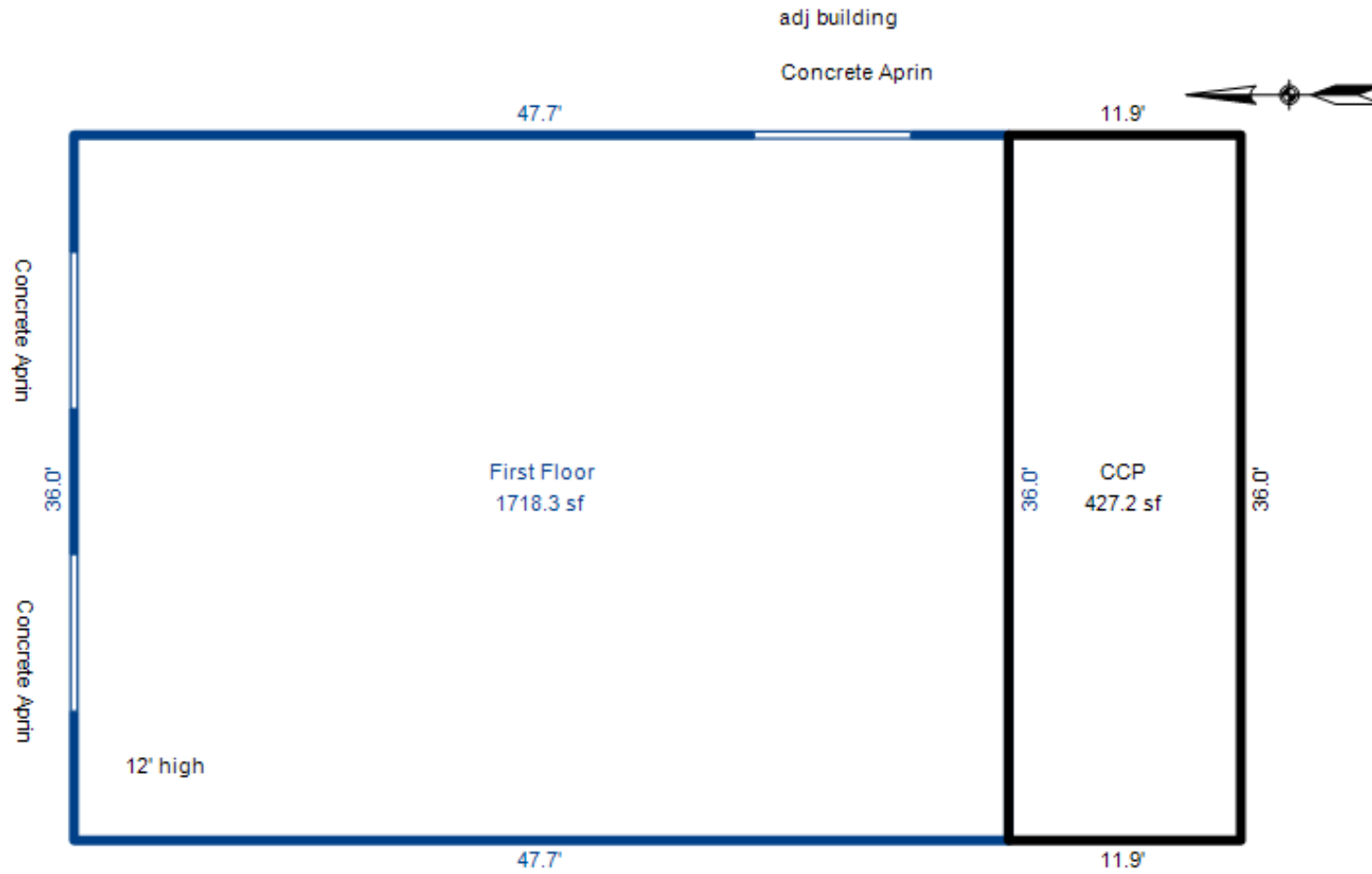
(1) Excavation/Site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:																						
(2) Foundation:	(8) Plumbing:	Outlets:	(40) Exterior Wall:																						
<table border="1"> <tr> <td>X</td> <td>Poured Conc</td> <td>Brick/Stone</td> <td>Block</td> </tr> </table>	X	Poured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

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

Desc. of Bldg/Section: BUILDING @ REAR/WEST Calculator Occupancy: Sheds - Equipment 4 Wall Building		<<<< Calculator Cost Computations >>>> Class: D,Pole Quality: Average Stories: 1 Story Height: 12 Perimeter: 95						
Class: D,Pole Floor Area: 1,718 Gross Bldg Area: 13,098 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght		Construction Cost <table border="1"> <tr> <td>High</td> <td>Above Ave.</td> <td>Ave.</td> <td>X</td> <td>Low</td> </tr> </table>		High	Above Ave.	Ave.	X	Low
High	Above Ave.	Ave.	X	Low				
Depr. Table : 4% Effective Age : 2 Physical %Good: 92 Func. %Good : 100 Economic %Good: 100		Base Rate for Upper Floors = 18.14  Adjusted Square Foot Cost for Upper Floors = 18.14						
Year Built Remodeled		Total Floor Area: 1,718 Base Cost New of Upper Floors = 31,164						
Overall Bldg Height		Reproduction/Replacement Cost = 31,164 Eff. Age: 2 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 92 /100/100/100/92.0 Total Depreciated Cost = 28,671						
Comments:		Unit in Place Items /CI4/ROOC/ALUSCOTPBL Rate Quantity Arch %Good Depr. Cost 4.89 427 1.00 100 2,088						
*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor		ECF (201A GENERAL COMMERCIAL ) 1.110 => TCV of Bldg: 3 = 34,142 Replacement Cost/Floor Area= 19.36 Est. TCV/Floor Area= 19.87						
* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:		* Sprinkler Info * Area: Type: Average						

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

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



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

Property Address	Class: 201 COMMERCIAL-IM	Zoning:	Building Permit(s)	Date	Number	Status
3728 S MOREY RD TOWER			Commercial	05/28/2018	2018-0196	100%

Owner's Name/Address	P.R.E.	MAP #:
FRIENDS MINISTRY PO BOX 399 LAKE CITY MI 49651	0%	2019 Est TCV 5,009

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES
SEC 24 T22N R8W COMM AT NE COR OF SE 1/4 OF SE 1/4, TH N 00 DEG 35'43"E ALONG E LINE OF SAID SE 1/4 24.73 FT, TH N 89 DEG 24'17"W 225.44 FT TO POB, TH N 89 DEG 50'52"W 100 FT, TH N 00 DEG 09'08"E 100 FT, TH S 89 DEG 50'52"E 100 FT, TH S 00 DEG 09'08"W 100 FT TO POB. .229A. SPLIT/COMBINED ON 10/24/2018 FROM 009-024-015-70;		X		* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value COMMERCIAL \$.50/SQFT 0.23 Acres 21780 100 5,009 0.23 Total Acres Total Est. Land Value = 5,009

Comments/Influences

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

Topography of Site

- Level
- 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
2019	2,500	0	2,500			2,500C
2018	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2017	0	0	0			0
2016	0	0	0			0



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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
3580 S MOREY RD	School: LAKE CITY - 57020					
	P.R.E. 100% 12/05/2016					
Owner's Name/Address	MAP #:					
HILL JOHN & MICHELLE 3580 S MOREY RD LAKE CITY MI 49651	2019 Est TCV 185,924 TCV/TFA: 156.63					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
				* Factors *							
		Public Improvements		Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value
. SEC 24 T22N R8W N 500 FT OF NE 1/4 OF SE 1/4. 15.1515 A.	X	Dirt Road		GROUP I 100/FF	500.00	1319.87	1.0000	0.0000	100	100*	0
Comments/Influences	X	Gravel Road		Residentia 8 - 17 @\$2000	15.15	Acres	2000	100			30,300
		Paved Road		* denotes lines that do not contribute to the total acreage calculation.							
		Storm Sewer		500 Actual Front Feet, 15.15 Total Acres							30,300
		Sidewalk		Total Est. Land Value =							

	X		Land Improvement Cost Estimates				
			Description	Rate	Size	% Good	Cash Value
	X	Electric	Fencing: Wd, Split, 2 Rail	12.51	50	0	0
	X	Gas	Fencing: Wire Mesh, #9	2.88	240	0	0
		Curb	D/W/P: 4in Ren. Conc.	6.21	480	0	0
		Street Lights	D/W/P: Asphalt Paving	2.35	2000	0	0
		Standard Utilities	Wood Frame	18.57	218	50	2,024
		Underground Utils.	Wood Frame	18.52	224	50	2,074

	X	Topography of Site	Residential Local Cost Land Improvements				
			Description	Rate	Size	% Good	Cash Value
	X	Level	LAND IMPROVE 2500	2,500.00	1	95	2,375
		Rolling	Total Estimated Land Improvements True Cash Value =				6,473
		Low					
		High					
		Landscaped					
		Swamp					
		Wooded					
		Pond					
		Waterfront					
		Ravine					
		Wetland					
		Flood Plain					



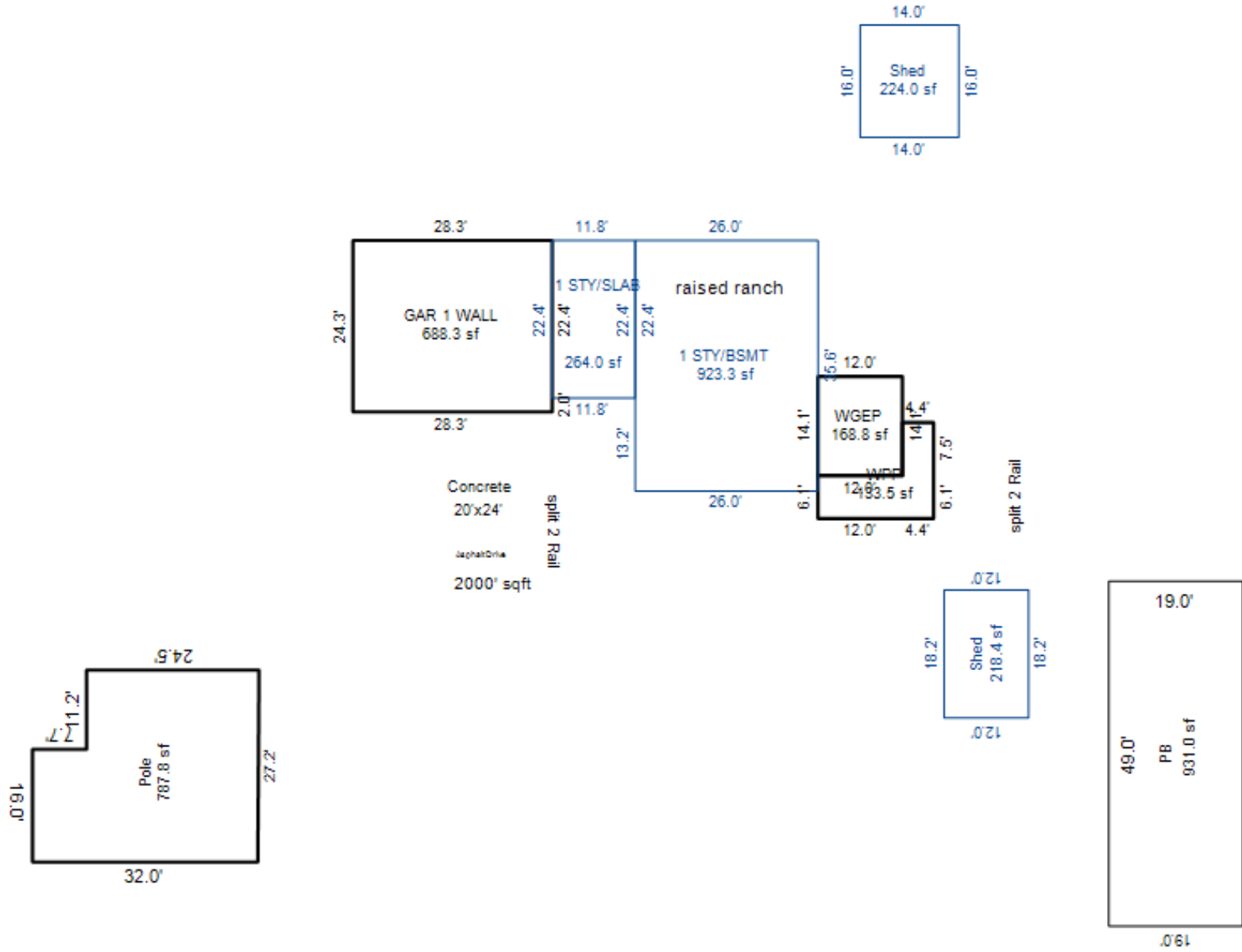
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	15,200	77,800	93,000			86,881C
2018	15,200	70,700	85,900			84,845C
2017	14,400	68,700	83,100			83,100S
2016	15,900	54,800	70,700			56,168C

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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 168 133 240	Type WGEP (1 Story) WPP Treated Wood	Year Built: 1982 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G												
Building Style: 1S		Trim & Decoration															
Yr Built 1982	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:															
		(6) Ceilings															
(1) Exterior		X	Drywall														
X	Wood/Shingle Aluminum/Vinyl Brick Stone Insulation																
(2) Windows																	
X	Many Avg. Few	X	Large Avg. Small														
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement																
X	Double Glass Patio Doors Storms & Screens	1000	Recreation SF Living SF Walkout Doors No Floor SF														
(3) Roof		(9) Basement Finish															
X	Gable Hip Flat	Gambrel Mansard Shed															
X	Asphalt Shingle																
Chimney:																	
				(10) Floor Support													
				Joists: Unsupported Len: Cntr.Sup:			1 1			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic							
							Lump Sum Items:										
										Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Hot Water Ground Area = 1187 SF Floor Area = 1187 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas							
										Stories Exterior Foundation Size Cost New Depr. Cost							
										1 Story Siding Basement 923							
										1 Story Siding Slab 264							
										Total: 134,307 94,013							
										Other Additions/Adjustments							
										Exterior							
										Brick Veneer 396 5,164 3,615							
										Plumbing							
										Average Fixture(s) 1 1,120 784							
										3 Fixture Bath 1 3,525 2,467							
										Water/Sewer							
										1000 Gal Septic 1 3,691 2,584							
										Ceramic Tile Floor Water Well, 50 Feet 1 2,038 1,427							
										Porches							
										WGEP (1 Story) 168 10,250 7,175							
										Foundation: Shallow 168 -922 -645							
										WPP 133 2,695 1,886							
										Deck							
										Treated Wood 240 3,545 2,481							
										Garages							
										Class: C Exterior: Siding Foundation: 42 Inch (Finished)							
										Base Cost 576 22,654 15,858							
										Door Opener 2 830 581							
										Class: C Exterior: Pole (Unfinished)							
										Base Cost 787 15,827 11,079							
										<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>							

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

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
W LOTAN RD						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2019 Est TCV 38,720					

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

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

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

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



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Who When What  
 TPC 12/27/2017 INSPECTED  
 TPC 10/14/2013 INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2019	19,400	0	19,400			9,132C
2018	19,400	0	19,400			8,918C
2017	19,400	0	19,400			8,735C
2016	19,400	0	19,400			8,658C

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

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

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

Owner's Name/Address      2019 Est TCV 3,000

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

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

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

X    Dirt Road      GRAGE C 40/FF    75.00    656.00    1.0000    1.0000    40    100      3,000

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

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

Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	1,500	0	1,500			1,500S
2018	1,500	0	1,500			1,500S
2017	1,500	0	1,500			1,500S
2016	1,500	0	1,500			1,500S

Tax Description  
. SEC 24 T22N R8W E 75 FT OF W 1/2 OF SE 1/4 OF SE 1/4 OF SE 1/4. 1.1364A.

Comments/Influences



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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
S MOREY RD A/K/A M 66	School: LAKE CITY - 57020		Garage	06/21/2018	2018-0268	100%

Owner's Name/Address	MAP #:
DRYER SHAWN & JUANITA 4899 MALIBU DR LAKE WALES FL 33859	2019 Est TCV 51,083 TCV/TFA: 0.00

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

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
	X	Dirt Road				
	X	Gravel Road				
	X	Paved Road				
	X	Storm Sewer				
	X	Sidewalk				
	X	Water	D/W/P: 4in Concrete	5.29	304 94	1,512
	X	Sewer	Fencing: Wire Mesh, #9	2.88	460 50	662
	X	Electric	Wood Frame	17.13	504 50	4,317
	X	Gas	Wood Frame	18.40	240 50	2,208
	X	Curb	Total Estimated Land Improvements True Cash Value =			8,699
	X	Street Lights				
	X	Standard Utilities				
	X	Underground Utils.				

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	7,200	18,300	25,500			23,392C
2018	7,200	13,600	20,800			19,524C
2017	7,200	13,200	20,400			19,123C
2016	7,200	12,400	19,600			18,953C

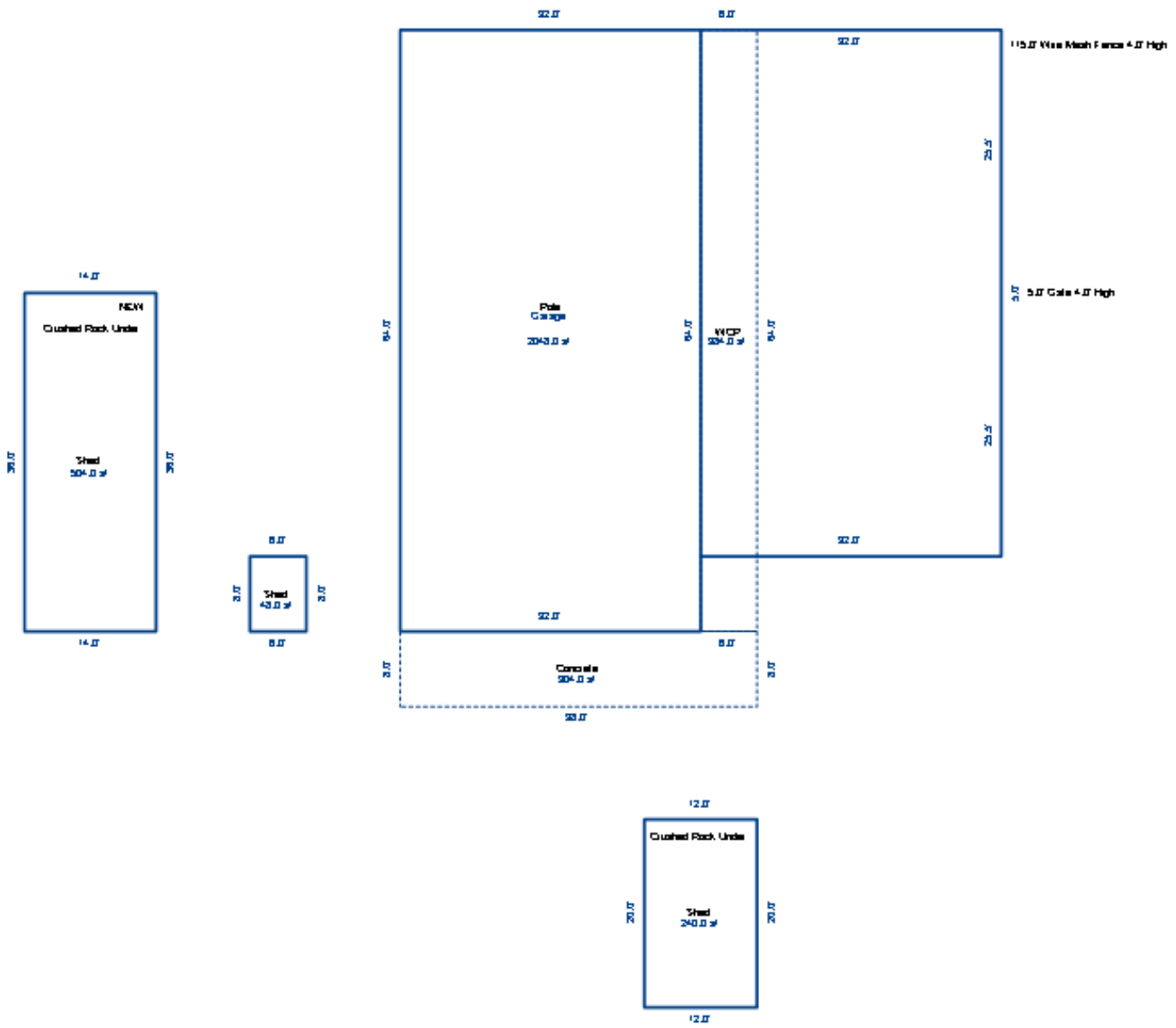


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks			(17) Garage																																																																							
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	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 384	Type WCP (1 Story)	Year Built: 1987 Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 2048 % Good: 0 Storage Area: 0 No Conc. Floor: 0	0	Front Overhang	0	Other Overhang	X																																																																							
	Duplex															0	Other Overhang																																																																					
A-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 No Heating/Cooling			Class: C Effec. Age: 20 Floor Area: 0 Total Base New : 39,591 Total Depr Cost: 31,755 Estimated T.C.V: 27,944		E.C.F. X 0.880			Bsmnt Garage: Carport Area: Roof:																																																																										
Wood Frame		Drywall Paneled	Plaster Wood T&G																																																																																			
Building Style: GRG		Trim & Decoration																																																																																				
Yr Built 1987		Ex	Ord	Min																																																																																		
Remodeled 0		Size of Closets																																																																																				
Condition: Average		Lg	Ord	Small																																																																																		
Doors		Solid		H.C.																																																																																		
Room List		(5) Floors			Central Air Wood Furnace																																																																																	
Basement		Kitchen:			(12) Electric																																																																																	
1st Floor		Other:			0 Amps Service																																																																																	
2nd Floor		Other:																																																																																				
Bedrooms																																																																																						
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures																																																																																	
Wood/Shingle					Ex. Ord. Min																																																																																	
Aluminum/Vinyl					No. of Elec. Outlets																																																																																	
Brick					Many Ave. Few																																																																																	
Insulation		(7) Excavation			(13) Plumbing																																																																																	
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																	
X Many Avg. X Large Avg. Small		(8) Basement																																																																																				
Wood Sash		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																																																																																				
Metal Sash		(9) Basement Finish																																																																																				
Vinyl Sash		Recreation SF Living SF Walkout Doors No Floor SF																																																																																				
Double Hung																																																																																						
Horiz. Slide																																																																																						
Casement																																																																																						
Double Glass																																																																																						
Patio Doors																																																																																						
Storms & Screens																																																																																						
(3) Roof		(10) Floor Support			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																																																																	
Gable		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items: 200																																																																																	
Hip																																																																																						
Flat		Gambrel Mansard Shed																																																																																				
Asphalt Shingle																																																																																						
Chimney:																																																																																						
Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 1987 (11) Heating System: Forced Air w/ Ducts Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Porches</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>WCP (1 Story)</td> <td></td> <td></td> <td>384</td> <td>9,531</td> <td>7,625</td> </tr> <tr> <td>Foundation: Shallow</td> <td></td> <td></td> <td>384</td> <td>-1,448</td> <td>-1,158</td> </tr> <tr> <td>Garages</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Class: D Exterior: Pole (Unfinished)</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Base Cost</td> <td></td> <td></td> <td>2048</td> <td>29,676</td> <td>23,741</td> </tr> <tr> <td>Unit-in-Place Cost Items</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>ROOF STRUCT. (SQ FT)</td> <td></td> <td></td> <td>384</td> <td>1,632</td> <td>1,387</td> </tr> <tr> <td>Lump Sum Items</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>48 SQ FT FV SHED</td> <td></td> <td></td> <td></td> <td>200</td> <td>160</td> </tr> <tr> <td>Totals:</td> <td></td> <td></td> <td></td> <td>39,591</td> <td>31,755</td> </tr> </tbody> </table> Notes: POLE BARN ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 27,944															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	Porches						WCP (1 Story)			384	9,531	7,625	Foundation: Shallow			384	-1,448	-1,158	Garages						Class: D Exterior: Pole (Unfinished)						Base Cost			2048	29,676	23,741	Unit-in-Place Cost Items						ROOF STRUCT. (SQ FT)			384	1,632	1,387	Lump Sum Items						48 SQ FT FV SHED				200	160	Totals:				39,591	31,755
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: 201 COMMERCIAL-IM	Zoning:	Building Permit(s)		Date	Number	Status				
3960 S MOREY RD		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 0%										
HOLTON'S LP GAS CO LAKE CITY AMERIGAS P O BOX 965 VALLEY FORGE PA 19482		MAP #:		2019 Est TCV 370,083 TCV/TFA: 93.64								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES								
. SEC 24 T22N R8W E 1/2 OF SE 1/4 OF SE 1/4 OF SE 1/4. 5A.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		GRAGE C 40/FF 656.00 330.00 1.0000 1.0000 40 100 26,240								
		Paved Road		656 Actual Front Feet, 4.97 Total Acres Total Est. Land Value = 26,240								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		D/W/P: 5in Ren. Conc.	6.18	2000	50	6,180				
		Sewer		Fencing: Wire Mesh, #9	2.89	1280	50	1,849				
		Electric		Commercial Local Cost Land Improvements								
		Gas		Description	Rate	Size	% Good	Arch	Mult	Cash Value		
		Curb		PAVING	0.50	8505	87	100	3,700			
		Street Lights		Total Estimated Land Improvements True Cash Value = 11,729								
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Rolling		2019	13,100	171,900	185,000			138,256C		
		Low		2018	13,100	131,900	145,000			135,016C		
		High		2017	13,100	126,500	139,600			132,239C		
		Landscaped		2016	13,100	124,800	137,900			131,060C		
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What								
		TPC	12/27/2017	INSPECTED								
		TPC	06/24/2015	INSPECTED								
		TPC	11/15/2013	INSPECTED								



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Desc. of Bldg/Section: CAL 196  
 Calculator Occupancy: Stores - Retail

Class: C  
 Floor Area: 1,584  
 Gross Bldg Area: 3,952  
 Stories Above Grd: 1  
 Average Sty Hght : 8  
 Bsmnt Wall Hght

Depr. Table : 2.5%  
 Effective Age : 30  
 Physical %Good: 47  
 Func. %Good : 100  
 Economic %Good: 100

Construction Cost					
High	Above Ave.	Ave.	X	Low	

\*\* \*\* Calculator Cost Data \*\* \*\*  
 Quality: Low Cost  
 Heat#1: Package Heating & Cooling 100  
 Heat#2: Package Heating & Cooling 0%  
 Ave. SqFt/Story: 1584  
 Ave. Perimeter: 160  
 Has Elevators:

\*\*\* Basement Info \*\*\*  
 Area:  
 Perimeter:  
 Type:  
 Heat: Hot Water, Radiant Floor

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

\* Sprinkler Info \*  
 Area:  
 Type: Average

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

Class: C Quality: Low Cost  
 Stories: 1 Story Height: 8 Perimeter: 160

Base Rate for Upper Floors = 61.58

(10) Heating system: Package Heating & Cooling Cost/SqFt: 14.31 100%  
 Adjusted Square Foot Cost for Upper Floors = 75.89

Total Floor Area: 1,584 Base Cost New of Upper Floors = 120,210  
 Reproduction/Replacement Cost = 120,210  
 Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 47 /100/100/100/47.0  
 Total Depreciated Cost = 56,499

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

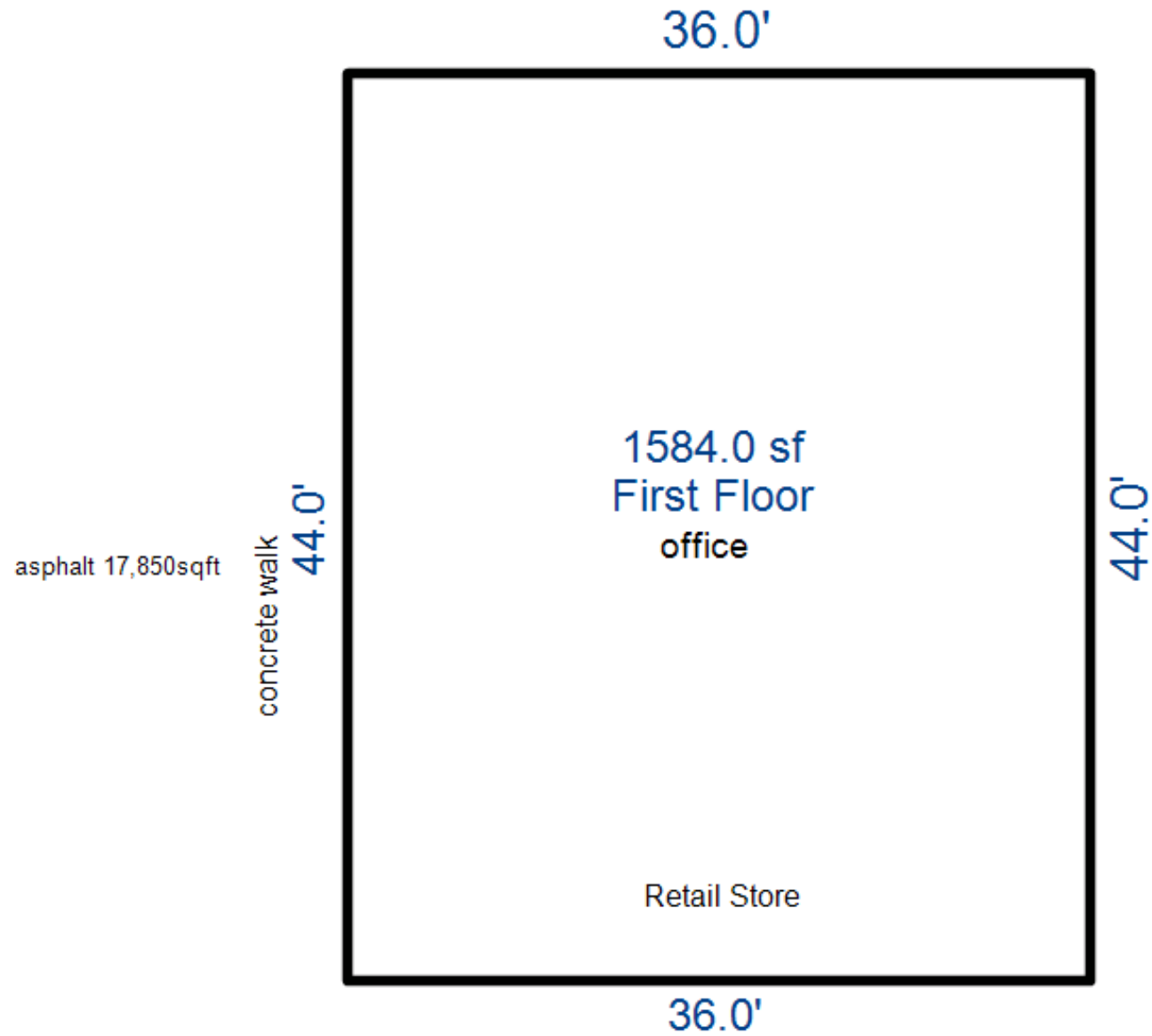
Costs taken from Segregated Cost Section 3: Stores & Commercial

Item Description	Cost	# or Height	Storys	Col.	Rate	SqFt	Adj.	Adj.	Cost
(39) Miscellaneous Canopies & Marquees: Wood Frame		2 Up	30.47	400	1.000	1.000			12,188
Total Cost of Lump-Sum Items =									12,188
Total Cost New =									12,188

Architectural Multiplier: 0.50  
 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

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

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



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Desc. of Bldg/Section: CAL 168 - REPAIR GARAGE  
 Calculator Occupancy: Sheds - Equipment 4 Wall Building

Class: D,Pole  
 Floor Area: 1,584  
 Gross Bldg Area: 3,952  
 Stories Above Grd: 1  
 Average Sty Hght : 12  
 Bsmnt Wall Hght

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

1987 Year Built  
 Remodeled

Overall Bldg Height

Comments:

Construction Cost

High	Above Ave.	Ave.	X	Low
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\*\* \*\* Calculator Cost Data \*\* \*\*  
 Quality: Average  
 Heat#1: Space Heaters, Gas with Fan 100  
 Heat#2: Space Heaters, Gas with Fan 0%  
 Ave. SqFt/Story: 1584  
 Ave. Perimeter: 160  
 Has Elevators:

\*\*\* Basement Info \*\*\*  
 Area:  
 Perimeter:  
 Type:  
 Heat: Hot Water, Radiant Floor

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

\* Sprinkler Info \*  
 Area:  
 Type:

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

Class: D,Pole Quality: Average  
 Stories: 1 Story Height: 12 Perimeter: 160

Base Rate for Upper Floors = 20.49

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 2.61 100%  
 Adjusted Square Foot Cost for Upper Floors = 23.10

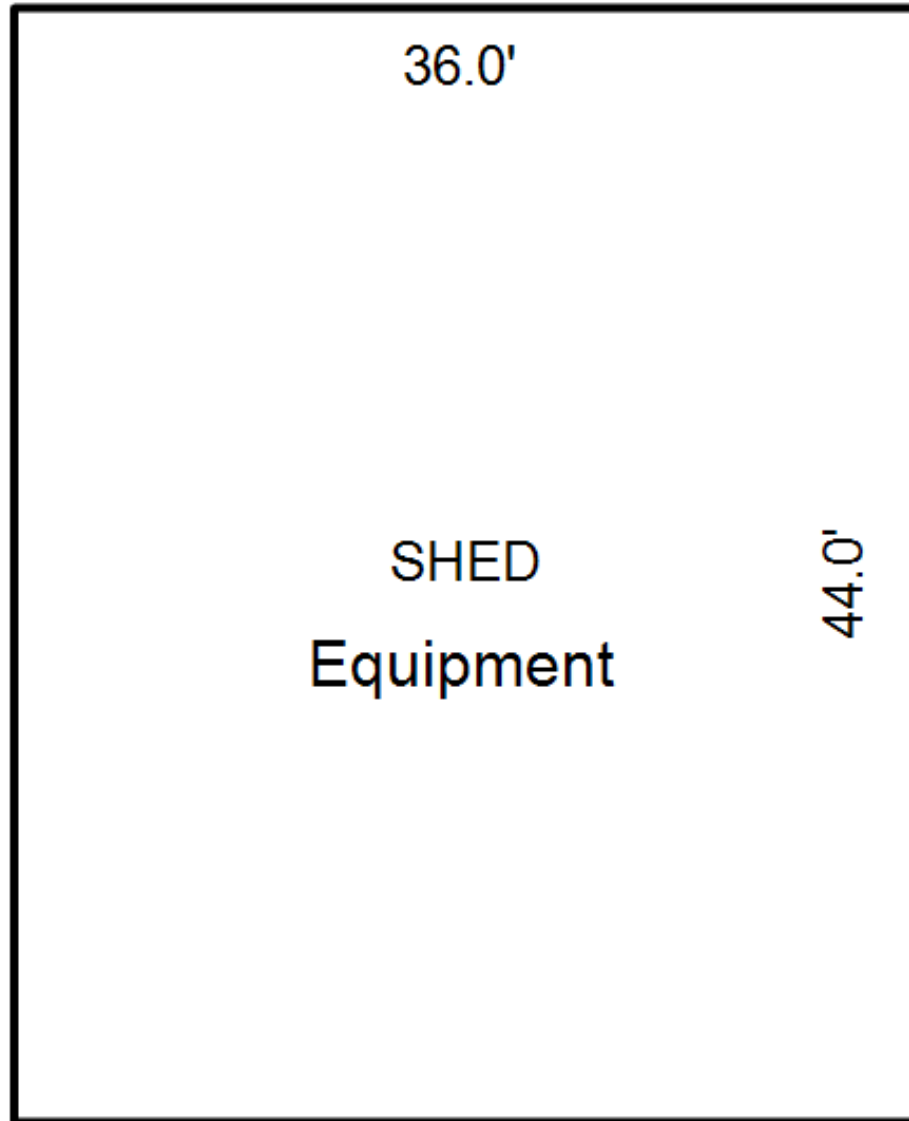
Total Floor Area: 1,584 Base Cost New of Upper Floors = 36,590

Reproduction/Replacement Cost = 36,590  
 Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /100/100/100/54.0  
 Total Depreciated Cost = 19,759

ECF (201A GENERAL COMMERCIAL ) 1.110 => TCV of Bldg: 2 = 21,932  
 Replacement Cost/Floor Area= 23.10 Est. TCV/Floor Area= 13.85

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

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



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

Desc. of Bldg/Section: CAL 168 FILING STATION  
 Calculator Occupancy: Sheds - Equipment 4 Wall Building

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

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

1987 Year Built  
 Remodeled

Overall Bldg Height

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

Construction Cost					
High	Above Ave.	X	Ave.	Low	
** ** Calculator Cost Data ** **					
Quality: Average					
Heat#1: Space Heaters, Gas with Fan 0%					
Heat#2: Space Heaters, Gas with Fan 0%					
Ave. SqFt/Story: 784					
Ave. Perimeter: 112					
Has Elevators:					
*** Basement Info ***					
Area:					
Perimeter:					
Type:					
Heat: Hot Water, Radiant Floor					
* Mezzanine Info *					
Area #1:					
Type #1:					
Area #2:					
Type #2:					
* Sprinkler Info *					
Area:					
Type:					

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

Class: C Quality: Average  
 Stories: 1 Story Height: 8 Perimeter: 112

Base Rate for Upper Floors = 33.11

Adjusted Square Foot Cost for Upper Floors = 33.11

Total Floor Area: 784 Base Cost New of Upper Floors = 25,958

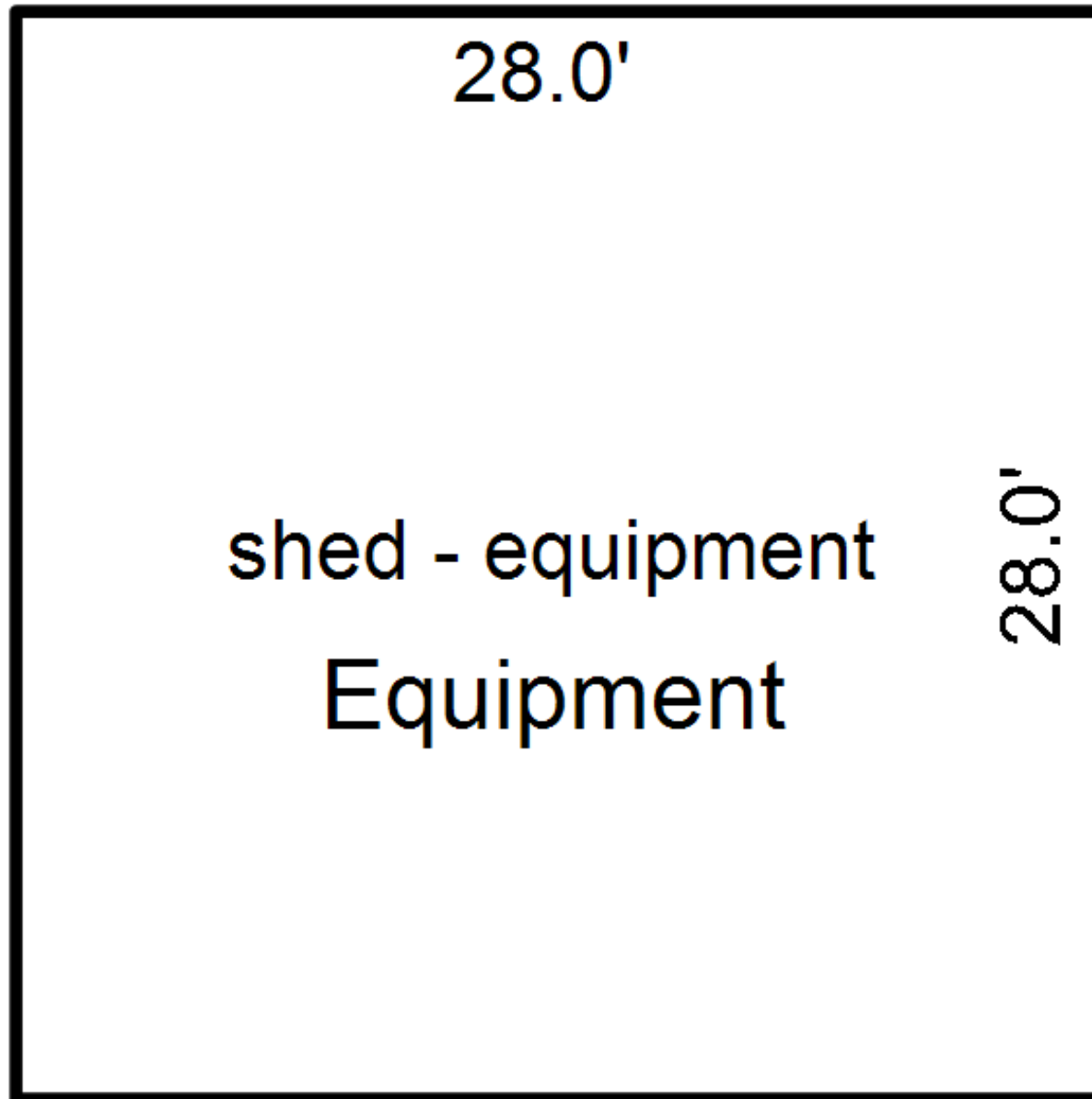
Reproduction/Replacement Cost = 25,958

Eff. Age: 20 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 74 /100/100/100/74.0  
 Total Depreciated Cost = 19,209

ECF (201A GENERAL COMMERCIAL ) 1.110 => TCV of Bldg: 3 = 21,322  
 Replacement Cost/Floor Area= 33.11 Est. TCV/Floor Area= 27.20

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

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

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

Owner's Name/Address	MAP #:					
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KOOPMAN RANDY W & MARCIA S 1714 CEDAR DR Mc Bain MI 49657	2019 Est TCV 22,260					
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Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS			
----------	---	--------	--	--	--	--

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

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

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

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



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	11,100	0	11,100			11,100S
2018	11,100	0	11,100			11,100S
2017	11,900	0	11,900			11,900S
2016	11,900	0	11,900			11,900S

Who	When	What	2019	11,100	0	11,100			11,100S
	TPC 12/27/2017	INSPECTED	2018	11,100	0	11,100			11,100S
	TPC 04/20/2015	INSPECTED	2017	11,900	0	11,900			11,900S
			2016	11,900	0	11,900			11,900S

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

Property Address: 6240 W LOTAN RD  
 Class: 401 RESIDENTIAL-I Zoning: Building Permit(s): Date: Number: Status:

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

Owner's Name/Address: KOOPMAN RANDY W & MARCIA S  
 1714 CEDAR DR  
 Mc Bain MI 49657  
 2019 Est TCV 72,841 TCV/TFA: 68.98

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

X	Improved	Vacant	* Factors *				Rate %Adj.	Reason	Value	
			Description	Frontage	Depth	Front Depth				
			40/FF	300.00	297.00	1.0000	1.0000	40	100	12,000
			300 Actual Front Feet, 2.04 Total Acres			Total Est. Land Value =				12,000

Tax Description: . SEC 24 T22N R8W S 300 FT OF W 297 FT OF SE 1/4 OF SE 1/4. 2.0455A.  
 Comments/Influences:

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

Topography of Site

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



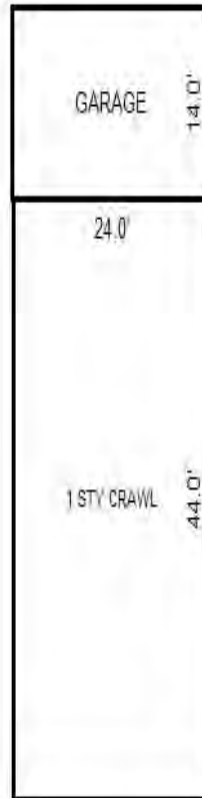
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	6,000	30,400	36,400			26,975C
2018	6,000	25,300	31,300			26,343C
2017	6,000	24,500	30,500			25,802C
2016	6,000	23,100	29,100			25,572C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																																													
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1979 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 336 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																											
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G																																																																																																																						
Building Style: 1S		Trim & Decoration																																																																																																																									
Yr Built 1979	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																																																																																																																				
		100 Amps Service																																																																																																																									
		(6) Ceilings																																																																																																																									
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall																																																																																																																								
		Insulation																																																																																																																									
(2) Windows																																																																																																																											
X	Many Avg. Few	X	Large Avg. Small																																																																																																																								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																																																																																																																								
		(9) Basement Finish																																																																																																																									
		Recreation SF Living SF Walkout Doors No Floor SF																																																																																																																									
(3) Roof		(10) Floor Support																																																																																																																									
X	Gable Hip Flat		Gambrel Mansard Shed																																																																																																																								
X	Asphalt Shingle	Joists: Unsupported Len: Ctrn.Sup:																																																																																																																									
		Chimney: Metal																																																																																																																									
		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic																																																																																																																									
		Lump Sum Items:																																																																																																																									
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Sketch by Apex IVT

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

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

Owner's Name/Address	MAP #:
FAGERMAN SCOTT M P O BOX 96 LAKE CITY MI 49651	2019 Est TCV 103,753 TCV/TFA: 64.20

X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS				
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Public Improvements		* Factors *					
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
40/FF	295.00	330.00	1.0000	1.0000	40	100	11,800
295 Actual Front Feet, 2.23 Total Acres					Total Est. Land Value =		11,800

Tax Description		Land Improvement Cost Estimates					
Description	Rate	Size	% Good			Cash Value	

. SEC 24 T22N R8W SE 1/4 OF NE 1/4 OF SE 1/4 OF SE 1/4 EXC N 33 FT THOF. 2.25A.	X	Dirt Road					
Comments/Influences	X	Gravel Road					
	X	Paved Road					
	X	Storm Sewer					
	X	Sidewalk					
	X	Water					
	X	Sewer					
	X	Electric					
	X	Gas					
	X	Curb					
	X	Street Lights					
	X	Standard Utilities					
	X	Underground Utils.					
	X	Metal Prefab	14.36	64	50		459
		Total Estimated Land Improvements True Cash Value =					459

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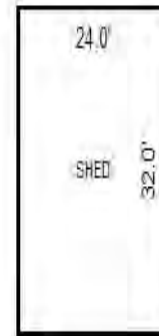
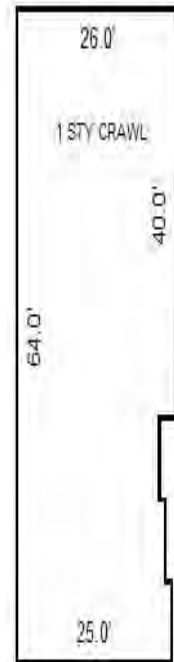
	X	Level						
	X	Rolling						
	X	Low						
	X	High						
	X	Landscaped						
	X	Swamp						
	X	Wooded						
	X	Pond						
	X	Waterfront						
	X	Ravine						
	X	Wetland						
	X	Flood Plain						

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2019	5,900	46,000	51,900			39,588C
		TPC 12/27/2017 INSPECTED	2018	5,900	41,100	47,000			38,661C
		TPC 11/15/2013 INSPECTED	2017	5,900	39,800	45,700			37,866C
			2016	5,900	37,400	43,300			37,529C

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Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1997 Car Capacity: 2 Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0							
X	Wood Frame	Drywall Paneled	X	Plaster Wood T&G	X	Min	Forced Air w/o Ducts Forced Air w/ Ducts 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			(4) Interior			(12) Electric			Class: CD Effec. Age: 35 Floor Area: 1,616 Total Base New : 159,957 Total Depr Cost: 103,971 Estimated T.C.V: 91,494			E.C.F. X 0.880		Bsmnt Garage:		
Yr Built	Remodeled	Ex	Ord	X	Min	Size of Closets			100 Amps Service			Total Base New : 159,957			E.C.F. X 0.880		Carport Area:		
1976	2007	Lg	Ord	X	Small	Doors			Central Air Wood Furnace			Total Depr Cost: 103,971					Roof:		
Condition: Average			Solid X H.C.			(5) Floors			No./Qual. of Fixtures			Estimated T.C.V: 91,494							
Room List			Kitchen: Other: Other:			(6) Ceilings			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls CD			Blt 1976				
Basement 1st Floor 2nd Floor 3 Bedrooms			X Drywall			Ex. X Ord. Min			(11) Heating System: Forced Air w/ Ducts			Ground Area = 1616 SF			Floor Area = 1616 SF.				
(1) Exterior			No. of Elec. Outlets			Many X Ave. Few			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost				
Wood/Shingle Aluminum/Vinyl Brick			(7) Excavation			(13) Plumbing			1 Story Siding Crawl Space 1,616			Total:			135,351 87,978				
Insulation			Basement: 0 S.F. Crawl: 1616 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Average Fixture(s) 1 933 606 3 Fixture Bath 1 2,929 1,904							
(2) Windows			(8) Basement			(14) Water/Sewer			Water/Sewer										
Many Avg. X Few			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1000 Gal Septic Water Well, 50 Feet			1 3,453 2,244 1 1,962 1,275							
Large Avg. Small			(9) Basement Finish			Lump Sum Items:			Garages			Class: CD Exterior: Pole (Unfinished)			Base Cost 768 13,862 9,010				
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						Built-Ins			Appliance Allow. 1 1,467 954			Totals: 159,957 103,971				
(3) Roof			(10) Floor Support						Notes:			ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 91,494							
X Gable Hip Flat			Gambrel Mansard Shed																
X Asphalt Shingle			Chimney:																



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.											
HARRINGTON LILLIAN LE	CHRISTIE JOSEPH E	0	11/28/2014	DC	CERTIFICATE OF DEATH	2015-0115		0.0											
HARRINGTON LILLIAN & EDGA	HARRINGTON LILLIAN & EDGA	0	02/22/2006	WD	Not Qualified	2006-00536		0.0											
HARRINGTON LILLIAN K & ED	HARRINGTON LILLIAN & EDGA	0	06/18/2003	QC	Not Qualified	2003-03061		0.0											
HARRINGTON LILLIAN	VANDERMEULEN JUDITH (POA)	0	06/18/2003	OTH	Not Qualified	2009/3346		0.0											
Property Address		Class: 101 AG - IMPROVED		Zoning:		Building Permit(s)		Date	Number	Status									
6490 W LOTAN RD		School: LAKE CITY - 57020																	
Owner's Name/Address		P.R.E. 100% 03/02/2015																	
CHRISTIE JOSEPH E 6490 W LOTAN RD LAKE CITY MI 49651		MAP #:		2019 Est TCV 132,693 TCV/TFA: 107.71															
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table Ag 1 .A - Agriculture													
. SEC 24 T22N R8W SW 1/4 OF SE 1/4 EXC S 208 FT 8 IN OF E 1043 FT 4 IN THEREOF. 35.0021 A.		X		Public Improvements		* Factors *													
Comments/Influences		X		Dirt Road		Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value				
		X		Gravel Road		AG SW 2016 18 - 29 Acres		12.00	Acres	3300	100				39,600				
		X		Paved Road		AG SW 2016 SURPLUS 1600/		23.00	Acres	1600	100				36,800				
		X		Storm Sewer		35.00 Total Acres		Total Est. Land Value =						76,400					
		X		Sidewalk		Land Improvement Cost Estimates													
		X		Water		Description		Rate	Size	% Good	Cash Value								
		X		Sewer		Residential Local Cost Land Improvements													
		X		Electric		Description		Rate	Size	% Good	Cash Value								
		X		Gas		LAND IMPROVE 1000		1,000.00	1	95	950								
		X		Curb		Total Estimated Land Improvements True Cash Value =						950							
		X		Street Lights															
		X		Standard Utilities															
		X		Underground Utils.															
		X		Topography of Site															
		X		Level															
		X		Rolling															
		X		Low															
		X		High															
		X		Landscaped															
		X		Swamp															
		X		Wooded															
		X		Pond															
		X		Waterfront															
		X		Ravine															
		X		Wetland															
		X		Flood Plain															
		X		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value			
		X		Who		When		What		2019		38,200		28,100		66,300		48,258C	
		X		TPC 12/27/2017 INSPECTED		2018		41,200		26,900		68,100				47,127C			
		X		2017		41,200		30,600		71,800						46,158C			
		X		2016		42,900		30,500		73,400						45,747C			

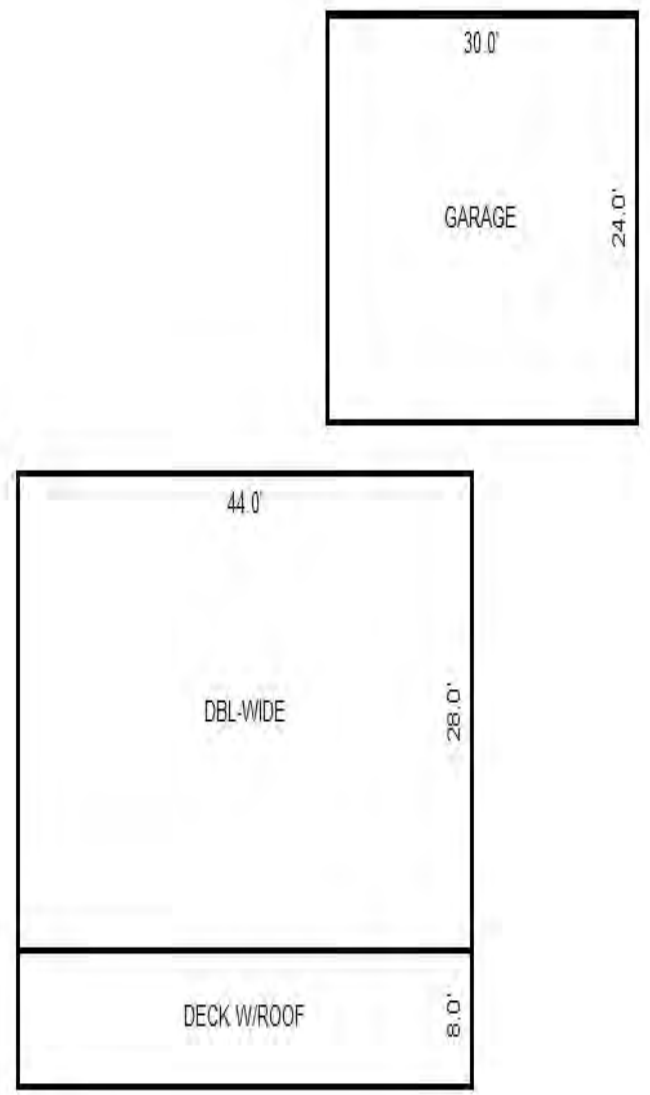


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil 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 352	Type Pine	Year Built: 1983 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame		Drywall Paneled		Plaster Wood T&G	(4) Interior			Central Air Wood Furnace							
Building Style: BOCA/STATE		Trim & Decoration		(12) Electric			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE			Cls CD		Blt 1977	
Yr Built 1977	Remodeled 0	Ex	X Ord		Min	No. of Elec. Outlets			(11) Heating System: Forced Air w/ Ducts			Total Base New : 141,908		E.C.F. X 0.600		
Condition: Average		Lg	X Ord		Small	Many X Ave. Few			Ground Area = 1232 SF Floor Area = 1232 SF.			Total Depr Cost: 92,239		Estimated T.C.V: 55,343		
Room List		(5) Floors		200 Amps Service			(13) Plumbing			Building Areas			Total: 107,199		69,680	
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(6) Ceilings			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding			Foundation Crawl Space		Size 1,232	
(1) Exterior		X	Drywall				(8) Basement			Plumbing			Total: 1,970		1,280	
X	Wood/Shingle Aluminum/Vinyl Brick						8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			Water/Sewer			Total: 3,453		2,244	
	Insulation	(7) Excavation					Recreation SF Living SF Walkout Doors No Floor SF			Deck			Total: 1,962		1,275	
(2) Windows		Many Avg. Few	X Avg. Large Small				(9) Basement Finish			Garages			Total: 3,548		2,306	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens						(10) Floor Support			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			Total: 3,714		2,414	
(3) Roof							Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Built-Ins			Total: 720		17,662	
X	Gable Hip Flat	Gambrel Mansard Shed					(14) Water/Sewer			Appliance Allow.			Total: 1,467		954	
X	Asphalt Shingle						Lump Sum Items:			Notes:			Total: 141,908		92,239	
Chimney: Metal										ECF (101 AGRICULTURE) 0.600 => TCY:			Total: 55,343			

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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.
VANDERMEULEN SURVIVOR OF	CHRISTIE JOSEPH H	1	01/28/2015	QC	QUIT CLAIM	2015-00403	PTA	0.0
HARRINGTON LILLIAN LE	VANDERMEULEN JUDITH A	0	11/28/2014	DC	CERTIFICATE OF DEATH	2015-0115		0.0
HARRINGTON LILLIAN	VANDERMEULEN JUDITH (POA)	0	06/18/2003	OTH	Not Qualified	2009/3346		0.0

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

Owner's Name/Address	MAP #:	2019 Est TCV 76,412 TCV/TFA: 41.04
CHRISTIE JOSEPH H 6350 W LOTAN RD LAKE CITY MI 49651		

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
		Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
. SEC 24 T22N R8W S 208 FT 8 IN OF E 1043 FT 4 IN OF SW 1/4 OF SE 1/4. 4.9979 A.	X	Dirt Road		Residentia 3 - 7 @\$2800	4.99 Acres		2800	100		13,972
Comments/Influences	X	Gravel Road		4.99 Total Acres Total Est. Land Value =					13,972	

Comments/Influences	X	Electric	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
	X	Gas	Wood Frame	14.33	280 50	2,006
		Curb	Total Estimated Land Improvements True Cash Value =			2,006



Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Rolling	2019	7,000	31,200	38,200			29,641C
	Low	2018	7,000	26,300	33,300			28,947C
	High	2017	7,500	24,400	31,900			28,352C
	Landscaped	2016	7,500	20,600	28,100			28,100S

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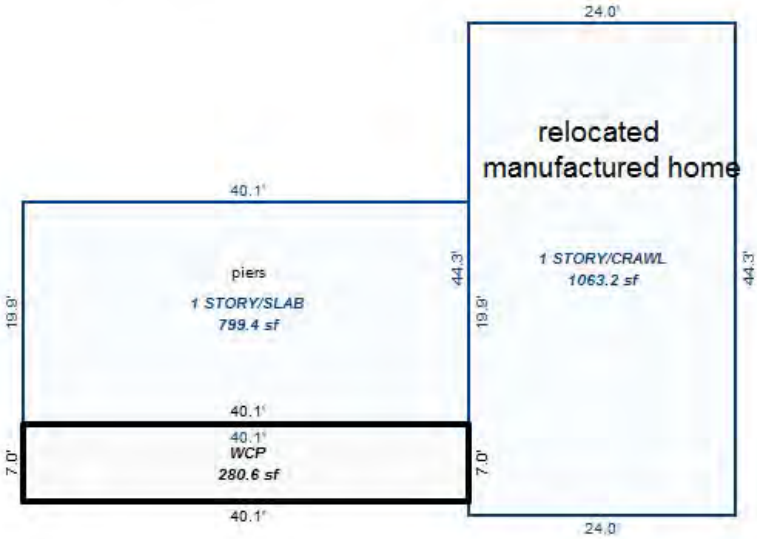
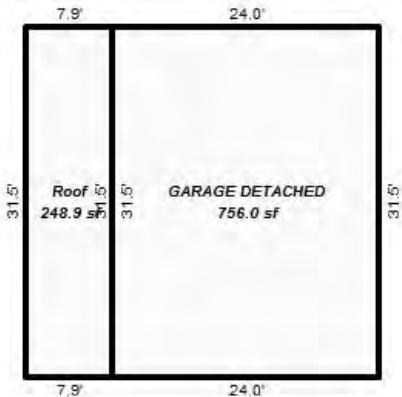
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																									
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 280 248	Type WCP (1 Story) Roof Cover Onl	Year Built: 1999 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 756 % Good: 0 Storage Area: 0 No Conc. Floor: 0																						
X	Wood Frame		(4) Interior Drywall Paneled	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																	
Building Style: BOCA/STATE		Trim & Decoration																																				
Yr Built 1945 USE		Remodeled 2013		Ex X Ord Min			Size of Closets		Lg X Ord Small		Doors Solid X H.C.																											
Condition: Fair																																						
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 X Ex. Ord. Min																																		
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets Many X Ave. Few																																		
Insulation		(7) Excavation		(13) Plumbing																																		
(2) Windows		Basement: 0 S.F. Crawl: 1063 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. X Few	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		(9) Basement Finish																																		
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer																																		
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support																																		
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic																																		
Chimney: Metal				Lump Sum Items:																																		
Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE (11) Heating System: Forced Air w/ Ducts Ground Area = 1862 SF Floor Area = 1862 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas											Cls D		Blt 1945																									
<table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>1,063</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Piers</td> <td>799</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>136,435</td> <td>81,860</td> </tr> </tbody> </table>											Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	1,063			1 Story	Siding	Piers	799			Total:				136,435	81,860				
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																	
1 Story	Siding	Crawl Space	1,063																																			
1 Story	Siding	Piers	799																																			
Total:				136,435	81,860																																	
Other Additions/Adjustments Plumbing Average Fixture(s) 1 778 467 Water/Sewer 1000 Gal Septic 1 3,235 1,941 Water Well, 100 Feet 1 4,178 2,507 Porches WCP (1 Story) 280 5,810 3,486 Garages Class: CD Exterior: Pole (Unfinished) Base Cost 756 13,714 8,228 Built-Ins Appliance Allow. 1 1,243 746 Deck w/Roof (Roof portion) 248 2,482 1,489 Totals: 167,875 100,724																																						
Notes:											ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.600 => TCv:		60,434																									

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



lotan rd



old shed

Sketch by Apex Sketch

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

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

Property Address	Class: 102 AGRICULTURAL-	Zoning:	Building Permit(s)	Date	Number	Status
W KELLY RD			Commercial, Add/Alter/Repa	04/17/2018	PB18-0156	
		P.R.E. 100% 07/22/1994 Qual. Ag.	Commercial, Add/Alter/Repa	04/14/2017	PB17-0116	
Owner's Name/Address	MAP #:					
ARLENE PROPERTIES LLC 9689 WALKER ROAD MANTON MI 49663	2019 Est TCV 315,350					

Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture				
Public Improvements			* Factors *				
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
AG SW 2016 UNTILLED	2200	143.34 Acres	2200	100			315,350
143.34 Total Acres						Total Est. Land Value =	315,350

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

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

- X Dirt Road
- X Gravel Road
- X Paved Road
- X Storm Sewer
- X Sidewalk
- X Water 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
2019	157,700	0	157,700			65,089C
2018	157,700	0	157,700			63,506C
2017	157,700	0	157,700			62,200C
2016	129,000	0	129,000			61,646C

Who	When	What
TPC	05/06/2018	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	10/20/2015	INSPECTED



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

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

Owner's Name/Address	MAP #:	2019 Est TCV 101,484 TCV/TFA: 0.00
UNISITE INC C/O AMERICAN TOWER CORP P O BOX 723597 ATLANTA GA 31139		

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture						
SEC 25 T22N R8W (0*1999) BEG 212.5 FT S OF N 1/4 COR TH S 375 FT,E 375 FT, N 375 FT, W 375 FT TO POB. 3.2283A. SITE NAME: VANDERWIEDE SITE NUMBER: 91800			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.						
			AG SW 2016 3 -7 Acres		3.23 Acres	3300	100		10,659
			3.23 Total Acres					Total Est. Land Value =	10,659

ADDRESS: 6489 LOTAN RD.  
STATE: MICHIGAN  
ZIP CODE: 49651-8929  
LATITUDE: 44 - 16 - 47.5 N 44.27986  
LONGITUDE: 85 - 13 - 28.3 W -85.22454



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2019	5,300	45,400	50,700			29,033C
Rolling	2018	5,800	61,600	67,400			28,353C
Low	2017	5,800	59,200	65,000			27,770C
High	2016	6,000	9,900	15,900			13,148C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

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Who	When	What	2019	2018	2017	2016
TPC	05/06/2018	INSPECTED				
TPC	12/27/2017	INSPECTED				
TPC	10/24/2016	INSPECTED				

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

Desc. of Bldg/Section: AT BASE OF STEEL TOWER Calculator Occupancy: Sheds - Equipment 4 Wall Building		Unit in Place Items COM TOWER STEEL 181FT COST		Rate	Quantity	Arch	%Good	Depr.Cost
Class: D,Pole		Construction Cost		1.02	80220	1.00	100	81,824
Floor Area	High	Above Ave.	Ave.	X	Low	ECF (201A GENERAL COMMERCIAL )		
Gross Bldg Area	** ** Calculator Cost Data ** **					1.110 => TCV of Bldg: 1 = 90,825		
Stories Above Grd	Quality: Average							
Average Sty Hght	Heat#1: No Heating or Cooling		0%					
Bsmnt Wall Hght	Heat#2: No Heating or Cooling		0%					
Depr. Table : 4%	Ave. SqFt/Story							
Effective Age : 20	Ave. Perimeter							
Physical %Good: 44	Has Elevators:							
Func. %Good : 100	*** Basement Info ***							
Economic %Good: 100	Area:							
2000 Year Built	Perimeter:							
Remodeled	Type:							
Overall Bldg Height	Heat: No Heating or Cooling							
Comments:	* Mezzanine Info *							
2/11/16 STATEMENT TOWER	Area #1:							
#9180-TWR IS IDLE OR	Type #1:							
NOT IN USE REQUESTING	Area #2:							
5% OF COST. SENT EMAIL	Type #2:							
REQUESTING INFORMATION	* Sprinkler Info *							
ABOUT 2015 PERMIT TO	Area:							
ADD ANTENNA. -TIM	Type: Average							

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

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
CASSADY MARSHALL EUGENE T	ANDERSON SCOTT & THERESE	35,000	07/11/2016	WD	Arms Length	2016-02331	PTA	100.0				
ALDERDEN WILLIAM & SUSAN	CASSADY MARSHALL EUGENE T	45,000	10/01/2010	WD	Split Improved	2010-4542WD	PTA	100.0				
TRIM RALPH A & JOANNE L T	ALDERDEN WILLIAM & SUSAN	0	01/03/2006	LC	Multiple Reference	06-0/0047		100.0				
Property Address		Class: 201 COMMERCIAL-IM		Zoning:	Building Permit(s)	Date	Number	Status				
S MOREY RD		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 0%										
ANDERSON SCOTT & THERESE 9831 OAKRIDGE DR PERRINTON MI 48871		MAP #:										
Tax Description		2019 Est TCV 35,312 TCV/TFA: 19.62										
SEC 25 T22N R8W (0*1997) S 330 FT OF W 1320 FT OF NE 1/4. 10A. INCLUDING EASEMENT SPLIT 2010 EASEMENT SPLIT OFF PARENT PARCEL 025-011-00 SAME OWNER NORTH 33FT OF SE1/4, 1470FT BEG AT E 1/4 CNR OF SEC 25		X Improved		Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
Comments/Influences		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		50/FF	330.00	1470.00	1.0000	0.0000	50	100*		0
		Paved Road		Residentia LTDACCESS@	\$1200	11.14	Acres	1200	100			13,363
		Storm Sewer		* denotes lines that do not contribute to the total acreage calculation.								
		Sidewalk		330 Actual Front Feet, 11.14 Total Acres Total Est. Land Value = 13,363								
		Water		Land Improvement Cost Estimates								
		Sewer		Description	Rate	Size	% Good	Cash Value				
		Electric		D/W/P: 4in Ren. Conc.	5.57	3000	50	8,355				
		Gas		Total Estimated Land Improvements True Cash Value = 8,355								
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Rolling		2019	6,700	11,000	17,700			17,700S		
		Low		2018	6,700	12,300	19,000			19,000S		
		High		2017	6,700	12,200	18,900			18,900S		
		Landscaped		2016	10,000	14,900	24,900			19,463C		
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		X Wetland										
		Flood Plain										
		Who	When	What	2019	6,700	11,000	17,700			17,700S	
		TPC 12/27/2017	INSPECTED		2018	6,700	12,300	19,000			19,000S	
		TPC 07/19/2016	INSPECTED		2017	6,700	12,200	18,900			18,900S	
					2016	10,000	14,900	24,900			19,463C	



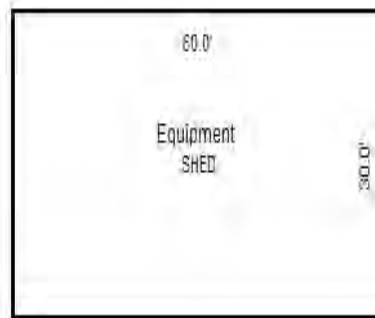
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Desc. of Bldg/Section: Calculator Occupancy: Shed - Utility Light Commercial Building		<<<<< Calculator Cost Computations >>>>>	
Class: D,Pole Floor Area: 1,800 Gross Bldg Area: 1,800 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght		Class: D,Pole Quality: Average Stories: 1 Story Height: 12 Perimeter: 180 Base Rate for Upper Floors = 17.93 Adjusted Square Foot Cost for Upper Floors = 17.93	
Depr. Table : 4% Effective Age : 15 Physical %Good: 54 Func. %Good : 100 Economic %Good: 100		Total Floor Area: 1,800 Base Cost New of Upper Floors = 32,274 Reproduction/Replacement Cost = 32,274 Eff. Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /100/100/100/54.0 Total Depreciated Cost = 17,428	
1998 Year Built Remodeled Overall Bldg Height		ECF (201B COMMERCIAL GROUP B) 0.780 => TCV of Bldg: 1 = 13,594 Replacement Cost/Floor Area= 17.93 Est. TCV/Floor Area= 7.55	
Comments:		*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor * Mezzanine Info * Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: Type: Average	

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

\*\*\* 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.
ROOT DEAN M & SHERYL J	ROOT RENTALS LLC	1	02/05/2019	QC	RELATED PARTY	2019-00273	PTA	0.0
ROOT DEAN M & SHERYL	ROOT DEAN M & SHERYL J	0	12/19/2018	QC	FAMILY SALE	2018-04090	PTA	0.0
FLAGSTAR BANK FSB	ROOT DEAN (MM)	14,500	10/09/2009	WD	Not Qualified	2009/3624		100.0
MORTGAGE ELECTRONIC REGIS	FLAGSTAR BANK FSB	0	10/08/2009	QC	Not Qualified	2009/3623		0.0

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

Owner's Name/Address	MAP #:
ROOT RENTALS LLC 2750 N HILBRAND RD MANTON MI 49663	2019 Est TCV 112,191 TCV/TFA: 60.32

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 25 T22N R8W N 225 FT OF E 210 FT OF NE 1/4 OFNE 1/4.1.0847A.	X		Dirt Road	210.00	225.00	1.0000	0.0000	40	100*		0
	X		Gravel Road	2.99	@\$5500	1.09	Acres	5500	100		5,968
	X		Paved Road	* denotes lines that do not contribute to the total acreage calculation.							
	X		Storm Sewer	210	Actual Front Feet,	1.09	Total Acres		Total Est. Land Value =		5,968

Comments/Influences	X	Land Improvement Cost Estimates			
		Description	Rate	Size % Good	Cash Value
	X	Electric	5.57	285 94	1,492
	X	Gas	21.80	80 0	0
		Curb	Total Estimated Land Improvements True Cash Value = 1,492		
		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	3,000	47,900	50,900			36,903C
														2017	3,000	44,000	47,000			36,144C
														2016	3,000	43,700	46,700			35,822C



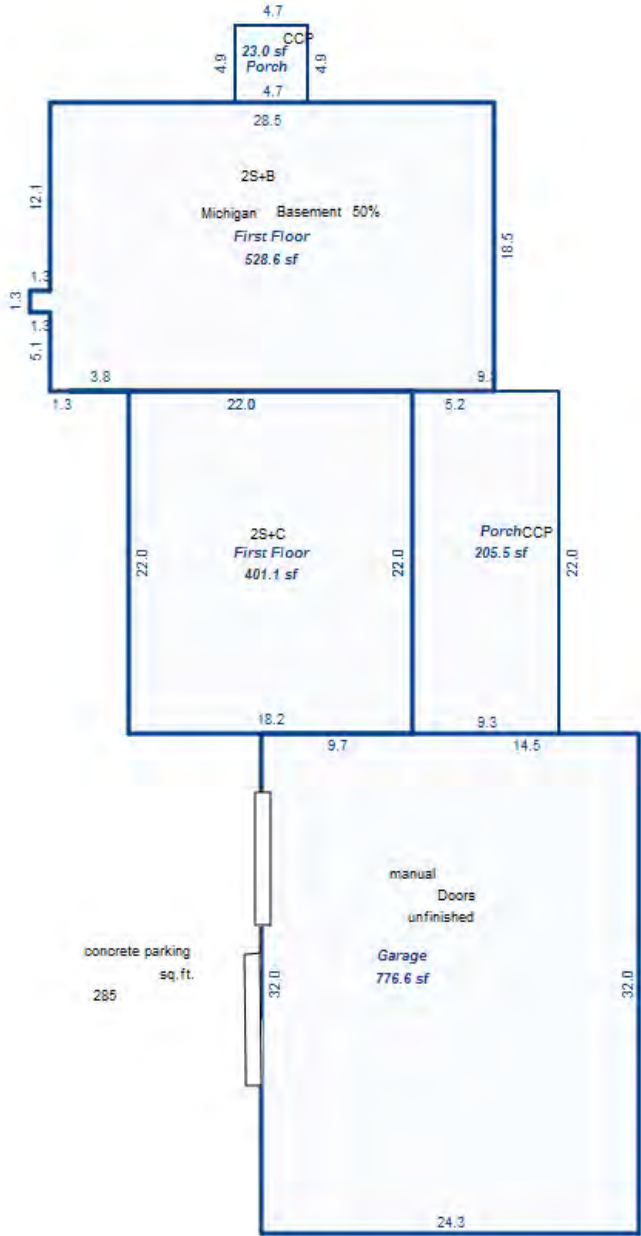
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		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 205 23	Type CCP (1 Story) CCP (1 Story)	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 776 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G													
Building Style: 2S		Trim & Decoration																
Yr Built Remodeled 1928 198 2009		Ex X Ord Min		Size of Closets														
Condition: Average		Lg X Ord Small		Doors Solid X H.C.														
Room List		(5) Floors		Kitchen: Other: Other:			(12) Electric											
Basement 1st Floor 2nd Floor 4 Bedrooms							100 Amps Service											
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 2S						Cls CD Blt 1928					
Wood/Shingle Aluminum/Vinyl Brick				Ex. X Ord. Min			(11) Heating System: Forced Air w/ Ducts											
Insulation				No. of Elec. Outlets			Ground Area = 930 SF Floor Area = 1860 SF.											
(2) Windows		(7) Excavation		Many X Ave. Few			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65											
X	Many Avg. X Avg. Few Small	Basement: 528 S.F. Crawl: 402 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			Building Areas											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Stories Exterior Foundation Size Cost New Depr. Cost											
X	Asphalt Shingle	(9) Basement Finish		(14) Water/Sewer			2 Story Siding Mich Bsmnt. 528 2 Story Siding Crawl Space 402											
X	Gable Hip Flat Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors No Floor SF		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Other Additions/Adjustments											
X	Chimney: Block	(10) Floor Support		Lump Sum Items:			Plumbing											
		Joists: Unsupported Len: Cntr.Sup:					Average Fixture(s) 1 933 606 3 Fixture Bath 1 2,929 1,904 1000 Gal Septic 1 3,453 2,244 Water Well, 50 Feet 1 1,962 1,275											
							Porches											
							Ceramic Tile Floor CCP (1 Story) 205 3,721 2,419 CCP (1 Story) 23 823 535											
							Garages											
							Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)											
							Base Cost 776 20,820 Common Wall: 1 Wall 1 -1,906 -1,239											
							Built-Ins											
							Appliance Allow. 1 1,467 954											
							Notes:											
							ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCVC						119,012 104,731					
							Totals:											

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



Sketch by Apex Sketch

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

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

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

Owner's Name/Address	MAP #:	2019 Est TCV 77,037 TCV/TFA: 48.63
ZUBACK DARIN 4478 S MOREY RD LAKE CITY MI 49651		

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

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



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2019	2,500	36,000	38,500			35,430C
X Rolling	2018	2,500	32,100	34,600			34,600S
X Low	2017	2,500	29,500	32,000			26,950C
High	2016	2,500	34,000	36,500			26,710C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

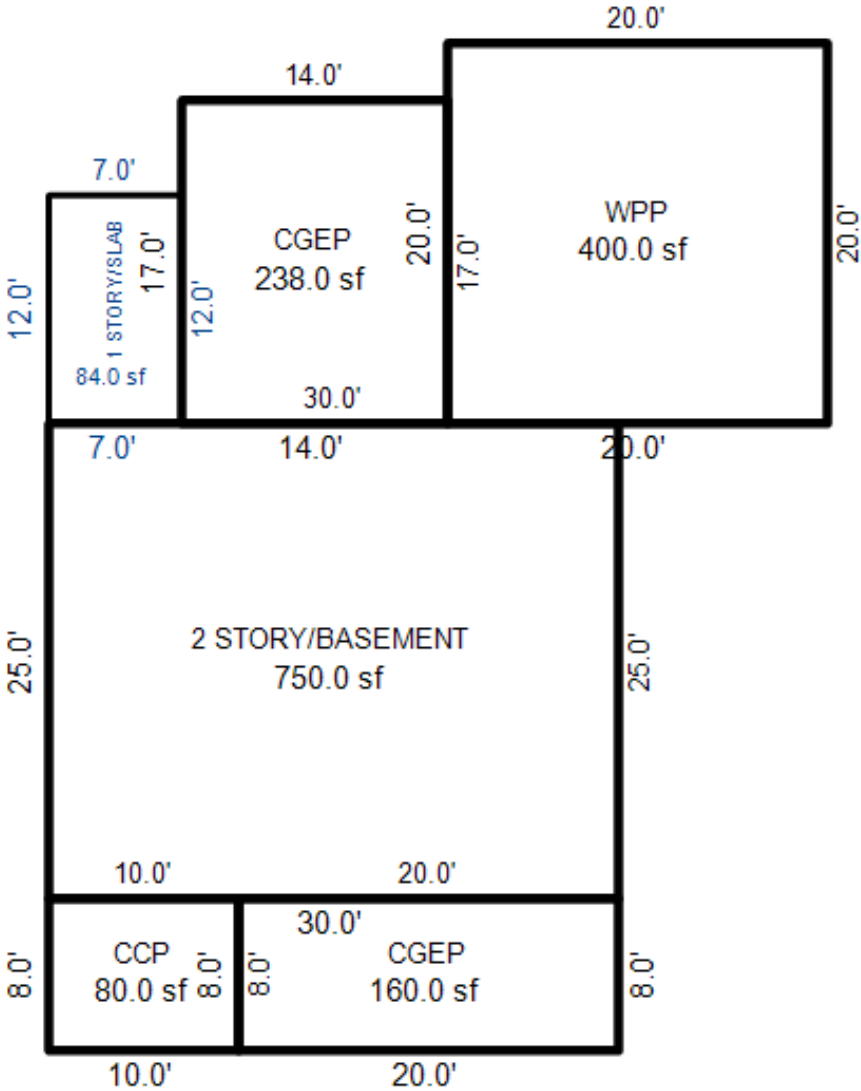
Who	When	What	2019	2018	2017	2016
TPC	12/27/2017	INSPECTED				
TPC	06/14/2015	INSPECTED				

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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		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack 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									238 80 160 400	CGEP (1 Story) CCP (1 Story) CGEP (1 Story) Treated Wood								
Building Style: 2S		Trim & Decoration		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: D Effec. Age: 45 Floor Area: 1,584 Total Base New : 148,835 Total Depr Cost: 81,860 Estimated T.C.V: 72,037			E.C.F. X 0.880		Bsmnt Garage: Carport Area: Roof:											
Yr Built 1938	Remodeled 1983	Ex	X	Ord		Min	Size of Closets			Lg		X	Ord		Small								
Condition: Average		Doors		Solid	X	H.C.	Central Air Wood Furnace																
Room List		(5) Floors		(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 2S			Cls D		Blt 1938											
	Basement 1st Floor 2nd Floor 5 Bedrooms	Kitchen: Other: Other:		200 Amps Service			(11) Heating System: Forced Air w/ Ducts Ground Area = 834 SF Floor Area = 1584 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55																
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Building Areas			Stories		Exterior		Foundation		Size		Cost New		Depr. Cost			
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall		Ex.	X	Ord.		Min	No. of Elec. Outlets			2 Story		Siding		Basement		750				
	Insulation	(7) Excavation		Many			X	Ave.		Few	(13) Plumbing			1 Story		Siding		Slab		84			
(2) Windows		Basement: 750 S.F. Crawl: 0 S.F. Slab: 84 S.F. Height to Joists: 0.0		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Plumbing		Average Fixture(s)		1		778		428					
X	Many Avg. Few	X	Large Avg. Small	(8) Basement		Water/Sewer			1000 Gal Septic Water Well, 50 Feet		Porches		CGEP (1 Story)		238		8,461		4,654				
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		Deck			Treated Wood		CGEP (1 Story)		80		1,472		810						
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer			Notes:					CGEP (1 Story)		160		6,371		3,504					
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Totals:		400		4,724		2,598						
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1 1			ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCv:			72,037		714,835		148,835		81,860							
Chimney: Brick																							

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



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

Property Address	Class: 201 COMMERCIAL-IM	Zoning:	Building Permit(s)	Date	Number	Status
S MOREY RD						
Owner's Name/Address	School: LAKE CITY - 57020					
ZUBACK DARIN 4478 S MOREY RD LAKE CITY MI 49651	P.R.E. 0%					
	MAP #:					
	2019 Est TCV 20,946 TCV/TFA: 8.75					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES					
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason
. SEC 25 T22N R8W BEG 25 FT N OF SE COR OF NE 1/4, N 305 FT, W 335 FT, S 305 FT, E 335 FT TO POB EXC BEG 220 FT N OF SE COR OF NE 1/4, N 110 FT, W 120 FT, S 110 FT, E 120 FT TO POB. 2.0426A.	X		* Factors *					
			GROUP D 50/FF	195.00	455.70	1.0000	1.0000	50 100
			195 Actual Front Feet, 2.04 Total Acres Total Est. Land Value = 9,750					

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates				
			Description	Rate	Size	% Good	Cash Value
SPLIT BARN & MAJORITY OF PROPERTY FOR 94	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	D/W/P: 4in Ren. Conc.	5.57	580	50	1,615
			Total Estimated Land Improvements True Cash Value = 1,615				



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2019	4,900	5,600	10,500			10,500S
X Rolling	2018	4,900	8,500	13,400			13,400S
X Low	2017	4,900	9,700	14,600			5,638C
X High	2016	7,300	10,500	17,800			5,588C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

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Desc. of Bldg/Section: GENE'S FULL SERVICE  
 Calculator Occupancy: Sheds - Equipment 4 Wall Building

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

Depr. Table : 4%  
 Effective Age : 30  
 Physical %Good: 35  
 Func. %Good : 100  
 Economic %Good: 100

Year Built Remodeled  
 Overall Bldg Height

Comments:

Construction Cost					
High	Above Ave.	Ave.	X	Low	
** ** Calculator Cost Data ** **					
Quality: Average					
Heat#1: Space Heaters, Gas with Fan 50%					
Heat#2: No Heating or Cooling 0%					
Ave. SqFt/Story: 2394					
Ave. Perimeter: 198					
Has Elevators:					
*** Basement Info ***					
Area:					
Perimeter:					
Type:					
Heat: Hot Water, Radiant Floor					
* Mezzanine Info *					
Area #1:					
Type #1:					
Area #2:					
Type #2:					
* Sprinkler Info *					
Area:					
Type: Average					

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

Class: D,Pole Quality: Average  
 Stories: 1 Story Height: 14 Perimeter: 198

Base Rate for Upper Floors = 20.28

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 2.59 50%  
 Adjusted Square Foot Cost for Upper Floors = 21.58

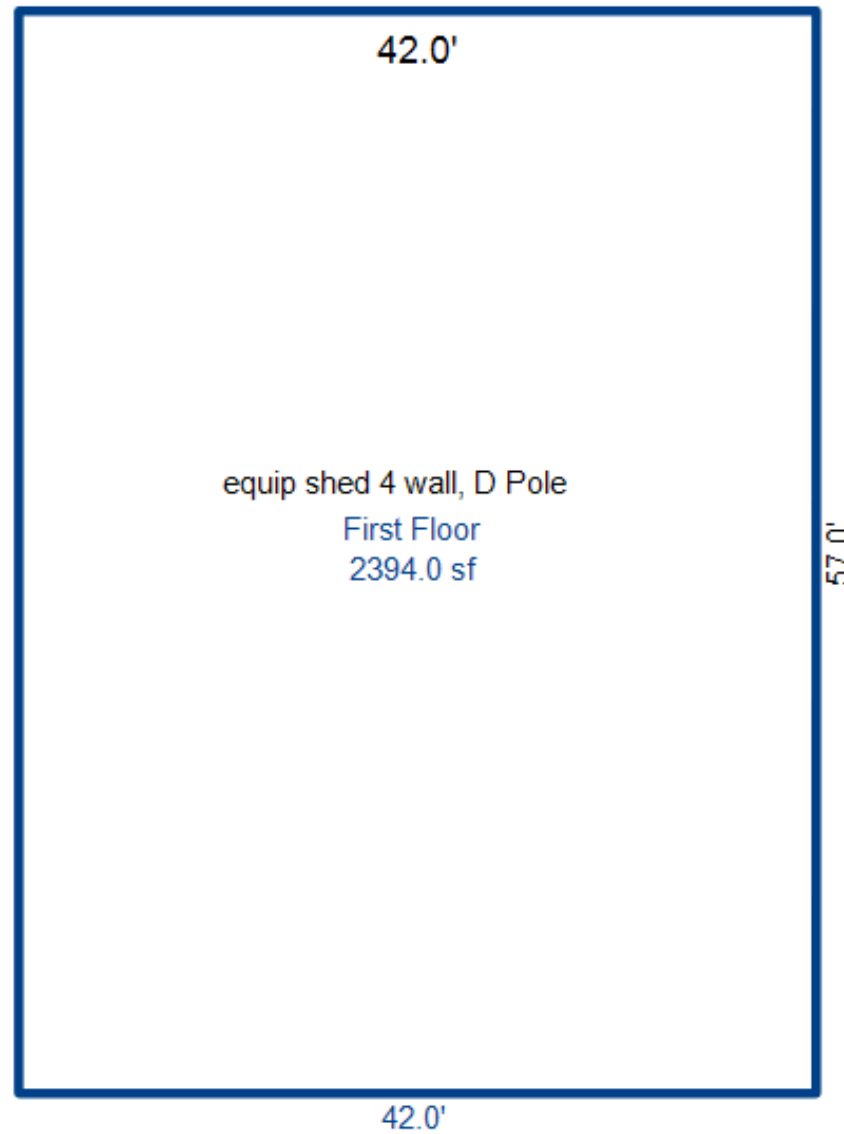
Total Floor Area: 2,394 Base Cost New of Upper Floors = 51,650

Reproduction/Replacement Cost = 51,650  
 Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0  
 Total Depreciated Cost = 18,078

ECF (201C COMMERCIAL GROUP C) 0.530 => TCV of Bldg: 1 = 9,581  
 Replacement Cost/Floor Area= 21.57 Est. TCV/Floor Area= 4.00

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

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



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



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

Property Address	Class: 102 AGRICULTURAL-	Zoning:	Building Permit(s)	Date	Number	Status
W LOTAN RD	School: LAKE CITY - 57020		Res. Add/Alter/Repair	06/18/2014	PB14-0171	
Owner's Name/Address	P.R.E. 100% 07/22/1994 Qual. Ag.					
JOHNSTON TEDDY R & EDNA E & JOHNSTON JOHN M & JEFFREY J 13188 HWY 59 W Burlison TN 38015	MAP #: 2019 Est TCV 204,500					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture								
. SEC 25 T22N R8W E 1/2 OF NW 1/4. 80 A.		X		* Factors *								
Comments/Influences		X		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X		AG SW 2016 66 - 120 Acres	45.00	Acres	3300	100				148,500
		X		AG SW 2016 SURPLUS 1600/	35.00	Acres	1600	100				56,000
		X		80.00 Total Acres Total Est. Land Value = 204,500								



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2019	102,300	0	102,300			36,398C
		TPC 12/27/2017 INSPECTED	2018	110,800	0	110,800			35,545C
		TPC 05/09/2017 INSPECTED	2017	144,000	0	144,000			34,814C
			2016	144,000	0	144,000			34,504C

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

Property Address	Class: 102 AGRICULTURAL-	Zoning:	Building Permit(s)	Date	Number	Status
W LOTAN RD						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 100% 07/22/1994 Qual. Ag.					
	MAP #:					
	2019 Est TCV 264,000					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture							
	Public Improvements			* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
PA 116 2003 SEC 25 T22N R8W W 1/4. 80 A.	X			AG SW 2016 66 - 120 Acres	80.00 Acres		3300	100			264,000
Comments/Influences	X			80.00 Total Acres Total Est. Land Value = 264,000							

Comments/Influences

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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	132,000	0	132,000			76,049C
2018	144,000	0	144,000			74,267C
2017	144,000	0	144,000			72,740C
2016	144,000	0	144,000			72,092C



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

Property Address	Class: 101 AG - IMPROVED	Zoning:	Building Permit(s)	Date	Number	Status
W BLUE RD						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 100% 07/22/1994 Qual. Ag.					
	MAP #:					
	2019 Est TCV 232,997					

Owner's Name/Address	X Improved		Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture						
	Public Improvements			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
JOHNSTON VICTOR R & DEBORAH K & ROBERT W, TIMOTHY R, JEREMY & JODY 2895 INDIAN LAKES RD Cedar Springs MI 49319	Dirt Road			AG SW 2016 66 - 120 Acres	56.46 Acres		3300	100		186,318
	Gravel Road			AG SW 2016 SURPLUS 1600/	20.00 Acres		1600	100		32,000
	Paved Road			76.46 Total Acres			Total Est. Land Value =			218,318

Tax Description	X	Improved	Vacant	* Factors *						
. SEC 25 T22N R8W E 1/2 OF SW 1/4 EXC THAT PART S OF A LINE 75 FT N OF BEG S 52' 56" W 2.55 FT FROM SW COR BEING ON THE ARC OF A 17188.734 FT RADIUS CURVE SE'LY & TO THE RIGHT CHORD BEARING S 89 DEG 29' 35" E 225.18 FT TH ALONG SAID CURVE 225.19 FT TH S 89 DEG 7' 4" E 2500 FT TO POE & EXC S 416 FT OF E 208 FT THOF. 76.4573A.		Storm Sewer		Description	Rate	Size	% Good	Cash Value		
		Sidewalk		Metal Prefab	8.33	300	50	1,249		
		Water		Wood Frame	13.84	480	50	3,321		
		Sewer		Total Estimated Land Improvements			True Cash Value =			4,570

Comments/Influences	X	Improved	Vacant	Land Improvement Cost Estimates						
SPLIT 1.27 AC TO 007-95 FOR 96		Electric		Description	Rate	Size	% Good	Cash Value		
		Gas		Metal Prefab	8.33	300	50	1,249		
		Curb		Wood Frame	13.84	480	50	3,321		
		Street Lights		Total Estimated Land Improvements			True Cash Value =			4,570

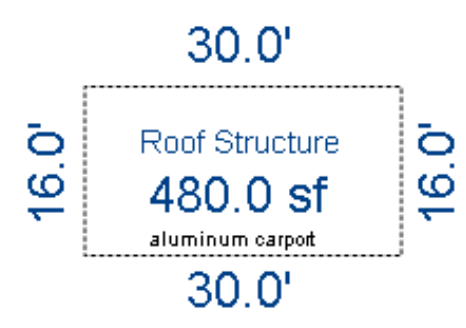
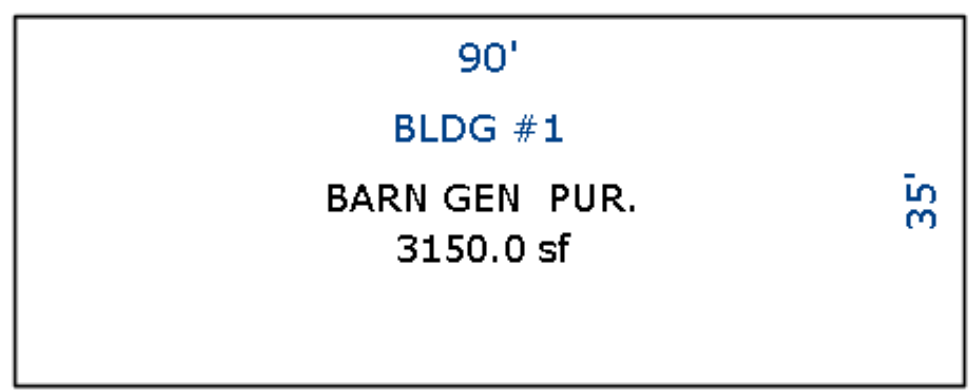
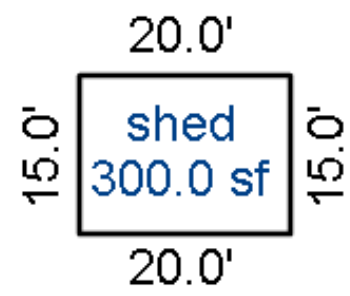
Topography of Site	X	Improved	Vacant	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level		Standard Utilities		2019	109,200	7,300	116,500			56,567C
		Underground Utils.		2018	118,600	6,000	124,600			55,242C
Rolling		Topography of Site		2017	137,600	6,000	143,600			54,106C
		Level		2016	137,600	4,900	142,500			53,624C



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Building Type	Barn - General Purpose			
Year Built	1926			
Class/Construction	D,Frame			
Quality/Exterior	Low Cost			
# of Walls, Perimeter	4 Wall, 250			
Height	30			
Heating System	No Heating/Cooling			
Length/Width/Area	90 x 35 = 3150			
Cost New	\$ 76,010			
Phy./Func./Econ. %Good	35/40/100 14.0			
Depreciated Cost	\$ 10,641			
+ Unit-In-Place Items	\$ 0			
Description, Size X Rate X %Good = Cost  Itemized ->  Unit-In-Place ->  Items ->				
E.C.F.	X 0.950			
% Good	35			
Est. True Cash Value	\$ 10,109			
Comments:				
Total Estimated True Cash Value of Agricultural Improvements / This Card: 10109 / All Cards: 10109				



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

Property Address	Class: 201 COMMERCIAL-IM	Zoning:	Building Permit(s)	Date	Number	Status
W BLUE RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
JOHNSTON VICTOR R & DEBORAH K 2895 INDIAN LAKES ROAD CEDAR SPRINGS MI 49319-9426	MAP #:					
	2019 Est TCV 54,224 TCV/TFA: 18.07					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES							
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
SEC 25 T22N R8W S 416 FT OF E 208 FT O E 1/2 OF SW 1/4 LYING N'LY OF HWY M-55 R/W. 1.27A.	X		Dirt Road	208.00	416.00	1.0000	1.0000	75	100	15,600
			Gravel Road							
			Paved Road							
			Storm Sewer							
			Sidewalk							
			Water							
			Sewer							
			Electric							
			Gas							
			Curb							
			Street Lights							
			Standard Utilities							
			Underground Utils.							
			* Factors *							
			208 Actual Front Feet, 1.99 Total Acres Total Est. Land Value = 15,600							

Comments/Influences	X	Land Improvement Cost Estimates					
		Description	Rate	Size	% Good	Cash Value	
		Residential Local Cost Land Improvements					
	X	Electric	1,000.00	1	95	950	
	X	Gas					
		Total Estimated Land Improvements True Cash Value = 950					

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



Who	When	What	2019	2018	2017	2016
TPC 05/06/2018	INSPECTED		7,800	7,800	7,800	7,800
TPC 12/27/2017	INSPECTED			29,100	25,700	22,400
TPC 05/07/2013	INSPECTED				33,500	30,200

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Desc. of Bldg/Section: CAL 208  
 Calculator Occupancy: Warehouses - Mini

Class: D,Pole		Construction Cost				
Floor Area: 3,000	High	Above Ave.	Ave.	X	Low	
Gross Bldg Area: 3,000	** ** Calculator Cost Data ** **					
Stories Above Grd: 1	Quality: Low Cost					
Average Sty Hght : 8	Heat#1: No Heating or Cooling 0%					
Bsmnt Wall Hght	Heat#2: No Heating or Cooling 0%					
Depr. Table : 2%	Ave. SqFt/Story: 3000					
Effective Age : 20	Ave. Perimeter: 260					
Physical %Good: 67	Has Elevators:					
Func. %Good : 100	*** Basement Info ***					
Economic %Good: 100	Area:					
1995 Year Built	Perimeter:					
Remodeled	Type:					
Overall Bldg Height	Heat: No Heating or Cooling					
Comments:	* Mezzanine Info *					
	Area #1:					
	Type #1:					
	Area #2:					
	Type #2:					
* Sprinkler Info *						
Area:						
Type: Average						

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

Class: D,Pole Quality: Low Cost  
 Stories: 1 Story Height: 8 Perimeter: 260

Base Rate for Upper Floors = 24.03

Adjusted Square Foot Cost for Upper Floors = 24.03

Total Floor Area: 3,000 Base Cost New of Upper Floors = 72,090

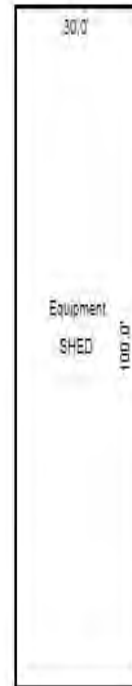
Reproduction/Replacement Cost = 72,090

Eff. Age: 20 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 67 /100/100/100/67.0  
 Total Depreciated Cost = 48,300

ECF (201B COMMERCIAL GROUP B) 0.780 => TCV of Bldg: 1 = 37,674  
 Replacement Cost/Floor Area= 24.03 Est. TCV/Floor Area= 12.56

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

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



Sketch by Apex IV™

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



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

Property Address	Class: 702 EXEMPT STATE	Zoning:	Building Permit(s)	Date	Number	Status
W BLUE RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
MICH STATE HWY COMM	MAP #:					
	2019 Est TCV 0					

Improved	X	Vacant	Land Value Estimates for Land Table Ind. INDUSTRIAL					
Public Improvements			Description	Frontage	Depth	Rate %Adj.	Reason	Value
	X		2011 CNTY & 2012 SALES	9.959 Acres	4,000	100		39,836
			9.96 Total Acres			Total Est. Land Value =		39,836

Tax Description  
 . SEC 25 T22N R8W S 75 FT OF SECTION ALSO THAT PART SE'LY OF BEG 350 FT N OF SE COR TH S 45 DEG 23' 4" W TO INTERSECTION WITH PREVIOUS DESC. 9.9590 A.

Comments/Influences

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

Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2019	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2018	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2017	0	0	0			0
2016	0	0	0			0



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

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

Property Address	Class: 102 AGRICULTURAL-	Zoning:	Building Permit(s)	Date	Number	Status
6900 W BLUE RD						
Owner's Name/Address	School: LAKE CITY - 57020					
BENTHEM PROPERTIES LLC 10380 S DICKERSON RD MC BAIN MI 49657	P.R.E. 100% 03/01/2013 Qual. Ag.					
	MAP #:					
	2019 Est TCV 244,497					

Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2016 66 - 120 Acres	74.09 Acres		3300	100				244,497
74.09 Total Acres							Total Est. Land Value =	244,497

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

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

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	122,200	0	122,200			49,782C
2018	133,400	0	133,400			48,616C
2017	133,400	0	133,400			47,617C
2016	133,400	0	133,400			47,193C

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

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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6900 W BLUE RD	School: LAKE CITY - 57020					
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	P.R.E. 100% 12/21/2012					
--	------------------------	--	--	--	--	--

Owner's Name/Address	MAP #:
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BYARD JAMES B & ANNETTE Y 6900 W BLUE RD LAKE CITY MI 49651	2019 Est TCV 163,986 TCV/TFA: 64.46
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X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS			
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Public Improvements		* Factors *				
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Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
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40/FF	356.00	196.00	1.0000	1.0000	40	100	14,240
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356 Actual Front Feet, 1.60 Total Acres							Total Est. Land Value =	14,240
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Tax Description LEGAL DESCRIPTION: PARCEL 'A' A PARCEL OF LAND BEING PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 25, T22N-R08W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION; THENCE 00.44'41"E ALONG THE WEST SECTION LINE, 448.98 FEET; THENCE S88.23'05"E PARALLEL WITH THE SOUTH SECTION LINE, 250.00 FEET; THENCE 500044'4 I "W PARALLEL WITH THE WEST SECTION LINE. I 78.44 FEET TO THE	X	Dirt Road					
--	---	-----------	--	--	--	--	--

	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
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	Level	2019	7,100	74,900	82,000			53,842C
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	Rolling	2018	7,100	69,200	76,300			52,581C
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	Low	2017	7,100	64,000	71,100			51,500C
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	High	2016	7,100	63,500	70,600			51,041C
--	------	------	-------	--------	--------	--	--	---------

	Landscaped	TPC 12/27/2017 INSPECTED						
--	------------	--------------------------	--	--	--	--	--	--

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

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

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

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

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

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

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

	Who	When	What	2019	7,100	74,900	82,000		53,842C
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				2018	7,100	69,200	76,300		52,581C
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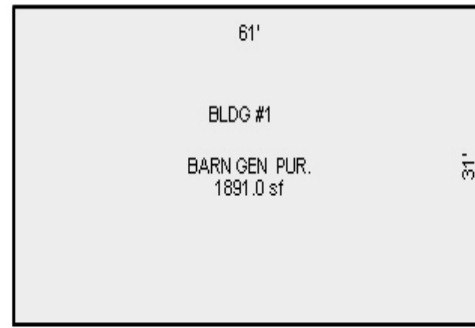
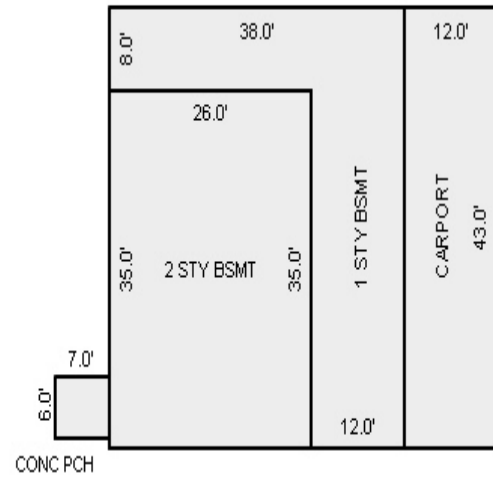
				2017	7,100	64,000	71,100		51,500C
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																																											
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 42	Type CPP	Year Built: Car Capacity: Class: Exterior: Exterior Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																																																																																																									
X	Wood Frame	X	Drywall Plaster X Paneled Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																																																																																																				
Building Style: 2S		Trim & Decoration																																																																																																																							
Yr Built 1954	Remodeled 1972	Ex	X	Ord		Min	Size of Closets																																																																																																																		
Condition: Average		Lg	X	Ord		Small	Doors																																																																																																																		
Room List		(5) Floors		Central Air Wood Furnace																																																																																																																					
	Basement 1st Floor 2nd Floor 4 Bedrooms	Kitchen: Other: Other:		(12) Electric			200 Amps Service																																																																																																																		
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures																																																																																																																					
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Ex.	X	Ord.		Min	No. of Elec. Outlets																																																																																																																
	Insulation	(7) Excavation		(13) Plumbing																																																																																																																					
(2) Windows		Basement: 1634 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																																																																																																																					
X	Many Avg. Few	X	Large Avg. Small	(8) Basement		(14) Water/Sewer																																																																																																																			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor	Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic																																																																																																																					
(3) Roof		(9) Basement Finish		Lump Sum Items:																																																																																																																					
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors No Floor SF	Notes: ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 138,090																																																																																																																					
X	Asphalt Shingle	(10) Floor Support																																																																																																																							
Chimney:		Joists: Unsupported Len: Cntr.Sup:																																																																																																																							
<table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>2 Story</td> <td>Siding</td> <td>Basement</td> <td>910</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Basement</td> <td>724</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>242,992</td> <td>145,798</td> </tr> <tr> <td colspan="6">Other Additions/Adjustments</td> </tr> <tr> <td colspan="6">Plumbing</td> </tr> <tr> <td></td> <td>Average Fixture(s)</td> <td></td> <td>1</td> <td>1,120</td> <td>672</td> </tr> <tr> <td></td> <td>2 Fixture Bath</td> <td></td> <td>1</td> <td>2,359</td> <td>1,415</td> </tr> <tr> <td colspan="6">Water/Sewer</td> </tr> <tr> <td></td> <td>1000 Gal Septic</td> <td></td> <td>1</td> <td>3,691</td> <td>2,215</td> </tr> <tr> <td></td> <td>Water Well, 50 Feet</td> <td></td> <td>1</td> <td>2,038</td> <td>1,223</td> </tr> <tr> <td colspan="6">Porches</td> </tr> <tr> <td></td> <td>CPP</td> <td></td> <td>42</td> <td>816</td> <td>490</td> </tr> <tr> <td colspan="6">Built-Ins</td> </tr> <tr> <td></td> <td>Appliance Allow.</td> <td></td> <td>1</td> <td>2,099</td> <td>1,259</td> </tr> <tr> <td colspan="6">Carports</td> </tr> <tr> <td></td> <td>Comp.Shingle</td> <td></td> <td>516</td> <td>6,414</td> <td>3,848</td> </tr> <tr> <td colspan="4">Totals:</td> <td>261,529</td> <td>156,920</td> </tr> </tbody> </table>														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	2 Story	Siding	Basement	910			1 Story	Siding	Basement	724			Total:				242,992	145,798	Other Additions/Adjustments						Plumbing							Average Fixture(s)		1	1,120	672		2 Fixture Bath		1	2,359	1,415	Water/Sewer							1000 Gal Septic		1	3,691	2,215		Water Well, 50 Feet		1	2,038	1,223	Porches							CPP		42	816	490	Built-Ins							Appliance Allow.		1	2,099	1,259	Carports							Comp.Shingle		516	6,414	3,848	Totals:				261,529	156,920
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Sketch by Apex Medina™

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

Building Type	Barn - General Purpose			
Year Built	1972			
Class/Construction	D,Pole			
Quality/Exterior	Low Cost			
# of Walls, Perimeter	4 Wall, 184			
Height	10			
Heating System	No Heating/Cooling			
Length/Width/Area	61 x 31 = 1891			
Cost New	\$ 28,781			
Phy./Func./Econ. %Good	45/100/100 45.0			
Depreciated Cost	\$ 12,951			
+ Unit-In-Place Items	\$ 0			
Description, Size X Rate X %Good = Cost  Itemized ->  Unit-In-Place ->  Items ->				
E.C.F.	X 0.900			
% Good	45			
Est. True Cash Value	\$ 11,656			
Comments:	DIRT FLOOR			
Total Estimated True Cash Value of Agricultural Improvements / This Card: 11656 / All Cards: 11656				

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

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
W BLUE RD	School: LAKE CITY - 57020					
	P.R.E. 100% 07/22/1994					
Owner's Name/Address	MAP #:	2019 Est TCV 8,125				
RICHARDSON LAWRENCE 6980 W BLUE RD LAKE CITY MI 49651						

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

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

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

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
2019	4,100	0	4,100			3,442C
2018	4,100	0	4,100			3,362C
2017	4,100	0	4,100			3,293C
2016	4,100	0	4,100			3,264C

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

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

Property Address	Class: 201 COMMERCIAL-IM	Zoning:	Building Permit(s)	Date	Number	Status
6770 W BLUE RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
RICHARDSON ELAINE L 4270 E 46 RD CADILLAC MI 49601	MAP #:					
	2019 Est TCV 284,825 TCV/TFA: 71.35					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES							
		Public Improvements		Description	Frontage	Depth	Rate %Adj.	Reason	Value		
. SEC 25 T22N R8W BEG AT INT OF N LINE HWY M-55 & E LINE OF W 1/2 OF SW 1/4 TH N 200 FT, W 200 FT S 200 FT, E 200 FT TO POB. .9183A.	X	Dirt Road		GRAGE C 40/FF	200.00	200.00	1.0000	1.0000	40	100	8,000
		Gravel Road		200 Actual Front Feet, 0.92 Total Acres			Total Est. Land Value =				8,000
		Paved Road		Land Improvement Cost Estimates							
		Storm Sewer		Description	Rate	Size	% Good	Cash Value			
		Sidewalk		D/W/P: Asphalt Paving	2.35	5200	0	0			
		Water		D/W/P: 4in Ren. Conc.	6.21	800	0	0			
		Sewer		D/W/P: 4in Ren. Conc.	6.21	600	0	0			
	X	Electric		Residential Local Cost Land Improvements							
	X	Gas		Description	Rate	Size	% Good	Cash Value			
		Curb		LAND IMPROVE 5000	5,000.00	1	95	4,750			
		Street Lights		Total Estimated Land Improvements True Cash Value =			4,750				
		Standard Utilities									
		Underground Utils.									



Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level							
X	Rolling							
	Low							
X	High							
	Landscaped							
	Swamp							
	Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							
Who	When	What	2019	4,000	138,400	142,400		79,248C
TPC	12/27/2017	INSPECTED	2018	4,000	142,400	146,400		77,391C
TPC	05/10/2016	INSPECTED	2017	4,000	122,400	126,400		75,800C
TPC	03/26/2012	INSPECTED	2016	4,000	85,800	89,800		75,124C

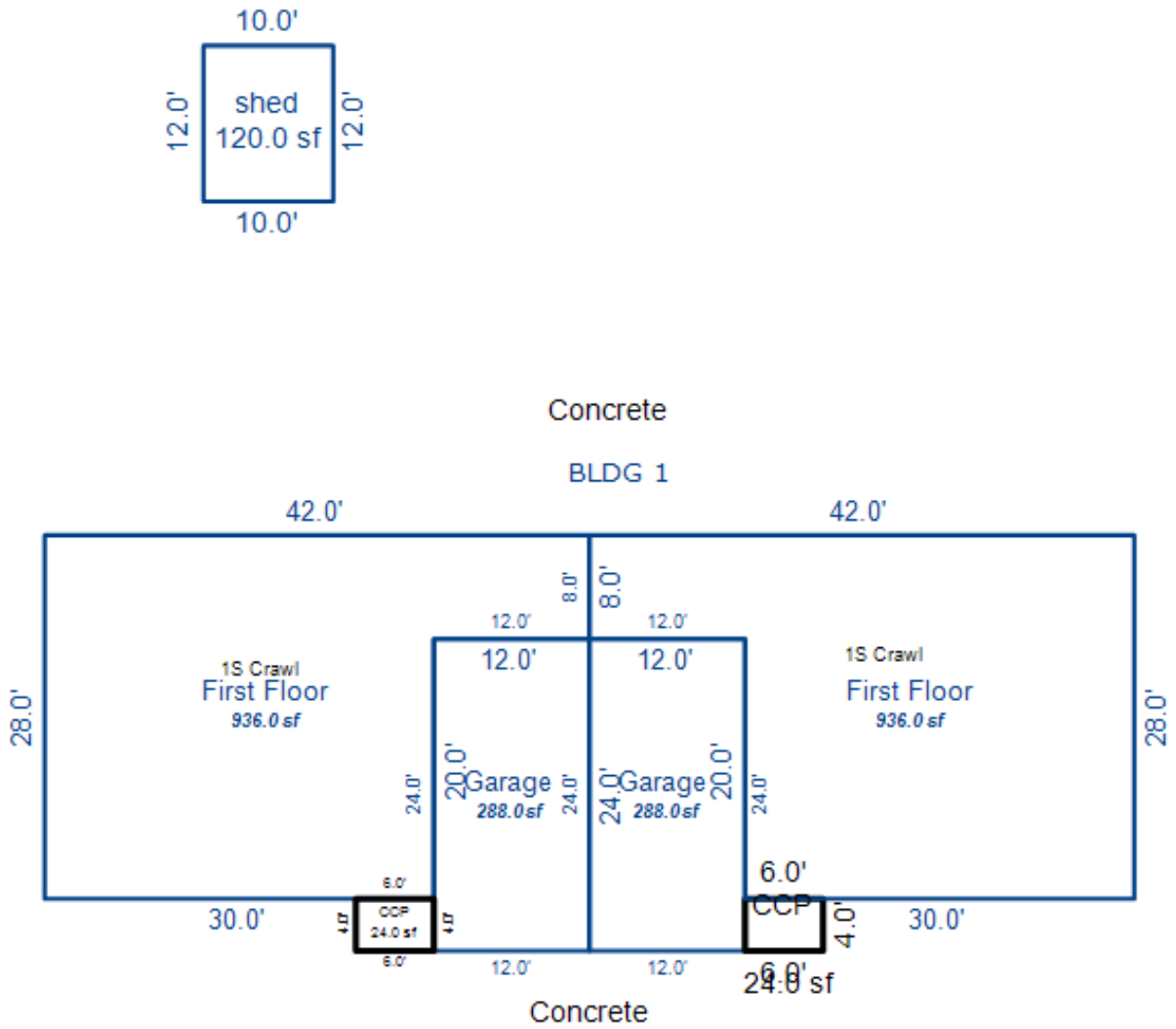
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



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

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

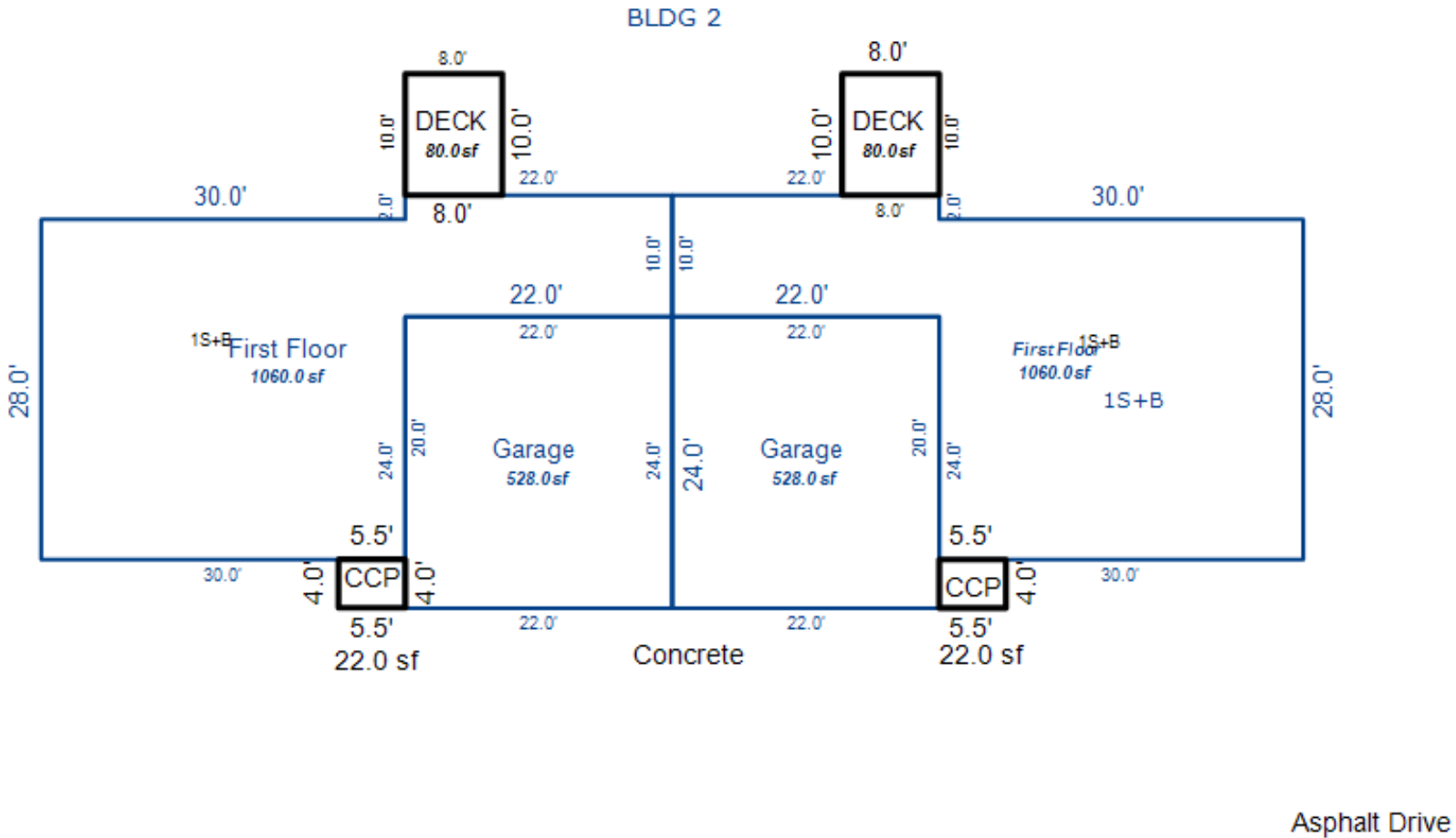


Asphalt Drive

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family	0	Eavestrough	X	Gas	Oil	Elec.	2	Appliance Allow.	Interior 1 Story	Area	Type	Year Built: 1997		
	Mobile Home		Insulation		Wood								Coal	Steam	Interior 2 Story
	Town Home	0	Front Overhang										22	CCP (1 Story)	Class: C
	Duplex	0	Other Overhang	X	Forced Air w/o Ducts								80	Treated Wood	Exterior: Siding
	A-Frame				Forced Air w/ Ducts								80	Treated Wood	Brick Ven.: 0
					Forced Hot Water										Stone Ven.: 0
X	Wood Frame	X	Drywall		Electric Baseboard										Common Wall: 1.5 Wall
			Paneled		Elec. Ceil. Radiant										Foundation: 42 Inch
			Plaster		Radiant (in-floor)										Finished?: Yes
			Wood T&G		Electric Wall Heat										Auto. Doors: 1
					Space Heater										Mech. Doors: 0
					Wall/Floor Furnace										Area: 528
					Forced Heat & Cool										% Good: 0
					Heat Pump										Storage Area: 0
					No Heating/Cooling										No Conc. Floor: 0
					Central Air										Bsmnt Garage:
					Wood Furnace										Carport Area:
					(12) Electric										Roof:
					200 Amps Service										
					No./Qual. of Fixtures										
					Ex.	X	Ord.								
					No. of Elec. Outlets										
					Many	X	Ave.								
					(13) Plumbing										
					2	Average Fixture(s)									
					2	3 Fixture Bath									
						2 Fixture Bath									
						Softener, Auto									
						Softener, Manual									
						Solar Water Heat									
						No Plumbing									
						Extra Toilet									
						Extra Sink									
						Separate Shower									
						Ceramic Tile Floor									
						Ceramic Tile Wains									
						Ceramic Tub Alcove									
						Vent Fan									
					(14) Water/Sewer										
					Public Water										
					Public Sewer										
					Water Well										
					1	1000 Gal Septic									
					1	2000 Gal Septic									
					Lump Sum Items:										
					Basement: 1060 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:										
					Class: C Exterior: Siding Foundation: 42 Inch (Finished)										
					Base Cost										
					Common Wall: 1.5 Wall										
					Door Opener										
					Class: C Exterior: Siding Foundation: 42 Inch (Finished)										
					Base Cost										
					Common Wall: 1.5 Wall										
					Door Opener										
					Built-Ins										
					Appliance Allow.										
					<<<< Calculations too long. See Valuation printout for complete pricing. >>>>										

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



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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6980 W BLUE RD	School: LAKE CITY - 57020		Addition	04/17/2014	2014-0073	100%
Owner's Name/Address	P.R.E. 100% 07/22/1994		Remodel	04/05/2005	20050044	100%
RICHARDSON LAWRENCE 6980 W BLUE RD LAKE CITY MI 49651	MAP #:		Pole Barn	05/09/2003	20030095	Complete
	2019 Est TCV 152,609 TCV/TFA: 95.98					

Tax Description	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
. SEC 25 T22N R8W W 125 FT OF S 375 FT OF W 1/2 OF SW 1/4 LYING N'LY OF HWY M 55. 1.0771A.	X		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
Comments/Influences			* Factors *							
			\$65 /FF	125.00	375.00	1.0000	1.0000	65 100	8,125	
			125 Actual Front Feet, 1.08 Total Acres						Total Est. Land Value =	8,125

Topography of Site

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



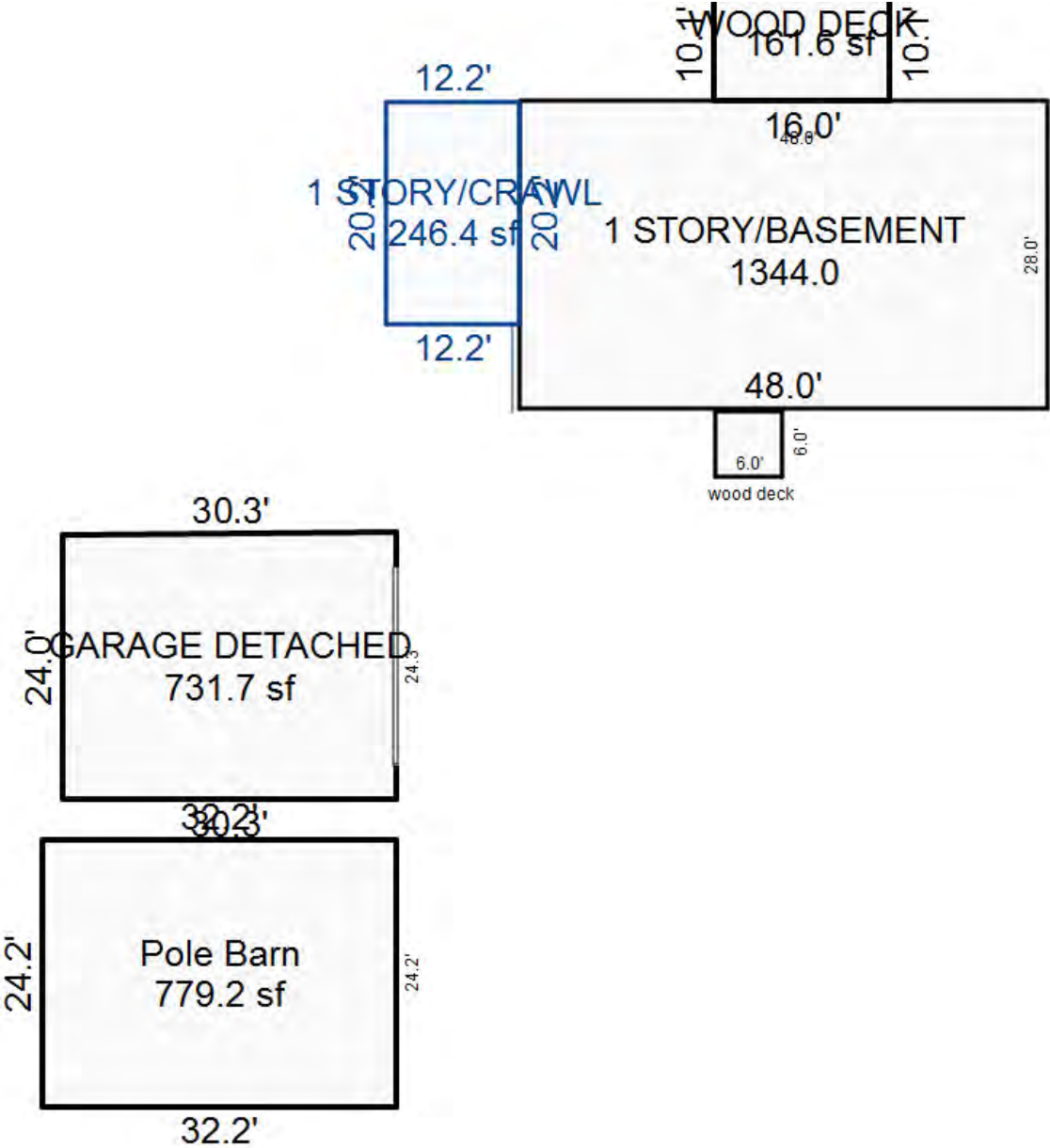
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	4,100	72,200	76,300			51,074C
2018	4,100	65,100	69,200			49,877C
2017	4,100	63,100	67,200			48,852C
2016	4,100	59,400	63,500			48,417C

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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 36 161	Type Treated Wood Treated Wood	Year Built: 1993 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 731 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: 1S		Trim & Decoration														
Yr Built 1994	Remodeled 2014	Ex	X	Ord		Min	Size of Closets									
Condition: Average		Lg	X	Ord		Small	Doors		X	Ord		H.C.				
Room List		(5) Floors		Central Air Wood Furnace												
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric			200		Amps Service							
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures												
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall		Ex.	X	Ord.		Min							
X	Insulation	(7) Excavation		No. of Elec. Outlets												
(2) Windows		Many Avg.	X	Large Avg.		Few	(13) Plumbing									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Basement: 1344 S.F. Crawl: 246 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												
X	Double Glass Patio Doors Storms & Screens	(8) Basement		(14) Water/Sewer												
(3) Roof		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic												
X	Gable Hip Flat	X Gambrel Mansard Shed		(10) Floor Support												
X	Asphalt Shingle	Recreation SF Living SF Walkout Doors No Floor SF		Lump Sum Items:												
Chimney: Metal		(9) Basement Finish		Notes: MODULAR												
				E.C.F. (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV:												

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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.
BAKER COLLEGE OF CADILLAC	WOLVERINE POWER SUPPLY CO	900,000	07/31/2017	WD	Multiple Improved	2017-0392		100.0
ALDERDEN WILLIAM & SUSAN	BAKER COLLEGE OF CADILLAC	410,000	06/20/2011	WD	WARRANTY DEED	2011-01990	PTA	100.0
TRIM RALPH A TRUSTEE	ALDERDEN WILLIAM & SUSAN	135,441	06/19/2011	WD	WARRANTY DEED	2011-01989		0.0
TRIM RALPH A & JOANNE L T	ALDERDEN WILLIAM & SUSAN	265,383	01/03/2006	LC	Multiple Improved	06-0/0047		100.0

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

Owner's Name/Address	MAP #:
WOLVERINE POWER SUPPLY COOPERATIVE 10125 W WATERGATE RD CADILLAC MI 49601	2019 Est TCV 49,460

Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture			
Public Improvements			* Factors * 1013' ON M66			
			Description	Frontage	Depth	Value
			AG SW 2016 SURPLUS	1600/	19.70 Acres	31,520
			19.70 Total Acres			Total Est. Land Value = 31,520

Tax Description	X	Description	Rate	Size % Good	Cash Value
SEC 25 T22N R8W BEG AT E 1/4 COR, TH S 0 DEG 56'30"E 1016.31 FT, S 89 DEG 54'25"W 767.59 FT, N 06 DEG E 343.63 FT, N 44 DEG 11'19"W 277.59 FT, N 03 DEG 25'07"W 473.69 FT, N 89 DEG 46'07"E 936.7 FT TO POB. 19.7A. 2011 PARCEL 009-025-011-00 SPLIT ON 01/03/2011 12/2010 SPLIT- PARCEL"A"		Dirt Road			
		Gravel Road			
		Paved Road			
		Storm Sewer			
		Sidewalk			
		Water	13.59	2000 50	13,590
		Sewer			
		Electric			
		Gas	0.50	10000 87 100	4,350
		PAVING	0.00	18 0 100	0
		ITEM 13			
		Street Lights			
		Standard Utilities			
		Underground Utils.			
		IRRIGATION SYSTEM	1.00	3000 0	0
		Total Estimated Land Improvements True Cash Value =			17,940

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
TPC	10/01/2018	INSPECTED	2019	15,800	8,900	24,700			24,700S
JWV	12/16/2017	INSPECTED	2018	16,700	9,700	26,400			26,400S
TPC	08/08/2017	INSPECTED	2017	0	0	0			0
			2016	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.
BAKER COLLEGE OF CADILLAC	WOLVERINE POWER SUPPLY CO	900,000	07/31/2017	WD	Arms Length	2017-0392	PTA	100.0
ALDERDEN WILLIAM & SUSAN	BAKER COLLEGE OF CADILLAC	410,000	06/21/2011	WD	WARRANTY DEED	2011-01990	PTA	100.0
TRIM RALPH A TRUSTEE	ALDERDEN SUSAN J & WILLIA	135,441	06/20/2011	WD	WARRANTY DEED	2011-01989		0.0

Property Address	Class: 202 COMMERCIAL-VA	Zoning:	Building Permit(s)	Date	Number	Status
S MOREY RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0% Qual. Ag.					
WOLVERINE POWER SUPPLY COOPERATIVE 10125 W WATEGATE RD CADILLAC MI 49601	MAP #:					
	2019 Est TCV 152,983					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture								
	Public Improvements			* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
PARCEL "B" PART OF THE NORTH 1/2 OF THE SOUTHEAST 1/4, SECTION 25, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN MORE FULLY DESCRIBED AS COMMENCING AT THE EAST 1/4 CORNER OF SAID SEC. 25, THENCE S00DEG56'30"E 1016.31 FEET ALONG THE EAST LINE OF SAID SEC. 25, THENCE S89°54'25"W 660.00 FEET TO THE POINT OF BEGINNING, THENCE S00DEG56'30E 222.87 FEET PARALLEL TO SAID EAST SECTION LINE, THENCE S89°54'25W 1969.48 FEET PARALLEL TO THE SOUTH 1/8 LINE TO A POINT ON THE NORTH & SOUTH 1/4 LINE OF SAID SECTIOIN 25, THENCE N00DEG53'46W 1232.82 FEET ALONG				AG SW 2016 30 - 65 ACRES	41.51	Acres	3300	100				136,983
				AG SW 2016 SURPLUS 1600/	10.00	Acres	1600	100				16,000
				51.51 Total Acres Total Est. Land Value =								152,983

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



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	76,500	0	76,500			76,500S
2018	83,200	0	83,200			83,200S
2017	0	0	0			0
2016	0	0	0			0

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

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

Owner's Name/Address	MAP #:	2019 Est TCV 462,612 TCV/TFA: 33.92
BLUE ROAD, LLC 1965 BARRETT TROY MI 48084		

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES						
				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
SEC 25 T22N R8W W 1/2 OF E 1/2 OF SW 1/4 OF SE 1/4 EXC S 75 FT THOF. ALSO S 83 FT OF W 1/2 OF E 1/2 OF NW 1/4 OF SE 1/4. 10.06A.	X			Dirt Road	329.70	1328.70	1.0000	0.0000	75 100*	0
				Gravel Road						
				Paved Road						
				Storm Sewer						
				Sidewalk						
				Water						
				Sewer						
				Electric						
				Gas						
				Curb						
				Street Lights						
				Standard Utilities						
				Underground Utils.						

Comments/Influences	X	Land Improvement Cost Estimates			
		Description	Rate	Size % Good	Cash Value
13 SINGLE POLE LIGHTS 5 DOUBLES	X	Commercial Local Cost Land Improvements			
	X	Description	Rate	Size % Good Arch Mult	Cash Value
		PAVING	0.50	40000 84 100	16,800
		Outdoor Lighting	590.00	18 50 110	5,841
		Total Estimated Land Improvements True Cash Value =			22,641



Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Rolling	2019	18,700	212,600	231,300			231,300S
Low									
High									
Landscaped									
Swamp									
Wooded									
Pond									
Waterfront									
Ravine									
Wetland									
Flood Plain									

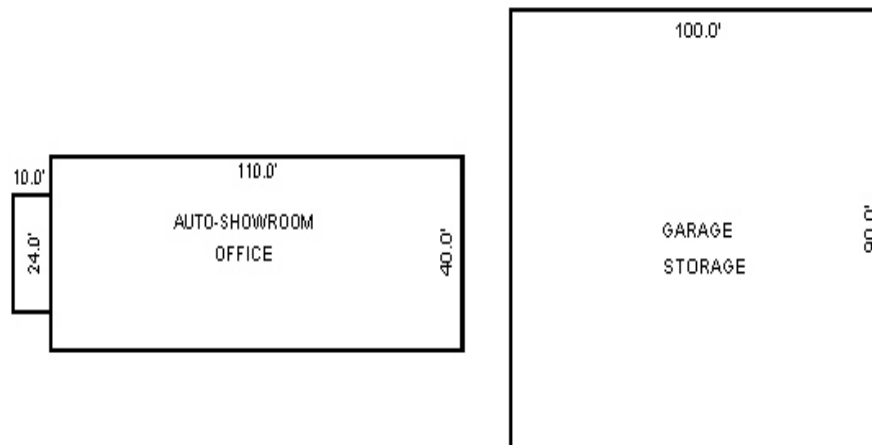
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2018	24,900	282,800	307,700			233,265C
TPC	08/28/2017	INSPECTED	2017	28,500	275,900	304,400			228,468C
TPC	12/19/2012	INSPECTED	2016	15,900	242,900	258,800			226,431C

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Desc. of Bldg/Section: Calculator Occupancy: Office Buildings		<<<<< Calculator Cost Computations >>>>> Class: C Quality: Low Cost Stories: 1 Story Height: 12 Perimeter: 300 Overall Building Height: 12											
Class: C Floor Area: 4,640 Gross Bldg Area: 13,640 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght		Construction Cost <table border="1"> <tr> <td>High</td> <td>Above Ave.</td> <td>Ave.</td> <td>X</td> <td>Low</td> </tr> </table>		High	Above Ave.	Ave.	X	Low					
High	Above Ave.	Ave.	X	Low									
Depr. Table : 2% Effective Age : 20 Physical %Good: 67 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: Wall or Floor Furnace 100 Heat#2: Wall or Floor Furnace 0% Ave. SqFt/Story: 4640 Ave. Perimeter: 300 Has Elevators:											
1996 Year Built 2011 Remodeled		*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor											
12 Overall Bldg Height		* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:											
Comments:		* Sprinkler Info * Area: 4640 Type: Low											
(1) Excavation/Site Prep:		(7) Interior:											
(2) Foundation:		(8) Plumbing:											
<table border="1"> <tr> <td>X Poured Conc</td> <td>Brick/Stone</td> <td>Block</td> </tr> </table>		X Poured Conc	Brick/Stone	Block	<table border="1"> <tr> <td>Many Above Ave.</td> <td>Average Typical</td> <td>Few None</td> </tr> </table>		Many Above Ave.	Average Typical	Few None				
X Poured Conc	Brick/Stone	Block											
Many Above Ave.	Average Typical	Few None											
(3) Frame:		<table border="1"> <tr> <td>Total Fixtures</td> <td>Urinals</td> </tr> <tr> <td>3-Piece Baths</td> <td>Wash Bowls</td> </tr> <tr> <td>2-Piece Baths</td> <td>Water Heaters</td> </tr> <tr> <td>Shower Stalls</td> <td>Wash Fountains</td> </tr> <tr> <td>Toilets</td> <td>Water Softeners</td> </tr> </table>		Total Fixtures	Urinals	3-Piece Baths	Wash Bowls	2-Piece Baths	Water Heaters	Shower Stalls	Wash Fountains	Toilets	Water Softeners
Total Fixtures	Urinals												
3-Piece Baths	Wash Bowls												
2-Piece Baths	Water Heaters												
Shower Stalls	Wash Fountains												
Toilets	Water Softeners												
(4) Floor Structure:		(9) Sprinklers:											
(5) Floor Cover:		(10) Heating and Cooling:											
(6) Ceiling:		<table border="1"> <tr> <td>Gas Oil</td> <td>Coal Stoker</td> <td>Hand Fired Boiler</td> </tr> </table>		Gas Oil	Coal Stoker	Hand Fired Boiler							
Gas Oil	Coal Stoker	Hand Fired Boiler											
		(11) Electric and Lighting:											
		Outlets:											
		Fixtures:											
		<table border="1"> <tr> <td>Few Average Many Unfinished Typical</td> <td>Few Average Many Unfinished Typical</td> </tr> </table>		Few Average Many Unfinished Typical	Few Average Many Unfinished Typical								
Few Average Many Unfinished Typical	Few Average Many Unfinished Typical												
		<table border="1"> <tr> <td>Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct</td> <td>Incandescent Fluorescent Mercury Sodium Vapor Transformer</td> </tr> </table>		Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	Incandescent Fluorescent Mercury Sodium Vapor Transformer								
Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	Incandescent Fluorescent Mercury Sodium Vapor Transformer												
		(13) Roof Structure: Slope=0											
		(14) Roof Cover:											
		(39) Miscellaneous:											
		(40) Exterior Wall:											
		<table border="1"> <tr> <td>Thickness</td> <td>Bsmnt Insul.</td> </tr> </table>		Thickness	Bsmnt Insul.								
Thickness	Bsmnt Insul.												

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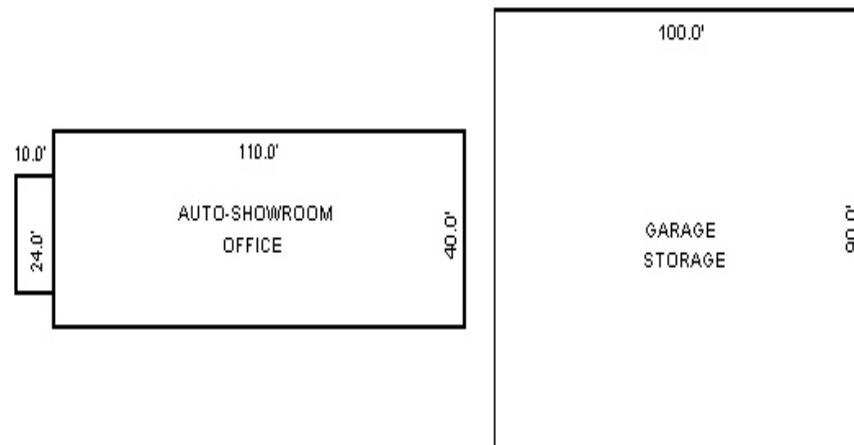
Sketch by Apex IV™

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

Desc. of Bldg/Section: Calculator Occupancy: Warehouses - Storage		Class: S      Quality: Average		Stories: 1      Story Height: 14      Perimeter: 380		Calculator Cost Computations		<<<<<>>>>>		
Class: S		Construction Cost		Base Rate for Upper Floors = 35.44						
Floor Area: 9,000		High	Above Ave.	Ave.	X	Low				
Gross Bldg Area: 13,640		** ** Calculator Cost Data ** **		Quality: Average		(10) Heating system: Space Heaters, Gas with Fan      Cost/SqFt: 3.49      100%		Adjusted Square Foot Cost for Upper Floors = 38.93		
Stories Above Grd: 1		Heat#1: Space Heaters, Gas with Fan      100		Heat#2: Space Heaters, Gas with Fan      0%		Total Floor Area: 9,000		Base Cost New of Upper Floors = 350,370		
Average Sty Hght : 14		Ave. SqFt/Story: 9000		Ave. Perimeter: 380		Reproduction/Replacement Cost = 350,370		Eff.Age:15      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 74 /100/100/100/74.0		
Bsmnt Wall Hght		Has Elevators:		*** Basement Info ***		Total Depreciated Cost = 259,274		ECF (201B COMMERCIAL GROUP B)      0.780 => TCV of Bldg: 2 = 202,234		
Depr. Table : 2%		Area:		Perimeter:		Replacement Cost/Floor Area= 38.93		Est. TCV/Floor Area= 22.47		
Effective Age : 15		Type:		Heat: Hot Water, Radiant Floor						
Physical %Good: 74		* Mezzanine Info *		Area #1:						
Func. %Good : 100		Area #1:		Type #1:						
Economic %Good: 100		Area #2:		Type #2:						
2004 Year Built		* Sprinkler Info *		Area:						
Remodeled		Area:		Type: Average						
Overall Bldg Height										
Comments:										

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

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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.
PRICE KATHIE I LIVING TRU	PRICE JAY W & KATHIE I TR	1	10/28/2015	QC	RELATED PARTY	2015-03708		0.0
PRICE JAY W & KATHI I	PRICE KATHIE I LIVING TRU	0	03/21/2005	QC	Not Qualified	05-0/1349		0.0

Property Address	Class: 301 INDUSTRIAL-IM	Zoning:	Building Permit(s)	Date	Number	Status
6400 W BLUE RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
PRICE JAY W & KATHIE I TRUST 490 S LAKESHORE DR LAKE CITY MI 49651	MAP #:					
	2019 Est TCV 525,228 TCV/TFA: 28.69					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES								
. SEC 25 T22N R8W E 1/2 OF W 1/2 OF SW1/4 OF SE 1/4 EXC S 75 FT THOF & ALSO S 83 FT OF E 1/2 OF W 1/2 OF NW 1/4 OF SE 1/4. 10.06A.			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			GROUP H 75/FF	328.70	1325.80	1.0000	0.0000	75	100*		0
			COMMERCIAL 10A M/L	3500	5.04	Acres		3500	100		17,654
			COMMERCIAL AGRICULTURE		5.00	Acres		3600	100		18,000
			* denotes lines that do not contribute to the total acreage calculation.								
			329 Actual Front Feet, 10.04 Total Acres Total Est. Land Value = 35,654								

Comments/Influences	X Electric	Land Improvement Cost Estimates					
		Description	Rate	Size	% Good	Cash Value	
	X Gas	D/W/P: Asphalt Paving	2.19	9400	0	0	
	X Curb	D/W/P: 4in Ren. Conc.	5.57	235	0	0	
		Street Lights					
		Standard Utilities					
		Underground Utils.					
		Description	Rate	Size	% Good	Cash Value	
		/CI16/YARI/PAV/495A	5.53	235	80	1,040	
		/CI16/SUBDC/RESSI/STRI/PAVACSA	2.13	9400	80	16,018	
		Total Estimated Land Improvements True Cash Value =				17,058	



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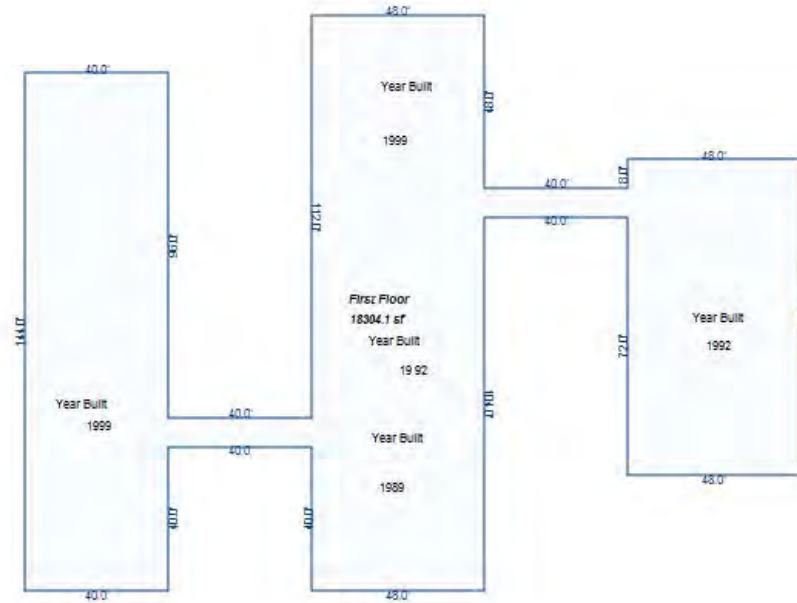
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2019	17,800	244,800	262,600			164,460C
Rolling	2018	22,600	197,600	220,200			160,606C
Low	2017	27,100	139,900	167,000			157,303C
High	2016	15,100	140,800	155,900			155,900S
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
Who When What							
JWV 08/06/2018 INSPECTED							
TPC 12/27/2017 INSPECTED							
TPC 05/08/2017 INSPECTED							

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Desc. of Bldg/Section: CAL 94 Calculator Occupancy: Industrial - Light Manufacturing				<<<<< Calculator Cost Computations >>>>>								
Class: D Floor Area: 18,304 Gross Bldg Area: 18,304 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght				Construction Cost		Class: D Quality: Average Stories: 1 Story Height: 12 Perimeter: 1184 Overall Building Height: 12						
		High	X	Above Ave.	Ave.			Low				
Depr. Table : 2% Effective Age : 16 Physical %Good: 72 Func. %Good : 100 Economic %Good: 100				** ** Calculator Cost Data ** ** Quality: Average Heat#1: Space Heaters, Gas with Fan 100 Heat#2: Space Heaters, Gas with Fan 0% Ave. SqFt/Story: 18304 Ave. Perimeter: 1184 Has Elevators:		Base Rate for Upper Floors = 47.43  (10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 3.79 100% Adjusted Square Foot Cost for Upper Floors = 51.22						
1989 Year Built 1999 Remodeled				*** Basement Info *** Area: Perimeter: Type:		Total Floor Area: 18,304 Base Cost New of Upper Floors = 937,531  Reproduction/Replacement Cost = 937,531 Eff.Age:16 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 72 /100/100/100/72.0 Total Depreciated Cost = 675,022						
12 Overall Bldg Height				* Mezzanine Info * Area #1: Type #1: Good Storage (No Rates) Area #2: Type #2: Good Storage (No Rates)		<<<<< Segregated Cost Computations >>>>> Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses						
Comments: MEZZANINE IS AREA BETWEEN BLDGS 1 & 2 HISTORICAL SKETCH OF BLDG1 IS 3456 SQFT - 2013 SITE VISIT 6960SQFT				* Sprinkler Info * Area: Type: Average		Item Description		Cost # or Height Storys Col. Rate SqFt Adj. Adj. Cost		Total Cost New = 0		
(1) Excavation/Site Prep:				(7) Interior:		(11) Electric and Lighting:		(39) Miscellaneous:				
(2) Foundation:		Footings		(8) Plumbing:		Outlets:		Fixtures:		X Mezzanines, Open Area		
X	Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	Few Average	Few Average				
(3) Frame:				Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		Many Unfinished Typical	Many Unfinished Typical			
(4) Floor Structure:						Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer		(40) Exterior Wall:		
(5) Floor Cover:				(9) Sprinklers:		Slope=0				Thickness	Bsmnt Insul.	
(6) Ceiling:				(10) Heating and Cooling:		(14) Roof Cover:						
		Gas Oil	Coal Stoker	Hand Fired Boiler								

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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.				
Property Address		Class: 401 RESIDENTIAL-I		Zoning:	Building Permit(s)	Date	Number	Status				
6470 W BLUE RD		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 100% 07/22/1994										
DUVALL A SANDRA TRUSTEE 6470 W BLUE RD LAKE CITY MI 49651		MAP #:		2019 Est TCV 242,534 TCV/TFA: 129.14								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES								
		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		GROUP H 75/FF	328.00	1336.02	1.0000	0.0000	75	100*		0
		Paved Road		COMMERCIAL 10A M/L	3500	7.06	Acres	3500	100			24,710
		Storm Sewer		COMMERCIAL AGRICULTURE		3.00	Acres	3600	100			10,800
		Sidewalk		* denotes lines that do not contribute to the total acreage calculation.								
		Water		328 Actual Front Feet, 10.06 Total Acres Total Est. Land Value = 35,510								
		Sewer										
Comments/Influences		Electric		Land Improvement Cost Estimates								
28X56 PB FOR 95		Gas		Description	Rate	Size	% Good	Cash Value				
		Curb		D/W/P: Asphalt Paving	2.35	2570	0	0				
		Street Lights		Residential Local Cost Land Improvements								
		Standard Utilities		Description	Rate	Size	% Good	Cash Value				
		Underground Utils.		LAND IMPROVE	2500	2,500.00	2	95	4,750			
				Total Estimated Land Improvements True Cash Value = 4,750								
		Topography of Site										
		X Level										
		Rolling										
		Low										
		X High										
		X Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who	When	What	2019	17,800	103,500	121,300			90,463C	
		TPC 12/27/2017 INSPECTED			2018	24,500	100,200	124,700			88,343C	
		TPC 05/08/2017 INSPECTED			2017	27,200	97,200	124,400			86,526C	
		TPC 03/26/2012 INSPECTED			2016	15,100	91,600	106,700			85,755C	



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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: 1981 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G							80 100 100	CCP (1 Story) Treated Wood Pine		
Building Style: 1S		Trim & Decoration		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 29 Floor Area: 1,878 Total Base New : 234,026 Total Depr Cost: 166,420 Estimated T.C.V: 146,450			E.C.F. X 0.880		Bsmnt Garage: Carport Area: Roof:			
Yr Built 1981	Remodeled 0	Ex	X	Ord		Min	Central Air Wood Furnace								
Condition: Average		Size of Closets		(12) Electric			150 Amps Service								
Room List		(5) Floors		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S					Cls C Blt 1981			
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(6) Ceilings			Clas C Blt 1981								
(1) Exterior		X	Drywall	No. of Elec. Outlets			Ground Area = 1878 SF Floor Area = 1878 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71								
X	Wood/Shingle Aluminum/Vinyl Brick Insulation			(7) Excavation			Building Areas								
(2) Windows		Basement: 0 S.F. Crawl: 1878 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost								
X	Many Avg. X Few	Large Avg. X Small		Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Crawl Space 1,878 Total: 176,327 125,193								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(8) Basement			Other Additions/Adjustments								
X	Double Glass Patio Doors Storms & Screens	Recreation SF Living SF Walkout Doors No Floor SF		(9) Basement Finish			Exterior Brick Veneer 224 2,921 2,074 Plumbing Average Fixture(s) 2 Fixture Bath 1 2,359 1,675 Water/Sewer 1000 Gal Septic 1 3,691 2,621 Water Well, 100 Feet 1 4,407 3,129 Porches CCP (1 Story) 80 1,750 1,242 Deck Treated Wood 100 1,938 1,376 Pine w/Roof (Deck Portion) 100 1,547 1,098 Pine w/Roof (Roof portion) 100 1,386 984								
(3) Roof		(10) Floor Support		(14) Water/Sewer			Garages								
X	Gable Hip Flat	Gambrel Mansard Shed		Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 576 18,824 13,365 Common Wall: 1 Wall 1 -2,038 -1,447 Door Opener 1 415 295								
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Class: CD Exterior: Pole (Unfinished) Base Cost 640 12,141 8,620								
Chimney: Brick							<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>								

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Sketch by Apex IV™

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																											
X	Single Family	Eavestrough Insulation	0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 0 Area: 2016 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																														
	Mobile Home														Wood Frame	Drywall Paneled	Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: CD Effec. Age: 5 Floor Area: 0 Total Base New : 66,775 Total Depr Cost: 63,436 Estimated T.C.V: 55,824	E.C.F. X 0.880	Bsmnt Garage: Carport Area: Roof:																																																				
	Town Home	(4) Interior		Trim & Decoration			Central Air Wood Furnace																																																																		
	Duplex	Trim & Decoration		Ex Ord Min			(12) Electric																																																																		
	A-Frame	Size of Closets		Lg Ord Small			0 Amps Service																																																																		
		Doors		Solid H.C.																																																																					
Building Style: GRG		(5) Floors		Kitchen: Other: Other:			No./Qual. of Fixtures																																																																		
Yr Built 0	Remodeled 0	Basement		Kitchen: Other: Other:			Ex. Ord. Min																																																																		
Condition: Average		1st Floor		Kitchen: Other: Other:			No. of Elec. Outlets																																																																		
Room List		2nd Floor		Kitchen: Other: Other:			Many Ave. Few																																																																		
		Bedrooms		Kitchen: Other: Other:			(7) Excavation																																																																		
				Kitchen: Other: Other:			Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0																																																																		
(1) Exterior				Kitchen: Other: Other:			(8) Basement																																																																		
Wood/Shingle				Kitchen: Other: Other:			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																																																																		
Aluminum/Vinyl				Kitchen: Other: Other:			(9) Basement Finish																																																																		
Brick				Kitchen: Other: Other:			Recreation SF Living SF Walkout Doors No Floor SF																																																																		
Insulation				Kitchen: Other: Other:			(10) Floor Support																																																																		
(2) Windows				Kitchen: Other: Other:			Joists: Unsupported Len: Cntr.Sup:																																																																		
Many Avg. X Large Avg. X Small				Kitchen: Other: Other:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																																																		
Wood Sash				Kitchen: Other: Other:			Lump Sum Items:																																																																		
Metal Sash				Kitchen: Other: Other:																																																																					
Vinyl Sash				Kitchen: Other: Other:																																																																					
Double Hung				Kitchen: Other: Other:																																																																					
Horiz. Slide				Kitchen: Other: Other:																																																																					
Casement				Kitchen: Other: Other:																																																																					
Double Glass				Kitchen: Other: Other:																																																																					
Patio Doors				Kitchen: Other: Other:																																																																					
Storms & Screens				Kitchen: Other: Other:																																																																					
(3) Roof				Kitchen: Other: Other:																																																																					
Gable				Kitchen: Other: Other:																																																																					
Hip				Kitchen: Other: Other:																																																																					
Flat				Kitchen: Other: Other:																																																																					
Asphalt Shingle				Kitchen: Other: Other:																																																																					
Chimney:				Kitchen: Other: Other:																																																																					
Cost Est. for Res. Bldg: 2 Single Family GRG Cls CD Blt 0 (11) Heating System: Forced Air w/ Ducts Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td colspan="6">Other Additions/Adjustments</td> </tr> <tr> <td colspan="6">Garages</td> </tr> <tr> <td colspan="6">Class: D Exterior: Pole (Finished)</td> </tr> <tr> <td></td> <td>Base Cost</td> <td></td> <td>2016</td> <td>39,171</td> <td>37,212</td> </tr> <tr> <td colspan="6">Class: CD Exterior: Pole (Unfinished)</td> </tr> <tr> <td></td> <td>Base Cost</td> <td></td> <td>1568</td> <td>25,700</td> <td>24,415</td> </tr> <tr> <td colspan="6">Unit-in-Place Cost Items</td> </tr> <tr> <td></td> <td>ROOF STRUCT. (SQ FT)</td> <td></td> <td>448</td> <td>1,904</td> <td>1,809</td> </tr> <tr> <td colspan="4">Totals:</td> <td>66,775</td> <td>63,436</td> </tr> </tbody> </table> Notes: ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 55,824														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	Other Additions/Adjustments						Garages						Class: D Exterior: Pole (Finished)							Base Cost		2016	39,171	37,212	Class: CD Exterior: Pole (Unfinished)							Base Cost		1568	25,700	24,415	Unit-in-Place Cost Items							ROOF STRUCT. (SQ FT)		448	1,904	1,809	Totals:				66,775	63,436
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																																				
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Totals:				66,775	63,436																																																																				

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
BAKER COLLEGE OF CADILLAC	WOLVERINE POWER SUPPLY CO	900,000	07/31/2017	WD	Arms Length	2017-0392	PTA	100.0				
PETTY DEVELOPMENT LLC &	BAKER COLLEGE OF CADILLAC	40,000	05/17/2010	PTA	Arms Length			100.0				
PETTY DEVELOPMENT LLC &	BAKER COLLEGE OF CADILLAC	170,000	05/17/2010	WD	Arms Length	2010-1708WD		0.0				
Property Address		Class: 202 COMMERCIAL-VA	Zoning:	Building Permit(s)		Date	Number	Status				
M 66		School: LAKE CITY - 57020		Commercial		10/20/2011	2011-0593	100%				
Owner's Name/Address		P.R.E. 0%		Commercial		04/29/2010	20100169	100%				
WOLVERINE POWER SUPPLY COOPERATIVE 10125 W WATERGATE RD CADILLAC MI 49601		MAP #:		2019 Est TCV 72,045								
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES							
. SEC 25 T22N R8W BEG S 0 DEG 56'30" E 1016.31 FT FROM E 1/4 COR, TH S 0 DEG 56'30" E 212.88 FT, S 89 DEG 54'25" W 660 FT, N 0 DEG 56' 30" W 212.88 FT, N 89 DEG 54'25" E 660 FT TO POB. 3.23A.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X		Gravel Road		M-55/66	\$300	212.88	660.00	1.0000	1.0000	300	100	63,864
X		Paved Road		213 Actual Front Feet, 3.23 Total Acres Total Est. Land Value = 63,864								
X		Storm Sewer		Land Improvement Cost Estimates								
X		Sidewalk		Description Rate Size % Good Cash Value								
X		Water		Commercial Local Cost Land Improvements								
X		Sewer		Description Rate Size % Good Arch Mult Cash Value								
X		Electric		PAVING 0.50 10000 88 100 4,400								
X		Gas		Outdoor Lighting 590.00 9 67 100 3,558								
X		Curb		Ad-Hoc Unit-In-Place Items								
X		Street Lights		Description Rate Size % Good Cash Value								
X		Standard Utilities		/CI16/YARI/OUTL/2AVG/POLA 131.00 2 85 223								
X		Underground Utils.		Total Estimated Land Improvements True Cash Value = 8,181								
Topography of Site												
X		Level										
X		Rolling										
X		Low										
X		High										
X		Landscaped										
X		Swamp										
X		Wooded										
X		Pond										
X		Waterfront										
X		Ravine										
X		Wetland										
X		Flood Plain										
Who		When		What		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC 05/06/2018		INSPECTED				2019	31,900	4,100	36,000			36,000S
TPC 12/27/2017		INSPECTED				2018	31,900	9,500	41,400			41,400S
TPC 08/08/2017		INSPECTED				2017	0	0	0			0
						2016	0	0	0			0



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

Property Address	Class: 201 COMMERCIAL-IM	Zoning:	Building Permit(s)	Date	Number	Status
6262 W BLUE RD		School: LAKE CITY - 57020				
Owner's Name/Address		P.R.E. 0%				
PETTY DEVELOPMENT LLC 6190 W BLUE RD LAKE CITY MI 49651		MAP #:				
		2019 Est TCV 394,295 TCV/TFA: 37.55				

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES							
				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
. SEC 25 T22N R8W E 1/2 OF E 1/2 OF SW 1/4 OF SE 1/4 EXC S75 FT THOF, ALSO S 83 FT OF E 1/2 OF E 1/2 OF NW 1/4 OF SE 1/4. 10.06A.	X			Dirt Road	329.80	1328.70	1.0000	0.0000	75	100*	0
				Gravel Road							
				Paved Road	7.06	Acres	3500	100			24,710
				Storm Sewer	3.00	Acres	3600	100			10,800
				Sidewalk	* denotes lines that do not contribute to the total acreage calculation.						
				Water	330	Actual Front Feet,	10.06	Total Acres		Total Est. Land Value =	35,510

Comments/Influences	X	Electric	Land Improvement Cost Estimates				Cash Value
			Description	Rate	Size % Good		
	X	Gas	Commercial Local Cost Land Improvements				
		Curb	Description	Rate	Size % Good Arch Mult	Cash Value	
		Street Lights	PAVING	0.50	41230 87 100	17,935	
		Standard Utilities	Total Estimated Land Improvements True Cash Value =			17,935	
		Underground Utils.					



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2019	17,800	179,300	197,100			122,980C
Rolling	2018	24,500	168,900	193,400			120,098C
Low	2017	27,200	151,400	178,600			117,628C
High	2016	15,100	135,300	150,400			116,579C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2018	24,500	168,900	193,400			120,098C
TPC	09/25/2015	INSPECTED	2017	27,200	151,400	178,600			117,628C
TPC	05/19/2014	INSPECTED	2016	15,100	135,300	150,400			116,579C

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

Desc. of Bldg/Section: CAL 8  
 Calculator Occupancy: Automotive Centers

Class: S  
 Floor Area: 10,500  
 Gross Bldg Area: 10,500  
 Stories Above Grd: 1  
 Average Sty Hght : 14  
 Bsmnt Wall Hght

Depr. Table : 3%  
 Effective Age : 28  
 Physical %Good: 43  
 Func. %Good : 100  
 Economic %Good: 100

1984 Year Built  
 Remodeled

14 Overall Bldg  
 Height

Comments:  
 CHRYSLER SALES &  
 SERVICE BLDG AT BONNY  
 MOTOR SALES

Construction Cost					
High	Above Ave.	Ave.	X	Low	
** ** Calculator Cost Data ** **					
Quality: Average					
Heat#1: Space Heaters, Gas with Fan 100					
Heat#2: Space Heaters, Gas with Fan 0%					
Ave. SqFt/Story: 10500					
Ave. Perimeter: 440					
Has Elevators:					
*** Basement Info ***					
Area:					
Perimeter:					
Type:					
Heat: Hot Water, Radiant Floor					
* Mezzanine Info *					
Area #1:					
Type #1:					
Area #2:					
Type #2:					
* Sprinkler Info *					
Area:					
Type: Average					

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

Class: S Quality: Average  
 Stories: 1 Story Height: 14 Perimeter: 440  
 Overall Building Height: 14

Base Rate for Upper Floors = 64.04

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 3.48 100%  
 Adjusted Square Foot Cost for Upper Floors = 67.52

Total Floor Area: 10,500 Base Cost New of Upper Floors = 708,960

Reproduction/Replacement Cost = 708,960  
 Eff.Age:28 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 43 /100/100/100/43.0  
 Total Depreciated Cost = 304,853

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

Costs taken from Segregated Cost Section 3: Stores & Commercials

Item Description	Cost Col.	Rate	# or SqFt	Height Adj.	Storys Adj.	Cost
(39) Miscellaneous Canopies & Marquees: Steel Frame	1	29.00	178	1.000	1.000	5,162

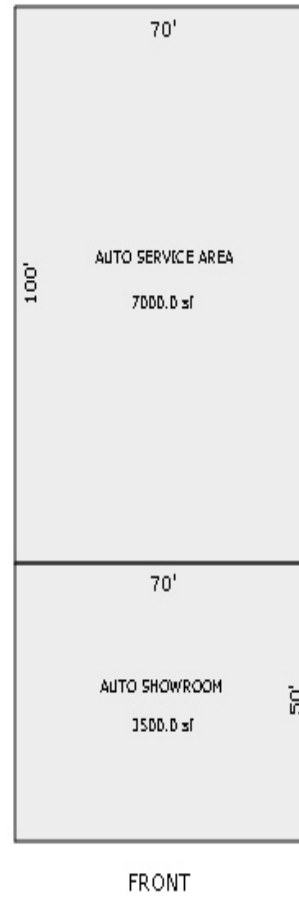
Total Cost of Lump-Sum Items = 5,162  
 Total Cost New = 5,162

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

(1) Excavation/Site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:
(2) Foundation:	(8) Plumbing:	Outlets:	178 Steel Frame
X Poured Conc	Many Above Ave.	Few Average Many Unfinished Typical	
Brick/Stone	Average Typical	Few Average Many Unfinished Typical	
Block	Few None	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	
(3) Frame:	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets	Incandescent Fluorescent Mercury Sodium Vapor Transformer	(40) Exterior Wall:
(4) Floor Structure:	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		Thickness Bsmnt Insul.
(5) Floor Cover:	(9) Sprinklers:	(13) Roof Structure: Slope=0	
(6) Ceiling:	(10) Heating and Cooling:	(14) Roof Cover:	
	Gas Oil Coal Stoker Hand Fired Boiler		

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





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.
BAKER COLLEGE OF CADILLAC	WOLVERINE POWER SUPPLY CO	900,000	07/31/2017	WD	Arms Length	2017-0392		100.0
BAKER COLLEGE OF CADILLAC	CONSUEMRS ENERGY CO	0	08/09/2010	OTH	Not Used In Study	2011-582OTHER	PTA	0.0
PETTY DEVELOPMENT LLC &	BAKER COLLEGE OF CADILLAC	170,000	05/17/2010	WD	Arms Length	2010-1708WD		0.0

Property Address	Class: 201 COMMERCIAL-IM	Zoning:	Building Permit(s)	Date	Number	Status
4800 S MOREY RD	School: LAKE CITY - 57020		ALTERATION	03/15/2012	2012-0061	100%
Owner's Name/Address	P.R.E. 0%		Commercial	07/02/2010	20100340	100%
WOLVERINE POWER SUPPLY COOPERATIVE 10125 W WATERGATE RD CADILLAC MI 49601	MAP #:					
	2019 Est TCV 415,365 TCV/TFA: 22.25					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES								
				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value		
. SEC 25 T22N R8W BEG 1229 FT 2 1/4 IN S OF NE CORNER OF THE SE 1/4 SECTION TH W 660 FT S 330 FT E 660 FT N 330 FT TO POB. 5 A.	X			M-55/66	\$300	330.00	660.00	1.0000	1.0000	300	100	99,000
				330 Actual Front Feet, 5.00 Total Acres			Total Est. Land Value =					99,000

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates				
			Description	Rate	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	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				
	X													2019	49,500	158,200	207,700			207,700S
														2018	49,500	240,000	289,500			289,500S
														2017	0	0	0			0
														2016	0	0	0			0



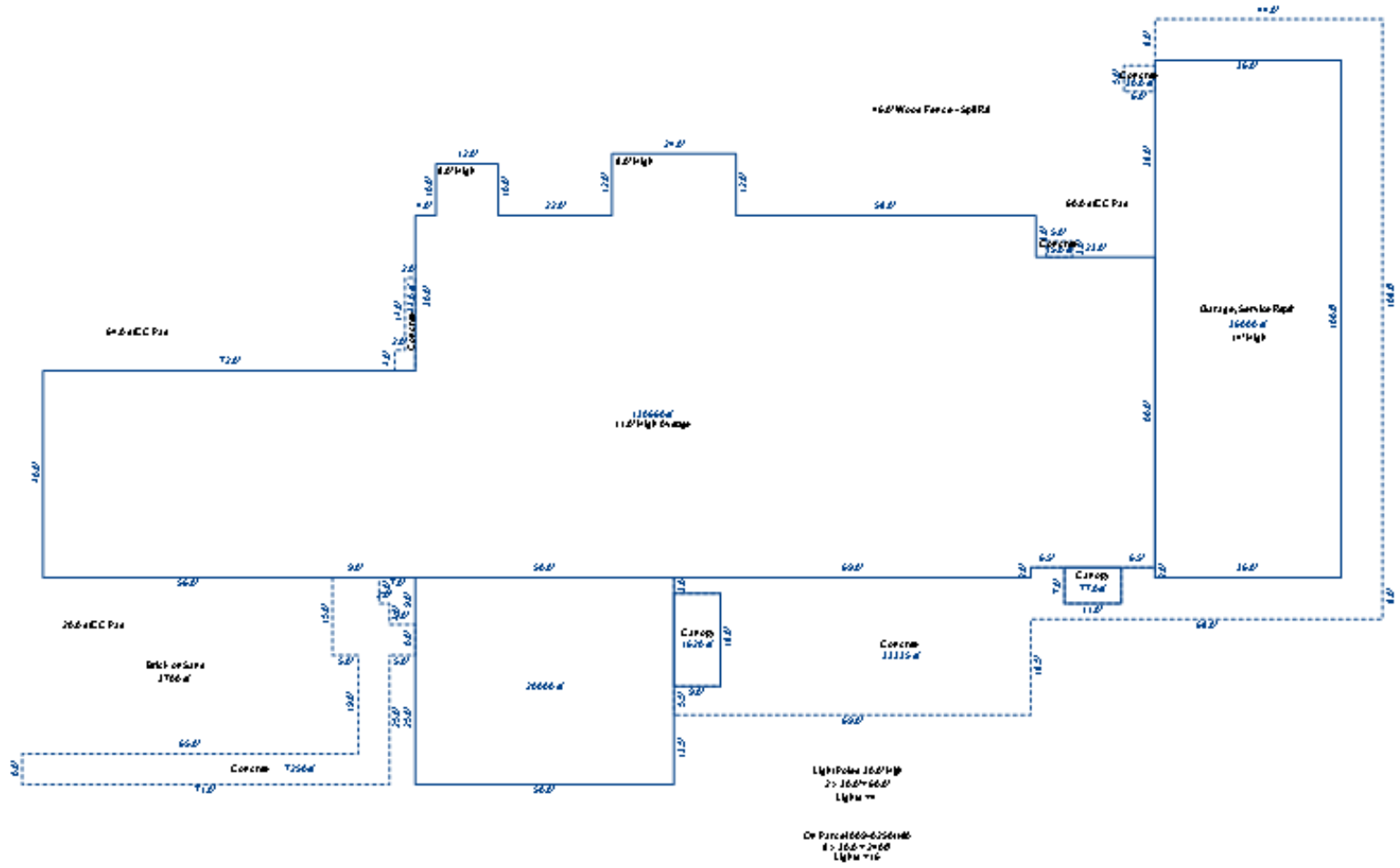
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*


Desc. of Bldg/Section: Calculator Occupancy: Industrial - Light Manufacturing		<<<<< Calculator Cost Computations >>>>>							
Class: S Floor Area: 18,666 Gross Bldg Area: 18,666 Stories Above Grd: 1 Average Sty Hght : 11 Bsmnt Wall Hght		Construction Cost		Class: S      Quality: Average Stories: 1      Story Height: 11      Perimeter: 846 Overall Building Height: 14					
		High	Above Ave.	Ave.	X	Low			
Depr. Table : 2% Effective Age : 20 Physical %Good: 67 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** ** Quality: Average Heat#1: Space Heaters, Gas with Fan      80% Heat#2: Space Heaters, Gas with Fan      20% Ave. SqFt/Story: 18666 Ave. Perimeter: 846 Has Elevators:		Base Rate for Upper Floors = 40.63  (10) Heating system: Space Heaters, Gas with Fan      Cost/SqFt: 3.33      80% (10) Heating system: Space Heaters, Gas with Fan      Cost/SqFt: 3.33      20% Combined Heating System adjustment: 3.33      100% Adjusted Square Foot Cost for Upper Floors = 43.96					
1974 Year Built 2012 Remodeled		*** Basement Info *** Area: Perimeter: Type:		Total Floor Area: 18,666      Base Cost New of Upper Floors =      820,557  19,000 Sq.Ft. of Sprinklers @ 2.29,      Cost New =      43,510  Reproduction/Replacement Cost =      864,067 Eff.Age:20      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 67 /100/100/100/67.0 Total Depreciated Cost =      578,925					
14 Overall Bldg Height		* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:		Local Cost Items      Rate      Quantity/Area      %Good      Depr.Cost WATER WELL      5000.00      1      95      4,750 SEPTIC SYSTEM      2000.00      1      95      1,900					
Comments: Showroom & office space		* Sprinkler Info * Area: 19000 Type: Low		ECF (201C COMMERCIAL GROUP C)      0.530 => TCV of Bldg: 1 =      310,355 Replacement Cost/Floor Area= 46.65      Est. TCV/Floor Area= 16.63					

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

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: 201 COMMERCIAL-IM	Zoning:	Building Permit(s)		Date	Number	Status		
6100 W BLUE RD		School: LAKE CITY - 57020		Commercial		12/23/2014	2014-0592	100%		
Owner's Name/Address		P.R.E. 0%	MAP #:		2019 Est TCV 227,717 TCV/TFA: 29.81					
PEARSON WILLIAM F 3985 S LA CHANCE RD LAKE CITY MI 49651		X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES						
Tax Description		Public Improvements		* Factors *						
. SEC 25 T22N R8W SE 1/4 OF SE 1/4 OF SE 1/4 EXC S 75 FT THEREOF & EXC THAT PART SE'LY OF BEG 350 FT N OF SE COR TH S 45 DEG 23' 4" W TO INTERSECTION WITH PREVIOUS EXC & EXC S 240.01 FT OF W 175 FT THOF & EXC BEG N 89 DEG 57'17"W 482.67 FT & N 0 DEG 55' 49"W 75.01 FT FROM SE COR OF SE 1/4 TH N0 DEG 55'49"W 165 FT, N 89 DEG 57'17"W 175 FT, N 66 DEG 26'23"E 51.20 FT, N 86 DEG 39'35"E 140.80 FT, S 02 DEG 53'57"W 194.03 FT TO POB. 7.2207A.		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Comments/Influences		X	Electric	Land Improvement Cost Estimates						
2012 LakeTownship Missaukee Tax Map		X	Gas	Description						
		X	Curb	Rate						
		X	Street Lights	Size % Good						
		X	Standard Utilities	Cash Value						
		X	Underground Utils.	Fencing: Mesh, + Barb Wire						
			Topography of Site	Commercial Local Cost Land Improvements						
			Level	Description						
			Rolling	Rate						
			Low	Size % Good Arch Mult						
			High	PAVING						
			Landscaped	Total Estimated Land Improvements True Cash Value =						
			Swamp	Year						
			Wooded	Land Value						
			Pond	Building Value						
			Waterfront	Assessed Value						
			Ravine	Board of Review						
			Wetland	Tribunal/ Other						
			Flood Plain	Taxable Value						
		Who	When	What	2019	19,700	94,200	113,900		113,900S
		TPC 12/27/2017	INSPECTED		2018	19,700	112,100	131,800		111,438C
		TPC 09/25/2015	INSPECTED		2017	19,700	109,900	129,600		109,146C
		TPC 03/26/2012	INSPECTED		2016	19,700	97,400	117,100		108,173C

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Desc. of Bldg/Section: CAL 210: NORTH BLDG W/3WALL  
 Calculator Occupancy: Warehouses - Storage

Class: D  
 Floor Area: 3,000  
 Gross Bldg Area: 7,640  
 Stories Above Grd: 1  
 Average Sty Hght : 16  
 Bsmnt Wall Hght

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

1974 Year Built  
 Remodeled

16 Overall Bldg  
 Height

Comments:  
 WAREHOUSE..NO PBG..NO  
 HTG.

Construction Cost					
High	Above Ave.	Ave.	X	Low	
** ** Calculator Cost Data ** **					
Quality: Low Cost					
Heat#1: No Heating or Cooling 100					
Heat#2: Space Heaters, Gas with Fan 0%					
Ave. SqFt/Story: 3000					
Ave. Perimeter: 260					
Has Elevators:					
*** Basement Info ***					
Area:					
Perimeter:					
Type:					
Heat: Hot Water, Radiant Floor					
* Mezzanine Info *					
Area #1:					
Type #1:					
Area #2:					
Type #2:					
* Sprinkler Info *					
Area:					
Type: Low					

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

Class: D Quality: Low Cost  
 Stories: 1 Story Height: 16 Perimeter: 260  
 Overall Building Height: 16

Base Rate for Upper Floors = 31.77

(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%  
 Adjusted Square Foot Cost for Upper Floors = 31.77

Total Floor Area: 3,000 Base Cost New of Upper Floors = 95,310  
 Reproduction/Replacement Cost = 95,310  
 Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 64 /100/100/100/64.0  
 Total Depreciated Cost = 60,998

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

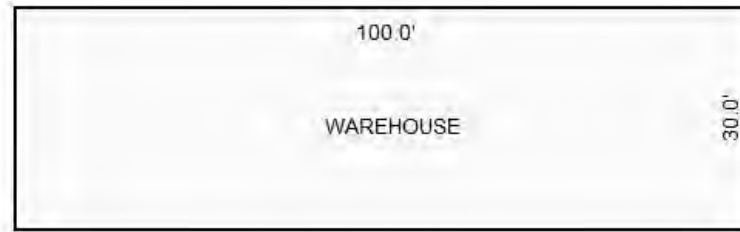
Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses

Item Description	Cost Col.	Rate	# or SqFt	Height Adj.	Storys Adj.	Cost
(4) Floor Structure: Concrete, On Ground	1	Up	3.53	1200	1.000 1.000	4,236
(13) Roof Structure: Wood Joists, Add for Snow Roof	1	Up	1.90	1200	1.000 1.000	2,280

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

(1) Excavation/Site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:
(2) Foundation:	(8) Plumbing:	Outlets:	(40) Exterior Wall:
X Poured Conc	Many Above Ave.	Few Average Unfinished Typical	
(3) Frame:	Total Fixtures	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	Bsmnt Insul.
(4) Floor Structure: 1200 SqFt, Concrete, On Ground	3-Piece Baths	Incandescent Fluorescent Mercury Sodium Vapor Transformer	
(5) Floor Cover:	2-Piece Baths	(13) Roof Structure: Slope=0 1200 SqFt, Wood Joists, Add for Sn	
(6) Ceiling:	Shower Stalls	(14) Roof Cover: 1200 SqFt, Alum./Steel Corrugated	
	Toilets		
	Urinals		
	Wash Bowls		
	Water Heaters		
	Wash Fountains		
	Water Softeners		
	(9) Sprinklers:		
	(10) Heating and Cooling:		
	Gas Oil		
	Coal Stoker		
	Hand Fired Boiler		

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



Sketch by Apex Sketch

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

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

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

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

1976 Year Built  
 Remodeled

16 Overall Bldg  
 Height

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

Construction Cost					
High	Above Ave.	Ave.	X	Low	
** ** Calculator Cost Data ** **					
Quality: Low Cost					
Heat#1: No Heating or Cooling 100					
Heat#2: Space Heaters, Gas with Fan 0%					
Ave. SqFt/Story: 2400					
Ave. Perimeter: 200					
Has Elevators:					
*** Basement Info ***					
Area:					
Perimeter:					
Type:					
Heat: Hot Water, Radiant Floor					
* Mezzanine Info *					
Area #1:					
Type #1:					
Area #2:					
Type #2:					
* Sprinkler Info *					
Area:					
Type: Low					

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

Class: D Quality: Low Cost  
 Stories: 1 Story Height: 16 Perimeter: 200  
 Overall Building Height: 16

Base Rate for Upper Floors = 31.36

(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%  
 Adjusted Square Foot Cost for Upper Floors = 31.36

Total Floor Area: 2,400 Base Cost New of Upper Floors = 75,264

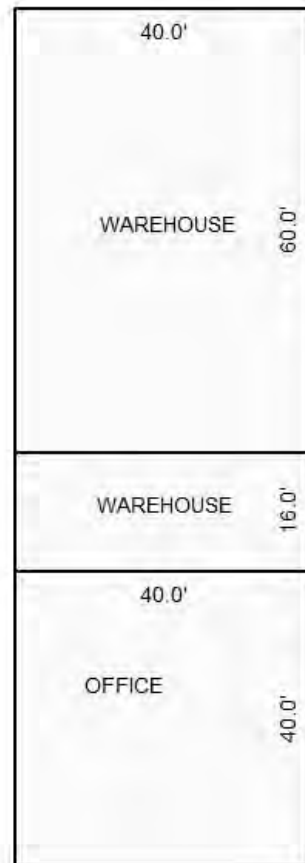
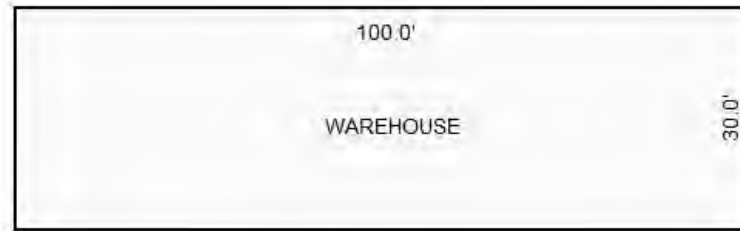
Reproduction/Replacement Cost = 75,264  
 Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 64 /100/100/100/64.0  
 Total Depreciated Cost = 48,169

ECF (201B COMMERCIAL GROUP B) 0.780 => TCV of Bldg: 2 = 37,572  
 Replacement Cost/Floor Area= 31.36 Est. TCV/Floor Area= 15.65

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

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





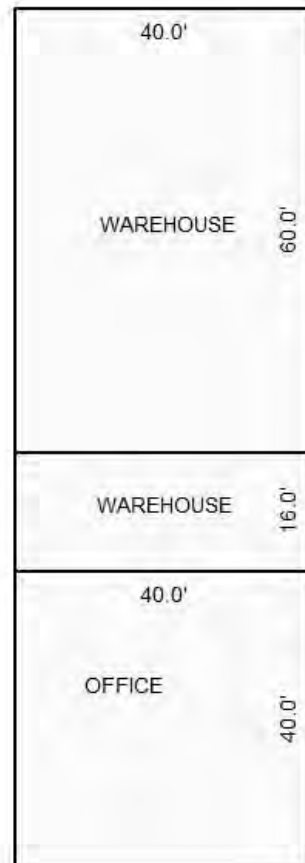
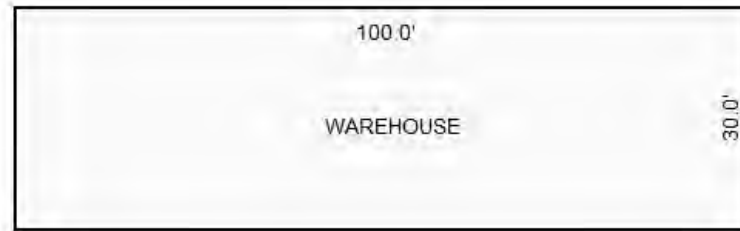
Sketch by Apex Sketch

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

Desc. of Bldg/Section: CAL 210 CENTER OF BLDG Calculator Occupancy: Warehouses - Storage		<<<<< Calculator Cost Computations >>>>>						
Class: D Floor Area: 640 Gross Bldg Area: 7,640 Stories Above Grd: 1 Average Sty Hght : 14 Bsmnt Wall Hght		Class: D Quality: Low Cost Stories: 1 Story Height: 14 Perimeter: 32 Overall Building Height: 14						
Depr. Table : 1.5% Effective Age : 30 Physical %Good: 64 Func. %Good : 100 Economic %Good: 100		Base Rate for Upper Floors = 26.44  (10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 3.71 100% Adjusted Square Foot Cost for Upper Floors = 30.15						
1976 Year Built Remodeled 14 Overall Bldg Height		Total Floor Area: 640 Base Cost New of Upper Floors = 19,296  Reproduction/Replacement Cost = 19,296 Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 64 /100/100/100/64.0 Total Depreciated Cost = 12,349						
Comments: OLD OFFICE..CONVERTED TO STORAGE		ECF (201B COMMERCIAL GROUP B) 0.780 => TCV of Bldg: 3 = 9,633 Replacement Cost/Floor Area= 30.15 Est. TCV/Floor Area= 15.05						
Construction Cost <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>High</td> <td>Above Ave.</td> <td>Ave.</td> <td>X</td> <td>Low</td> </tr> </table> ** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: Space Heaters, Gas with Fan 100 Heat#2: Space Heaters, Gas with Fan 0% Ave. SqFt/Story: 640 Ave. Perimeter: 32 Has Elevators:		High	Above Ave.	Ave.	X	Low	*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor	
High	Above Ave.	Ave.	X	Low				
* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:		* Sprinkler Info * Area: Type: Low						

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

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



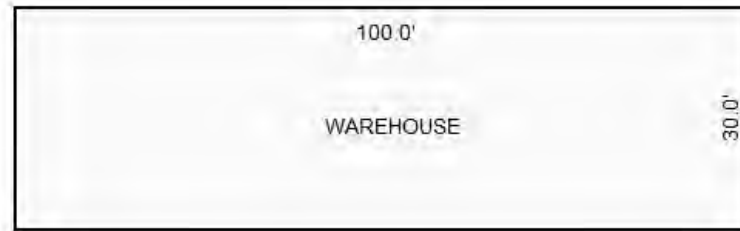
Sketch by Apex Sketch

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

Desc. of Bldg/Section: CAL 140: FRONT OF BLDG Calculator Occupancy: Office Buildings		<<<<< Calculator Cost Computations >>>>>	
Class: S Floor Area: 1,600 Gross Bldg Area: 7,640 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght		Class: S Quality: Low Cost Stories: 1 Story Height: 12 Perimeter: 160 Overall Building Height: 12	
Depr. Table : 1.5% Effective Age : 30 Physical %Good: 64 Func. %Good : 100 Economic %Good: 100		Base Rate for Upper Floors = 67.74 (10) Heating system: Package Heating & Cooling Cost/SqFt: 20.58 100% Adjusted Square Foot Cost for Upper Floors = 88.32	
2001 Year Built Remodeled 12 Overall Bldg Height		Total Floor Area: 1,600 Base Cost New of Upper Floors = 141,312 Reproduction/Replacement Cost = 141,312 Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 64 /100/100/100/64.0 Total Depreciated Cost = 90,440	
Comments: NEW OFFICE BLDG FOR 02..OLD OFFICE CONVERTED TO WAREHOUSE.		ECF (201B COMMERCIAL GROUP B) 0.780 => TCV of Bldg: 4 = 70,543 Replacement Cost/Floor Area= 88.32 Est. TCV/Floor Area= 44.09	
Construction Cost High Above Ave. Ave. X Low ** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: Package Heating & Cooling 100 Heat#2: Package Heating & Cooling 0% Ave. SqFt/Story: 1600 Ave. Perimeter: 160 Has Elevators: *** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor * Mezzanine Info * Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: Type: Average			

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

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



Sketch by Apex Sketch

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

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

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

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

Owner's Name/Address: PEARSON DEBRA L TRUSTEE  
 3985 S LACHONCE ROAD  
 LAKE CITY MI 49651  
 2019 Est TCV 3,920

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

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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 25 T22N R8W BEG N 89 DEG 57'17"W  
 482.67 FT & N 0 DEG55'49"W 75.01 FT FROM  
 SE COR OF SE 1/4, TH N 0 DEG 55'49"W 165  
 FT, N 89 DEG 57' 17"W 175 FT, N 66 DEG  
 26'23"E 51.20 FT, N 86 DEG 39'35"E 140.80  
 FT, S 02 DEG 53'57"W 194.03 FT TO POB.  
 .18A.

Comments/Influences  
 SMALL STRIP OF LAND BEHIND 013-70

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
2019	2,000	0	2,000			2,000S
2018	2,900	0	2,900			2,578C
2017	3,200	0	3,200			2,525C
2016	3,200	0	3,200			2,503C



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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.
		80,000	01/01/2002	WD	Download	02-0:0066		0.0

Property Address	Class: 201 COMMERCIAL-IM	Zoning:	Building Permit(s)	Date	Number	Status
W BLUE RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
PEARSON DEBRA L TRUSTEE 3985 S LA CHANCE RD LAKE CITY MI 49651	MAP #:					
	2019 Est TCV 103,493 TCV/TFA: 35.56					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES							
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
. SEC 25 T22N R8W S 240.01 FT OF W 175 FT OF SE 1/4 OF SE 1/4 OF SE 1/4 EXC S 75.01 FT THOF. .6629A.	X		Dirt Road	175.00	165.00	1.0000	0.0000	200	100*	0
	X		Gravel Road							
	X		Paved Road			0.66 Acres	43560	100		28,880
	X		Storm Sewer	* denotes lines that do not contribute to the total acreage calculation.						
	X		Sidewalk	175 Actual Front Feet, 0.66 Total Acres Total Est. Land Value =						28,880
Comments/Influences			Water							
CHURCH..SOLD RETURNED TO ROLL FOR 03	X		Sewer	Land Improvement Cost Estimates						
	X		Electric	Description	Rate	Size	% Good			Cash Value
	X		Gas	Commercial Local Cost Land Improvements						
			Curb	Description	Rate	Size	% Good Arch Mult			Cash Value
			Street Lights	PAVING	0.50	12000	88 100			5,280
			Standard Utilities	Total Estimated Land Improvements True Cash Value =						5,280
			Underground Utils.							



Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2019	14,400	37,300	51,700			48,758C
	Rolling		2018	14,400	45,200	59,600			47,616C
	Low		2017	14,400	41,200	55,600			46,637C
	High		2016	14,400	36,600	51,000			46,222C
	Landscaped								
	Swamp								
	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								

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

Desc. of Bldg/Section: CAL 140  
 Calculator Occupancy: Warehouses - Mini

Class: D		Construction Cost				
Floor Area: 2,910		High	Above Ave.	Ave.	X	Low
Gross Bldg Area: 2,910		** ** Calculator Cost Data ** **				
Stories Above Grd: 1		Quality: Average				
Average Sty Hght : 8		Heat#1: Package Heating & Cooling 100				
Bsmnt Wall Hght		Heat#2: No Heating or Cooling 0%				
Depr. Table : 2%		Ave. SqFt/Story: 2910				
Effective Age : 25		Ave. Perimeter: 254				
Physical %Good: 60		Has Elevators:				
Func. %Good : 100		*** Basement Info ***				
Economic %Good: 100		Area:				
1973 Year Built		Perimeter:				
Remodeled		Type:				
8 Overall Bldg Height		Heat: Hot Water, Radiant Floor				
Comments:		* Mezzanine Info *				
		Area #1:				
		Type #1:				
		Area #2:				
		Type #2:				
		* Sprinkler Info *				
		Area:				
		Type: Average				

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

Class: D Quality: Average  
 Stories: 1 Story Height: 8 Perimeter: 254  
 Overall Building Height: 8

Base Rate for Upper Floors = 36.25

(10) Heating system: Package Heating & Cooling Cost/SqFt: 14.66 100%  
 Adjusted Square Foot Cost for Upper Floors = 50.91

Total Floor Area: 2,910 Base Cost New of Upper Floors = 148,148

Reproduction/Replacement Cost = 148,148  
 Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0  
 Total Depreciated Cost = 88,889

ECF (201B COMMERCIAL GROUP B) 0.780 => TCV of Bldg: 1 = 69,333  
 Replacement Cost/Floor Area= 50.91 Est. TCV/Floor Area= 23.83

(1) Excavation/Site Prep:

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

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

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

(9) Sprinklers:

(10) Heating and Cooling:

Gas	Coal	Hand Fired
Oil	Stoker	Boiler

(11) Electric and Lighting:

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

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

Thickness	Bsmnt Insul.
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*





Sketch by Apex IVT

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

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

Property Address	Class: 202 COMMERCIAL-VA	Zoning:	Building Permit(s)	Date	Number	Status
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S MOREY RD	School: LAKE CITY - 57020					
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	P.R.E. 0%					
--	-----------	--	--	--	--	--

Owner's Name/Address	MAP #:					
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HELSEL EARL J JR TRUST & HELSEL SYLVIA D TRUST 9100 BURKETT RD LAKE CITY MI 49651	2019 Est TCV 21,203					
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Improved	X	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES			
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Public Improvements	* Factors *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value

	B GRADE 125/FF	420.80	660.01	1.0000	0.0000	125 100*	0
--	----------------	--------	--------	--------	--------	----------	---

	COMMERCIAL 10A M/L	3500		6.06	Acres	3500 100	21,203
--	--------------------	------	--	------	-------	----------	--------

	COMMERCIAL ROW			0.32	Acres	0 100	0
--	----------------	--	--	------	-------	-------	---

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

421 Actual Front Feet, 6.38 Total Acres Total Est. Land Value = 21,203

Tax Description	Dirt Road						
-----------------	-----------	--	--	--	--	--	--

. SEC 25 T22N R8W S 420 FT 9 3/4 IN OF NE	X	Gravel Road					
---	---	-------------	--	--	--	--	--

1/4 OF SE 1/4 OFSE 1/4. 6.3759 A.	X	Paved Road					
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Comments/Influences	X	Storm Sewer					
---------------------	---	-------------	--	--	--	--	--

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

		Flood Plain					
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2019	10,600	0	10,600			8,623C
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2018	16,400	0	16,400			8,421C
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2017	9,700	0	9,700			8,248C
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2016	9,700	0	9,700			8,175C
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Who When What

TPC 12/27/2017 INSPECTED

TPC 05/08/2017 INSPECTED

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



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

Property Address	Class: 201 COMMERCIAL-IM	Zoning:	Building Permit(s)	Date	Number	Status
6170 W BLUE RD						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2019 Est TCV 124,687 TCV/TFA: 14.75					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES							
				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
. SEC 25 T22N R8W E 1/2 OF W 1/2 OF SE 1/4 OF SE 1/4 EXC S75 FT THOF, ALSO S 83 FT OF E 1/2 OF W 1/2 OF NE 1/4 OF SE 1/4. 10.06A.	X			GROUP H 75/FF	328.00	1336.02	1.0000	0.0000	75	100*	0
				COMMERCIAL 10A M/L	3500	3.00	Acres	3500	100		10,500
				COMMERCIAL AGRICULTURE		7.06	Acres	3600	100		25,416
				* denotes lines that do not contribute to the total acreage calculation.							
				328 Actual Front Feet, 10.06 Total Acres Total Est. Land Value = 35,916							

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
4-16-09..Samuel Fowler conveyed to his Trust. However, Northern Michigan Harvestore has long term lease so that conveyance has no effect on ownership.	X	Electric	D/W/P: 4in Ren. Conc.	5.57	3044 94	15,938
	X	Gas	Commercial Local Cost Land Improvements			
		Curb	Description	Rate	Size % Good Arch Mult	Cash Value
		Street Lights	PAVING	0.50	10520 88 100	4,629
		Standard Utilities	Total Estimated Land Improvements True Cash Value = 20,567			
		Underground Utils.				

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



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
TPC	12/27/2017	INSPECTED	2018	20,800	59,700	80,500			61,007C
TPC	07/31/2017	INSPECTED	2017	27,200	65,500	92,700			59,753C
TPC	09/25/2015	INSPECTED	2016	15,100	59,300	74,400			59,221C

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

Desc. of Bldg/Section: CAL 174  
 Calculator Occupancy: Sheds - Equipment 4 Wall Building

Class: D  
 Floor Area: 8,456  
 Gross Bldg Area: 8,456  
 Stories Above Grd: 1  
 Average Sty Hght : 12  
 Bsmnt Wall Hght

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

Construction Cost					
High	Above Ave.	Ave.	X	Low	

\*\* \*\* Calculator Cost Data \*\* \*\*  
 Quality: Average  
 Heat#1: Space Heaters, Gas with Fan 100  
 Heat#2: Space Heaters, Gas with Fan 0%  
 Ave. SqFt/Story: 8456  
 Ave. Perimeter: 436  
 Has Elevators:

\*\*\* Basement Info \*\*\*  
 Area:  
 Perimeter:  
 Type:  
 Heat: Hot Water, Radiant Floor

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

\* Sprinkler Info \*  
 Area:  
 Type: Average

1975 Year Built Remodeled

12 Overall Bldg Height

Comments:

Calculator Cost Computations

Class: D Quality: Average  
 Stories: 1 Story Height: 12 Perimeter: 436  
 Overall Building Height: 12

Base Rate for Upper Floors = 20.85

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 2.29 100%  
 Adjusted Square Foot Cost for Upper Floors = 23.14

Total Floor Area: 8,456 Base Cost New of Upper Floors = 195,672  
 Reproduction/Replacement Cost = 195,672  
 Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /100/100/100/44.0  
 Total Depreciated Cost = 86,096

Segregated Cost Computations

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

Item Description	Cost	# or Height	Storys	Col.	Rate	SqFt	Adj.	Adj.	Cost
(39) Miscellaneous Canopies & Marquees: Wood Frame									
		1 Up			22.93	400	1.000	1.000	9,172

Total Cost of Lump-Sum Items = 9,172  
 Total Cost New = 9,172

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

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

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



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

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

Property Address	Class: 201 COMMERCIAL-IM	Zoning:	Building Permit(s)	Date	Number	Status
6190 W BLUE RD	School: LAKE CITY - 57020		SIGN	11/08/2013	2013-0566	100%
Owner's Name/Address	P.R.E. 0%		Commercial	08/27/2013	2013-0404	100%
PETTY DEVELOPMENT LLC 6190 W BLUE RD LAKE CITY MI 49651	MAP #:					
	2019 Est TCV 790,778 TCV/TFA: 52.72					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES							
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
. SEC 25 T22N R8W W 1/2 OF W 1/2 OF SE 1/4 OF SE 1/4 EXC THAT PORTION M-55 AS SHOWN IN LIBER 180 PAGE 1134 MISSAUKEE COUNTY RECORDS ALSO S 83 FT OF W 1/2 OF W 1/2 OF NE 1/4 OF SE 1/4. 10.06A.	X		Dirt Road	329.80	1327.80	1.0000	0.0000	75	100*	0
			Gravel Road							
			Paved Road	3.00	Acres	3500	100			10,500
			Storm Sewer	7.05	Acres	3600	100			25,391
			Sidewalk	* denotes lines that do not contribute to the total acreage calculation.						
			Water	330 Actual Front Feet, 10.05 Total Acres Total Est. Land Value =						35,891
			Sewer							

Comments/Influences	X	Land Improvement Cost Estimates			
		Description	Rate	Size % Good	Cash Value
Electric	X	Fencing: Wd, Basket, 6 ft.	23.51	288 50	3,385
		Street Lights			
Standard Utilities		Description	Rate	Size % Good Arch Mult	Cash Value
		PAVING	0.50	14340 88 100	6,310
Underground Utils.		Outdoor Lighting	590.00	5 50 50	737
		Total Estimated Land Improvements True Cash Value =			



Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Rolling	2019	17,900	377,500	395,400			278,589C
Low									
High									
Landscaped									
Swamp									
Wooded									
Pond									
Waterfront									
Ravine									
Wetland									
Flood Plain									

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2018	20,800	344,700	365,500			272,060C
TPC	05/10/2016	INSPECTED	2017	27,100	305,000	332,100			266,465C
TPC	09/25/2015	INSPECTED	2016	15,100	268,700	283,800			264,089C

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

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

Class: S  
 Floor Area: 15,000  
 Gross Bldg Area: 15,000  
 Stories Above Grd: 1  
 Average Sty Hght : 14  
 Bsmnt Wall Hght

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

1977 Year Built  
 2014 Remodeled

14 Overall Bldg Height

Comments:  
 CHEVY SALES & SERVICE BLDG.

Construction Cost

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

\*\* \*\* Calculator Cost Data \*\* \*\*  
 Quality: Average  
 Heat#1: Package Heating & Cooling 100  
 Heat#2: Package Heating & Cooling 0%  
 Ave. SqFt/Story: 15000  
 Ave. Perimeter: 542  
 Has Elevators:

\*\*\* Basement Info \*\*\*  
 Area:  
 Perimeter:  
 Type:  
 Heat: Hot Water, Radiant Floor

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

\* Sprinkler Info \*  
 Area:  
 Type: Average

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

Class: S Quality: Average  
 Stories: 1 Story Height: 14 Perimeter: 542  
 Overall Building Height: 14

Base Rate for Upper Floors = 69.43

(10) Heating system: Package Heating & Cooling Cost/SqFt: 13.10 100%  
 Adjusted Square Foot Cost for Upper Floors = 82.53

Total Floor Area: 15,000 Base Cost New of Upper Floors = 1,237,950  
 Reproduction/Replacement Cost = 1,237,950  
 Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 53 /100/100/100/53.0  
 Total Depreciated Cost = 656,114

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

Costs taken from Segregated Cost Section 3: Stores & Commercial

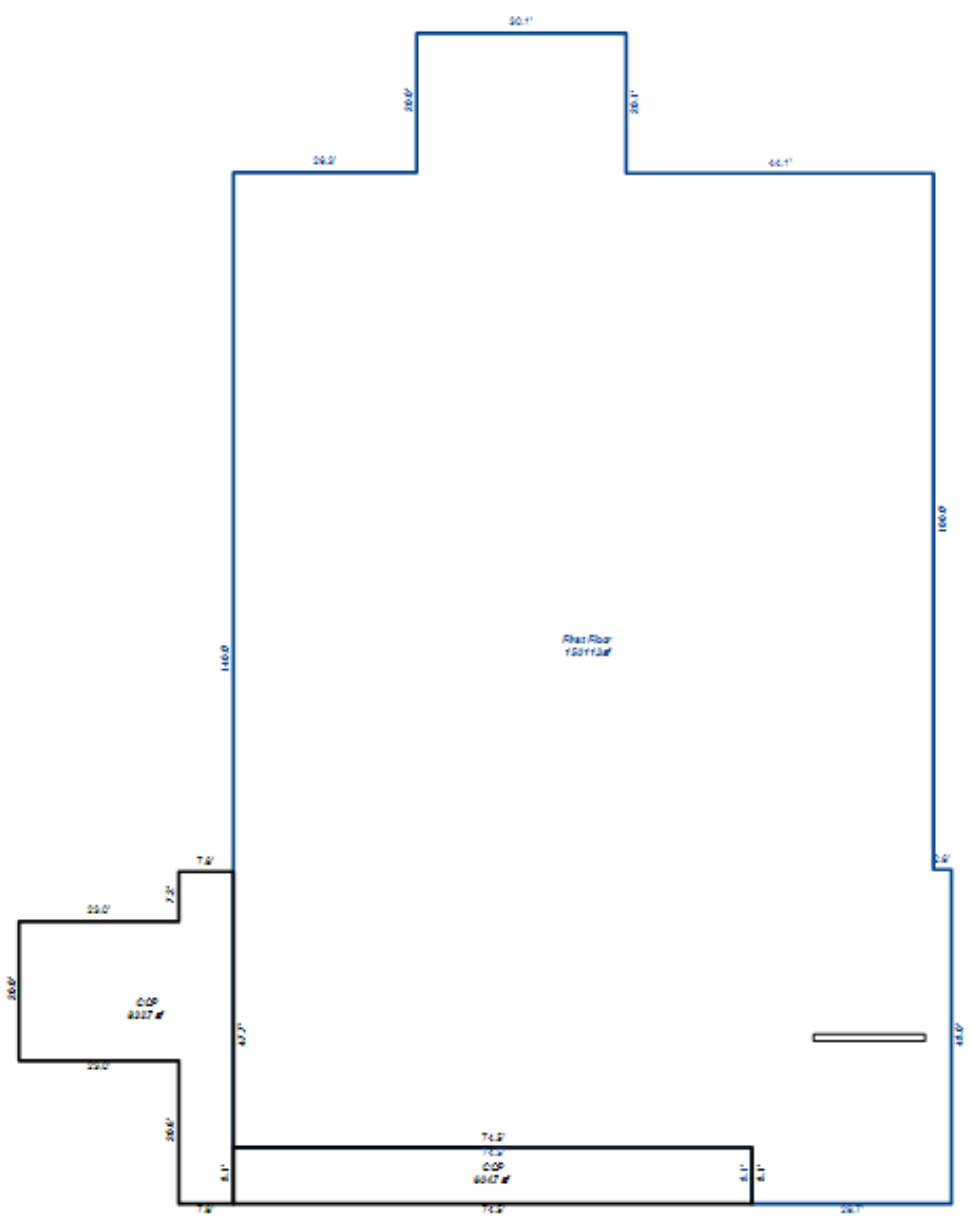
Item Description	Cost Col.	Rate	# or SqFt	Height Adj.	Storys Adj.	Cost
(39) Miscellaneous Canopies & Marquees: Steel Frame	1	29.00	1436	1.000	1.000	41,644

Total Cost of Lump-Sum Items = 41,644  
 Total Cost New = 41,644

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

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

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



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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
DEZEEUW BRIAN P & DALE M	EASEMENT FOR OVERHEAD ELE	0	09/11/2013	OTH	EASEMENT	2013-03545 EAS		0.0				
WILTZER ELLEN MARIE ESTAT	DEZEEUW BRIAN P & DALE M	380,000	06/01/2011	WD	WARRANTY DEED	2011-01842	PTA	0.0				
WILTZER ELLEN MARIE ESTAT	DEZEEUW BRIAN P & DALE M	380,000	02/01/2003	LC	LAND CONTRACT	2003-00898		0.0				
Property Address		Class: 101 AG - IMPROVED	Zoning:	Building Permit(s)		Date	Number	Status				
7079 W LOTAN RD		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 100% 07/22/1994 Qual. Ag.										
DEZEEUW BRIAN P & DALE M 7079 W LOTAN RD LAKE CITY MI 49651		MAP #:										
		2019 Est TCV 385,113 TCV/TFA: 199.54										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture								
PA 116 2003 SEC 26 T22N R8W E 1/2 OF NE 1/4. 80 A.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		AG SW 2016 66 - 120 Acres	40.00 Acres		3300	100				132,000
		Paved Road		AG SW 2016 UNTILLABLE	39.00 Acres		1800	100				70,200
		Storm Sewer		AG SW 2016 ROW	1.00 Acres		0	100				0
		Sidewalk		80.00 Total Acres			Total Est. Land Value =					202,200
		Water Sewer		Land Improvement Cost Estimates								
		Electric		Description	Rate	Size	% Good	Cash Value				
		Gas		D/W/P: 3.5 Concrete	4.76	412	0	0				
		Curb		Residential Local Cost Land Improvements								
		Street Lights		Description	Rate	Size	% Good	Cash Value				
		Standard Utilities		LAND IMPROVE 1000	1,000.00	2	95	1,900				
		Underground Utils.		Total Estimated Land Improvements True Cash Value =				1,900				
Topography of Site		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Rolling		2019	101,100	91,500	192,600			127,723C		
		Low		2018	105,200	91,000	196,200			124,730C		
		High		2017	105,200	85,700	190,900			122,165C		
		Landscaped		2016	108,000	72,100	180,100			121,076C		
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
Who		When	What									
TPC 12/27/2017 INSPECTED												
TPC 05/10/2016 INSPECTED												

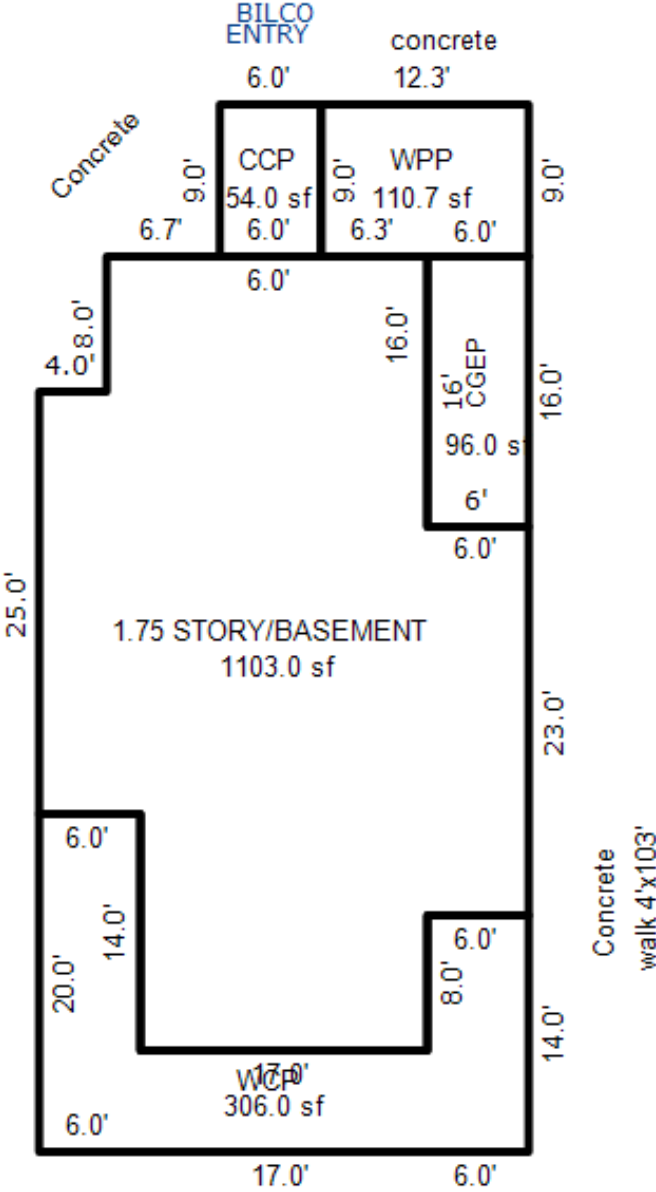


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks			(17) Garage																																																																												
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	X Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 306 96 110 54	Type WCP (1 Story) CGEP (1 Story) WPP CCP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																																																																														
X	Wood Frame		(4) Interior Drywall Paneled	X	Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																																																																			
Building Style: 2S		Trim & Decoration																																																																																								
Yr Built 1914	Remodeled 1968	Ex	Ord	X	Min																																																																																					
Condition: Average		Lg	Ord	X	Small																																																																																					
Room List		(5) Floors		Central Air Wood Furnace																																																																																						
	Basement 1st Floor 2nd Floor 6 Bedrooms	Kitchen: Other: Other:		(12) Electric 100 Amps Service																																																																																						
		(6) Ceilings		No./Qual. of Fixtures																																																																																						
(1) Exterior	X Plaster	Ex.	X	Ord.	Min																																																																																					
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	No. of Elec. Outlets		Many			X	Ave.	Few																																																																																	
(2) Windows		(7) Excavation		(13) Plumbing																																																																																						
X	Many Avg. Few	X	Large Avg. Small	Basement: 1157 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Basement Finish																																																																																						
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		(9) Basement Finish																																																																																						
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support																																																																																						
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic																																																																																						
Chimney: Brick				Lump Sum Items:																																																																																						
Cost Est. for Res. Bldg: 1 Single Family 2S (11) Heating System: Electric Baseboard Ground Area = 1103 SF Floor Area = 1930 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1.75 Story</td> <td>Brick</td> <td>Basement</td> <td>1,103</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>156,357</td> <td>93,813</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing <table border="1"> <thead> <tr> <th>Average Fixture(s)</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>1</td> <td>933</td> <td>560</td> </tr> <tr> <td>2</td> <td>1</td> <td>1,970</td> <td>1,182</td> </tr> <tr> <td colspan="4">Water/Sewer</td> </tr> <tr> <td>1000 Gal Septic</td> <td>1</td> <td>3,453</td> <td>2,072</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>4,280</td> <td>2,568</td> </tr> <tr> <td colspan="4">Porches</td> </tr> <tr> <td>WCP (1 Story)</td> <td>306</td> <td>6,793</td> <td>4,076</td> </tr> <tr> <td>CGEP (1 Story)</td> <td>96</td> <td>5,001</td> <td>3,001</td> </tr> <tr> <td>WPP</td> <td>110</td> <td>2,097</td> <td>1,258</td> </tr> <tr> <td>CCP (1 Story)</td> <td>54</td> <td>1,123</td> <td>674</td> </tr> <tr> <td>Foundation: Basement</td> <td>54</td> <td>998</td> <td>599</td> </tr> <tr> <td colspan="4">Built-Ins</td> </tr> <tr> <td>Appliance Allow.</td> <td>1</td> <td>1,467</td> <td>880</td> </tr> <tr> <td colspan="4">Totals:</td> <td>184,472</td> <td>110,683</td> </tr> </tbody> </table> Notes: ECF (101 AGRICULTURE) 0.900 => TCV: 99,615											Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.75 Story	Brick	Basement	1,103			Total:				156,357	93,813	Average Fixture(s)	Size	Cost New	Depr. Cost	1	1	933	560	2	1	1,970	1,182	Water/Sewer				1000 Gal Septic	1	3,453	2,072	Water Well, 100 Feet	1	4,280	2,568	Porches				WCP (1 Story)	306	6,793	4,076	CGEP (1 Story)	96	5,001	3,001	WPP	110	2,097	1,258	CCP (1 Story)	54	1,123	674	Foundation: Basement	54	998	599	Built-Ins				Appliance Allow.	1	1,467	880	Totals:				184,472	110,683
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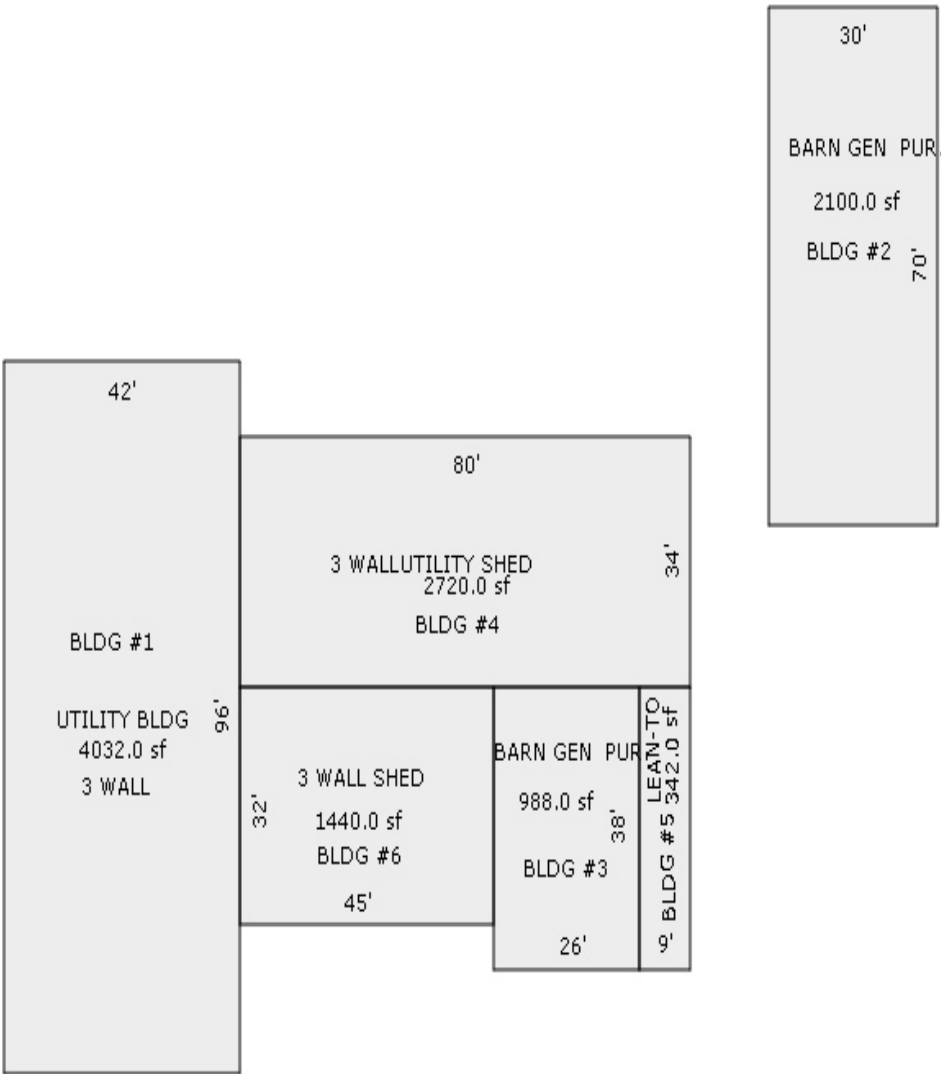
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



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Building Type	Barn - Free-Stall	Barn - General Purpose	Barn - General Purpose	Farm Utility Storage Shed	Utility Lean-Tos
Year Built	1973	1972	1950	1975	1962
Class/Construction	D,Pole	D,Pole	D,Pole	D,Pole	D,Pole
Quality/Exterior	Low Cost	Low Cost	Low Cost	Low Cost	Low Cost
# of Walls, Perimeter	4 Wall, 276	4 Wall, 200	4 Wall, 154	4 Wall, 228	Lean-To, 92
Height	10	8	10	10	10
Heating System	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling
Length/Width/Area	96 x 42 = 4032	70 x 30 = 2100	45 x 32 = 1440	80 x 34 = 2720	38 x 9 = 342
Cost New	\$ 41,005	\$ 30,303	\$ 22,262	\$ 15,178	\$ 2,291
Phy./Func./Econ. %Good	45/100/100 45.0	43/100/100 43.0	35/80/100 28.0	45/100/100 45.0	45/100/100 45.0
Depreciated Cost	\$ 18,452	\$ 13,030	\$ 6,233	\$ 6,830	\$ 1,031
+ Unit-In-Place Items	\$ 11,109	\$ 0	\$ 0	\$ 0	\$ 0
Description, Size X Rate X %Good = Cost	/A22/UCONYMRT4A, 3,800 X 6.26 X 45 = 11,109				
Itemized ->					
Unit-In-Place ->					
Items ->					
E.C.F.	X 0.950	X 0.950	X 0.950	X 0.950	X 0.950
% Good	45	43	35	45	45
Est. True Cash Value	\$ 28,083	\$ 12,379	\$ 5,922	\$ 6,489	\$ 979
Comments:	3 WALL..CONCRETE FLOOR			3 WALL	
Total Estimated True Cash Value of Agricultural Improvements / This Card: 53852 / All Cards: 81398					

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



Sketch by Apex Medina™

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

Building Type	Utility Lean-Tos	Farm Utility Buildings		
Year Built	1962			
Class/Construction	D,Pole	D,Pole		
Quality/Exterior	Low Cost	Average		
# of Walls, Perimeter	Lean-To, 154	4 Wall, 228		
Height	10	10		
Heating System	No Heating/Cooling	No Heating/Cooling		
Length/Width/Area	45 x 32 = 1440	34 x 80 = 2720		
Cost New	\$ 6,844	\$ 29,784		
Phy./Func./Econ. %Good	32/100/100 32.0	90/100/100 90.0		
Depreciated Cost	\$ 2,190	\$ 26,806		
+ Unit-In-Place Items	\$ 0	\$ 0		
Description, Size X Rate X %Good = Cost  Itemized ->  Unit-In-Place ->  Items ->				
E.C.F.	X 0.950	X 0.950		
% Good	32	90		
Est. True Cash Value	\$ 2,081	\$ 25,465		
Comments:	2 WALL			
Total Estimated True Cash Value of Agricultural Improvements / This Card: 27546 / All Cards: 81398				

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

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

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

School: LAKE CITY - 57020  
 P.R.E. 100% 08/01/1994 Qual. Ag.

Owner's Name/Address: VANDRIE BUILDING COMPANY INC  
 7591 S US 131  
 CADILLAC MI 49601  
 MAP #: 2019 Est TCV 196,000

2019 Est TCV 196,000

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

Public Improvements		* Factors *					Value
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
AG SW 2016 66 - 120 Acres	40.00	Acres	3300	100			132,000
AG SW 2016 SURPLUS 1600/	40.00	Acres	1600	100			64,000
80.00 Total Acres						Total Est. Land Value =	196,000

Tax Description: SEC 26 T22N R8W (15\*TRACT\*2003) W 1/2 OF NE 1/4. 80A.

Comments/Influences: FILED FROM 3676 IN 2001 WILL NOT UNCAP

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

Topography of Site

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



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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	98,000	0	98,000			32,605C
2018	106,000	0	106,000			31,841C
2017	106,000	0	106,000			31,187C
2016	108,000	0	108,000			30,909C

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

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

Owner's Name/Address	MAP #:	2019 Est TCV 228,426 TCV/TFA: 142.77
ROZEVELD CARL & DEBRA 7747 W LOTAN RD LAKE CITY MI 49651		

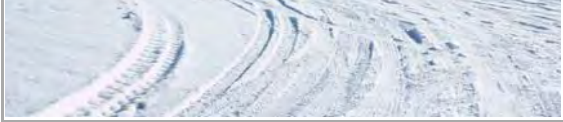
Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
. SEC 26 T22N R8W SE 1/4 OF NW 1/4 & W 2 RDS OF NE 1/4 OF NW 1/4. 41 A.	X			
Comments/Influences	X			

Public Improvements		Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value
X	Dirt Road	SALES & EQ RATE				1,600	100		65,600
X	Gravel Road		41.00	Total Acres				Total Est. Land Value =	65,600

Land Improvement Cost Estimates		Description	Rate	Size	% Good	Cash Value
X	Water	D/W/P: 4in Ren. Conc.	5.57	560	0	0

Residential Local Cost Land Improvements		Description	Rate	Size	% Good	Cash Value
X	Electric	LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =						950

Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	2019	32,800	81,400	114,200			92,616C
	Rolling	2018	32,800	75,900	108,700			90,446C
	Low	2017	32,800	73,600	106,400			88,586C
	High	2016	32,800	69,200	102,000			87,796C
	Landscaped							
	Swamp							
X	Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							



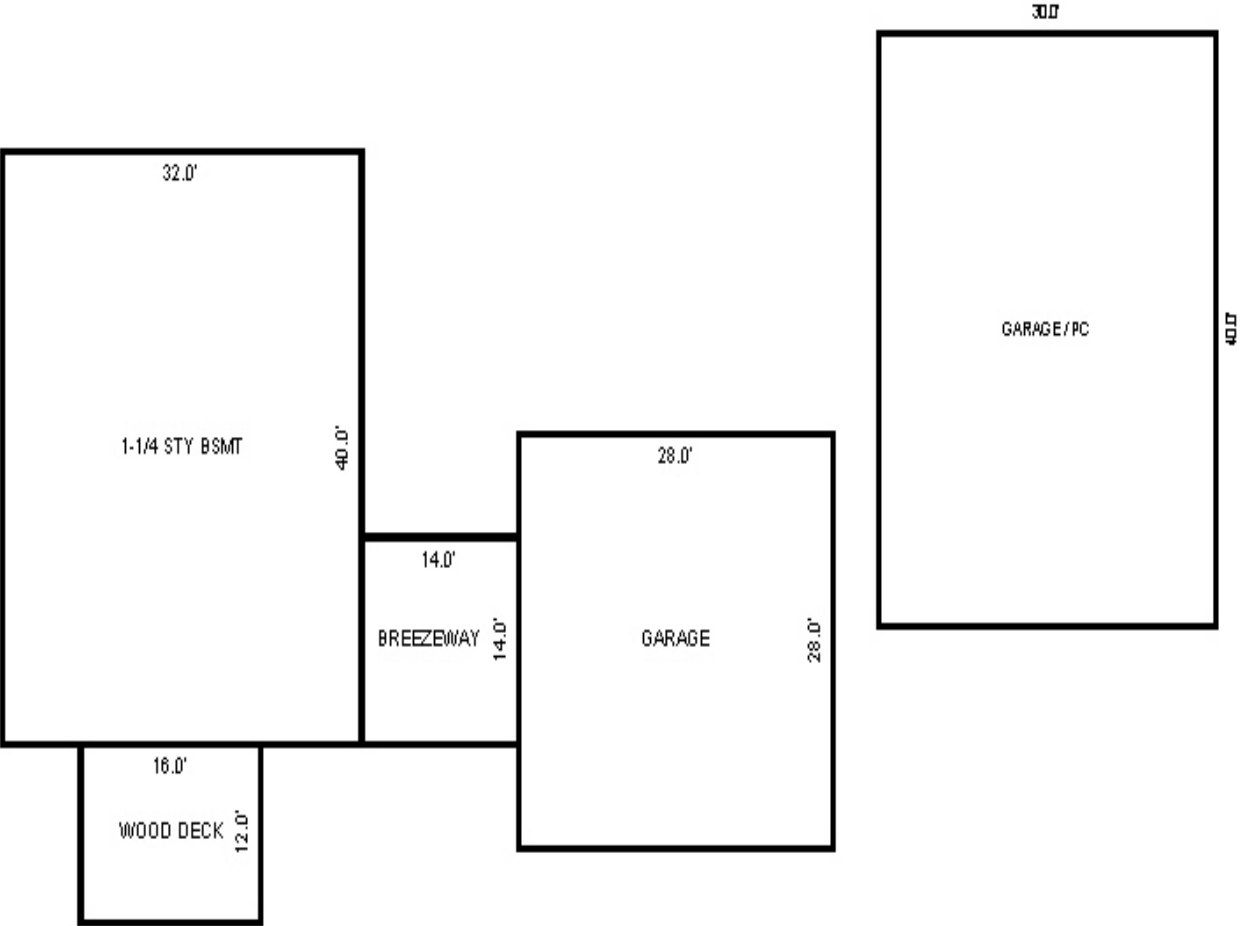
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 192 196	Type Treated Wood Brzwy, FW	Year Built: 2004 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 700 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame		(4) Interior Drywall Paneled	X	Plaster Wood T&G										
Building Style: 1.25S		Trim & Decoration													
Yr Built 2004	Remodeled 0	Ex	X	Ord		Min	Size of Closets								
Condition: Average		Lg	X	Ord		Small	Doors								
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			Cost Est. for Res. Bldg: 1 Single Family 1.25S			Cls CD		Blt 2004			
X	Wood/Shingle Aluminum/Vinyl Brick	Ex.	X	Ord.		Min	No. of Elec. Outlets								
	Insulation	Many	X	Ave.		Few	(13) Plumbing								
(2) Windows		Basement: 1280 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Plumbing Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet Deck Treated Wood Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Door Opener Class: CD Exterior: Pole (Unfinished) Base Cost Built-Ins Appliance Allow. Breezeways Frame Wall			Total: 1,280 141,487		Depr. Cost 127,337			
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			(14) Water/Sewer								
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic								
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		(10) Floor Support			Lump Sum Items:								
X	Gable Hip Flat	Gambrel Mansard Shed		Joists: Unsupported Len: Cntr.Sup:			Notes: ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV:								
X	Asphalt Shingle						Totals: 204,391							183,950	
Chimney:							161,876								

\*\*\* 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.
TACOMA ROY & MARILYN TRUS	STATE OF MICHIGAN	0	10/05/2018	OTH	Arms Length	2018-03244	PTA	0.0
KOETJE CHARLES LE	TACOMA ROY & MARILYN TRUS	144,300	03/02/2018	LC	Arms Length	2018-00630	PTA	0.0
KOETJE CHARLES	TACOMA ROY & MARILYN TRUS	144,300	03/01/2018	LC	LAND CONTRACT	2018-02206	PTA	0.0
KOETJE CHARLES		0	06/12/2010	QC	LIFE ESTATE	2010-2401QC	PTA	0.0

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

W LOTAN RD	School: LAKE CITY - 57020					
	P.R.E. 100% 03/02/2018 Qual. Ag.					

Owner's Name/Address	MAP #:
TACOMA ROY & MARILYN TRUSTS 454 W BLUE RD FALMOUTH MI 49632	2019 Est TCV 128,700

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

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

X	Dirt Road	AG SW 2016	30	-	65 ACRES	39.00	Acres	3300	100	128,700
	Gravel Road	39.00 Total Acres Total Est. Land Value =								128,700

Tax Description	Comments/Influences
. SEC 26 T22N R8W NE 1/4 OF NW 1/4 EXC W 2 RDS THEREOF. 39 A.	



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	64,400	0	64,400			20,912C
2018	70,200	0	70,200			20,422C
2017	70,200	0	70,200			20,002C
2016	72,200	0	72,200			19,824C

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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				
7811 W LOTAN RD		School: LAKE CITY - 57020		Pole Barn		09/17/2013	2013-0448	100%				
Owner's Name/Address		P.R.E. 100% 06/05/1996										
MILLER RICK E 7811 W LOTAN RD LAKE CITY MI 49651		MAP #:		2019 Est TCV 149,024 TCV/TFA: 134.99								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS								
. SEC 26 T22N R8W N 1/2 OF NW 1/4 OF NW 1/4 EXC W 1/2 OF W1/2 THEREOF. 15 A.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		Residentia 8 - 17	@\$2000	15.00	Acres	2000	100			30,000
		Paved Road		15.00 Total Acres Total Est. Land Value = 30,000								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		D/W/P: 3.5 Concrete	4.68	480	0	0				
		Sewer		Residential Local Cost Land Improvements								
		Electric		Description	Rate	Size	% Good	Cash Value				
		Gas		LAND IMPROVE 1000	1,000.00	1	95	950				
		Curb		Total Estimated Land Improvements True Cash Value = 950								
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		X Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2019	15,000	59,500	74,500			61,630C	
		TPC 12/27/2017 INSPECTED			2018	15,000	56,500	71,500			60,186C	
		TPC 11/15/2013 INSPECTED			2017	14,300	54,800	69,100			58,949C	
					2016	15,800	51,500	67,300			58,424C	

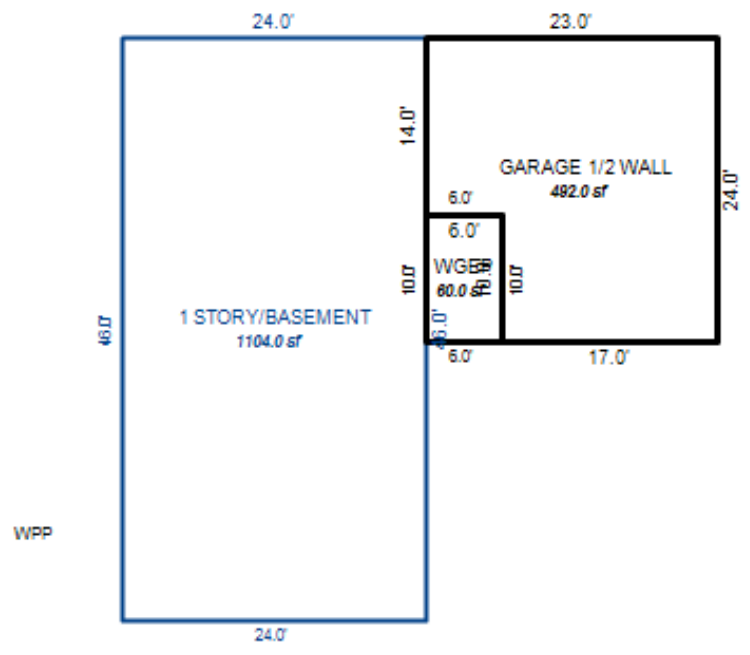


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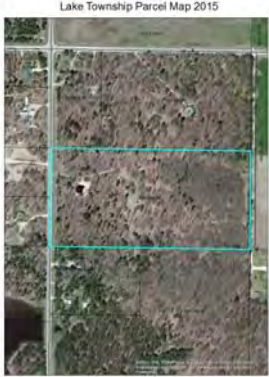
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 60 192	Type CGEP (1 Story) WPP	Year Built: 1978 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 492 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame		Drywall Paneled				Plaster Wood T&G									
Building Style: 1S		Trim & Decoration														
Yr Built 1978	Remodeled 0	Ex	X	Ord		Min	Size of Closets									
Condition: Average		Lg	X	Ord		Small	Doors									
Room List		(5) Floors		Central Air Wood Furnace			(12) Electric									
	Basement 1st Floor 2nd Floor 4 Bedrooms	Kitchen: Other: Other:		200 Amps Service												
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S							Cls CD Blt 1978		
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Ex.	X	Ord.		Min	(11) Heating System: Forced Air w/ Ducts							
Insulation		Basement: 1104 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets			Ground Area = 1104 SF Floor Area = 1104 SF.									
(2) Windows		(8) Basement		(13) Plumbing			Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70									
X	Many Avg. Few	X	Large Avg. Small	Average Fixture(s)			Building Areas									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Stories Exterior Foundation Size Cost New Depr. Cost									
(3) Roof		(9) Basement Finish		(14) Water/Sewer			1 Story Siding Basement 1,104									
X	Gable Hip Flat	900 Recreation SF Living SF 1 Walkout Doors No Floor SF		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Total: 111,295 77,906									
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Other Additions/Adjustments									
Chimney:		Joists: Unsupported Len: Cntr.Sup:		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Basement, Outside Entrance, Below Grade									
							Plumbing									
							Average Fixture(s)									
							3 Fixture Bath									
							Water/Sewer									
							1000 Gal Septic									
							Water Well, 50 Feet									
							Porches									
							Ceramic Tile Floor									
							WPP									
							Garages									
							Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)									
							Base Cost									
							Common Wall: 1 Wall									
							Class: CD Exterior: Pole (Unfinished)									
							Base Cost									
							Built-Ins									
							Appliance Allow.									
							Basement Living Area									
							Totals:									
							Notes: RAISED RANCH									
							ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TC							118,074		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)		Date	Number	Status				
S DICKERSON RD		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 100% 04/11/1997										
STILES FREDRICK & BEVERLY 4341 S DICKERSON ROAD LAKE CITY MI 49651		MAP #:		2019 Est TCV 39,000								
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
SEC 26 T22N R8W S 1/2 OF NW 1/4 OF NW 1/4. 20 A.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		Residentia 18 -29 @\$2000	19.50 Acres	2000	100					39,000
		Paved Road		Residentia ROAD @ ZERO	0.50 Acres	0	100					0
		Storm Sewer		20.00 Total Acres				Total Est. Land Value =				39,000
		Sidewalk										
		Water										
		Sewer										
		X Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		X Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		X Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2019	19,500	0	19,500		7,606C		
		TPC 12/27/2017 INSPECTED			2018	19,500	0	19,500		7,428C		
		TPC 05/18/2015 INSPECTED			2017	19,500	0	19,500		7,276C		
					2016	19,500	0	19,500		7,212C		



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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
4041 S DICKERSON RD	School: LAKE CITY - 57020		Reroof	10/24/2006	20060386	Complete

Owner's Name/Address	P.R.E.	MAP #:
COX ALLISON A 2851 ENSLEY RD RAVENNA MI 49451	0%	

2019 Est TCV	TCV/TFA:
71,541	88.21

X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS				
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Public Improvements		* Factors *					
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
40/FF	330.00	660.00	1.0000	1.0000	40	100	13,200
330 Actual Front Feet, 5.00 Total Acres					Total Est. Land Value =		13,200

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value

Metal Prefab	12.61	168	25	529
Total Estimated Land Improvements True Cash Value =				529

X	Electric	Gas	Curb	Street Lights	Standard Utilities	Underground Utils.
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X	Topography of Site
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X	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	6,600	29,200	35,800			27,088C
2018	6,600	27,600	34,200			26,454C
2017	6,600	25,300	31,900			25,910C
2016	6,600	25,100	31,700			25,679C

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

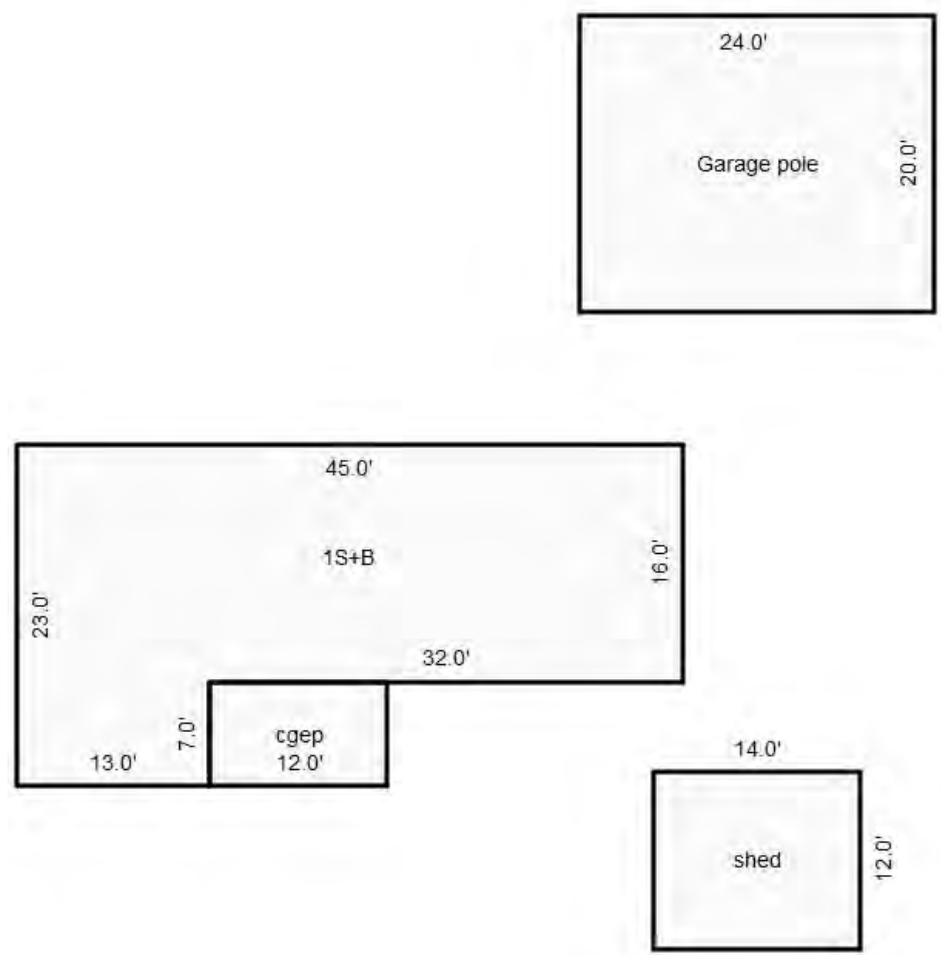
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																																							
X	Single Family Mobile Home 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 Wood Stove Direct-Vented Ga	Area 84	Type CGEP (1 Story)	Year Built: Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 480																																																																																																							
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G																																																																																																															
Building Style: 1S		Trim & Decoration																																																																																																																		
Yr Built 1965	Remodeled 0	Ex	X	Ord		Min	Size of Closets																																																																																																													
Condition: Average		Lg	X	Ord		Small	Doors																																																																																																													
Room List		(5) Floors		Central Air Wood Furnace			(12) Electric																																																																																																													
1	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		200			Amps Service																																																																																																													
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Ex. X		Ord. Min																																																																																																											
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	No. of Elec. Outlets			Many X		Ave. Few																																																																																																											
Insulation		(7) Excavation		(13) Plumbing			1		Average Fixture(s)																																																																																																											
(2) Windows		Basement: 811 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1			3		Fixture Bath																																																																																																											
X	Many Avg. X Few	Large Avg. X Small		(8) Basement			2		Fixture Bath																																																																																																											
X	Wood Sash Metal Sash Vinyl Sash	Conc. Block Poured Conc. Stone		Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet			1		1000 Gal Septic																																																																																																											
X	Double Hung Horiz. Slide Casement	Treated Wood Concrete Floor		Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1		Water Well, 50 Feet																																																																																																											
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			1		Porches																																																																																																											
(3) Roof		(10) Floor Support		(14) Water/Sewer			1		CGEP (1 Story)																																																																																																											
X	Gable Hip Flat	Gambrel Mansard Shed		Public Water Public Sewer Water Well			1		Garages																																																																																																											
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1			1		Class: C Exterior: Pole (Unfinished) Base Cost No Concrete Floor																																																																																																											
Chimney: Metal				2000 Gal Septic			Lump Sum Items:		Appliance Allow.																																																																																																											
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 811 SF Floor Area = 811 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Basement</td> <td>811</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Other Additions/Adjustments</td> <td>Total:</td> <td>96,597</td> <td>53,129</td> </tr> <tr> <td colspan="3">Plumbing</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">Average Fixture(s)</td> <td>1</td> <td>1,120</td> <td>616</td> </tr> <tr> <td colspan="3">Water/Sewer</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">1000 Gal Septic</td> <td>1</td> <td>3,691</td> <td>2,030</td> </tr> <tr> <td colspan="3">Water Well, 50 Feet</td> <td>1</td> <td>2,038</td> <td>1,121</td> </tr> <tr> <td colspan="3">Porches</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">CGEP (1 Story)</td> <td>84</td> <td>5,145</td> <td>2,830</td> </tr> <tr> <td colspan="3">Garages</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">Class: C Exterior: Pole (Unfinished)</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">Base Cost</td> <td>480</td> <td>11,174</td> <td>6,146</td> </tr> <tr> <td colspan="3">No Concrete Floor</td> <td>480</td> <td>-2,419</td> <td>-1,330</td> </tr> <tr> <td colspan="3">Built-Ins</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">Appliance Allow.</td> <td>1</td> <td>2,099</td> <td>1,154</td> </tr> <tr> <td colspan="3">Totals:</td> <td></td> <td>119,445</td> <td>65,696</td> </tr> </tbody> </table>											Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Basement	811			Other Additions/Adjustments			Total:	96,597	53,129	Plumbing						Average Fixture(s)			1	1,120	616	Water/Sewer						1000 Gal Septic			1	3,691	2,030	Water Well, 50 Feet			1	2,038	1,121	Porches						CGEP (1 Story)			84	5,145	2,830	Garages						Class: C Exterior: Pole (Unfinished)						Base Cost			480	11,174	6,146	No Concrete Floor			480	-2,419	-1,330	Built-Ins						Appliance Allow.			1	2,099	1,154	Totals:				119,445	65,696	E.C.F. X 0.880		Bsmnt Garage: Carport Area: Roof:	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																																																																															
1 Story	Siding	Basement	811																																																																																																																	
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CGEP (1 Story)			84	5,145	2,830																																																																																																															
Garages																																																																																																																				
Class: C Exterior: Pole (Unfinished)																																																																																																																				
Base Cost			480	11,174	6,146																																																																																																															
No Concrete Floor			480	-2,419	-1,330																																																																																																															
Built-Ins																																																																																																																				
Appliance Allow.			1	2,099	1,154																																																																																																															
Totals:				119,445	65,696																																																																																																															
Notes: ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 57,812																																																																																																																				

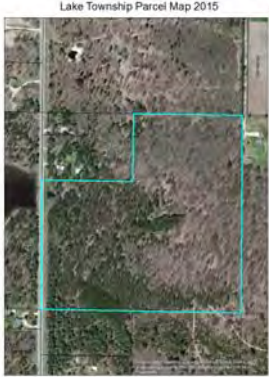
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Sketch by Apex Sketch

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
Property Address		Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)		Date	Number	Status	
S DICKERSON RD		School: LAKE CITY - 57020							
Owner's Name/Address		P.R.E. 0%							
KING LARRY WELLS 40315 FIRESTEEL DR STERLING HEIGHTS MI 48313		MAP #:		2019 Est TCV 67,600					
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS				
. SEC 26 T22N R8W SW 1/4 OF NW 1/4 EXC N 450 FT OF W 600 FT. 33.8017 A.		Public Improvements		* Factors *					
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
		Gravel Road		Residentia 30 - 65	\$2000	33.80	Acres	2000 100	67,600
		Paved Road		33.80 Total Acres				Total Est. Land Value =	67,600
		Storm Sewer							
		Sidewalk							
		Water							
		Sewer							
		X Electric							
		Gas							
		Curb							
		Street Lights							
		Standard Utilities							
		Underground Utils.							
		Topography of Site							
		X Level							
		X Rolling							
		Low							
		High							
		Landscaped							
		Swamp							
		X Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		2019	33,800	0	33,800			16,750C	
		2018	33,800	0	33,800			16,358C	
		2017	33,800	0	33,800			16,022C	
		2016	30,400	0	30,400			15,880C	
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Who	When	What					
		TPC 12/27/2017	INSPECTED						
		TPC 05/18/2015	INSPECTED						



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: 401 RESIDENTIAL-I		Zoning:	Building Permit(s)	Date	Number	Status			
4341 S DICKERSON RD		School: LAKE CITY - 57020		P.R.E. 100% 07/22/1994							
Owner's Name/Address		MAP #:		2019 Est TCV 29,049 TCV/TFA: 25.53							
STILES FREDRICK G 4341 S DICKERSON LAKE CITY MI 49651		X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
Tax Description		Public Improvements		* Factors *							
SEC 26 T22N R8W N 450 FT OF W 600 FT OF SW 1/4 OF NW 1/4EXC N 150 FT OF W 300 FT THEREOF. 5.1652 A.		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Comments/Influences		Gravel Road		40/FF	300.00	749.96	1.0000	1.0000	40	100	12,000
		Paved Road		300 Actual Front Feet, 5.17 Total Acres			Total Est. Land Value =				12,000
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description	Rate	Size	% Good	Cash Value			
		Water		Wood Frame	13.59	468	50	3,180			
		Sewer		Total Estimated Land Improvements True Cash Value =				3,180			
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2019	6,000	8,500	14,500		12,907C	
		TPC 09/18/2018	INSPECTED		2018	6,000	7,100	13,100		12,605C	
		TPC 12/27/2017	INSPECTED		2017	6,000	7,100	13,100		12,346C	
		TPC 05/18/2015	INSPECTED		2016	6,000	7,700	13,700		12,236C	

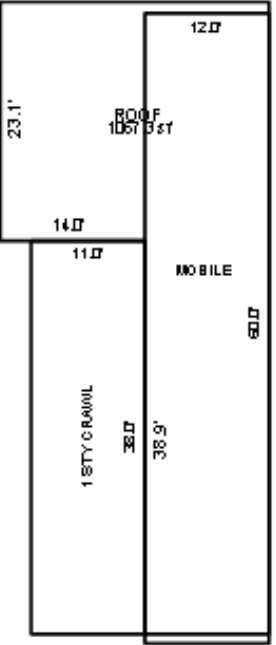
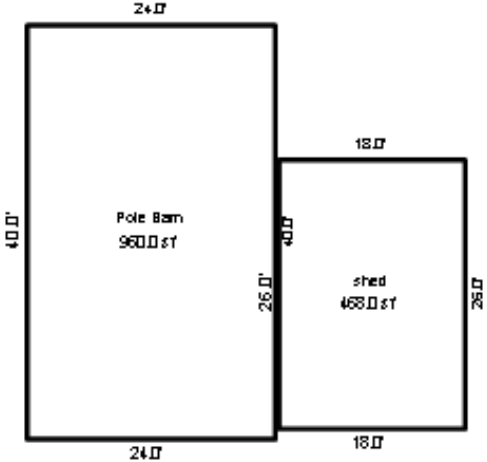


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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 1067	Type Roof Cover Onl	Year Built: 1964 Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 960 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
	X	Wood Frame	Drywall Paneled	Plaster Wood T&G	X			Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump	Class: Low Effec. Age: 45 Floor Area: Total Base New : 79,250 Total Depr Cost: 27,738 Estimated T.C.V: 13,869			Bsmnt Garage: Carport Area: Roof:				
Building Style: HUD		Trim & Decoration		Central Air Wood Furnace			(12) Electric		E.C.F. X 0.500							
Yr Built 1964	Remodeled 0	Ex	X	Ord		Min	0 Amps Service		Total Base New : 79,250 Total Depr Cost: 27,738 Estimated T.C.V: 13,869		E.C.F. X 0.500		Bsmnt Garage: Carport Area: Roof:			
Condition: Average		Lg	X	Ord		Small			Total Base New : 79,250 Total Depr Cost: 27,738 Estimated T.C.V: 13,869		E.C.F. X 0.500		Bsmnt Garage: Carport Area: Roof:			
Room List		(5) Floors		(6) Ceilings			No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Mobile Home HUD		Cls Low		Blt 1964			
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		X Ex.			Ord.	Min	(11) Heating System: Wall Furnace Ground Area = 1138 SF Floor Area = 1138 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35 Building Areas							
(1) Exterior		(7) Excavation		X			X	Ave.	Few	Type		Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
X	Wood/Shingle Aluminum/Vinyl Brick	Basement: 0 S.F. Crawl: 418 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets			(13) Plumbing		Main Home		Siding	Comp.Shingle	720			
	Insulation	(8) Basement		1			Average Fixture(s)		Addition	Siding	Crawl	418	Total:	47,674	16,686	
(2) Windows		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1			3 Fixture Bath		Other Additions/Adjustments		Plumbing		Average Fixture(s)	1	568	199
X	Many Avg. X Few	Recreation SF Living SF Walkout Doors No Floor SF		1			2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Water/Sewer		1000 Gal Septic	1	3,235		1,132	
	Large Avg. X Small	(9) Basement Finish		1			1000 Gal Septic		Garages		Water Well, 50 Feet	1	1,895		663	
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		1			2000 Gal Septic		Class: D Exterior: Pole (Unfinished)		Base Cost		960	14,573	5,101	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		1			Lump Sum Items:		Built-Ins		Appliance Allow.		1	1,243	435	
	Gable Hip Flat	Public Water Public Sewer Water Well		1			1000 Gal Septic		Deck		w/Roof (Roof portion)		1067	10,062	3,522	
	Gambrel Mansard Shed			1			2000 Gal Septic		Notes:		E.C.F. (416 RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV:				13,869	
X	Asphalt Shingle								Totals:		79,250				27,738	
Chimney: Metal																

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



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

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

Owner's Name/Address	MAP #:	2019 Est TCV 23,781 TCV/TFA: 19.82
MORRIS ANNETTE M ETAL 4301 S DICKERSON ROAD LAKE CITY MI 49651		

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
. SEC 26 T22N R8W N 150 FT OF W 300 FT OF SW 1/4 OF NW 1/4. 1.0331 A.	X		Dirt Road							
			Gravel Road	40/FF	150.00	299.98	1.0000	1.0000	40 100	6,000
Comments/Influences			150 Actual Front Feet, 1.03 Total Acres Total Est. Land Value = 6,000							

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Residential Local Cost Land Improvements			
			Description	Rate	Size % Good	Cash Value
	X	Electric	LAND IMPROVE 1000	0.00	0 95	950
		Gas	Total Estimated Land Improvements True Cash Value = 950			
		Curb				
		Street Lights				
		Standard Utilities				
		Underground Utils.				

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	Rolling	2019	3,000	8,900	11,900			10,579C
		Low	2018	3,000	7,900	10,900			10,332C
		High	2017	3,000	7,900	10,900			10,120C
		Landscaped	2016	3,000	8,600	11,600			10,030C
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	09/18/2018	INSPECTED	2018	3,000	7,900	10,900			10,332C
TPC	12/27/2017	INSPECTED	2017	3,000	7,900	10,900			10,120C
TPC	05/18/2015	INSPECTED	2016	3,000	8,600	11,600			10,030C

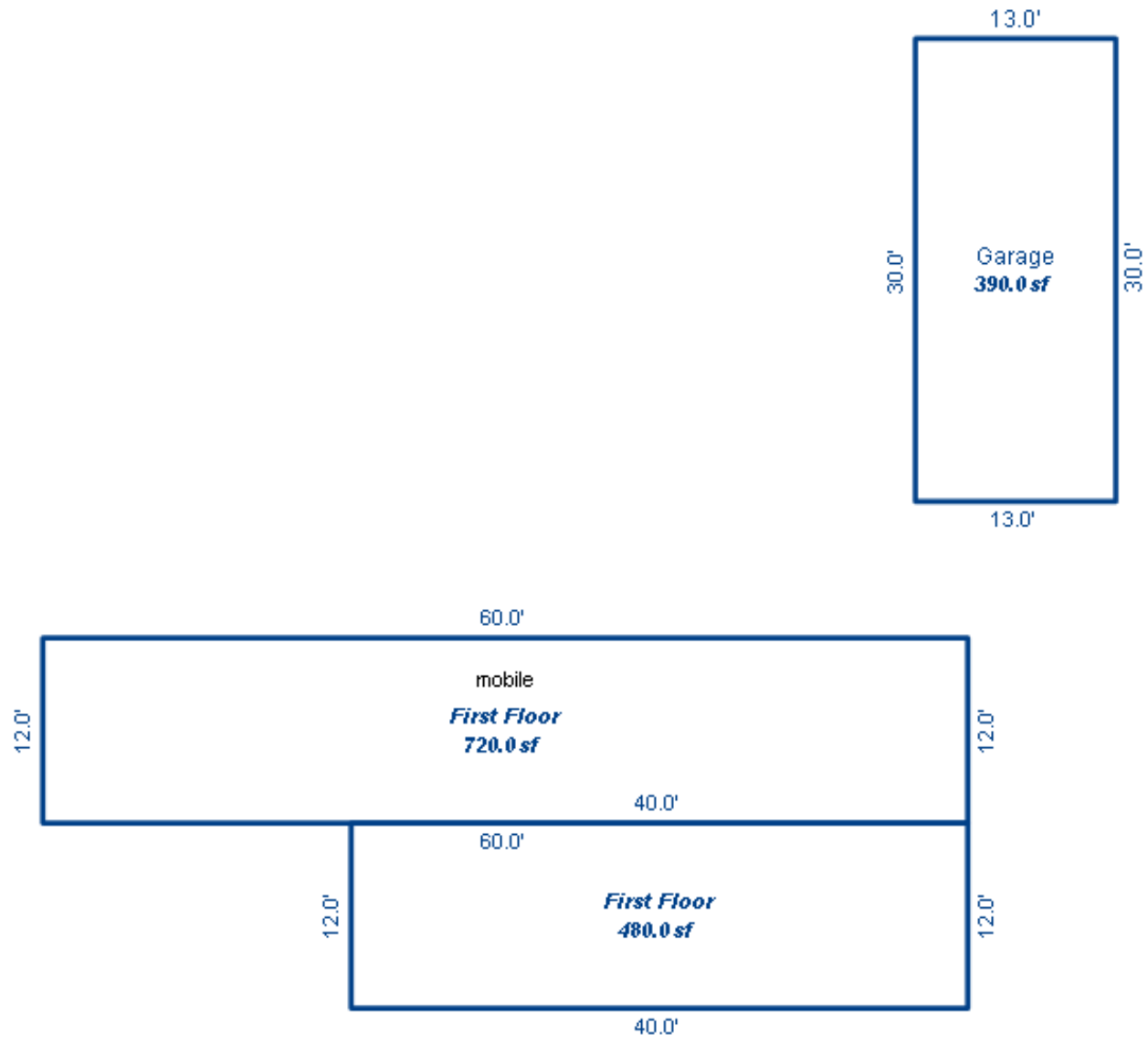
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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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	X	Gas	Oil	Elec.	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	880	Roof Cover Onl	Year Built: 1978 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 390 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																																												
	Mobile Home			0	Front Overhang	0									Other Overhang	Class: Average Effec. Age: 40 Floor Area: Total Base New : 96,177 Total Depr Cost: 33,662 Estimated T.C.V: 16,831	E.C.F. X 0.500	Bsmnt Garage:																																																																																																																								
Town Home		(4) Interior		X Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump									Carport Area: Roof:																																																																																																																													
Duplex		Drywall Paneled		Plaster Wood T&G																																																																																																																																						
A-Frame		Trim & Decoration																																																																																																																																								
X	Wood Frame	Ex X Ord Min		Size of Closets																																																																																																																																						
Building Style: HUD		Lg X Ord Small		Doors Solid X H.C.																																																																																																																																						
Yr Built Remodeled 1967 ADD 2012		(5) Floors		Central Air Wood Furnace																																																																																																																																						
Condition: Average		Kitchen: Other: Other:		(12) Electric																																																																																																																																						
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Basement		(6) Ceilings		No./Qual. of Fixtures																																																																																																																																						
1st Floor		X Ex. Ord. Min		No. of Elec. Outlets																																																																																																																																						
2nd Floor		Many X Ave. Few		(13) Plumbing																																																																																																																																						
Bedrooms		Basement: 0 S.F. Crawl: 480 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																																																																						
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Aluminum/Vinyl		(9) Basement Finish		Lump Sum Items:																																																																																																																																						
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PROFFER JACK W TRUST*	PROFFER ENTERPRISES LLC	0	10/03/2007	QC	Not Qualified	2007/3667		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
S DICKERSON RD						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2019 Est TCV 217,122 TCV/TFA: 107.86					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
SEC 26 T22N R8W E 624 FT OF NE 1/4 OF SW 1/4. 18.909 A.	X		Dirt Road							
SPLIT ON 12/20/2018 PART TO 026-011-50 FORMERLY SEC 26 T22N R8W NE 1/4 OF SW 1/4. 40 A.	X		Gravel Road							
			Paved Road							
			Storm Sewer							
			Sidewalk							
			Water							
			Sewer							
			Electric							
			Gas							
			Curb							
			Street Lights							
			Standard Utilities							
			Underground Utils.							
			* Factors *							
			Residentia 18 -29 @\$2000	18.91 Acres	2000	100				37,818
			18.91 Total Acres Total Est. Land Value =						37,818	

Comments/Influences

80X120 STEEL FRAME WAREHOUSE U/C FOR 00 WITH USED MATERIALS  
 USED CAL 128 FOR PRICING.  
 Split/Comb. on 12/20/2018 completed 12/20/2018 TIM ;  
 Parent Parcel(s): 009-026-011-00;

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



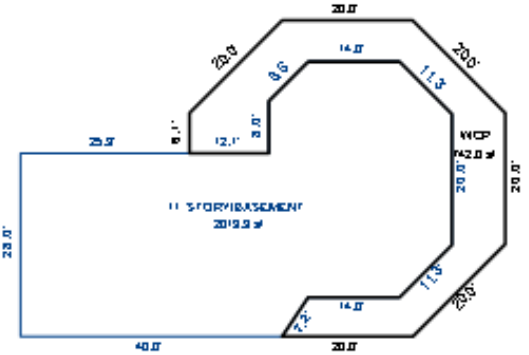
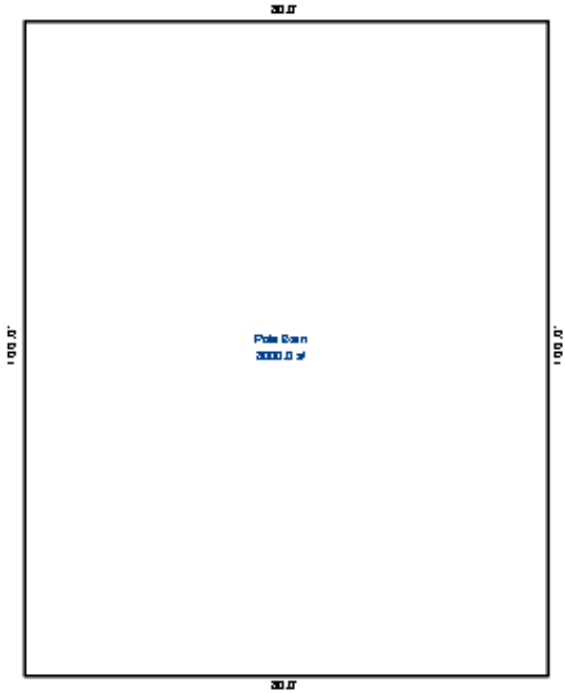
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	18,900	89,700	108,600			89,402C
2018	32,000	74,000	106,000			85,020C
2017	32,000	72,400	104,400			83,272C
2016	32,000	69,200	101,200			82,530C

\*\*\* 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 742	Type WCP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame		Drywall Paneled				Plaster Wood T&G									
Building Style: 1S		Trim & Decoration														
Yr Built 1978	Remodeled 0	Ex	X	Ord		Min	Size of Closets									
Condition: Average		Lg	X	Ord		Small	Doors			X	Solid	X	H.C.			
Room List		(5) Floors		Central Air Wood Furnace			(12) Electric			125 Amps Service		Class: CD Effec. Age: 45 Floor Area: 2,013 Total Base New : 370,461 Total Depr Cost: 203,755 Estimated T.C.V: 179,304			E.C.F. X 0.880	
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Other:		(6) Ceilings			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 2013 SF Floor Area = 2013 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55		Cls CD Blt 1978			Bsmnt Garage: 2 Car Carport Area: Roof:	
(1) Exterior				Ex. X Ord. Min			No. of Elec. Outlets			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost				
X	Wood/Shingle Aluminum/Vinyl Brick			Many X Ave. Few			(13) Plumbing			1+ Story Siding Basement 2,013		Total: 191,890 105,541				
	Insulation	(7) Excavation		Basement: 2013 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			Other Additions/Adjustments Basement, Outside Entrance, Below Grade Plumbing Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet Garages Class: CD Exterior: Pole (Unfinished) Basement Garage: 2 Car Class: CD Exterior: Pole (Unfinished) Base Cost		1 1,639 901 1 933 513 1 2,929 1,611 1 3,453 1,899 1 1,962 1,079 1 2,621 1,442 8000 131,120 72,116				
X	Many Avg. Few X Large Avg. Small	(8) Basement		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			(14) Water/Sewer			Appliance Allow. Porches WCP (1 Story) Recreation Room		1 1,467 807 742 15,575 8,566 1200 16,872 9,280 Totals: 370,461 203,755				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(9) Basement Finish		1200 Recreation SF Living SF 1 Walkout Doors No Floor SF			Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic			Notes: ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV:		179,304				
X	Double Glass Patio Doors Storms & Screens	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:									
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.
PROFFER ENTERPRISES LLC	PARKER TYRRELL JAMES	74,000	01/09/2019	WD	Split Vacant	2019-00071	PTA	100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
S DICKERSON RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 01/11/2019					
PARKER TYRRELL JAMES 7878 W BLUE RD LAKE CITY MI 49651	MAP #:					
	2019 Est TCV 42,182					

Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS					
Public Improvements			* Factors *					
			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
			Residentia 18	-29 @\$2000	21.09 Acres	2000	100	42,182
			21.09 Total Acres Total Est. Land Value =					42,182

Tax Description  
 SEC 26 T22N R8W NE 1/4 OF SW 1/4 EXC E  
 624 FT THOF 21.0909 A.  
 SPLIT ON 12/20/2018 FROM 009-026-011-00;  
 FORMERLY PART OF SEC 26 T22N R8W NE 1/4  
 OF SW 1/4. 40 A.

Comments/Influences  
 Split/Comb. on 12/20/2018 completed  
 12/20/2018 TIM ;  
 Parent Parcel(s): 009-026-011-00;  
 Child Parcel(s): 009-026-011-50;  
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 Missaukee, Michigan

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

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2019	21,100	0	21,100			13,857C
			2018	0	0	0			0
			2017	0	0	0			0
			2016	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: 708 EXEMPT RELIGI	Zoning:	Building Permit(s)		Date	Number	Status			
7700 W BLUE RD		School: LAKE CITY - 57020									
Owner's Name/Address		P.R.E. 0%									
FAITH CHRISTIAN FELLOWSHIP A/K/A COVENANT LIFE CHURCH OF NORTH 7700 W BLUE RD LAKE CITY MI 49651		MAP #:		2019 Est TCV 0 TCV/TFA: 0.00							
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
. SEC 26 T22N R8W W 696 FT OF SE 1/4 OF SW 1/4 EXC BEG 690FT W OF S 1/4 POST TH N 316 FT W 312 FT S 316 FT E 312 FT TO POB. 18.8275 A.		Public Improvements		* Factors *				Value			
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
NEW STEEL; FRAME WAREHOUSE..USED MATERIALS U/C 80X120 CAL 128		X	Gravel Road	Residentia 18	-29 @\$2000	18.83 Acres	2000	100			37,656
2018 Lake Township Parcel Map		X	Paved Road	18.83 Total Acres				Total Est. Land Value =	37,656		
		X	Storm Sewer	Land Improvement Cost Estimates							
		X	Sidewalk	Description	Rate	Size	% Good	Cash Value			
		X	Water	D/W/P: Asphalt Paving	2.04	32500	50	33,150			
		X	Sewer	Total Estimated Land Improvements True Cash Value =				33,150			
		X	Electric								
		X	Gas								
			Curb								
			Street Lights								
			Standard Utilities								
			Underground Utils.								
			Topography of Site								
		X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
			Rolling	2019	EXEMPT	EXEMPT	EXEMPT			EXEMPT	
			Low	2018	EXEMPT	EXEMPT	EXEMPT			EXEMPT	
			High	2017	0	0	0			0	
			Landscaped	2016	0	0	0			0	
			Swamp								
			Wooded								
			Pond								
			Waterfront								
			Ravine								
			Wetland								
			Flood Plain								
		Who	When	What							
		TPC 12/27/2017	INSPECTED	2019	EXEMPT	EXEMPT	EXEMPT			EXEMPT	
		TPC 05/18/2015	INSPECTED	2018	EXEMPT	EXEMPT	EXEMPT			EXEMPT	
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Desc. of Bldg/Section: Calculator Occupancy: Auditoriums		<<<<< Calculator Cost Computations >>>>> Class: D Quality: Average Stories: 1 Story Height: 10 Perimeter: 657		
Class: D Floor Area: 21,700 Gross Bldg Area: 21,700 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght	Construction Cost		Base Rate for Upper Floors = 88.72  (10) Heating system: Package Heating & Cooling Cost/SqFt: 17.06 100% Adjusted Square Foot Cost for Upper Floors = 105.78	
	High	Above Ave.		Ave.
Depr. Table : 2.5% Effective Age : 20 Physical %Good: 60 Func. %Good : 100 Economic %Good: 100	** ** Calculator Cost Data ** ** Quality: Average Heat#1: Package Heating & Cooling 100 Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 21700 Ave. Perimeter: 657 Has Elevators:		Total Floor Area: 21,700 Base Cost New of Upper Floors = 2,295,426  Reproduction/Replacement Cost = 2,295,426 Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0 Total Depreciated Cost = 1,377,256	
	*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor			
Year Built Remodeled	Area: Perimeter: Type: Heat: Hot Water, Radiant Floor		ECF (201B COMMERCIAL GROUP B) 0.780 => TCV of Bldg: 1 = 1,074,259 Replacement Cost/Floor Area= 105.78 Est. TCV/Floor Area= 49.51	
Overall Bldg Height	* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:  * Sprinkler Info * Area: Type: Average			
Comments: REVIEW FILE FOR HISTORICAL PERMITS -TIM				

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

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: 401 RESIDENTIAL-I		Zoning:	Building Permit(s)	Date	Number	Status				
7690 W BLUE RD		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 100% 07/22/1994										
HARJU ROBERT W & VIRGINIA M 7690 W BLUE ROAD LAKE CITY MI 49651		MAP #:										
		2019 Est TCV 99,231 TCV/TFA: 73.83										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS								
		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				40/FF	312.00	316.00	1.0000	1.0000	40	100		12,480
				312 Actual Front Feet, 2.26 Total Acres Total Est. Land Value = 12,480								
. SEC 26 T22N R8W BEG 690 FT W OF SE COR OF SE 1/4 OF SW 1/4 N 316 FT W 312 FT S 316 FT E 312 FT TO BEG. 2.2634 A.		X		Land Improvement Cost Estimates								
Comments/Influences				Description	Rate	Size	% Good	Cash Value				
				Wood Frame	19.92	96	45	860				
				Total Estimated Land Improvements True Cash Value = 860								
		X Electric										
		X Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2019	6,200	43,400	49,600			37,788C	
		TPC 12/27/2017 INSPECTED		2018	6,200	38,500	44,700			36,903C		
		TPC 05/21/2013 INSPECTED		2017	6,200	37,300	43,500			36,144C		
				2016	6,200	35,100	41,300			35,822C		



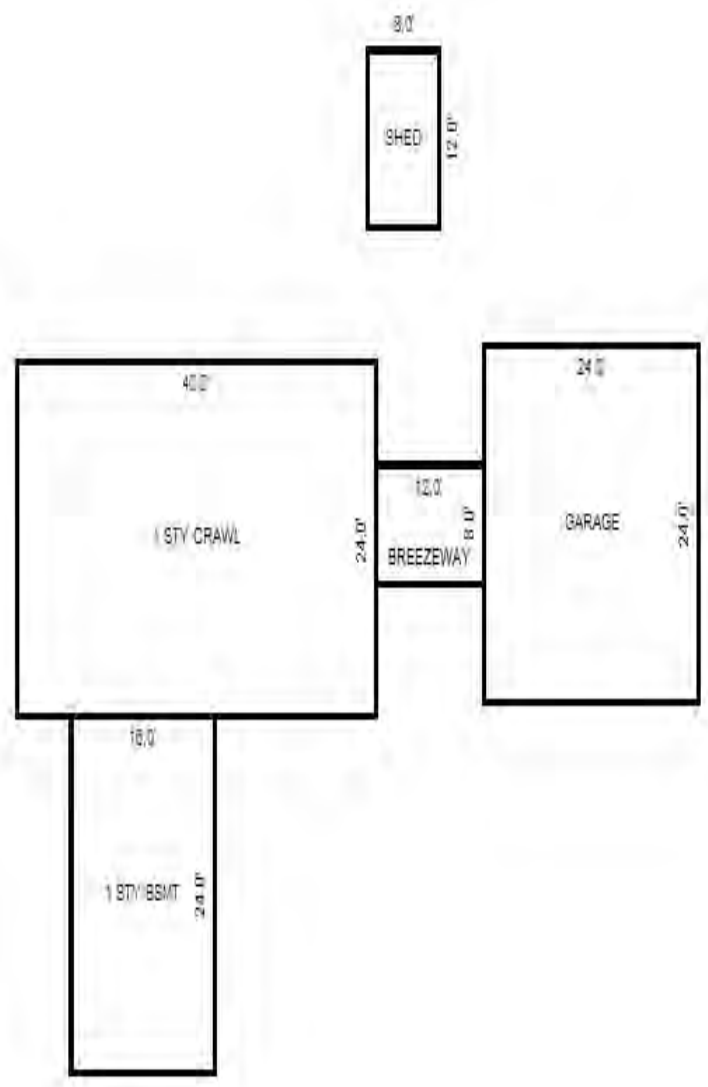
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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 Brzwy, FW	Year Built: 1971 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame		Drywall Paneled	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 1971	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			Cost Est. for Res. Bldg: 1 Single Family 1S					Cls CD		Blt 1971	
X	Wood/Shingle Aluminum/Vinyl Brick			Ex. X Ord. Min			(11) Heating System: Forced Air w/ Ducts								
	Insulation			No. of Elec. Outlets			Ground Area = 1344 SF Floor Area = 1344 SF.								
(2) Windows				Many X Ave. Few			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65								
X	Many Avg. X Few	Large Avg. Small		(7) Excavation			Building Areas								
				Basement: 384 S.F. Crawl: 960 S.F. Slab: 0 S.F. Height to Joists: 0.0			Stories Exterior Foundation Size Cost New Depr. Cost								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		(8) Basement			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					1 Story Siding Foundation 960 1 Story Siding Foundation 384 Total: 122,957 79,921								
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		(13) Plumbing			Other Additions/Adjustments								
X	Gable Hip Flat	Gambrel Mansard Shed		(14) Water/Sewer			Plumbing								
X	Asphalt Shingle	(10) Floor Support		Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic			Average Fixture(s) 1 933 606 Water/Sewer 1000 Gal Septic Water Well, 50 Feet 1 3,453 2,244 1 1,962 1,275								
Chimney: Metal		Joists: Unsupported Len: Ctr.Sup:		Lump Sum Items:			Garages								
							Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 576 15,022 9,764 Built-Ins Appliance Allow. 1 1,467 954 Breezeways Frame Wall 96 4,368 2,839 Totals: 150,162 97,603								
							Notes:								
							ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 85,891								

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



Sketch by Apex IVT

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

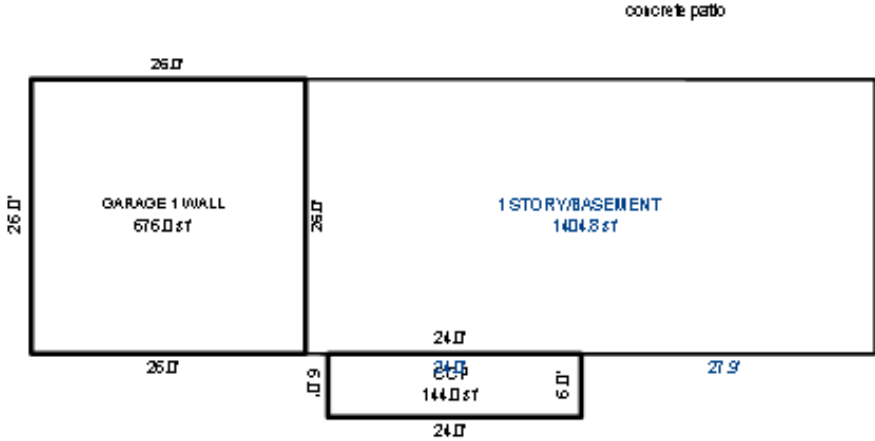
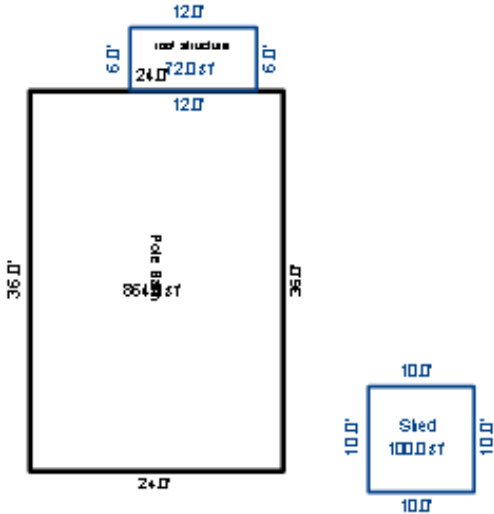
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
HESS PETER K & CAMILLE K	SMITH DOUGLAS A & MARCELL	184,000	08/09/2018	WD	Arms Length	2018-02580	PTA	100.0					
HESS PETER K & CAMILLE K	HESS PETER K & CAMILLE K	1	09/25/2017	QC	FAMILY SALE	2017-03048		0.0					
HESS PETER K & CAMILLE K	HESS PETER K & CAMILLE K	1	09/25/2017	QC	FAMILY SALE	2017-03050		0.0					
HESS PETER K & CAMILLE K	HESS PETER K & CAMILLE K	0	08/28/2008	WD	Not Qualified	2008/3113		0.0					
Property Address		Class: 401 RESIDENTIAL-I		Zoning:		Building Permit(s)		Date	Number	Status			
7650 W BLUE RD		School: LAKE CITY - 57020											
Owner's Name/Address		P.R.E. 100% 08/20/2018											
SMITH DOUGLAS A & MARCELLE A 7650 W BLUE ROAD LAKE CITY MI 49651		MAP #:		2019 Est TCV 141,455 TCV/TFA: 100.75									
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS								
SEC 26 T22N R8W (4*1999) BEG 312 FT W OF SE COR OF SE 1/4 OF SW 1/4 TH N 622 FT, W 156 FT, S 622 FT, E 156 FT TO POB. 2.2275A.		X	Public Improvements		* Factors *								
Comments/Influences		X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
99 EXEMP10' SPLIT TO 017-85 FOR 00		X	Gravel Road		\$65 /FF	156.00	622.00	1.0000	1.0000	65	100		10,140
		X	Paved Road		156 Actual Front Feet, 2.23 Total Acres Total Est. Land Value = 10,140								
		X	Storm Sewer		Land Improvement Cost Estimates								
		X	Sidewalk		Description	Rate	Size	% Good	Cash Value				
		X	Water		D/W/P: 4in Ren. Conc.	6.21	376	0	0				
		X	Sewer		D/W/P: 3.5 Concrete	5.00	500	0	0				
		X	Electric		Wood Frame	21.88	100	50	1,094				
		X	Gas		Residential Local Cost Land Improvements								
		X	Curb		Description	Rate	Size	% Good	Cash Value				
		X	Street Lights		LAND IMPROVE 1000	1,000.00	1	95	950				
		X	Standard Utilities		Total Estimated Land Improvements True Cash Value = 2,044								
		X	Underground Utils.										
Topography of Site		X	Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
X Level			Rolling		2019	5,100	65,600	70,700			70,700S		
X Low			High		2018	5,100	57,600	62,700			46,609C		
X Landscaped			Swamp		2017	5,100	54,900	60,000			45,651C		
X Wooded			Pond		2016	5,100	51,700	56,800			45,244C		
X Waterfront			Ravine										
X Wetland			Flood Plain										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan			Who	When	What	2019	5,100	65,600	70,700			70,700S	
			TPC 12/27/2017	INSPECTED		2018	5,100	57,600	62,700			46,609C	
			TPC 10/23/2017	INSPECTED		2017	5,100	54,900	60,000			45,651C	
			TIM 07/26/2010	INSPECTED		2016	5,100	51,700	56,800			45,244C	



\*\*\* 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 144 192 72	Type CCP (1 Story) Treated Wood Roof Cover Onl	Year Built: 1974 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 676 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																													
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G																																																																																																																								
Building Style: 1S		Trim & Decoration																																																																																																																											
Yr Built 1974	Remodeled 0	Ex	X	Ord		Min	Size of Closets																																																																																																																						
Condition: Average		Lg	X	Ord		Small	Doors			X	Ord		H.C.																																																																																																																
Room List		(5) Floors		Central Air Wood Furnace			(12) Electric			200		Amps Service																																																																																																																	
	Basement 1st Floor 2nd Floor 4 Bedrooms	Kitchen: Other: Other:		(6) Ceilings			No./Qual. of Fixtures			Ex.		X	Ord.		Min																																																																																																														
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VANDERLAAN MATTHEW	SAWMILLER JEREMY & HILARY	127,000	08/14/2014	WD	Arms Length	2014-02819	PTA	100.0
COVENANT CAPITAL INC	VANDERLAAN JAMES A & TERI	145,000	01/28/2011	WD	RELATED PARTY	2011-332WD	PTA	100.0
VANDERLAAN MATTHEW		0	01/28/2011	CD	BANK SALE	2011-333CD	PTA	100.0
FANNIE MAE	COVENANT CAPITAL	60,000	07/14/2010	CD	COVENANT DEED	2010-2884CD	PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7600 W BLUE RD	School: LAKE CITY - 57020					
	P.R.E. 100% 08/19/2014					
Owner's Name/Address	MAP #:					
SAWMILLER JEREMY & HILARY 7600 W BLUE RD LAKE CITY MI 49651	2019 Est TCV 167,547 TCV/TFA: 115.39					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS								
				* Factors *								
Comments/Influences	X	Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				Dirt Road		Residentia 8 - 17 @\$2000	9.46 Acres				2000	100
		Gravel Road		9.46 Total Acres		Total Est. Land Value =						18,910

Tax Description	X	Improved	Vacant	Land Improvement Cost Estimates				
				Description	Rate	Size	% Good	Cash Value
. SEC 26 T22N R8W E 312 FT OF SE 1/4 OF SW 1/4. 9.4545 A.				D/W/P: Asphalt Paving	2.35	4000	0	0
	X			Residential Local Cost Land Improvements				
	X			Description	Rate	Size	% Good	Cash Value
	X			LAND IMPROVE 2500	2,500.00	1	97	2,425
				Total Estimated Land Improvements True Cash Value = 2,425				

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

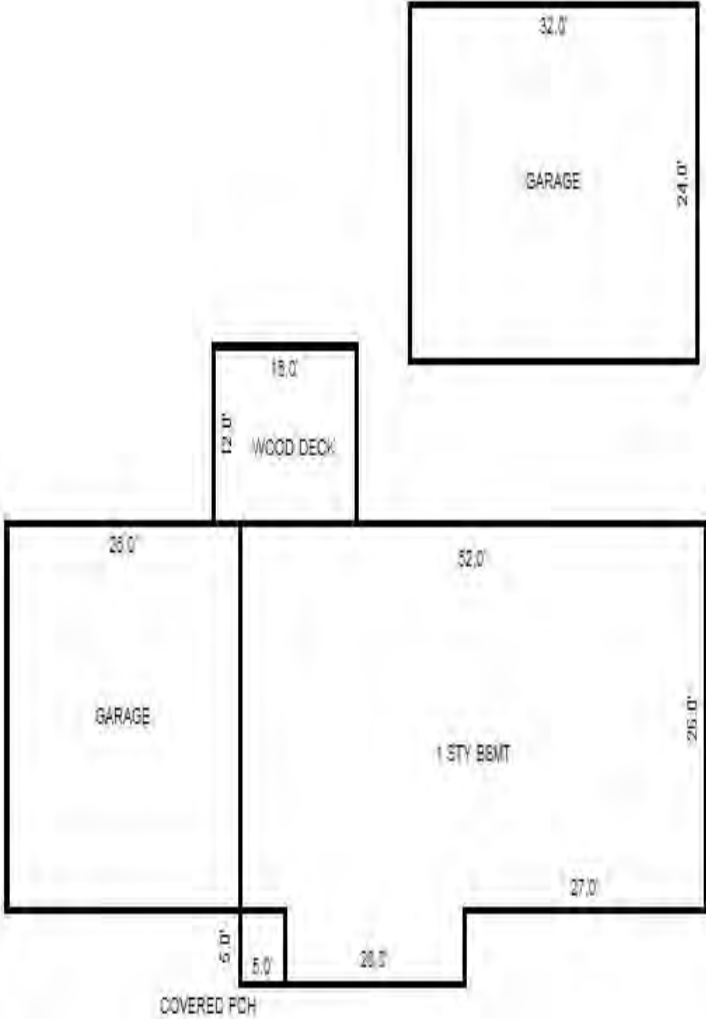
															2019	9,500	74,300	83,800			71,736C
															2018	9,500	68,000	77,500			70,055C
															2017	9,000	66,000	75,000			68,615C
															2016	9,900	62,200	72,100			68,003C

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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 25 192	Type CCP (1 Story) Treated Wood	Year Built: 1971 Car Capacity: 2 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 676 % Good: 0 Storage Area: 0 No Conc. Floor: 0																				
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G																													
Building Style: 1S		Trim & Decoration																																
Yr Built 1971	Remodeled 2012	Ex	X	Ord		Min	Size of Closets																											
Condition: Average		Lg	X	Ord		Small	Doors																											
Room List		(5) Floors																																
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:					(12) Electric																											
		(6) Ceilings					No./Qual. of Fixtures																											
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall				Ex.	X	Ord.		Min																							
		(7) Excavation					No. of Elec. Outlets																											
		Basement: 1452 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0					Many		X	Ave.		Few																						
		(8) Basement					(13) Plumbing																											
X	Wood Sash Metal Sash Vinyl Sash		Conc. Block Poured Conc. Stone Treated Wood				1	Average Fixture(s)																										
X	Double Hung Horiz. Slide Casement	X	Concrete Floor				1	3 Fixture Bath																										
X	Double Glass Patio Doors Storms & Screens		Recreation SF Living SF Walkout Doors No Floor SF				1	2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																										
		(9) Basement Finish					(14) Water/Sewer																											
X	Gable Hip Flat		Gambrel Mansard Shed				Public Water Public Sewer Water Well																											
X	Asphalt Shingle	(10) Floor Support					1 1000 Gal Septic 1 2000 Gal Septic																											
Chimney: Brick		Lump Sum Items:																																
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Hot Water Ground Area = 1452 SF Floor Area = 1452 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas													Cls C		Blt 1971																			
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Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,120 840 2 Fixture Bath 1 2,359 1,769 Water/Sewer 1000 Gal Septic 1 3,691 2,768 Water Well, 50 Feet 1 2,038 1,528 Porches CCP (1 Story) 25 642 481 Deck Treated Wood 192 3,057 2,293 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 676 21,078 15,808 Common Wall: 1 Wall 1 -2,038 -1,528 Door Opener 1 415 311 Class: C Exterior: Pole (Unfinished) Base Cost 768 15,567 11,675 Built-Ins Appliance Allow. 1 2,099 1,574 Fireplaces Interior 1 Story 2 8,101 6,076																																		
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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.
CLARKE & COOK & SWARTZ JT	MEYERING EMMA	67,500	08/13/2015	WD	Arms Length	2015-02745	PTA	100.0
GROESSER WANDA S	CLARKE & COOK & SWARTZ JT	0	04/27/2015	CD	CERTIFICATE OF DEATH	2015-02745		100.0
GROESSER WANDA	GROESSER WANDA LE & ET EL	1	04/25/2012	QC	QUIT CLAIM	2012-01573	PTA	0.0
GROESSER LESTER B & WANDA	GROESSER WANDA S	1	02/20/2012	QC	QUIT CLAIM	2012-00515	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7668 W BLUE RD						
School: LAKE CITY - 57020						
P.R.E. 100% 09/02/2015						

Owner's Name/Address	MAP #:
MEYERING EMMA 7668 W BLUE RD LAKE CITY MI 49651	2019 Est TCV 93,325 TCV/TFA: 77.77

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
. SEC 26 T22N R8W BEG 468 FT W OF S 1/4 POST TH N 632 FT W 156 FT S 632 FT E 156 FT TO POB. 2.2634 A.	X		Dirt Road						
			Gravel Road	156.00	632.00	1.0000	1.0000	65 100	10,140
			156 Actual Front Feet, 2.26 Total Acres Total Est. Land Value = 10,140						

Comments/Influences	X	Land Improvement Cost Estimates				
		Description	Rate	Size % Good	Cash Value	
	X	Water	D/W/P: 3.5 Concrete	5.00	322 71	1,143
		Total Estimated Land Improvements True Cash Value = 1,143				

Topography of Site	X	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
Level		2019	5,100	41,600	46,700			41,820C
Rolling		2018	5,100	38,000	43,100			40,840C
Low		2017	5,100	34,900	40,000			40,000S
High		2016	5,100	34,600	39,700			39,700S
Landscaped								
Swamp								
Wooded								
Pond								
Waterfront								
Ravine								
Wetland								
Flood Plain								

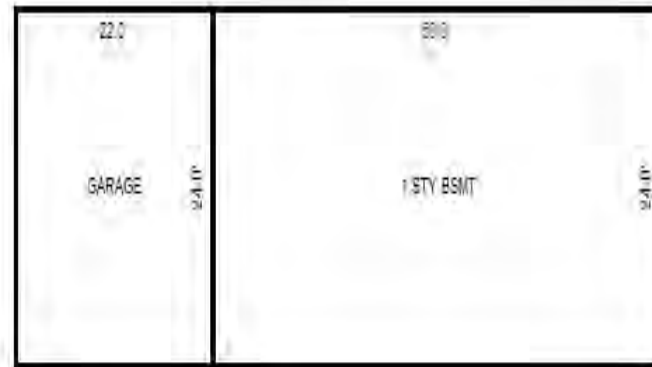


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Garages																																																																																																																						
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)																																																																																																																						
	Base Cost		528	17,757	10,654																																																																																																																	
	Common Wall: 1 Wall		1	-2,038	-1,223																																																																																																																	
Built-Ins																																																																																																																						
	Appliance Allow.		1	2,099	1,259																																																																																																																	
Totals:				155,379	93,230																																																																																																																	
Notes:																																																																																																																						
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 82,042																																																																																																																						

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



Sketch by Apex IVT

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WALSH PATRICK W TRUST	WALSH TRUDIE J	0	09/12/2016	WD	LAND CONTRACT	2016-03337		0.0
WALSH PATRICK	FRASER TRUDIE J	36,394	04/13/2004	LC	Not Qualified	04-0/2993		100.0

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

7670 W 7670 X 150 W BLUE RD School: LAKE CITY - 57020

P.R.E. 100% 04/13/2004

Owner's Name/Address MAP #:

WALSH TRUDIE J 2019 Est TCV 92,405 TCV/TFA: 68.75

7670 X 150 W BLUE RD LAKE CITY MI 49651

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

Tax Description Public Improvements \* Factors \*

SEC 26 T22N R8W 1.2534 A M/L Description Frontage Depth Front Depth Rate %Adj. Reason Value

W 312 FT OF E 624 FT OF SE 1/4 OF SW 1/4 40/FF 162.00 312.00 1.0000 1.0000 40 100 6,480

EXC S 732 FT THEREOF AND EXC N 413 FT 162 Actual Front Feet, 1.16 Total Acres Total Est. Land Value = 6,480

THEREOF.

Comments/Influences

Chg land rate form 3-7 ac. to 1-2.99 for 08.

04 SPLIT TO 026-017-40 TOGETHER WITH OLD HOUSE & BLDGS

X Electric Gas Curb Street Lights Standard Utilities Underground Utils.

Topography of Site

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

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

2019 3,200 43,000 46,200 32,326C

TPC 12/27/2017 INSPECTED 2018 3,200 34,400 37,600 31,569C

TPC 10/17/2016 INSPECTED 2017 3,200 33,400 36,600 30,920C

2016 3,200 33,200 36,400 30,645C

Who When What

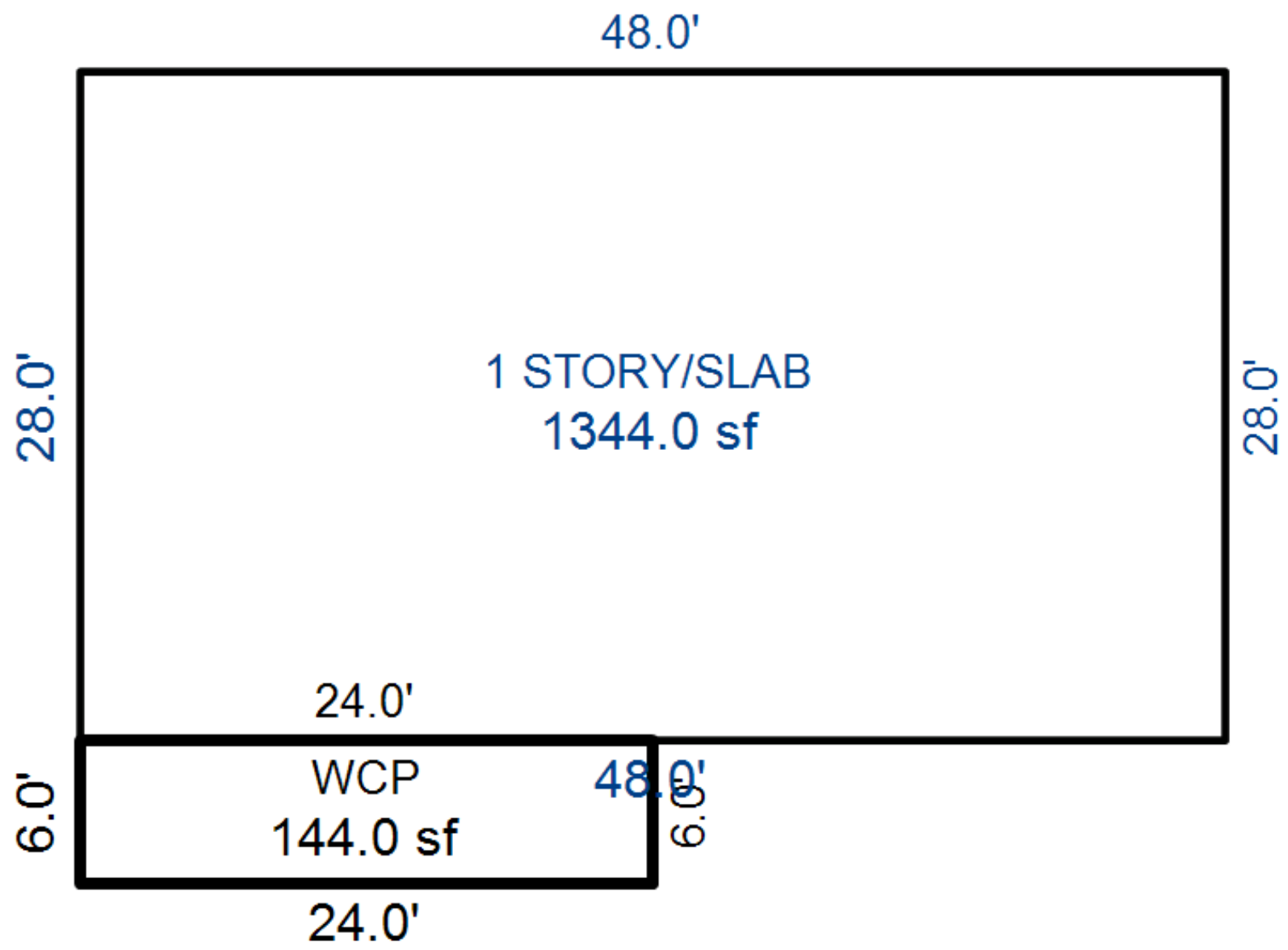
10.22 17:13

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																					
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 144	Type Pine	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																																																																																					
X	Wood Frame	X Drywall Paneled	Plaster Wood T&G	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 2002	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			150		Amps Service																																																																																									
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures																																																																																														
	Wood/Shingle Aluminum/Vinyl Brick	X Drywall		Ex.	X Ord.		Min																																																																																											
	Insulation			No. of Elec. Outlets			Many	X Ave.		Few																																																																																								
(2) Windows		(7) Excavation		(13) Plumbing																																																																																														
X	Many Avg. X Few		Large Avg. X Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1344 S.F. Height to Joists: 0.0			1	Average Fixture(s)																																																																																										
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	3 Fixture Bath																																																																																										
	(3) Roof	(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			1	2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet																																																																																										
X	Gable Hip Flat	(10) Floor Support		Public Water Public Sewer			1	Water Well																																																																																										
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1000 Gal Septic 2000 Gal Septic			1	Lump Sum Items:																																																																																										
	Chimney:																																																																																																	
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1344 SF Floor Area = 1344 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85											Cls D		Blt 2002																																																																																					
Building Areas <table> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>1,344</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Other Additions/Adjustments</td> <td>Total:</td> <td></td> </tr> <tr> <td colspan="3">Plumbing</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">Average Fixture(s)</td> <td>1</td> <td>778</td> <td>661</td> </tr> <tr> <td colspan="3">Water/Sewer</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">1000 Gal Septic</td> <td>1</td> <td>3,235</td> <td>2,750</td> </tr> <tr> <td colspan="3">Water Well, 100 Feet</td> <td>1</td> <td>4,178</td> <td>3,551</td> </tr> <tr> <td colspan="3">Deck</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">Pine w/Roof (Deck Portion)</td> <td>144</td> <td>1,934</td> <td>1,644</td> </tr> <tr> <td colspan="3">Pine w/Roof (Roof portion)</td> <td>144</td> <td>1,598</td> <td>1,358</td> </tr> <tr> <td colspan="3">Built-Ins</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">Appliance Allow.</td> <td>1</td> <td>1,243</td> <td>1,057</td> </tr> <tr> <td colspan="3">Totals:</td> <td></td> <td>114,873</td> <td>97,642</td> </tr> </tbody> </table>											Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Slab	1,344			Other Additions/Adjustments				Total:		Plumbing						Average Fixture(s)			1	778	661	Water/Sewer						1000 Gal Septic			1	3,235	2,750	Water Well, 100 Feet			1	4,178	3,551	Deck						Pine w/Roof (Deck Portion)			144	1,934	1,644	Pine w/Roof (Roof portion)			144	1,598	1,358	Built-Ins						Appliance Allow.			1	1,243	1,057	Totals:				114,873	97,642	E.C.F. X 0.880			
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																																																													
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Notes:											ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TC		85,925																																																																																					



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WALSH PATRICK TRUST	MELDRUM CHRISTINE & WALKE	115,000	07/20/2018	WD	Arms Length	2018-02326	PTA	100.0
WALSH PATRICK	WALSH PATRICK TRUSTEE	0	04/15/2010	QC	FAMILY SALE	2010_1269QC	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7670 W BLUE RD	School: LAKE CITY - 57020		REPAIR	09/18/2018	2018-0483	100%

Owner's Name/Address	MAP #:
MELDRUM CHRISTINE & WALKER DEAN A 321 GREENLEAF ST CANTON MI 48187	2019 Est TCV 172,089 TCV/TFA: 102.43

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
SEC 26 T22N R8W 2.9581 A M/L N 413 FT OF W 312 FT OF E 624 FT OF SE/4 OF SW/4.			40/FF	312.00	413.00	1.0000	1.0000	40	100	12,480
			312 Actual Front Feet, 2.96 Total Acres Total Est. Land Value = 12,480							

Comments/Influences	X	Land Improvement Cost Estimates			
		Description	Rate	Size % Good	Cash Value
		Dirt Road	5.29	232 50	613
		Gravel Road	5.00	64 50	160
		Paved Road	5.29	687 50	1,817
	X	Electric	17.13	560 50	4,796
		Gas	17.13	513 50	4,394
		Wood Frame	Total Estimated Land Improvements True Cash Value = 11,780		

Topography of Site	X	Taxable Value						
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level		2019	6,200	79,800	86,000			86,000S
Rolling	X	2018	6,200	47,200	53,400			43,196C
Low		2017	6,200	45,800	52,000			42,308C
High		2016	6,200	43,000	49,200			41,931C
Landscaped								
Swamp								
Wooded								
Pond								
Waterfront								
Ravine								
Wetland								
Flood Plain								
Private Road	X							



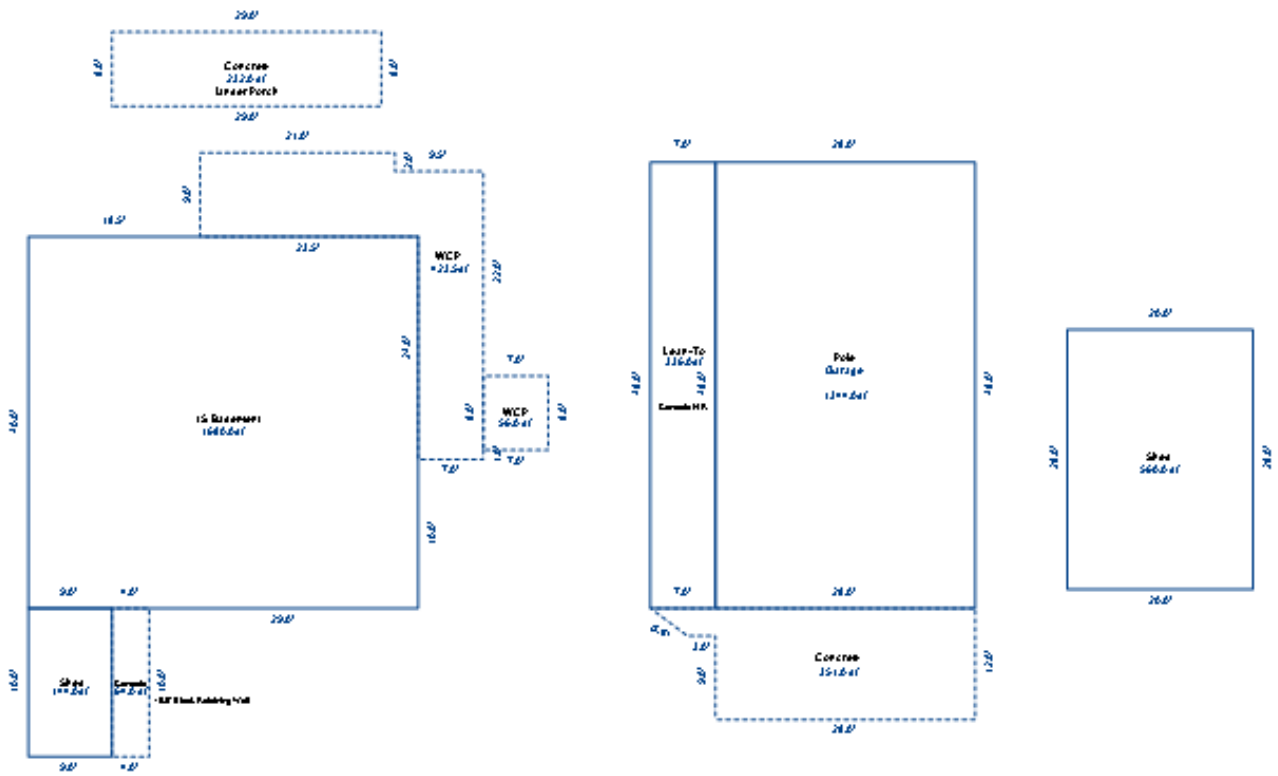
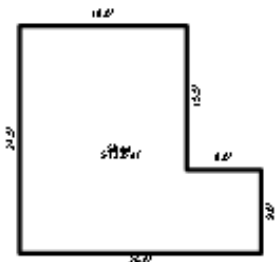
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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 479	Type WCP (1 Story) 384 Roof Cover Onl	Year Built: 2000 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 1344 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: C Effec. Age: 35 Floor Area: 1,680 Total Base New : 261,290 Total Depr Cost: 167,988 Estimated T.C.V: 147,829		E.C.F. X 0.880		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1S		Cls C		Blt 1978	
Yr Built 1978	Remodeled 2018	Ex	X	Ord		Min	No. of Elec. Outlets			Ground Area = 1680 SF Floor Area = 1680 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65					
Condition: Average		Lg	X	Ord		Small	(13) Plumbing			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost			
Room List		(5) Floors		Kitchen: Other: Other:			1 Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink			1 Story Siding Basement 1,680		Total: 180,243 117,157			
Basement	1st Floor	(6) Ceilings		Basement: 1680 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments		Stone Veneer 150 4,322 2,809			
2nd Floor	5 Bedrooms	(7) Excavation		(8) Basement			(14) Water/Sewer			Plumbing		Average Fixture(s) 1 1,120 728			
(1) Exterior				8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic			Water/Sewer		3 Fixture Bath 2 7,051 4,583			
X	Wood/Shingle Aluminum/Vinyl Brick			(9) Basement Finish			Lump Sum Items:			Porches		Separate Shower 1 1,032 671			
Insulation				840 Recreation SF Living SF Walkout Doors No Floor SF						WCP (1 Story) 479 11,865 7,712		1000 Gal Septic 1 3,691 2,399			
(2) Windows										Built-Ins		Ceramic Tile Floor 1 4,407 2,865			
X	Many Avg. X Few									Appliance Allow. 1 2,099 1,364		Water Well, 100 Feet 1 4,407 2,865			
X	Large Avg. X Small									Fireplaces		Ceramic Tub Alcove 1 4,051 2,633			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement									Deck		W/Roof (Roof portion) 384 4,477 2,910			
X	Double Glass Patio Doors Storms & Screens									Garages		Class: C Exterior: Pole (Unfinished)			
(3) Roof										Base Cost 1344 24,609 15,996		Recreation Room 840 12,323 6,161			
X	Gable Hip Flat									Appliance Allow. 1 2,099 1,364		w/Roof (Roof portion) 384 4,477 2,910			
X	Gambrel Mansard Shed									Fireplaces 1 4,051 2,633		Class: C Exterior: Pole (Unfinished)			
X	Asphalt Shingle									Deck 384 4,477 2,910		Base Cost 1344 24,609 15,996			
Chimney: Metal										Garages		Recreation Room 840 12,323 6,161			
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>															

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





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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7674 W BLUE RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 07/22/1994					
ROSENBERRY DOUGLAS L 7674 W BLUE ROAD LAKE CITY MI 49651	MAP #: 2019 Est TCV 79,653 TCV/TFA: 69.87					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
		Public Improvements			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
SEC 26 T22N R8W (4*1999) BEG 312 FT W & 622 FT N OF SE COR OF SE 1/4 OF SW 1/4 TH N 110 FT, W 312 FT, S 100 FT, E 156 FT, S 10 FT, E 156 FT TO POB. .7521A.	X	Dirt Road		<Site Value C>	.50	-1.0	AC M/L	8000	100		8,000
Comments/Influences		Gravel Road		312 Actual Front Feet, 0.72 Total Acres Total Est. Land Value = 8,000							
99 SPLIT 10' FROM 014-00 FOR 00	X	Paved Road									
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2019	4,000	35,800	39,800			26,055C
Rolling	2018	4,000	29,900	33,900			25,445C
Low	2017	4,000	29,000	33,000			24,922C
High	2016	3,800	27,300	31,100			24,700C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
X PRIVATE RD							



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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 360	Type Treated Wood	Year Built: 1992 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 528 % Good: 0 Storage Area: 0 No Conc. Floor: 528			
X	Wood Frame		Drywall Paneled	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 1983	Remodeled 0	Ex	Ord	X	Min	Size of Closets										
Condition: Average		Lg	Ord	X	Small	Doors										
Room List		(5) Floors		Central Air Wood Furnace												
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric			100 Amps Service									
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S							Cls D Blt 1983		
X	Wood/Shingle Aluminum/Vinyl Brick			Ex.	X	Ord.	Min	(11) Heating System: Forced Air w/ Ducts Ground Area = 1140 SF Floor Area = 1140 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73								
	Insulation			No. of Elec. Outlets			Building Areas									
(2) Windows		(7) Excavation		Many			X	Ave.	Few	Stories Exterior Foundation Size Cost New Depr. Cost						
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1140 S.F. Height to Joists: 0.0			(13) Plumbing			1 Story Siding Slab 1,140						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Plumbing						
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Water/Sewer			1000 Gal Septic Water Well, 50 Feet						
X	Gable Hip Flat	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic			Deck			Treated Wood 360						
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Garages			Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)						
Chimney:		Recreation SF Living SF Walkout Doors No Floor SF					Unit-in-Place Cost Items			Appliance Allow. 1 1,243 907						
		Joists: Unsupported Len: Cntr.Sup:					ROOF STRUCT. (SQ FT)			Base Cost 528 12,186 8,896 No Concrete Floor 528 -2,233 -1,630						
							Notes:			Totals: 111,565 81,424						
							ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TC			71,653						

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



Sketch by Ages IVTV

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)		Date	Number	Status				
4919 S DICKERSON RD		School: LAKE CITY - 57020		MISSING PERMIT		03/31/2015	2015-0331	0%				
Owner's Name/Address		P.R.E. 69% 03/13/2015		MAP #:		2019 Est TCV 233,595 TCV/TFA: 36.61						
PARKER TYRRELL J 4919 S DICKERSON ROAD LAKE CITY MI 49651		X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS								
Tax Description		Public Improvements		* Factors *								
. SEC 26 T22N R8W SW 1/4 OF SW 1/4. 40A.		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Gravel Road		Residentia 30 - 65	\$2000	40.00	Acres	2000	100			80,000
1800 SQ FT BARN PRICE FROM PG 204 FV		Paved Road		40.00 Total Acres				Total Est. Land Value =		80,000		
HOUSE/GRG MOVED ON FROM CAD. NOT COMPLETE FOR 00		Storm Sewer		Land Improvement Cost Estimates								
ADD WW SS1 TO CHILD MH FOR 01		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		D/W/P: 4in Ren. Conc.	5.02	504	0	0				
		Sewer		Residential Local Cost Land Improvements								
		Electric		Description	Rate	Size	% Good	Cash Value				
		Gas		LAND IMPROVE 1000	1,000.00	2	95	1,900				
		Curb		Total Estimated Land Improvements True Cash Value =				1,900				
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		X Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		X Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2019	40,000	76,800	116,800			81,746C	
		TPC 12/27/2017 INSPECTED			2018	40,000	70,100	110,100			79,831C	
		TPC 05/18/2015 INSPECTED			2017	40,000	64,700	104,700			78,190C	
		TPC 08/26/2011 INSPECTED			2016	36,000	62,300	98,300			77,493C	

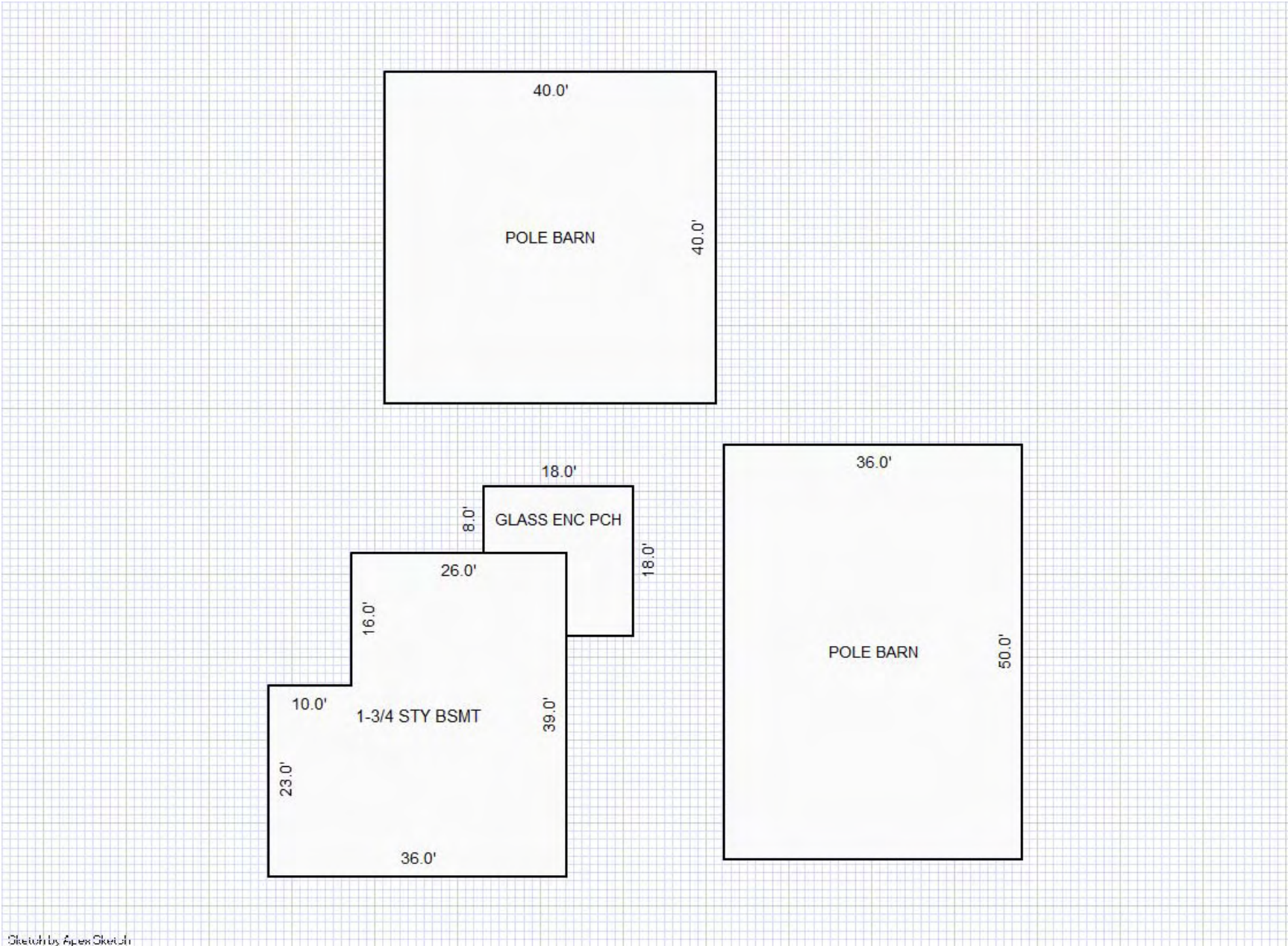


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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 224	Type WGEP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																			
X	Wood Frame		(4) Interior Drywall 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 X No Heating/Cooling																							
Building Style: 1.75S		Trim & Decoration																													
Yr Built 1938	Remodeled 0	Ex	Ord	X	Min	Size of Closets																									
Condition: Poor Part. Construct.: 40%		Lg	Ord	X	Small	Doors																									
Room List		(5) Floors					Central Air Wood Furnace																								
	Basement 1st Floor 2nd Floor 4 Bedrooms	Kitchen: Other: Other:					(12) Electric 100 Amps Service																								
(1) Exterior		(6) Ceilings					No./Qual. of Fixtures																								
X	Wood/Shingle Aluminum/Vinyl Brick	X	Plaster	Ex.	Ord.	X	Min	No. of Elec. Outlets																							
	Insulation	(7) Excavation					Many																								
(2) Windows		Basement: 1244 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0					(13) Plumbing																								
X	Many Avg.	X	Large Avg.				Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor				(14) Water/Sewer																								
X	(3) Roof	(9) Basement Finish					Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																								
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support					Lump Sum Items:																							
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:																													
Chimney:																															
Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls D Blt 1938 (11) Heating System: No Heating/Cooling Ground Area = 1244 SF Floor Area = 2177 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1.75 Story</td> <td>Siding</td> <td>Mich Bsmnt.</td> <td>1,244</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>147,995</td> <td>83,882</td> </tr> </tbody> </table> Other Additions/Adjustments Porches WGEP (1 Story) 224 10,369 5,703 Totals: 158,364 87,101 Notes: 5/18/15 INTERIOR STRIPPING TO STUDS IN PROGRESS. -TIM 3/10/2015MBOR TYRRELL MET WITH ASSESSOR AT THE TOWNSHIP HALL. WITHOUT PERMITS, TH ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 76,649 40% Completed => Est. True Cash Value 2019 =														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.75 Story	Siding	Mich Bsmnt.	1,244			Total:				147,995	83,882
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																										
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Total:				147,995	83,882																										

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Sketch by Apex Sketch

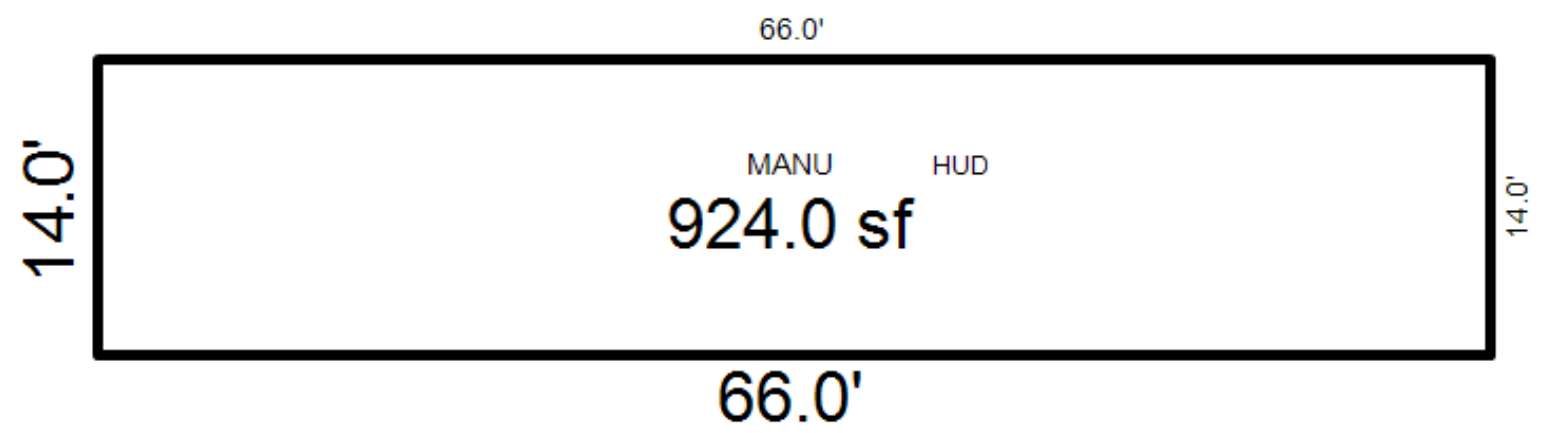
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																							
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 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 40	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:																																																									
	Wood Frame		(4) Interior Drywall Paneled				Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																																													
	Building Style: BOCA/STATE		Trim & Decoration					Central Air Wood Furnace																																																													
	Yr Built 1994 VAC	Remodeled 0	Ex X Ord Min					(12) Electric																																																													
	Condition: Poor		Size of Closets Lg X Ord Small					100 Amps Service																																																													
	Room List		Doors Solid X H.C.																																																																		
	Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors Kitchen: Other: Other:					No./Qual. of Fixtures Ex. X Ord. Min																																																													
	(1) Exterior Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings					No. of Elec. Outlets Many X Ave. Few																																																													
	Insulation		(7) Excavation Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0					(13) Plumbing Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																													
	(2) Windows Many Avg. X Large Avg. Small		(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																																																													
	X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF					Lump Sum Items:																																																													
	(3) Roof Gable Hip Flat		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:																																																																		
	X Asphalt Shingle																																																																				
	Chimney: Metal																																																																				
<p>Cost Est. for Res. Bldg: 2 Single Family BOCA/STATE Cls D-10 Blt 1994                  (11) Heating System: Forced Air w/o Ducts                  Ground Area = 924 SF Floor Area = 924 SF.                  Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75                  Building Areas</p> <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Piers</td> <td>924</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>64,249</td> <td>48,184</td> </tr> <tr> <td colspan="6">Other Additions/Adjustments</td> </tr> <tr> <td colspan="3">Plumbing</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">3 Fixture Bath</td> <td>2</td> <td>4,925</td> <td>3,694</td> </tr> <tr> <td colspan="3">Deck</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">Treated Wood</td> <td>40</td> <td>1,162</td> <td>871</td> </tr> <tr> <td colspan="3">Totals:</td> <td></td> <td>70,336</td> <td>52,749</td> </tr> </tbody> </table> <p>Notes: MANUFACTURED                  ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.600 =&gt; TCv: 31,649</p>																Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Piers	924			Total:				64,249	48,184	Other Additions/Adjustments						Plumbing						3 Fixture Bath			2	4,925	3,694	Deck						Treated Wood			40	1,162	871	Totals:				70,336	52,749
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																																
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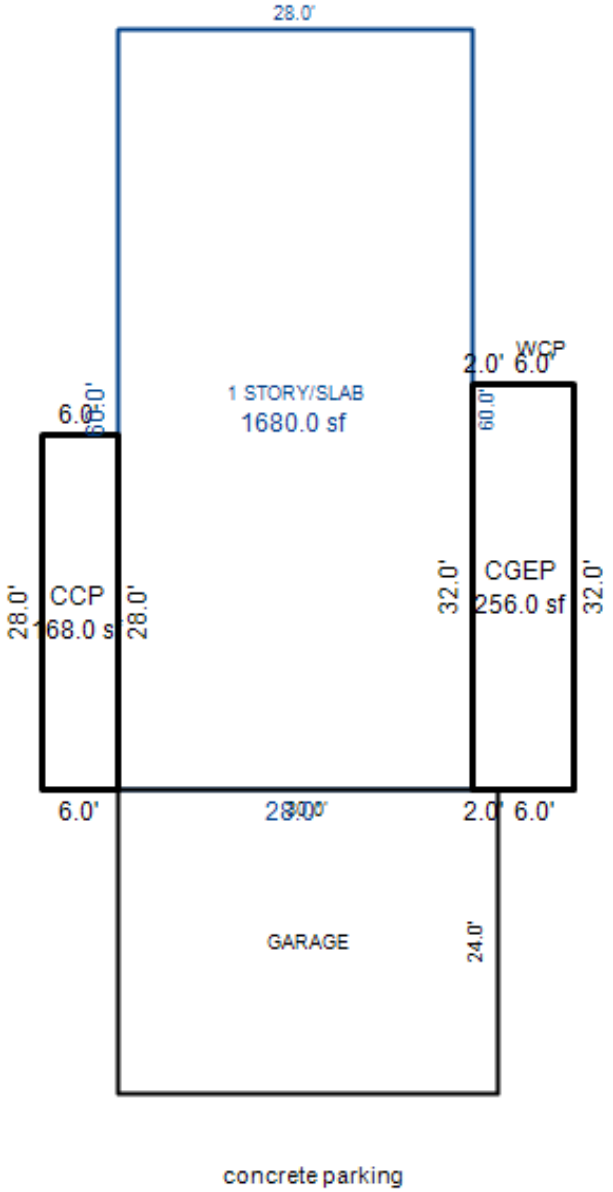
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*





Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 240 168 160	Type CGEP (1 Story) CCP (1 Story) WCP (1 Story)	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 0																		
X	Wood Frame		Drywall Paneled		Plaster Wood T&G																													
Building Style: 1S		Trim & Decoration																																
Yr Built 1969	Remodeled 2001	Ex	X	Ord		Min	Size of Closets																											
Condition: Fair		Lg	X	Ord		Small	Doors		X	Ord		H.C.																						
Room List		(5) Floors		Central Air Wood Furnace			(12) Electric		0		Amps Service																							
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(6) Ceilings			No./Qual. of Fixtures		Ex.		X	Ord.		Min																				
(1) Exterior							No. of Elec. Outlets		Many		X	Ave.		Few																				
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1680 S.F. Height to Joists: 0.0			(13) Plumbing		1	Average Fixture(s)																								
	Insulation	(8) Basement					1		3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																									
(2) Windows		Many Avg.	X	Large Avg.		Small	(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF																									
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		1	Public Water Public Sewer Water Well																								
(3) Roof							1		1000 Gal Septic 2000 Gal Septic																									
X	Gable Hip Flat	Gambrel Mansard Shed					Lump Sum Items:																											
Chimney:																																		
Cost Est. for Res. Bldg: 3 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1680 SF Floor Area = 1680 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55 Building Areas													Cls CD		Blt 1969																			
<table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>1,680</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>135,256</td> <td>74,393</td> </tr> </tbody> </table>													Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Slab	1,680			Total:				135,256	74,393				
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																													
1 Story	Siding	Slab	1,680																															
Total:				135,256	74,393																													
Other Additions/Adjustments Plumbing Average Fixture(s) 1 933 513 Water/Sewer 1000 Gal Septic 1 3,453 1,899 Water Well, 50 Feet 1 1,962 1,079 Porches CGEP (1 Story) 240 9,550 5,252 CCP (1 Story) 168 3,128 1,720 WCP (1 Story) 160 4,704 2,587 Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 720 19,778 10,878 Common Wall: 1 Wall 1 -1,906 -1,048 Door Opener 2 736 405 Built-Ins Appliance Allow. 1 1,467 807 Totals: 179,061 98,485																																		
Notes: RELOCATED IN 1998																																		
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCVC:															86,667																			

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



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Building Type	Barn - General Purpose			
Year Built	1935			
Class/Construction	D,Pole			
Quality/Exterior	Low Cost			
# of Walls, Perimeter	4 Wall, 170			
Height	24			
Heating System	No Heating/Cooling			
Length/Width/Area	50 x 35 = 1750			
Cost New	\$ 33,426			
Phy./Func./Econ. %Good	35/25/100 8.8			
Depreciated Cost	\$ 2,925			
+ Unit-In-Place Items	\$ 0			
Description, Size X Rate X %Good = Cost  Itemized ->  Unit-In-Place ->  Items ->				
E.C.F.	X 0.900			
% Good	35			
Est. True Cash Value	\$ 2,632			
Comments:	DEFERRED MAINTENANCE			
Total Estimated True Cash Value of Agricultural Improvements / This Card: 2632 / All Cards: 2632				

Desc. of Bldg/Section: UNSOUND  
 Calculator Occupancy: Sheds - Arch-Rib (Quonset), Light Commercial

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

Depr. Table : 4%  
 Effective Age : 45  
 Physical %Good: 35  
 Func. %Good : 100  
 Economic %Good: 100

1935 Year Built  
 Remodeled

Overall Bldg Height

Comments:  
 UNSOUND

Construction Cost

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

\*\* \*\* Calculator Cost Data \*\* \*\*  
 Quality: Low Cost  
 Heat#1: No Heating or Cooling 0%  
 Heat#2: No Heating or Cooling 0%  
 Ave. SqFt/Story: 1600  
 Ave. Perimeter  
 Has Elevators:

\*\*\* Basement Info \*\*\*  
 Area:  
 Perimeter:  
 Type:  
 Heat: Hot Water, Radiant Floor

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

\* Sprinkler Info \*  
 Area:  
 Type: Low

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

Class: S Quality: Low Cost  
 Stories: 1 Story Height: 12 Perimeter: 0

Base Rate for Upper Floors = 17.31  
 Adjusted Square Foot Cost for Upper Floors = 17.31

Total Floor Area: 1,600 Base Cost New of Upper Floors = 27,696  
 Reproduction/Replacement Cost = 27,696  
 Eff. Age: 45 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 35 /1 /100/100/0.4  
 Total Depreciated Cost = 97

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 87  
 Replacement Cost/Floor Area= 17.31 Est. TCV/Floor Area= 0.05

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

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SEYER ROBERT & DRENDA (H/	SEYER ROBERT & DRENDA & H	0	12/17/2007	QC	Not Qualified	2007/4373		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
S DICKERSON RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
SEYER ROBERT & DRENDA L (L/E)	MAP #:					
5150 W RHOBY ROAD	2019 Est TCV 12,000					
LAKE CITY MI 49651						

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
SEC 26 T22N R8W N 300 FT OF W 600 FT OF NW 1/4 OF SW 1/44.1322A.				* Factors *							
Comments/Influences				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				40/FF	300.00	600.00	1.0000	1.0000	40	100	12,000
				300 Actual Front Feet, 4.13 Total Acres Total Est. Land Value = 12,000							

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

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2019	6,000	0	6,000			4,594C
Rolling	2018	6,000	0	6,000			4,487C
Low	2017	6,000	0	6,000			4,395C
High	2016	6,000	0	6,000			4,356C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2018	6,000	0	6,000			4,487C
TPC	05/18/2015	INSPECTED	2017	6,000	0	6,000			4,395C
			2016	6,000	0	6,000			4,356C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PROFFER ENTERPRISES LLC	PARKER TYRRELL JAMES	74,000	01/09/2019	WD	Multiple Vacant	2019-00071	PTA	100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
S DICKERSON RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 01/11/2019					
PARKER TYRRELL JAMES 7878 W BLUE RD LAKE CITY MI 49651	MAP #:					
	2019 Est TCV 43,636					

Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
Public Improvements			* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			Residentia 18	-29	@\$2000	21.82 Acres	2000	100	43,636
			21.82 Total Acres Total Est. Land Value =						43,636

Tax Description  
 SEC26 T22N R8W NW1/4 OF SW1/4 EXC W 600 FT THOF 21.8182 A  
 12/2018 SPLIT FROM 026-018-70  
 Comments/Influences  
 12/2018 SPLIT FROM 026-017-70

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

Topography of Site

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	21,800	0	21,800			21,800S
2018	0	0	0			0
2017	0	0	0			0
2016	0	0	0			0

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

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

Owner's Name/Address	MAP #:					
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PROFFER ENTERPRISES LLC 6329 WINDHAM PLACE GRAND BLANC MI 48439	2019 Est TCV 23,912					
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Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS			
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Public Improvements	* Factors *					
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Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
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Residentia 3 - 7 @\$2800	8.54 Acres		2800	100			23,912
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	8.54 Total Acres		Total Est. Land Value =				23,912
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Tax Description	X	Dirt Road					
SEC 26 T22N R8W W 600 FT OF NW 1/4 OF SW 1/4 EXC N 700 FT THOF. 8.5399 A		Gravel Road					
COMBINE ON 12/26/2018 WITH 009-026-018-95		Paved Road					
FORMERLY SEC 26 T22N R8W W 600 FT OF NW 1/4 OF SW 1/4 EXC N 900 FT TH OF 5.785 A	X	Storm Sewer					
SPLIT ON 12/20/2018 TO 009-026-018-65		Sidewalk					
FORMERLY PART OF SEC 26 T22N R8W NW 1/4 OF SW 1/4 EXC N 900 FT OF W 600 FT THOF. 27.6033A.	X	Water					
		Sewer					
		Electric					
		Gas					
		Curb					
		Street Lights					
		Standard Utilities					
		Underground Utils.					

Comments/Influences							
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MOVED ALL BLDGS TO 011-00 FOR 00							
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2018 Lake Township Parcel Map							
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6-018-70;  
-018-65;

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	12,000	0	12,000			8,834C
2018	29,000	0	29,000			22,077C
2017	29,000	0	29,000			21,623C
2016	29,000	0	29,000			21,431C

Who When What  
 TPC 05/06/2018 INSPECTED  
 TPC 12/27/2017 INSPECTED

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FIFTH THIRD BANK*	BIRDWELL ANN	89,910	08/12/2009	OTH	Not Qualified	2009/3247		100.0
BOLLES AMY S & MUSSELMAN	MUSSELMAN FRANK	0	06/19/2007	QC	Not Qualified	2007/2331		0.0
		5,500	05/01/1997	WD	Download	311:158		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
4661 S DICKERSON RD			Addition	09/08/2004	2004-9996	Complete

Owner's Name/Address	MAP #:	2019 Est TCV	TCV/TFA:
BIRDWELL ANN 4661 S DICKERSON ROAD LAKE CITY MI 49651		140,149	86.73

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

Tax Description	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SEC 26 T22N R8W BEG 500 FT S OF NW COR OF SW 1/4 TH S 200 FT E 600 FT N 100 FT W 400 FT N 100 FT W 200 FT TO POB. 1.8365 A.	Dirt Road								
	Gravel Road								
	Paved Road								
	Storm Sewer								
	Sidewalk								
	Water								
	Sewer								
	Electric								
	Gas								
	Curb								
	Street Lights								
	Standard Utilities								
	Underground Utils.								
	167 Actual Front Feet, 1.84 Total Acres		Total Est. Land Value =		5,000		100		5,000

Comments/Influences	Description	Rate	Size	% Good	Cash Value
NEW HOUSE FOR 99 NEW PC GRG FOR 01	D/W/P: 4in Ren. Conc.	5.57	288	94	1,508
	Total Estimated Land Improvements True Cash Value =				1,508

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



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2019	2,500	67,600	70,100			52,143C
			2018	2,500	60,300	62,800			50,921C
			2017	2,500	58,500	61,000			49,874C
			2016	2,500	55,000	57,500			49,430C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 160 120	Type WCP (1 Story) Treated Wood	Year Built: 2001 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame		Drywall Paneled		Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts 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: 12 Floor Area: 1,616 Total Base New : 169,898 Total Depr Cost: 151,865 Estimated T.C.V: 133,641		E.C.F. X 0.880		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			(12) Electric		Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1616 SF Floor Area = 1616 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88		Cls CD Blt 1997					
Yr Built 1997	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures Ex. X Ord. Min			Building Areas						
Condition: Average		Size of Closets		150 Amps Service			(13) Plumbing		Stories Exterior Foundation Size Cost New Depr. Cost *							
Room List		(5) Floors		Kitchen: Other: Other:			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1 Story Siding Crawl Space 576 1 Story Siding Crawl Space 1,040 Total: 135,349 121,460							
Basement 1st Floor 2nd Floor 3 Bedrooms		(6) Ceilings		(7) Excavation Basement: 0 S.F. Crawl: 1616 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Other Additions/Adjustments Plumbing Average Fixture(s) 1 933 821 3 Fixture Bath 1 2,929 2,578 Water/Sewer 1000 Gal Septic 1 3,453 3,039 Water Well, 100 Feet 1 4,280 3,766							
(1) Exterior		X Drywall		(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		Porches Ceramic Tile Floor WCP (1 Story) 160 4,704 4,140 Deck Treated Wood 120 2,185 1,923 Garages Class: CD Exterior: Pole (Unfinished) Base Cost 768 13,862 12,199 Door Opener 2 736 648 Built-Ins Appliance Allow. 1 1,467 1,291		Totals: 169,898 151,865					
X	Wood/Shingle Aluminum/Vinyl Brick			(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:		Notes: ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 133,641							
Insulation																
(2) Windows																
X	Many Avg. X Few	Large Avg. X 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 Flat	Gambrel Mansard Shed														
X	Asphalt Shingle															
Chimney: Metal																

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



Sketch by Apex IVT

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LANGE DAVID E	LANGE DAIVD E	0	11/15/2016	QC	RELATED PARTY	2016-03768	PTA	0.0
WIKOFF MARVIN K	LANGE DAVID E	86,920	10/31/2011	WD	WARRANTY DEED	2011-03360	PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
4611 S DICKERSON RD	School: LAKE CITY - 57020					
	P.R.E. 100% 10/31/2011					
Owner's Name/Address	MAP #:					
LANGE DAVID E 4611 S DICKERSON ROAD LAKE CITY MI 49651	2019 Est TCV 109,994 TCV/TFA: 101.85					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS				2012 COMBINED SITE 018-68				
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SEC 26 T22N R8W A PCL OF LAND BEG 400 FT S OF NW COR OF SW 1/4 OF SEC TH S 100 FT TH E 200 FT TH S 100 FT TH E 400 FT TH N 300 FT TH W 400 FT TH S 100 FT TH W 200 FT TO POB. 3.2139 A	X			40/FF	200.00	600.00	1.0000	1.0000	40	100		8,000
				40/FF	100.00	400.00	1.0000	1.0000	40	100	SURPLUS	4,000
& SEC 26 T22N R8W BEG 300 FT S OF NW COR OF NW 1/4 OF SW 1/4 TH S 100 FT, E 200 FT N 100 FT, W 200 FT TO POB. .4591A. 2012 COMINATION 009-026-018-68	X			300 Actual Front Feet, 3.67 Total Acres				Total Est. Land Value =				12,000
Comments/Influences	X	Public Improvements		Land Improvement Cost Estimates								
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer		Description	Rate	Size	% Good	Cash Value				
2012 COMBINED 009-026-018-68 WITH 019-00	X	Electric Gas		Residential Local Cost Land Improvements								
		Curb Street Lights Standard Utilities Underground Utils.		Description	Rate	Size	% Good	Cash Value				
				LAND IMPROVE 5000				5,000.00		1 95		4,750
				Total Estimated Land Improvements				True Cash Value =				4,750



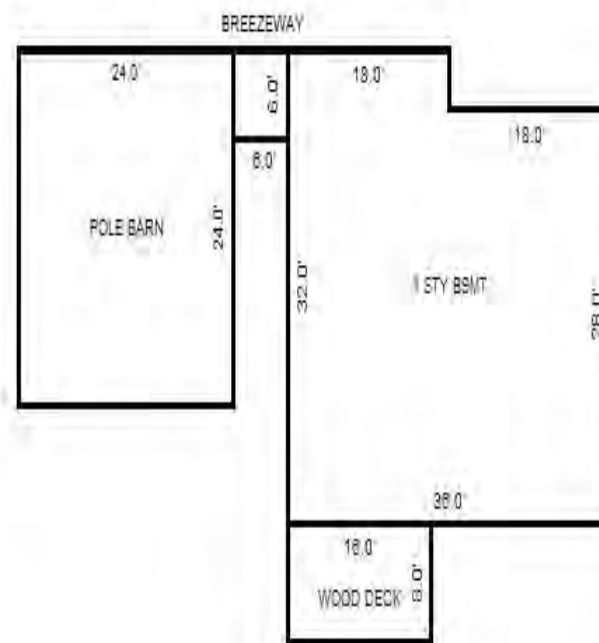
Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	2019	6,000	49,000	55,000			43,141C
	Rolling	2018	6,000	45,900	51,900			42,130C
	Low	2017	6,000	44,500	50,500			41,264C
	High	2016	6,000	42,000	48,000			40,896C
	Landscaped							
	Swamp							
X	Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 128	Type Treated Wood 36 Brzwy, FW	Year Built: 1984 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: 1S		Trim & Decoration														
Yr Built 1977	Remodeled 0	Ex	X	Ord		Min										
Condition: Average		Lg	X	Ord		Small										
Room List		(5) Floors														
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:					(12) Electric									
		0 Amps Service														
		(6) Ceilings														
(1) Exterior		X	Drywall	X	Ex.	Ord.	Min									
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation			No. of Elec. Outlets												
		(7) Excavation														
		Basement: 1080 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0														
(2) Windows		(8) Basement														
X	Many Avg. Few	X	Large Avg. Small													
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor													
		(9) Basement Finish														
		1080	Recreation SF Living SF Walkout Doors No Floor SF													
(3) Roof		(10) Floor Support														
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:	1	Public Water Public Sewer Water Well											
X	Asphalt Shingle			1	1000 Gal Septic 2000 Gal Septic											
Chimney: Metal				Lump Sum Items:												
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 1080 SF Floor Area = 1080 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas										Cls CD		Blt 1977				
Stories Exterior Foundation Size Cost New Depr. Cost																
1 Story Siding Basement 1,080										Total:		114,587 80,209				
Other Additions/Adjustments																
Plumbing																
Average Fixture(s) 1 933 653																
3 Fixture Bath 1 2,929 2,050																
Water/Sewer																
1000 Gal Septic 1 3,453 2,417																
Water Well, 50 Feet 1 1,962 1,373																
Deck																
Treated Wood 128 2,292 1,604																
Garages																
Class: CD Exterior: Pole (Unfinished)																
Base Cost 576 11,267 7,887																
Built-Ins																
Appliance Allow. 1 1,467 1,027																
Breezeways																
Frame Wall 36 1,638 1,147																
Recreation Room 1080 15,185 7,592																
Totals: 155,713 105,959																
Notes:																
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCVC:												93,244				

\*\*\* 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.
BROWN JOHN	NEWELL NATHAN T & JAMIE T	26,000	10/19/2018	WD	FAMILY SALE	2018-03386	PTA	100.0
SALAZAR PATRICIA	BROWN JOHN	0	10/31/2017	QC	CERTIFICATE OF DEATH	2018-00369	PTA	0.0
SALAZAR PATRICIA	SALAZAR PATRICIA	1	03/15/2017	WD	FAMILY SALE	2018-00369	PTA	0.0
SALAZAR REYMUNDO ESTATE	SALAZAR PATRICIA	0	01/25/2017	WD	PROBATE COURT	2018-00368		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status			
W BLUE RD									
School: LAKE CITY - 57020									
P.R.E. 100% 12/06/2018									
Owner's Name/Address	MAP #:								
NEWELL NATHAN T & JAMIE T TRUST 7140 W BLUE RD LAKE CITY MI 49651	2019 Est TCV 33,326 TCV/TFA: 25.25								
	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
	Public Improvements		* Factors *						
	X		Description	Frontage	Depth	Rate %Adj. Reason Value			
			Residentia 8 - 17 @\$2000	10.05 Acres	2000	100 20,100			
			10.05 Total Acres			Total Est. Land Value =	20,100		
Tax Description	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer							
SEC 26 T22N R8W PCL A OF SURVEY RECORDED IN LIBER S-1 PGS 479-482 INCL. 10.05 A. Comments/Influences	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.							
ADD'D FV MH FOR 94 (WINDSOR)		Topography of Site							
	X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain Private Road	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
	X		2019	10,100	6,600	16,700			16,700S
			2018	10,600	6,800	17,400	17,400D		15,394C
			2017	10,600	6,800	17,400			15,078C
			2016	10,600	7,500	18,100			14,944C

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
TPC	09/18/2018	INSPECTED	2018	10,600	6,800	17,400	17,400D		15,394C
			2017	10,600	6,800	17,400			15,078C
			2016	10,600	7,500	18,100			14,944C

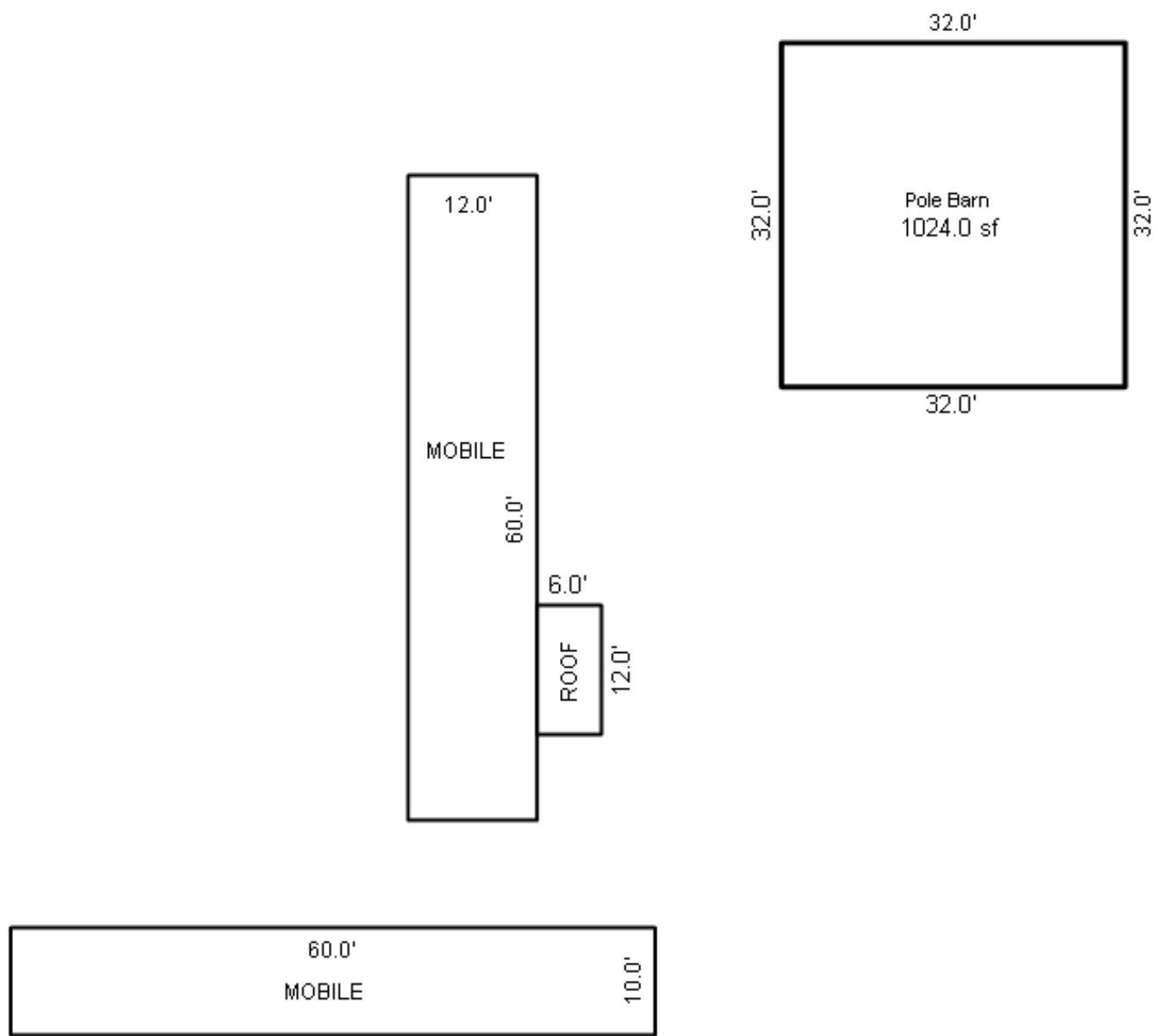
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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 72	Type Roof Cover Onl	Year Built: 1986 Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 1024 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	Drywall Paneled	Plaster Wood T&G	X	Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump			Class: Low Effec. Age: 40 Floor Area: Total Base New : 49,113 Total Depr Cost: 17,188 Estimated T.C.V: 8,594			E.C.F. X 0.500		Bsmnt Garage:				
Building Style: HUD		Trim & Decoration		(12) Electric			Cost Est. for Res. Bldg: 1 Mobile Home HUD			Cls Low		Blt 1972					
Yr Built 1972	Remodeled 0	Ex	X Ord	Min	0 Amps Service			Ground Area = 720 SF Floor Area = 720 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35			Total: 28,275		9,896				
Condition: Average		Lg	X Ord	Small	(13) Plumbing			Building Areas			Cost New		Depr. Cost				
Room List		(5) Floors		No./Qual. of Fixtures			Type			Size		Total:		Total: 14,838			
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		X Ex. Ord. Min			Main Home Siding			720		3,235		1,132			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Other Additions/Adjustments			Total:		1,895		663			
X	Wood/Shingle Aluminum/Vinyl Brick	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few			Water/Sewer			1024		14,838		5,193			
	Insulation	(8) Basement		(14) Water/Sewer			Deck w/Roof (Roof portion)			72		870		304			
X	Many Avg. X Few	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Garages Class: D Exterior: Pole (Unfinished) Base Cost			1024		14,838		5,193			
(2) Windows		(9) Basement Finish		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes: ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV: 8,594			Totals:		49,113		17,188			
X	Avg. X Few	Recreation SF Living SF Walkout Doors No Floor SF		Lump Sum Items:													
(3) Roof		(10) Floor Support															
X	Gable Hip Flat	Joists: Unsupported Len: Cntr.Sup:															
X	Asphalt Shingle																
Chimney: Metal																	

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





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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough		Gas	Oil	Elec.	Appliance Allow.			Interior 1 Story			Area	Type	Year Built:	
	Mobile Home	Insulation		Wood	Coal	Steam	Cook Top			Interior 2 Story					Car Capacity:	
	Town Home	0	Front Overhang	X Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump			Dishwasher			2nd/Same Stack			Class:			
	Duplex	0	Other Overhang				Garbage Disposal			Bath Heater			Two Sided			Exterior:
	A-Frame	(4) Interior		Central Air Wood Furnace			Vent Fan			Exterior 1 Story			Exterior Ven.:			
	Wood Frame	Drywall	Plaster				Hot Tub			Exterior 2 Story			Stone Ven.:			
	HUD	Paneled	Wood T&G	(12) Electric			Unvented Hood			Prefab 1 Story			Common Wall:			
	Building Style:	Trim & Decoration		0 Amps Service			Vented Hood			Prefab 2 Story			Foundation:			
	HUD	Ex	Ord	Min	0			Intercom			Heat Circulator			Finished ?		
	Yr Built	Size of Closets		Jacuzzi Tub				Raised Hearth			Wood Stove			Auto. Doors:		
	Remodeled	Lg	Ord	Small	0			Jacuzzi repl.Tub			Direct-Vented Ga			Mech. Doors:		
	1972	Doors		H.C.				Oven			Class: Low			Area:		
	Condition: Average	Solid		No./Qual. of Fixtures			Microwave			Effec. Age: 40			% Good:			
	Room List	H.C.		Ex. Ord. Min			Standard Range			Floor Area:			Storage Area:			
	Basement	Kitchen:		No. of Elec. Outlets			Self Clean Range			Total Base New : 26,467			No Conc. Floor:			
	1st Floor	Other:		Many Ave. Few			Sauna			Total Depr Cost: 9,263			Bsmnt Garage:			
	2nd Floor	Other:		(13) Plumbing			Trash Compactor			Estimated T.C.V: 4,632			Carport Area:			
	Bedrooms	(6) Ceilings		Average Fixture(s)			Central Vacuum			E.C.F. X 0.500			Roof:			
	(1) Exterior	Basement: 0 S.F.		1			Security System			Cls Low			Blt 1972			
	Wood/Shingle	Crawl: 0 S.F.		3 Fixture Bath			Cost Est. for Res. Bldg: 2 Mobile Home HUD			Bldg: 2 Mobile Home HUD						
	Aluminum/Vinyl	Slab: 0 S.F.		2 Fixture Bath			(11) Heating System: Wall Furnace			Ground Area = 600 SF			Floor Area = 600 SF.			
	Brick	Height to Joists: 0.0		Softener, Auto			Ground Area = 600 SF			Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35						
	Insulation	(8) Basement		Softener, Manual			Building Areas			Type						
	(2) Windows	Conc. Block		Solar Water Heat			Type			Ext. Walls			Roof/Fnd.			
	Many Avg. Few	Poured Conc.		No Plumbing			Main Home			Ribbed			Metal			
	Large Avg. Small	Stone		Extra Toilet			Other Additions/Adjustments			Size			Cost New			
	Wood Sash	Treated Wood		Extra Sink			Notes:			600			Depr. Cost			
	Metal Sash	Concrete Floor		Separate Shower			ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.500 => TCY:			Total:			9,263			
	Vinyl Sash	(9) Basement Finish		Ceramic Tile Floor						Totals:			26,467			
	Double Hung	Recreation SF		Ceramic Tile Wains									9,263			
	Horiz. Slide	Living SF		Ceramic Tub Alcove												
	Double Glass	Walkout Doors		Vent Fan												
	Storms & Screens	No Floor SF		(14) Water/Sewer												
	(3) Roof	(10) Floor Support		Public Water												
	Gable	Joists:		Public Sewer												
	Hip	Unsupported Len:		Water Well												
	Flat	Cntr.Sup:		1000 Gal Septic												
	Asphalt Shingle	Lump Sum Items:		2000 Gal Septic												
	Chimney:															

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MANEKE KEITH G & GLENNA J	NEWELL NATHAN & JAMIE	22,000	10/10/2014	WD	WARRANTY DEED	2014-03461	PTA	100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
W BLUE RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 10/31/2014					
NEWELL NATHAN & JAMIE 7140 W BLUE RD LAKE CITY MI 49651	MAP #: 2019 Est TCV 20,020					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS				
				Description	Frontage	Depth	Front Depth	Rate %Adj.
. SEC 26 T22N R8W PCL B OF SURVEY RECORDED IN LIBER S-1 PGS 479-482 INCL. 10.01 A.	X			Residentia 8 - 17 @\$2000	10.01 Acres	2000	100	20,020
Comments/Influences	X			10.01 Total Acres Total Est. Land Value = 20,020				

Comments/Influences

- X 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
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- X Flood Plain
- X PRIVATE RD



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	10,000	0	10,000			9,931C
2018	10,000	0	10,000			9,699C
2017	9,500	0	9,500			9,500S
2016	10,500	0	10,500			10,500S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		23,500	03/01/2003	WD	Download	03-0:1322		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7140 W BLUE RD			VIOLATION LETTER	10/26/2017	2017-9997	100%
Owner's Name/Address	P.R.E. 100% 03/01/2004		New House	08/19/2003	20030296	Complete
NEWELL NATHAN 7140 W BLUE RD LAKE CITY MI 49651	MAP #:					
	2019 Est TCV 200,089 TCV/TFA: 166.74					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS				
				Description	Frontage	Depth	Front Depth	Rate %Adj. Reason
. SEC 26 T22N R8W PCL C OF SURVEY RECORDED IN LIBER S-1 PGS 479-482 INCL. 10.01 A.				Residentia 8 - 17 @\$2000	10.01 Acres		2000 100	20,020
Comments/Influences				10.01 Total Acres Total Est. Land Value =				20,020

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

Comments/Influences	X	Topography of Site	Residential Local Cost Land Improvements				
			Description	Rate	Size % Good	Cash Value	
			LAND IMPROVE 2500	2,500.00	1 97	2,425	
			Total Estimated Land Improvements True Cash Value =				2,425

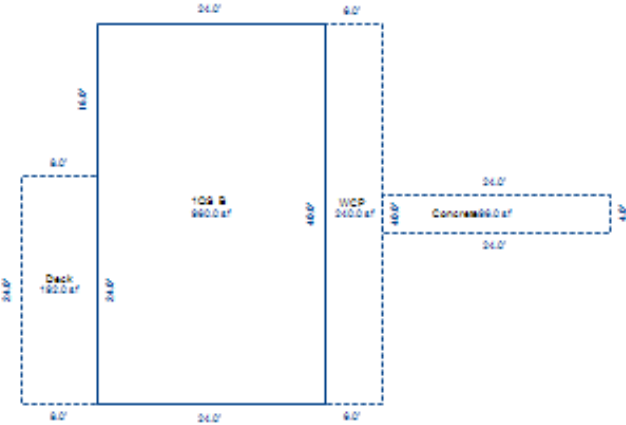
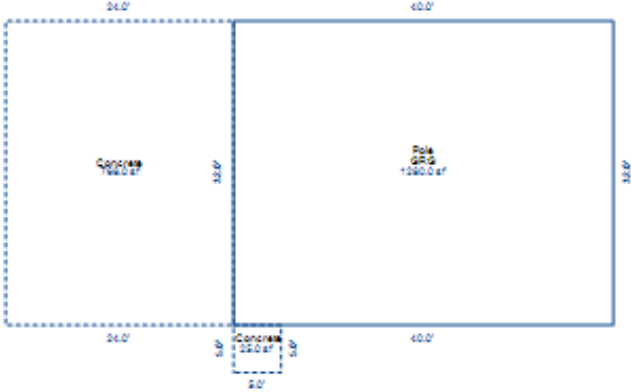
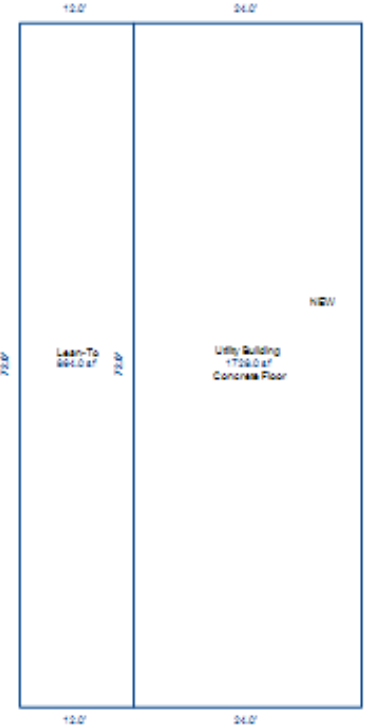
Comments/Influences	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Rolling	2019	10,000	90,000	100,000			78,152C
		Low	2018	10,500	83,800	94,300			76,321C
		High	2017	10,500	66,600	77,100			59,962C
		Landscaped	2016	10,500	62,700	73,200			59,428C
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
		PRIVATE RD							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 240 192 864	Type WCP (1 Story) Treated Wood Roof Cover Onl	Year Built: 2009 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 1280 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: 1.25S		Trim & Decoration		Central Air Wood Furnace			Class: C +5 Effec. Age: 10 Floor Area: 1,200 Total Base New : 224,303 Total Depr Cost: 201,868 Estimated T.C.V: 177,644			E.C.F. X 0.880		Bsmnt Garage: Carport Area: Roof:				
Yr Built 2003	Remodeled 0	Ex	X	Ord		Min	(12) Electric 200 Amps Service									
Condition: Average		Lg	X	Ord		Small	No./Qual. of Fixtures Ex. X Ord. Min									
Room List		(5) Floors		No. of Elec. Outlets Many X Ave. Few			(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Other:		(6) Ceilings X Drywall			(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic									
(1) Exterior		(7) Excavation		Lump Sum Items:			Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Forced Air w/ Ducts Ground Area = 960 SF Floor Area = 1200 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.25 Story Siding Basement 960 Total: 132,252 119,024									
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	Basement: 960 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Other Additions/Adjustments Basement, Outside Entrance, Below Grade Plumbing Average Fixture(s) 1 1,120 1,008 3 Fixture Bath 1 3,525 3,172 Water/Sewer 1000 Gal Septic 1 3,691 3,322 Water Well, 100 Feet 1 4,407 3,966 Porches WCP (1 Story) 240 6,773 6,096 Deck Treated Wood 192 3,057 2,751 w/Roof (Roof portion) 864 9,945 8,950 Garages Class: C Exterior: Pole (Unfinished) Door Opener 1 415 373 Base Cost 1280 23,437 21,093 Class: C Exterior: Pole (Unfinished) Base Cost 1728 31,640 28,476 Built-Ins Appliance Allow. 1 2,099 1,889 Totals: 224,303 201,868												
(2) Windows		(8) Basement		Class: C Exterior: Pole (Unfinished) Base Cost 1728 31,640 28,476												
X	Many Avg. X Few	X Large Avg. Small		X Concrete Floor			Totals: 224,303 201,868									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		(9) Basement Finish 1 Recreation SF Living SF Walkout Doors No Floor SF			Garages Class: C Exterior: Pole (Unfinished) Base Cost 1728 31,640 28,476									
X	Double Glass Patio Doors Storms & Screens	1 Recreation SF Living SF Walkout Doors No Floor SF		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			Built-Ins Appliance Allow. 1 2,099 1,889									
(3) Roof		(10) Floor Support		Lump Sum Items:			Totals: 224,303 201,868									
X	Gable Hip Flat	Gambrel Mansard Shed		Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic			Totals: 224,303 201,868									
X	Asphalt Shingle			Lump Sum Items:			Totals: 224,303 201,868									
Chimney:				Lump Sum Items:			Totals: 224,303 201,868									

<<<< 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.
QUILLIAM DAVID C & CATHER	NEWELL LYNN & EILEEN	30,000	10/22/2004	WD	Arms Length	04-0/4413		100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
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W BLUE RD	School: LAKE CITY - 57020					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:					
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NEWELL LYNN & EILEEN 5383 DICKERSON RD LAKE CITY MI 49651	2019 Est TCV 20,020					
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Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS			
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Public Improvements	* Factors *					
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Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
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Residentia 8 - 17 @\$2000	10.01 Acres		2000	100			20,020
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	10.01 Total Acres		Total Est. Land Value =				20,020
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Tax Description	X	Dirt Road					
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SEC 26 T22N R8W PCL D OF SURVEY RECORDED		Gravel Road					
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IN LIBER S-1 PGS 479-482 INCL. 10.01 A.		Paved Road					
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Comments/Influences		Storm Sewer					
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		Sidewalk					
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		Water					
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		Sewer					
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	X	Electric					
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		Gas					
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		Curb					
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		Street Lights					
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		Standard Utilities					
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		Underground Utils.					
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		Topography of Site					
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		Level					
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	X	Rolling					
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		Low					
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	X	High					
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		Landscaped					
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		Swamp					
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		Wooded					
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		Pond					
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		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	2019	10,000	0	10,000			9,931C
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TPC 12/27/2017 INSPECTED			2018	10,000	0	10,000			9,699C
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TPC 11/06/2017 INSPECTED			2017	9,500	0	9,500			9,500S
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			2016	10,500	0	10,500			10,500S
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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		
7200 W BLUE RD		School: LAKE CITY - 57020								
Owner's Name/Address		P.R.E. 100% 07/22/1994								
MOORE PATRICIA J 7200 W BLUE ROAD LAKE CITY MI 49651		MAP #:		2019 Est TCV 144,261 TCV/TFA: 73.08						
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
. SEC 26 T22N R8W PCL E OF SURVEY RECORDED IN LIBER S-2 PG65. 10.1A.		Public Improvements		* Factors *						
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
		Gravel Road		Residentia 8 - 17 @\$2000	10.01 Acres	2000	100		20,020	
		Paved Road		10.01 Total Acres				Total Est. Land Value =	20,020	
		Storm Sewer		Land Improvement Cost Estimates						
		Sidewalk		Description	Rate	Size	% Good	Cash Value		
		Water		Residential Local Cost Land Improvements						
		Sewer		Description	Rate	Size	% Good	Cash Value		
		X Electric		LAND IMPROVE 1000	1,000.00	1	95	950		
		Gas		Total Estimated Land Improvements True Cash Value =				950		
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
		Topography of Site								
		Level								
		X Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		X Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		X Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		PRIVATE RD		2019	10,000	62,100	72,100			60,069C
		TPC 12/27/2017 INSPECTED		2018	10,000	57,400	67,400			58,662C
		TPC 11/06/2017 INSPECTED		2017	9,500	58,300	67,800			57,456C
				2016	10,500	57,800	68,300			56,944C



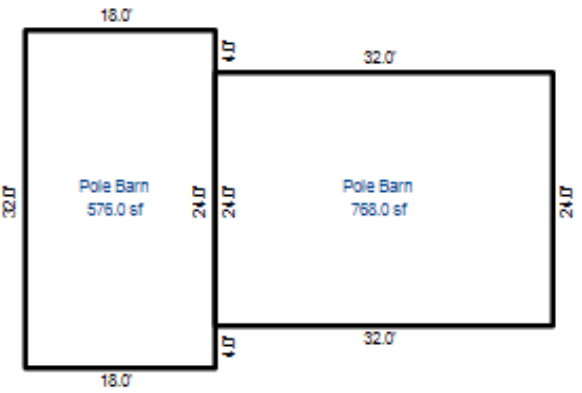
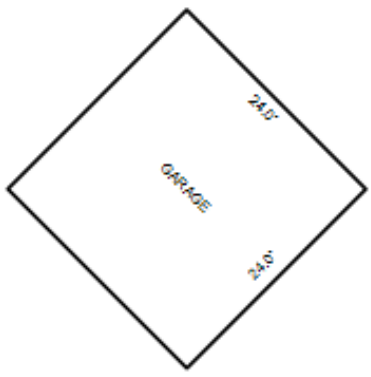
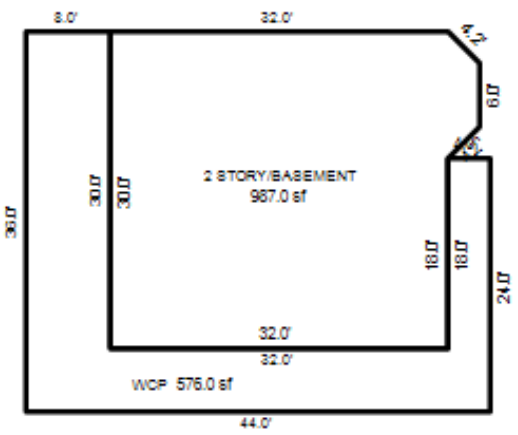
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 572	Type WCP (1 Story)	Year Built: 1988 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G															
Building Style: 2S		Trim & Decoration																		
Yr Built 1979	Remodeled 0	Ex	X	Ord		Min	Size of Closets													
Condition: Average		Lg	X	Ord		Small	Doors			X	Ord		H.C.							
Room List		(5) Floors																		
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:					(12) Electric													
		200		Amps Service																
		(6) Ceilings																		
X	(1) Exterior Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall				Ex.	X	Ord.		Min									
		No. of Elec. Outlets																		
		Many	X	Ave.		Few	(13) Plumbing													
		(7) Excavation																		
		Basement: 987 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0																		
		(8) Basement																		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor																	
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish																		
		Recreation	SF																	
		Living	SF																	
		Walkout Doors	SF																	
		No Floor	SF																	
(3) Roof		(10) Floor Support																		
	Gable Hip Flat	X	Gambrel Mansard Shed																	
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:																		
		1	Public Water																	
		1	Public Sewer																	
		1	Water Well																	
		1	1000 Gal Septic																	
		1	2000 Gal Septic																	
		Lump Sum Items:																		
Chimney:																				
										Cost Est. for Res. Bldg: 1 Single Family 2S (11) Heating System: Forced Air w/ Ducts Ground Area = 987 SF Floor Area = 1974 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=62/100/100/100/62			Cls CD Blt 1979							
										Building Areas										
										Stories	Exterior	Foundation	Size	Cost New	Depr. Cost					
										2 Story	Siding	Basement	987							
										Other Additions/Adjustments										
										Exterior										
										Brick Veneer			120	1,440	893					
										Plumbing										
										Average Fixture(s)			1	933	578					
										3 Fixture Bath			1	2,929	1,816					
										Water/Sewer										
										1000 Gal Septic			1	3,453	2,141					
										Water Well, 50 Feet			1	1,962	1,216					
										Porches										
										WCP (1 Story)			572	12,613	7,820					
										Garages										
										Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)										
										Base Cost			576	15,022	9,314					
										Class: D Exterior: Pole (Unfinished)										
										Base Cost			1344	19,475	12,074					
										Built-Ins										
										Appliance Allow.			1	1,467	910					
										Fireplaces										
										Exterior 2 Story			1	5,350	3,317					
										Totals:			225,974		140,103					
										Notes:										
										ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV:			123,291							

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



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

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

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
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S BLUE RD	School: LAKE CITY - 57020					
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	P.R.E. 100% 07/22/1994					
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Owner's Name/Address	MAP #:
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MOORE PATRICIA J 7200 W BLUE ROAD LAKE CITY MI 49651	2019 Est TCV 13,200
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Improved	X	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES			
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Public Improvements	* Factors *					
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Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
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GRAGE C 40/FF	330.00	594.00	1.0000	1.0000	40	100	13,200
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330 Actual Front Feet, 4.50 Total Acres							Total Est. Land Value =	13,200
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Tax Description	X	Value
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. SEC 26 T22N R8W PCL F OF SURVEY RECORDED IN LIBER S-2 PG65. 4.5A.	X	
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Comments/Influences	X	Value
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	X	
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	X	
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	X	
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	X	
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	X	
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Missaukee, Michigan

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)		Date	Number	Status				
7110 W BLUE RD		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 100% 05/06/1997										
QUILLIAM DAVID C & CATHERINE G 7110 W BLUE RD LAKE CITY MI 49651		MAP #:		2019 Est TCV 253,932 TCV/TFA: 155.60								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS								
SEC 26 T22N R8W PCL G OF SURVEY RECORDED IN LIBER S-1 PGS 479-482 INCL. 10.01 A.		Public Improvements		* Factors *								
Comments/Influences		X Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X Gravel Road		Residentia 8 - 17	@\$2000	10.01	Acres	2000	100			20,020
		X Paved Road		10.01 Total Acres					Total Est. Land Value =	20,020		
		X Storm Sewer		Land Improvement Cost Estimates								
		X Sidewalk		Description	Rate	Size	% Good	Cash Value				
		X Water		D/W/P: 4in Concrete	6.18	450	0	0				
		X Sewer		Residential Local Cost Land Improvements								
		X Electric		Description	Rate	Size	% Good	Cash Value				
		X Gas		LAND IMPROVE 1000	1,000.00	1	95	950				
		X Curb		Total Estimated Land Improvements True Cash Value = 950								
		X Street Lights										
		X Standard Utilities										
		X Underground Utils.										
		Topography of Site										
		Level										
		X Rolling										
		X Low										
		X High										
		X Landscaped										
		X Swamp										
		X Wooded										
		X Pond										
		X Waterfront										
		X Ravine										
		X Wetland										
		X Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X PRIVATE RD		2019	10,000	117,000	127,000			91,851C		
		TPC 12/27/2017 INSPECTED		2018	10,000	101,700	111,700			89,699C		
				2017	9,500	96,900	106,400			87,855C		
				2016	10,500	91,200	101,700			87,072C		

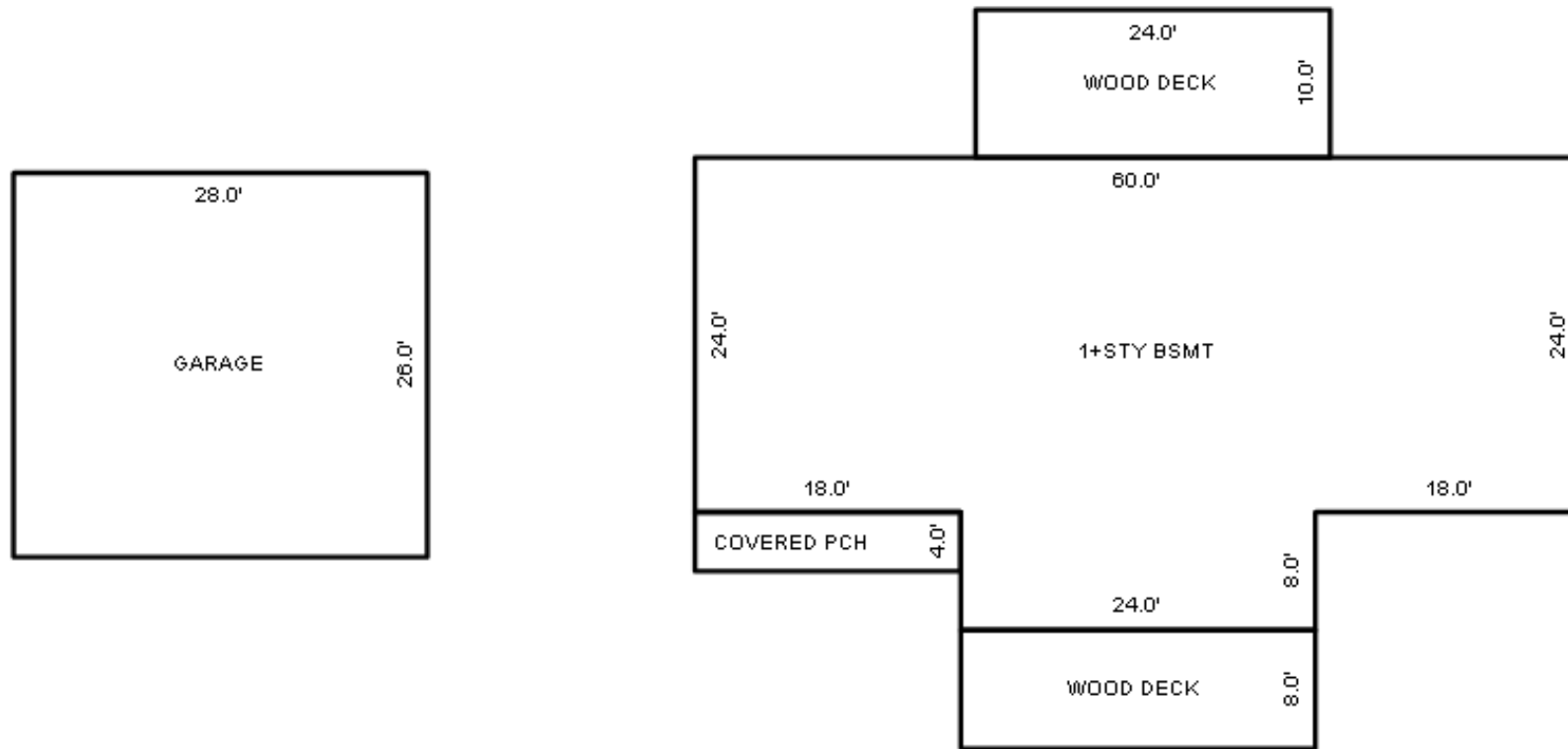


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 72 192 240	Type CCP (1 Story) Treated Wood Treated Wood	Year Built: 1996 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 728 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G														
Building Style: 1+S		Trim & Decoration																	
Yr Built 1996	Remodeled 0	X	Ex		Ord		Min												
Condition: Average		X	Lg		Ord		Small												
Room List		(5) Floors																	
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:					(12) Electric												
		200		Amps Service															
		(6) Ceilings		No./Qual. of Fixtures															
(1) Exterior		X	Drywall							Cost Est. for Res. Bldg: 1 Single Family 1+S			Cls BC		Blt 1996				
X		Wood/Shingle Aluminum/Vinyl Brick			Ex.	X	Ord.		Min	(11) Heating System: Forced Air w/ Ducts									
		Insulation		No. of Elec. Outlets						Ground Area = 1632 SF Floor Area = 1632 SF.									
(2) Windows						X	Ave.		Few	Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88									
X	Many Avg. Few	X	Large Avg. Small	(7) Excavation			(13) Plumbing			Building Areas									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement		Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor			1	Average Fixture(s)	Stories Exterior Foundation			Size		Cost New		Depr. Cost				
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Basement: 1632 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			2	3 Fixture Bath	1+ Story Siding Basement			1,632		233,254		205,264			
(3) Roof				(8) Basement			1	2 Fixture Bath	Other Additions/Adjustments										
X	Gable Hip Flat			Recreation SF Living SF Walkout Doors No Floor SF				Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	Plumbing										
X	Asphalt Shingle	(10) Floor Support						3 Fixture Bath	Average Fixture(s)			1		1,649		1,451			
Chimney: Metal				Joists: Unsupported Len: Cntr.Sup:				Softener, Auto Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	Water/Sewer			1		5,184		4,562			
				1 1000 Gal Septic 1 2000 Gal Septic				2 Fixture Bath	Porches			1		3,473		3,056			
				Lump Sum Items:				Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	Deck			1		4,277		3,764			
								Water Well	Garages			1		4,739		4,170			
								1000 Gal Septic	CCP (1 Story)			72		2,029		1,786			
								2000 Gal Septic	Treated Wood			192		3,256		2,865			
									Treated Wood			240		3,761		3,310			
									Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)										
									Base Cost			728		28,683		25,241			
									Door Opener			2		1,037		913			
									Built-Ins										
									Appliance Allow.			1		3,016		2,654			
									Fireplaces										
									Exterior 1 Story			1		6,471		5,694			
									Totals:			300,829		264,730					
									<<<<< 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.			
Property Address		Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)		Date	Number	Status			
W BLUE RD		School: LAKE CITY - 57020									
Owner's Name/Address		P.R.E. 100% 07/22/1994									
DELBELLO FLOYD L & JAN M 7100 W BLUE RD LAKE CITY MI 49651		MAP #:		2019 Est TCV 13,200							
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES						
. SEC 26 T22N R8W PCL H OF SURVEY RECORDED IN LIBER S-2 PG65. 4.5A. Comments/Influences		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		GRAGE C 40/FF		330.00	594.00	1.0000	1.0000	40 100	13,200
		Paved Road		330 Actual Front Feet, 4.50 Total Acres		Total Est. Land Value =				13,200	
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		X	Electric								
		X	Gas								
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		X	Level	2019	6,600	0	6,600			4,052C	
		X	Rolling	2018	6,600	0	6,600			3,958C	
		X	Low	2017	6,600	0	6,600			3,877C	
		X	High	2016	6,600	0	6,600			3,843C	
		Landscaped									
		Swamp									
		X	Wooded								
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Who	When	What							
		TPC	12/27/2017	INSPECTED							
		TPC	11/06/2017	INSPECTED							
		TPC	06/10/2013	INSPECTED							



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: 401 RESIDENTIAL-I		Zoning:	Building Permit(s)	Date	Number	Status			
7100 W BLUE RD		School: LAKE CITY - 57020		P.R.E. 100% 07/22/1994							
Owner's Name/Address		MAP #:		2019 Est TCV 138,972 TCV/TFA: 100.70							
DELBELLO FLOYD L 7100 W BLUE RD LAKE CITY MI 49651		X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES							
Tax Description		Public Improvements		* Factors *							
. SEC 26 T22N R8W PCL I OF SURVEY RECORDED IN LIBER S-1 PGS 479-482 INCL. 4.35 A.		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Comments/Influences		Gravel Road		GRAGE C 40/FF 330.00 574.20 1.0000 1.0000 40 100 13,200							
		Paved Road		330 Actual Front Feet, 4.35 Total Acres Total Est. Land Value = 13,200							
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description	Rate	Size	% Good	Cash Value			
		Water		D/W/P: 3.5 Concrete 5.00 320 50 800							
		Sewer		Wood Frame 19.35 180 50 1,741							
		Electric		Total Estimated Land Improvements True Cash Value = 2,541							
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		X Rolling									
		Low									
		X High									
		Landscaped									
		Swamp									
		X Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
Who		When	What	2019	6,600	62,900	69,500				53,855C
TPC 12/27/2017 INSPECTED				2018	6,600	57,200	63,800				52,593C
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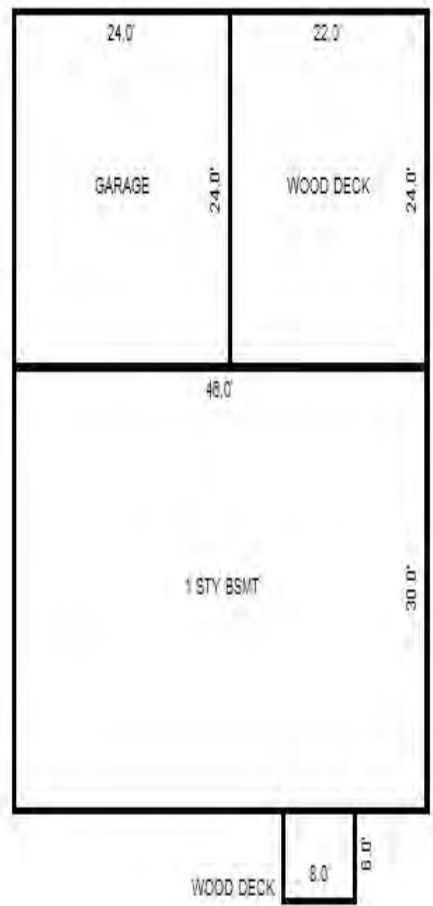


\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



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 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 528 48	Type Treated Wood Treated Wood	Year Built: 1986 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	X	Drywall Plaster X Paneled Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: 1S		Trim & Decoration														
Yr Built 1985	Remodeled 0	Ex	X	Ord		Min	Size of Closets									
Condition: Average		Lg	X	Ord		Small	Doors		X	Ord		H.C.				
Room List		(5) Floors		Central Air Wood Furnace												
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric												
		(6) Ceilings		No./Qual. of Fixtures												
(1) Exterior	X	Drywall		Ex.	X	Ord.		Min								
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets												
	Insulation	(7) Excavation		Many			X	Ave.		Few						
(2) Windows	X	Many Avg. Few	X	Large Avg. Small	Basement: 1380 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		1400			Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer							
(3) Roof	X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support			Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic									
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:												
Chimney: Metal																
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1380 SF Floor Area = 1380 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73 Building Areas										Cls C -5 Blt 1985						
Stories Exterior Foundation Size Cost New Depr. Cost																
1 Story Siding Basement 1,380										Total:		144,757 105,659				
Other Additions/Adjustments																
Plumbing																
Average Fixture(s)										1		1,120 818				
2 Fixture Bath										1		2,359 1,722				
Water/Sewer																
1000 Gal Septic										1		3,691 2,694				
Water Well, 100 Feet										1		4,407 3,217				
Deck																
Treated Wood										528		5,940 4,336				
Treated Wood										48		1,313 958				
Garages																
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)																
Base Cost										576		18,824 13,742				
Common Wall: 1 Wall										1		-2,038 -1,488				
Door Opener										1		415 303				
Built-Ins																
Appliance Allow.										1		2,099 1,532				
Fireplaces																
Exterior 1 Story										1		4,942 3,608				
Recreation Room										400		5,868 2,934				
Totals:										193,697		140,035				
Notes:																
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TC												123,231				

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



Sketch by Apex IV™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BLAIR RUBY E ESTATE	TRAVELBEE JOYCE M & BALDW	0	07/25/2017	WD	PROBATE COURT	2017-02366		0.0
BLAIR RUBY E	TRAVELBEE JOYCE M & BALDW	0	05/15/2013	CD	CERTIFICATE OF DEATH	WWW.TRIBUTES.C		33.0
BLAIR RUBY	BLAIR RUBY E & TRAVELBEE	1	11/18/2006	QC	QUIT CLAIM	2013-01834 QD	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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7026 W BLUE RD	School: LAKE CITY - 57020					
	P.R.E. 100% 07/22/1994					

Owner's Name/Address	MAP #:
TRAVELBEE JOYCE M & BALDWIN LOIS E 7026 W BLUE RD LAKE CITY MI 49651	2019 Est TCV 141,128 TCV/TFA: 101.39

X	Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES			
Public Improvements			* Factors *			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value

	GRAGE C 40/FF	330.00	574.20	1.0000	1.0000	40 100	13,200
	330 Actual Front Feet, 4.35 Total Acres					Total Est. Land Value =	13,200

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

Comments/Influences	Description	Rate	Size % Good	Cash Value
	LAND IMPROVE 1000	1,000.00	1 95	950
	Total Estimated Land Improvements True Cash Value =			950

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



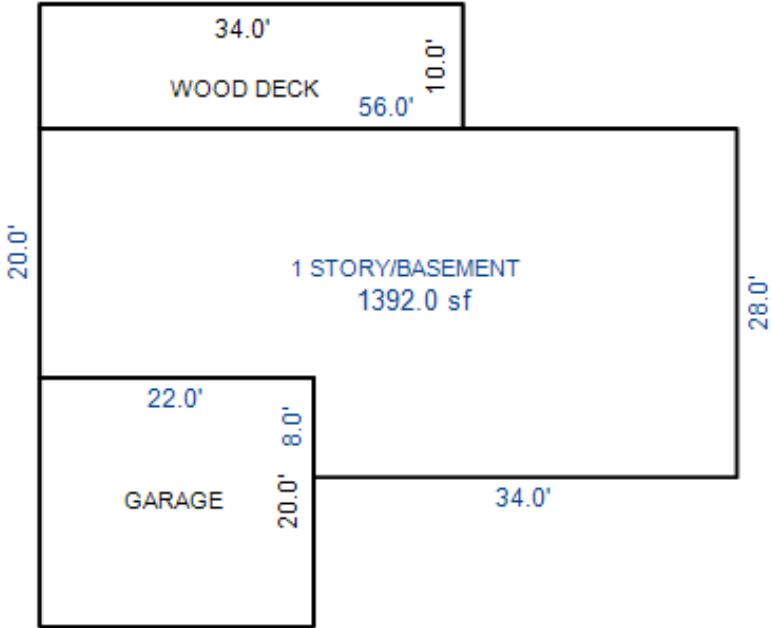
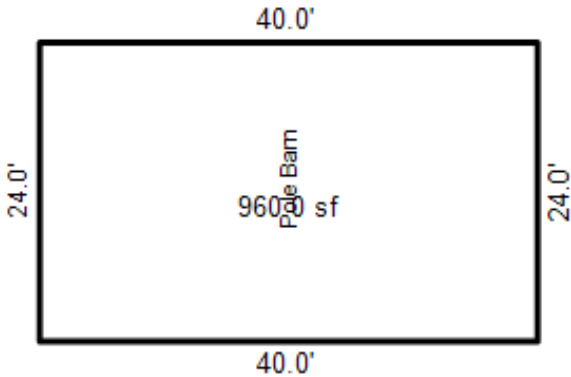
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2019	6,600	64,000	70,600			54,277C
	TPC 12/27/2017	INSPECTED	2018	6,600	58,300	64,900			53,005C
	TPC 08/08/2017	INSPECTED	2017	6,600	56,500	63,100			51,915C
	TPC 10/29/2013	INSPECTED	2016	6,600	53,200	59,800			51,452C

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

Building Type	(3) Roof (cont.)	(11) Heating/Cooling	(15) Built-ins	(15) Fireplaces	(16) Porches/Decks	(17) Garage
X Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X Gas Wood Oil Coal Elec. Steam	1 Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area Type 340 Treated Wood 240 Roof Cover Onl	Year Built: 1978 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 440 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X Wood Frame	(4) Interior X Drywall 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	Central Air Wood Furnace	Class: C Effec. Age: 30 Floor Area: 1,392 Total Base New : 206,133 Total Depr Cost: 144,293 Estimated T.C.V: 126,978	E.C.F. X 0.880	Bsmnt Garage: Carport Area: Roof:
Building Style: 1S	Trim & Decoration Ex X Ord Min	(12) Electric	100 Amps Service	Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1392 SF Floor Area = 1392 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70		
Yr Built 1978 Remodeled 0	Size of Closets Lg X Ord Small	No./Qual. of Fixtures Ex. X Ord. Min	100 Amps Service	Building Areas		Cls C Blt 1978
Condition: Average	Doors Solid X H.C.	(13) Plumbing		Stories Exterior Foundation Size Cost New Depr. Cost		
Room List	(5) Floors Kitchen: Other: Other:	(14) Water/Sewer		1 Story Siding Basement 1,392 Total: 153,523 107,466		
Basement 1st Floor 2nd Floor Bedrooms	(6) Ceilings X Drywall	Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic	Other Additions/Adjustments			
(1) Exterior Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation Basement: 1392 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0	Lump Sum Items:	Exterior Brick Veneer 136 1,773 1,241 Plumbing Average Fixture(s) 1 1,120 784 2 Fixture Bath 1 2,359 1,651 Water/Sewer 1000 Gal Septic 1 3,691 2,584 Water Well, 50 Feet 1 2,038 1,427 Deck Treated Wood 340 4,451 3,116 w/Roof (Roof portion) 240 2,962 2,073			
X Insulation	(8) Basement 8 Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 440 15,704 10,993 Common Wall: 1 Wall 1 -2,038 -1,427 Class: C Exterior: Pole (Unfinished) Base Cost 960 18,451 12,916			
(2) Windows Many Avg. X Large Avg. Small	(9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF					
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:					
(3) Roof X Gable Hip Flat Gambrel Mansard Shed X Asphalt Shingle Chimney: Brick				Notes: ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCVC:		206,133 144,293 126,978

\*\*\* 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: 702 EXEMPT STATE	Zoning:	Building Permit(s)	Date	Number	Status
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M-55	School: LAKE CITY - 57020					
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Owner's Name/Address	P.R.E. 0%					
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MICH STATE HWY COMM	MAP #:					
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	2019 Est TCV 0					
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	Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS		
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	Public Improvements	* Factors *				
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		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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		Residentia 1 - 2.99 @\$5500	1.76 Acres	5500	100					9,680
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		1.76 Total Acres Total Est. Land Value =							9,680
--	--	--	--	--	--	--	--	--	-------

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

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

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

	Who	When	What	2019	EXEMPT	EXEMPT	EXEMPT	EXEMPT
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	TPC 12/27/2017	INSPECTED		2018	EXEMPT	EXEMPT	EXEMPT	EXEMPT
--	----------------	-----------	--	------	--------	--------	--------	--------

	TPC 08/23/2017	INSPECTED		2017	0	0	0	0
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	TPC 03/14/2016	INSPECTED		2016	0	0	0	0
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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

Property Address	Class: 102 AGRICULTURAL-	Zoning:	Building Permit(s)	Date	Number	Status
W BLUE RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 12/18/2013 Qual. Fr. PA 42					
VANDRIE BUILDING COMPANY INC 7591 S US 131 CADILLAC MI 49601	MAP #:					
	2019 Est TCV 123,600					

Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture						
Public Improvements			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			AG SW 2016 SURPLUS	1600/	77.25 Acres	1600	100		123,600
			77.25 Total Acres			Total Est. Land Value =			123,600

Taxpayer's Name/Address	X	Dirt Road	Gravel Road	Paved Road	Storm Sewer	Sidewalk	Water	Sewer
VANDR	X							
Tax Description	X	Electric	Gas	Curb	Street Lights	Standard Utilities	Underground Utils.	
SEC 26 T22N R8W (15*TRACT*2003) W 1/2 OF SE 1/4 EXC S 400 FT OF W 300 FT THOF. 77.2452A.	X							
Comments/Influences								
03 SPLIT 2.75 AC TO 022-95 FOR 04								



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	61,800	0	61,800			61,800S
2018	65,700	0	65,700			62,471C
2017	65,700	0	65,700			61,187C
2016	69,500	0	69,500			60,642C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WINKLE TRAVIS G & KRISTA	WINKLE TRAVIS G & KRISTA	0	07/14/2016	WD	RELATED PARTY	2016-02400	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7490 W BLUE RD	School: LAKE CITY - 57020		Addition	08/27/2018	2018-0439	100%
Owner's Name/Address	P.R.E. 100% 09/01/2003		Pole Barn	07/10/2014	2014-0239	100%
WINKLE TRAVIS G & KRISTA M TRUST 7490 W BLUE RD LAKE CITY MI 49651	MAP #:					
	2019 Est TCV 391,953 TCV/TFA: 127.80					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
SEC 26 T22N R8W (0*2003) S 400 FT OF W 300 FT OF W 1/2 OF SE 1/4.2.7548A.	X		Dirt Road	300.00	400.00	1.0000	1.0000	75 100	22,500	
Comments/Influences			Gravel Road	300 Actual Front Feet, 2.75 Total Acres					Total Est. Land Value =	22,500
UIP = 4X30 ROOF & SLAB ON END OF GRG			Paved Road							
			Storm Sewer							
			Sidewalk							
			Water							
			Sewer							
	X		Electric							
	X		Gas							
			Curb							
			Street Lights							
			Standard Utilities							
			Underground Utils.							

Topography of Site	X Level	Rolling	Low	High	Landscaped	Swamp	X Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
													2019	11,300	184,700	196,000			179,273C
													2018	11,300	171,900	183,200			152,398C
													2017	11,300	166,700	178,000			149,264C
													2016	11,300	156,900	168,200			147,933C



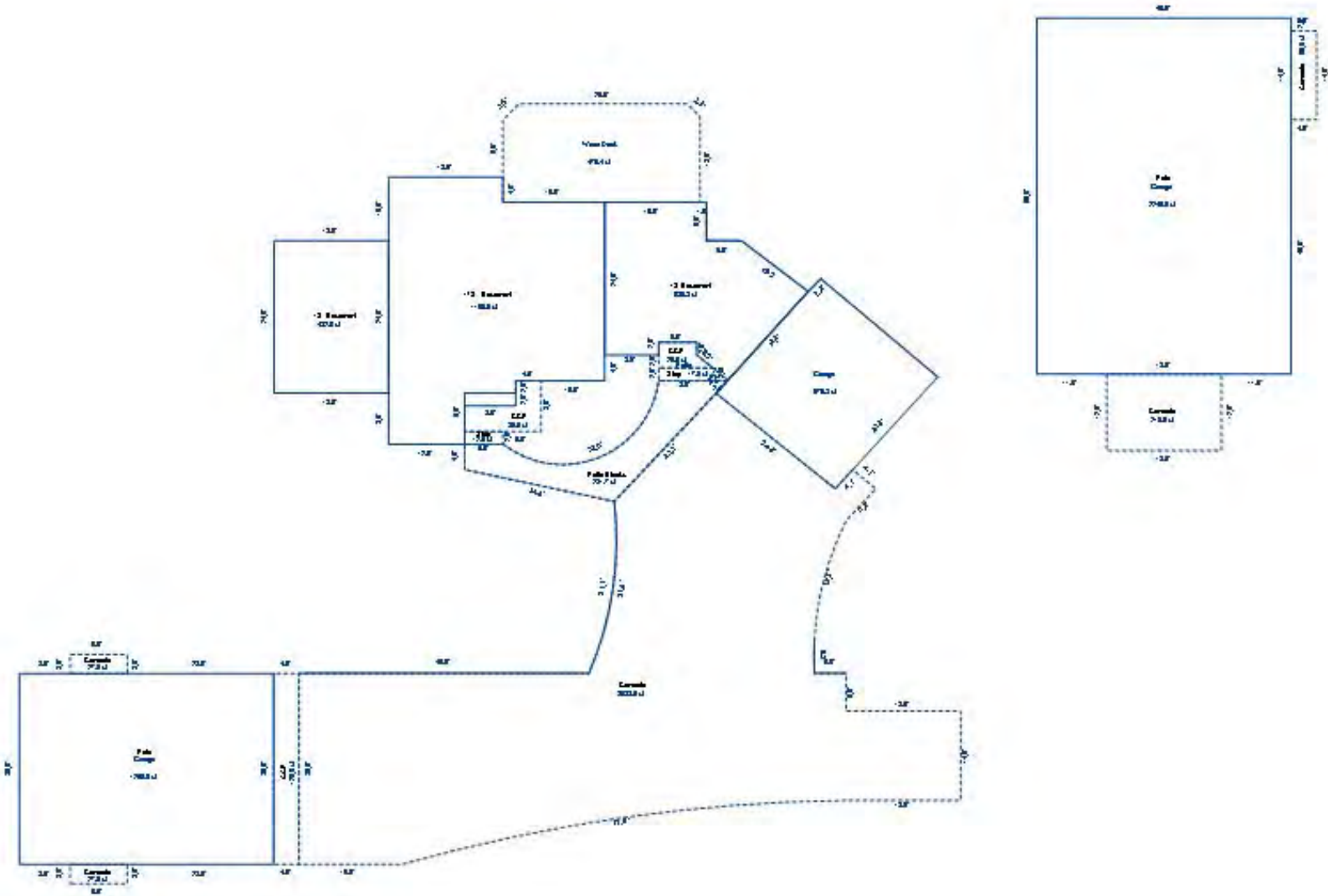
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																																																																												
X	Single Family Mobile 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 80 26 120 475	Type CCP (1 Story) CCP (1 Story) CCP (1 Story) Treated Wood	Year Built: 2018 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: 579 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																														
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G																																																																																																																						
Building Style: 1.75S		Trim & Decoration		X Ex			Ord	Min																																																																																																																			
Yr Built 2003	Remodeled 0	Size of Closets		X Lg			Ord	Small																																																																																																																			
Condition: Average		Doors		X Solid			X	H.C.																																																																																																																			
Room List		(5) Floors		Central Air Wood Furnace																																																																																																																							
	Basement 1st Floor 2nd Floor 4 Bedrooms	Kitchen: Other: Other:		(12) Electric			200 Amps Service																																																																																																																				
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures																																																																																																																							
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Ex.	X	Ord.	Min																																																																																																																				
X	Insulation	No. of Elec. Outlets		Many	X	Ave.	Few																																																																																																																				
(2) Windows		(7) Excavation		(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	8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor	3	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																																																						
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		(14) Water/Sewer																																																																																																																							
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(3) Roof		(10) Floor Support		Lump Sum Items:																																																																																																																							
X	Gable Hip Flat		Gambrel Mansard Shed																																																																																																																								
X	Asphalt Shingle																																																																																																																										
Chimney:																																																																																																																											
<p>Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C 10 Blt 2003                  (11) Heating System: Forced Heat &amp; Cool                  Ground Area = 2181 SF Floor Area = 3067 SF.                  Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90                  Building Areas</p> <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Basement</td> <td>432</td> <td></td> <td></td> </tr> <tr> <td>1.75 Story</td> <td>Siding</td> <td>Basement</td> <td>1,160</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Basement</td> <td>589</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Overhang</td> <td>16</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>321,587</td> <td>289,397</td> </tr> </tbody> </table> <p>Other Additions/Adjustments</p> <table border="1"> <thead> <tr> <th>Exterior</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Stone Veneer</td> <td>60</td> <td>1,729</td> <td>1,556</td> </tr> <tr> <td>Plumbing</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Average Fixture(s)</td> <td>1</td> <td>1,120</td> <td>1,008</td> </tr> <tr> <td>3 Fixture Bath</td> <td>2</td> <td>7,051</td> <td>6,346</td> </tr> <tr> <td>Water/Sewer</td> <td></td> <td></td> <td></td> </tr> <tr> <td>1000 Gal Septic</td> <td>1</td> <td>3,691</td> <td>3,322</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>4,407</td> <td>3,966</td> </tr> <tr> <td>Porches</td> <td></td> <td></td> <td></td> </tr> <tr> <td>CCP (1 Story)</td> <td>80</td> <td>1,750</td> <td>1,575</td> </tr> <tr> <td>CCP (1 Story)</td> <td>26</td> <td>664</td> <td>598</td> </tr> <tr> <td>CCP (1 Story)</td> <td>120</td> <td>2,522</td> <td>2,270</td> </tr> <tr> <td>Deck</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Treated Wood</td> <td>475</td> <td>5,543</td> <td>4,989</td> </tr> <tr> <td>Garages</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4">Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)</td> </tr> <tr> <td>Base Cost</td> <td>579</td> <td>18,893</td> <td>17,004</td> </tr> <tr> <td>Common Wall: 1 Wall</td> <td>1</td> <td>-2,038</td> <td>-1,834</td> </tr> </tbody> </table> <p>&lt;&lt;&lt;&lt; Calculations too long. See Valuation printout for complete pricing. &gt;&gt;&gt;&gt;</p>																Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Basement	432			1.75 Story	Siding	Basement	1,160			1 Story	Siding	Basement	589			1 Story	Siding	Overhang	16			Total:				321,587	289,397	Exterior	Size	Cost New	Depr. Cost	Stone Veneer	60	1,729	1,556	Plumbing				Average Fixture(s)	1	1,120	1,008	3 Fixture Bath	2	7,051	6,346	Water/Sewer				1000 Gal Septic	1	3,691	3,322	Water Well, 100 Feet	1	4,407	3,966	Porches				CCP (1 Story)	80	1,750	1,575	CCP (1 Story)	26	664	598	CCP (1 Story)	120	2,522	2,270	Deck				Treated Wood	475	5,543	4,989	Garages				Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				Base Cost	579	18,893	17,004	Common Wall: 1 Wall	1	-2,038	-1,834
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HOEKWATER JACK D & DIANE	MORRIS FLOYD M JR & KACI	0	02/15/2010	WD	Not Used In Study	2010/406		100.0
LEFEVRE MARK J & LAUREEN	HOEKWATER JACK D & DIANE	29,500	05/15/2009	WD	Arms Length	2009/2152		100.0
		18,950	04/01/1999	WD	Download	327:222		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8455 W LOTAN RD			New House	10/02/2009	20090528	100%

Owner's Name/Address	MAP #:
MORRIS FLOYD M JR & KACI L 8455 W LOTAN RD Lake City MI 49651	2019 Est TCV 246,038 TCV/TFA: 106.88

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS																											
SEC 27 T22N R8W (0*1999) BEG N 89 DEG 51'08"W 2298.26 FT FROM NE COR OF NE 1/4 TH S 0 DEG 18'30"E 1309.16FT, N 89 DEG 57'59"W 332.66 FT, N 0 DEG 18'30"W 1309.82 FT, S 89 DEG 51'08"E 332.66 FT TO POB. 10A.	X		<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>40/FF</td> <td>332.70</td> <td>1309.00</td> <td>1.0000</td> <td>0.0000</td> <td>40</td> <td>100*</td> <td></td> <td>0</td> </tr> <tr> <td>Residentia 8 - 17 @\$2000</td> <td>10.00</td> <td>Acres</td> <td>2000</td> <td>100</td> <td></td> <td></td> <td></td> <td>20,000</td> </tr> </tbody> </table> <p>* denotes lines that do not contribute to the total acreage calculation. 333 Actual Front Feet, 10.00 Total Acres Total Est. Land Value = 20,000</p>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	40/FF	332.70	1309.00	1.0000	0.0000	40	100*		0	Residentia 8 - 17 @\$2000	10.00	Acres	2000	100				20,000
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																						
40/FF	332.70	1309.00	1.0000	0.0000	40	100*		0																						
Residentia 8 - 17 @\$2000	10.00	Acres	2000	100				20,000																						

Comments/Influences	X Electric	Gas	Curb	Street Lights	Standard Utilities	Underground Utils.	Land Improvement Cost Estimates																									
FOR 12/31/2011 - 100% - TIM 12/31/2010- NEW CONSTRUCTION AT 45% 99 SPLIT TO 14 PCLS FOR 00	X						<table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>D/W/P: 4in Ren. Conc.</td> <td>6.21</td> <td>1318</td> <td>0</td> <td>0</td> </tr> <tr> <td>D/W/P: 3.5 Concrete</td> <td>5.00</td> <td>428</td> <td>0</td> <td>0</td> </tr> </tbody> </table> <p>Residential Local Cost Land Improvements</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>LAND IMPROVE 2500</td> <td>2,500.00</td> <td>1</td> <td>97</td> <td>2,425</td> </tr> </tbody> </table> <p>Total Estimated Land Improvements True Cash Value = 2,425</p>	Description	Rate	Size	% Good	Cash Value	D/W/P: 4in Ren. Conc.	6.21	1318	0	0	D/W/P: 3.5 Concrete	5.00	428	0	0	Description	Rate	Size	% Good	Cash Value	LAND IMPROVE 2500	2,500.00	1	97	2,425
Description	Rate	Size	% Good	Cash Value																												
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Description	Rate	Size	% Good	Cash Value																												
LAND IMPROVE 2500	2,500.00	1	97	2,425																												

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

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2019	10,000	113,000	123,000			90,869C
TPC 12/27/2017 INSPECTED			2018	10,000	99,800	109,800			88,740C
TPC 06/08/2010 INSPECTED			2017	9,500	96,800	106,300			86,915C
			2016	10,500	91,100	101,600			86,140C

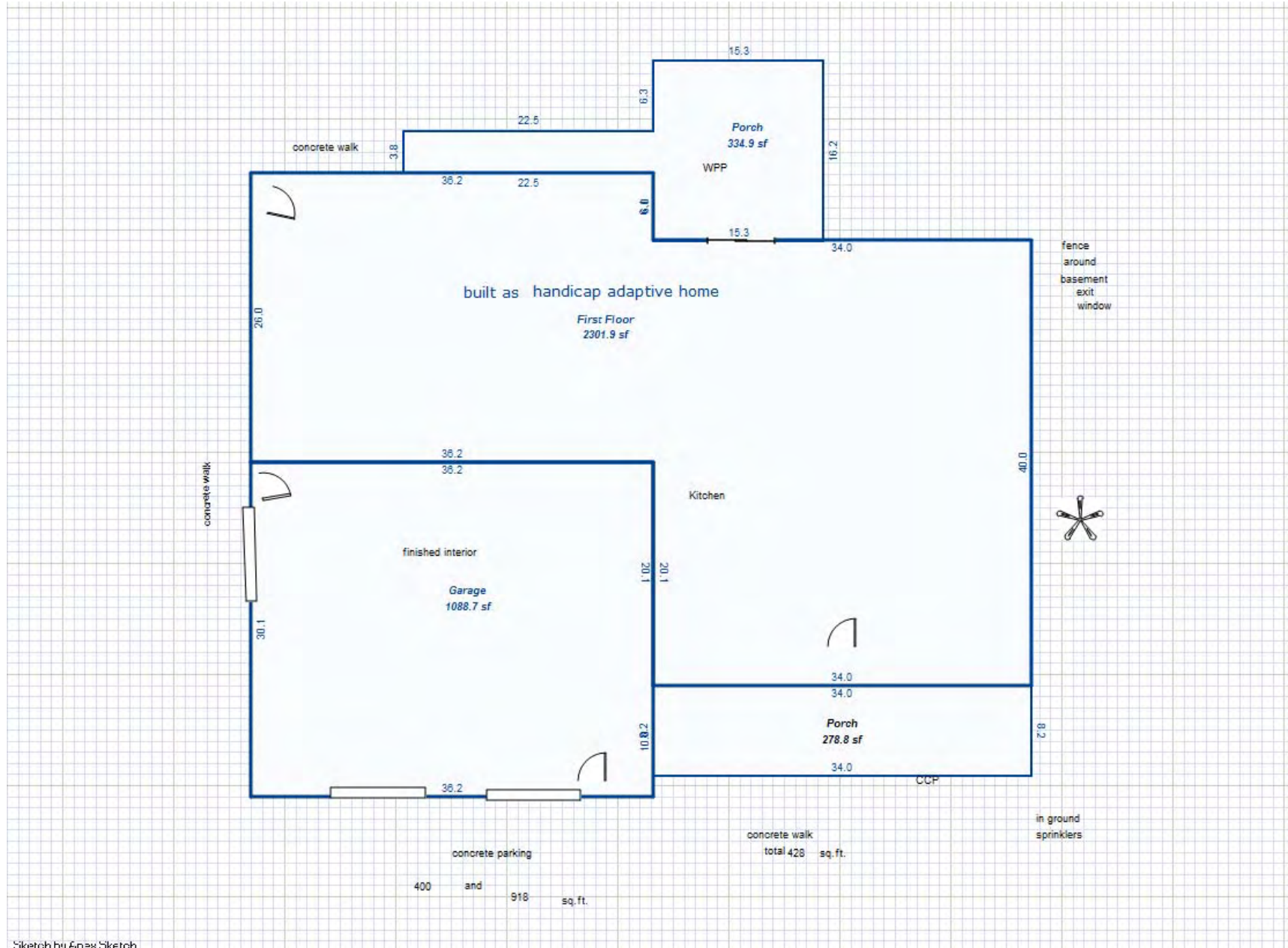
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	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 278 334	Type CCP (1 Story) WPP		Year Built: 2009 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1.5 Wal Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 1088 % 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 2009	Remodeled 0	Ex	X	Ord		Min												
Condition: Average		Lg	X	Ord		Small												
Room List		(5) Floors																
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:					(12) Electric 200 Amps Service											
(1) Exterior		(6) Ceilings																
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Ex.	X	Ord.		Min										
	Insulation	(7) Excavation																
(2) Windows		(8) Basement																
X	Many Avg. Few	X	Large Avg. Small															
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor															
(3) Roof		(9) Basement Finish																
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors No Floor SF															
X	Asphalt Shingle	(10) Floor Support																
	Chimney:	Joists: Unsupported Len: Cntr.Sup:																
		1 1 2000 Gal Septic																
Lump Sum Items:																		
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 2302 SF Floor Area = 2302 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/90/100/84.6 Functional Depreciation because of: HANDICAP ADAPTED Building Areas												Cls C		Blt 2009				
Stories Exterior Foundation Size Cost New Depr. Cost																		
1 Story Siding Crawl Space 942																		
1 Story Siding Basement 1,360																		
Total: 240,154 203,169																		
Other Additions/Adjustments																		
Plumbing																		
Average Fixture(s) 1 1,120 948																		
3 Fixture Bath 1 3,525 2,982																		
2 Fixture Bath 1 2,359 1,996																		
Water/Sewer																		
1000 Gal Septic 1 3,691 3,123																		
Ceramic Tile Floor Water Well, 100 Feet 1 4,407 3,728																		
Porches																		
CCP (1 Story) 278 5,257 4,447																		
WPP 334 4,269 3,612																		
Garages																		
Class: C Exterior: Siding Foundation: 42 Inch (Finished)																		
Common Wall: 1.5 Wall 1 -3,057 -2,586																		
Door Opener 2 830 702																		
Base Cost 1088 35,708 30,209																		
Built-Ins																		
Appliance Allow. 1 2,099 1,776																		
Totals: 300,362 254,106																		
Notes:																		
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCv:														223,613				

\*\*\* 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.
COWDREY PHILLIP & LINDA K	CONSUMERS ENERGY CO	0	08/23/2005	OTH	Not Qualified	05-0/3754		0.0
DEVINNEY ROBERT H & DONNA	COWDREY PHILLIP & LINDA K	31,900	06/13/2005	WD	Arms Length	05-0/2371		100.0
		18,700	04/01/1999	WD	Download	337:100		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8373 W LOTAN RD			New House	08/15/2005	20050270	Complete

Owner's Name/Address	MAP #:
COWDREY PHILLIP & LINDA K 8373 W LOTAN RD Lake City MI 49651	2019 Est TCV 205,113 TCV/TFA: 116.28

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS																														
SEC 27 T22N R8W (0*1999) BEG N 89 DEG 51'08"W 1965.43 FT FROM NE COR OF NE 1/4 TH S 0 DEG 18'30"E 1308.5 FT, N 89 DEG 57'59"W 332.82 FT, N 0 DEG 18'30"W 1309.16 FT, S 89 DEG 51'08"E 332.83 FT TO POB. 10A.	X		<table border="1"> <thead> <tr> <th colspan="2">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 colspan="2">Residentia 8 - 17</td> <td>@\$2000</td> <td>10.00</td> <td>Acres</td> <td>2000</td> <td>100</td> <td></td> <td></td> <td>20,000</td> </tr> <tr> <td colspan="2"></td> <td></td> <td>10.00</td> <td>Total Acres</td> <td></td> <td></td> <td></td> <td>Total Est. Land Value =</td> <td>20,000</td> </tr> </tbody> </table>	Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	Residentia 8 - 17		@\$2000	10.00	Acres	2000	100			20,000				10.00	Total Acres				Total Est. Land Value =	20,000
Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																								
Residentia 8 - 17		@\$2000	10.00	Acres	2000	100			20,000																								
			10.00	Total Acres				Total Est. Land Value =	20,000																								

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates																									
99 SPLIT FROM 001-00 FOR 00	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>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>Residential Local Cost Land Improvements</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Description</td> <td>Rate</td> <td>Size</td> <td>% Good</td> <td>Cash Value</td> </tr> <tr> <td>LAND IMPROVE 1000</td> <td>1,000.00</td> <td>1</td> <td>94</td> <td>940</td> </tr> <tr> <td colspan="4">Total Estimated Land Improvements True Cash Value =</td> <td>940</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	Residential Local Cost Land Improvements					Description	Rate	Size	% Good	Cash Value	LAND IMPROVE 1000	1,000.00	1	94	940	Total Estimated Land Improvements True Cash Value =				940
Description	Rate	Size	% Good	Cash Value																								
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LAND IMPROVE 1000	1,000.00	1	94	940																								
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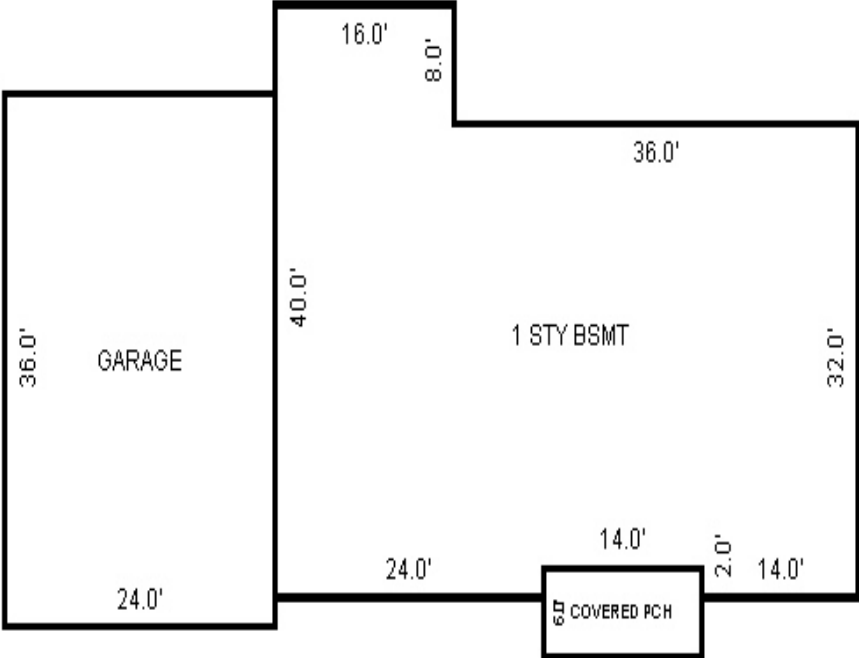


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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level X Rolling Low High Landscaped Swamp X Wooded Pond Waterfront Ravine Wetland Flood Plain	2019	10,000	92,600	102,600			77,762C
TPC 12/27/2017 INSPECTED	2018	10,500	82,700	93,200			75,940C
	2017	10,500	80,200	90,700			74,379C
	2016	10,500	75,500	86,000			73,716C

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





Sketch by Apex IV™

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LOVELL FAMILY HOUSE TRUST	GILLOW JOSH	24,900	08/24/2018	WD	Arms Length	2018-02770	PTA	100.0
LOVELL TERRY J & TINA G (	LOVELL FAMILY HOUSE TRUST	0	04/02/2008	QC	Not Qualified	2008/1078		0.0
		19,450	04/01/1999	WD	Download	327:805		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
W LOTAN RD						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2019 Est TCV 20,000					

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
Residentia 8 - 17	@\$2000	10.00	Acres	2000	100			20,000
10.00 Total Acres							Total Est. Land Value =	20,000

Tax Description  
 SEC 27 T22N R8W (0\*1999) BEG N 89 DEG 51'08"W 1632.43 FT FROM NE COR OF NE 1/4 TH S 0 DEG 18'30"E 1307.83FT, N 89 DEG 57'59"W 332.99 FT, N 0 DEG 18'30"W 1308.5 FT, S 89 DEG 51'08"E 333 FT TO POB. 10A.

Comments/Influences  
 99 SPLIT FROM 001-00 FOR 00

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

Topography of Site

- X Level
- X Rolling
- 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
2019	10,000	0	10,000			10,000S
2018	10,500	0	10,500			10,500S
2017	10,500	0	10,500			10,500S
2016	10,500	0	10,500			10,500S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ATKINS CHIP R	TEED PATRICK A & NANCY A	130,000	07/27/2018	WD	Arms Length	2018-02416	PTA	100.0
		20,450	03/01/2001	WD	Download	327:1169		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8277 W LOTAN RD			Pole Barn	04/22/2010	20100158	100%

Owner's Name/Address	MAP #:
TEED PATRICK A & NANCY A 8277 W LOTAN ROAD LAKE CITY MI 49651	2019 Est TCV 91,974 TCV/TFA: 58.96

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS																											
SEC 27 T22N R8W (0*1999) BEG N 89 DEG 51'08"W 1299.26 FT FROM NE COR OF NE 1/4 TH S 0 DEG 18'30"E 1307.17FT, N 89 DEG 57'59"W 333.16 FT, N 0 DEG 18'30"W 1307.83 FT, S 89 DEG 51'08"E 333.17 FT TO POB. 10A.	X		<p style="text-align: center;">* Factors *</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>Residentia 8 - 17</td> <td>@\$2000</td> <td>10.00</td> <td>Acres</td> <td>2000</td> <td>100</td> <td></td> <td></td> <td>20,000</td> </tr> <tr> <td colspan="8" style="text-align: right;">10.00 Total Acres Total Est. Land Value =</td> <td>20,000</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	Residentia 8 - 17	@\$2000	10.00	Acres	2000	100			20,000	10.00 Total Acres Total Est. Land Value =								20,000
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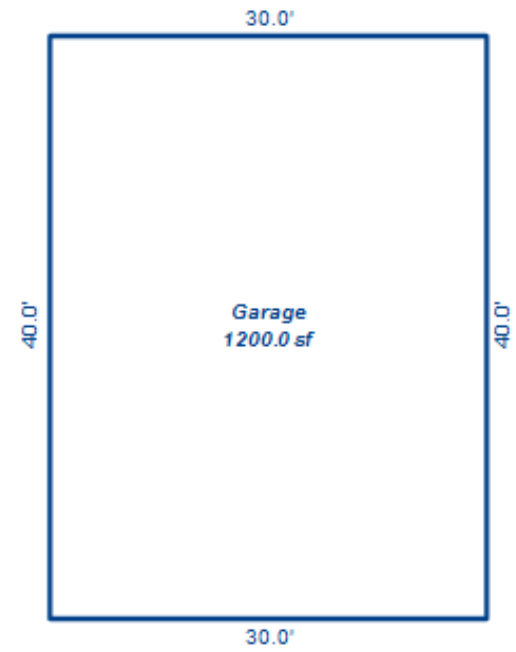
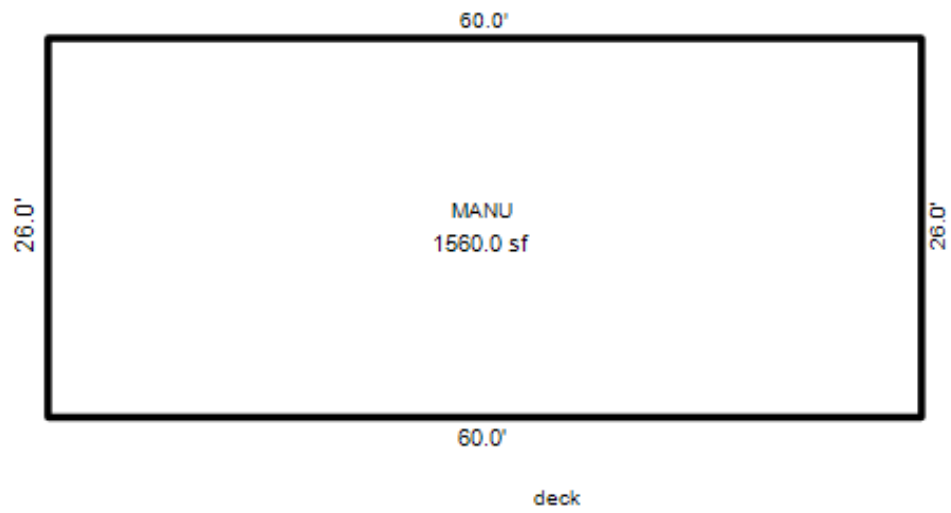
Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Rolling	X	Low	2019	10,000	46,800	56,800	46,000M		46,000S
High		Landscaped	2018	10,500	32,600	43,100			37,086C
Swamp		Wooded	2017	10,500	30,300	40,800			36,324C
Pond	X	Waterfront	2016	10,500	25,500	36,000			36,000S
Ravine		Wetland							
Flood Plain									

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																															
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 72 140	Type Treated Wood Treated Wood	Year Built: 2010 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																
	Wood Frame		(4) Interior Drywall Paneled																																																																										
	Building Style: HUD		Plaster Wood T&G																																																																										
	Yr Built 1999	Remodeled 0	Trim & Decoration Ex X Ord Min																																																																										
	Condition: Average		Size of Closets Lg X Ord Small																																																																										
	Room List		Doors Solid X H.C.																																																																										
	Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors Kitchen: Other: Other:																																																																										
	(1) Exterior		(6) Ceilings																																																																										
X	Wood/Shingle Aluminum/Vinyl Brick		(7) Excavation																																																																										
	Insulation		Basement: 0 S.F. Crawl: 1560 S.F. Slab: 0 S.F. Height to Joists: 0.0																																																																										
	(2) Windows		(8) Basement																																																																										
X	Many Avg. X Few	Large Avg. X Small	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																																																																										
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF																																																																										
	(3) Roof		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:																																																																										
X	Gable Hip Flat	Gambrel Mansard Shed	1 1																																																																										
X	Asphalt Shingle		1000 Gal Septic 2000 Gal Septic																																																																										
	Chimney:		Lump Sum Items:																																																																										
Cost Est. for Res. Bldg: 1 Single Family HUD (11) Heating System: Forced Air w/ Ducts Ground Area = 1560 SF Floor Area = 1560 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>1,560</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>150,009</td> <td>132,007</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing <table border="1"> <thead> <tr> <th>Average Fixture(s)</th> <th>Cost</th> <th>Depr.</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>1,120</td> <td>986</td> </tr> <tr> <td>3 Fixture Bath</td> <td>3,525</td> <td>3,102</td> </tr> <tr> <td colspan="3">Water/Sewer</td> </tr> <tr> <td>1000 Gal Septic</td> <td>3,691</td> <td>3,248</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>4,407</td> <td>3,878</td> </tr> <tr> <td colspan="3">Deck</td> </tr> <tr> <td>Treated Wood</td> <td>72</td> <td>1,429</td> </tr> <tr> <td>Treated Wood</td> <td>140</td> <td>2,488</td> </tr> <tr> <td colspan="3">Built-Ins</td> </tr> <tr> <td>Appliance Allow.</td> <td>1</td> <td>2,099</td> </tr> <tr> <td colspan="3">Garages</td> </tr> <tr> <td>Class: C Exterior: Pole (Unfinished)</td> <td>1200</td> <td>21,972</td> </tr> <tr> <td>Base Cost</td> <td></td> <td>19,335</td> </tr> <tr> <td colspan="2">Totals:</td> <td>190,935</td> <td>168,021</td> </tr> </tbody> </table> Notes: 1999 SKYLINE MHD ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.400 => TCY: 67,208														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	1,560			Total:				150,009	132,007	Average Fixture(s)	Cost	Depr.	1	1,120	986	3 Fixture Bath	3,525	3,102	Water/Sewer			1000 Gal Septic	3,691	3,248	Water Well, 100 Feet	4,407	3,878	Deck			Treated Wood	72	1,429	Treated Wood	140	2,488	Built-Ins			Appliance Allow.	1	2,099	Garages			Class: C Exterior: Pole (Unfinished)	1200	21,972	Base Cost		19,335	Totals:		190,935	168,021
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		20,950	04/01/1999	WD	Download	327:443		0.0

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

Owner's Name/Address	MAP #:					
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WOODWARD WALTER R 22319 OCONNER ST SAINT CLAIR SHORES MI 48080	2019 Est TCV 20,000					
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Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS			
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Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	Residentia 8 - 17	@\$2000	10.00	Acres	2000	100			20,000
	10.00 Total Acres Total Est. Land Value =								20,000

Tax Description	X	Dirt Road							
SEC 27 T22N R8W (0*1999) BEG N 89 DEG 51'08"W 965.93 FT FROM NE COR OF NE 1/4 TH S 0 DEG 18'30"E 1306.5 FT, N 89 DEG 57'59"W 333.33 FT, N 0 DEG 18'30"W 1307.17 FT, S 89 DEG 51'08"E 333.33 FT TO POB. 10A.	X	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									
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99 SPLIT FROM 001-00 FOR 00									
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2019	10,000	0	10,000			10,000S
		TPC 12/27/2017 INSPECTED	2018	10,500	0	10,500			10,500S
		TPC 08/08/2017 INSPECTED	2017	10,500	0	10,500			10,500S
			2016	10,500	0	10,500			10,500S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
KAMRATH RODNEY R & BETTY	KAMRATH RODNEY ROSWELL TR	0	08/26/2014	QC	RELATED PARTY	2014-02998	PTA	0.0				
BROWN GEORGE CHARLES II &	KAMRATH RODNEY R & BETTY	172,000	09/29/2008	WD	Arms Length	2008/3371		100.0				
LERG TRUST & BROWN	BROWN GEO C II & KAREN	0	07/20/2007	QC	Not Qualified	2007/2668		100.0				
LERG CARL J & PENNY L	LERG CARL J & PENNY L TRU	0	05/10/2005	QC	Reference	05-0/1902		0.0				
Property Address		Class: 401 RESIDENTIAL-I		Zoning:		Building Permit(s)		Date	Number	Status		
8131 W LOTAN RD		School: LAKE CITY - 57020										
		P.R.E. 100% 09/29/2008										
Owner's Name/Address		MAP #:										
KAMRATH RODNEY ROSWELL TRUST 8131 W LOTAN ROAD LAKE CITY MI 49651		2019 Est TCV 136,113 TCV/TFA: 84.02										
		X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
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		X	Paved Road									
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		Sewer										
		X	Electric									
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
Comments/Influences		Topography of Site										
		Level										
		X	Rolling									
		Low										
		High										
		Landscaped										
		Swamp										
		X	Wooded									
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2019	10,000	58,100	68,100		55,038C		
		TPC 12/27/2017 INSPECTED		2018	10,500	55,300	65,800			53,749C		
		TPC 05/18/2015 INSPECTED		2017	10,500	51,500	62,000			52,644C		
				2016	10,500	43,400	53,900			52,175C		



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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																										
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 192 420	Type WCP (1 Story) Treated Wood	Year Built: 2003 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 780 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																									
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G																																																				
Building Style: BOCA/STATE		Trim & Decoration		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE			Class: CD			E.C.F. X 0.600		Bsmnt Garage:																																										
Yr Built 2003	Remodeled 0	Ex	X	Ord		Min	(12) Electric			Total Base New : 212,993			Total Depr Cost: 189,564		Estimated T.C.V: 113,738																																										
Condition: Average		Lg	X	Ord		Small	150 Amps Service			Floor Area: 1,620			Storage Area: 0		Roof:																																										
Room List		(5) Floors		No./Qual. of Fixtures			Building Areas			Stories			Exterior			Foundation			Size			Cost New			Depr. Cost																																
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		Ex. X Ord. Min			No. of Elec. Outlets			1 Story			Siding			Crawl Space			1,620			Total: 135,629			120,710																																
(1) Exterior		X	Drywall	No. of Elec. Outlets			(13) Plumbing			Other Additions/Adjustments			Plumbing			Average Fixture(s)			1			933			830																																
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Many X Ave. Few			(14) Water/Sewer			Water/Sewer			Average Fixture(s)			1			2,929			2,607																																			
(2) Windows		Basement: 0 S.F. Crawl: 1620 S.F. Slab: 0 S.F. Height to Joists: 0.0		Public Water Public Sewer Water Well			1			1000 Gal Septic			2			3 Fixture Bath			2			2 Fixture Bath			Softener, Auto			Softener, Manual			Solar Water Heat			No Plumbing			Extra Toilet			Extra Sink			Separate Shower			Ceramic Tile Floor			Ceramic Tile Wains			Ceramic Tub Alcove			Vent Fan		
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			1			1000 Gal Septic			2			2000 Gal Septic			Lump Sum Items:																																						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish			Public Water Public Sewer Water Well			1			1000 Gal Septic			2			2000 Gal Septic			Lump Sum Items:																																			
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		(10) Floor Support			Public Water Public Sewer Water Well			1			1000 Gal Septic			2			2000 Gal Septic			Lump Sum Items:																																			
X	Gable Hip Flat	Gambrel Mansard Shed		Joists: Unsupported Len: Cntr.Sup:			1			1000 Gal Septic			2			2000 Gal Septic			Lump Sum Items:																																						
X	Asphalt Shingle	Chimney:		Notes:			ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.600 => TCV:			113,738																																															

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



Sketch by Apex Medina™

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DAVIS VALOYCE ANITA TRUST	HENRY JESSICA L	0	10/31/2016	QC	RELATED PARTY	2016-03647	PTA	0.0
DAVIS VALOYCE ANITA	DAVIS VALOYCE ANITA TRUST	0	07/10/2014	QC	QUIT CLAIM	2014-02463	PTA	0.0
LAFFERTY DANNY J & DONNA	DAVIS VALOYCE	125,000	04/10/2014	WD	WARRANTY DEED	2014-01446	PTA	100.0
		13,500	04/01/1999	WD	Download	326:1421		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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4028 S DICKERSON RD	School: LAKE CITY - 57020					
	P.R.E. 0%					

Owner's Name/Address	MAP #:
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HENRY JESSICA L 3559 N M18 GLADWIN MI 48624	2019 Est TCV 173,915 TCV/TFA: 76.82
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X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS				
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Public Improvements		* Factors *					
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value

	<Site Value C>	.50	-1.0	AC	M/L	8000	100	8,000
	250 Actual Front Feet, 1.36 Total Acres						Total Est. Land Value =	8,000

Land Improvement Cost Estimates						
Description	Rate	Size	% Good			Cash Value

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

	LAND IMPROVE 1000	1,000.00	1	95	950	
	Total Estimated Land Improvements True Cash Value =					950

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

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

2019	4,000	83,000	87,000			64,224C
2018	4,000	66,400	70,400			62,719C
2017	4,000	66,400	70,400			61,429C
2016	5,000	65,900	70,900			60,882C

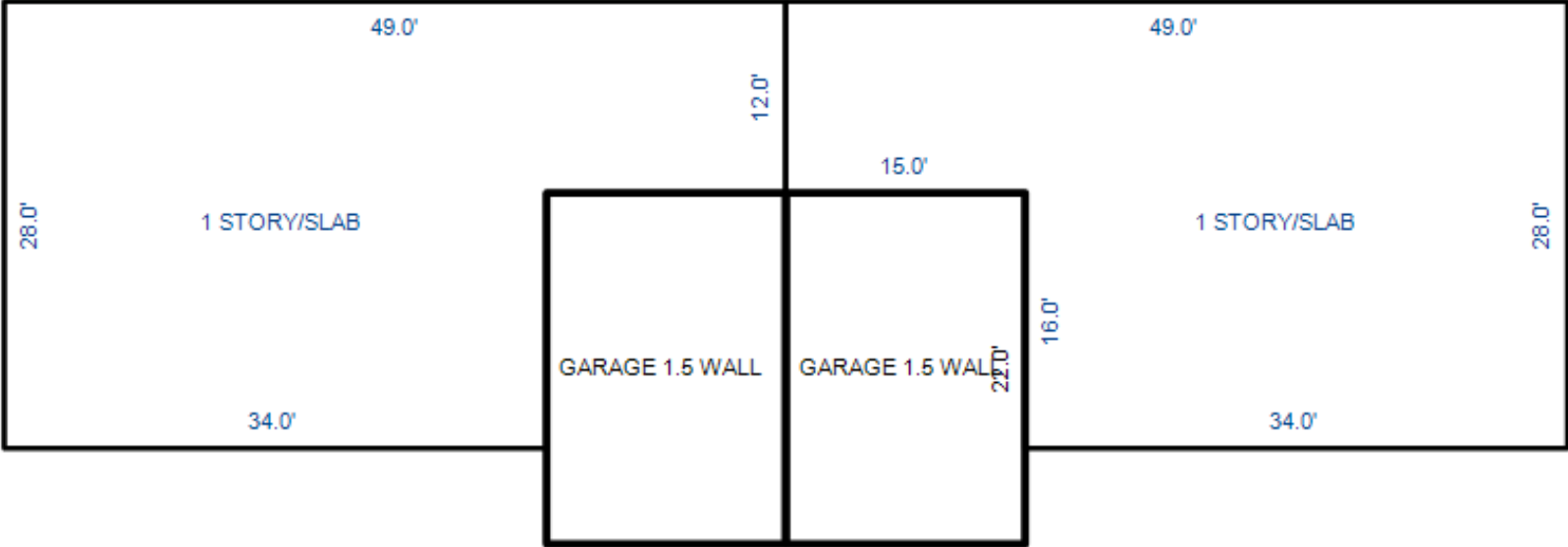


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	2	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1999 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1.5 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 330 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
	X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: C Effec. Age: 20 Floor Area: 1,132 Total Base New : 294,584 Total Depr Cost: 235,664 Estimated T.C.V: 164,965			E.C.F. X 0.700	Bsmnt Garage: Carport Area: Roof:		
Building Style: 1S		Trim & Decoration													
Yr Built 1999	Remodeled 0	Ex	X	Ord		Min									
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 150 Amps Service											
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Duplex 1S Exterior Units: 2 Interior Units: 0 (11) Heating System: Forced Air w/ Ducts Ground Area = 1132 SF Floor Area = 1132 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80		Cls C		Blt 1999				
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	No. of Elec. Outlets Many X Ave. Few			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost								
	Insulation	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1132 S.F. Height to Joists: 0.0		(13) Plumbing			1 Story Siding Slab 1,132 Total: 200,560 80,224								
(2) Windows		(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			Other Additions/Adjustments Plumbing Average Fixture(s) 2 2,240 1,792 3 Fixture Bath 1 3,525 2,820 Water/Sewer 1000 Gal Septic 2 7,382 5,906 Water Well, 100 Feet 2 8,815 7,052								
X	Many Avg. X Few	X	Large Avg. Small	(9) Basement Finish			Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 330 13,068 10,454 Common Wall: 1.5 Wall 1 -3,057 -2,446 Door Opener 1 415 332								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 330 13,068 10,454 Common Wall: 1.5 Wall 1 -3,057 -2,446 Door Opener 1 415 332								
	(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Built-Ins Appliance Allow. 2 4,198 3,358							
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Lump Sum Items:			Notes: ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.700 => TCV: 164,965							
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:					Totals: 294,584 235,664								
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																																						
W LOTAN RD		School: LAKE CITY - 57020																																												
Owner's Name/Address		P.R.E. 0%		MAP #:																																										
LAFFERTY DANNY J & DONNA MARIE 150 HAMILTON WAY CONWAY SC 29526		2019 Est TCV 8,000																																												
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS																																									
		Public Improvements			* Factors *																																									
					Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value																																			
					<Site Value C>	.50	-1.0	AC M/L	8000	100	8,000																																			
					220 Actual Front Feet, 1.26 Total Acres		Total Est. Land Value =				8,000																																			
BEG N 89°51'08"W 237.43 FEET FROM NE COR SEC27 T22N R8W THENCE South 0° 18' 30" East, a distance of 250.00 Feet; THENCE North 89° 51' 8" West, a distance of 220.00 Feet; THENCE North 0° 18' 30" West a distance of 250.00 Feet; THENCE South 89° 51' 8" East, a distance of 220.00 Feet to point of beginning; Said tract containing 1.26 acres M/L SPLIT/COMBINED ON 06/05/2012 FROM 009-027-001-36; PARENT 009-027-001-36 SEC 27 T22N R8W (0*1999) BEG AT NE COR OF NE 1/4 TH S 0 9 DEG 51'08"W W 250 FT, S 89 0 POB. 3.63A.		Dirt Road			<table border="1"> <thead> <tr> <th>Year</th> <th>Land Value</th> <th>Building Value</th> <th>Assessed Value</th> <th>Board of Review</th> <th>Tribunal/Other</th> <th>Taxable Value</th> </tr> </thead> <tbody> <tr> <td>2019</td> <td>4,000</td> <td>0</td> <td>4,000</td> <td></td> <td></td> <td>2,428C</td> </tr> <tr> <td>2018</td> <td>4,000</td> <td>0</td> <td>4,000</td> <td></td> <td></td> <td>2,372C</td> </tr> <tr> <td>2017</td> <td>4,000</td> <td>0</td> <td>4,000</td> <td></td> <td></td> <td>2,324C</td> </tr> <tr> <td>2016</td> <td>4,400</td> <td>0</td> <td>4,400</td> <td></td> <td></td> <td>2,304C</td> </tr> </tbody> </table>							Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	2019	4,000	0	4,000			2,428C	2018	4,000	0	4,000			2,372C	2017	4,000	0	4,000			2,324C	2016	4,400	0	4,400			2,304C
		Year	Land Value	Building Value								Assessed Value	Board of Review	Tribunal/Other	Taxable Value																															
2019	4,000	0	4,000										2,428C																																	
2018	4,000	0	4,000										2,372C																																	
2017	4,000	0	4,000										2,324C																																	
2016	4,400	0	4,400										2,304C																																	
Gravel Road																																														
Paved Road																																														
Storm Sewer																																														
Sidewalk																																														
Water																																														
Sewer																																														
Electric																																														
Gas																																														
Curb																																														
Street Lights																																														
Standard Utilities																																														
Underground Utils.																																														
Parcel Map 		Topography of Site																																												
		Level																																												
00  2 completed DIVISION ; 7-001-36; -001-37,  ----- VACANT LAND		Rolling																																												
		Low																																												
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		High																																												
		Landscaped																																												
		Swamp																																												
		Wooded																																												
		Pond																																												
		Waterfront																																												
		Ravine																																												
		Wetland																																												
		Flood Plain																																												
		Who	When	What																																										
		TPC 12/27/2017 INSPECTED																																												
		TPC 05/18/2015 INSPECTED																																												

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
W LOTAN RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
LAFFERTY DANNY J & DONNA MARIE 150 HAMILTON WAY CONWAY SC 29526	MAP #:					
	2019 Est TCV 7,000					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS								
				Public Improvements	Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
SEC 27 T22N R8W BEG AT N89° 51' 8" W 457.43 THEN FROM NE COR SEC 27 THENCE SOUTH 0° 18' 30" EAST, A DISTANCE OF 250.00 FEET; THENCE NORTH 89° 51' 8" WEST, A DISTANCE OF 175.00 FEET; THENCE NORTH 0° 18' 30" WEST, A DISTANCE OF 250.00 FEET; THENCE SOUTH 89° 51' 8" EAST A DISTANCE OF 175.00 FEET TO POINT OF BEGINNING; SAID TRACT CONTAINING 1.00 ACRES M/L SPLIT/COMBINED ON 06/05/2012 FROM 009-027-001-36; PARENT FORMERLY AS SEC 27 T22N R8W Lake Township					40/FF	175.00	250.00	1.0000	1.0000	40	100	7,000
						175 Actual Front Feet, 1.00 Total Acres				Total Est. Land Value =		7,000

SEC 27 T22N R8W BEG AT N89° 51' 8" W  
457.43 THEN FROM NE COR SEC 27  
THENCE SOUTH 0° 18' 30" EAST, A DISTANCE  
OF 250.00 FEET; THENCE NORTH 89° 51' 8"  
WEST, A DISTANCE OF 175.00 FEET; THENCE  
NORTH 0° 18' 30" WEST, A DISTANCE OF  
250.00 FEET; THENCE SOUTH 89° 51' 8" EAST  
A DISTANCE OF 175.00 FEET TO POINT OF  
BEGINNING; SAID TRACT CONTAINING 1.00  
ACRES M/L  
SPLIT/COMBINED ON 06/05/2012 FROM  
009-027-001-36;  
PARENT FORMERLY AS SEC 27 T22N R8W  
Lake Township



- 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
2019	3,500	0	3,500			1,926C
2018	3,500	0	3,500			1,881C
2017	3,500	0	3,500			1,843C
2016	3,500	0	3,500			1,827C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DORE GREG ROY (SM)	DORE DEREK	47,500	11/07/2007	WD	Arms Length	2007/3979		100.0
SCHERR ELI A & GERALD D (	DORE GREG ROY (SM)	36,950	11/05/2007	PLC	Not Qualified	2007/3914		0.0
		36,950	04/01/1999	LC	Download	327:182		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
4058 S DICKERSON RD						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2019 Est TCV 30,522 TCV/TFA: 38.15					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
SEC 27 T22N R8W (0*1999) BEG S 0 DEG 18'30"E 250 FT FROM NE COR OF NE 1/4 TH S 0 DEG 18'30"E 402.29 FT, N 89 DEG 54'33"W 632.43 FT, N 0 DEG 18' 30"W 402.92 FT, S 89 DEG 51'08"E 632.43 FT TO POB. 5.85A.	X			40/FF	402.00	633.90	1.0000	1.0000	40 100	16,080
Comments/Influences	X			402 Actual Front Feet, 5.85 Total Acres Total Est. Land Value = 16,080						



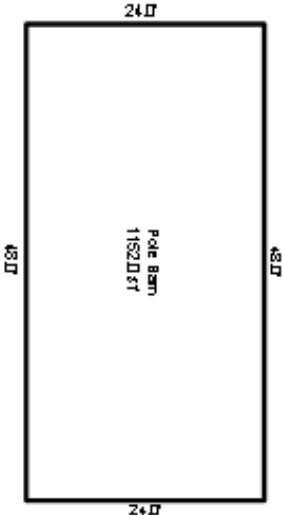
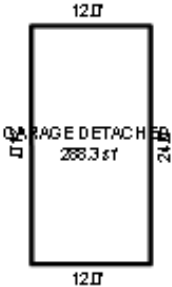
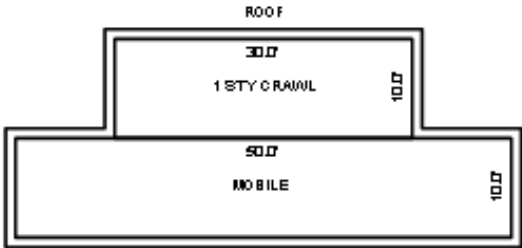
Public Improvements	Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer		Rolling	2019	8,000	7,300	15,300			14,600C
Electric Gas Curb Street Lights Standard Utilities Underground Utils.		X Low X High X Landscaped	2018	8,000	6,600	14,600			14,258C
		Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	2017	8,000	6,600	14,600			13,965C
			2016	8,000	7,200	15,200			13,841C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family	0	Eavestrough	X	Gas	Oil	Elec.	1	Appliance Allow.	Interior 1 Story	Area	Type	Year Built:		
	Mobile Home		Insulation		Wood								Coal	Steam	Cook Top
	Town Home	0	Front Overhang	X	Forced Warm Air			Dishwasher	Garbage Disposal	2nd/Same Stack	Two Sided	Exterior 1 Story	Class: D		
	Duplex	0	Other Overhang		Wall Furnace								Bath Heater	Vent Fan	Exterior 2 Story
	A-Frame	(4) Interior		Warm & Cool Air			Hot Tub	Unvented Hood	Heat Circulator	Raised Hearth	Wood Stove	Direct-Vented Ga			
X	Wood Frame	Drywall	Plaster	Heat Pump									Jacuzzi Tub	Vented Hood	Intercom
	HUD	Paneled	Wood T&G	Central Air			Jacuzzi repl.Tub	Oven	Microwave	Floor Area:	Total Base New : 82,524	E.C.F.			
	Yr Built	Ex	X	Ord	Min	Wood Furnace							Standard Range	Total Depr Cost: 28,883	X
	Remodeled	Size of Closets			(12) Electric			Self Clean Range	Sauna	Estimated T.C.V: 14,442	X	0.500			
	0	Lg	X	Ord	Small	100 Amps Service							Trash Compactor	Central Vacuum	Security System
	Condition: Average	Doors	Solid	X	H.C.	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Mobile Home HUD	Cls Low	Blt 0	Mech. Doors: 1			
	Room List	(5) Floors			Kitchen:			Ground Area = 800 SF Floor Area = 800 SF.				Total: 38,475	13,466	Area: 288	
	Basement	Other:			Other:			Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35			120			983	% Good: 0
	1st Floor	Other:			(6) Ceilings			Building Areas				1	568		Storage Area: 0
	2nd Floor	No. of Elec. Outlets			Basement: 0 S.F.			Type Ext. Walls Roof/Fnd. Size Cost New Depr. Cost			1			3,235	Roof: Aluminum
	Bedrooms	Many X Ave. Few			Crawl: 300 S.F.			Main Home Ribbed Metal 500				1	1,895		
		Basement			Slab: 0 S.F.			Addition Siding Crawl 300			1			3,235	
		Recreation SF			Height to Joists: 0.0			Other Additions/Adjustments				1	568		
		Living SF			(8) Basement			Skirting, Metal or Vinyl, Vertical 120			1			983	
		Walkout Doors			Conc. Block			Plumbing				1	568		
		No Floor SF			Poured Conc.			Average Fixture(s)			1			568	
		Chimney: Metal			Stone			3 Fixture Bath				1	3,235		
					Treated Wood			2 Fixture Bath			1			1,895	
					Concrete Floor			Softener, Auto				1	1,895		
								Softener, Manual			1			1,895	
								Solar Water Heat				1	1,895		
								No Plumbing			1			1,895	
								Extra Toilet				1	1,895		
								Extra Sink			1			1,895	
								Separate Shower				1	1,895		
								Ceramic Tile Floor			1			1,895	
								Ceramic Tile Wains				1	1,895		
								Ceramic Tub Alcove			1			1,895	
								Vent Fan				1	1,895		
								(14) Water/Sewer			1			1,895	
								Public Water				1	1,895		
								Public Sewer			1			1,895	
								Water Well				1	1,895		
								1000 Gal Septic			1			1,895	
								2000 Gal Septic				1	1,895		
								Lump Sum Items:			1			1,895	
								Notes:				1	1,895		
								ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV:			1			1,895	

\*\*\* 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.
DELONG DAROLD G & MARIE J	GALLUP CASSY S	149,900	10/17/2014	WD	WARRANTY DEED	2014-03557	PTA	100.0
		18,500	09/01/2000	WD	Download	341:452		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
4144 S DICKERSON RD						
Owner's Name/Address	School: LAKE CITY - 57020					
GALLUP CASSY S 4144 DICKERSON RD LAKE CITY MI 49651	P.R.E. 100% 12/08/2014					
	MAP #:					
	2019 Est TCV 186,915 TCV/TFA: 139.07					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS								
		Public Improvements		Description	Frontage	Depth	Rate %Adj.	Reason	Value			
SEC 27 T22N R8W (0*1999) BEG S 0 DEG 18'30"E 652.29 FT FROM NE COR OF NE 1/4 TH S 0 DEG 18'30"E 326.14 FT, N 89 DEG 56'18"W 632.42 FT, N 0 DEG 18'30"W 326.46 FT, S 89 DEG 54'33"E 632.43 FT TO POB. 4.74A.	X	Dirt Road		40/FF	326.00	633.36	1.0000	1.0000	40	100		13,040
		Gravel Road		326 Actual Front Feet, 4.74 Total Acres				Total Est. Land Value =				13,040

Comments/Influences	X	Gas	Land Improvement Cost Estimates				
			Description	Rate	Size % Good	Cash Value	
99 SPLIT FROM 001-00 FOR 00 NEW HOUSE & 30X40 PB FOR 02 GRG COMP FOR 03	X	Curb	D/W/P: 4in Concrete	4.92	1900 0	0	
		Street Lights	Wood Frame	15.24	456 50	3,474	
		Standard Utilities	Metal Prefab	11.46	120 50	687	
		Underground Utils.	Residential Local Cost Land Improvements				
			Description	Rate	Size % Good	Cash Value	
			LAND IMPROVE 2500	2,500.00	1 95	2,375	
			Total Estimated Land Improvements True Cash Value =				6,536



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

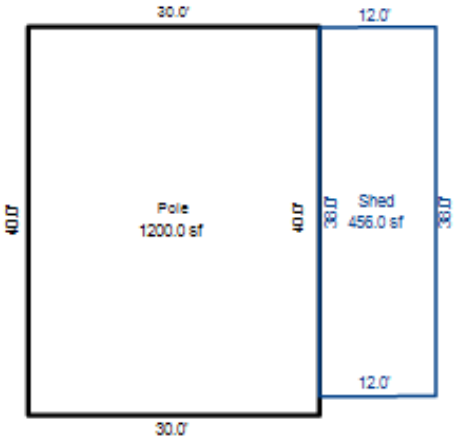
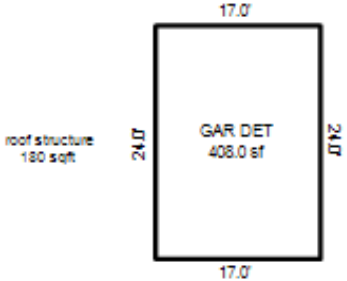
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	6,500	87,000	93,500			64,647C
2018	6,500	80,800	87,300			63,132C
2017	6,500	62,300	68,800			61,834C
2016	6,500	58,700	65,200			61,283C

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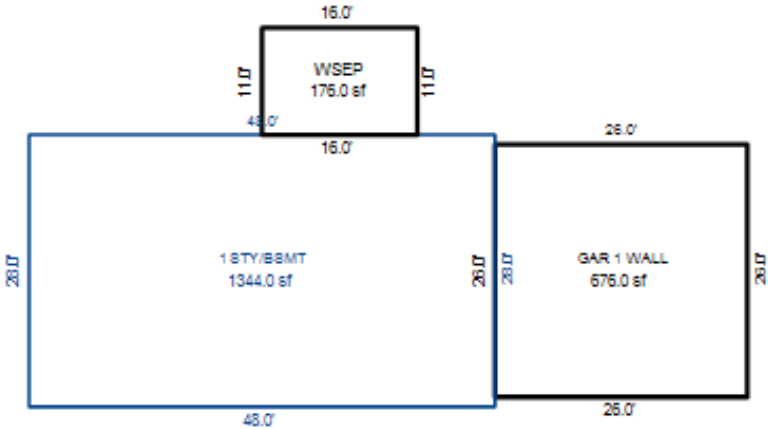
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																																																																			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 176 144 180	Type WSEP (1 Story) Treated Wood Roof Cover Onl	Year Built: 2002 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 676 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																		
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Building Style: 1S		Trim & Decoration																																																																																																																
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		No. of Elec. Outlets		Many	X	Ave.		Few																																																																																																										
(2) Windows		(7) Excavation																																																																																																																
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X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support																																																																																																															
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1	Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic																																																																																																													
Chimney:		Lump Sum Items:																																																																																																																
<p>Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 2001  (11) Heating System: Forced Heat &amp; Cool  Ground Area = 1344 SF Floor Area = 1344 SF.  Phy/Ab.Phy/Func/Econ/Comb. % Good=83/100/100/100/83  Building Areas</p> <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Basement</td> <td>1,344</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>137,894</td> <td>114,450</td> </tr> </tbody> </table> <p>Other Additions/Adjustments</p> <table border="1"> <thead> <tr> <th>Plumbing</th> <th>Average Fixture(s)</th> <th>Cost</th> <th>Depr.</th> </tr> </thead> <tbody> <tr> <td>Average Fixture(s)</td> <td>1</td> <td>933</td> <td>774</td> </tr> <tr> <td>Water/Sewer</td> <td></td> <td></td> <td></td> </tr> <tr> <td>1000 Gal Septic</td> <td>1</td> <td>3,453</td> <td>2,866</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>4,280</td> <td>3,552</td> </tr> <tr> <td>Porches</td> <td></td> <td></td> <td></td> </tr> <tr> <td>WSEP (1 Story)</td> <td>176</td> <td>6,264</td> <td>5,199</td> </tr> <tr> <td>Deck</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Treated Wood</td> <td>144</td> <td>2,478</td> <td>2,057</td> </tr> <tr> <td>w/Roof (Roof portion)</td> <td>180</td> <td>2,129</td> <td>1,767</td> </tr> <tr> <td>Garages</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4">Class: CD Exterior: Siding Foundation: 42 Inch (Finished)</td> </tr> <tr> <td>Base Cost</td> <td>676</td> <td>22,957</td> <td>19,054</td> </tr> <tr> <td>Common Wall: 1 Wall</td> <td>1</td> <td>-1,906</td> <td>-1,582</td> </tr> <tr> <td>Door Opener</td> <td>2</td> <td>736</td> <td>611</td> </tr> <tr> <td colspan="4">Class: CD Exterior: Pole (Unfinished)</td> </tr> <tr> <td>Door Opener</td> <td>2</td> <td>736</td> <td>611</td> </tr> <tr> <td>Base Cost</td> <td>1200</td> <td>19,668</td> <td>16,324</td> </tr> <tr> <td colspan="4">Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)</td> </tr> <tr> <td>Base Cost</td> <td>408</td> <td>11,824</td> <td>9,814</td> </tr> </tbody> </table> <p>Built-Ins  &lt;&lt;&lt;&lt;&lt; Calculations too long. See Valuation printout for complete pricing. &gt;&gt;&gt;&gt;&gt;</p>																	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Basement	1,344			Total:				137,894	114,450	Plumbing	Average Fixture(s)	Cost	Depr.	Average Fixture(s)	1	933	774	Water/Sewer				1000 Gal Septic	1	3,453	2,866	Water Well, 100 Feet	1	4,280	3,552	Porches				WSEP (1 Story)	176	6,264	5,199	Deck				Treated Wood	144	2,478	2,057	w/Roof (Roof portion)	180	2,129	1,767	Garages				Class: CD Exterior: Siding Foundation: 42 Inch (Finished)				Base Cost	676	22,957	19,054	Common Wall: 1 Wall	1	-1,906	-1,582	Door Opener	2	736	611	Class: CD Exterior: Pole (Unfinished)				Door Opener	2	736	611	Base Cost	1200	19,668	16,324	Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)				Base Cost	408	11,824	9,814
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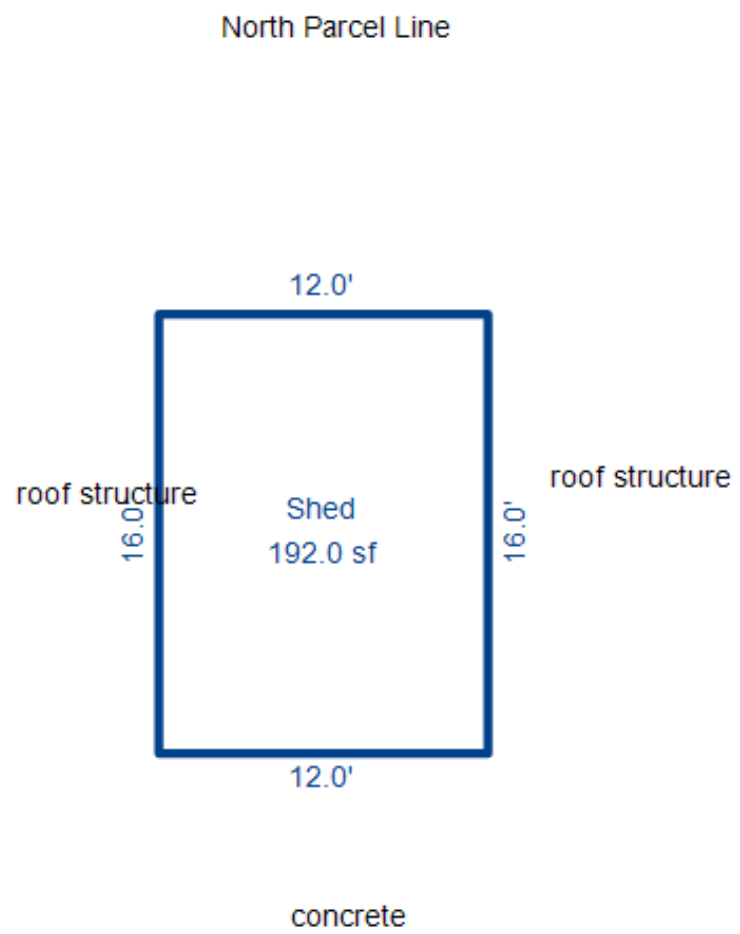


concrete



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

Building Type	Farm Utility Buildings			
Year Built	2000			
Class/Construction	D,Pole			
Quality/Exterior	Average			
# of Walls, Perimeter	4 Wall, 52			
Height	10			
Heating System	No Heating/Cooling			
Length/Width/Area	16 x 12 = 192			
Cost New	\$ 3,151			
Phy./Func./Econ. %Good	55/100/100 55.0			
Depreciated Cost	\$ 1,733			
+ Unit-In-Place Items	\$ 0			
Description, Size X Rate X %Good = Cost  Itemized ->  Unit-In-Place ->  Items ->				
E.C.F.	X 0.900			
% Good	55			
Est. True Cash Value	\$ 1,560			
Comments:	LOCATION: NORTH & CENTER			
Total Estimated True Cash Value of Agricultural Improvements / This Card: 1560 / All Cards: 1560				



1200 pole garage at house

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DEUTSCHE BANK NATION TRUS	DAVIDSON MARK E	34,000	09/19/2011	CD	BANK SALE	2011-03130 CD	PTA	100.0
DEUTSCHE BANK NATION TRUS		0	07/20/2011	AM	AFFIXTURE MANUFACTUR			0.0
ATKINS DAVID J	DEUTSCHE BANK NATION TRUS	1	04/16/2011	QC	QUIT CLAIM	2011-1463QC	PTA	0.0
ATKINS DAVID J	SHERIFF	0	01/21/2011	SD	FORECLOSURE	2011-325SD	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
4218 S DICKERSON RD						
School: LAKE CITY - 57020						
P.R.E. 100% 10/06/2011						
Owner's Name/Address	MAP #:		2019 Est TCV 60,915 TCV/TFA: 45.06			
DAVIDSON MARK E 4218 S DICKERSON ROAD LAKE CITY MI 49651						

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS					
		Public Improvements		Description	Frontage	Depth	Rate %Adj.	Reason	Value
SEC 27 T22N R8W (0*1999) BEG S 0 DEG 18'30"E 978.43 FT FROM NE COR OF NE 1/4 TH S 0 DEG 18'30"E 326.15 FT, N 89 DEG 57'59"W 632.42 FT, N 0 DEG 18'30"W 326.46 FT, S 89 DEG 56'18"E 632.42FT TO POB. 4.74A.	X	Dirt Road		<Site Value A> GROUP A \$5000			5000 100		5,000
	X	Gravel Road		326 Actual Front Feet, 4.74 Total Acres			Total Est. Land Value =		5,000
	X	Paved Road							
	X	Storm Sewer							
	X	Sidewalk							
	X	Water Sewer							
	X	Electric Gas							
	X	Curb Street Lights							
	X	Standard Utilities							
	X	Underground Utils.							

Comments/Influences  
99 SPLIT FROM 001-00 FOR 00 MHD FOR 00

Topography of Site



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	2,500	28,000	30,500			18,787C
2018	2,500	23,300	25,800			18,347C
2017	2,500	21,600	24,100			17,970C
2016	2,500	18,200	20,700			17,810C

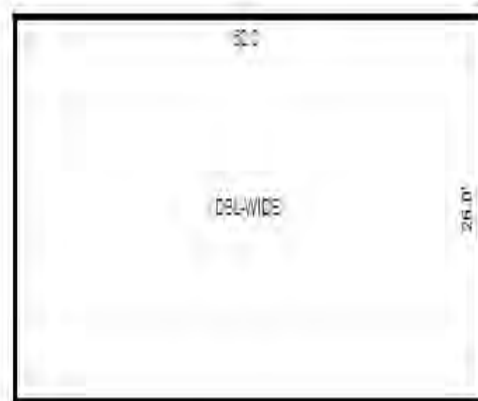
Who When What  
TPC 12/27/2017 INSPECTED  
TPC 05/18/2015 INSPECTED  
TPC 03/26/2012 INSPECTED

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack 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:																																																		
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Building Style: BOCA/STATE		Trim & Decoration																																																																
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Condition: Average		Lg	X	Ord		Small	Doors			Solid	X	H.C.																																																						
Room List		(5) Floors		Central Air Wood Furnace																																																														
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(12) Electric																																																														
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		Many	X	Ave.		Few	(13) Plumbing																																																											
(2) Windows		Basement: 0 S.F. Crawl: 1352 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																														
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Sketch by Ages IVTV

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BRYANT DONALD L & WYNN AN	TREASE JOHN J & CHERYL A	18,000	09/15/2017	WD	Arms Length	2017-02926	PTA	100.0
		24,500	08/01/2002	WD	Download	02-0:3911		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
S DICKERSON RD	School: LAKE CITY - 57020		Pole Barn	10/10/2017	2017-0508	100%

Owner's Name/Address	P.R.E.	MAP #:
TREASE JOHN J & CHERYL A 1439 GREENLEAF BLVD ELKHART IN 46514	0%	

Tax Description	2019 Est TCV	2019 Est TCV/TFA	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
SEC 27 T22N R8W (0*1999) BEG S 0 DEG 18'30"E 1304.58 FT FROM NE COR OF NE 1/4 TH S 0 DEG 18'30"E 500 FT,N 89 DEG 57'59"W 965.92 FT, N 0 DEG 18' 30"W 500 FT, S 89 DEG 57'59"E 965.92 FT TO POB. TOGETHER WITH AND SUBJET TO A 66 FOOT WIDE PRIVATE ROD EASEMETN DESCRIBED BELOW. SUBJECT TO THE RIGHT OF WAY OF DICKERSON RD. PRIVATE ROAD EASEMENT A 66 FOOT WIDE NON-EXCLUSIVE PRIVATE ESEMENT FOR IGRES D EGRESS AND THE INSTALLATION ND MAINTENANCE OF PUBLIC UTILITIES. TOGETHER WITH THE RIGHT TO TRIM ND REMOVE TREES ND BRUSH AS NECESSARY TO INSTALL AND MAINTAIN SAID PUBLIC UTILITIES, DESCRIBED AS FOLLOWS: THE SOUTH 66 FEET OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF	60,957	0.00	

Tax Description	X	Improved	Vacant	* Factors *					Value
				Description	Frontage	Depth	Front	Rate %Adj.	
Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.				Residentia 8 - 17 @\$2000	6.09 Acres	2000	100		12,180
				Residentia LTDACCESS@\$1200	4.62 Acres	1200	100		5,545
				Residentia ROAD @ ZERO	0.38 Acres	0	100		0
					11.09 Total Acres			Total Est. Land Value =	17,725

Tax Description	X	Level	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
JWV	12/24/2017	INSPECTED	2018	8,900	18,600	27,500			27,500S
TPC	06/05/2017	INSPECTED	2017	10,500	0	10,500			10,500S
TPC	05/18/2015	INSPECTED	2016	11,600	0	11,600			11,600S

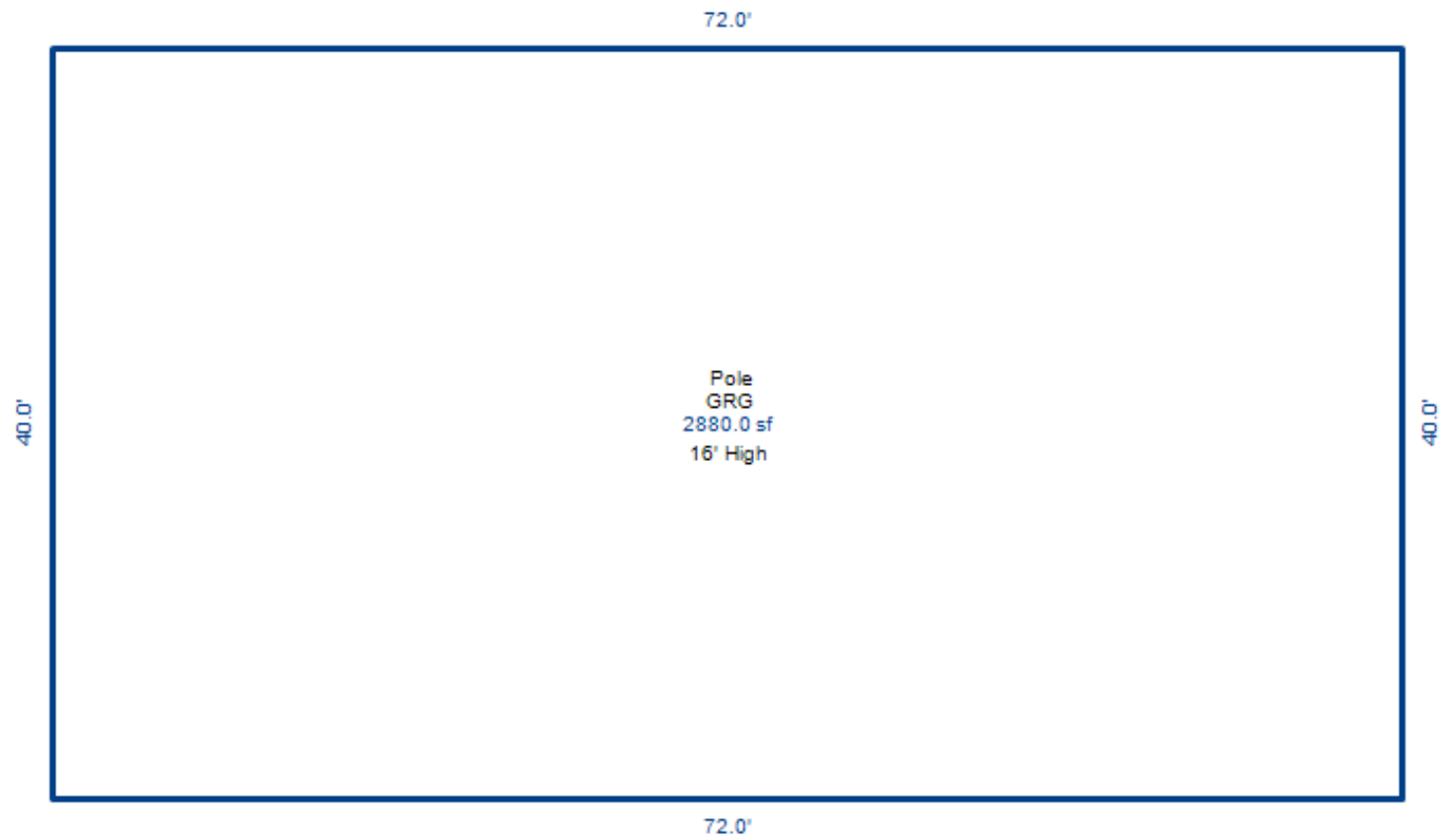


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type		Year Built: 2017 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 2 Area: 2880 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
	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 X No Heating/Cooling		Class: C Effec. Age: 1 Floor Area: 0 Total Base New : 49,623 Total Depr Cost: 49,127 Estimated T.C.V: 43,232			E.C.F. X 0.880	Bsmnt Garage: Carport Area: Roof:		
	Building Style: GRG		Trim & Decoration				(12) Electric								
	Yr Built 2017	Remodeled 0	Ex	Ord	Min		0 Amps Service								
	Condition: Average		Size of Closets	Lg	Ord	Small									
	Room List		Doors	Solid	H.C.		Central Air Wood Furnace								
	Basement 1st Floor 2nd Floor Bedrooms		(5) Floors				(13) Plumbing								
	(1) Exterior		Kitchen: Other: Other:				Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan								
	Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings				(14) Water/Sewer								
	Insulation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic								
	(2) Windows		(7) Excavation				Lump Sum Items:								
	Many Avg. Few	Large Avg. Small	(8) Basement												
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												
	(3) Roof		(9) Basement Finish												
	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors No Floor SF												
	Asphalt Shingle		(10) Floor Support												
	Chimney:		Joists: Unsupported Len: Cntr.Sup:												
<p>Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2017  (11) Heating System: No Heating/Cooling  Ground Area = 0 SF Floor Area = 0 SF.  Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99  Building Areas  Stories Exterior Foundation Size Cost New Depr. Cost  Other Additions/Adjustments  Plumbing  3 Fixture Bath 1 -3,525 -3,490  Garages  Class: C Exterior: Pole (Unfinished)  Door Opener 1 415 411  Base Cost 2880 52,733 52,206  Totals: 49,623 49,127  Notes: ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 =&gt; TCV: 43,232</p>															

\*\*\* 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.
		47,900	06/01/2000	WD	Download	338:862		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
S DICKERSON RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
SERRA MICHAEL J & ELLYN G 18105 OTTIEWAY COURT HOLLY MI 48442	MAP #:					
	2019 Est TCV 55,820					

Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29	@\$2000	27.91	Acres	2000	100		55,820
							Total Est. Land Value =	55,820

**Tax Description**  
 SEC 27 T22N R8W (0\*1999) BEG S 0 DEG 18'30"E 1804.58 FT FROM NE COR OF NE 1/4 TH S 0 DEG 18'30"E 804.58 FT, S 89 DEG 55'10"W 1300.33 FT, N 0 DEG 21'40"W 1307.18 FT, S 89 DEG 57'59"E 335.62 FT, S 0 DEG 18'30"E 500 FT, S 89 DEG 57'59"E 965.92 FT TO POB. 27.91A.

**Comments/Influences**  
 99 SPLIT FROM 001-00 FOR 00 WATER INFLUENCE (POND)

- 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
2019	27,900	0	27,900			24,353C
2018	27,900	0	27,900			23,783C
2017	27,900	0	27,900			23,294C
2016	27,900	0	27,900			23,087C

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

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		36,950	04/01/1999	WD	Download	328:303		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8350 W WORKMAN RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%	MAP #:				
SERRA MICHAEL J & ELLYN G 18105 OTTIEWAY HOLLY MI 48442	2019 Est TCV 212,752 TCV/TFA: 131.33					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS				
	Public Improvements		* Factors *				
SEC 27 T22N R8W (0*1999) BEG S 0 DEG 18'30"E 2609.16 FT & S 89 DEG 55'10"W 1300.33 FT FROM NE COR OF NE1/4 TH S 89 DEG 55'10"W 666.14 FT, N 0 DEG 21'40"W 1308.51 FT, S 89 DEG 57'59"E666.15 FT, S 0 DEG 21'40"E 1307.18 TO POB. 20A.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Description	Frontage	Depth	Rate %Adj. Reason	Value
			Residentia 18 -29 @\$2000	20.00 Acres	2000	100	40,000
			20.00 Total Acres Total Est. Land Value =				40,000

Comments/Influences	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Land Improvement Cost Estimates				
			Description	Rate	Size % Good	Cash Value	
99 SPLIT FROM 001-00 FOR 00 NEW HOUSE FOR 04			Wood Frame	18.97	192 50	1,821	
			Total Estimated Land Improvements True Cash Value =				1,821



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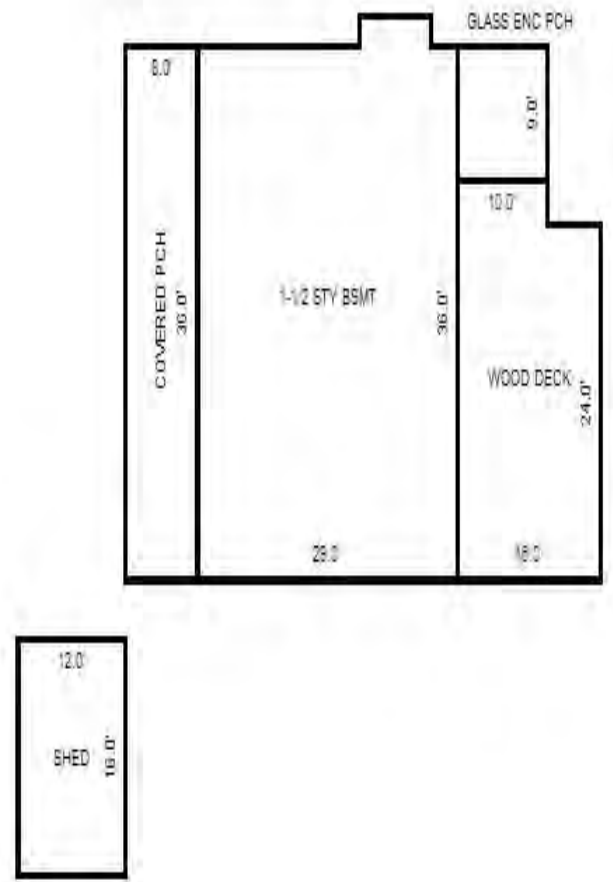
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Topography of Site							
Level	X	Rolling					
		Low					
		High					
		Landscaped					
		Swamp					
	X	Wooded					
		Pond					
		Waterfront					
		Ravine					
		Wetland					
		Flood Plain					
Year		Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
Who	When	What	2019	20,000	86,400	106,400	80,821C
		TPC 12/27/2017 INSPECTED	2018	20,000	78,500	98,500	78,927C
		TPC 06/05/2017 INSPECTED	2017	20,000	76,200	96,200	77,304C
			2016	20,000	71,600	91,600	76,615C

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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	X	Drywall Paneled		Plaster Wood T&G							90 288 414	WGEP (1 Story) WCP (1 Story) Treated Wood			
	Building Style: 1.5S	Trim & Decoration			Ex	X	Ord		Min							
	Yr Built 2004		Remodeled 0		Size of Closets											
	Condition: Average		Lg	X	Ord		Small									
	Room List		Doors		Solid	X	H.C.									
	Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors			Kitchen: Other: Other:				(12) Electric						
	(1) Exterior	X	Drywall													
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation		Ex.	X	Ord.		Min									
	(2) Windows		No. of Elec. Outlets													
X	Many Avg. Few	X	Avg. Large Small													
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement		(7) Excavation													
X	Double Glass Patio Doors Storms & Screens		Basement: 1080 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0													
	(3) Roof		(8) Basement													
	Gable Hip Flat		Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor													
	Gambrel Mansard Shed		(9) Basement Finish													
X	Asphalt Shingle		Recreation SF Living SF Walkout Doors No Floor SF													
	Chimney:		(10) Floor Support													
			Joists: Unsupported Len: Cntr.Sup:													
			Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic													
			Lump Sum Items:													
										Class: C +10 Effec. Age: 10 Floor Area: 1,620 Total Base New : 215,837 Total Depr Cost: 194,240 Estimated T.C.V: 170,931		E.C.F. X 0.880		Bsmnt Garage: Carport Area: Roof:		
										Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Heat & Cool Ground Area = 1080 SF Floor Area = 1620 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Basement 1,080 Total: 179,794 161,803				Cls C 10 Blt 2004		
										Plumbing Average Fixture(s) 1 1,120 1,008 3 Fixture Bath 1 3,525 3,172 Water/Sewer 1000 Gal Septic 1 3,691 3,322 Water Well, 100 Feet 1 4,407 3,966 Porches WGEP (1 Story) 90 6,846 6,161 Ceramic Tile Floor WCP (1 Story) 288 7,356 6,620 Deck Treated Wood 414 5,063 4,557 Built-Ins Appliance Allow. 1 2,099 1,889 Fireplaces Wood Stove 1 1,936 1,742 Totals: 215,837 194,240				Notes: ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 170,931		

\*\*\* 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.
SCHERR ELI A & GERALD D	CUNNINGHAM ROBERT L & CAR	36,700	06/29/2010	WD	LAND CONTRACT	2010-2513WD	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8434 W WORKMAN RD	School: LAKE CITY - 57020					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
CUNNINGHAM ROBERT L & CAROL E 1146 RISECLIFF DR GRAND BLANC MI 48439	2019 Est TCV 74,755 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS					
			Description	Frontage	Depth	Rate %Adj. Reason	Value	
SEC 27 T22N R8W (0*1999) BEG S 0 DEG 18'30"E 2609.16 FT & S 89 DEG 55'10"W 1966.47 FT FROM NE COR OF NE 1/4 TH S 89 DEG 55'10"W 665.47 FT, N 0 DEG 21'40"W 1309.83 FT, S 89 DEG 57' 59"E 665.48 FT, S 0 DEG 21'40"E 1308.51 FT TO POB. 20A.	X		Dirt Road					
			Gravel Road					
			Paved Road					
			Storm Sewer					
			Sidewalk					
			Water					
			Sewer					
	X		Electric					
			Gas					
			Curb					
			Street Lights					
			Standard Utilities					
			Underground Utils.					

Comments/Influences	X	Land Improvement Cost Estimates			
		Description	Rate	Size % Good	Cash Value
99 SPLIT FROM 001-00 FOR 00 ADD TT,SHD WW, SS1 FOR 02 GRG U/C NV FOR 02 COMP 03		Wood Frame	21.25	120 50	1,275
		Wood Frame	24.51	80 50	980
		Total Estimated Land Improvements True Cash Value =			2,255



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	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2019	20,000	17,400	37,400			28,175C
			2018	20,000	16,200	36,200			27,515C
			2017	20,000	15,500	35,500			26,950C
			2016	20,000	14,600	34,600			26,710C

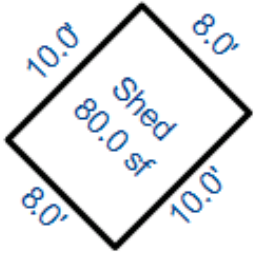
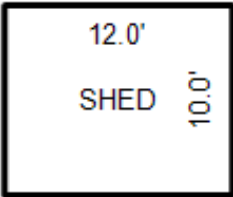
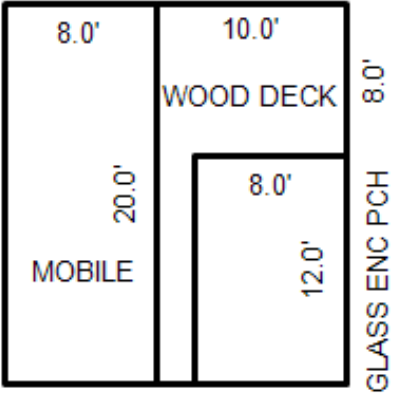
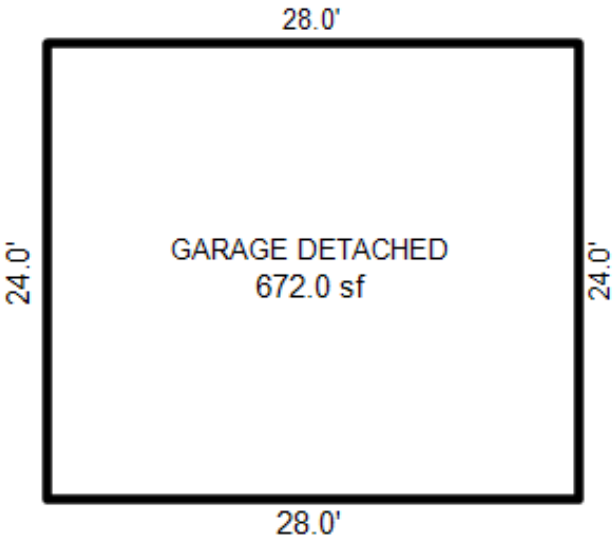
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 96 104	Type WGEP (1 Story) Treated Wood	Year Built: 2002 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame		Drywall Paneled	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: GRG		Trim & Decoration														
Yr Built 2002	Remodeled 0	Ex	X Ord	Min	Size of Closets											
Condition: Average		Lg	X Ord	Small	Doors											
Room List		(5) Floors		Central Air Wood Furnace												
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric												
		0 Amps Service														
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family GRG			Cls C		Blt 2002				
X	Wood/Shingle Aluminum/Vinyl Brick	Ex.	X Ord.	Min	No. of Elec. Outlets			(11) Heating System: Forced Air w/ Ducts Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90								
	Insulation	Many	X Ave.	Few	(7) Excavation			Building Areas								
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost									
X	Many Avg. Few	X	Avg. Small	1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer 1000 Gal Septic Water Well, 50 Feet Porches WGEP (1 Story) Deck Treated Wood Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 672 20,993 18,894 Door Opener 1 415 373 Lump Sum Items 160 SQ FT FV TT Totals: 4,750 4,275 36,932									
(3) Roof		(8) Basement		(14) Water/Sewer			Notes:									
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV:									
X	Gable Hip Flat	Gambrel Mansard Shed		Lump Sum Items: 5,000												
X	Asphalt Shingle	(10) Floor Support														
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:														

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HEJNAL STEVEN & TARA	KIMBEL TIMOTHY	257,000	08/13/2018	WD	Arms Length	2018-02640	PTA	100.0
NAPIER DALE W & CLARA I	HEJNAL STEVEN & TARA	230,000	03/21/2016	WD	Arms Length	2016-00859	PTA	100.0
		17,950	04/01/1999	WD	Download	327:1099		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8655 W LOTAN RD						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 100% 08/20/2018					
	MAP #:					
	2019 Est TCV 253,182 TCV/TFA: 141.13					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS								
				* Factors *								
		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SEC 27 T22N R8W (0*1999) BEG S 89 DEG 36'23"W 654.66 FT FROM N 1/4 COR TH S 0 DEG 21'40"E 1308.06 FT, S89 DEG 45'48"W 667.94 FT, N 0 DEG 14'03" W 1306.24 FT, N 89 DEG 36'23"E 665.05 FT TO POB. 20A.	X			Residentialia 18	-29	@\$2000	20.00	Acres	2000	100		40,000
				20.00 Total Acres			Total Est. Land Value =					40,000

Comments/Influences	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Land Improvement Cost Estimates				
			Description	Rate	Size	% Good	Cash Value
99 SPLIT FROM 002-25 , 002-40, 002-50 FOR 00 PC GRG FOR 01 NEW HOUSE ETC FOR 02	X		D/W/P: Crushed Rock	1.72	1200	0	0
			D/W/P: 4in Ren. Conc.	6.21	288	0	0
			Residential Local Cost Land Improvements				
			LAND IMPROVE 1000	1,000.00	1	95	950
			Total Estimated Land Improvements True Cash Value =				950



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

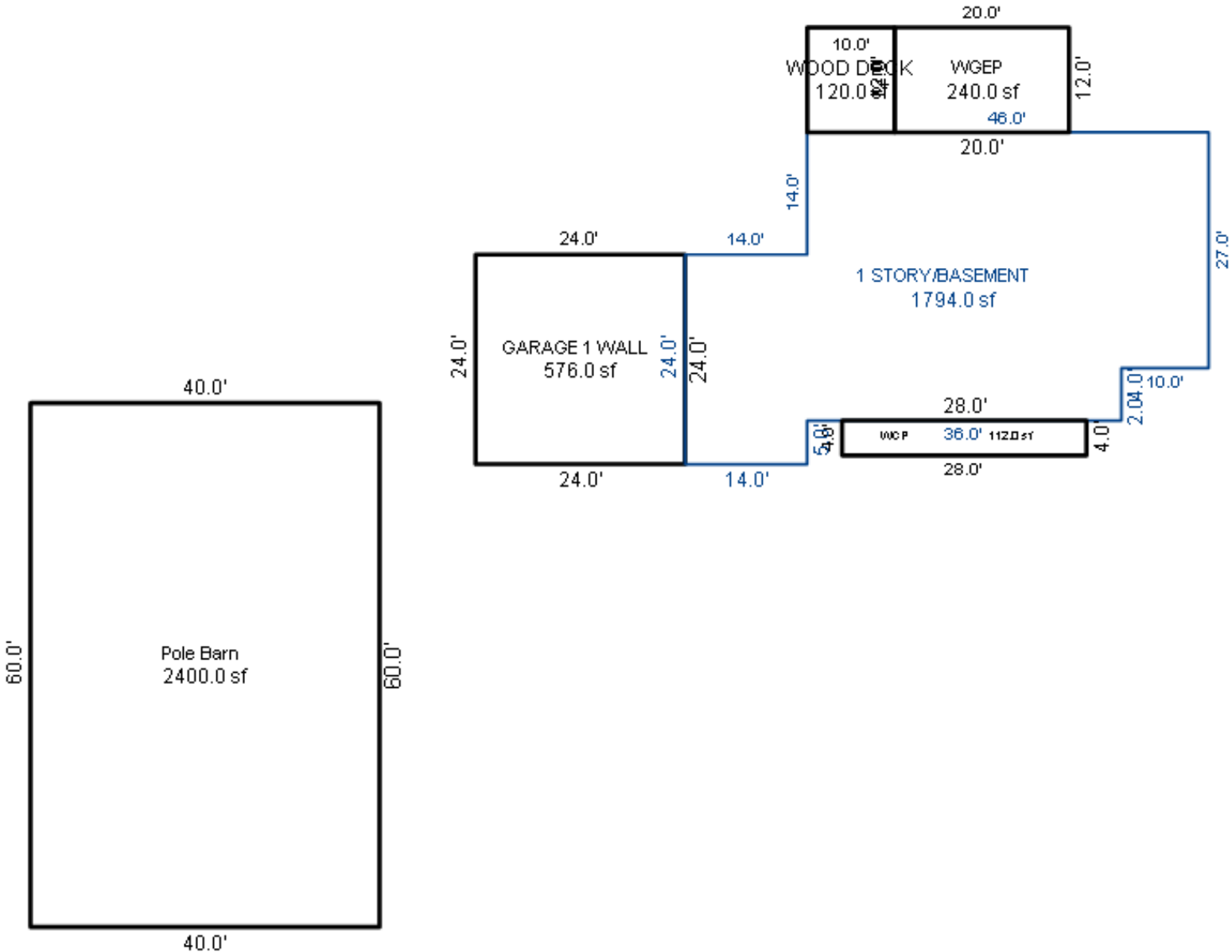
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2019	20,000	106,600	126,600			126,600S
TPC 12/27/2017	INSPECTED		2018	20,000	103,200	123,200			122,520C
TPC 04/08/2016	INSPECTED		2017	20,000	100,000	120,000			120,000S
TPC 11/05/2013	INSPECTED		2016	21,000	89,700	110,700			93,284C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 240 112 120	Type WGEP (1 Story) WCP (1 Story) Treated Wood	Year Built: 2001 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G													
Building Style: 1S		Trim & Decoration		X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C -5 Effec. Age: 20 Floor Area: 1,794 Total Base New : 301,431 Total Depr Cost: 241,173 Estimated T.C.V: 212,232			E.C.F. X 0.880		Bsmnt Garage: Carport Area: Roof:			
Yr Built 2001	Remodeled 0	Ex	X	Ord		Min	Size of Closets			Total Base New : 301,431			E.C.F. X 0.880		Storage Area: 0			
Condition: Average		Lg	X	Ord		Small	200 Amps Service			Total Depr Cost: 241,173			E.C.F. X 0.880		No Conc. Floor: 0			
Room List		(5) Floors		Central Air Wood Furnace			(12) Electric			Estimated T.C.V: 212,232			E.C.F. X 0.880		Bsmnt Garage:			
	Basement 1st Floor 2nd Floor 4 Bedrooms	Kitchen: Other: Other:		(12) Electric			200 Amps Service			Estimated T.C.V: 212,232			E.C.F. X 0.880		Carport Area: Roof:			
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls C -5 Blt 2001								
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall	Ex.	X	Ord.		Min	No. of Elec. Outlets			Ground Area = 1794 SF Floor Area = 1794 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80						
(2) Windows		(7) Excavation		Many			X	Ave.		Few	Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost				
X	Many Avg. Few	X	Large Avg. Small	Basement: 1794 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			1 Story Siding Basement 1,794			Total: 190,407 152,353					
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 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			Other Additions/Adjustments			Plumbing			Average Fixture(s) 1 1,120 896 3 Fixture Bath 2 7,051 5,641 2 Fixture Bath 1 2,359 1,887 Water/Sewer 1000 Gal Septic 1 3,691 2,953 Water Well, 100 Feet 1 4,407 3,526					
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Porches			Ceramic Tile Floor 240 13,054 10,443 WCP (1 Story) 112 3,960 3,168			Deck Treated Wood 120 2,236 1,789					
X	Gable Hip Flat		Gambrel Mansard Shed	Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic			Garages			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 576 18,824 15,059 Common Wall: 1 Wall 1 -2,038 -1,630 Door Opener 1 415 332			Class: C Exterior: Pole (Unfinished) Base Cost 2400 43,944 35,155					
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Built-Ins			Appliance Allow. 1 2,099 1,679			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>					
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.
GALBRO LLC	BUGARD RYAN W	114,900	11/25/2014	WD	WARRANTY DEED	2014-03930	PTA	100.0
GALVANEK CHARLES	GALBRO LLC	100	03/07/2014	QC	RELATED PARTY	2014-00860		100.0
HSBC BANK USA NATL ASSOC	GALVANEK CHARLES	61,954	02/19/2014	WD	BANK SALE	2014-00730	PTA	100.0
COOK MICHAEL J & GLINDA K	HSBC BANK USA NATL ASSOC	0	01/15/2014	AFF	AFFIDAVITABANDONMENT	2014-00325 AFF	PTA	0.0

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

8595 W LOTAN RD	School: LAKE CITY - 57020					
	P.R.E. 100% 12/08/2014					

Owner's Name/Address	MAP #:
BUGARD RYAN W 8595 W LOTAN RD LAKE CITY MI 49651	2019 Est TCV 168,628 TCV/TFA: 115.82

X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
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Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Residentia 8 - 17	@\$2000	10.00	Acres	2000	100			20,000
		10.00 Total Acres Total Est. Land Value =								20,000

Tax Description  
 SEC 27 T22N R8W (0\*1999) BEG S 89 DEG 36'23"W 321.76 FT FROM N 1/4 COR TH S 0 DEG 21'40"E 1308.97 FT, S89 DEG 45'48"W 332.9 FT, N 0 DEG 21'40"W 1308.06 FT, N 89 DEG 36'23"E 332.9 FT TOPOB. 10A.

Comments/Influences  
 99 SPLIT FROM 002-00 FOR 00 NEW HOME FOR02



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

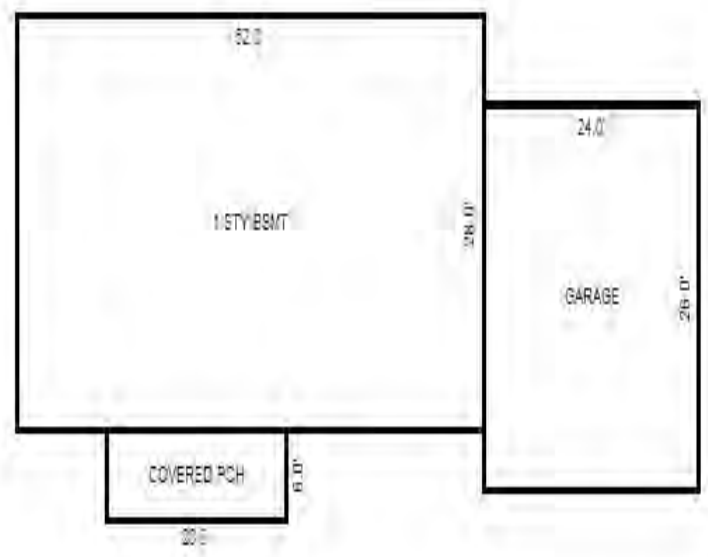
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	10,000	74,300	84,300			71,841C
2018	10,000	67,700	77,700			70,158C
2017	9,500	65,600	75,100			68,715C
2016	10,500	61,700	72,200			68,103C

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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		X	Gas			1	Appliance Allow.	Interior 1 Story		Area	Type	Year Built: 2001		Car Capacity:		
	Mobile Home		Insulation			Wood		Oil			Coal	Elec.							Steam
	Town Home	0	Front Overhang		X	Forced Air w/o Ducts			Dishwasher	Garbage Disposal	2nd/Same Stack						Brick Ven.: 0		
	Duplex	0	Other Overhang			Forced Air w/ Ducts					Vent Fan	Hot Tub	Unvented Hood	Two Sided					
	A-Frame	(4) Interior			Electric Baseboard			Vented Hood	Intercom	Jacuzzi Tub				Prefab 1 Story					
X	Wood Frame	X	Drywall		Plaster	Elec. Ceil. Radiant					Unvented Hood	Intercom	Prefab 2 Story						Foundation: 42 Inch
Building Style: 1S		Trim & Decoration				Paneled		Wood T&G	Jacuzzi repl.Tub	Oven			Heat Circulator						Finished ?:
Yr Built	Remodeled	Ex	X	Ord		Min	Size of Closets				Microwave	Standard Range	Raised Hearth				Auto. Doors: 0		
2001	0	Lg	X	Ord		Small	No Heating/Cooling			Self Clean Range			Sauna	Wood Stove				Mech. Doors: 1	
Condition: Average		Doors		Solid	X	H.C.	Central Air				Trash Compactor	Central Vacuum		Direct-Vented Ga				Area: 624	
Room List		(5) Floors			Kitchen:			Wood Furnace					Security System	Class: C	E.C.F.				Storage Area: 0
	Basement	Other:			(12) Electric			150 Amps Service			Estimated T.C.V: 148,628	Floor Area: 1,456			X 0.880				Bsmnt Garage:
	1st Floor	Other:			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S					Total Base New : 196,393						Roof:
	2nd Floor	(6) Ceilings			Ex. X Ord. Min			Ground Area = 1456 SF Floor Area = 1456 SF.			Total Depr Cost: 168,896								
	3 Bedrooms	(7) Excavation			No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=86/100/100/100/86			Estimated T.C.V: 148,628								
(1) Exterior					Many X Ave. Few			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost								
X	Wood/Shingle				(13) Plumbing			1 Story Siding Basement 1,456			Total: 159,506 137,175								
	Aluminum/Vinyl				1 Average Fixture(s)			Other Additions/Adjustments			Plumbing								
	Brick				2 3 Fixture Bath			Average Fixture(s)			1 1,120 963								
	Insulation	Basement: 1456 S.F.			2 Fixture Bath			3 Fixture Bath			1 3,525 3,031								
(2) Windows		Crawl: 0 S.F.			Softener, Auto			Solar Water Heat			Water/Sewer								
	Many		Large		Softener, Manual			No Plumbing			1000 Gal Septic		1 3,691 3,174						
X	Avg.	X	Avg.		Extra Toilet			Extra Sink			Water Well, 100 Feet		1 4,407 3,790						
	Few		Small		Extra Shower			Separate Shower			Porches								
	Wood Sash	8 Conc. Block			Solar Water Heat			WCP (1 Story)			120 4,190 3,603								
	Metal Sash	8 Poured Conc.			No Plumbing			Ceramic Tile Floor			Garages								
	Vinyl Sash	Stone			Extra Toilet			Ceramic Tile Wains			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)								
	Double Hung	Treated Wood			Extra Sink			Ceramic Tub Alcove			Base Cost		624 19,893 17,108						
	Horiz. Slide	X Concrete Floor			Vent Fan			(14) Water/Sewer			Common Wall: 1 Wall		1 -2,038 -1,753						
	Casement	(9) Basement Finish						Public Water			Built-Ins								
	Double Glass	Recreation SF						Public Sewer			Appliance Allow.		1 2,099 1,805						
	Patio Doors	Living SF						Water Well			Totals:		196,393 168,896						
	Storms & Screens	Walkout Doors						2000 Gal Septic			Notes:		ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCY: 148,628						
(3) Roof		No Floor SF						Lump Sum Items:											
X	Gable		Gambrel		(10) Floor Support			Lump Sum Items:											
	Hip		Mansard		Joists:			1 Public Water											
	Flat		Shed		Unsupported Len:			1 Water Well											
X	Asphalt Shingle	Chimney: Metal			Cntr.Sup:			1 1000 Gal Septic											

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



Sketch by Apex IVT

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LITALIEN STEVE	LITALIEN STEVE & MARCI N	0	12/08/2014	QC	QUIT CLAIM	2015-00159		0.0
	LITALIEN STEVE	17,527	08/01/1999	WD	Download	331:613		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8533 W LOTAN RD			Garage	10/29/2003	20030421	Complete

Owner's Name/Address	MAP #:	2019 Est TCV 104,691 TCV/TFA: 61.01
LITALIEN STEVE & MARCI N 8533 W LOTAN ROAD LAKE CITY MI 49651		

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

			Residentia 8 - 17 @\$2000	10.00	Acres	2000	100			20,000
				10.00	Total Acres			Total Est. Land Value =		20,000

Tax Description		Land Improvement Cost Estimates				Residential Local Cost Land Improvements				
	SEC 27 T22N R8W (0*1999) BEG N 89 DEG 51'08"W 2630.92 FT FROM NE COR OF NE 1/4 TH S 0 DEG 18'30"E 1309.82FT, N 89 DEG 57'59"W 10.3 FT, S 89 DEG 45'48"W 321.76 FT, N 0 DEG 21'40"W 1308.97 FT, N 89 DEG 36'23"E 321.76 FT, S 89 DEG 51'08"E 11.5 FT TO POB. 10A.	X	Dirt Road							
		X	Gravel Road							
		X	Paved Road							
		X	Storm Sewer							
		X	Sidewalk							
		X	Water Sewer							
		X	Electric Gas	LAND IMPROVE 1000		1,000.00		1 95		950
			Total Estimated Land Improvements True Cash Value =							950

Comments/Influences
99SPLIT FROM 002-00 FOR 00 12/00 BOR MOVE MHD FROM 001-00 TO THIS PCL.. WRONG NUMBER ON PERMIT



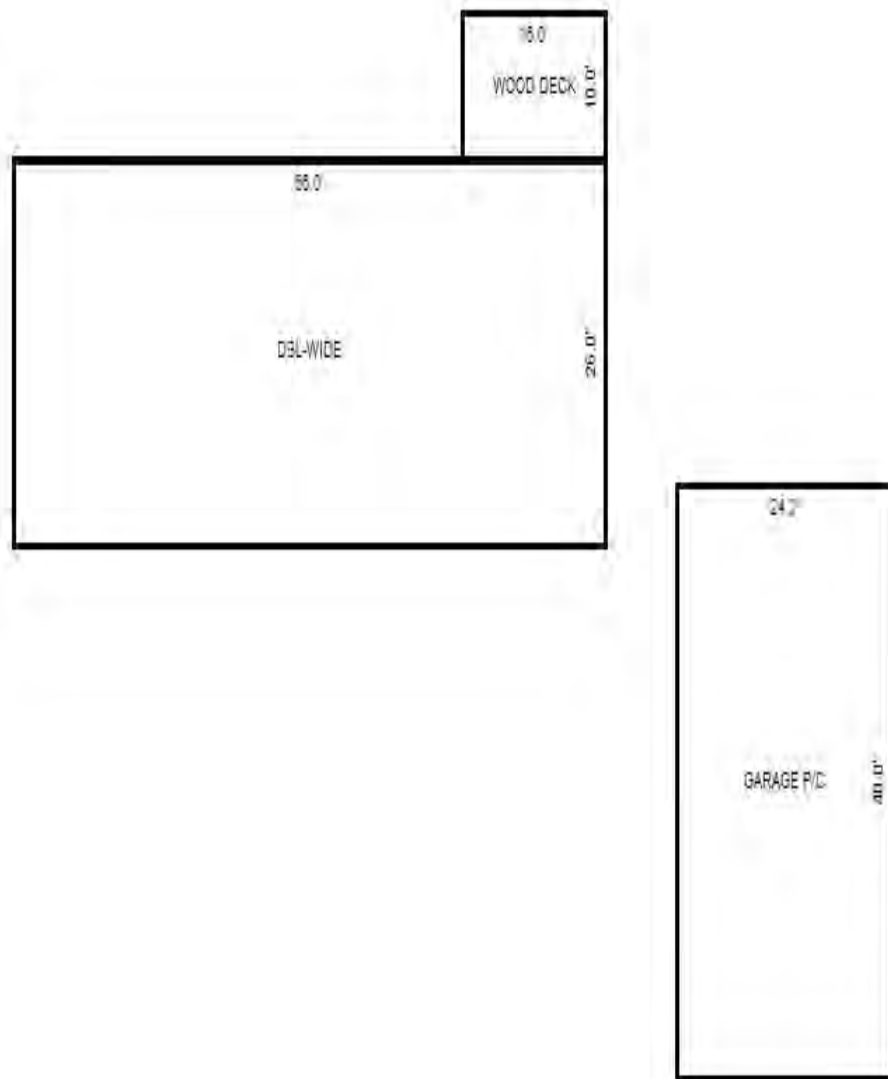
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2019	10,000	42,300	52,300			40,507C
		TPC 12/27/2017 INSPECTED	2018	10,500	35,700	46,200			39,558C
			2017	10,500	33,100	43,600			38,745C
			2016	10,500	27,900	38,400			38,400S

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																														
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 100	Type Treated Wood	Year Built: 2004 Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 960 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																														
X	Wood Frame		Drywall Paneled	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																																																						
Building Style: BOCA/STATE		Trim & Decoration																																																																									
Yr Built 1999	Remodeled 0	Ex	X	Ord		Min	Size of Closets																																																																				
Condition: Average		Lg	X	Ord		Small	Doors																																																																				
Room List		(5) Floors		Central Air Wood Furnace																																																																							
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Other:		(12) Electric			150 Amps Service																																																																				
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X	Wood/Shingle Aluminum/Vinyl Brick	Ex.	X	Ord.		Min	No. of Elec. Outlets																																																																				
	Insulation	Many	X	Ave.		Few	(13) Plumbing																																																																				
(2) Windows		(7) Excavation		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																							
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1716 S.F. Slab: 0 S.F. Height to Joists: 0.0																																																																							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																							
(3) Roof		(9) Basement Finish		(14) Water/Sewer																																																																							
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors No Floor SF		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																																																							
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:																																																																							
Chimney:																																																																											
Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE (11) Heating System: Forced Air w/ Ducts Ground Area = 1716 SF Floor Area = 1716 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=89/100/100/100/89 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>1,716</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>128,506</td> <td>114,371</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing <table border="1"> <thead> <tr> <th>Average Fixture(s)</th> <th>Cost</th> <th>Depr.</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>778</td> <td>692</td> </tr> <tr> <td>3 Fixture Bath</td> <td>2,463</td> <td>2,192</td> </tr> <tr> <td colspan="3">Water/Sewer</td> </tr> <tr> <td>1000 Gal Septic</td> <td>3,235</td> <td>2,879</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>4,178</td> <td>3,718</td> </tr> <tr> <td colspan="3">Deck</td> </tr> <tr> <td>Treated Wood</td> <td>1,843</td> <td>1,640</td> </tr> <tr> <td colspan="3">Garages</td> </tr> <tr> <td>Class: D Exterior: Pole (Unfinished)</td> <td></td> <td></td> </tr> <tr> <td>Base Cost</td> <td>14,573</td> <td>12,970</td> </tr> <tr> <td colspan="3">Built-Ins</td> </tr> <tr> <td>Appliance Allow.</td> <td>1,243</td> <td>1,106</td> </tr> <tr> <td colspan="4">Totals:</td> <td>156,819</td> <td>139,568</td> </tr> </tbody> </table> Notes: 2016-00149 AFFMAN 1999 NEW MOON S/N 143T2393 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.600 => TCV: 83,741													Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	1,716			Total:				128,506	114,371	Average Fixture(s)	Cost	Depr.	1	778	692	3 Fixture Bath	2,463	2,192	Water/Sewer			1000 Gal Septic	3,235	2,879	Water Well, 100 Feet	4,178	3,718	Deck			Treated Wood	1,843	1,640	Garages			Class: D Exterior: Pole (Unfinished)			Base Cost	14,573	12,970	Built-Ins			Appliance Allow.	1,243	1,106	Totals:				156,819	139,568
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																																						
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		56,400	07/01/1999	WD	Download	329:986		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8528 W WORKMAN RD			Garage	09/27/2018	2018-0516	20%
	P.R.E. 0%		New House	04/19/2004	20040066	Complete

Owner's Name/Address	MAP #:
CHRISTENSON LARRY L, DOUGLAS S & SYLVIA M 6877 N COCHRAN ROAD CHARLOTTE MI 48813	2019 Est TCV 227,820 TCV/TFA: 166.29

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

			Residentia 30 - 65	\$2000	40.00 Acres	2000	100	80,000	
			40.00 Total Acres					Total Est. Land Value =	80,000

Tax Description	X	Land Improvement Cost Estimates	Description	Rate	Size % Good	Cash Value		
SEC 27 T22N R8W (0*1999) BEG S 0 DEG 18'30"E 2609.16 FT & S 89 DEG 55'10"W 2631.94 FT FROM NE COR OF NE1/4 TH S 89 DEG 55'10"W 1333.51 FT, N 0 DEG 14'03"W 1306.24 FT, N 89 DEG 45'48"E1322.6 FT, S 89 DEG 57'59"E 8,01 FT, S 0DEG 21'40"E 1309.83 FT TO POB. 40A.			D/W/P: 4in Ren. Conc.	6.21	172 50	534		
			Wood Frame	21.25	120 50	1,275		
			Total Estimated Land Improvements True Cash Value =					1,809

Comments/Influences	X	Electric Gas
99 SPLIT FROM 002-00 FOR 00 EXEMPT DIVISION		

Topography of Site
Level

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

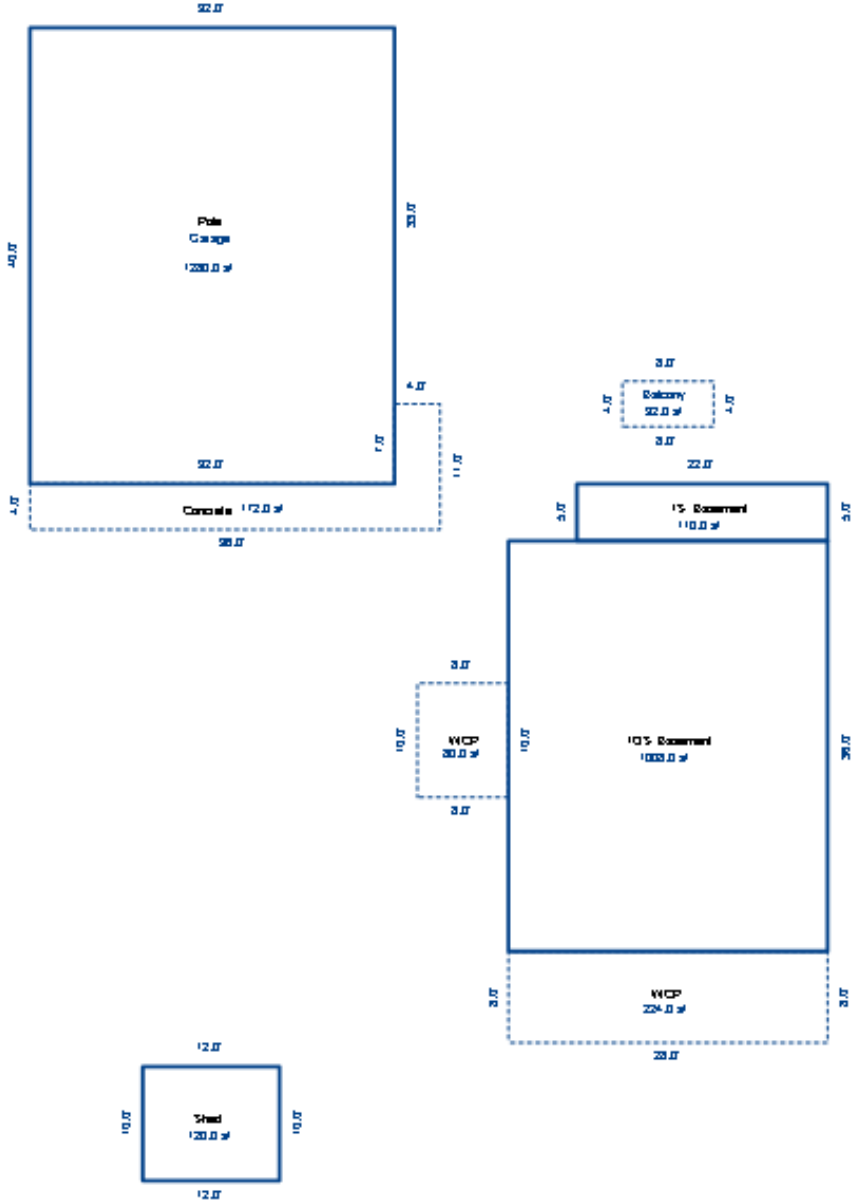
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2019	40,000	73,900	113,900			84,377C
2018	40,000	65,100	105,100			80,740C
2017	32,000	63,100	95,100			79,080C
2016	32,000	59,300	91,300			78,375C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage																																																																
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 80 WCP (1 Story) 224 WCP (1 Story)	Type	Year Built: 2019 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 128 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																															
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G																																																																											
Building Style: LOG		Trim & Decoration																																																																														
Yr Built 2004		Remodeled 0		Ex X Ord Min			Size of Closets																																																																									
Condition: Average		Lg X Ord Small		Doors Solid X H.C.																																																																												
Room List		(5) Floors		Kitchen: Other: Other:			(12) Electric																																																																									
	Basement 1st Floor 2nd Floor 2 Bedrooms						0 Amps Service																																																																									
(1) Exterior		X Drywall		No./Qual. of Fixtures			Ex. X Ord. Min																																																																									
Wood/Shingle Aluminum/Vinyl Brick				No. of Elec. Outlets			Many X Ave. Few																																																																									
X	Log Insulation			(7) Excavation			(13) Plumbing																																																																									
(2) Windows		Basement: 1118 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	Many Avg. X Few	Large Avg. X Small		(8) Basement			(14) Water/Sewer																																																																									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor					Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic																																																																									
(3) Roof		(9) Basement Finish					Lump Sum Items:																																																																									
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support																																																																												
X	Asphalt Shingle			Joists: Unsupported Len: Cntr.Sup:																																																																												
Chimney:																																																																																
Cost Est. for Res. Bldg: 1 Single Family LOG (11) Heating System: Forced Air w/ Ducts Ground Area = 1118 SF Floor Area = 1370 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1.25 Story</td> <td>Pine Logs</td> <td>Basement</td> <td>1,008</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Basement</td> <td>110</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>159,627</td> <td>143,672</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing <table border="1"> <thead> <tr> <th>Average Fixture(s)</th> <th></th> <th>Cost</th> <th></th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Water/Sewer</td> <td>1,120</td> <td>1,008</td> </tr> <tr> <td>1</td> <td>1000 Gal Septic</td> <td>3,691</td> <td>3,322</td> </tr> <tr> <td>1</td> <td>Water Well, 100 Feet</td> <td>4,407</td> <td>3,966</td> </tr> </tbody> </table> Porches <table border="1"> <thead> <tr> <th>WCP</th> <th>Area</th> <th>Cost</th> <th></th> </tr> </thead> <tbody> <tr> <td>WCP (1 Story)</td> <td>80</td> <td>3,222</td> <td>2,900</td> </tr> <tr> <td>WCP (1 Story)</td> <td>224</td> <td>6,523</td> <td>5,871</td> </tr> </tbody> </table> Built-Ins <table border="1"> <thead> <tr> <th>Appliance Allow.</th> <th>Cost</th> <th></th> </tr> </thead> <tbody> <tr> <td>1</td> <td>2,099</td> <td>1,889</td> </tr> </tbody> </table> Garages <table border="1"> <thead> <tr> <th>Class: C Exterior: Pole (Unfinished)</th> <th>Area</th> <th>Cost</th> <th></th> </tr> </thead> <tbody> <tr> <td></td> <td>128</td> <td>3,660</td> <td>3,294</td> </tr> </tbody> </table> Totals: 184,349 165,922 Notes: ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCY: 146,011															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.25 Story	Pine Logs	Basement	1,008			1 Story	Siding	Basement	110			Total:				159,627	143,672	Average Fixture(s)		Cost		1	Water/Sewer	1,120	1,008	1	1000 Gal Septic	3,691	3,322	1	Water Well, 100 Feet	4,407	3,966	WCP	Area	Cost		WCP (1 Story)	80	3,222	2,900	WCP (1 Story)	224	6,523	5,871	Appliance Allow.	Cost		1	2,099	1,889	Class: C Exterior: Pole (Unfinished)	Area	Cost			128	3,660	3,294
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																																											
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		102,500	07/01/1999	WD	Download	330:48		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
W LOTAN RD			Pole Barn	12/03/2013	2013-0593	100%

Owner's Name/Address	School: LAKE CITY - 57020	P.R.E. 0%	MAP #:	2019 Est TCV 216,306 TCV/TFA: 0.00
EMERY C KIM 1075 NAUTICAL DRIVE OKEMOS MI 48864				

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS																	
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value									
. SEC 27 T22N R8W W 1/2 OF NW 1/4. 80 A.	X		Dirt Road																	
			Gravel Road																	
			Paved Road																	
			Storm Sewer																	
			Sidewalk																	
			Water																	
			Sewer																	
	X		Electric																	
			Gas																	
			Curb																	
			Street Lights																	
			Standard Utilities																	
			Underground Utils.																	
			Topography of Site																	
	X		Level																	
			Rolling																	
			Low																	
			High																	
			Landscaped																	
			Swamp																	
	X		Wooded																	
			Pond																	
	X		Waterfront																	
			Ravine																	
			Wetland																	
			Flood Plain																	



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2019	96,500	11,700	108,200			57,923C
			2018	96,500	11,900	108,400			56,566C
			2017	92,900	11,900	104,800			55,403C
			2016	77,100	11,200	88,300			54,909C

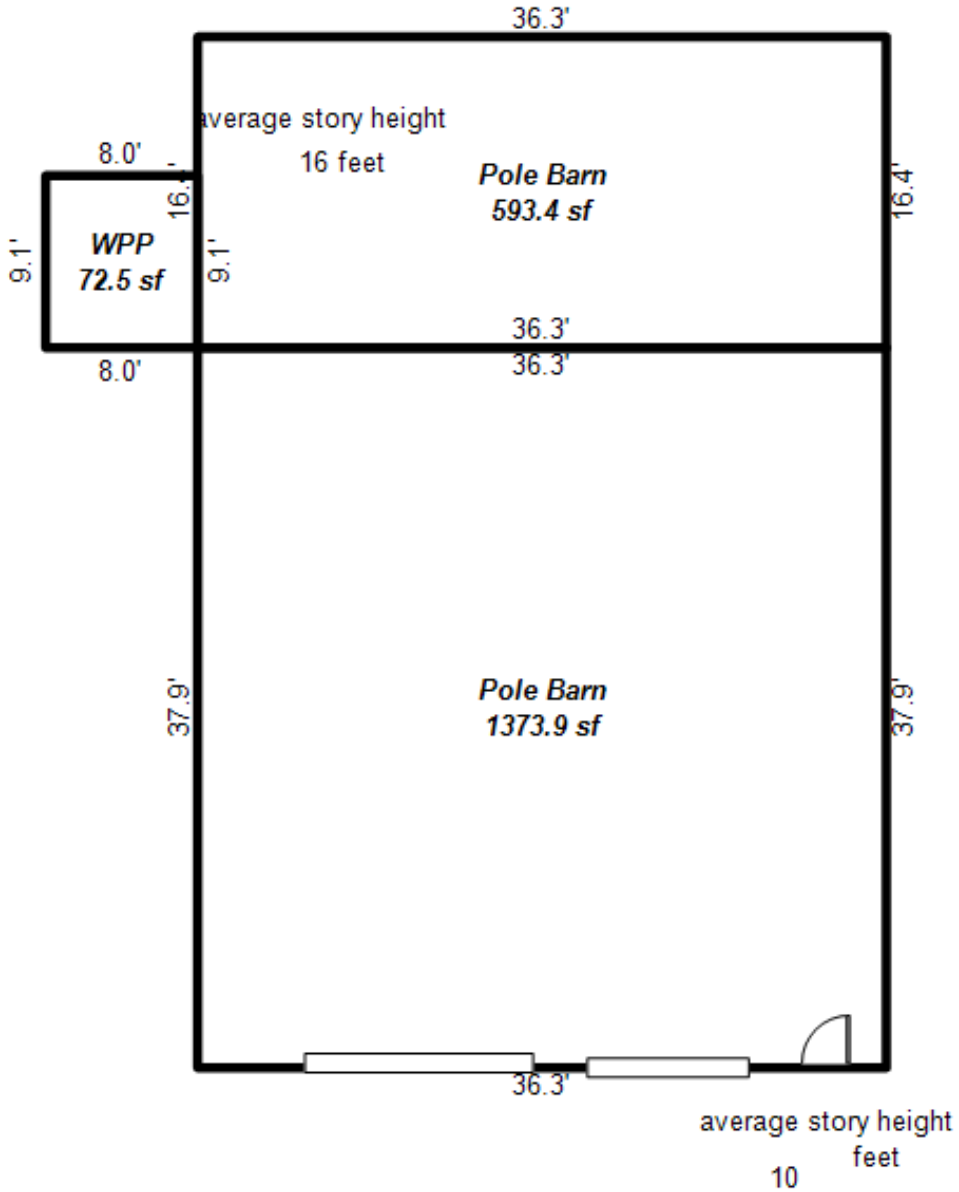
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 72	Type WPP	Year Built: 2013 Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 1966 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
	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 X No Heating/Cooling								
	Building Style: GRG		Trim & Decoration				Central Air Wood Furnace								
	Yr Built 2013	Remodeled 0	Ex Ord Min				(12) Electric								
	Condition: Average		Size of Closets				0 Amps Service								
	Room List		(5) Floors												
	Basement 1st Floor 2nd Floor Bedrooms		Kitchen: Other: Other:												
	(1) Exterior		(6) Ceilings				No./Qual. of Fixtures								
	Wood/Shingle Aluminum/Vinyl Brick						Ex. Ord. Min								
	Insulation		(7) Excavation				No. of Elec. Outlets								
	(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0				Many Ave. Few								
	Many Avg. Few	Large Avg. Small	(8) Basement				(13) Plumbing								
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor				Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan								
	(3) Roof		(9) Basement Finish				(14) Water/Sewer								
	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors No Floor SF				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic								
	Asphalt Shingle		(10) Floor Support				Lump Sum Items:								
	Chimney:		Joists: Unsupported Len: Cntr.Sup:												
Cost Est. for Res. Bldg: 1 Single Family GRG (11) Heating System: No Heating/Cooling Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Plumbing 3 Fixture Bath 1 -2,463 -2,364 Porches WPP 72 1,562 1,500 Garages Solar Water Heat Class: D Exterior: Pole (Unfinished) 1966 28,487 27,348 Base Cost Totals: 27,586 26,484 Notes: ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCY: 23,306															

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





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

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

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

Owner's Name/Address: SHERMAN CHARLES L  
 581 E PACKINGHAM ROAD  
 LAKE CITY MI 49651

2019 Est TCV 132,950

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

50/FF 2659.00 370.89 1.0000 1.0000 50 100 132,950  
 2659 Actual Front Feet, 22.64 Total Acres Total Est. Land Value = 132,950

Tax Description: . SEC 27 T22N R8W THAT PART OF N 1/2 OF N 1/2 OF SW 1/4 LYING N OF CLAM RIVER EXC E 100 FT THEREOF. 22.6439 A.

Comments/Influences

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

Topography of Site

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	66,500	0	66,500			29,458C
2018	66,500	0	66,500			28,768C
2017	53,200	0	53,200			28,177C
2016	53,200	0	53,200			27,926C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
AMIN KARY & MELISSA	AMIN KAREEM SAMIR & MELIS	0	03/26/2018	WD	FAMILY SALE	2018-01328	PTA	0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
W WORKMAN RD						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2019 Est TCV 35,000					

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							
	Gravel Road							
	Paved Road							
	Storm Sewer							
	Sidewalk							
	Water							
	Sewer							
	Electric							
	Gas							
	Curb							
	Street Lights							
	Standard Utilities							
	Underground Utils.							
			<Site Value I> RIVER SITE 35000 100 35,000					
			770 Actual Front Feet, 1.50 Total Acres Total Est. Land Value = 35,000					

Tax Description  
 . SEC 27 T22N R8W THAT PART OF N 1/2 OF SW 1/4 LYING E'LY & S'LY OF CLAM RIVER EXC INT OF N-S 1/4 LINE & C/L CLAM RIVER TH S 30 FT, NW'LY TO A POINT IN C/L CLAM RIVER WHICH LIES 18 FT W OF N-S 1/4 LINE TH E'LY ALONG RIVER TO POB. ALSO PCL RECORDED IN LIBER 250 PG 1149 MISSAUKEE CO RECORDS. ALSO BEG AT NW'LY MOST CORNER OF PCL RECORDEDIN LIBER 250 PG 1149 TH N 55 DEG 57' 02"E 18.04 FT TH NW'LY TO A PT ON N-S 1/4 LINE LYING 30 FT N OF POB, TH S ALONG 1/4 LINE TO POB. APP 1.5A.



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
Who	When	What	2019	17,500	0	17,500			4,218C
TPC 12/27/2017 INSPECTED			2018	17,500	0	17,500			4,120C
			2017	17,500	0	17,500			4,036C
			2016	15,000	0	15,000			4,000C

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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
4735 S BLODGET RD						
Owner's Name/Address	School: LAKE CITY - 57020					
WALLINGTON JIMMY D & NANCY L 4735 S BLODGET RD LAKE CITY MI 49651	P.R.E. 100% 05/01/1995					
	MAP #:					
	2019 Est TCV 248,535 TCV/TFA: 90.74					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
		Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
. SEC 27 T22N R8W BEG AT INT OF S LINE OF N 1/2 OF SW 1/4 & CLAM RIVER TH W 550 FT N 170 FT E TO CTR OF SD RIVER TH S ALG CTR OF RIVER TO BEG. 1.7172 A.	X	Dirt Road		GROUP I 100/FF	170.00	440.73	1.0000	1.0000	100	100	17,000
Comments/Influences		Gravel Road		170 Actual Front Feet, 1.72 Total Acres					Total Est. Land Value =		17,000
		Paved Road									
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
	X	Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									

Comments/Influences



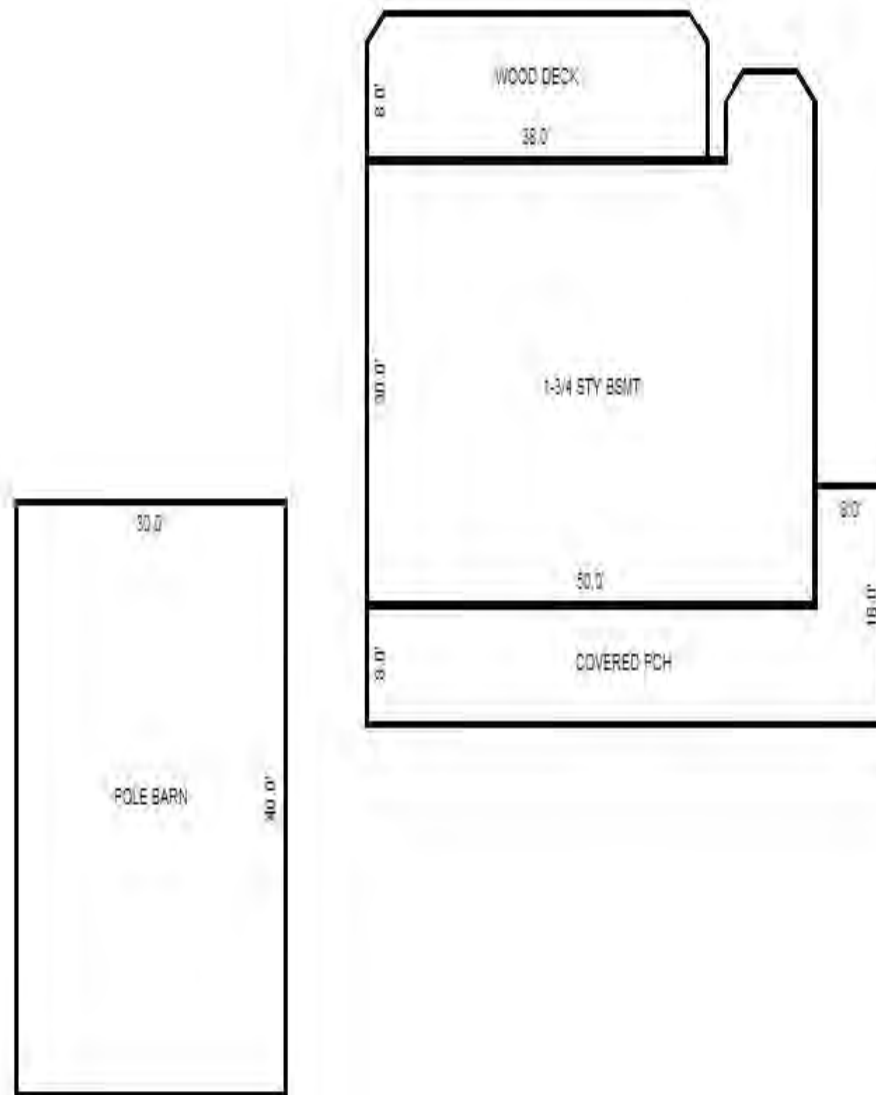
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2019	8,500	115,800	124,300			95,238C
TPC 12/27/2017 INSPECTED	2018	8,500	106,500	115,000		93,006C			
	2017	8,500	103,200	111,700		91,094C			
	2016	8,500	97,100	105,600		90,282C			

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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 528 404	Type WCP (1 Story) Treated Wood	Year Built: 1994 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame		(4) Interior Drywall Paneled	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling												
Building Style: 1.75S		Trim & Decoration															
Yr Built 1994		Remodeled 0		Ex X Ord Min			Size of Closets										
Condition: Average		Lg X Ord Small		Doors Solid X H.C.			Central Air Wood Furnace										
Room List		(5) Floors					(12) Electric										
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:					200 Amps Service										
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.75S			Cls C			Blt 1994				
X	Wood/Shingle Aluminum/Vinyl Brick			Ex. X Ord. Min			(11) Heating System: Forced Air w/ Ducts			Ground Area = 1565 SF			Floor Area = 2739 SF.				
Insulation				No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88			Building Areas							
(2) Windows		(7) Excavation		Many X Ave. Few			(13) Plumbing			Stories Exterior Foundation			Size		Cost New Depr. Cost		
X	Many Avg. Few	X	Large Avg. Small	Basement: 1565 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1.75 Story Siding			Basement		1,565		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	X	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(8) Basement			Other Additions/Adjustments			Basement, Outside Entrance, Below Grade			1		1,942 1,709		
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Recreation SF Living SF 1 Walkout Doors No Floor SF			Plumbing			Average Fixture(s)			1		1,120 986		
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support			Water/Sewer			3 Fixture Bath			2		7,051 6,205		
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic			Water/Sewer			1000 Gal Septic Water Well, 100 Feet			1		3,691 3,248		
Chimney:					(14) Water/Sewer			Porches			Ceramic Tile Floor WCP (1 Story)			528		13,063 11,495	
					Lump Sum Items:			Deck			Treated Wood			404		4,981 4,383	
								Built-Ins			Appliance Allow.			1		2,099 1,847	
								Garages			Class: C Exterior: Pole (Unfinished) Base Cost			1200		21,972 19,335	
								Notes:			ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCVC			298,989		263,108	
											Totals:			298,989		263,108	
																231,535	

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



Sketch by Apex IVT

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)		Date	Number	Status				
W WORKMAN RD		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 0%										
SHERMAN CHARLES L 581 E PACKINGHAM RD LAKE CITY MI 49651		MAP #:		2019 Est TCV 17,122								
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
. SEC 27 T22N R8W E 100 FT OF N 1/2 OF SW 1/4 LYING N'LY OF CENTERLINE OF CLAM RIVER. 1.0606 A.		Public Improvements		* Factors *								
Comments/Influences		X	Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Gravel Road	<Site Value G>	RURAL SITES	15K			15000	100		15,000
			Paved Road	Residentia PARTOF>	10@\$2000	1.06 Acres			2000	100		2,122
			Storm Sewer	1.06 Total Acres		Total Est. Land Value =						17,122
			Sidewalk									
			Water									
			Sewer									
		X	Electric									
			Gas									
			Curb									
			Street Lights									
			Standard Utilities									
			Underground Utils.									
		Topography of Site										
		X	Level									
			Rolling									
			Low									
			High									
			Landscaped									
			Swamp									
			Wooded									
			Pond									
			Waterfront									
			Ravine									
			Wetland									
			Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who	When	What	2019	8,600	0	8,600				3,953C
		TPC 12/27/2017 INSPECTED			2018	8,600	0	8,600				3,861C
					2017	6,000	0	6,000				3,782C
					2016	6,000	0	6,000				3,749C



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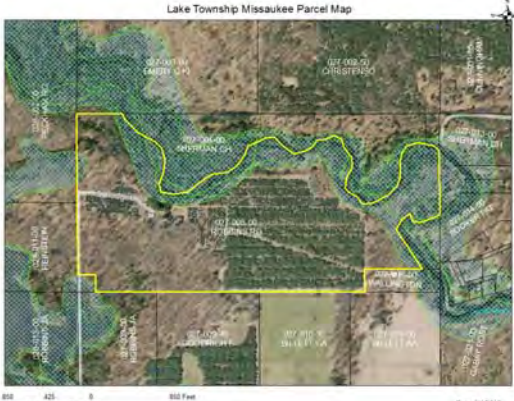
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
4607 S BLODGETT RD						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 100% 07/22/1994					
	MAP #:					
	2019 Est TCV 288,860 TCV/TFA: 265.74					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS								
		Public Improvements			* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				40/FF	2500.00	0.00	1.0000	1.0000	40	100		100,000
				Residentia 30 - 65	\$2000	52.66	Acres	2000	100			105,320
				2500 Actual Front Feet, 52.66 Total Acres		Total Est. Land Value =						205,320

Comments/Influences	X	Land Improvement Cost Estimates			Rate	Size	% Good	Cash Value
		Description						
		Metal Prefab		9.96	100	25	249	
		Total Estimated Land Improvements True Cash Value =						249

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



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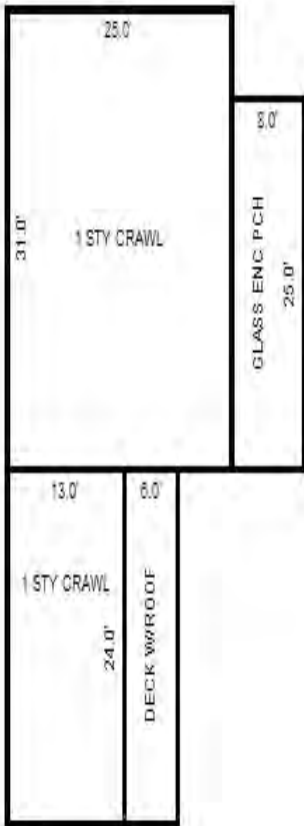
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	102,700	41,700	144,400			84,852C
2018	102,700	35,500	138,200			82,864C
2017	102,700	32,600	135,300			81,160C
2016	97,400	32,400	129,800			80,437C

\*\*\* 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  (4) Interior	X Gas Wood Oil Coal Elec. Steam  Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	1 Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 200 144 CGEP (1 Story) Pine	Year Built: 1989 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 768 % Good: 80 Storage Area: 768 No Conc. Floor: 0  Bsmnt Garage: Carport Area: Roof:																								
X	Wood Frame	Drywall X Paneled Plaster Wood T&G	X	Central Air Wood Furnace  (12) Electric 150 Amps Service	Class: D Effec. Age: 45 Floor Area: 1,087 Total Base New : 141,402 Total Depr Cost: 94,649 Estimated T.C.V: 83,291	E.C.F. X 0.880																									
Building Style: 1S		Trim & Decoration Ex X Ord Min	No./Qual. of Fixtures Ex. X Ord. Min		Cost Est. for Res. Bldg: 1 Single Family 1S		Cls D Blt 1947																								
Yr Built	Remodeled	Size of Closets Lg Ord X Small	No. of Elec. Outlets Many X Ave. Few		(11) Heating System: Space Heater Ground Area = 1087 SF Floor Area = 1087 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>775</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>312</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>86,311</td> <td>54,889</td> </tr> </tbody> </table>		Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	775			1 Story	Siding	Crawl Space	312			Total:				86,311	54,889	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																										
1 Story	Siding	Crawl Space	775																												
1 Story	Siding	Crawl Space	312																												
Total:				86,311	54,889																										
Condition: Average		Doors Lg Ord X Small Solid X H.C.	(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		Other Additions/Adjustments Plumbing Average Fixture(s) 1 778 428 Water/Sewer 1000 Gal Septic 1 3,235 1,779 Water Well, 50 Feet 1 1,895 1,042 Porches CGEP (1 Story) 200 7,448 4,096 Deck Pine w/Roof (Deck Portion) 144 1,934 1,663 * Pine w/Roof (Roof portion) 144 1,598 1,374 Garages Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 768 16,220 12,976 * Storage Over Garage 768 6,167 4,934 Class: D Exterior: Pole (Unfinished) Base Cost 960 14,573 10,784 *																										
Room List	(5) Floors Basement 1st Floor 2nd Floor Bedrooms	(6) Ceilings	(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic Lump Sum Items:		Notes: ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV:																										
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation Basement: 0 S.F. Crawl: 1087 S.F. Slab: 0 S.F. Height to Joists: 0.0	(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		Totals: 141,402 94,649																										
(2) Windows	Many Avg. X Large Avg. Small	(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Garages Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 768 16,220 12,976 * Storage Over Garage 768 6,167 4,934 Class: D Exterior: Pole (Unfinished) Base Cost 960 14,573 10,784 * Built-Ins Appliance Allow. 1 1,243 684 Totals: 141,402 94,649																										
(3) Roof	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF			Notes: ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV:																										
X	Gable Hip Flat  Chimney: Metal	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.

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

Owner's Name/Address	MAP #:					
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WALLINGTON JIMMY D & NANCY L 4735 S BLODGET RD LAKE CITY MI 49651	2019 Est TCV 5,200					
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Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS			
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Public Improvements			* Factors *				
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value

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

40/FF	130.00	130.00	1.0000	1.0000	40	100	5,200	
130 Actual Front Feet, 0.39 Total Acres							Total Est. Land Value =	5,200

Tax Description							
-----------------	--	--	--	--	--	--	--

. SEC 27 T22N R8W S 130 FT OF W 130 FT OF N 1/2 OF SW 1/4..3880A.							
---	--	--	--	--	--	--	--

Comments/Influences							
---------------------	--	--	--	--	--	--	--

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	2,600	0	2,600			785C
2018	2,600	0	2,600			767C
2017	2,600	0	2,600			752C
2016	2,600	0	2,600			746C

Who	When	What	2019	2,600	0	2,600			785C
	TPC 12/27/2017	INSPECTED	2018	2,600	0	2,600			767C
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			2017	2,600	0	2,600			752C
			2016	2,600	0	2,600			746C

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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	
8970 W BLUE RD		School: LAKE CITY - 57020		MH		10/31/2005	20050383	Complete	
Owner's Name/Address		P.R.E. 100% 07/22/1994							
ROBBINS JACK D 8970 W BLUE RD Lake City MI 49651		MAP #:		2019 Est TCV 212,112 TCV/TFA: 79.21					
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS					
SEC 27 T22N R8W W 575 FT OF SW 1/4 OF SW 1/4 EXC S 208 FT OF E 190 FT THOF. 16.5169A.		Public Improvements		* Factors *					
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
		Gravel Road		Residentia 8 - 17 @\$2000	16.52 Acres	2000	100		33,034
		Paved Road		16.52 Total Acres Total Est. Land Value = 33,034					
		Storm Sewer		Land Improvement Cost Estimates					
		Sidewalk		Description	Rate	Size	% Good	Cash Value	
		Water		D/W/P: 3.5 Concrete	4.68	351	50	821	
		Sewer		Total Estimated Land Improvements True Cash Value = 821					
		X Electric							
		X Gas							
		Curb							
		Street Lights							
		Standard Utilities							
		Underground Utils.							
		Topography of Site							
		X Level							
		Rolling							
		Low							
		High							
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
Who		When	What	2019	16,500	89,600	106,100		94,383C
TPC 12/27/2017 INSPECTED				2018	16,500	86,200	102,700		92,171C
				2017	15,700	82,600	98,300		90,276C
				2016	17,300	81,100	98,400		89,471C

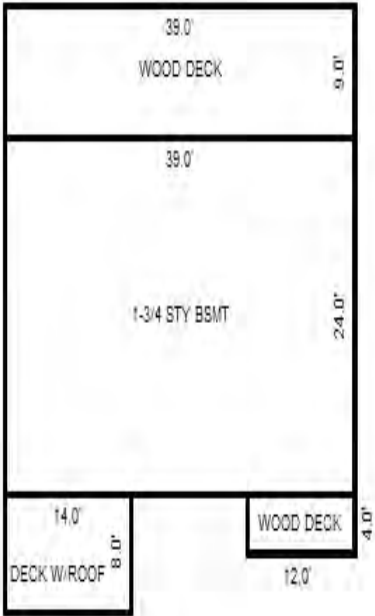


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 351 48 112	Type Treated Wood Treated Wood Pine	Year Built: Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G					1						
Building Style: 1.75S		Trim & Decoration														
Yr Built 1978	Remodeled 0	Ex	X	Ord		Min										
Condition: Average		Lg	X	Ord		Small										
Room List		(5) Floors														
	Basement 1st Floor 2nd Floor 4 Bedrooms	Kitchen: Other: Other:														
		(6) Ceilings														
(1) Exterior		X	Drywall													
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation															
(2) Windows																
X	Many Avg. Few	X	Large Avg. Small													
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor														
		(9) Basement Finish														
		840	Recreation SF Living SF Walkout Doors No Floor SF													
(3) Roof		(10) Floor Support														
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:													
X	Asphalt Shingle															
Chimney:																
				(12) Electric												
				200 Amps Service												
				Central Air Wood Furnace												
				No./Qual. of Fixtures												
				Ex. X Ord. Min												
				No. of Elec. Outlets												
				Many X Ave. Few												
				(13) Plumbing												
				1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
				(14) Water/Sewer												
				Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic Lump Sum Items:												
								Cost Est. for Res. Bldg: 1 Single Family 1.75S								
								(11) Heating System: Forced Air w/ Ducts								
								Ground Area = 936 SF Floor Area = 1638 SF.								
								Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65								
								Building Areas								
								Stories Exterior Foundation		Size		Cost New		Depr. Cost		
								1.75 Story Siding Basement		936		161,027		104,667		
								Total:								
								Other Additions/Adjustments								
								Plumbing								
								Average Fixture(s)		1		1,120		728		
								3 Fixture Bath		1		3,525		2,291		
								Water/Sewer								
								1000 Gal Septic		1		3,691		2,399		
								Water Well, 50 Feet		1		2,038		1,325		
								Deck								
								Treated Wood		351		4,542		2,952		
								Ceramic Tile Floor		48		1,313		853		
								Pine w/Roof (Deck Portion)		112		1,692		1,100		
								Pine w/Roof (Roof portion)		112		1,536		998		
								Garages								
								Class: D Exterior: Pole (Unfinished)								
								Base Cost		720		11,578		7,526		
								Class: D Exterior: Pole (Unfinished)								
								Base Cost		720		11,578		7,526		
								Built-Ins								
								Appliance Allow.		1		2,099		1,364		
								Fireplaces								
								Exterior 2 Story		1		6,089		3,958		
								Recreation Room		840		12,323		8,010		
								<<<< Calculations too long. See Valuation printout for complete pricing. >>>>								

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

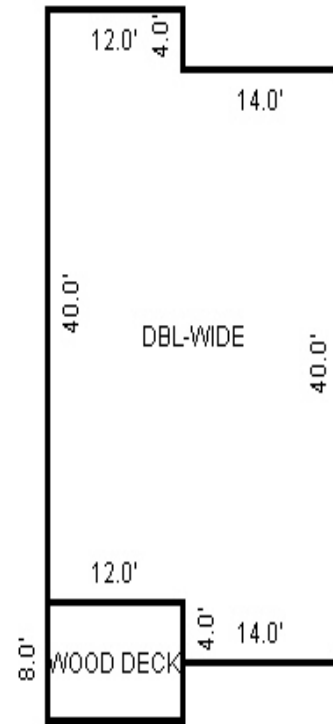


Sketch by Apex IV™

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage											
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 96	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:											
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G																			
Building Style: BOCA/STATE		Trim & Decoration																						
Yr Built 1996	Remodeled 0	Ex	X	Ord		Min	Size of Closets																	
Condition: Average		Lg	X	Ord		Small	Doors																	
Room List		(5) Floors		Central Air Wood Furnace			(12) Electric																	
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Other:		0 Amps Service																				
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 2 Single Family BOCA/STATE		Cls CD		Blt 1996													
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Ex.	X	Ord.	Min	(11) Heating System: Forced Hot Water		Ground Area = 1040 SF		Floor Area = 1040 SF.												
	Insulation	(7) Excavation		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80		Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost			
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			1 Average Fixture(s)		1 Story		Siding		Piers		1,040		Total:		88,123		70,498			
X	Many Avg.	X	Large Avg.	(8) Basement			2 3 Fixture Bath		Plumbing		Average Fixture(s)		1		933		746							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer		1000 Gal Septic		Water Well, 100 Feet		1		3,453		2,762		4,280		3,424			
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer		Deck		Treated Wood w/Roof (Deck Portion)		96		1,855		1,484		Treated Wood w/Roof (Roof portion)		977			
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		(10) Floor Support			Public Water Public Sewer		Built-Ins		Appliance Allow.		1		1,467		1,174		Totals:		104,261		83,408	
X	Gable Hip Flat	Gambrel Mansard Shed		Joists: Unsupported Len: Cntr.Sup:			1 Water Well		Notes: 1996 FAIRMONT MHD		ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.600 => TCV:		50,045											
X	Asphalt Shingle			1 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:																	
Chimney:																								

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



Sketch by Apex P<sup>TM</sup>

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GOODRICH FLOYD L	GOODRICH FLOYD L & JUDITH	0	02/08/2011	QC	FAMILY SALE	2011-433QC	PTA	0.0

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

8820 W BLUE RD      School: LAKE CITY - 57020      P.R.E. 100% 05/01/1995

Owner's Name/Address      MAP #:

GOODRICH FLOYD L & JUDITH K TTEES      2019 Est TCV 156,403 TCV/TFA: 133.00

8820 W BLUE ROAD      X Improved      Vacant      Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

LAKE CITY MI 49651      Public Improvements      \* Factors \*      Description      Frontage      Depth      Front      Depth      Rate      %Adj.      Reason      Value

Tax Description      Dirt Road      Gravel Road      Residential 18 -29 @\$2000      22.58 Acres      2000      100      45,160

SEC 27 T22N R8W SW 1/4 OF SW 1/4 EXC W      X Paved Road      22.58 Total Acres      Total Est. Land Value =      45,160

575 FT THOF. 22.5758A.      Storm Sewer      Sidewalk      Land Improvement Cost Estimates      Description      Rate      Size      % Good      Cash Value

Comments/Influences      Water      D/W/P: 3.5 Concrete      4.68      400      0      0

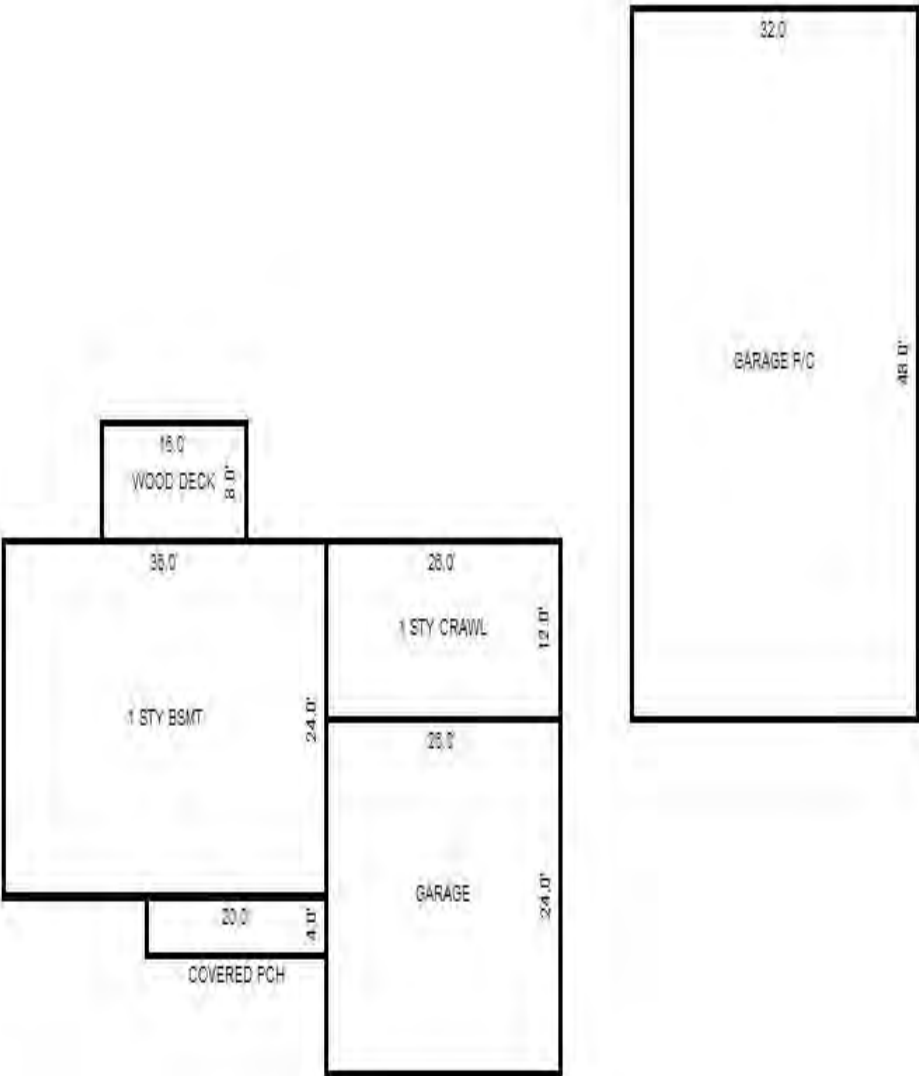


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 80 128	Type CCP (1 Story) Treated Wood	Year Built: 1979 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1.5 Wal Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G												
Building Style: 1S		Trim & Decoration															
Yr Built 1979	Remodeled 0	Ex	X	Ord		Min	Size of Closets										
Condition: Average		Lg	X	Ord		Small											
Room List		(5) Floors		Central Air Wood Furnace													
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric													
		Doors		Solid X H.C.			200 Amps Service										
		(6) Ceilings		No./Qual. of Fixtures													
(1) Exterior		X	Drywall	Ex.	X	Ord.		Min	Cost Est. for Res. Bldg: 1 Single Family 1S					Cls CD Blt 1979			
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets						(11) Heating System: Forced Air w/ Ducts							
	Insulation			(7) Excavation						Ground Area = 1176 SF Floor Area = 1176 SF.							
(2) Windows		Many Avg. Few	X	Avg. Small	(8) Basement						Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement			Basement: 864 S.F. Crawl: 312 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Building Areas							
X	Double Glass Patio Doors Storms & Screens			(9) Basement Finish						Stories Exterior Foundation Size Cost New Depr. Cost							
(3) Roof				Recreation SF Living SF Walkout Doors No Floor SF						1 Story Siding Foundation 864 1 Story Siding Crawl Space 312							
X	Gable Hip Flat			(10) Floor Support						Total: 114,914 83,887							
X	Asphalt Shingle			Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic						Other Additions/Adjustments							
Chimney:				(14) Water/Sewer						Plumbing							
				Lump Sum Items:						Average Fixture(s) 1 933 681 2 Fixture Bath 1 1,970 1,438 Solar Water Heat No Plumbing Water/Sewer 1000 Gal Septic 1 3,453 2,521 Extra Toilet Extra Sink Water Well, 50 Feet 1 1,962 1,432 Separate Shower Porches Ceramic Tile Floor CCP (1 Story) 80 1,605 1,172 Deck Treated Wood 128 2,292 1,673 Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 624 17,821 13,009 Common Wall: 1.5 Wall 1 -2,856 -2,085 Door Opener 2 736 537 Class: CD Exterior: Pole (Unfinished) Base Cost 1536 25,175 18,378 Built-Ins Appliance Allow. 1 1,467 1,071							
										Totals: 169,472 123,714							

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



Sketch by Apex IVT

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

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8900 W BLUE RD			Roof Structure	03/16/2006	20060036	Complete

Owner's Name/Address	P.R.E. 100% 07/22/1994	MAP #:
MAC ARTHUR DORIS I 8900 W BLUE RD LAKE CITY MI 49651		

2019 Est TCV 43,936 TCV/TFA: 44.83	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

Tax Description	Public Improvements	* Factors *				Rate %Adj.	Reason	Value
		Description	Frontage	Depth	Front Depth			
. SEC 27 T22N R8W BEG 385 FT E OF SW COR OF SW 1/4 OF SW 1/4 TH E 190 FT, N 208 FT W 190 FT, S 208 FT TO POB. .9073A.	X	Dirt Road						
		Gravel Road						
		Paved Road	40/FF	190.00	208.00	1.0000	1.0000	7,600
		Storm Sewer	190 Actual Front Feet, 0.91 Total Acres				Total Est. Land Value =	7,600
		Sidewalk						

Comments/Influences	X	Land Improvement Cost Estimates			Cash Value
		Description	Rate	Size % Good	
		Water	21.10	64 45	607
		Sewer	Total Estimated Land Improvements True Cash Value = 607		
	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



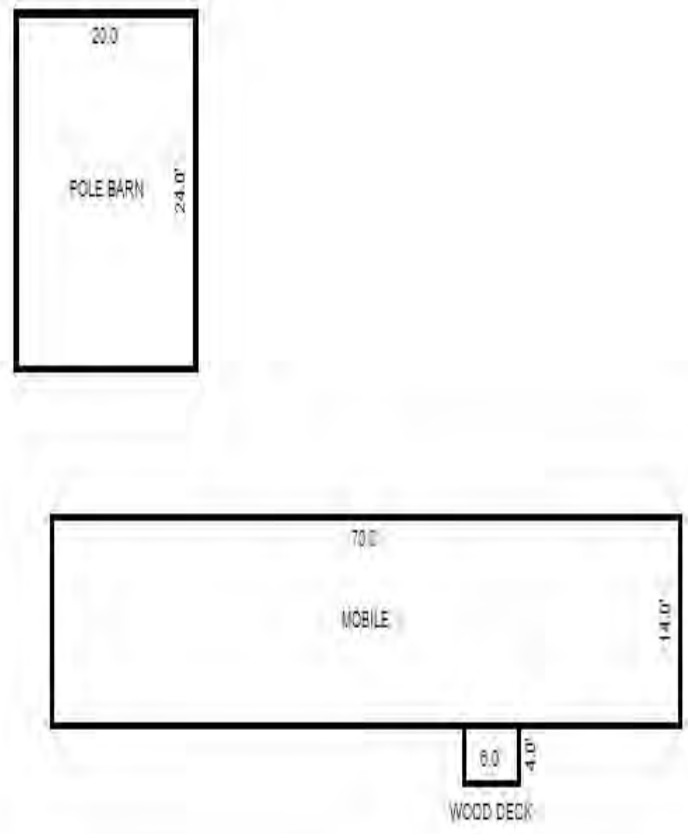
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
TPC	12/27/2017	INSPECTED	2019	3,800	18,200	22,000			16,666C
			2018	3,800	15,300	19,100			16,276C
			2017	3,800	14,200	18,000			15,942C
			2016	3,800	12,000	15,800			15,800S

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 24	Type Treated Wood	Year Built: 1999 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 480
X	Wood Frame		Drywall Paneled		Plaster Wood T&G											
Building Style: BOCA/STATE		Trim & Decoration														
Yr Built 0	Remodeled 0	Ex	X	Ord		Min	Size of Closets									
Condition: Average		Lg	X	Ord		Small	Doors									
Room List		(5) Floors		Central Air Wood Furnace												
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric			150		Amps Service							
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures												
X	Wood/Shingle Aluminum/Vinyl Brick						Ex.	X	Ord.		Min					
Insulation				No. of Elec. Outlets												
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0												
X	Many Avg. Few	X	Large Avg. Small	(8) Basement												
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor				1		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan							
(3) Roof		(9) Basement Finish														
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors No Floor SF	(10) Floor Support												
X	Asphalt Shingle			Joists: Unsupported Len: Cntr.Sup:			1		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic							
Chimney: Metal				Lump Sum Items:												
Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE (11) Heating System: Forced Air w/ Ducts Ground Area = 980 SF Floor Area = 980 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas											Cls D		Blt 0			
Stories Exterior Foundation Size Cost New Depr. Cost																
1 Story Siding Piers 980 Total: 75,616 49,150																
Other Additions/Adjustments																
Plumbing																
Average Fixture(s) 1 778 506																
Water/Sewer																
1000 Gal Septic 1 3,235 2,103																
Water Well, 50 Feet 1 1,895 1,232																
Garages																
Class: CD Exterior: Pole (Unfinished)																
Base Cost 480 9,922 6,449																
No Concrete Floor 480 -2,222 -1,444																
Built-Ins																
Appliance Allow. 1 1,243 808																
Deck																
Treated Wood w/Roof (Deck Portion) 24 799 519																
Treated Wood w/Roof (Roof portion) 24 348 226																
Totals: 91,614 59,548																
Notes:																
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.600 => TCY:													35,729			

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



Sketch by Apex IVT

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BILLET CARROLL D & DARLE	PURSLEY MICHAEL S	32,800	12/10/2010	WD	Arms Length	2010-5415WD	PTA	100.0
BILLET AARON R & CARROLL	BILLET AARON R & CARROLL	0	04/19/2006	QC	Not Qualified	06-0/1590		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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8624 W BLUE RD	School: LAKE CITY - 57020					
	P.R.E. 0%					

Owner's Name/Address	MAP #:
PURSLEY MICHAEL S 4388 RICHMOND NW GRAND RAPIDS MI 49504	2019 Est TCV 62,033 TCV/TFA: 69.23

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
SEC 27 T22N R8W S 300 FT OF E 72.5 FT OF W/2 OF SE/4 OF SW/4 ALSO S 300 FT OF W 72.5 FT OF E/2 OF SE/4 OF SW/4. --.9986 A--	X		Dirt Road							
			Gravel Road							
			Paved Road							
			Storm Sewer							
			Sidewalk							
			Water							
			Sewer							
	X		Electric							
	X		Gas							
			Curb							
			Street Lights							
			Standard Utilities							
			Underground Utils.							

Comments/Influences	Topography of Site
Split/Comb. on 12/19/2005 completed 12/19/2005 RAY ; Parent Parcel(s): 009-027-010-00; Child Parcel(s): 009-027-010-10, 009-027-010-50, 009-027-010-90;	X Level

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	6,000	25,000	31,000			18,948C
2018	6,000	22,100	28,100			18,504C
2017	6,000	20,300	26,300			18,124C
2016	6,000	20,200	26,200			17,963C



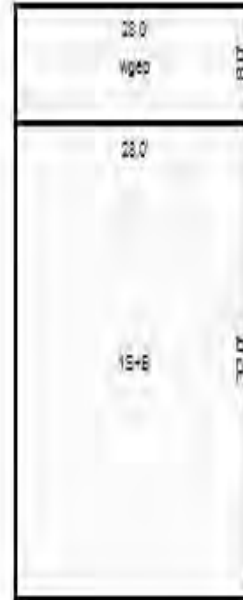
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 224	Type CGEP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame		Drywall Paneled		Plaster Wood T&G											
Building Style: 1S		Trim & Decoration														
Yr Built 1926	Remodeled 0	Ex	X	Ord		Min	Size of Closets									
Condition: Average		Lg	X	Ord		Small	Doors				Solid	X	H.C.			
Room List		(5) Floors		Central Air Wood Furnace												
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Other:		(12) Electric			100		Amps Service							
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Ex.			Ord.	X	Min				
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets			Many			Ave.	X	Few				
	Insulation	(7) Excavation		(13) Plumbing			1		Average Fixture(s)							
(2) Windows		Basement: 896 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1			3		Fixture Bath							
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			1		Average Fixture(s)							
X	Wood Sash Metal Sash Vinyl Sash	Conc. Block Poured Conc. Stone		1			3		Fixture Bath							
X	Double Hung Horiz. Slide Casement	Treated Wood Concrete Floor		1			2		Fixture Bath							
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		1			1		Softener, Auto							
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		1			1		Softener, Manual							
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support			1		Public Water							
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1			1		Public Sewer							
Chimney:				1			1		Water Well							
				1			1		1000 Gal Septic							
				1			1		2000 Gal Septic							
				Lump Sum Items:												
Cost Est. for Res. Bldg: 1 Single Family 1S											Cls D		Blt 1926			
(11) Heating System: Forced Air w/ Ducts																
Ground Area = 896 SF Floor Area = 896 SF.																
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55																
Building Areas																
Stories Exterior Foundation Size Cost New Depr. Cost																
1 Story Siding Basement 896																
Total: 85,605 47,083																
Other Additions/Adjustments																
Plumbing																
Average Fixture(s)											1		778 428			
Water/Sewer																
1000 Gal Septic											1		3,235 1,779			
Water Well, 50 Feet											1		1,895 1,042			
Porches																
CGEP (1 Story)											224		8,104 4,457			
Built-Ins																
Appliance Allow.											1		1,243 684			
Unit-in-Place Cost Items																
BARN											500		535 294			
Totals:											101,395		55,767			
Notes:																
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV:													49,075			

\*\*\* 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.
BILLET AARON R & CARROLL	BILLET CARROLL D & DARLE	0	04/19/2006	QC	Not Qualified	06-0/1588		0.0

Property Address	Class: 102 AGRICULTURAL-	Zoning:	Building Permit(s)	Date	Number	Status
W BLUE RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 12/02/2011 Qual. Ag.					
BILLET CARROLL D & DARLENE J 8510 W BLUE RD LAKE CITY MI 49651	MAP #: 2019 Est TCV 58,365					

Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture					
Public Improvements			* Factors *					
			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
	X		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 27 T22N R8W W/2 OF SE/4 FO SW/4 EXC E 72.5 FT OF S 300 FT THEREOF. --19.5007 A--  
 Split on 12/19/2005 from 009-027-010-00;  
 Comments/Influences  
 Split/Comb. on 12/19/2005 completed 12/19/2005 RAY ;  
 Parent Parcel(s): 009-027-010-00;  
 Child Parcel(s): 009-027-010-10, 009-027-010-50, 009-027-010-90;  
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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
2019	29,200	0	29,200			9,179C
2018	31,400	0	31,400			8,964C
2017	31,400	0	31,400			8,780C
2016	36,100	0	36,100			8,702C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BILLETT AARON R & SHIRLEY	BILLETT AARON R & SHIRLEY	0	06/17/2014	QC	QUIT CLAIM	2014-02314		0.0
BILLETT AARON R & CARROLL	BILLETT AARON R & SHIRLEY	0	04/19/2006	QC	Not Qualified	06-0/1589		0.0

Property Address	Class: 102 AGRICULTURAL-	Zoning:	Building Permit(s)	Date	Number	Status
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W BLUE RD	School: LAKE CITY - 57020					
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	P.R.E. 100% 12/31/2005					
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Owner's Name/Address	MAP #:
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BILLETT AARON & SHIRLEY LIFE ESTATE PURSLEY MICHAEL & TRACY S 8510 W BLUE RD LAKE CITY MI 49651	2019 Est TCV 52,200
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Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture
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Public Improvements	* Factors *
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2016 8 - 17 Acres	15.00 Acres		3300	100				49,500
AG SW 2016 UNTILLABLE	1.50 Acres		1800	100				2,700
AG SW 2016 ROW	0.50 Acres		0	100				0
17.00 Total Acres Total Est. Land Value =								52,200

Tax Description	X	Value
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SEC 27 T22N R8W E/2 OF SW/4 FO SW/4 EXC W 72.5 FT OF S 300 FT THEREOF & EXC E 225 FT OF S 484 FT THEREOF. --17.0007 A-- Split on 12/19/2005 from 009-027-010-00;	X	Dirt Road
	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 Utilis.

Split/Comb. on 12/19/2005 completed 12/19/2005 RAY ;	Parent Parcel(s): 009-027-010-00;	Child Parcel(s): 009-027-010-10, 009-027-010-50, 009-027-010-90;
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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
2019	26,100	0	26,100			7,999C
2018	28,300	0	28,300			7,812C
2017	28,300	0	28,300			7,652C
2016	31,500	0	31,500			7,584C

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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.
BILLET AARON	BILLET AARON R & SHIRLEY	1	09/28/2005	QC	Not Qualified	05-0/4039		0.0

Property Address: 8510 W BLUE RD  
 Class: 401 RESIDENTIAL-I Zoning: Building Permit(s): Date: Number: Status:

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

Owner's Name/Address: BILLET AARON R & SHIRLEY J  
 8510 W BLUE RD  
 LAKE CITY MI 49651  
 MAP #: 2019 Est TCV 144,210 TCV/TFA: 48.43

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

Public Improvements		* Factors *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	225.00	484.00	1.0000	1.0000	40	100		9,000
225 Actual Front Feet, 2.50 Total Acres					Total Est. Land Value =			9,000

Tax Description  
 . SEC 27 T22N R8W S 484 FT OF E 225 FT OF SE/4 OF SW/4 2.5 Ac. M/L.  
 2006 Combined from 027-010-90 for 2007.  
 Comments/Influences

2006 027-010-90 Combined with this pcl for 2007



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

Topography of Site

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

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	08/26/2011	INSPECTED

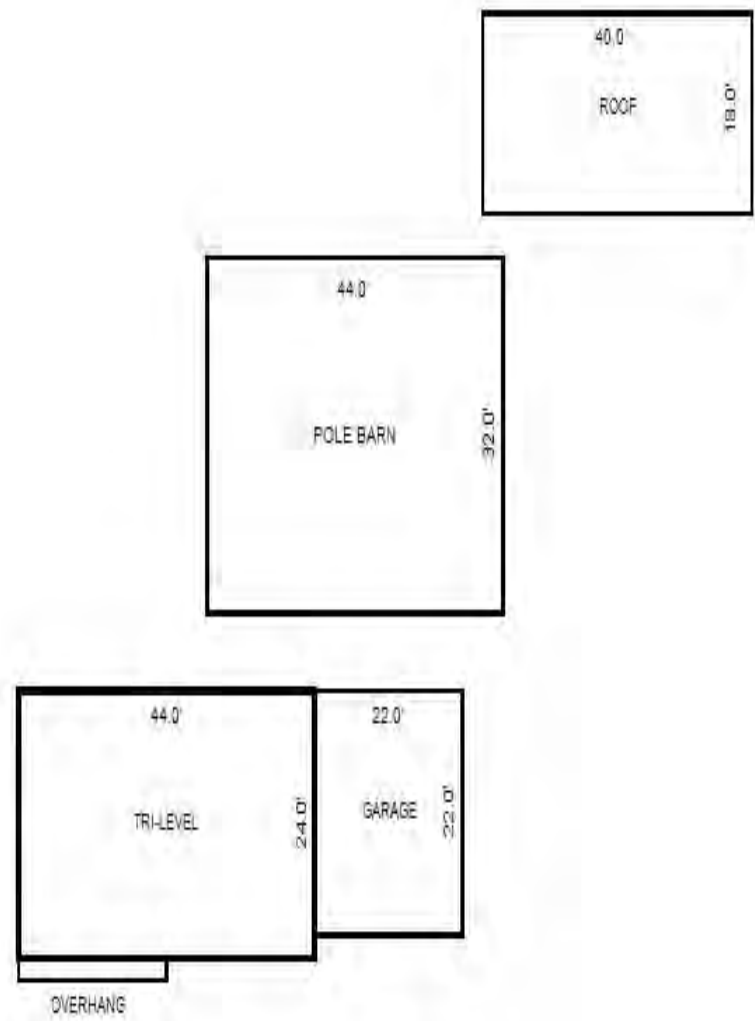
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2019	4,500	67,600	72,100			54,606C
2018	4,500	61,600	66,100			53,327C
2017	4,500	60,000	64,500			52,231C
2016	4,500	56,700	61,200			51,766C

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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: 1973 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 484 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts 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: 29 Floor Area: 1,628 Total Base New : 203,806 Total Depr Cost: 144,824 Estimated T.C.V: 127,445			E.C.F. X 0.880	Bsmnt Garage: Carport Area: Roof:	
Building Style: TRI		Trim & Decoration		Central Air Wood Furnace			(12) Electric								
Yr Built 1973	Remodeled 0	Ex	X	Ord		Min	200 Amps Service								
Condition: Average		Lg	X	Ord		Small	No. /Qual. of Fixtures								
Room List		(5) Floors		No. of Elec. Outlets											
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		Ex. X Ord. Min			Many X Ave. Few								
(1) Exterior		(6) Ceilings		(13) Plumbing											
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	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			Cost Est. for Res. Bldg: 1 Single Family TRI (11) Heating System: Forced Air w/ Ducts Ground Area = 1056 SF Floor Area = 1628 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71								
Insulation		(7) Excavation		(14) Water/Sewer			Building Areas								
(2) Windows		Basement: 1056 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic			Stories Exterior Foundation Size Cost New Depr. Cost Tri-Level Siding Basement 1,056 1 Story Siding Overhang 44 Total: 141,038 100,136								
X	Many Avg. X Few		Large Avg. X Small	Lump Sum Items:			Other Additions/Adjustments								
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement					Plumbing								
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor					Average Fixture(s) 2 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet								
X	Gable Hip Flat	Gambrel Mansard Shed					Garages								
X	Asphalt Shingle	(9) Basement Finish					Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 484 14,989 10,642 Common Wall: 1 Wall 1 -1,906 -1,353 Door Opener 1 368 261 Class: CD Exterior: Pole (Unfinished) Base Cost 1408 23,077 16,385								
Chimney: Brick		Recreation SF Living SF Walkout Doors No Floor SF					Built-Ins								
		(10) Floor Support					Appliance Allow. 1 1,467 1,042 Unit-in-Place Cost Items ROOF STRUCT. (SQ FT) 720 3,060 2,295 * Basement Living Area 528 13,395 9,510								
		Joists: Unsupported Len: Cntr.Sup:					Totals: 203,806 144,824								
							Notes:								
							ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV:							127,445	

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



Sketch by Apex IVT

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

Desc. of Bldg/Section: SOUTH MOST BLDG  
 Calculator Occupancy: Sheds - Equipment 3 Wall Shed

Class: D,Pole  
 Floor Area: 1,350  
 Gross Bldg Area: 1,350  
 Stories Above Grd: 1  
 Average Sty Hght : 12  
 Bsmnt Wall Hght

Depr. Table : 4%  
 Effective Age : 35  
 Physical %Good: 35  
 Func. %Good : 100  
 Economic %Good: 100

Year Built  
 Remodeled

Overall Bldg  
 Height

Comments:

Construction Cost					
High	Above Ave.	Ave.	X	Low	
** ** Calculator Cost Data ** **					
Quality: Average					
Heat#1: No Heating or Cooling 0%					
Heat#2: No Heating or Cooling 0%					
Ave. SqFt/Story: 1350					
Ave. Perimeter					
Has Elevators:					
*** Basement Info ***					
Area:					
Perimeter:					
Type:					
Heat: Hot Water, Radiant Floor					
* Mezzanine Info *					
Area #1:					
Type #1:					
Area #2:					
Type #2:					
* Sprinkler Info *					
Area:					
Type: Average					

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

Class: D,Pole Quality: Average  
 Stories: 1 Story Height: 12 Perimeter: 0

Base Rate for Upper Floors = 18.26

Adjusted Square Foot Cost for Upper Floors = 18.26

Total Floor Area: 1,350 Base Cost New of Upper Floors = 24,652

Reproduction/Replacement Cost = 24,652

Eff. Age: 35 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 35 /100/100/100/35.0  
 Total Depreciated Cost = 8,628

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 7,765  
 Replacement Cost/Floor Area= 18.26 Est. TCV/Floor Area= 5.75

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

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
AMIN KAREEM SAMIR	AMIN KAREEM SAMIR & MELIS	0	03/26/2018	QC	FAMILY SALE	2018-01329	PTA	0.0
AMIN SAMIR S ESTATE	AMIN ADAM & AMIN KAREEM &	0	08/17/2015	QC	PROBATE COURT	2015-03338	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8261 W WORKMAN RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
AMIN ADAM & AMIN KAREEM & AMIN KIM 1088 WASHINGTON CIRCLE NORTHVILLE MI 48167	MAP #:					
	2019 Est TCV 175,631 TCV/TFA: 135.52					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS					
		Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
SEC 27 T22N R8W BEG N 0 DEG 19'00"W 1308.78 FT FROM SE COR OF SE 1/4 TH N 0 DEG 19'00"W 436.28 FT, N 89 DEG 00'56"W 1227.92 FT, N 81 DEG 47'09"W 117.43 FT, N 74 DEG 33'23"W 56.41 FT, S 0 DEG 16'50"E 33.76 FT, S 35 DEG 31'29"W 490.72 FT, S 89 DEG 13' 25"E 38.6 FT, S 65 DEG 31'48"E 120.48 FT, S 49 DEG 31'22"E 172.94 FT, N 07 DEG 01'39"W 105.24 FT, N 89 DEG 54'40" E 1418.83 FT TO POB. 16.2A.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer		<Site Value G> RURAL SITES 15K Residentia 8 - 17 @\$2000 200 Actual Front Feet, 16.20 Total Acres	16.20	Acres	2000 100	15,000 32,400 47,400	
	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Land Improvement Cost Estimates Description Fencing: Wd, Split, 2 Rail D/W/P: 4in Concrete Residential Local Cost Land Improvements Description LAND IMPROVE 1000			Rate 12.51 5.29 1,000.00	Size % Good 40 0 1000 0 1 95	Cash Value 0 0 950
				Total Estimated Land Improvements True Cash Value =				950	



Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level Rolling Low High Landscaped Swamp Wooded Pond	2019	23,700	64,100	87,800			56,984C
X	Waterfront Ravine Wetland Flood Plain	2018	23,700	57,700	81,400			55,649C
		2017	22,900	56,000	78,900			54,505C
		2016	24,500	52,700	77,200			54,019C

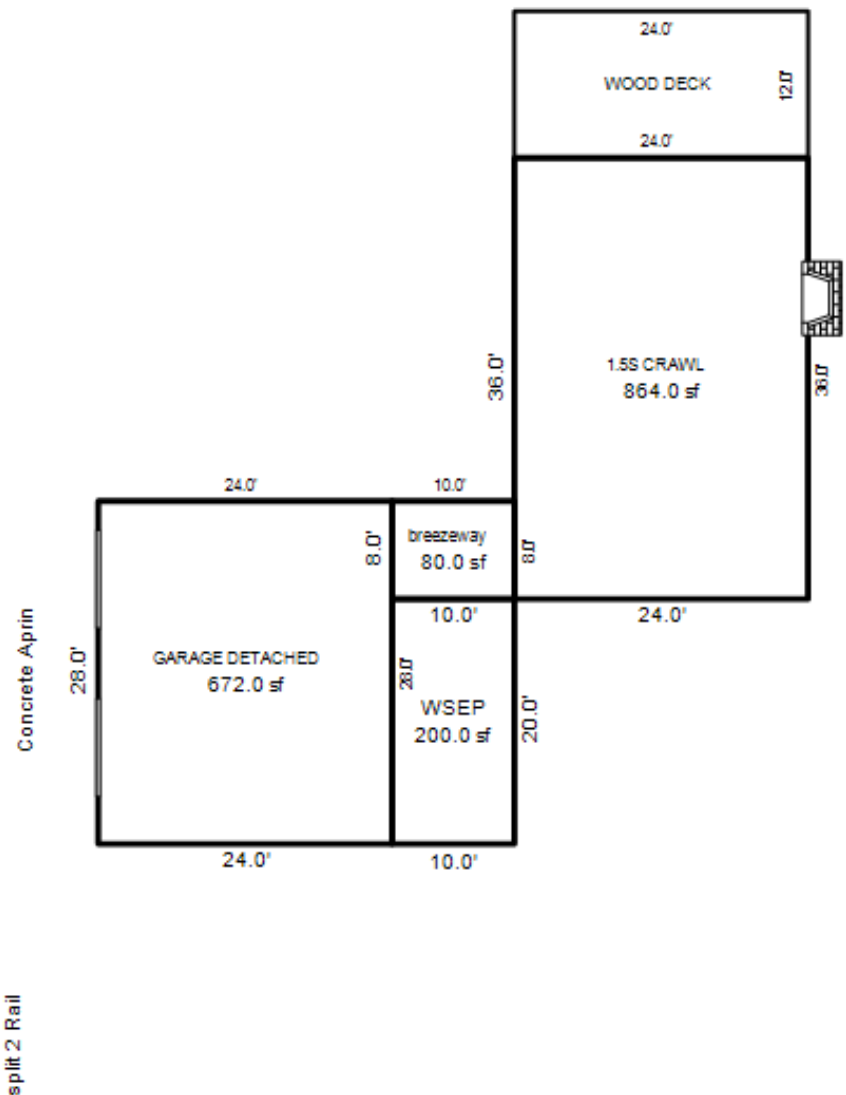
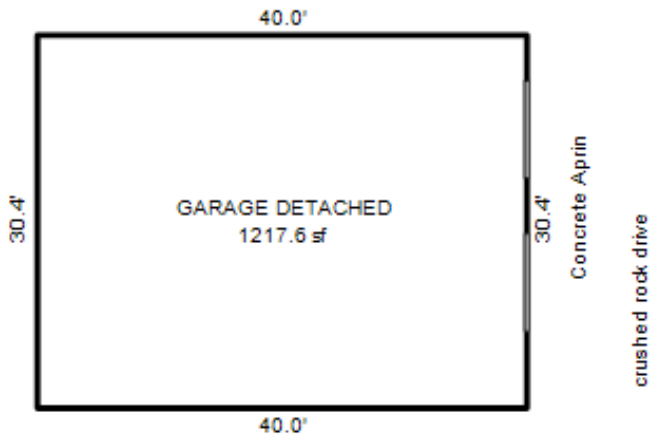
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 200 288 80	Type WSEP (1 Story) Treated Wood Brzwy, FW	Year Built: 1986 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 672 % Good: 0 Storage Area: 250 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled			Plaster Wood T&G									
Building Style: 1.5S		Trim & Decoration													
Yr Built 1984	Remodeled 0	Ex	X	Ord		Min									
Condition: Average		Lg	X	Ord		Small									
Room List		(5) Floors													
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:					(12) Electric								
							200 Amps Service								
		(6) Ceilings													
(1) Exterior	X	Drywall													
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation														
(2) Windows															
X	Many Avg. Few	X	Large Avg. Small												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor													
(3) Roof		(9) Basement Finish													
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors No Floor SF													
X	Gambrel Mansard Shed	(10) Floor Support													
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:													
Chimney:															
				(14) Water/Sewer											
				Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic											
				Lump Sum Items:											
Cost Est. for Res. Bldg: 1 Single Family 1.5S										Cls C -5		Blt 1984			
(11) Heating System: Forced Air w/ Ducts															
Ground Area = 864 SF Floor Area = 1296 SF.															
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75															
Building Areas															
Stories Exterior Foundation Size Cost New Depr. Cost															
1.5 Story Siding Crawl Space 864										Total:		110,188		82,643	
Other Additions/Adjustments															
Plumbing															
Average Fixture(s) 1 1,120 840															
3 Fixture Bath 1 3,525 2,644															
Water/Sewer															
1000 Gal Septic 1 3,691 2,768															
Water Well, 50 Feet 1 2,038 1,528															
Porches															
WSEP (1 Story) 200 7,718 5,788															
Deck															
Treated Wood 288 3,992 2,994															
Garages															
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)															
Base Cost 672 18,897 14,173															
Storage Over Garage 250 2,608 1,956															
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)															
Base Cost 1217 32,798 24,598															
Built-Ins															
Appliance Allow. 1 2,099 1,574															
Breezeways															
Frame Wall 80 4,178 3,133															
Totals: 192,852 144,639															
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>															

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



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

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

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

Owner's Name/Address: SHERMAN CHARLES  
 581 E PACKINGHAM RD  
 LAKE CITY MI 49651  
 2019 Est TCV 44,560

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

Improved	X	Vacant	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			<Site Value I> RIVER SITE					35000	100		35,000
			Residentia PARTOF>10@\$2000	4.78	Acres			2000	100		9,560
			300 Actual Front Feet, 4.78 Total Acres Total Est. Land Value =								44,560

Tax Description  
 . SEC 27 T22N R8W BEG AT NW COR OF SE 1/4  
 TH E 640 FT S 383 FT W TO CTR OF CLAM  
 RIVER TH IN N'LY DIRECTION TO N & S 1/4  
 LINE TH N TO POB. 4.7767 A.

Comments/Influences

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

Topography of Site

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



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 Missaukee, Michigan

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	06/05/2017	INSPECTED
TPC	07/09/2015	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	22,300	0	22,300			7,947C
2018	22,300	0	22,300			7,761C
2017	17,500	0	17,500			7,602C
2016	15,000	0	15,000			7,535C

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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 WORKMAN RD		School: LAKE CITY - 57020									
Owner's Name/Address		P.R.E. 100% 12/09/2008									
BOOKER PATRICIA 8435 WORKMAN ROAD LAKE CITY MI 49651		MAP #:									
		2019 Est TCV 35,000 TCV/TFA: 0.00									
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value		
		X	Gravel Road	<Site Value I> RIVER SITE				35000 100	35,000		
		X	Paved Road	200 Actual Front Feet, 2.89 Total Acres				Total Est. Land Value =	35,000		
		X	Storm Sewer								
		X	Sidewalk								
		X	Water								
		X	Sewer								
		X	Electric								
		X	Gas								
		X	Curb								
		X	Street Lights								
		X	Standard Utilities								
		X	Underground Utils.								
		Topography of Site									
		X	Level								
		X	Rolling								
		X	Low								
		X	High								
		X	Landscaped								
		X	Swamp								
		X	Wooded								
		X	Pond								
		X	Waterfront								
		X	Ravine								
		X	Wetland								
		X	Flood Plain								
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
					2019	17,500	0	17,500			5,409C
		TPC 12/27/2017 INSPECTED			2018	17,500	0	17,500			5,283C
					2017	17,500	0	17,500			5,175C
					2016	15,000	0	15,000			5,129C



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Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang			Gas Wood   Oil Coal   Elec. Steam			Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga			Area   Type		Year Built: Car Capacity: Class: Exterior: Exterior Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
Wood Frame		(4) Interior			X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: CD Effec. Age: 5 Floor Area: 0 Total Base New : 0 Total Depr Cost: 0 Estimated T.C.V: 0			E.C.F. X 0.880		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1+S		Trim & Decoration			(12) Electric												
Yr Built 0	Remodeled 0	Ex   Ord   Min			0 Amps Service												
Condition: Average		Lg   Ord   Small															
Room List		(5) Floors			Central Air Wood Furnace												
Basement 1st Floor 2nd Floor Bedrooms		Kitchen: Other: Other:															
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1+S (11) Heating System: Forced Air w/ Ducts Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95 Building Areas			Cls CD Blt 0						
Wood/Shingle Aluminum/Vinyl Brick					Ex.   Ord.   Min			No. of Elec. Outlets									
Insulation		(7) Excavation			Many   Ave.   Few			(13) Plumbing									
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			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			Notes: ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV:			Totals: 0 0						
Many Avg. Few   Large Avg. Small		(8) Basement			(14) Water/Sewer												
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
(3) Roof		(9) Basement Finish			Lump Sum Items:												
Gable Hip Flat		Recreation SF Living SF Walkout Doors No Floor SF															
Asphalt Shingle		(10) Floor Support															
Chimney:		Joists: Unsupported Len: Cntr.Sup:															

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		10,000	08/01/1998	WD	Download	321:1058		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
W WORKMAN RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
KING LARRY W & BARBARA G 40315 FIRESTEEL DRIVE STERLING HEIGHTS MI 48313	MAP #:					
	2019 Est TCV 15,000					

	Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS				
	Public Improvements			* Factors *				
				Description	Frontage	Depth	Rate %Adj. Reason	Value
				<Site Value G> RURAL SITES 15K			15000 100	15,000
				153 Actual Front Feet, 1.32 Total Acres				Total Est. Land Value = 15,000

Tax Description  
 SEC 27 T22N R8W (0\*1998) BEG N 0 DEG 19'0"W 1745.06 FT, N 89 DEG 0'56"W 1227.92 FT, N 81 DEG 47'09"W 117.43 FT, N 74 DEG 33'23"W 132.58 FT, S 89 DEG 57'57"W 253 FT, S 74 DEG 29'17"W 271.26 FT, S 21 DEG 06'16"W 77.79 FT, S 70 DEG 31'44"W 72.72 FT, & N 21 DEG 20' 20"W 30.02 FT FROM SE COR SEC 27 TH S 66 DEG 47'36"W 165 FT, N 29 DEG 02'21"W 153.17 FT, N 55 DEG 57'02"E 150 FT, N 89DEG 54'01"E 200 FT, S 0 DEG 18'59"E 55.7FT, S 74 DEG 29'17"W 14.28 FT, S 21 DEG 06'16"W 79.06 FT. S 70 DEG 31'44"E 59.89FT TO

- X 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
2019	7,500	0	7,500			7,500S
2018	7,500	0	7,500			7,500S
2017	7,500	0	7,500			7,500S
2016	7,500	0	7,500			7,500S

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

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

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

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

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

JENSEN DAVID E & LAURIE L 4138 E 46 ROAD CADILLAC MI 49601	2019 Est TCV 16,750					
--	---------------------	--	--	--	--	--

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

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

	SALES & EQ RATE			1.250 Acres	9,600	100	12,000
--	-----------------	--	--	-------------	-------	-----	--------

	1.25 Total Acres			Total Est. Land Value =			12,000
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Tax Description		Land Improvement Cost Estimates		Description	Rate	Size % Good	Cash Value
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X	Dirt Road						
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	Gravel Road						
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	Paved Road						
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	Storm Sewer						
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	Sidewalk						
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	Water						
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	Sewer						
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X	Electric						
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	Gas						
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	Curb						
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	Street Lights						
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	Standard Utilities						
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	Underground Utils.						
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	Topography of Site						
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	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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X	Wooded						
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	Pond						
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	Waterfront						
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	Ravine						
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	Wetland						
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X	Flood Plain						
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	PRIVATE RD						
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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			2019	6,000	2,400	8,400			7,515C
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	TPC 12/27/2017 INSPECTED		2018	6,000	2,400	8,400			7,339C
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			2017	6,000	2,400	8,400			7,189C
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			2016	6,000	2,400	8,400			7,125C
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RENAUD KAREN M	RAYMOND GREGORY P	1	05/25/2016	QC	RELATED PARTY	2016-01948	PTA	0.0
WHIPPLE DALE & SUSAN R	RAYMOND GREGORY P & RENAUD	0	07/02/2003	WD	Arms Length	2003-03263	PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
W WORKMAN RD						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2019 Est TCV 5,920					

Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
Public Improvements			* Factors *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
40/FF	148.00	88.30	1.0000	1.0000	40	100		5,920	
148 Actual Front Feet, 0.30 Total Acres								Total Est. Land Value =	5,920

Tax Description  
 SEC 27 T22N R8W (0\*1998) BEG N 0 DEG 19'0"W 1745.06 FT, N 89 DEG 0'56"W 1227.92 FT, N 81 DEG 47'09"W 117.73 FT, N 74 DEG 33'23"W 132.58 FT, S 89 DEG 57'57"W 253 FT, S 74 DEG 29'17"W 271.26 FT, S 21 DEG 06'16"W 77.79 FT, S 70 DEG 31'44"W 72.72 FT, S 66 DEG 47'36"W 262.71 FT, S 65 DEG 10'30"W 106.4 FT FROM SE COR SEC 27 TH S 0 DEG 23'37"W 254.79 FT, S 74 DEG 01'35"W 148.40 FT, N0 DEG 25'55"W 158.77 FT, N 22 DEG 32'42"W 139.04 FT, N 87 DEG 34'48"E 167.09 FT, N 87 DEG 33'37"E 32.02 FT TO POB EXC LOTS 1-8 IN P. APPROX .3A.

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

Level	X	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Rolling		2019	3,000	0	3,000			3,000S
Low		2018	3,000	0	3,000			3,000S
High		2017	3,000	0	3,000			3,000S
Landscaped		2016	3,000	0	3,000			3,000S
Swamp								
Wooded	X							
Pond								
Waterfront	X							
Ravine								
Wetland								
Flood Plain								
PRIVATE RD	X							



99

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Who	When	What	2019	2018	2017	2016
		TPC 12/27/2017 INSPECTED				

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)		Date	Number	Status				
W WORKMAN RD		School: LAKE CITY - 57020		MISSING PERMIT		01/18/2018	2018-99998	100%				
Owner's Name/Address		P.R.E. 0%	MAP #:		2019 Est TCV 13,548							
JENSEN DAVID E 4138 E 46 ROAD CADILLAC MI 49601		Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
Tax Description		Public Improvements		* Factors *								
SEC 27 T22N R8W (0*1998) PCL F OF THE SURVEY RECORDED IN LIBER S-2 PG 365. ALSO THE PCL AS SHOWN IN LIBER 250 PG 1146. .655A.		X	Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		X	Gravel Road	<Site Value B> SITE 6000					6000	100		6,000
			Paved Road	<Site Value B> SITE 6000					6000	100		6,000
			Storm Sewer	248 Actual Front Feet, 0.65 Total Acres		Total Est. Land Value =						12,000
			Sidewalk	Land Improvement Cost Estimates								
			Water	Description	Rate	Size	% Good	Cash Value				
			Sewer	Wood Frame	17.20	180	50	1,548				
		X	Electric	Total Estimated Land Improvements True Cash Value = 1,548								
			Gas									
			Curb									
			Street Lights									
			Standard Utilities									
			Underground Utils.									
			Topography of Site									
			Level									
		X	Rolling									
			Low									
			High									
			Landscaped									
			Swamp									
		X	Wooded									
			Pond									
		X	Waterfront									
			Ravine									
			Wetland									
			Flood Plain									
		X	PRIVATE RD	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2019	6,000	800	6,800			2,291C	
		TPC 12/27/2017 INSPECTED			2018	6,000	0	6,000			2,238C	
		The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan			2017	7,000	0	7,000			2,192C	
					2016	7,000	0	7,000			2,173C	



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

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

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
W WORKMAN RD						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 100% 02/10/2000					
	MAP #:					
	2019 Est TCV 6,000					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
. SEC 27 T22N R8W COMM N 0 DEG 19'0"W 1745.06 FT, N 89 DEG 0'56"W 1227.92 FT, N 81 DEG 47'09"W 117.43 FT, N 74 DEG 33'23"W 132.58 FT, S89 DEG 57'57"W 253 FT S 74 DEG 28'17"W 271.26 FT, S 21 DEG 06'16"W 77.79 FT, S 70 DEG 31'44"W 72.72 FT FROM SE COR SEC 27, TH S 33 DEG 28'26"W 264.72 FT, S 0 DEG 24'42"W 130 FT S 74 DEG 53'35"W 99.92 FT, N 0 DEG 24'42"E 273.33 FT, N 66 DEG 47'36"E 262.71 FT TO POB EXC LOTS 11 & 12 GRAYS TROUT CAMP. .2984A.				* Factors *							
				<Site Value B> SITE 6000				6000	100		6,000
				100 Actual Front Feet, 0.30 Total Acres				Total Est. Land Value =			6,000

Public Improvements

X Dirt Road

X Gravel Road

X Paved Road

X Storm Sewer

X Sidewalk

X Water

X Sewer

X Electric

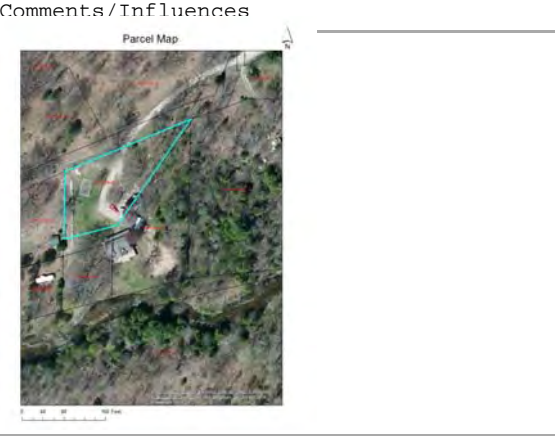
X Gas

X Curb

X Street Lights

X Standard Utilities

X Underground Utils.



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2019	3,000	0	3,000			1,305C
		TPC 12/27/2017 INSPECTED	2018	3,000	0	3,000			1,275C
			2017	3,500	0	3,500			1,249C
			2016	3,500	0	3,500			1,238C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.									
Property Address		Class: 401 RESIDENTIAL-I		Zoning:		Building Permit(s)		Date	Number	Status							
8357 W WORKMAN RD		School: LAKE CITY - 57020															
Owner's Name/Address		P.R.E. 0%		MAP #:													
KING LARRY & BARBARA 40315 FIRESTEEL DRIVE STERLING HEIGHTS MI 48313		2019 Est TCV 144,707 TCV/TFA: 96.99															
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS											
		Public Improvements				* Factors *											
		X Dirt Road				Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
		X Gravel Road				<Site Value I> RIVER SITE		192				35000	100		35,000		
		X Paved Road				192 Actual Front Feet, 1.86 Total Acres								Total Est. Land Value =	35,000		
		X Storm Sewer															
		X Sidewalk															
		X Water															
		X Sewer															
		X Electric															
		X Gas															
		X Curb															
		X Street Lights															
		X Standard Utilities															
		X Underground Utils.															
		Topography of Site															
		X Level															
		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		2019		17,500		54,900		72,400		56,463C	
		TPC 12/27/2017		INSPECTED				2018		17,500		51,700		69,200		55,140C	
		TPC 10/11/2015		INSPECTED				2017		17,500		47,400		64,900		54,006C	
								2016		15,000		47,100		62,100		53,525C	

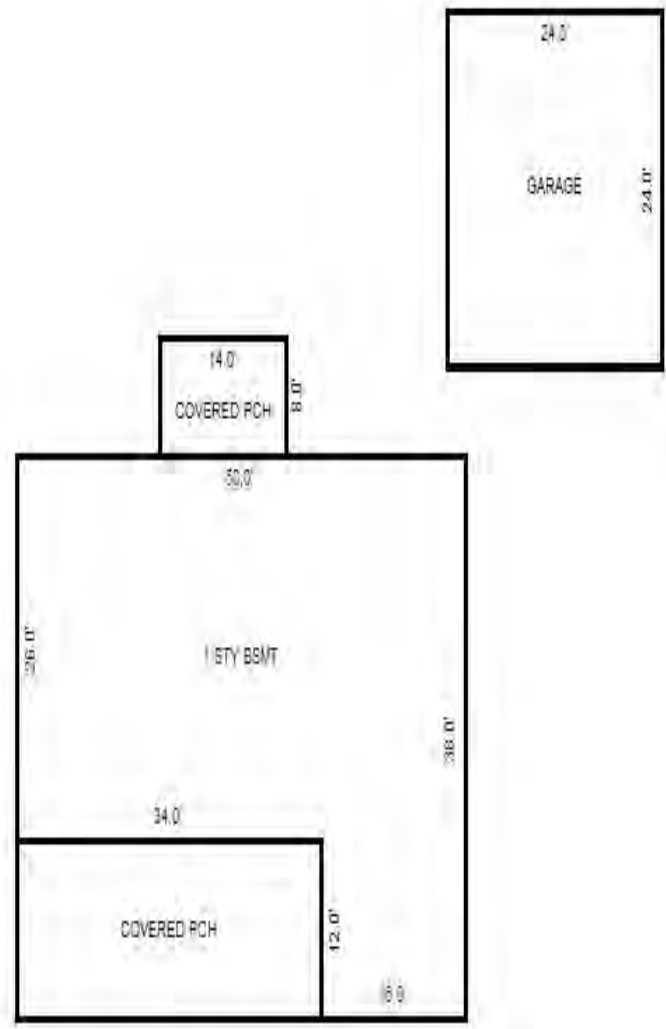


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood Oil Coal 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 408 112	Type WCP (1 Story) CCP (1 Story)	Year Built: 1972 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G	X	Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						
Building Style: 1S		Trim & Decoration											
Yr Built 1968	Remodeled 0	Ex	X	Ord	Min								
Condition: Average		Lg	X	Ord	Small								
Room List		(5) Floors											
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:				(12) Electric 200 Amps Service							
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures									
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Ex.	X	Ord.	Min						
X	Insulation			No. of Elec. Outlets		Many	X	Ave.	Few				
(2) Windows		(7) Excavation		(13) Plumbing									
X	Many Avg. Few	X	Large Avg. Small	Basement: 1492 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1	Average Fixture(s)						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor	(8) Basement		1	3 Fixture Bath						
(3) Roof		(9) Basement Finish				1	2 Fixture Bath						
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors No Floor SF			1	Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan						
X	Asphalt Shingle	(10) Floor Support				1	Public Water Public Sewer Water Well						
Chimney: Brick						1	1000 Gal Septic 2000 Gal Septic						
						Lump Sum Items:							
								Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Electric Baseboard Ground Area = 1492 SF Floor Area = 1492 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,492 Total: 162,132 97,278 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,120 672 2 Fixture Bath 1 2,359 1,415 Water/Sewer 1000 Gal Septic 1 3,691 2,215 Water Well, 50 Feet 1 2,038 1,223 Porches WCP (1 Story) 408 10,122 6,073 CCP (1 Story) 112 2,367 1,420 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 576 16,911 10,147 Built-Ins Appliance Allow. 1 2,099 1,259 Fireplaces Exterior 1 Story 1 4,942 2,965 Totals: 207,781 124,667 Notes: ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCv: 109,707					

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



Sketch by Apex IVT

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

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

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
W WORKMAN RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
KING LARRY & BARBARA 40315 FIRESTEEL DRIVE STERLING HEIGHTS MI 48313	MAP #:					
	2019 Est TCV 91,594					

Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS			
Public Improvements			* Factors * CLAM RIVER			
			Description	Frontage	Depth	Value
			<Site Value G> RURAL SITES 15K			15,000
			Residentia 30 - 65	\$2000	38.30 Acres	76,594
			20 Actual Front Feet, 38.30 Total Acres			Total Est. Land Value = 91,594

**Tax Description**  
 . SEC 27 T22N R8W BEG 28 RDS S OF NE COR NW 1/4 OF SE 1/4 TH W 40 RDS S 485 FT TH E BY N 190 FT E 225 FT N 100 FT E TO N & S 1/8 LINE TH N TO POB & BEG 850 FT S & 230 FT W OF NE COR OF NW 1/4 OF SE 1/4TH W 225 FT TH SW PAR TO E LINE GRAY'S TROUT CAMP PLAT TO THRD OF RIVER TH E 30 FT TH NE TO PT 100 FT S OF POB TH N TO POB. ALSO E 41 RDS OF N 28 RDS OF NW 1/4 OF SE 1/4, ALSO N 880 FT OF NE 1/4 OF SE 1/4 EXC N 130 FT OF E 300 FT THOF. 38.2967A.

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

Comments/Influences

- Topography of Site
- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- X Wooded
- Pond
- X 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
			2019	45,800	0	45,800			19,465C
TPC 12/27/2017	INSPECTED		2018	45,800	0	45,800			19,009C
TPC 06/05/2017	INSPECTED		2017	41,800	0	41,800			18,619C
TPC 05/18/2015	INSPECTED		2016	38,000	0	38,000			18,453C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
OLNEY THOMAS & MABEL	OLNEY THOMAS JR & OLNEY R	0	09/24/2010	QC	FAMILY SALE	2010-4445QC	PTA	100.0

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

Owner's Name/Address	MAP #:
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OLNEY THOMAS JR & OLNEY ROBERT 9257 WILBUR HIGHWAY EATON RAPIDS MI 48827	2019 Est TCV 8,000
--	--------------------

	Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS		
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Public Improvements	* Factors *					
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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<Site Value C>	.50	-1.0	AC	M/L	8000	100		8,000
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	30	Actual	Front	Feet,	0.60	Total	Acres	Total Est. Land Value =	8,000
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Tax Description	X	
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. SEC 27 T22N R8W BEG AT PT 850 FT S & 80 FT W OF NE COR NW 1/4 OF SE 1/4 W 150 FT S 100 FT SW TO CTR OF CLAM RIVER, E 30 FT NE TO BEG ALSO BEG 850 FT S & 80 FT W OF NE COR OF NW 1/4 OF SE 1/4 TH W 150 FT, N TO COUNTY RD E TO A PT DUE N OF POB; S TO POB. APP .6A.	X	Dirt Road
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	X	Gravel Road
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	X	Paved Road
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	X	Storm Sewer
--	---	-------------

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

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

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

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

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

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

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

	X	Standard Utilities
--	---	--------------------

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

Topography of Site	X	
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	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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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2019	4,000	0	4,000			3,902C
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2018	4,000	0	4,000			3,811C
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2017	4,000	0	4,000			3,733C
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2016	3,800	0	3,800			3,700C
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		77,500	09/01/2001	WD	Download	01-0:3780		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
4520 S DICKERSON RD			Pole Barn	12/08/2014	2014-0568	100%

Owner's Name/Address	MAP #:	2019 Est TCV 82,292 TCV/TFA: 81.64
STEVENS KIM 4520 DICKERSON ROAD LAKE CITY MI 49651		

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
. SEC 27 T22N R8W N 130 FT OF E 300 FT OF NE 1/4 OF SE 1/4. .8953A.			* Factors *						
Comments/Influences			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
	X		40/FF	130.00	300.00	1.0000	1.0000	40 100	5,200
			130 Actual Front Feet, 0.90 Total Acres Total Est. Land Value = 5,200						

Land Improvement Cost Estimates		Description	Rate	Size	% Good	Cash Value
X	Dirt Road	Wood Frame	18.89	120	50	1,133
	Gravel Road	Sewer	21.80	80	50	872
X	Paved Road	Residential Local Cost Land Improvements				
	Storm Sewer	Description	Rate	Size <td>% Good</td> <td>Cash Value</td>	% Good	Cash Value
	Sidewalk	LAND IMPROVE 1000	1,000.00	1	95	950
	Water	Total Estimated Land Improvements True Cash Value = 2,955				

Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	2019	2,600	38,500	41,100			32,311C
	Rolling	2018	2,600	35,300	37,900			31,554C
	Low	2017	2,600	34,200	36,800			30,905C
	High	2016	2,600	32,200	34,800			30,630C
	Landscaped							
	Swamp							
	Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							



Who	When	What	2019	2018	2017	2016
TPC	12/27/2017	INSPECTED				
TPC	05/18/2015	INSPECTED				
TPC	03/26/2012	INSPECTED				

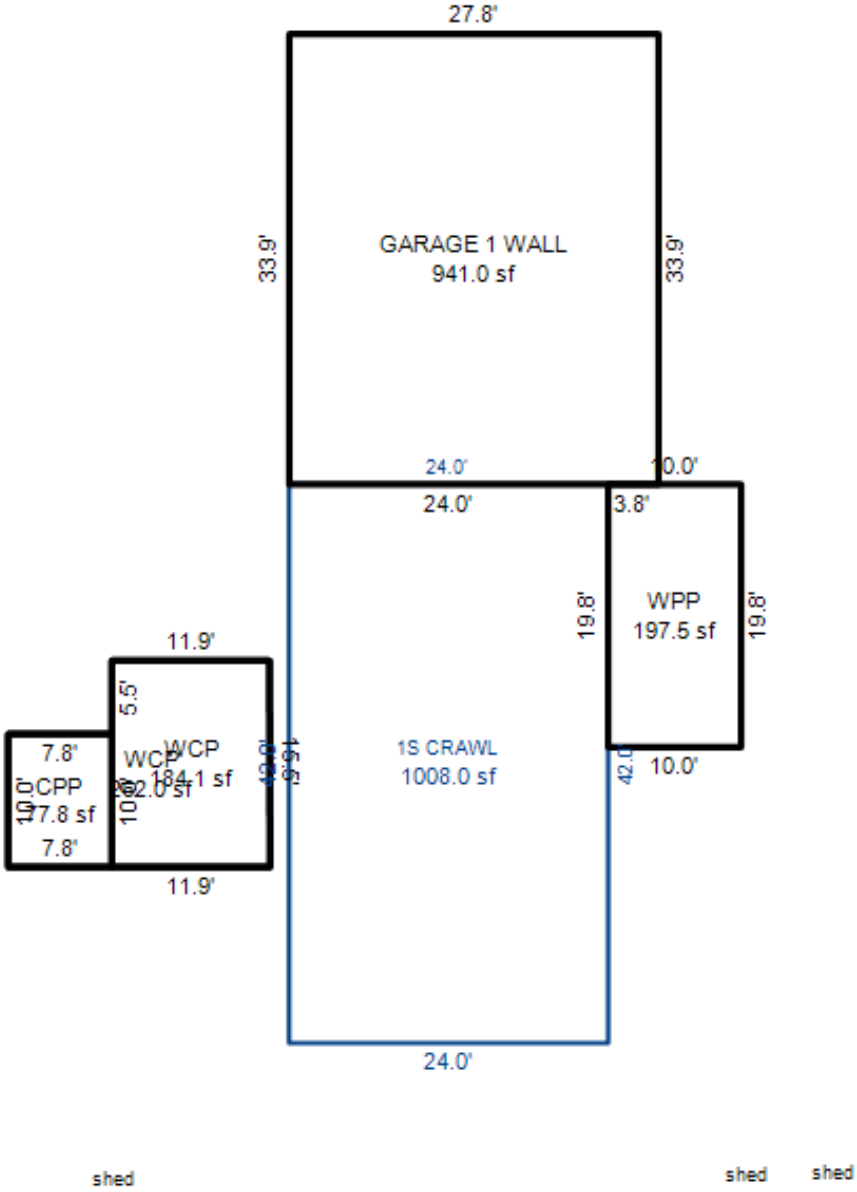
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 197 184 77	Type WPP WCP (1 Story) CCP (1 Story)	Year Built: 2015 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 941 % Good: 0 Storage Area: 0 No Conc. Floor: 941	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G									
Building Style: 1S		Trim & Decoration												
Yr Built 1978 201 Remodeled 0		Ex X Ord Min		Size of Closets										
Condition: Average		Lg X Ord Small		Doors Solid X H.C.										
Room List		(5) Floors		Central Air Wood Furnace										
Basement 1st Floor 2nd Floor 3 Bedrooms		Kitchen: Other: Other:		(12) Electric			150 Amps Service						Bsmnt Garage: Carport Area: Roof:	
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S						Cls CD Blt 1978	
X Wood/Shingle Aluminum/Vinyl Brick		X Drywall		Ex. X Ord. Min			(11) Heating System: Forced Air w/ Ducts							
Insulation				No. of Elec. Outlets			Ground Area = 1008 SF Floor Area = 1008 SF.							
(2) Windows				Many X Ave. Few			Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70							
X Many Avg. X Large Avg. Small		(7) Excavation		(13) Plumbing			Building Areas							
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement		Basement: 0 S.F. Crawl: 1008 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Stories Exterior Foundation Size Cost New Depr. Cost							
X Double Glass Patio Doors Storms & Screens		(8) Basement					1 Story Siding Crawl Space 1,008							
(3) Roof		(9) Basement Finish					Other Additions/Adjustments							
X Gable Hip Flat		Recreation SF Living SF Walkout Doors No Floor SF					Plumbing							
X Asphalt Shingle		(10) Floor Support					Water/Sewer							
Chimney:		Joists: Unsupported Len: Cntr.Sup:					Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic							
							Lump Sum Items:							
							Notes:							
							ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV:							

\*\*\* 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.
BEVANS JOHN W	GABAY ROSTYSLAV	240,000	09/02/2011	WD	WARRANTY DEED	2011-02799	PTA	100.0
BEVANS JANICE K	BEVANS JOHN W	0	04/08/2009	QC	Not Qualified	2009/1248		0.0
		168,000	05/01/1996	WD	Download	303:896		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8370 W BLUE RD						
School: LAKE CITY - 57020						
P.R.E. 0%						
Owner's Name/Address		MAP #:				
GABAY ROSTYSLAV 8370 W BLUE RD LAKE CITY MI 49651		2019 Est TCV 334,695 TCV/TFA: 178.03				

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
SEC 27 T22N R8W THAT PART OF SW 1/4 OF SE 1/4 LYING S & W OF CLAM RIVER.	X			
Comments/Influences				
BEEN LISTED SINCE 2008 20809462 \$309,900 6.2008				

Public Improvements	Description	Frontage	Depth	* Factors *		Rate	%Adj.	Reason	Value
				Front	Depth				
Dirt Road	40/FF	1320.00	1136.36	1.0000	1.0000	40	100		52,800
Gravel Road	Residentia 30 - 65	\$2000	34.00 Acres			2000	100		68,000
Paved Road	1320 Actual Front Feet, 68.44 Total Acres		Total Est. Land Value =						120,800
Storm Sewer	Land Improvement Cost Estimates								
Sidewalk	Description								
Water	Rate		Size		% Good		Cash Value		
Sewer	Fencing: Wd, Split, 3 Rail	13.87	230	94			2,999		
X Electric	Fencing: Wd, Split, 2 Rail	12.51	80	94			941		
X Gas	Fencing: Wire Mesh, #9	2.88	448	0			0		
Curb	D/W/P: Asphalt Paving	2.35	1040	0			0		
Street Lights	D/W/P: 3.5 Concrete	5.00	770	0			0		
Standard Utilities	D/W/P: 3.5 Concrete	5.00	210	0			0		
Underground Utils.	Wood Frame	24.51	80	94			1,843		
Topography of Site	Wood Frame	17.13	400	20			1,370		
Level	Residential Local Cost Land Improvements								
X Rolling	Description	Rate		Size		% Good		Cash Value	
Low	LAND IMPROVE 10000	10,000.00		2		97		19,400	
High	Total Estimated Land Improvements		True Cash Value =				26,553		
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	2019	60,400	106,900	167,300			126,601C
			2018	60,400	99,700	160,100			123,634C
TPC 12/27/2017 INSPECTED			2017	60,400	92,500	152,900			121,092C
TPC 10/04/2011 INSPECTED			2016	57,000	91,900	148,900			120,012C

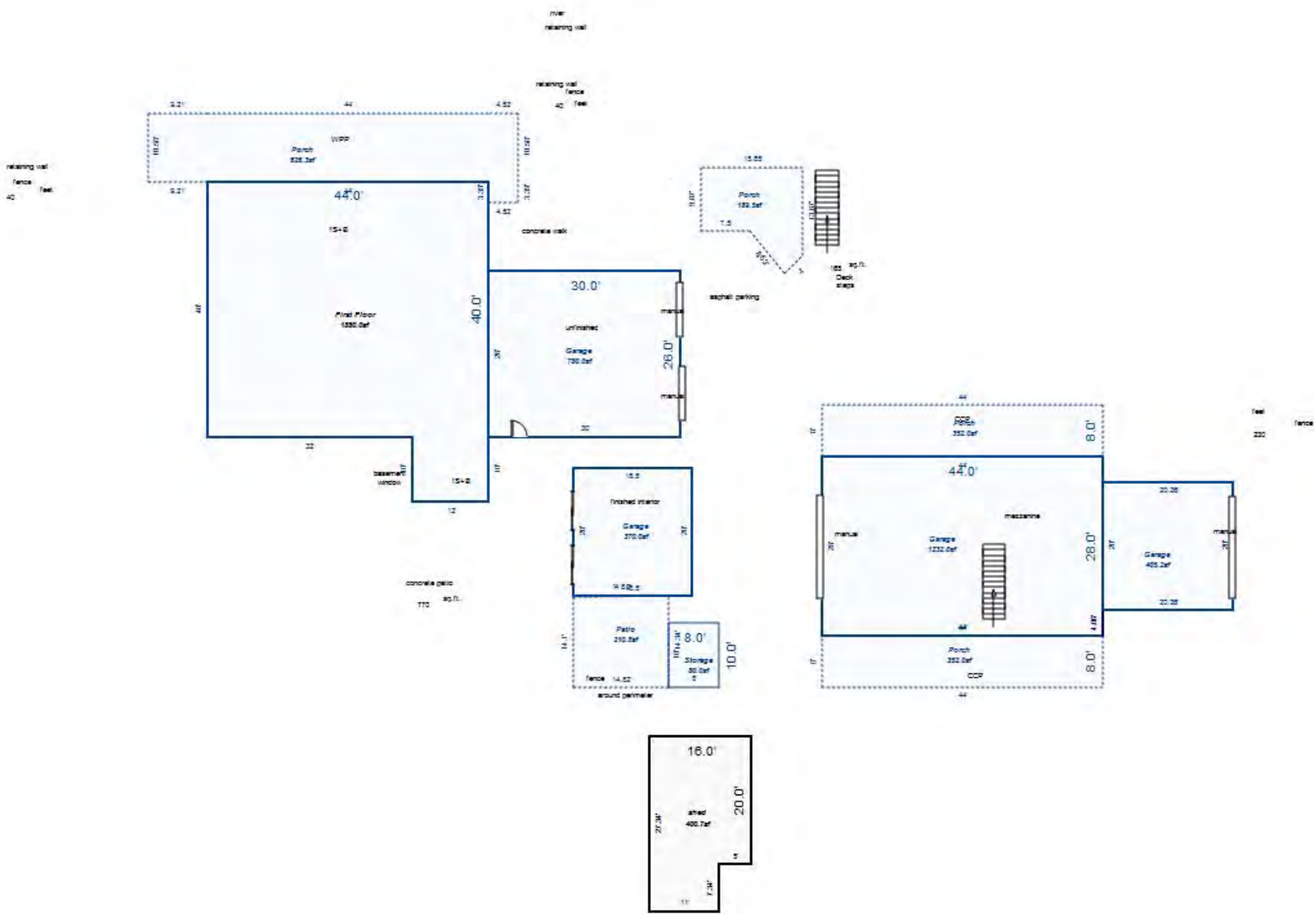


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Sketch by Apex Sketch

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RIVER WOODS ESTATES LLC	GILLOW JAMES L & LESLIE	41,000	03/21/2005	WD	Arms Length	05-0/1053		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8270 W BLUE RD			New House	10/12/2005	20050359	Complete

Owner's Name/Address	MAP #:	2019 Est TCV 378,848 TCV/TFA: 171.97
GILLOW JAMES L & LESLIE 8270 W BLUE RD LAKE CITY MI 49651		

X Improved	Vacant	Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES

Tax Description	Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SEC 27 T22N R8W (1*1998) BEG N 82 DEG 58'26"W 1360.91 FT FROM SE COR SEC 27 TH N 23 DEG 07'45"W 172 FT,N 78 DEG 28'13"W 140.48 FT, S 14 DEG 56' 45"W 296.34 FT, N 81 DEG 53'02"E 33.06 FT, N 69 DEG 18'22"E 260.98 FT, N 56 DEG52'15"E 5.82 FT TO POB. 1.09A.	X		<Site Value E> CLAM RIVER 30K					30000	100		30,000

Comments/Influences	X Electric	X Gas	X Curb	Street Lights	Standard Utilities	Underground Utils.
SPLIT 13 AC TO RIVER WOODS SUB FOR 98 SPLIT 16 AC TO SUB FOR 99 ALSO SPLIT 4 RIVERFRONT PCLS FOR 00						

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



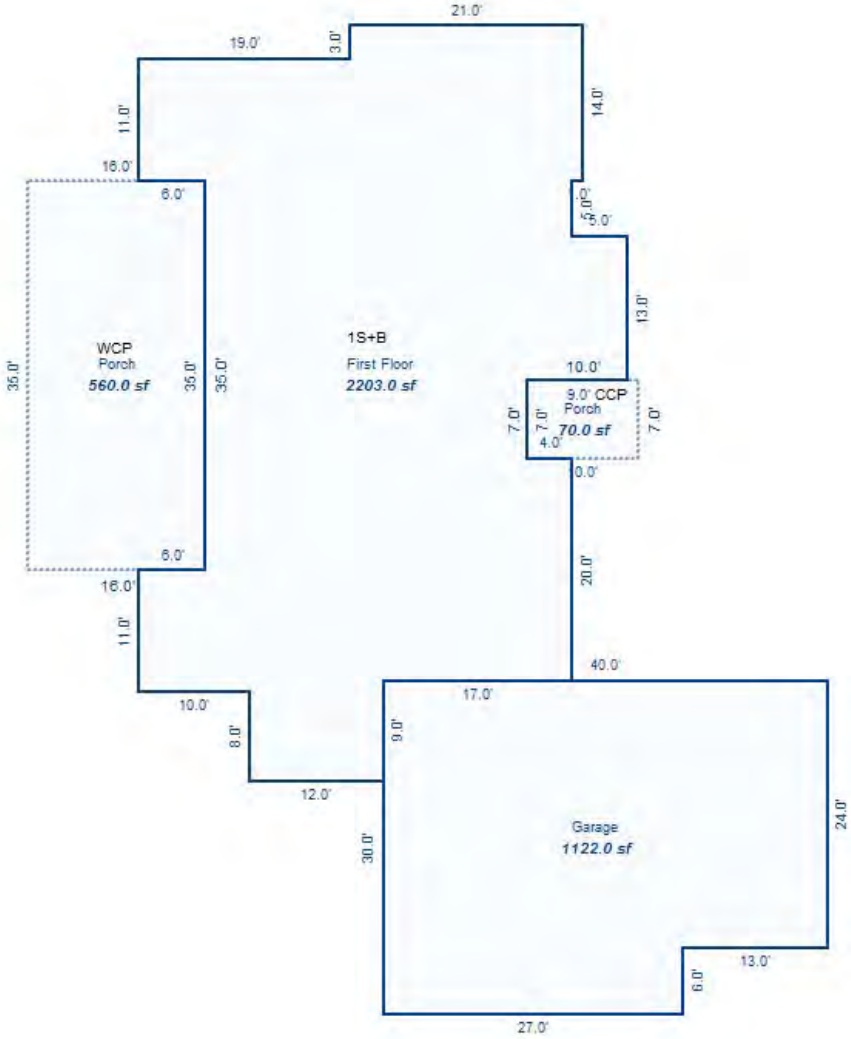
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2019	15,000	174,400	189,400			125,491C
2018	15,000	146,600	161,600			122,550C
2017	15,000	142,200	157,200			120,030C
2016	15,000	133,800	148,800			118,960C

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

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																																	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 560 70	Type WPP CCP (1 Story)	Year Built: 2006 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 1122 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G																																																																											
Building Style: 1S		Trim & Decoration																																																																														
Yr Built 2006	Remodeled 0	Ex	X	Ord		Min	Size of Closets																																																																									
Condition: Average		Lg	X	Ord		Small	Doors																																																																									
Room List		(5) Floors																																																																														
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		200 Amps Service																																																																														
		(6) Ceilings																																																																														
(1) Exterior		X	Drywall																																																																													
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	Ex.	X	Ord.		Min	No. of Elec. Outlets																																																																									
		Many	X	Ave.		Few	(13) Plumbing																																																																									
(2) Windows		Basement: 2203 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																																																																													
X		(9) Basement Finish																																																																														
X		1000	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:		1 1000 Gal Septic 1 2000 Gal Septic																																																																														
		Lump Sum Items:																																																																														
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 2203 SF Floor Area = 2203 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=93/100/100/100/93 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1+ Story</td> <td>Siding</td> <td>Basement</td> <td>2,203</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>318,045</td> <td>295,783</td> </tr> </tbody> </table> Other Additions/Adjustments <table border="1"> <thead> <tr> <th>Item</th> <th>Quantity</th> <th>Cost</th> </tr> </thead> <tbody> <tr> <td>Exterior Stone Veneer</td> <td>40</td> <td>1,416</td> </tr> <tr> <td>Basement, Outside Entrance, Below Grade</td> <td>1</td> <td>2,727</td> </tr> <tr> <td>Plumbing Average Fixture(s)</td> <td>1</td> <td>1,649</td> </tr> <tr> <td>3 Fixture Bath</td> <td>2</td> <td>10,369</td> </tr> <tr> <td>Water/Sewer 1000 Gal Septic</td> <td>1</td> <td>4,277</td> </tr> <tr> <td>Ceramic Tile Floor Water Well, 100 Feet</td> <td>1</td> <td>4,739</td> </tr> <tr> <td>Porches WPP</td> <td>560</td> <td>9,150</td> </tr> <tr> <td>CCP (1 Story)</td> <td>70</td> <td>1,978</td> </tr> <tr> <td>Garages Class: BC Exterior: Siding Foundation: 42 Inch (Finished)</td> <td></td> <td></td> </tr> <tr> <td>Common Wall: 1 Wall</td> <td>1</td> <td>-2,365</td> </tr> <tr> <td>Door Opener</td> <td>2</td> <td>1,037</td> </tr> <tr> <td>Base Cost</td> <td>1122</td> <td>46,574</td> </tr> <tr> <td>Built-Ins Appliance Allow.</td> <td>1</td> <td>3,016</td> </tr> <tr> <td>Recreation Room</td> <td>1000</td> <td>20,740</td> </tr> <tr> <td>Totals:</td> <td></td> <td>423,352</td> </tr> </tbody> </table>															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1+ Story	Siding	Basement	2,203			Total:				318,045	295,783	Item	Quantity	Cost	Exterior Stone Veneer	40	1,416	Basement, Outside Entrance, Below Grade	1	2,727	Plumbing Average Fixture(s)	1	1,649	3 Fixture Bath	2	10,369	Water/Sewer 1000 Gal Septic	1	4,277	Ceramic Tile Floor Water Well, 100 Feet	1	4,739	Porches WPP	560	9,150	CCP (1 Story)	70	1,978	Garages Class: BC Exterior: Siding Foundation: 42 Inch (Finished)			Common Wall: 1 Wall	1	-2,365	Door Opener	2	1,037	Base Cost	1122	46,574	Built-Ins Appliance Allow.	1	3,016	Recreation Room	1000	20,740	Totals:		423,352
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																																											
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Totals:		423,352																																																																														
Estimated T.C.V: 346,473 E.C.F. X 0.880 Bsmnt Garage: Carport Area: Roof: Cls BC Blt 2006 <<<< 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.
		37,000	05/01/2002	WD	Download	02-0:2546		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
4777 RIVER WOODS RD			Other	06/19/2007	20070341	Complete
		P.R.E. 100% 02/03/2004	New House	05/21/2003	20030106	Complete
Owner's Name/Address	MAP #:					
MOORE JOHN G & MARCIA E 4777 RIVER WOODS RD LAKE CITY MI 49651	2019 Est TCV 347,829 TCV/TFA: 111.06					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES					
				Description	Frontage	Depth	Rate %Adj.	Reason	Value
SEC 27 T22N R8W (0*1998) BEG N 78 DEG 33'41"W 1250.51 FT & N 20 DEG 17'02"W 115.42 FT FROM SE COR SEC 27TH S 78 DEG 16'59"W 155.75 FT, N 78 DEG 28'13"W 140.48 FT, N 02 DEG 49'08"E 165.44 FT, S 78 DEG 05'12"E 309.32 FT, S 11 DEG 54'48"W 100 FT TO POB. 1A.	X			<Site Value E> CLAM RIVER 30K	165 Actual Front Feet, 1.00 Total Acres	30000	100		30,000
		* Factors *							
		Total Est. Land Value = 30,000							
		Land Improvement Cost Estimates							
		Description	Rate	Size	% Good	Cash Value			
		D/W/P: 4in Ren. Conc.	6.21	3400	0	0			
		Residential Local Cost Land Improvements							
		Description	Rate	Size	% Good	Cash Value			
		LAND IMPROVE 5000	5,000.00	2	95	9,500			
		Total Estimated Land Improvements True Cash Value = 9,500							



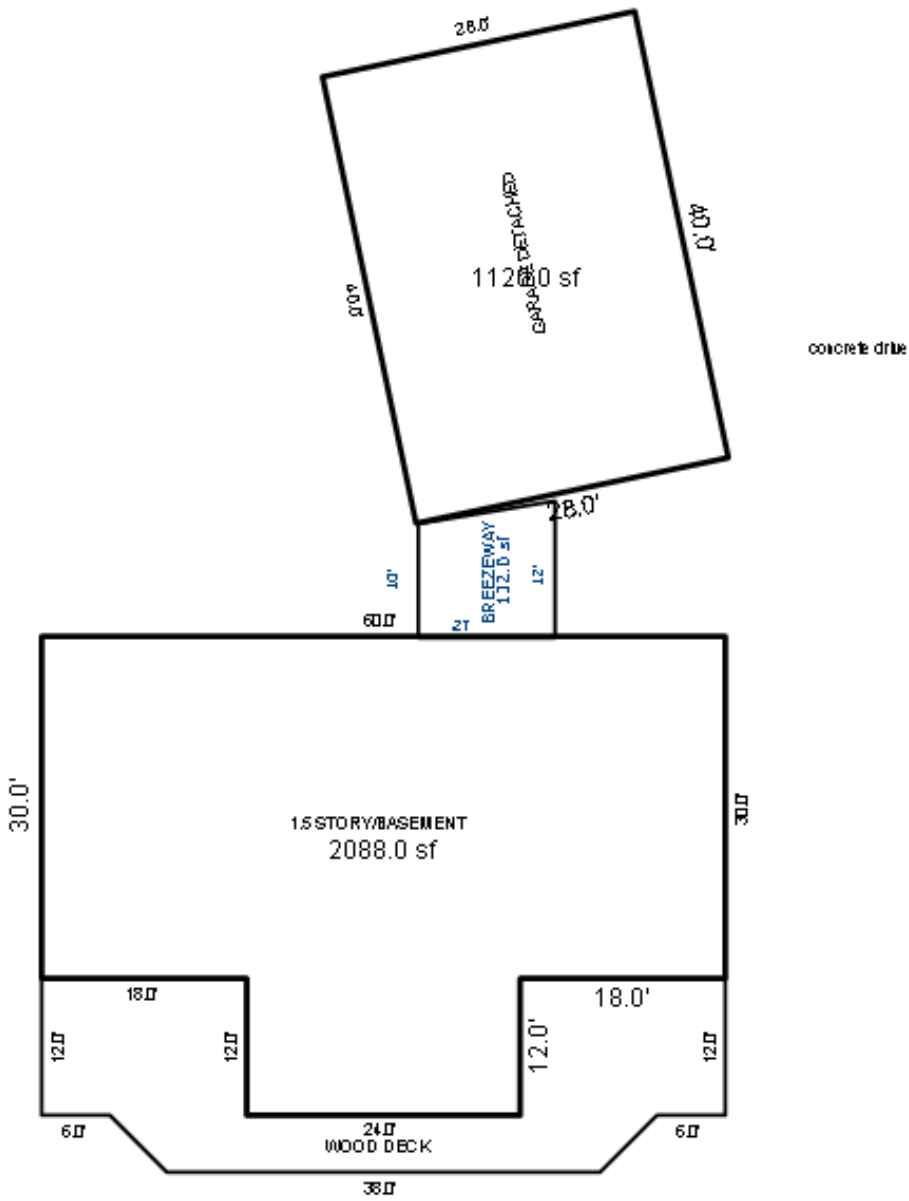
Comments/Influences	X	Public Improvements	Topography of Site					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value								
CHG FROM 1S TO 1+ FOR 2010. 98 SPLIT FROM 021-40 FOR 99	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain	2019	15,000	158,900	173,900			145,480C	
	X	Electric													2018	15,000	159,100	174,100			142,071C	
	X	Gas													2017	15,000	154,300	169,300			139,149C	
	X	Curb													2016	15,000	145,300	160,300			137,908C	
		Street Lights Standard Utilities Underground Utils.																				

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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 918 132	Type WPP Brzwy, FW	Year Built: 2003 Car Capacity: 3 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 1120 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame		Drywall Paneled		Plaster Wood T&G										
Building Style: LOG		Trim & Decoration													
Yr Built 2003	Remodeled 0	Ex	X	Ord		Min	Size of Closets								
Condition: Average		Lg	X	Ord		Small	Doors								
Room List		(5) Floors		Central Air Wood Furnace											
	Basement 1st Floor 2nd Floor 4 Bedrooms	Kitchen: Other: Other:		(12) Electric 200 Amps Service											
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family LOG							Cls C 10 Blt 2003	
X	Wood/Shingle Aluminum/Vinyl Brick			Ex. X Ord. Min			No. of Elec. Outlets								
	Insulation	(7) Excavation		Many X Ave. Few			(13) Plumbing								
(2) Windows		Basement: 2088 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Pine Logs Basement 2,088 Total: 328,868 279,537								
X	Many Avg. X Few	Large Avg. X Small		(8) Basement			Other Additions/Adjustments Basement, Outside Entrance, Below Grade Plumbing Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Door Opener Base Cost Built-Ins Appliance Allow. Porches WPP Breezeways Frame Wall Recreation Room Totals: 412,208 350,374								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		(9) Basement Finish			Notes: ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCY: 308,329								
X	Double Glass Patio Doors Storms & Screens	1200	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 Lump Sum Items:											
X	Gable Hip Flat	Gambrel Mansard Shed		1 1											
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:													
Chimney:															

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		35,000	06/01/2001	WD	Download	01-0:2961		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
RIVER WOODS RD						
Owner's Name/Address	School: LAKE CITY - 57020					
WEISS LINDA K TRUST 4803 S RIVE WOODS RD LAKE CITY MI 49651	P.R.E. 100% 04/11/2002					
	MAP #:					
	2019 Est TCV 30,000					

Improved	X	Vacant	Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Dirt Road								
Gravel Road								
Paved Road								
Storm Sewer								
Sidewalk								
Water								
Sewer								
Electric								
Gas								
Curb								
Street Lights								
Standard Utilities								
Underground Utils.								
			173 Actual Front Feet, 1.00 Total Acres		Total Est. Land Value =		30,000	

Tax Description  
 SEC 27 T22N R8W (0\*1998) BRG N 11 DEG 54'48"E 100 FT FROM NE COR LOT 15 RIVER WOODS ESTATES TH N 78 DEG 05'12"W 309.32 FT, N 36 DEG 14'40"E 172.76 FT, S 78 DEG 49'36"E 237.02 FT, S10 DEG 55'54"W 66.41 FT, S 11 DEG 54'48"W 94.08 FT TO POB. .997A.

Comments/Influences  
 98 SPLIT FROM 021-40 FOR 99



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	15,000	0	15,000			11,314C
2018	15,000	0	15,000			11,049C
2017	15,000	0	15,000			10,822C
2016	15,000	0	15,000			10,726C

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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				
4803 RIVER WOODS RD		School: LAKE CITY - 57020		New House		10/18/2000	2000-0498	100%				
Owner's Name/Address		P.R.E. 100% 04/11/2002										
WEISS LINDA K TRUST 4803 RIVER WOODS RD LAKE CITY MI 49651		MAP #:		2019 Est TCV 355,516 TCV/TFA: 151.48								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES								
		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				<Site Value E> CLAM RIVER 30K					30000	100		30,000
				169 Actual Front Feet, 0.88 Total Acres					Total Est. Land Value =	30,000		
				Land Improvement Cost Estimates								
				Description	Rate	Size	% Good	Cash Value				
				D/W/P: Asphalt Paving	2.74	3000	0	0				
				Residential Local Cost Land Improvements								
				Description	Rate	Size	% Good	Cash Value				
				LAND IMPROVE 5000	5,000.00	1	95	4,750				
				Total Estimated Land Improvements True Cash Value =					4,750			
Comments/Influences		Topography of Site										
		Level										
		X	Rolling									
		Low										
		High										
		Landscaped										
		Swamp										
		X	Wooded									
		Pond										
		X	Waterfront									
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2019	15,000	162,800	177,800		125,774C		
		TPC 12/27/2017 INSPECTED			2018	15,000	135,500	150,500		122,827C		
		TPC 04/25/2017 INSPECTED			2017	15,000	127,900	142,900		120,301C		
					2016	15,000	120,300	135,300		119,228C		

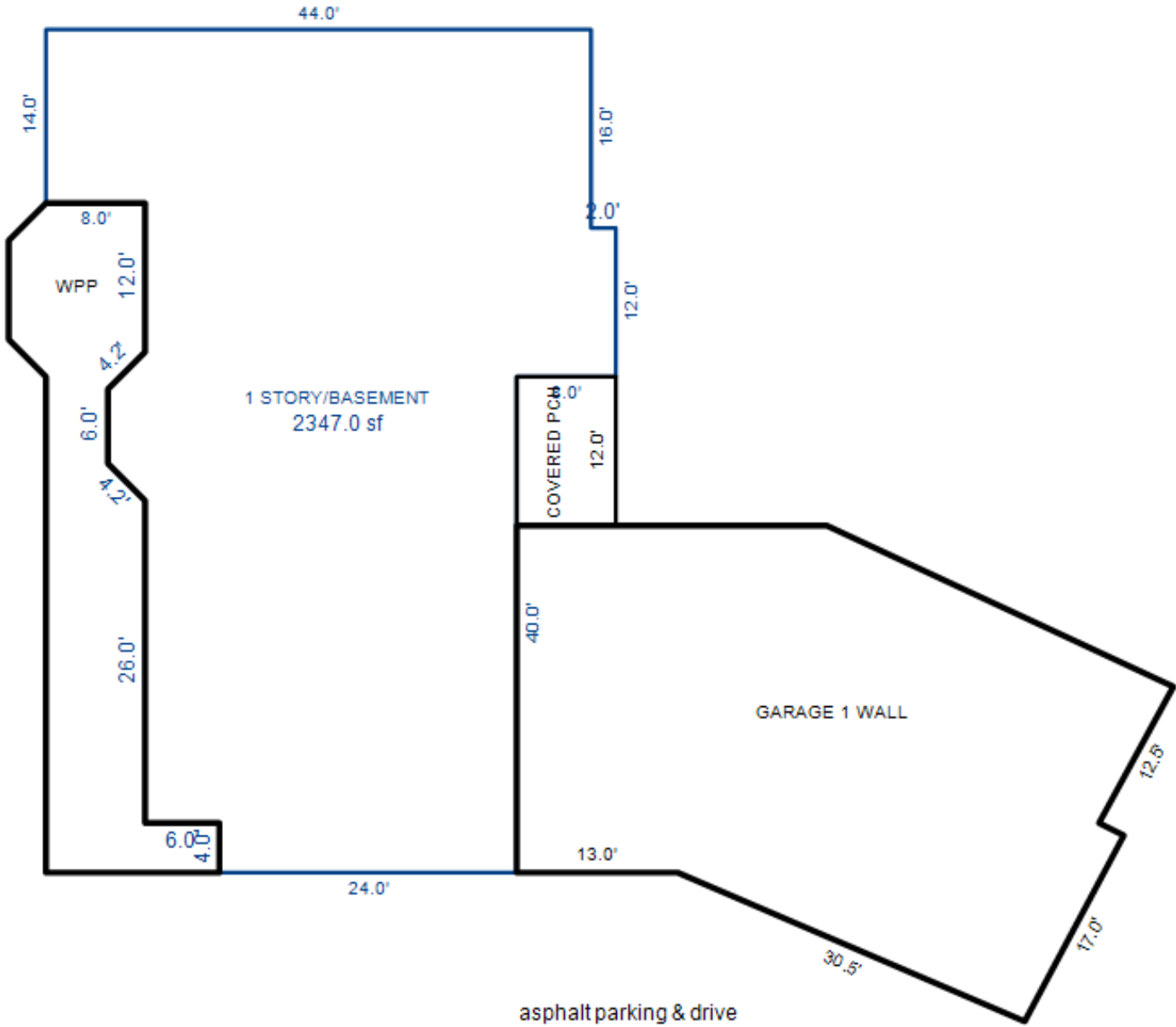


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage									
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas 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 96 500	Type CCP (1 Story) WPP	Year Built: 2001 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 1453 % Good: 0 Storage Area: 0 No Conc. Floor: 0											
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: BC Effec. Age: 12 Floor Area: 2,347 Total Base New : 414,211 Total Depr Cost: 364,507 Estimated T.C.V: 320,766	E.C.F. X 0.880	Bsmnt Garage: Carport Area: Roof:												
Building Style: 1S		Trim & Decoration		X Ex			Ord	Min	X			Size of Closets		X Lg		Ord	Small	Condition: Average						
Yr Built 2001	Remodeled 0	Doors		Solid		X	H.C.	Room List		(5) Floors		Kitchen: Other: Other:		(6) Ceilings		X Drywall		(12) Electric 200 Amps Service						
Basement 1st Floor 2nd Floor 3 Bedrooms		(1) Exterior		No./Qual. of Fixtures			Ex.			X	Ord.	Min	No. of Elec. Outlets			Many		X	Ave.	Few				
Wood/Shingle Aluminum/Vinyl Brick		X Drywall		(7) Excavation			(13) Plumbing			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 2347 SF Floor Area = 2347 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost		1 Story Siding Basement 2,347		Total: 323,335 284,536	
Insulation		(2) Windows		Basement: 2347 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Basement, Outside Entrance, Below Grade			1 2,727 2,400					
X	Many Avg. Few	X	Large Avg. Small	(9) Basement Finish			(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Porches			CCP (1 Story) WPP			96 2,632 2,316 500 8,185 7,203					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	8		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			(10) Floor Support			1 1000 Gal Septic 2000 Gal Septic			Garages			Class: BC Exterior: Siding Foundation: 42 Inch (Finished)			Common Wall: 1 Wall Door Opener Base Cost		1 -2,365 -2,081 1 518 456 1453 60,314 53,076			
X	Double Glass Patio Doors Storms & Screens	1		Recreation SF Living SF Walkout Doors No Floor SF			Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Built-Ins			Appliance Allow.			1 3,016 2,654 Totals: 414,211 364,507					
(3) Roof		X Gable Hip Flat		X Gambrel Mansard Shed		Chimney:			Notes:			ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV:			320,766									

\*\*\* 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.
WEISS LINDA K TRUST	WEISS RONALD G & LINDA K	0	11/29/2018	QC	FAMILY SALE	2018-03973		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
RIVER WOODS RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 04/11/2002					
WEISS RONALD G & LINDA K TRUST 4803 S RIVER WOODS ROAD LAKE CITY MI 49651	MAP #:	2019 Est TCV 38,861				

	Improved	X	Vacant	Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES						
	Public Improvements			* Factors *						
				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
				RVR WDS EST 2	388.61	188.31	1.0000 1.0000	100	100	38,861
				389 Actual Front Feet, 1.68 Total Acres			Total Est. Land Value =			38,861

Tax Description  
 SEC 27 T22N R8W (0\*1998) BEG N 11 DEG 54'48"E 194.08 FT & N 10 DEG 55'54"E 236.41 FT FROM NE COR LOT 15RIVER WOODS ESTATES TH N 79 DEG 20'24"W 216.22 FTM N 05 DEG 14'16"E 141.46 FT, N07 DEG 29'36"W 247.15 FT, S 54 DEG 21' 53"E 356.15 FT, S 23 DEG 17'01"W 71.02 FT,S 10 DEG 55'54"W 156 FT TO POB. 1.68A

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

Comments/Influences

98 SPLIT FROM 021-40 FOR 99

Topography of Site

- X Level
- X Rolling
- 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
			2019	19,400	0	19,400			15,177C
TPC	05/06/2018	INSPECTED	2018	19,400	0	19,400			14,822C
TPC	12/27/2017	INSPECTED	2017	19,400	0	19,400			14,518C
TPC	04/25/2017	INSPECTED	2016	19,400	0	19,400			14,389C

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

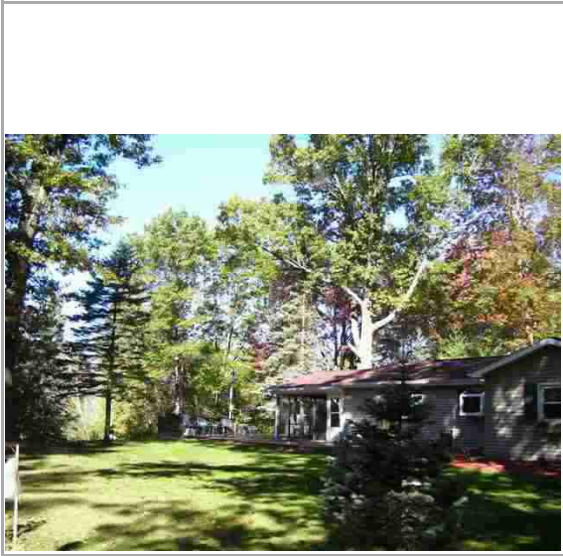


Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MITCHELL JAMES E & LINDA	MITCHELL LINDA A	0	06/30/2015	WD	RELATED PARTY	2015-02283	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8441 W WORKMAN RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
MITCHELL LINDA A 52 TOUCAN DR LAKE SAINT LOUIS MO 63367	MAP #:					
	2019 Est TCV 88,792 TCV/TFA: 98.22					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS					
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason
. SEC 27 T22N R8W COMM 640 FT E OF NW COR OF SE 1/4 OF SEC 27; TH S 383 FT; TO BEG TH S 100 FT; TH W TO CENTER OF CLAM RIVER N ALONG CENTER OF RIVER, TO A PT 383 FT; S OF N LINE OF TH SE 1/4 TH E & PAR TO 2ND COURSE TO BEG. .8333 A.	X		* Factors *					
			<Site Value G> RURAL SITES 15K	15000	100			
			100 Actual Front Feet, 0.83 Total Acres Total Est. Land Value = 15,000					

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	D/W/P: 3.5 Concrete	5.00	33 0	0
			Metal Prefab	11.76	240 50	1,411
			Total Estimated Land Improvements True Cash Value = 1,411			



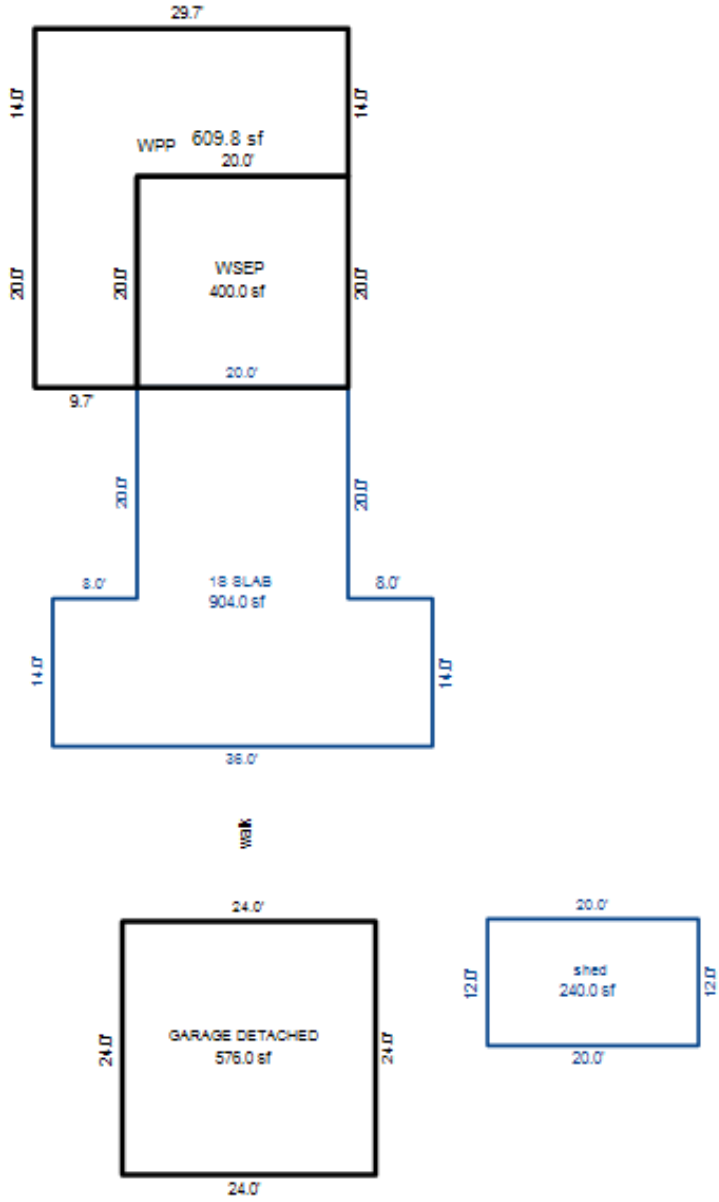
Topography of Site	X Level	Rolling	Low	X High	Landscaped	Swamp	Wooded	Pond	X Waterfront	Ravine	Wetland	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
													2018	7,500	33,600	41,100			23,357C
													2017	7,500	30,900	38,400			22,877C
													2016	7,500	30,600	38,100			22,673C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 400 609	Type WSEP (1 Story) WPP	Year Built: 1982 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame		Drywall X Paneled	X	Plaster Wood T&G												
Building Style: 1S		Trim & Decoration															
Yr Built 1962	Remodeled 1972	Ex	Ord	X	Min	Size of Closets											
Condition: Average		Lg	X	Ord	Small	Doors			X	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			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls C			Blt 1962				
X	Wood/Shingle Aluminum/Vinyl Brick	Ex.	X	Ord.	Min	No. of Elec. Outlets			(11) Heating System: Forced Air w/ Ducts								
	Insulation	Many	X	Ave.	Few	(13) Plumbing			Ground Area = 904 SF Floor Area = 904 SF.								
(2) Windows		(7) Excavation		(14) Water/Sewer			Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60			Building Areas							
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 904 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			Stories Exterior Foundation Size Cost New Depr. Cost							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement		1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:			1 Story Siding Slab 904			Total: 89,775 53,865				
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish					Other Additions/Adjustments			Plumbing							
(3) Roof		(10) Floor Support					Average Fixture(s)			Water/Sewer							
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors No Floor SF					1000 Gal Septic			1000 Gal Septic							
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:					2000 Gal Septic			Porches							
Chimney:										WSEP (1 Story) WPP							
										Garages							
										Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)							
										Base Cost							
										Built-Ins							
										Appliance Allow.							
										Totals:			137,084		82,251		
										Notes:							
										ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV:					72,381		

\*\*\* 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.
		30,000	07/01/1999	WD	Download	02-0:3788		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status			
8435 W WORKMAN RD									
	School: LAKE CITY - 57020								
	P.R.E. 100% 12/09/2008								
Owner's Name/Address	MAP #:								
BOOKER PATRICIA 8435 W WORKMAN RD Lake City MI 49651	2019 Est TCV 55,710 TCV/TFA: 71.79								
	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
	Public Improvements		* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			<Site Value G> RURAL SITES 15K				15000	100	15,000
			100 Actual Front Feet, 0.98 Total Acres				Total Est. Land Value =		15,000
Tax Description	X	Dirt Road							
. SEC 27 T22N R8W COM 640 FT; E OF NW COR OF SE 1/4 OF SEC 27, TH S 483 FT; TO BEG TH S 100 FT; TH W TO CENTER LINE OF CLAM RIVER; TH N ALONG CENTER OF RIVER, TO A PT 483 FT; S OF SAID N LINE OF TH SE 1/4 TH E AND PAR TO 2ND COURSE TO BEG. .9773 A.	X	Gravel Road							
		Paved Road							
		Storm Sewer							
		Sidewalk							
		Water							
		Sewer							
	X	Electric							
		Gas							
		Curb							
		Street Lights							
		Standard Utilities							
		Underground Utils.							
Comments/Influences		Topography of Site							
	X	Level							
		Rolling							
		Low							
		High							
		Landscaped							
		Swamp							
		Wooded							
		Pond							
	X	Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
	Who	When	What	2019	7,500	20,400	27,900		20,313C
				2018	7,500	16,800	24,300		19,837C
				2017	7,500	16,200	23,700		19,429C
				2016	7,500	15,300	22,800		19,256C
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: 1S		Trim & Decoration														
Yr Built 1965	Remodeled 0	Ex	X	Ord		Min	Size of Closets									
Condition: Average		Lg	X	Ord		Small	Doors									
Room List		(5) Floors		Kitchen: Other: Other:			(12) Electric									
	Basement 1st Floor 2nd Floor 2 Bedrooms						100 Amps Service									
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures												
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall				Ex.	X	Ord.		Min					
Insulation		(7) Excavation		No. of Elec. Outlets												
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 776 S.F. Height to Joists: 0.0		(13) Plumbing												
X	Many Avg. Few	X	Large Avg. Small	1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												
(3) Roof		(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF												
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support												
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic												
Chimney: Metal				Lump Sum Items:												
Cost Est. for Res. Bldg: 1 Single Family 1S										Cls D		Blt 1965				
(11) Heating System: Forced Air w/ Ducts																
Ground Area = 776 SF Floor Area = 776 SF.																
Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64																
Building Areas																
Stories Exterior Foundation Size Cost New Depr. Cost																
1 Story Siding Slab 560																
1 Story Siding Slab 216																
Total: 65,132 41,684																
Other Additions/Adjustments																
Plumbing																
Average Fixture(s) 1 778 498																
Water/Sewer																
1000 Gal Septic 1 3,235 2,070																
Water Well, 50 Feet 1 1,895 1,213																
Built-Ins																
Appliance Allow. 1 1,243 796																
Totals: 72,283 46,261																
Notes:																
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 40,710																

\*\*\* 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				
		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 0%		MAP #:								
O'HARA VERA ETAL 1169 S LA CHONCE ROAD LAKE CITY MI 49651		2019 Est TCV 15,000										
		Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
Tax Description		Public Improvements		* Factors *								
. SEC 27 T22N R8W THAT PART OF NW 1/4 OF SE 1/4 LYING W'LYOF CLAM RIVER. APP 1.7A. Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
NO ROAD..LANDLOCKED? ACREAGE NOT ON ROLL..ADD FOR 95		Gravel Road		<Site Value G>	RURAL SITES	15K	15000	100	15000	100		15,000
		Paved Road		470 Actual Front Feet, 1.70 Total Acres				Total Est. Land Value =		15,000		
		Storm Sewer										
		Sidewalk										
		Water										
		Sewer										
		X	Electric									
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X	Waterfront									
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2019	7,500	0	7,500		146C		
		TPC 12/27/2017 INSPECTED			2018	7,500	0	7,500		143C		
					2017	7,500	0	7,500		141C		
					2016	7,500	0	7,500		140C		



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

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

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
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	School: LAKE CITY - 57020					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:					
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KING BARBARA 40315 FIRESTEEL DRIVE STERLING HEIGHTS MI 48313		2019 Est TCV 14,528				
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Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS			
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Public Improvements			* Factors *			
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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50/FF	66.00	0.00	1.0000	1.0000	50	100		3,300
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Residentia 3 - 7 @\$2800			4.01	Acres	2800	100		11,228
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66 Actual Front Feet, 4.01 Total Acres			Total Est. Land Value =					14,528
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ILER ALAN	BALL SAM & RACHEL	15,000	09/08/2017	WD	Arms Length	2017-02776	PTA	100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
W BLUE RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 12/12/2017					
BALL SAM & RACHEL 1947 S DICKERSON RD LAKE CITY MI 49651	MAP #: 2019 Est TCV 15,000					

	Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS				
	Public Improvements				* Factors *			
		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
		<Site Value G> RURAL SITES 15K					15000 100	15,000
		525 Actual Front Feet, 1.32 Total Acres					Total Est. Land Value =	15,000

Tax Description  
 . SEC 27 T22N R8W BEG AT NE COR SEC 34, TH S 89 DEG 56'20"W 473.4 FT, N 53 DEG 0'28" W 102 FT, S 45 DEG 59'32" W 135 FT TO THREAD OF CLAM RIVER WHICH IS THE POB, TH N 45 DEG59'32" E 135 FT. TH ALG C/L OF BLUE ROAD, TH N 53 DEG 0'28" W 251.63 FT, N 77 DEG 45'28" W 319.8 FT, TH S 60 DEG 42'32" W 173.88 FT, S 35 DEG 17'28" E TOTHTREAD OF CLAM RIVER, TH FOLLOW RIVER DOWN STREAM TO POB.

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

Comments/Influences  
 DOES NOT APPEAR TO BE BUILDABLE. STEEP SLOPE TO RIVER ALONG POB. NO PLACE FOR N CONTROL.  
 05

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



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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2019	7,500	0	7,500			7,500S
2018	7,500	0	7,500			7,500S
2017	10,500	0	10,500	10,500D		2,507C
2016	10,500	0	10,500			2,485C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)		Date	Number	Status				
W LOTAN RD		School: MCBAIN - 57030										
Owner's Name/Address		P.R.E. 0%										
RAU JOHN H & MELBA G TRUSTEES 4069 E COOK RD GRAND BLANC MI 48439		MAP #:		2019 Est TCV 205,900								
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
SEC 28 T22N R8W N 1/2 OF NE 1/4 & E 180.6 FT OF N 1/2 OF NW 1/4. 85.4545A.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		<Site Value I> RIVER SITE		35000	100	CLAM RIVER				35,000
		Paved Road		Residentia 66 - 120		\$2000	85.45	Acres	2000	100		170,900
		Storm Sewer		1320 Actual Front Feet, 85.45 Total Acres		Total Est. Land Value =						205,900
		Sidewalk										
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		X Rolling										
		X Low										
		X High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who	When	What	2019	103,000	0	103,000				66,550C
		TPC 12/27/2017	INSPECTED		2018	103,000	0	103,000				64,991C
		TPC 06/05/2017	INSPECTED		2017	97,800	0	97,800				63,655C
		TPC 05/25/2015	INSPECTED		2016	97,800	0	97,800				63,088C



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PECKHAM LOLA MAE ESTATE	PECKHAM COTTAGE HOLDINGS	330,000	06/17/2016	WD	Arms Length	2016-02155	PTA	100.0
PECKHAM LOLA MAE	PECKHAM LOLA MAE ESTATE	0	04/23/2015	WD	PROBATE COURT	2016-02153		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
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S BLOGETT RD	School: MCBAIN - 57030					
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Owner's Name/Address	P.R.E. 0%					
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PECKHAM COTTAGE HOLDINGS LLC	MAP #:					
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5565 LELAND WOODS RD	2019 Est TCV 273,180					
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LELAND MI 49654	Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS		
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Tax Description	X	Public Improvements	* Factors *				
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SEC 28 T22N R8W S 1/2 OF NE 1/4 & N 1/2 OF N 1/2 OF SE 1/4. 120A.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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Comments/Influences			<Site Value I> RIVER SITE					35000	100		35,000
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			Residentia 66 - 120	\$2000	119.09 Acres			2000	100		238,180
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			1320 Actual Front Feet, 119.09 Total Acres					Total Est. Land Value =			273,180
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ZUMBROCK JOSEPH J	ZUMBROCK JOSEPH TRUST &	0	10/05/2004	QC	Not Qualified	04-0/4569		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
9587 W CLAM RIVER DR	School: MCBAIN - 57030					
	P.R.E. 100% 04/30/1999					
Owner's Name/Address	MAP #:					
ZUMBROCK JOSEPH TRUST & ZUMBROCK SANDRA TRUST 9587 W CLAM RIVER DRIVE LAKE CITY MI 49651	2019 Est TCV 169,694 TCV/TFA: 155.40					

X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
Public Improvements			* Factors *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
X	Dirt Road		Residentia 8 - 17	@\$2000	16.80	Acres	2000	100	33,600
	Gravel Road		16.80 Total Acres Total Est. Land Value =						33,600
	Paved Road								
	Storm Sewer								
	Sidewalk								
	Water								
	Sewer								

Tax Description  
. SEC 28 T22N R8W PCL F OF SURVEY  
RECORDED IN LIBER S-2 PP 334-335 INCL.  
16.8A.

Comments/Influences



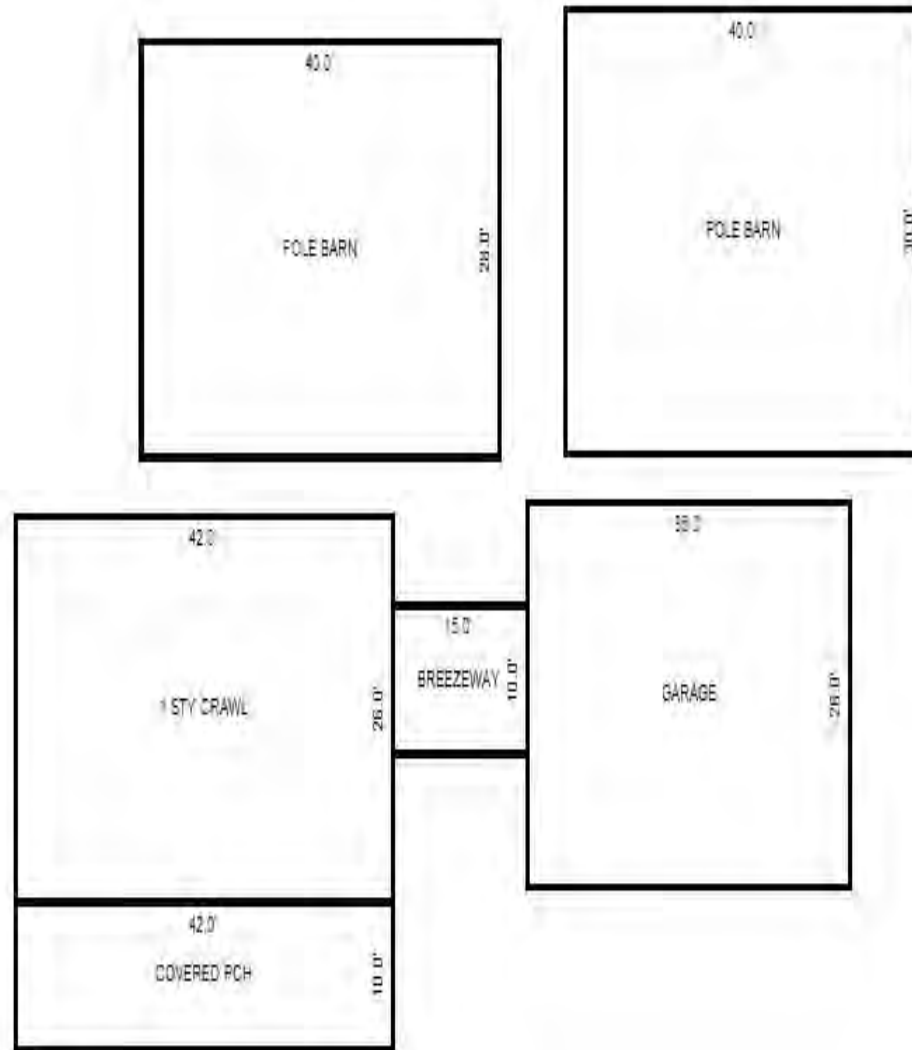
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Missaukee, Michigan

X	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
X	Level							
X	Rolling							
	Low							
	High							
	Landscaped							
	Swamp							
X	Wooded	2019	16,800	68,000	84,800			68,845C
	Pond							
	Waterfront							
	Ravine							
	Wetland							
X	Flood Plain	2018	16,800	61,800	78,600			67,232C
	PRIVATE RD	2017	16,000	59,900	75,900			65,850C
		2016	17,600	56,400	74,000			65,263C

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

Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang			X	Gas Wood		Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga			Area 420	Type WCP (1 Story) Brzwy, FW 150	Year Built: 1997 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 936 % Good: 0 Storage Area: 0 No Conc. Floor: 1200		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling														
Building Style: 1S			Trim & Decoration			Central Air Wood Furnace			Class: CD Effec. Age: 12 Floor Area: 1,092 Total Base New : 176,890 Total Depr Cost: 154,653 Estimated T.C.V: 136,094							E.C.F. X 0.880	Bsmnt Garage: Carport Area: Roof:				
Yr Built 1997	Remodeled 0	Ex			X	Ord		Min	No./Qual. of Fixtures Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1092 SF Floor Area = 1092 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88			Cls CD Blt 1997						
Condition: Average			Size of Closets			200 Amps Service			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost									
Room List			(5) Floors			Plumbing			Water/Sewer			Other Additions/Adjustments									
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Other:			(12) Electric			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			Plumbing										
(1) Exterior			(6) Ceilings			Water/Sewer			Porches			Garages									
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall			No. of Elec. Outlets Many X Ave. Few			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			Base Cost 936 21,575 18,986									
Insulation			(7) Excavation			Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic			Class: CD Exterior: Pole (Unfinished)			Base Cost 1200 -5,556 -4,889									
(2) Windows			(8) Basement			Lump Sum Items:			Class: CD Exterior: Pole (Unfinished)			Base Cost 1120 18,357 16,521									
X	Many Avg. X Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1092 S.F. Slab: 0 S.F. Height to Joists: 0.0			Notes:			Built-Ins Appliance Allow. Breezeways Frame Wall			Base Cost 1 1,467 1,291								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish			Totals: 176,890 154,653			Class: CD Exterior: Pole (Unfinished)			Base Cost 150 6,825 6,006							
X	Double Glass Patio Doors Storms & Screens	Recreation SF Living SF Walkout Doors No Floor SF			(10) Floor Support			Notes: ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TC			Base Cost 1200 19,668 15,931										
(3) Roof			(14) Water/Sewer			Notes: ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TC			Totals: 176,890 154,653												
X	Gable Hip Flat	Gambrel Mansard Shed			(15) Fireplaces			Notes: ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TC													
X	Asphalt Shingle	Chimney: Metal			(16) Porches/Decks																

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



Sketch by Apex IVT

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MILLER RONALD G	MILLER RONALD G & CHERYL	0	05/28/2015	QC	QUIT CLAIM	2015-01871		0.0
MILLER LAWRENCE & LOIS M	MILLER RONALD G	0	02/27/2015	QC	QUIT CLAIM	2015-00772	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
9695 W CLAM RIVER RD	School: MCBAIN - 57030		Addition	04/01/2016	2016-0086	100%
	P.R.E. 100% 08/31/2017		Addition	10/15/2015	2015-0520	100%
Owner's Name/Address	MAP #:					
MILLER RONALD G & CHERYL E 9695 W CLAM RIVER DR LAKE CITY MI 49651	2019 Est TCV 156,928 TCV/TFA: 136.70					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS					
		Public Improvements			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason
. SEC 28 T22N R8W PCL E OF SURVEY RECORDED IN LIBER S-2 PP 334-335 INCL. 16.8A.	X	Dirt Road		Residentia 8 - 17 @\$2000	16.80 Acres	2000	100		33,600
Comments/Influences		Gravel Road		16.80 Total Acres Total Est. Land Value =					33,600

Comments/Influences	X	Land Improvement Cost Estimates				
		Description	Rate	Size % Good	Cash Value	
	X	D/W/P: 4in Concrete	5.29	240 50	635	
	X	Metal Prefab	13.83	108 50	747	
		Total Estimated Land Improvements True Cash Value =				1,382

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
2019	16,800	61,700	78,500			61,809C
2018	16,800	55,700	72,500			60,361C
2017	16,000	54,000	70,000		70,000W	59,120C
2016	17,600	30,400	48,000			37,186C

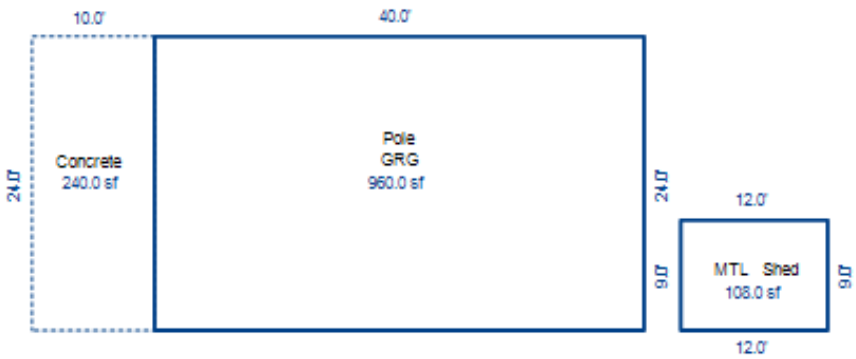
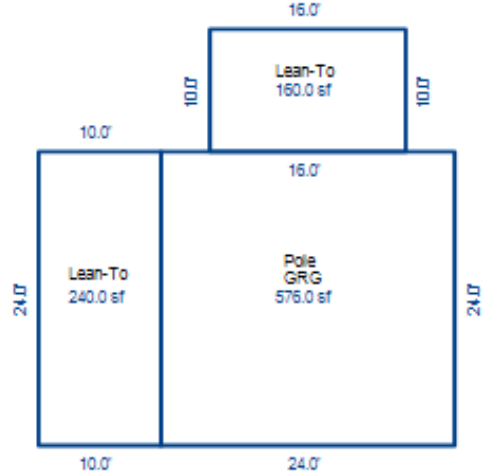
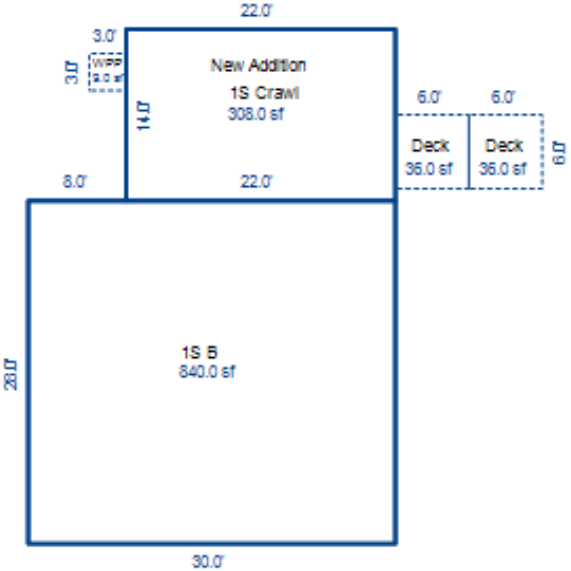
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area Type	Year Built: 1998 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: 1S		Trim & Decoration														
Yr Built 1988	Remodeled 2016	Ex	X	Ord		Min	Size of Closets									
Condition: Average		Lg	X	Ord		Small										
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	X	Drywall		Ex.	X	Ord.		Min								
X	Wood/Shingle Aluminum/Vinyl Brick	No. of Elec. Outlets														
	Insulation	(7) Excavation														
(2) Windows	X	Many Avg. Few	X	Large Avg. Small	Basement: 840 S.F. Crawl: 308 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing									
X	Wood Sash Metal Sash Vinyl Sash	(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	Double Hung Horiz. Slide Casement	(9) Basement Finish														
	Double Glass Patio Doors Storms & Screens	Recreation SF Living SF Walkout Doors No Floor SF														
(3) Roof	X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support											
	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic												
X	Metal	Lump Sum Items:														
Chimney:																
Cost Est. for Res. Bldg: 1 Single Family 1S										Cls C -5		Blt 1988				
(11) Heating System: Forced Air w/ Ducts										Ground Area = 1148 SF		Floor Area = 1148 SF.				
Phy/Ab.Phy/Func/Econ/Comb. % Good=78/100/100/100/78										Building Areas						
Stories Exterior Foundation Size Cost New Depr. Cost																
1 Story Siding Basement 840																
1 Story Siding Crawl Space 308																
Total: 121,099 94,451																
Other Additions/Adjustments																
Plumbing																
Average Fixture(s)										1		1,120		874		
Water/Sewer																
1000 Gal Septic										1		3,691		2,879		
Water Well, 50 Feet										1		2,038		1,590		
Deck																
Treated Wood										36		1,145		893		
Treated Wood										36		1,145		893		
w/Roof (Roof portion)										240		2,962		2,310		
w/Roof (Roof portion)										160		2,117		1,651		
Garages																
Class: C Exterior: Pole (Unfinished)																
Base Cost										576		12,684		9,894		
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)																
Base Cost										960		27,206		21,221		
Built-Ins																
Appliance Allow.										1		2,099		1,637		
Porches																
WPP										9		362		282		
Totals:										177,668		138,575				
<<<<< 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.			
Property Address		Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)		Date	Number	Status			
4231 S LACHANCE RD		School: MCBAIN - 57030									
Owner's Name/Address		P.R.E. 0%									
SLUITER WAYNE A 3575 CECIL RD CADILLAC MI 49601		MAP #:		2019 Est TCV 41,269 TCV/TFA: 45.35							
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
. SEC 28 T22N R8W PCL D OF SURVEY RECORDED IN LIBER S-2 PP 331-333 INCL. 10.05A.		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value		
		Gravel Road		Residentia 8 - 17 @\$2000	10.05 Acres	2000	100		20,100		
		Paved Road		10.05 Total Acres Total Est. Land Value =					20,100		
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description	Rate	Size	% Good	Cash Value			
		Water		Wood Frame	22.41	96	50	1,075			
		Sewer		Wood Frame	24.51	80	50	980			
		Electric		Total Estimated Land Improvements True Cash Value =					2,055		
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		X Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
					2019	10,100	10,500	20,600			19,550C
				TPC 12/27/2017 INSPECTED	2018	10,100	9,100	19,200			19,092C
				TPC 05/25/2015 INSPECTED	2017	9,500	9,200	18,700			18,700S
					2016	10,600	9,900	20,500		20,500R	20,060C

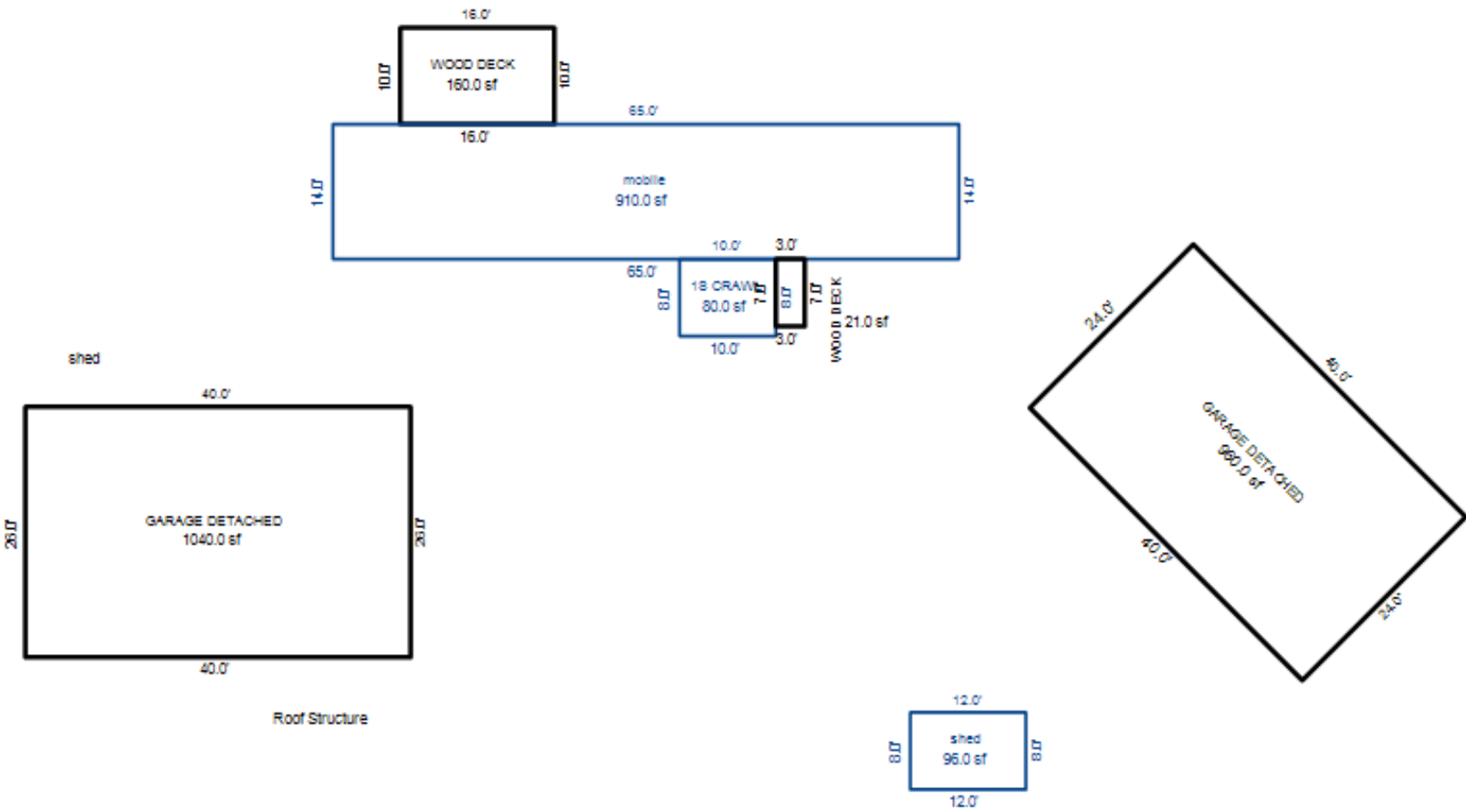


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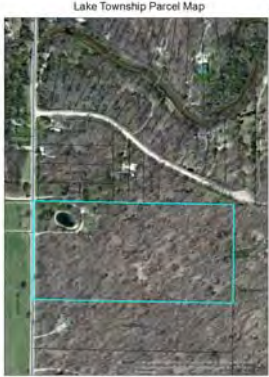
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage					
X	Single Family	0	Eavestrough	X	Gas	Oil	Elec.	1	Appliance Allow.	Interior 1 Story	Interior 2 Story	Area	Type	Year Built: 1988	Car Capacity:	Class: C				
	Mobile Home		Insulation		Wood												Coal	Steam	Cook Top	2nd/Same Stack
	Town Home	0	Front Overhang	X	Forced Warm Air			Hot Tub	Unvented Hood	Exterior 1 Story	Exterior 2 Story	160	Treated Wood	Exterior: Stone Ven.: 0	Common Wall: Detache	Foundation: 18 Inch				
	Duplex	0	Other Overhang		Wall Furnace	Warm & Cool Air											Vented Hood	Intercom	Wood Stove	Roof Cover Onl
	A-Frame	(4) Interior		Heat Pump			Oven	Microwave	Standard Range	Self Clean Range	Sauna	Trash Compactor	Central Vacuum	Security System	Class: Average	Effec. Age: 35				
	Wood Frame	Drywall	Plaster	Central Air													0	Amps Service	Total Base New : 109,220	Total Depr Cost: 38,228
	HUD	Paneled	Wood T&G	(12) Electric			0	Amps Service	Total Base New : 109,220	Total Depr Cost: 38,228	Estimated T.C.V: 19,114	E.C.F.	X 0.500	Carport Area:						
	Yr Built	Remodeled	Trim & Decoration	No./Qual. of Fixtures											0	Amps Service	Total Base New : 109,220	Total Depr Cost: 38,228	Estimated T.C.V: 19,114	E.C.F.
	1975	0	Ex	X	Ord	Min	Cost Est. for Res. Bldg: 1 Mobile Home HUD			Cls Average		Blt 1975								
	Condition: Average		Size of Closets	X Ex.			Ord.	Min	(11) Heating System: Wall Furnace			Ground Area = 910 SF		Floor Area = 910 SF.						
	Room List	(5) Floors	Basement	No. of Elec. Outlets			Many	X	Ave.	Few	Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35			Building Areas						
	1st Floor	Kitchen:	1st Floor	(13) Plumbing			1	Average Fixture(s)			Type			Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost		
	2nd Floor	Other:	2nd Floor	Basement: 0 S.F.			1	3 Fixture Bath			Main Home			Ribbed	Comp.Shingle	910	Total:		42,895	15,013
	Bedrooms	Other:	Bedrooms	Crawl: 0 S.F.			2 Fixture Bath			Other Additions/Adjustments			Skirting, Metal or Vinyl, Vertical			158	1,362	477		
	(1) Exterior	Height to Joists: 0.0	(2) Windows	Slab: 0 S.F.			Softener, Auto			Plumbing			Average Fixture(s)			1	731	256		
	Wood/Shingle	(8) Basement	Many	Conc. Block			Solar Water Heat			Water/Sewer			1000 Gal Septic			1	3,691	1,292		
	Aluminum/Vinyl	Basement	X	Poured Conc.			No Plumbing			Deck			Treated Wood			160	2,714	950		
	Brick	Basement	Avg.	Stone			Extra Toilet			Treated Wood			21			728	255			
	Insulation	Basement	Few	Treated Wood			Extra Sink			w/Roof (Roof portion)			240			2,962	1,037			
	(2) Windows	Basement	X	Concrete Floor			Separate Shower			Garages			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			Base Cost		960	24,614	8,615
	Wood Sash	Basement	X	Recreation SF			Ceramic Tile Floor			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			Base Cost		1040	25,386	8,885			
	Metal Sash	Basement	X	Living SF			Ceramic Tile Wains			Built-Ins			Appliance Allow.		1	2,099	735			
	Vinyl Sash	Basement	X	Walkout Doors			Ceramic Tub Alcove			Notes:			ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV:			109,220		38,228		
	Double Hung	Basement	X	No Floor SF			Vent Fan			Totals:			109,220		38,228					
	Horiz. Slide	Basement	X	Chimney: Metal			(14) Water/Sewer			Public Water			Public Sewer			1000 Gal Septic				
	Double Glass	Basement	X	Chimney: Metal			Public Water			Water Well			1000 Gal Septic			2000 Gal Septic				
	Patio Doors	Basement	X	Chimney: Metal			Public Water			Water Well			1000 Gal Septic			2000 Gal Septic				
	Storms & Screens	Basement	X	Chimney: Metal			Public Water			Water Well			1000 Gal Septic			2000 Gal Septic				
	(3) Roof	Basement	X	Chimney: Metal			Public Water			Water Well			1000 Gal Septic			2000 Gal Septic				
	Gable	Basement	X	Chimney: Metal			Public Water			Water Well			1000 Gal Septic			2000 Gal Septic				
	Hip	Basement	X	Chimney: Metal			Public Water			Water Well			1000 Gal Septic			2000 Gal Septic				
	Flat	Basement	X	Chimney: Metal			Public Water			Water Well			1000 Gal Septic			2000 Gal Septic				
	Asphalt Shingle	Basement	X	Chimney: Metal			Public Water			Water Well			1000 Gal Septic			2000 Gal Septic				
	Chimney: Metal	Basement	X	Chimney: Metal			Public Water			Water Well			1000 Gal Septic			2000 Gal Septic				

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)		Date	Number	Status				
S LACHANCE RD		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 100% 07/11/2011										
PEARSON WM F 3985 S LACHANCE RD LAKE CITY MI 49651		MAP #:		2019 Est TCV 40,040								
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
. SEC 28 T22N R8W PCLS A & B BOOK S-2 PGS 331-333. 20.02A.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		Residentia 18	-29 @\$2000	20.02	Acres	2000	100			40,040
		Paved Road		20.02 Total Acres				Total Est. Land Value =		40,040		
		Storm Sewer										
		Sidewalk										
		Water										
		Sewer										
		X Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		X Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		X Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2019	20,000	0	20,000		10,146C		
		TPC 12/27/2017 INSPECTED			2018	20,000	0	20,000		9,909C		
					2017	20,000	0	20,000		9,706C		
					2016	20,000	0	20,000		9,620C		



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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.
KOBS FRANCES A & HAGSTROM	PAIGE SANDRA J	123,000	09/22/2016	WD	Arms Length	2016-03187	PTA	100.0
KOBS FRANCES A (WIDOW OF	SELF & HAGSTROM SHARON D	0	05/08/2006	QC	Not Qualified	06-0/1639		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
4155 S LACHANCE RD			SOLAR	12/07/2017	2017-0626	100%

Owner's Name/Address	MAP #:	2019 Est TCV 148,652 TCV/TFA: 120.66
PAIGE SANDRA J 755 HILLCREST DR BOON MI 49618		

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS			
			Description	Frontage	Depth	Value
. SEC 28 T22N R8W PCL C BOOK S-2 PGS 331-333. 10.01A.	X		Dirt Road			
	X		Gravel Road			
	X		Paved Road			
	X		Storm Sewer			
	X		Sidewalk			
	X		Water			
	X		Sewer			
	X		Electric			
	X		Gas			
	X		Curb			
	X		Street Lights			
	X		Standard Utilities			
	X		Underground Utils.			

Land Improvement Cost Estimates		Description	Rate	Size	% Good	Cash Value
		D/W/P: 4in Ren. Conc.	6.21	215	0	0
		Wood Frame	21.25	120	50	1,275
		Wood Frame	22.41	96	50	1,075
Residential Local Cost Land Improvements						
		Description	Rate	Size	% Good	Cash Value
		LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =						3,300

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

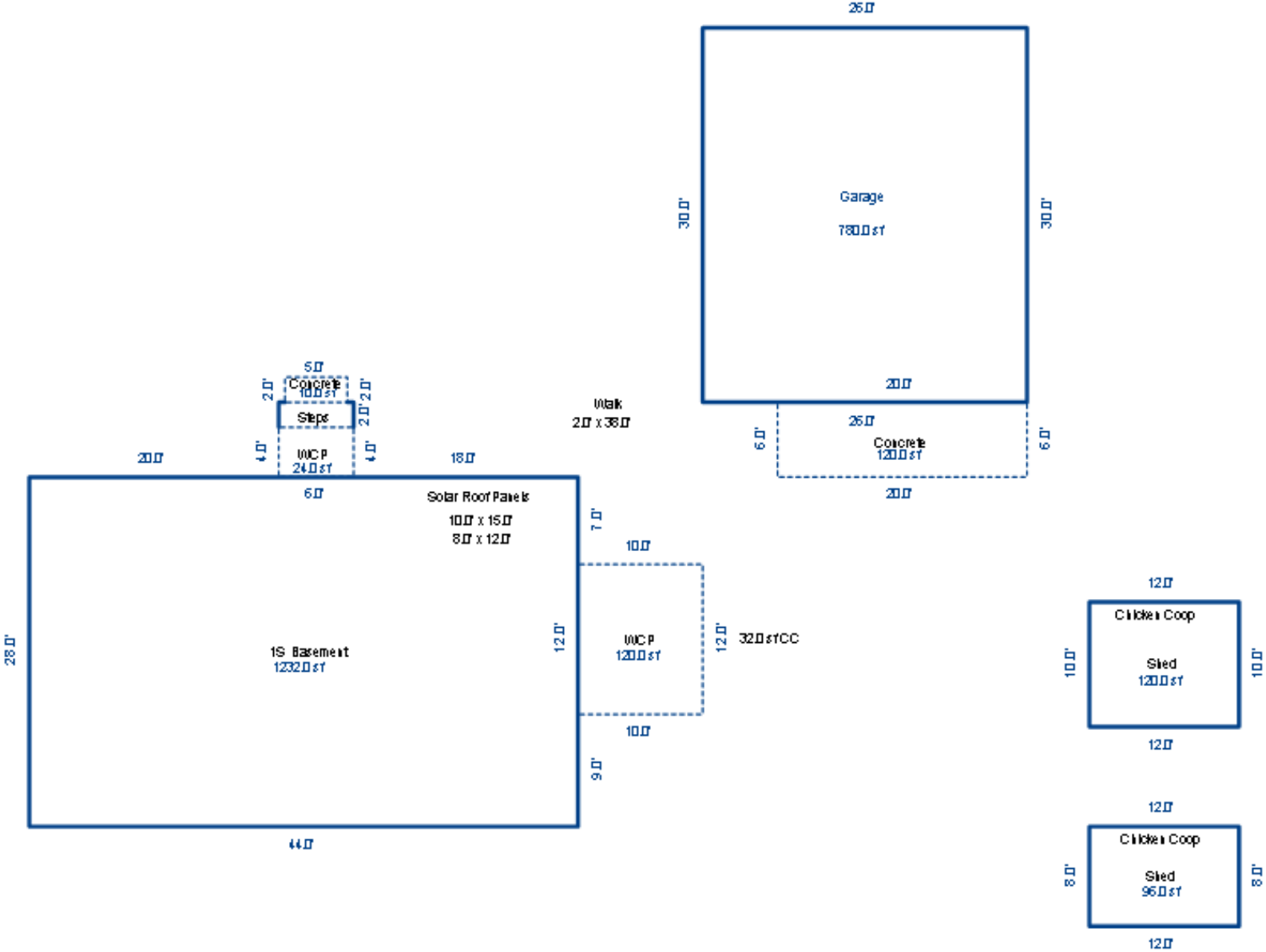
Who	When	What	2019	2018	2017	2016
JWV	10/20/2018	INSPECTED	10,000	56,600	66,600	68,100
TPC	12/27/2017	INSPECTED	9,500	54,900	64,400	64,400S
TPC	09/28/2016	INSPECTED	10,500	57,600	68,100	58,910C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks			(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga		Area 120 WCP (1 Story) 24 WCP (1 Story)	Year Built: 1996 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: 780 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G													
Building Style: 1S		Trim & Decoration																
Yr Built 1995	Remodeled 0	Ex	X	Ord		Min	Size of Closets											
Condition: Average		Lg	X	Ord		Small	Doors			X	Ord		H.C.					
Room List		(5) Floors		Central Air Wood Furnace			(12) Electric			200 Amps Service					Bsmnt Garage:			
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(6) Ceilings			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S		Cls C			Blt 1995			
(1) Exterior	X	Drywall				Ex.	X	Ord.		Min	(11) Heating System: Forced Air w/ Ducts							
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	No. of Elec. Outlets		Ground Area = 1232 SF Floor Area = 1232 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=78/100/100/100/78			Building Areas								
(2) Windows	X	Many Avg. Few	X	Large Avg. Small	(7) Excavation			(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Basement: 1232 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Basement 1,232			Total: 138,218 107,811								
X	Double Glass Patio Doors Storms & Screens	(8) Basement		(9) Basement Finish			(14) Water/Sewer			Other Additions/Adjustments								
(3) Roof	X	Many Avg. Few	X	Large Avg. Small	Recreation SF Living SF Walkout Doors No Floor SF			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing							
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support			Lump Sum Items:			Average Fixture(s) 2 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet		Average Fixture(s) 1 1,120 874 1 2,359 1,840						
X	Asphalt Shingle	Recreation SF Living SF Walkout Doors No Floor SF		Joists: Unsupported Len: Cntr.Sup:			1 1000 Gal Septic 1 2000 Gal Septic			Water/Sewer Porches WCP (1 Story) WCP (1 Story)		120 4,190 3,268 24 1,374 1,072						
Chimney: Metal										Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)						
										Base Cost Door Opener		780 23,228 18,118 1 415 324						
										Built-Ins		Appliance Allow. Fireplaces Wood Stove		1 2,099 1,637 1 1,936 1,510				
										Local Cost Items SOLAR POWER SYSTEM		1 1,500 1,500		* Totals: 182,168 142,423				
										Notes:		ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV:		125,332				

\*\*\* 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.
SCHLIEP VAN L & LESLIE A	SCHLIEP VAN L & LESLIE A	0	07/02/2018	QC	FAMILY SALE	2018-02155		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
4451 S LACHANCE RD	School: MCBAIN - 57030					
	P.R.E. 100% 04/30/1999					
Owner's Name/Address	MAP #:					
SCHLIEP VAN L & LESLIE A 4451 S LACHANCE RD LAKE CITY MI 49651	2019 Est TCV 345,806 TCV/TFA: 232.08					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
SEC 28 T22N R8W S 1/2 OF NW 1/4 EXC N 500 FT OF W 405.2 FT THEREOF & EXC BEG AT SW COR OF S/2 OF NW/4; TH N 75 FT, E 190 FT, N 55 FT, E 300 FT, S 55 FT, E 830 FT, S 75 FT, W 1320 FT TO POB. 72.75 Ac. M/L.	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.							
			* Factors *							
			Residentia 66 - 120	\$2000	72.75 Acres	2000	100			145,500
			72.75 Total Acres Total Est. Land Value =						145,500	

Split on 06/04/2007 into 009-028-004-89, 009-028-004-90, 009-028-004-94;

Comments/Influences  
SPLIT 2 AC TO 004-95 FOR 97  
Split/Comb. on 06/04/2007 completed  
06/04/2007 RAY

009-028-004-00;  
-004-89,  
004-94;



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	

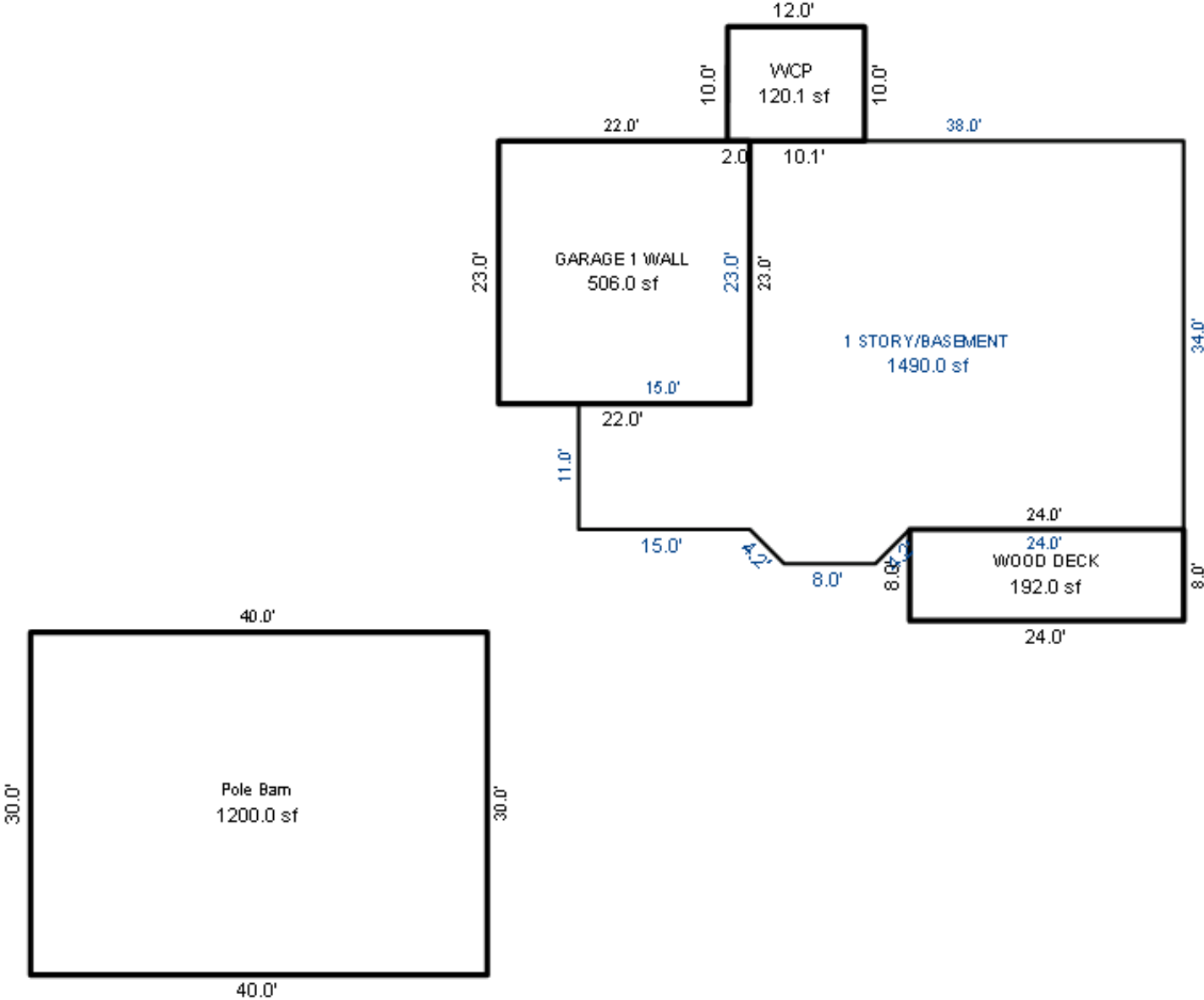
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	72,800	100,100	172,900			126,366C
2018	72,800	91,300	164,100			123,405C
2017	80,000	88,600	168,600			120,867C
2016	65,500	83,300	148,800			119,789C

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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 120 184	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1.5 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 506 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G																																																																																									
Building Style: 1S		Trim & Decoration		X Ex			Ord	Min																																																																																						
Yr Built 1996	Remodeled 0	Size of Closets		X Lg			Ord	Small																																																																																						
Condition: Average		Doors		X Solid			X	H.C.																																																																																						
Room List		(5) Floors		Central Air Wood Furnace			(12) Electric																																																																																							
	Basement 1st Floor 2nd Floor 4 Bedrooms	Kitchen: Other: Other:		200			Amps Service																																																																																							
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Ex.		X	Ord.		Min																																																																																		
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	No. of Elec. Outlets			Many		X	Ave.		Few																																																																																		
	Insulation	(7) Excavation		(13) Plumbing			1		Average Fixture(s)																																																																																					
(2) Windows		Basement: 1490 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		2			3		Fixture Bath																																																																																					
X	Many Avg. Few	X	Large Avg. Small	1			2		Fixture Bath																																																																																					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor	1			2		Fixture Bath																																																																																					
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		1490			Recreation		SF																																																																																					
(3) Roof		Living		SF			Walkout Doors		No Floor		SF																																																																																			
X	Gable Hip Flat		Gambrel Mansard Shed	(10) Floor Support			1		Public Water																																																																																					
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1			1000 Gal		Septic																																																																																					
Chimney: Metal		2000 Gal		Septic			Lump Sum Items:																																																																																							
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 1490 SF Floor Area = 1490 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Basement</td> <td>1,490</td> <td></td> <td></td> </tr> <tr> <td colspan="4"></td> <td><b>Total:</b></td> <td><b>187,763</b></td> </tr> </tbody> </table>													Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Basement	1,490							<b>Total:</b>	<b>187,763</b>	E.C.F. X 0.880 Total Base New : 267,791 Total Depr Cost: 227,620 Estimated T.C.V: 200,306		Bsmnt Garage: Carport Area: Roof:																																																													
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																																																									
1 Story	Siding	Basement	1,490																																																																																											
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Other Additions/Adjustments Plumbing <table border="1"> <thead> <tr> <th>Average Fixture(s)</th> <th>Size</th> <th>Cost</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>1,120</td> <td>1,120</td> <td>952</td> </tr> <tr> <td>3</td> <td>3,525</td> <td>3,525</td> <td>2,996</td> </tr> <tr> <td>2</td> <td>2,359</td> <td>2,359</td> <td>2,005</td> </tr> <tr> <td>1</td> <td>3,691</td> <td>3,691</td> <td>3,137</td> </tr> <tr> <td>1</td> <td>2,038</td> <td>2,038</td> <td>1,732</td> </tr> <tr> <td colspan="4"><b>Porches</b></td> </tr> <tr> <td>WCP (1 Story)</td> <td>120</td> <td>4,190</td> <td>3,561</td> </tr> <tr> <td colspan="4"><b>Deck</b></td> </tr> <tr> <td>Treated Wood</td> <td>184</td> <td>2,973</td> <td>2,527</td> </tr> <tr> <td colspan="4"><b>Garages</b></td> </tr> <tr> <td colspan="4">Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)</td> </tr> <tr> <td>Base Cost</td> <td>506</td> <td>17,260</td> <td>14,671</td> </tr> <tr> <td>Common Wall: 1.5 Wall</td> <td>1</td> <td>-3,057</td> <td>-2,598</td> </tr> <tr> <td colspan="4">Class: C Exterior: Pole (Unfinished)</td> </tr> <tr> <td>Base Cost</td> <td>1200</td> <td>21,972</td> <td>18,676</td> </tr> <tr> <td colspan="4"><b>Built-Ins</b></td> </tr> <tr> <td>Appliance Allow.</td> <td>1</td> <td>2,099</td> <td>1,784</td> </tr> <tr> <td>Recreation Room</td> <td>1490</td> <td>21,858</td> <td>18,579</td> </tr> <tr> <td><b>Totals:</b></td> <td></td> <td><b>267,791</b></td> <td><b>227,620</b></td> </tr> </tbody> </table>															Average Fixture(s)	Size	Cost	Depr. Cost	1	1,120	1,120	952	3	3,525	3,525	2,996	2	2,359	2,359	2,005	1	3,691	3,691	3,137	1	2,038	2,038	1,732	<b>Porches</b>				WCP (1 Story)	120	4,190	3,561	<b>Deck</b>				Treated Wood	184	2,973	2,527	<b>Garages</b>				Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				Base Cost	506	17,260	14,671	Common Wall: 1.5 Wall	1	-3,057	-2,598	Class: C Exterior: Pole (Unfinished)				Base Cost	1200	21,972	18,676	<b>Built-Ins</b>				Appliance Allow.	1	2,099	1,784	Recreation Room	1490	21,858	18,579	<b>Totals:</b>		<b>267,791</b>	<b>227,620</b>
Average Fixture(s)	Size	Cost	Depr. Cost																																																																																											
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<<<<< 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.			
Property Address		Class: 402 RESIDENTIAL-V		Zoning:	Building Permit(s)	Date	Number	Status			
S LACHANCE RD		School: MCBAIN - 57030		P.R.E. 100% 04/30/1999							
Owner's Name/Address		MAP #:		2019 Est TCV 7,400							
SCHLIEP VAN L & LESLIE A 4451 S LACHANCE ROAD LAKE CITY MI 49651		Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
Tax Description		Public Improvements		* Factors *							
SEC 28 T22MN R8W N 500 FT OF W 405.20 FT OF S/2 OF NW/4, EXC N 315 FT THEREOF . 1.7209 Ac. M/L. Split on 06/04/2007 from 009-028-004-00; Comments/Influences		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Split/Comb. on 06/04/2007 completed 06/04/2007 RAY ; Parent Parcel(s): 009-028-004-00; Child Parcel(s): 009-028-004-89, 009-028-004-90, 009-028-004-94;		Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Creek Frontage	185.00	405.20	1.0000	1.0000	40	100	7,400
-----		Topography of Site		185 Actual Front Feet, 1.72 Total Acres				Total Est. Land Value =		7,400	
		Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		X Rolling		2019	3,700	0	3,700			1,424C	
		X Low		2018	3,700	0	3,700			1,391C	
		X High		2017	3,700	0	3,700			1,363C	
		Landscaped		2016	6,000	0	6,000			1,351C	
		Swamp									
		X Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Who	When	What							
		TPC	12/27/2017	INSPECTED							
		TPC	05/31/2016	INSPECTED							
		TPC	05/25/2015	INSPECTED							

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHLIEP VAN L & LESLIE A	HATT KENNETH L & JANE M (	7,500	08/03/2007	WD	Split Vacant	2007/2840		100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
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S LACHANCE RD	School: MCBAIN - 57030					
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	P.R.E. 100% 08/03/2007					
--	------------------------	--	--	--	--	--

Owner's Name/Address	MAP #:
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HATT KENNETH L & JANE 4269 S LACHANCE RD LAKE CITY MI 49651	2019 Est TCV 5,000
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	Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS		
--	----------	---	--------	--	--	--

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

	<Site Value A> GROUP A	\$5000				5000 100	
	100 Actual Front Feet, 0.93 Total Acres					Total Est. Land Value =	5,000

Tax Description

SEC 28 T22N R8W N 315 FT OF W 405.20 FT OF S/2 OF NW/4, EXC N 215 FT .9302 AC 2010 SPLIT FROM 028-004-95 INTO 028-004-94 - RETIRED - REACTIVATED .9302 AC

SEC 28 T22N R8W N 315 FT OF W 405.2 FT OF S 1/2 OF NW 1/4. 2.9302 AC. M/L

SEC 28 T22N R8W N 315 FT OF W 405.20 FT OF S/2 OF NW/4, EXC N 215 FT THEREOF. .9302 AC. M/L.

SPLIT ON 06/04/2007 FROM 009-028-004-00; HISTORY-SEC 28 T22N R8W N 315 FT OF W 405.2 FT OF S 1/2 OF NW 1/4 EXC N 215 FT -028-004-94 SPLIT

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

Topography of Site

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

7 completed ;

8-004-00;

-004-89,

004-94;

-----



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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2019	2,500	0	2,500			2,500S
2018	2,500	0	2,500			2,500S
2017	2,500	0	2,500			2,500S
2016	2,500	0	2,500			2,500S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		45,000	12/01/1997	WD	Split Vacant	315:1000		0.0

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

4269 S LACHANCE RD      School: MCBAIN - 57030

Owner's Name/Address      P.R.E. 100% 01/19/1998

HAT KENNETH L & JANE      MAP #:

4269 S LACHANCE RD      2019 Est TCV 42,234 TCV/TFA: 37.05

LAKE CITY MI 49651      X Improved      Vacant      Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

Tax Description      Public Improvements      \* Factors \*

SEC 28 T22N R8W N 215 FT OF W 405.2 FT OF S 1/2 OF NW 1/4. 2.0A. SPLIT PARCEL      Description      Frontage      Depth      Front      Depth      Rate %Adj.      Reason      Value

009-028-004-95 10-04-2010      40/FF      215.00      405.20      1.0000      1.0000      40      100      8,600

2011      215 Actual Front Feet, 2.00 Total Acres      Total Est. Land Value =      8,600

SPLIT FROM 028-004-95 INTO 028-004-94 - RETIRED - REACTIVATED .9302 AC      Land Improvement Cost Estimates

SEC 28 T22N R8W N 315 FT OF W 405.2 FT OF S 1/2 OF NW 1/4. 2.9302 AC. M/L      Description      Rate      Size % Good      Cash Value

Comments/Influences      Water      19.43      80      50      777

SPLIT FROM 004-00 FOR 97      Sewer      19.43      80      50      777

08-27-2008 009-028-004-94 Combined with      Total Estimated Land Improvements True Cash Value =      1,554

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

X Level      2019      4,300      16,800      21,100                16,503C

X Rolling      TPC 12/27/2017 INSPECTED      2018      4,300      15,800      20,100                16,117C

X Low      TPC 05/25/2015 INSPECTED      2017      4,300      15,800      20,100                15,786C

X High      2016      4,300      12,900      17,200                15,646C

X Landscaped

X Swamp

X Wooded

Pond

Waterfront

Ravine

Wetland

Flood Plain

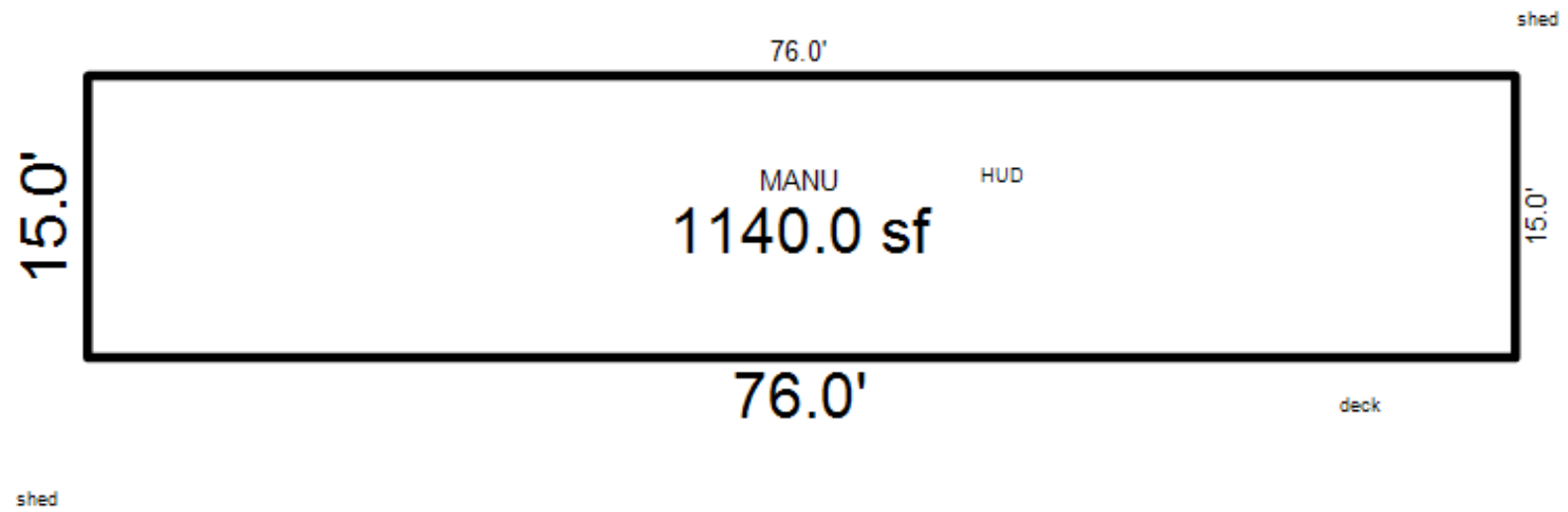
Who      When      What

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 160	Type 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:																
	Wood Frame		Drywall Paneled		Plaster Wood T&G																											
Building Style: HUD		Trim & Decoration																														
Yr Built 1996	Remodeled 0	Ex	X	Ord		Min	Size of Closets																									
Condition: Average		Lg	X	Ord		Small	Doors			Solid	X	H.C.																				
Room List		(5) Floors		Central Air Wood Furnace																												
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Other:		(12) Electric			200		Amps Service																							
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Ex.		X	Ord.		Min																				
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets			Many		X	Ave.		Few																				
	Insulation	(7) Excavation		(13) Plumbing			1		Average Fixture(s)																							
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		2			3		Fixture Bath																							
X	Many Avg.	X	Large Avg.	Softener, Auto		Softener, Manual		Solar Water Heat		Water/Sewer																						
	Few	Small		(8) Basement			1		Average Fixture(s)																							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		No Plumbing			1		1000 Gal Septic		Water Well, 100 Feet		Deck		Treated Wood																	
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			1		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan																	
(3) Roof		(10) Floor Support		Public Water Public Sewer			1		Water Well		1		1000 Gal Septic		2000 Gal Septic																	
X	Gable Hip Flat	Gambrel Mansard Shed		Joists: Unsupported Len: Cntr.Sup:			1		Lump Sum Items:																							
X	Asphalt Shingle																															
Chimney: Metal																																
Cost Est. for Res. Bldg: 1 Single Family HUD (11) Heating System: Forced Air w/ Ducts Ground Area = 1140 SF Floor Area = 1140 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas											Cls D		Blt 1996																			
<table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Piers</td> <td>1,140</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>85,756</td> <td>68,606</td> </tr> </tbody> </table>											Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Piers	1,140			Total:				85,756	68,606				
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																											
1 Story	Siding	Piers	1,140																													
Total:				85,756	68,606																											
Other Additions/Adjustments Plumbing Average Fixture(s) 1 778 622 3 Fixture Bath 1 2,463 1,970 Water/Sewer 1000 Gal Septic 1 3,235 2,588 Water Well, 100 Feet 1 4,178 3,342 Deck Treated Wood 160 2,597 2,078 Built-Ins Appliance Allow. 1 1,243 994 Totals: 100,250 80,200																																
Notes: Dutch #6746D																																
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.400 => TCv:													32,080																			

\*\*\* 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: 4535 S LACHANCE RD  
 Class: 401 RESIDENTIAL-I Zoning: Building Permit(s) Date Number Status

School: MCBAIN - 57030  
 P.R.E. 100% 05/06/1997

Owner's Name/Address: GEERS J DEAN & JANET L  
 4535 S LACHANCE RD  
 LAKE CITY MI 49651  
 MAP #: 2019 Est TCV 465,305 TCV/TFA: 141.82

2019 Est TCV 465,305 TCV/TFA: 141.82

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

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

Residentia 66 - 120 \$2000 82.65 Acres 2000 100 165,300  
 82.65 Total Acres Total Est. Land Value = 165,300

Tax Description: . SEC 28 T22N R8W N 1/2 OF SW 1/4 & BEG AT SW COR OF S/2 OF NW/4; TH N 75 FT, E 190 FT, N 55 FT, E 300 FT, S 55 FT, E 830 FT, S 75 FT, W 1320 FT TO POB. 82.6515 Ac. M/L

X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk

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

Land Improvement Cost Estimates  
 Description Rate Size % Good Cash Value

D/W/P: Asphalt Paving 2.35 6000 0 0  
 D/W/P: 4in Ren. Conc. 6.21 1300 0 0  
 D/W/P: 4in Ren. Conc. 6.21 400 0 0

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

LAND IMPROVE 10000 10,000.00 2 95 19,000  
 Total Estimated Land Improvements True Cash Value = 19,000

Comments/Influences: LOWER SWAMP ADJ TO -5 FOR 05 TO BETTER REFLECT MARKET VALUE OF 80 ACRES. SOME SWAMP NOT A NEGATIVE FACTOR!!

08-27-2008 009-028-004-89 Combined with this parcel for 2009.

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 2019 82,700 150,000 232,700 155,176C

TPC 12/27/2017 INSPECTED 2018 82,700 136,600 219,300 151,540C

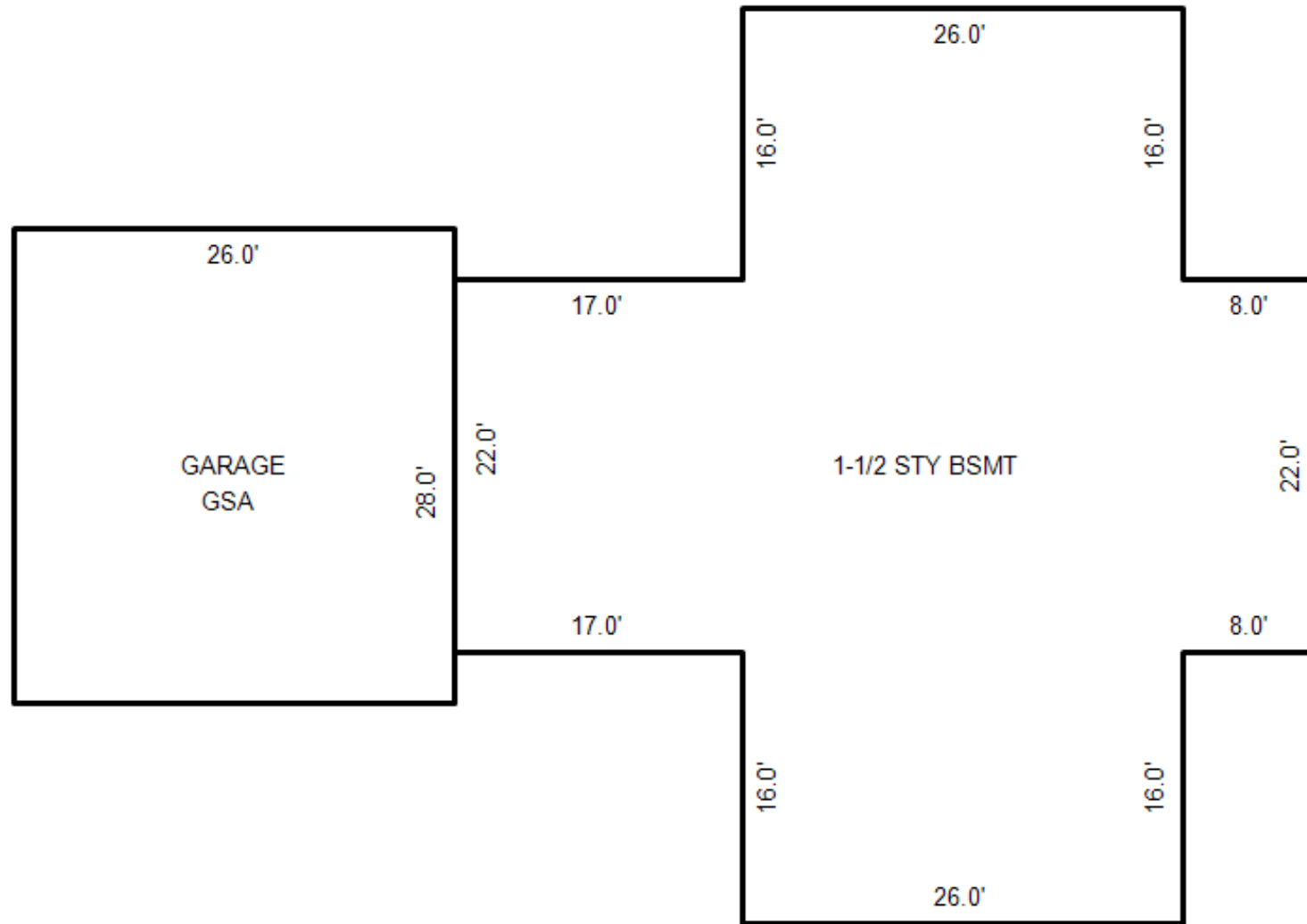
2017 90,900 132,700 223,600 148,424C

2016 74,400 125,200 199,600 147,101C

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GUNNERSON STEVEN	BAKER RICKY CHARLES ET EL	1	06/06/2012	QC	QUIT CLAIM	2012-02143		100.0
GUNNESON STEVEN R	GUNNERSON JOANN	1	06/05/2012	QC	EASEMENT	2012-02082 EAS	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
4789 S LACHANCE RD	School: MCBAIN - 57030					
	P.R.E. 100% 05/01/2015					
Owner's Name/Address	MAP #:					
BAKER RICKY CHARLES ET EL 4789 S LACHANCE RD LAKE CITY MI 49651	2019 Est TCV 73,454 TCV/TFA: 32.60					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS					
		Public Improvements		Description	Frontage	Depth	Rate %Adj.	Reason	Value
. SEC 28 T22N R8W E 1/2 OF E 1/2 OF SE 1/4 OF SW 1/4. 10A.	X	Dirt Road		Residentia 8 - 17	@\$2000	10.00 Acres	2000 100		20,000
Comments/Influences		Gravel Road		10.00 Total Acres Total Est. Land Value =				20,000	

Comments/Influences	X	Land Improvement Cost Estimates				
		Description	Rate	Size % Good	Cash Value	
	X	Water	D/W/P: 4in Ren. Conc.	5.02	240 0	0
	X	Sewer	Wood Frame	13.59	560 50	3,805
		Total Estimated Land Improvements True Cash Value =				3,805

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level							
X Rolling	2019	10,000	26,700	36,700			27,825C
X Low	2018	10,000	26,000	36,000			27,173C
High	2017	9,500	26,000	35,500			26,615C
Landscaped	2016	10,500	21,300	31,800			26,378C
X Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
X PRIVATE RD							

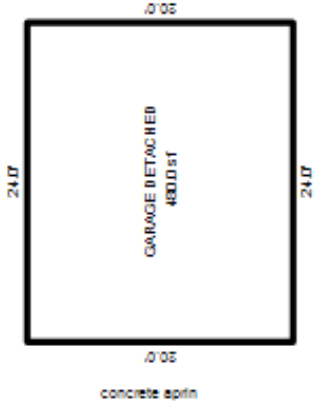


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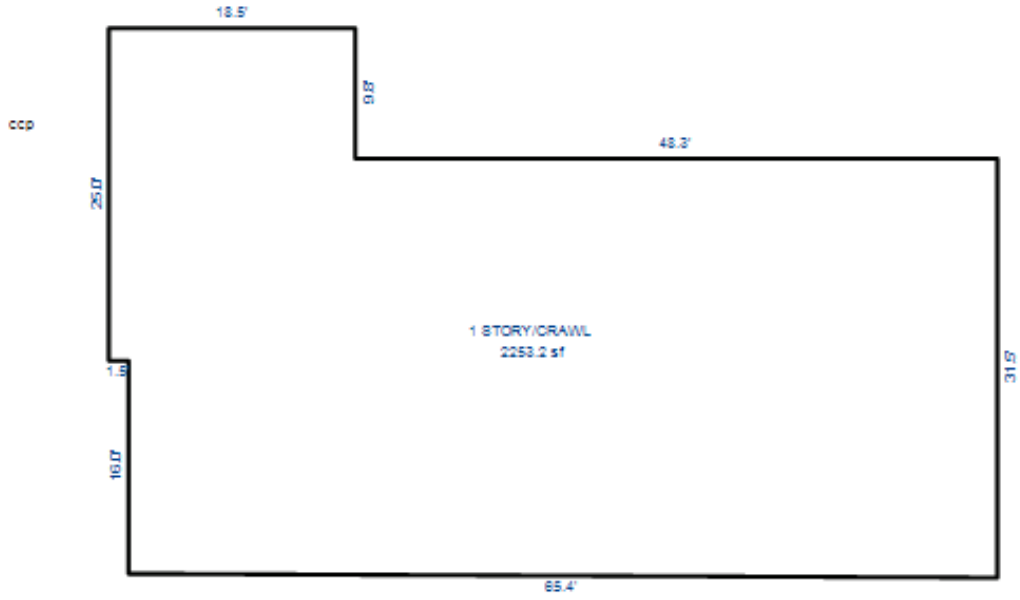
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 20	Type CCP (1 Story)	Year Built: ? Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	Drywall Paneled	Plaster Wood T&G	X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: D Effec. Age: 30 Floor Area: 2,253 Total Base New : 177,318 Total Depr Cost: 124,124 Estimated T.C.V: 49,649			E.C.F. X 0.400		Bsmnt Garage: Carport Area: Roof:				
Building Style: HUD		Trim & Decoration		Central Air Wood Furnace			(12) Electric									
Yr Built	Remodeled	Ex	Ord	Min	0 Amps Service											
1975 EST	2005	Size of Closets														
Condition: Average		Lg	Ord	Small												
Room List		Doors	Solid	H.C.												
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(6) Ceilings			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family HUD			Cls D Blt 1975			
(1) Exterior							Ex. Ord. Min			(11) Heating System: Wall/Floor Furnace						
X	Wood/Shingle Aluminum/Vinyl Brick						No. of Elec. Outlets			Ground Area = 2253 SF Floor Area = 2253 SF.						
	Insulation						Many Ave. Few			Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70						
(2) Windows							(13) Plumbing			Building Areas						
X	Many Avg. X Few	Large Avg. X Small					1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 2,253 Total: 156,547 109,585						
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens						(14) Water/Sewer			Other Additions/Adjustments						
(3) Roof							Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing Average Fixture(s) 1 778 545 Water/Sewer 1000 Gal Septic 1 3,235 2,264 Water Well, 50 Feet 1 1,895 1,326						
	Gable Hip Flat	Gambrel Mansard Shed								Garages Class: D Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 480 12,950 9,065						
X	Asphalt Shingle Metal									Built-Ins Appliance Allow. 1 1,243 870						
	Chimney:									Porches CCP (1 Story) 20 670 469						
										Totals: 177,318 124,124						
										Notes: ENCLOSED CONVERSION FROM MANUFACTURED WITH COVERED ROOF. CONSTRUCTION YEA						
										ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.400 => TCY: 49,649						

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



roof structure  
shed



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GUNNERSON JOANN LUCILLE	STAATS DONALD J	13,147	05/22/2010	WD	Arms Length	2010-3813WD	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
4887 S LACHANCE RD	School: MCBAIN - 57030		MISSING PERMIT	12/31/2009	2009-99999	100%
	P.R.E. 100% 09/23/2003					

Owner's Name/Address	MAP #:	2019 Est TCV 130,239 TCV/TFA: 96.90
STAATS DONALD J 4887 S LACHANCE RD LAKE CITY MI 49651		

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
		Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
. SEC 28 T22N R8W S 1/2 OF W 1/2 OF W 1/2 OF SE 1/4 OF SW 1/4. 5A.	X	Dirt Road		40/FF	330.00	660.00	1.0000	1.0000	40 100	13,200
Comments/Influences		Gravel Road		330 Actual Front Feet, 5.00 Total Acres Total Est. Land Value = 13,200						
Some new construction SI for 09. 1S/CR @45% FOR 10 RECHECK 11 (NO PERMIT)		Paved Road		Land Improvement Cost Estimates						
		Storm Sewer		Description	Rate	Size	% Good	Cash Value		
		Sidewalk		Wood Frame	16.84	120	0	0		
		Water		Sewer	13.59	625	0	0		
	X	Electric		Residential Local Cost Land Improvements						
		Gas		Description	Rate	Size	% Good	Cash Value		
		Curb		LAND IMPROVE 2500	2,500.00	1	95	2,375		
		Street Lights		Total Estimated Land Improvements True Cash Value = 2,375						
		Standard Utilities								
		Underground Utils.								

Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X Rolling	2019	6,600	58,500	65,100			20,640C
	Low	2018	6,600	49,500	56,100			20,157C
	High	2017	6,600	48,000	54,600			19,743C
	Landscaped	2016	6,600	45,200	51,800			19,567C
	X Swamp							
	X Wooded							
	Pond							
	Waterfront							
	Ravine							
	X Wetland							
	Flood Plain							
	X PRIVATE RD							



Who	When	What	2019	2018	2017	2016
TPC 12/27/2017	INSPECTED					
TPC 05/25/2015	INSPECTED					

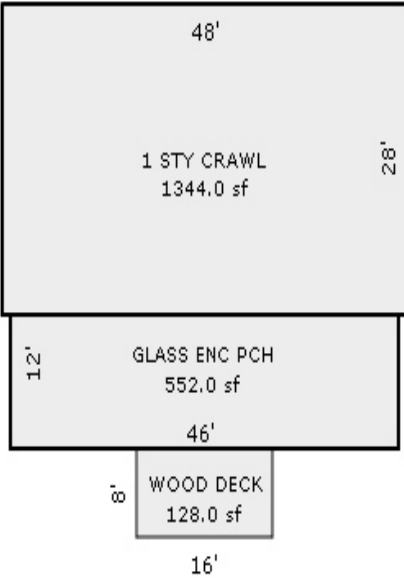
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																																							
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 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																																																																																	
Building Style: 1S		Trim & Decoration																																																																																				
Yr Built	Remodeled	Ex	X	Ord		Min	Size of Closets																																																																															
2009	0	Lg	X	Ord		Small	Doors																																																																															
Condition: Fair				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	X	Drywall		Ex.	X	Ord.		Min																																																																														
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets																																																																																		
X	Insulation	(7) Excavation		Many			X	Ave.		Few																																																																												
(2) Windows		Basement: 0 S.F. Crawl: 1344 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing																																																																																		
X	Many Avg. Few	X	Large Avg. Small	1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement		(14) Water/Sewer																																																																																		
X	Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																																																																		
(3) Roof		(9) Basement Finish		Lump Sum Items:																																																																																		
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors No Floor SF																																																																																			
X	Asphalt Shingle	(10) Floor Support																																																																																				
	Chimney:	Joists: Unsupported Len: Cntr.Sup:																																																																																				
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1344 SF Floor Area = 1344 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=93/100/100/100/93 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>1,344</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>94,755</td> <td>88,147</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing <table border="1"> <thead> <tr> <th>Average Fixture(s)</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>1</td> <td>778</td> <td>724</td> </tr> <tr> <td>2 Fixture Bath</td> <td>1</td> <td>1,633</td> <td>1,519</td> </tr> <tr> <td colspan="4">Water/Sewer</td> </tr> <tr> <td>1000 Gal Septic</td> <td>1</td> <td>3,235</td> <td>3,009</td> </tr> <tr> <td>Water Well, 50 Feet</td> <td>1</td> <td>1,895</td> <td>1,762</td> </tr> <tr> <td colspan="4">Porches</td> </tr> <tr> <td>WGEP (1 Story)</td> <td>324</td> <td>13,459</td> <td>12,517</td> </tr> <tr> <td>WGEP (2 Story)</td> <td>288</td> <td>19,500</td> <td>18,135</td> </tr> <tr> <td>WCP (1 Story)</td> <td>128</td> <td>3,583</td> <td>3,332</td> </tr> <tr> <td colspan="4">Built-Ins</td> </tr> <tr> <td>Appliance Allow.</td> <td>1</td> <td>1,243</td> <td>1,156</td> </tr> <tr> <td colspan="4">Totals:</td> <td>140,081</td> <td>130,301</td> </tr> </tbody> </table> Notes: ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 114,665 Class: D -10 Effec. Age: 7 Floor Area: 1,344 Total Base New : 140,081 Total Depr Cost: 130,301 Estimated T.C.V: 114,665 E.C.F. X 0.880 Bsmnt Garage: Carport Area: Roof:															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	1,344			Total:				94,755	88,147	Average Fixture(s)	Size	Cost New	Depr. Cost	1	1	778	724	2 Fixture Bath	1	1,633	1,519	Water/Sewer				1000 Gal Septic	1	3,235	3,009	Water Well, 50 Feet	1	1,895	1,762	Porches				WGEP (1 Story)	324	13,459	12,517	WGEP (2 Story)	288	19,500	18,135	WCP (1 Story)	128	3,583	3,332	Built-Ins				Appliance Allow.	1	1,243	1,156	Totals:				140,081	130,301
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																																																	
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Totals:				140,081	130,301																																																																																	

\*\*\* 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.
MERCER STANLEY M	MERCER STANLEY & JESCHKE	1	03/23/2018	QC	RELATED PARTY	2018-00834	PTA	50.0

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

4849 S LACHANCE RD      School: MCBAIN - 57030

P.R.E. 100% 07/22/1994

Owner's Name/Address      MAP #:

MERCER STANLEY & JESCHKE DEANNA      2019 Est TCV 28,518 TCV/TFA: 51.85

4849 S LACHANCE RD      X Improved      Vacant      Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

LAKE CITY MI 49651      Public Improvements      \* Factors \*

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

40/FF	330.00	660.00	1.0000	1.0000	40	100		13,200
-------	--------	--------	--------	--------	----	-----	--	--------

330 Actual Front Feet, 5.00 Total Acres      Total Est. Land Value =      13,200

Tax Description      X Dirt Road      Land Improvement Cost Estimates

. SEC 28 T22N R8W N 1/2 OF W 1/2 OF W 1/2 OF SE 1/4 OF SW 1/4. 5A.      Gravel Road      Description      Rate      Size % Good      Cash Value

Comments/Influences      Paved Road      Wood Frame      17.04      112      50      954

ADD WELL & SEPTIC FOR 06      Storm Sewer      Total Estimated Land Improvements True Cash Value =      954

Water      Sewer      X Electric      Topography of Site

Gas      Curb      Level

Street Lights      Standard Utilities      Rolling

Underground Utils.      X Wetland      Low

High

Landscaped

Swamp

Wooded

Pond

Waterfront

Ravine

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

X PRIVATE RD      Who      When      What      2019      6,600      7,700      14,300                12,217S

TPC 04/03/2018 INSPECTED      2018      6,600      3,200      9,800                9,800S

TPC 05/25/2015 INSPECTED      2017      6,600      3,200      9,800                9,800S

2016      6,600      3,500      10,100                10,100S

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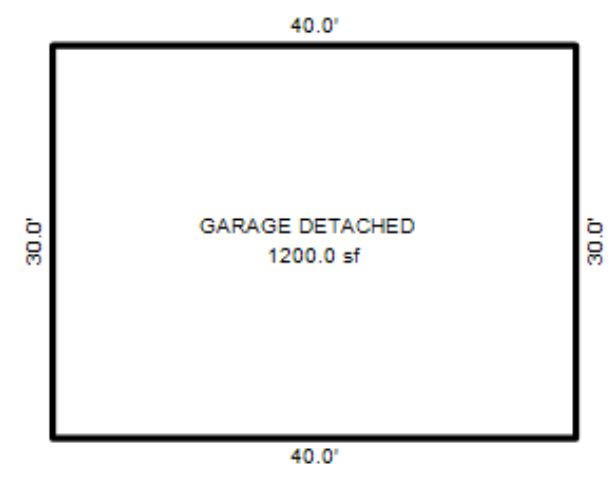
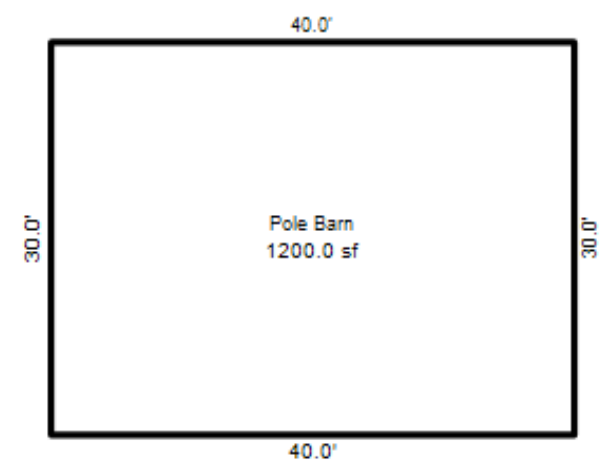
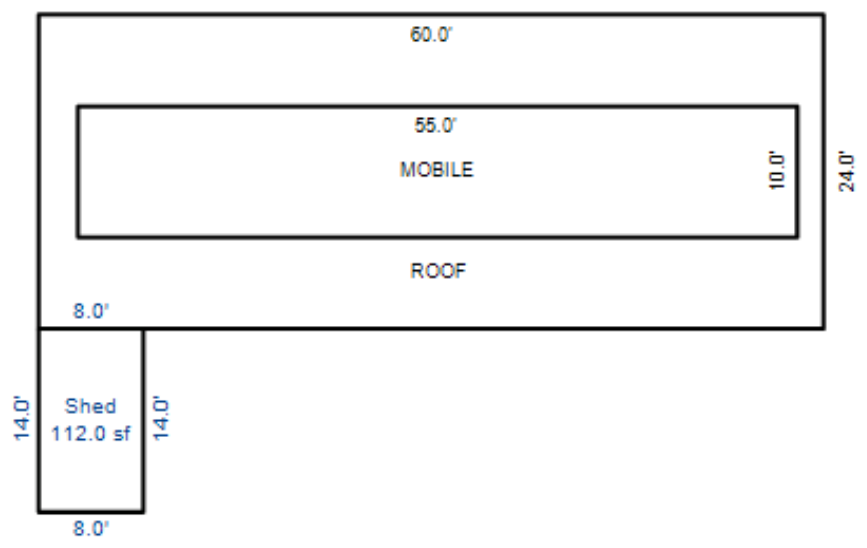
Missaukee, Michigan

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




Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family	Eavestrough Insulation	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 1440	Type Roof Cover Onl	Year Built: 1993 Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 1200						
	Mobile Home												0 Front Overhang	0 Other Overhang	(4) Interior		Central Air Wood Furnace	
	Town Home																	
	Duplex																	
	A-Frame																	
X	Wood Frame	Drywall Paneled																
		Plaster Wood T&G																
	Building Style: HUD	Trim & Decoration																
		Ex	X	Ord														
	Yr Built 0	Remodeled 0	Size of Closets															
			Lg	X	Ord													
	Condition: Average	Doors			Solid	X		H.C.										
	Room List	(5) Floors																
	Basement	Kitchen:																
	1st Floor	Other:																
	2nd Floor	Other:																
	Bedrooms																	
	(1) Exterior	(6) Ceilings			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Mobile Home HUD			Cls Low			Blt 0				
									(11) Heating System: Wall Furnace									
									Ground Area = 550 SF Floor Area = 550 SF.									
									Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35									
									Building Areas									
									Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost				
									Main Home	Ribbed	Metal	550						
									Other Additions/Adjustments									
									Plumbing									
									Average Fixture(s)			1	568	199				
									Water/Sewer									
									1000 Gal Septic			1	3,235	1,132				
									Solar Water Heat			1	4,178	1,462				
									Built-Ins									
									Appliance Allow.			1	1,243	435				
									Deck									
									w/Roof (Roof portion)			1440	13,579	4,753				
									Garages									
									Class: D Exterior: Pole (Unfinished)									
									Base Cost			1200	17,388	6,086				
									No Concrete Floor			1200	-5,076	-1,777				
									Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)									
									Base Cost			1280	27,725	9,704				
									No Concrete Floor			1280	-5,414	-1,895				
									Totals:			82,077	28,728	28,728				
									Notes:									
									ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.500 => TCVC:						14,364			
									Lump Sum Items:									

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



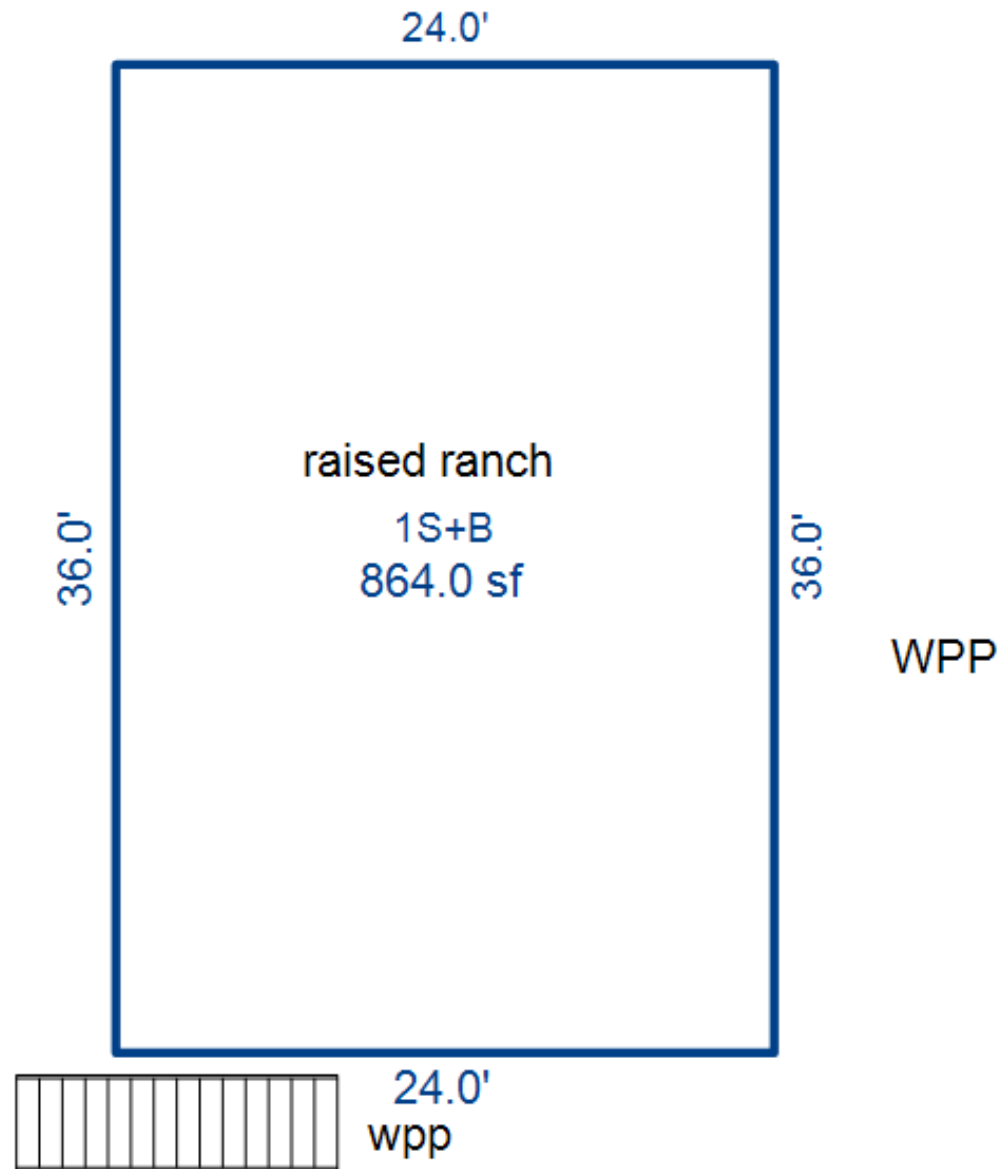
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: 401 RESIDENTIAL-I		Zoning:	Building Permit(s)	Date	Number	Status		
9660 W BUCK AVE		School: MCBAIN - 57030		P.R.E. 100% 07/22/1994						
Owner's Name/Address		MAP #:		2019 Est TCV 82,721 TCV/TFA: 95.74						
FINNERTY LARRY J 9660 W BUCK AVE LAKE CITY MI 49651		X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
Tax Description		Public Improvements		* Factors *						
. SEC 28 T22N R8W W 1/2 OF E 1/2 OF SE 1/4 OF SW 1/4 & E 1/2 OF W 1/2 OF SE 1/4 OF SW 1/4. 20A.		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
Comments/Influences		X Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Residentia 18 -29 @\$2000	20.00 Acres	2000	100		40,000	
12X60 FV MH		Topography of Site		20.00 Total Acres				Total Est. Land Value =	40,000	
		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	2019	20,000	21,400	41,400		25,181C
		TPC 12/27/2017	INSPECTED		2018	20,000	18,400	38,400		24,591C
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		TPC 05/25/2015 INSPECTED		2017	20,000	17,900	37,900		24,086C	
				2016	20,000	16,800	36,800		23,872C	

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 80 150	Type WPP WPP	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame		Drywall Paneled	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 1991	Remodeled 0	Ex	X	Ord		Min	Size of Closets								
Condition: Average		Lg	X	Ord		Small	Doors								
Room List		(5) Floors		Central Air Wood Furnace											
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(12) Electric			0 Amps Service								
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures											
X	Wood/Shingle Aluminum/Vinyl Brick			Ex.	X	Ord.		Min							
	Insulation			No. of Elec. Outlets											
(2) Windows		Many Avg.	X	Large Avg.											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Few	X	Small	(7) Excavation										
		Basement: 864 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish											
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		(10) Floor Support											
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic										
X	Asphalt Shingle			Lump Sum Items:											
Chimney:															
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 864 SF Floor Area = 864 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas										Cls D		Blt 1991			
Stories Exterior Foundation Size Cost New Depr. Cost															
1 Story Siding Basement 864										Total:		83,193 43,429			
Other Additions/Adjustments															
Plumbing															
Average Fixture(s)										1		778 358			
Water/Sewer															
1000 Gal Septic										1		3,235 1,488			
Water Well, 50 Feet										1		1,895 872			
Porches															
WPP										80		1,638 753			
WPP										150		2,336 1,075			
Built-Ins															
Appliance Allow.										1		1,243 572			
Notes:										Totals:		94,318 48,547			
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCv:												42,721			

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GALLOP MICHAEL G & JOANNE	RUELL DANIEL & GLORIA (H/	52,500	06/16/2008	WD	Arms Length	2008/2159		100.0
		45,000	09/01/1998	WD	Download	322:629		0.0

Property Address: 4895 S LACHANCE RD  
 Class: 401 RESIDENTIAL-I Zoning: Building Permit(s): Date: Number: Status:

School: MCBAIN - 57030  
 P.R.E. 0%  
 MAP #:

Owner's Name/Address: RUELL DANIEL & GLORIA  
 4895 S LACHANCE RD  
 LAKE CITY MI 49651  
 2019 Est TCV 80,543 TCV/TFA: 66.24

Tax Description: . SEC 28 T22N R8W N 1/2 OF S 1/2 OF SW 1/4 OF SW 1/4. 10 A.  
 Comments/Influences:

Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS			
Public Improvements		Description	Frontage	Depth	Value
X		Dirt Road			
		Gravel Road			
X		Paved Road			
		Storm Sewer			
		Sidewalk			
		Water			
		Sewer			
X		Electric			
		Gas			
		Curb			
		Street Lights			
		Standard Utilities			
		Underground Utils.			

* Factors *					
Description	Frontage	Depth	Rate	%Adj.	Reason
EQ APPRAISAL			10.000 Acres	2,100	100
10.00 Total Acres					Total Est. Land Value =
					21,000
Land Improvement Cost Estimates					
Description	Rate	Size	% Good	Cash Value	
D/W/P: 4in Ren. Conc.	5.02	900	0	0	
D/W/P: 3.5 Concrete	4.39	33	0	0	
Residential Local Cost Land Improvements					
Description	Rate	Size	% Good	Cash Value	
LAND IMPROVE 1000	1,000.00	1	95	950	
Total Estimated Land Improvements True Cash Value =					950



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

Who	When	What	2019	2018	2017	2016
			10,500	10,500	10,500	10,500
			29,800	25,900	24,100	20,300
			40,300	36,400	34,600	30,800
			32,032C	31,282C	30,639C	30,366C
		TPC 12/27/2017 INSPECTED				
		TPC 05/25/2015 INSPECTED				

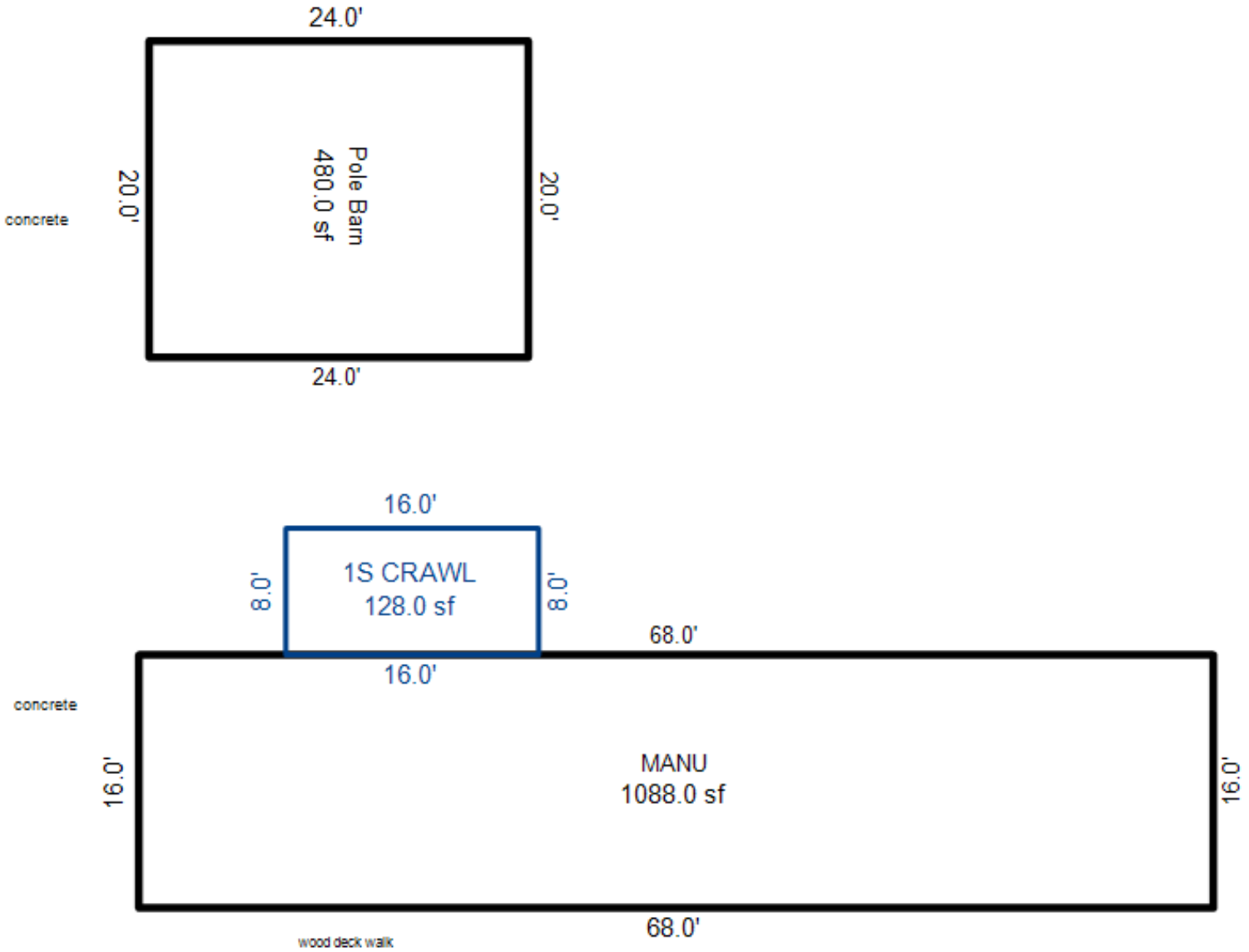
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



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 80	Type Treated Wood	Year Built: 1989 Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 0																											
	Wood Frame		Drywall Paneled		Plaster Wood T&G																																				
	Building Style: BOCA/STATE	Trim & Decoration			Ex	X	Ord		Min																																
	Yr Built 1997		Remodeled 0	Size of Closets			Lg	X	Ord		Small																														
	Condition: Average		Doors		Solid	X	H.C.																																		
	Room List	(5) Floors			Central Air Wood Furnace																																				
	Basement 1st Floor 2nd Floor 2 Bedrooms		Kitchen: Other: Other:		(12) Electric		150	Amps Service																																	
	(1) Exterior	(6) Ceilings			No./Qual. of Fixtures		Ex.	X	Ord.		Min																														
X	Wood/Shingle Aluminum/Vinyl Brick				No. of Elec. Outlets		Many	X	Ave.		Few																														
	Insulation	(7) Excavation			(13) Plumbing		1	Average Fixture(s)																																	
	(2) Windows		Basement: 0 S.F. Crawl: 128 S.F. Slab: 0 S.F. Height to Joists: 0.0		2	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																			
X	Many Avg. Few	X	Large Avg. Small		(8) Basement																																				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish																																				
	(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer																																				
X	Gable Hip Flat		Gambrel Mansard Shed		(10) Floor Support		1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																	
X	Asphalt Shingle		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:																																				
	Chimney: Metal																																								
Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE (11) Heating System: Forced Air w/ Ducts Ground Area = 1216 SF Floor Area = 1216 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Piers</td> <td>1,088</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>128</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>91,641</td> <td>77,894</td> </tr> </tbody> </table>												Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Piers	1,088			1 Story	Siding	Crawl Space	128			Total:				91,641	77,894	Class: D Effec. Age: 15 Floor Area: 1,216 Total Base New : 114,888 Total Depr Cost: 97,655 Estimated T.C.V: 58,593		E.C.F. X 0.600		Bsmnt Garage: Carport Area: Roof:	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																				
1 Story	Siding	Piers	1,088																																						
1 Story	Siding	Crawl Space	128																																						
Total:				91,641	77,894																																				
Notes: HUD - DUTCH HOUSING SER # 10082D ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.600 => TCV:												114,888		97,655		58,593																									

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



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

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

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

4855 S LACHANCE RD      School: MCBAIN - 57030

Owner's Name/Address      P.R.E. 100% 07/22/1994

WIGGINS ARLENE      MAP #:

4855 S LACHANCE RD      2019 Est TCV 143,445 TCV/TFA: 98.52

LAKE CITY MI 49651      X Improved      Vacant      Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

Tax Description      Public Improvements      \* Factors \*

. SEC 28 T22N R8W S 1/2 OF N 1/2 OF SW      Description      Frontage      Depth      Front      Depth      Rate      %Adj.      Reason      Value

1/4 OF SW 1/4. 10 A.      Residential 8 - 17 @\$2000      10.00 Acres      2000      100      20,000

Comments/Influences      10.00 Total Acres      Total Est. Land Value =      20,000

Land Improvement Cost Estimates      Description      Rate      Size      % Good      Cash Value

Water      Fencing: Wd, Split, 2 Rail      12.51      50      0      0

Sewer      D/W/P: 4in Ren. Conc.      6.21      200      0      0

Electric      Residential Local Cost Land Improvements

Gas      Description      Rate      Size      % Good      Cash Value

Curb      LAND IMPROVE 1000      1,000.00      1      95      950

Street Lights      Total Estimated Land Improvements True Cash Value =      950

Standard Utilities

Underground Utils.

Topography of Site

X Level

X Rolling

Low

High

Landscaped

Swamp

Wooded

Pond

Waterfront

Ravine

Wetland

Flood Plain

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

Who	When	What	2019	10,000	61,700	71,700			57,884C
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		TPC 12/27/2017 INSPECTED	2018	10,000	58,800	68,800			56,528C
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		TPC 05/25/2015 INSPECTED	2017	9,500	57,000	66,500			55,366C
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			2016	10,500	53,600	64,100			54,873C
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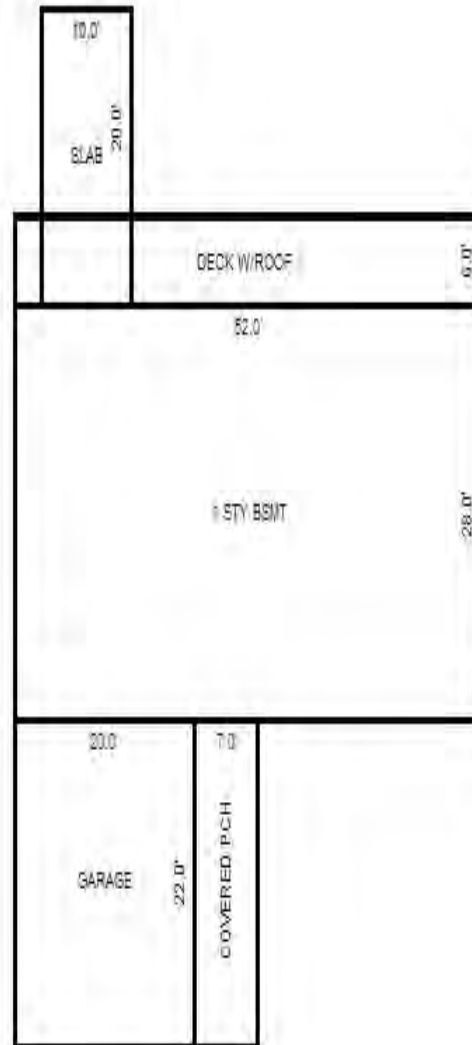


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood Oil Coal X Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 154 312	Type CCP (1 Story) WCP (1 Story)	Year Built: 1974 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 440 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							
Building Style: 1S		Trim & Decoration												
Yr Built 1974	Remodeled 0	Ex	X	Ord	Min	Size of Closets								
Condition: Average		Lg	X	Ord	Small	Doors								
Room List		(5) Floors				Central Air Wood Furnace								
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:				(12) Electric 200 Amps Service								
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Electric Baseboard Ground Area = 1456 SF Floor Area = 1456 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65						Cls C Blt 1974		
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall	Ex.	X	Ord.	Min	No. of Elec. Outlets						
(2) Windows		(7) Excavation		Many		X	Ave.	Few	Building Areas					
X	Many Avg. Few	X	Large Avg. Small	Basement: 1456 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing		Stories Exterior Foundation Size Cost New Depr. Cost						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	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		1 Story Siding Basement 1,456 Total: 158,807 103,225							
(3) Roof		(8) Basement				(14) Water/Sewer		Other Additions/Adjustments						
X	Gable Hip Flat		Gambrel Mansard Shed	Basement, Outside Entrance, Below Grade 1 1,252 814 1,942 1,262		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Plumbing Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet						
X	Asphalt Shingle	(9) Basement Finish		724 Recreation SF Living SF 1 Walkout Doors No Floor SF		Lump Sum Items:		Porches CCP (1 Story) WCP (1 Story)						
Chimney: Brick		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		1 1		Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 440 15,704 10,208 Common Wall: 1 Wall 1 -2,038 -1,325 Door Opener 1 415 270 Built-Ins Appliance Allow. 1 2,099 1,364 Fireplaces Interior 1 Story 1 4,051 2,633						
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>														

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



Sketch by Apex IVT

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		28,000	04/01/2003	WD	Download	03-0:2008		0.0

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

School: MCBAIN - 57030  
 P.R.E. 0%  
 MAP #:

Owner's Name/Address: LONSWAY JOHN & JUDITH  
 C/O LONSWAY PROPERTIES  
 1012 PROFESSIONAL DRIVE  
 FLINT MI 48532

2019 Est TCV 72,601 TCV/TFA: 0.00

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

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

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

Residentia 8 - 17 @\$2000 10.00 Acres 2000 100 20,000  
 10.00 Total Acres Total Est. Land Value = 20,000

Tax Description: . SEC 28 T22N R8W S 1/2 OF S 1/2 OF SW 1/4 OF SW 1/4. 10 A.

Comments/Influences



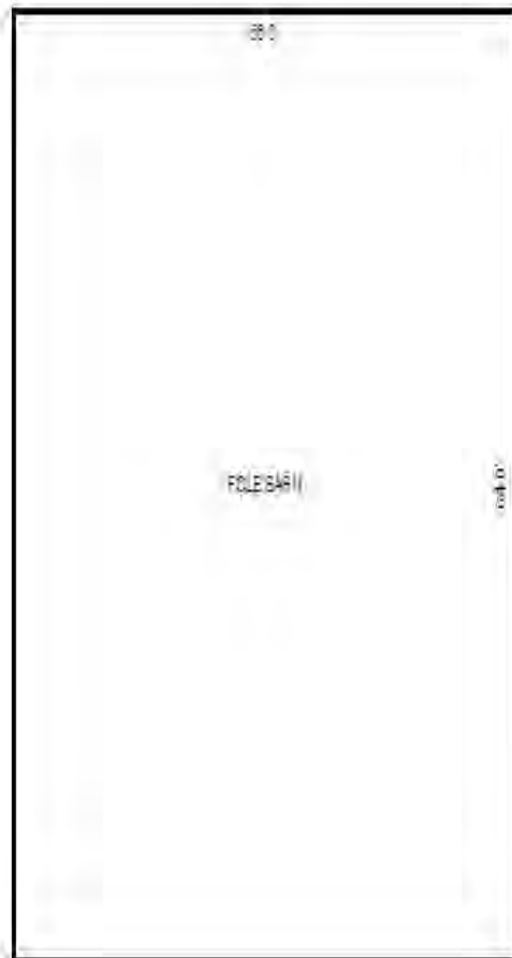
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 Licensed To: Township of Lake, County of Missaukee, Michigan

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	10,000	26,300	36,300			30,360C
2018	10,000	24,800	34,800			29,649C
2017	9,500	24,000	33,500			29,040C
2016	10,500	22,600	33,100			28,781C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2003 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 3584 % Good: 93 Storage Area: 0 No Conc. Floor: 0	Bsmnt Garage:	Carport Area: Roof:			
	Mobile Home												0 Front Overhang	0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling
	Town Home	0													
	Duplex	0													
	A-Frame														
	Wood Frame	(4) Interior													
		Drywall Paneled													
		Plaster Wood T&G													
	Building Style: GRG	Trim & Decoration													
		Ex	Ord	Min											
	Yr Built 2003	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	No./Qual. of Fixtures													
	Aluminum/Vinyl	Ex.	Ord.	Min											
	Brick	No. of Elec. Outlets													
	Insulation	Many	Ave.	Few											
	(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	Conc. Block													
	Wood Sash	Poured Conc.													
	Metal Sash	Stone													
	Vinyl Sash	Treated Wood													
	Double Hung	Concrete Floor													
	Horiz. Slide	(9) Basement Finish													
	Casement	Recreation SF													
	Double Glass	Living SF													
	Patio Doors	Walkout Doors													
	Storms & Screens	No Floor SF													
	(3) Roof	(10) Floor Support													
	Gable	Public Water													
	Hip	Public Sewer													
	Flat	Water Well													
	Asphalt Shingle	1 1000 Gal Septic													
	Chimney:	1 2000 Gal Septic													
		Lump Sum Items:													
<p>Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 2003                  (11) Heating System: Space Heater                  Ground Area = 0 SF Floor Area = 0 SF.                  Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95                  Building Areas                  Stories Exterior Foundation Size Cost New Depr. Cost                  Other Additions/Adjustments                  Water/Sewer                  1000 Gal Septic 1 3,453 3,280                  Water Well, 50 Feet 1 1,962 1,864                  Garages                  Class: CD Exterior: Pole (Unfinished)                  Base Cost 3584 58,742 54,630 *                  Totals: 64,157 59,774                  Notes: ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 =&gt; TCV: 52,601</p>															

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



Sketch by Aes IVI

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		93,000	08/01/1995	WD	Download	297:321		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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4785 S LACHANCE RD	School: MCBAIN - 57030					
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	P.R.E. 100% 07/22/1994					
--	------------------------	--	--	--	--	--

Owner's Name/Address	MAP #:
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PATERSON JAMES D 4785 S LACHANCE RD LAKE CITY MI 49651	2019 Est TCV 136,919 TCV/TFA: 90.55
--	-------------------------------------

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

Public Improvements			* Factors *				
---------------------	--	--	-------------	--	--	--	--

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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Residentia 8 - 17	@\$2000	10.00	Acres	2000	100			20,000
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							10.00 Total Acres	Total Est. Land Value =	20,000
--	--	--	--	--	--	--	-------------------	-------------------------	--------

Tax Description	X	Improvements
-----------------	---	--------------

. SEC 28 T22N R8W N 1/2 OF N 1/2 OF SW 1/4 OF SW 1/4. 10 A.	X	Dirt Road
---	---	-----------

Comments/Influences		Gravel Road
---------------------	--	-------------

		Paved Road
--	--	------------

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

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

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

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

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

		Gas
--	--	-----

		Curb
--	--	------

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

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

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

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	2019	10,000	58,500	68,500			55,700C
-----	------	------	------	--------	--------	--------	--	--	---------

		TPC 12/27/2017 INSPECTED	2018	10,000	54,800	64,800			54,395C
--	--	--------------------------	------	--------	--------	--------	--	--	---------

			2017	9,500	53,100	62,600			53,277C
--	--	--	------	-------	--------	--------	--	--	---------

			2016	10,500	50,000	60,500			52,802C
--	--	--	------	--------	--------	--------	--	--	---------



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 32 80 204	Type WCP (1 Story) Treated Wood Pine	Year Built: 1979 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 840 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: 1.5S		Trim & Decoration														
Yr Built 1978	Remodeled 0	Ex	X	Ord		Min	Size of Closets									
Condition: Average		Lg	X	Ord		Small	Doors		X	Ord		H.C.				
Room List		(5) Floors		Central Air Wood Furnace			(12) Electric		200		Amps Service					
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(6) Ceilings			No./Qual. of Fixtures		Ex.		X	Ord.		Min		
(1) Exterior		X	Drywall				No. of Elec. Outlets		Many		X	Ave.		Few		
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 1008 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing		1	Average Fixture(s)						
(2) Windows		Many Avg.	X	Large Avg.			(8) Basement		2	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide	8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor				(9) Basement Finish									
X	Casement Double Glass Patio Doors Storms & Screens	Recreation SF Living SF Walkout Doors No Floor SF					(14) Water/Sewer		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic							
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:									
X	Gable Hip Flat	Gambrel Mansard Shed														
X	Asphalt Shingle	Chimney:														
Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Air w/ Ducts Ground Area = 1008 SF Floor Area = 1512 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=79/100/100/100/79 Building Areas											Cls CD		Blt 1978			
Stories Exterior Foundation Size Cost New Depr. Cost											1,008		Total: 128,580 101,579			
Other Additions/Adjustments																
Plumbing											Average Fixture(s) 1 933 737					
3 Fixture Bath 1 2,929 2,314																
Water/Sewer											1000 Gal Septic 1 3,453 2,728					
Water Well, 50 Feet 1 1,962 1,550																
Porches											WCP (1 Story) 32 1,651 1,304					
Deck											Treated Wood 80 1,679 1,326					
Pine w/Roof (Deck Portion) 204 2,483 2,334 *																
Pine w/Roof (Roof portion) 204 2,360 2,218																
Garages											Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost 840 19,765 15,614																
Built-Ins											Appliance Allow. 1 1,467 1,159					
Totals: 167,262 132,863																
Notes:											ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV:		116,919			

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



Sketch by Apex IVT

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

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

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

S BLOGETT RD      School: MCBAIN - 57030

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

REINSTEIN RICHARD D      2019 Est TCV 80,000

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

RIVER ROUGE MI 48218      Improved    X    Vacant      \* Factors \*

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

. SEC 28 T22N R8W S 1/2 OF N 1/2 OF SE      X      Dirt Road      Residentia 30 - 65 \$2000      40.00 Acres      2000      100      80,000

1/4. 40 A.      X      Gravel Road      40.00 Total Acres      Total Est. Land Value =      80,000

Comments/Influences      X      Paved Road

Storm Sewer

Sidewalk

Water

Sewer

X      Electric

Gas

Curb

Street Lights

Standard Utilities

Underground Utils.

Topography of Site

X      Level

X      Rolling

X      Low

X      High

Landscaped

Swamp

Wooded

Pond

Waterfront

Ravine

Wetland

X      Flood Plain

X      SEASONAL RD

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

Who      When      What      2019      40,000      0      40,000                13,366C

TPC 12/27/2017 INSPECTED      2018      40,000      0      40,000                13,053C

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Licensed To: Township of Lake, County of      2016      36,000      0      36,000                12,671C

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.
GUNNERSON JOANN	GUNNERSON JOANN ETAL AS J	0	01/26/2013	QC	QUIT CLAIM	2013-00434	PTA	0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
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BUCK AVE	School: MCBAIN - 57030					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:
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GUNNERSON JOANN ETAL AS J/T 9513 W JENNINGS RD LAKE CITY MI 49651	2019 Est TCV 80,000
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Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
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Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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X	Dirt Road								
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	Gravel Road								
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	Paved Road								
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	Storm Sewer								
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	Sidewalk								
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	Water								
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	Sewer								
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X	Electric								
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	Gas								
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	Curb								
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	Street Lights								
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	Standard Utilities								
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	Underground Utils.								
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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X	Level						
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X	Rolling						
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X	Low						
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X	High						
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	Landscaped						
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	Swamp						
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	Wooded						
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	Pond						
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	Waterfront						
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	Ravine						
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	Wetland						
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X	Flood Plain						
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	PRIVATE RD						
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Who	When	What	2019	40,000	0	40,000		13,366C
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TPC 12/27/2017 INSPECTED			2018	40,000	0	40,000		13,053C
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TPC 05/25/2015 INSPECTED			2017	40,000	0	40,000		12,785C
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			2016	36,000	0	36,000		12,671C
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*


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

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
S BLODGET RD	School: MCBAIN - 57030					
	P.R.E. 100% 05/01/1997					
Owner's Name/Address	MAP #:					
ROBBINS JACK D 8970 W BLUE RD LAKE CITY MI 49651	2019 Est TCV 80,000					

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	
Residentia 30 - 65	\$2000	40.00	Acres	2000	100			80,000	
							40.00 Total Acres	Total Est. Land Value =	80,000

Taxpayer's Name/Address	X	Dirt Road	Gravel Road	Paved Road	Storm Sewer	Sidewalk	Water	Sewer
ROBBINS JACK D 8970 W BLUE RD LAKE CITY MI 49651								
Tax Description	X	Electric	Gas	Curb	Street Lights	Standard Utilities	Underground Utils.	
. SEC 28 T22N R8W SE 1/4 OF SE 1/4. 40 A.								

Comments/Influences



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Topography of Site	Level	X	Rolling	Low	X	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
															2019	40,000	0	40,000			13,366C
															2018	40,000	0	40,000			13,053C
															2017	40,000	0	40,000			12,785C
															2016	36,000	0	36,000			12,671C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHUT MARY JAY & MARY LOU	SCHUT MARY LOU TRUST	0	04/20/2017	QC	RELATED PARTY	2107-01518		0.0

Property Address	Class: 102 AGRICULTURAL-	Zoning:	Building Permit(s)	Date	Number	Status
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S LACHANCE RD	School: MCBAIN - 57030					
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	P.R.E. 100% 07/22/1994					
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Owner's Name/Address	MAP #:
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SCHUT MARY LOU TRUST 4242 S LACHANCE RD LAKE CITY MI 49651	2019 Est TCV 133,309
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X Improved	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture
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Public Improvements	* Factors *
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2016 66 - 120 Acres	38.10	Acres	3300	100				125,730
38.10 Total Acres Total Est. Land Value =								125,730

Tax Description  
PA 116 1989 SEC 29 T22N R8W NE 1/4 OF NE 1/4 EXC N 212 FT OF E 390 FT THOF. 38.1019A.

Comments/Influences  
99 SPLIT HOUSE & 2 AC TO 001-90 FOR 00 EXEMPT SPLIT FROM PA116



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

Topography of Site

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

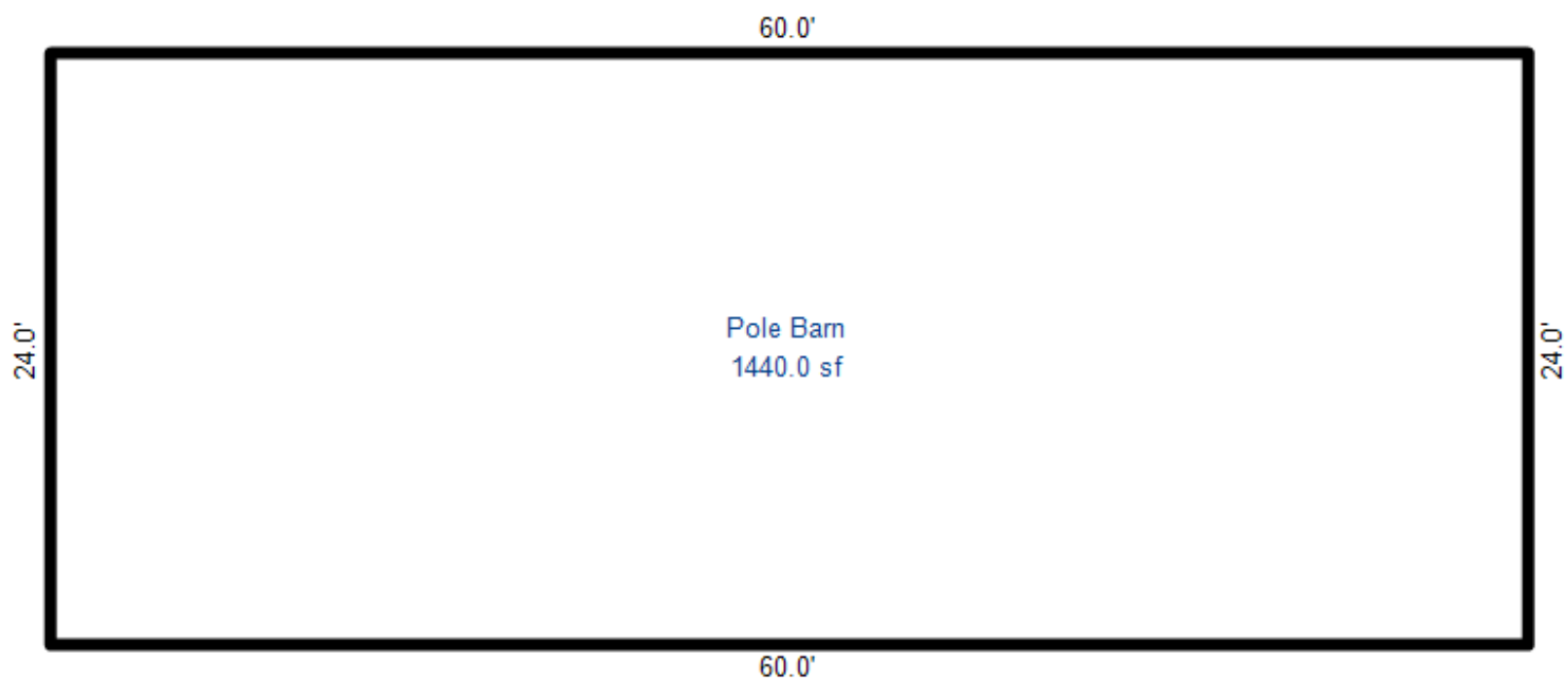
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2019	62,900	3,800	66,700			10,611C
2018	68,600	4,100	72,700			10,363C
2017	68,600	4,200	72,800			10,150C
2016	68,600	3,400	72,000			10,060C

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

Building Type	Barn - General Purpose			
Year Built				
Class/Construction	D,Pole			
Quality/Exterior	Low Cost			
# of Walls, Perimeter	4 Wall, 168			
Height	10			
Heating System	No Heating/Cooling			
Length/Width/Area	60 x 24 = 1440			
Cost New	\$ 22,795			
Phy./Func./Econ. %Good	35/100/100 35.0			
Depreciated Cost	\$ 7,978			
+ Unit-In-Place Items	\$ 0			
Description, Size X Rate X %Good = Cost  Itemized ->  Unit-In-Place ->  Items ->				
E.C.F.	X 0.950			
% Good	35			
Est. True Cash Value	\$ 7,579			
Comments:				
Total Estimated True Cash Value of Agricultural Improvements / This Card: 7579 / All Cards: 7579				





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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHUT JAY & MARY LOU	BEERENS SHELD A	0	12/05/2011	QC	QUIT CLAIM	2011-03641	PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
4040 S LACHANCE RD	School: MCBAIN - 57030					
	P.R.E. 100% 01/05/2012					
Owner's Name/Address	MAP #:					
	2019 Est TCV 76,806 TCV/TFA: 91.44					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
SEC 29 T22N R8W N 212 FT OF E 390 FT OF NE 1/4 OF NE 1/41.8981A.	X			Residentia 1 - 2.99 @\$5500	1.90 Acres	5500	100			10,450
				1.90 Total Acres			Total Est. Land Value =			10,450

Comments/Influences

99 SPLIT FROM 001-00 FOR 00 EXEMPT SPLIT (PA1176) NO DIV RTS

04 CLASS FROM 101 TO 401 FOR 05 MOVE FV BARN TO 001-00 FOR 06



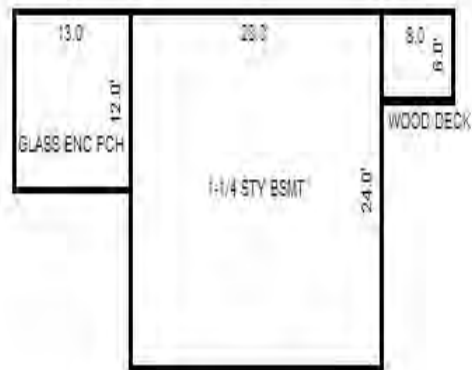
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
						2019	5,200	33,200	38,400
		TPC 12/27/2017 INSPECTED	2018	5,200	32,000	37,200			26,647C
		TPC 11/19/2012 INSPECTED	2017	5,200	31,000	36,200			26,099C
			2016	5,200	29,100	34,300			25,867C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 156 48	Type WGEP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame		Drywall Paneled				Plaster Wood T&G								
Building Style: 1.25S		Trim & Decoration													
Yr Built 1984	Remodeled 0	Ex	X	Ord		Min	Size of Closets								
Condition: Average		Lg	X	Ord		Small	Doors								
Room List		(5) Floors		Central Air Wood Furnace			(12) Electric								
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		200 Amps Service											
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.25S					Cls CD		Blt 1984	
X	Wood/Shingle Aluminum/Vinyl Brick			Ex. X Ord. Min			(11) Heating System: Forced Air w/ Ducts								
	Insulation			No. of Elec. Outlets			Ground Area = 672 SF Floor Area = 840 SF.								
(2) Windows		(7) Excavation		Many X Ave. Few			Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75								
	Many Avg. X Few	Large Avg. Small		(13) Plumbing			Building Areas								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Basement: 672 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			Stories Exterior Foundation Size Cost New Depr. Cost								
	Double Glass Patio Doors Storms & Screens	(8) Basement					1.25 Story Siding Basement 672								
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Other Additions/Adjustments								
X	Gable Hip Flat	8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing								
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Average Fixture(s) 1 933 700								
	Chimney: Metal	Joists: Unsupported Len: Cntr.Sup:					Water/Sewer								
		Recreation SF Living SF Walkout Doors No Floor SF					Solar Water Heat 1000 Gal Septic Water Well, 50 Feet								
							Porches								
							WGEP (1 Story)								
							Deck								
							Treated Wood								
							Built-Ins								
							Appliance Allow.								
							Notes:								
							ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV:							66,356	
							Totals:							100,541 75,405	

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



Sketch by Apex IVT

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHUT MARY JAY & MARY LOU	SCHUT MARY LOU TRUST	0	04/20/2017	QC	RELATED PARTY	2107-01518		0.0

Property Address	Class: 102 AGRICULTURAL-	Zoning:	Building Permit(s)	Date	Number	Status
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S LACHANCE RD	School: MCBAIN - 57030					
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	P.R.E. 100% 07/22/1994					
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Owner's Name/Address	MAP #:
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SCHUT MARY LOU TRUST 4242 S LACHANCE RD LAKE CITY MI 49651	2019 Est TCV 132,000
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Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture
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Public Improvements	* Factors *
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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AG SW 2016 30 - 65 ACRES	40.00	Acres	3300	100				132,000
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40.00 Total Acres								Total Est. Land Value =	132,000
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Tax Description	X	Value
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PA 116 1989 SEC 29 T22N R8W SW 1/4 OF NE 1/4. 40 A.	X	
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Comments/Influences	X	Value
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99 SPLIT 40 AC TO 002-50 FPR 00 (FROM PA116Z) EXEMPT SPLIT	X	
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	X	
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	X	
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	X	
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	X	
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	X	
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Missaukee, Michigan

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHUT MARY JAY & MARY LOU	SCHUT MARY LOU TRUST	0	04/20/2017	QC	RELATED PARTY	2107-01518		0.0

Property Address	Class: 102 AGRICULTURAL-	Zoning:	Building Permit(s)	Date	Number	Status
S LACHANCE RD	School: MCBAIN - 57030					
	P.R.E. 100% 12/02/1999					
Owner's Name/Address	MAP #:					
SCHUT MARY LOU TRUST 4242 S LACHANCE RD LAKE CITY MI 49651	2019 Est TCV 78,000					

Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2016 30 - 65 ACRES	20.00	Acres	3300	100				66,000
AG SW 2016 LIMITED ACCESS	10.00	Acres	1200	100				12,000
			30.00	Total Acres	Total Est. Land Value =			78,000

**Tax Description**  
 NW 1/4 OF THE NE 1/4 EXCEPT NE 1/4 THERE OF SEC 29 T22N R8W 30A  
 SPLIT ON 04/14/2017 COMPLETED 04/14/2017  
 PARENT PARCEL(S): 009-029-002-50; CHILD PARCEL(S): 009-029-002-90;  
 FORMERLY SEC 29 T22N R8W NW 1/4 OF NE 1/4. 40A.

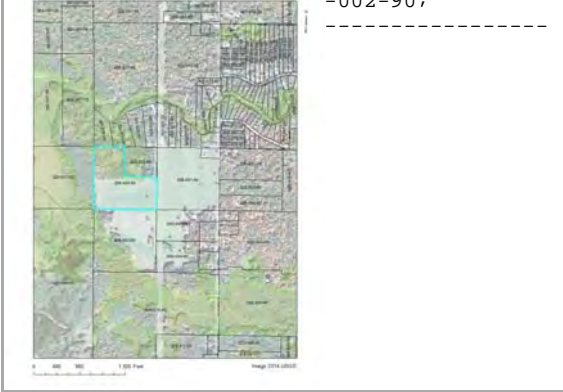
**Comments/Influences**  
 99 SPLIT FOR 002-00 FOR 00 (PA116) EXEMPT SPLIT  
 Split/Comb. on 04/14/2017 completed 04/14/2017 TIM

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

**Topography of Site**

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	39,000	0	39,000			8,456C
2018	42,000	0	42,000			8,258C
2017	72,000	0	72,000			10,785C
2016	74,000	0	74,000			10,689C



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHUT JAY & MARY LOU & BE	SCHUT COLLIN J	15,000	04/20/2017	WD	RELATED PARTY	2017-01519	PTA	0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
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S LACHANCE RD	School: MCBAIN - 57030					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:					
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SCHUT COLLIN J 4530 S LACHANCE RD LAKE CITY MI 49651		2019 Est TCV 20,000				
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Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS			
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Public Improvements	* Factors *					
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Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Residentia 8 - 17	@\$2000	10.00	Acres	2000	100		20,000
10.00 Total Acres						Total Est. Land Value =	20,000

Tax Description	X	
2017-01519 NE 1/4 OF THE NW 1/4 OF THE NE 1/4 S29 T22N R8W 10 A TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS AND UTILITIES TOGETHER WITH REASONABLE RIGHTS TO MAINTAIN SAME OVER AND ACROSS THE NORTH 33' OF THE NE1/4 OF TH NE/14 OF SEC29, T22N, R8W, LAKE TOWNSHIP. SPLIT ON 04/14/2017 FROM 009-029-002-50; FORMERLY SEC 29 T22N R8W NW 1/4 OF NE 1/4. 40A.		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utilis.

Comments/Influences						
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Split/Comb. on 04/14/2017 completed						
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Lake Township Missaukee  
9-002-50;  
-002-90;  
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Topography of Site						
--------------------	--	--	--	--	--	--

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
Who	When	What	2019	10,000	0	10,000			2,818C
TPC 12/27/2017 INSPECTED			2018	10,000	0	10,000			2,752C
TPC 04/14/2017 INSPECTED			2017	0	0	0			0
			2016	0	0	0			0

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHUT MARY JAY & MARY LOU	SCHUT MARY LOU TRUST	0	04/20/2017	QC	RELATED PARTY	2107-01518		0.0

Property Address	Class: 101 AG - IMPROVED	Zoning:	Building Permit(s)	Date	Number	Status
4242 S LACHANCE RD	School: MCBAIN - 57030		Pole Barn	12/27/2006	20060559	Complete

Owner's Name/Address	P.R.E. 100% 07/22/1994 Qual. Ag.	MAP #:
SCHUT MARY LOU TRUST 4242 S LACHANCE RD LAKE CITY MI 49651		2019 Est TCV 197,714 TCV/TFA: 119.03

X Improved		Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture					
Public Improvements			* Factors *					
			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
			AG SW 2016 8 - 17 Acres	16.00 Acres		3300 100		52,800
			16.00 Total Acres Total Est. Land Value =					52,800

Tax Description	X	Value
. PA 116 1989 SEC 29 T22N R8W N 1/2 OF SE 1/4 OF NE 1/4 EXC S 416 FT OF E 418 FT THOF. 16.0081A.	X	

Comments/Influences	X	Value
	X	



Comments/Influences	X	Value
	X	

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	26,400	72,500	98,900			66,732C
2018	28,800	65,800	94,600			65,168C
2017	28,800	65,800	94,600			63,828C
2016	29,600	56,800	86,400			63,259C

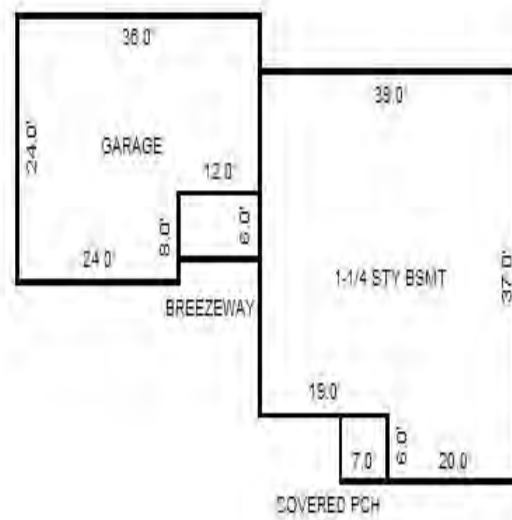
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil 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 42 72	Type CCP (1 Story) Brzwy, FW	Year Built: 1962 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 780 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: 1.25S		Trim & Decoration														
Yr Built 1962	Remodeled 0	Ex	X	Ord		Min										
Condition: Average		Lg	X	Ord		Small										
Room List		(5) Floors														
	Basement 1st Floor 2nd Floor 4 Bedrooms	Kitchen: Other: Other:					(12) Electric									
		150		Amps Service												
		(6) Ceilings														
(1) Exterior		X	Drywall													
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation															
(2) Windows		Many Avg.	X	Large Avg.												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	8		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor												
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish														
		Recreation SF														
		Living SF														
		Walkout Doors														
		No Floor SF														
(3) Roof		(10) Floor Support														
X	Gable Hip Flat	Gambrel Mansard Shed														
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:														
		1		Public Water												
		1		Public Sewer												
				Water Well												
				1000 Gal Septic												
				2000 Gal Septic												
		Lump Sum Items:														
Chimney: Brick																
										Class: C Effec. Age: 40 Floor Area: 1,661 Total Base New : 209,485 Total Depr Cost: 125,692 Estimated T.C.V: 113,123		E.C.F. X 0.900		Bsmnt Garage: Carport Area: Roof:		
Cost Est. for Res. Bldg: 1 Single Family 1.25S										Cls C		Blt 1962				
(11) Heating System: Forced Air w/ Ducts																
Ground Area = 1329 SF Floor Area = 1661 SF.																
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60																
Building Areas																
Stories Exterior Foundation Size Cost New Depr. Cost																
1.25 Story Siding Basement 1,329																
Total: 166,271 99,763																
Other Additions/Adjustments																
Plumbing																
Average Fixture(s) 1 1,120 672																
2 Fixture Bath 1 2,359 1,415																
Water/Sewer																
1000 Gal Septic 1 3,691 2,215																
Water Well, 50 Feet 1 2,038 1,223																
Porches																
CCP (1 Story) 42 995 597																
Garages																
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)																
Base Cost 780 23,228 13,937																
Common Wall: 1/2 Wall 1 -1,019 -611																
Built-Ins																
Appliance Allow. 1 2,099 1,259																
Fireplaces																
Exterior 1 Story 1 4,942 2,965																
Breezeways																
Frame Wall 72 3,761 2,257																
Totals: 209,485 125,692																
Notes:																
										ECF (101 AGRICULTURE) 0.900 => TCV:		113,123				

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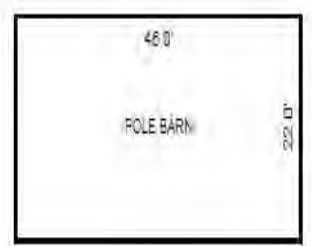
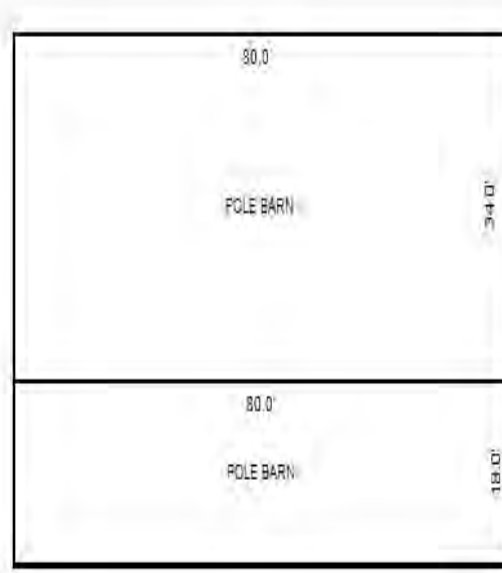


Sketch by Apex IV™

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Building Type	Barn - General Purpose	Utility Lean-Tos	Barn - General Purpose	Barn - General Purpose	
Year Built		1975	1976	2007	
Class/Construction	D,Frame	D,Pole	D,Pole	D,Pole	
Quality/Exterior	Low Cost	Low Cost	Low Cost	Low Cost	
# of Walls, Perimeter	4 Wall, 228	Lean-To, 196	4 Wall, 136	4 Wall, 144	
Height	14	12	8	12	
Heating System	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling	
Length/Width/Area	80 x 34 = 2720	80 x 18 = 1440	46 x 22 = 1012	24 x 16 = 384	
Cost New	\$ 51,734	\$ 6,653	\$ 16,334	\$ 10,349	
Phy./Func./Econ. %Good	35/100/100 35.0	56/100/100 56.0	56/100/100 56.0	48/100/100 48.0	
Depreciated Cost	\$ 18,107	\$ 3,726	\$ 9,147	\$ 2,484	
+ Unit-In-Place Items	\$ 0	\$ 0	\$ 0	\$ 0	
Description, Size X Rate X %Good = Cost Itemized ->  Unit-In-Place ->  Items ->					
E.C.F.	X 0.950	X 0.950	X 0.950	X 0.950	
% Good	35	56	56	48	
Est. True Cash Value	\$ 17,202	\$ 3,539	\$ 8,690	\$ 2,360	
Comments:				DRT FLR NO DOORS	
Total Estimated True Cash Value of Agricultural Improvements / This Card: 31791 / All Cards: 31791					

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



Sketch by Apex IVT

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHUT MARY L	SCHUT DUANE JAY	0	12/05/2011	QC	QUIT CLAIM	2011-03640	PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
4346 S LACHANCE RD	School: MCBAIN - 57030					
	P.R.E. 100% 01/07/2012					
Owner's Name/Address	MAP #:					
SCHUT DUANE JAY 4346 S LACHANCE RD LAKE CITY MI 49651	2019 Est TCV 29,167 TCV/TFA: 40.51					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS								
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value		
. SEC 29 T22N R8W S 416 FT OF E 418 FT OF N 1/2 OF SE 1/4 OF NE 1/4. 3.9919A.	X		Dirt Road								
			Gravel Road								
			Paved Road								
			Storm Sewer								
			Sidewalk								
			Water								
			Sewer								
			Electric								
			Gas								
			Curb								
			Street Lights								
			Standard Utilities								
			Underground Utils.								

Land Improvement Cost Estimates			* Factors *			
Description	Rate	Size	% Good	Cash Value		
D/W/P: 4in Ren. Conc.	5.02	280	0	0		
Residential Local Cost Land Improvements						
Description	Rate	Size	% Good	Cash Value		
LAND IMPROVE 1000	1,000.00	1	95	950		
Total Estimated Land Improvements True Cash Value =				950		

Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2019	7,500	7,100	14,600			14,540C
	Rolling		2018	7,500	6,700	14,200			14,200S
	Low		2017	7,500	6,700	14,200			14,200S
	High		2016	8,300	7,400	15,700			14,342C
	Landscaped								
	Swamp								
	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								

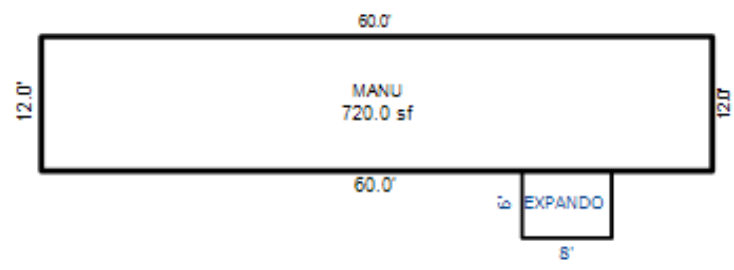
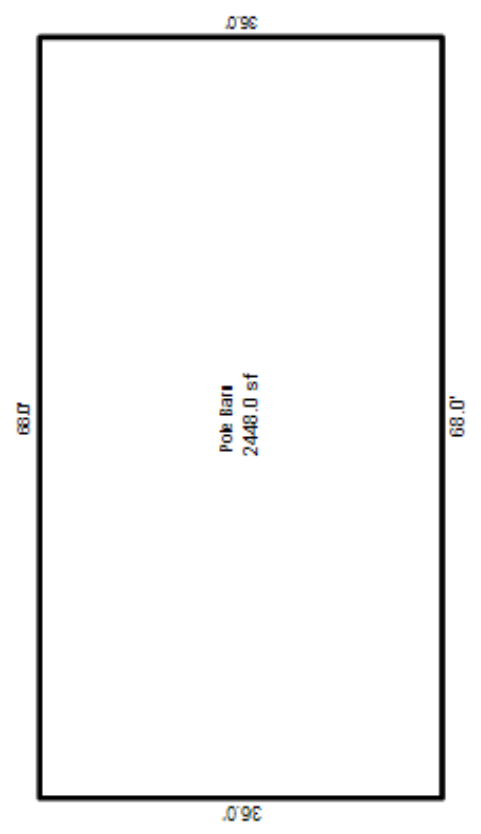


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1988 Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 2448 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame		Drywall Paneled				Plaster Wood T&G									
Building Style: HUD		Trim & Decoration														
Yr Built 1972	Remodeled 0	Ex	X	Ord		Min	Size of Closets									
Condition: Average		Lg	X	Ord		Small	Doors									
Room List		(5) Floors		Central Air Wood Furnace												
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric			0 Amps Service									
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures												
X	Wood/Shingle Aluminum/Vinyl Brick				X	Ex.		Ord.		Min						
	Insulation			No. of Elec. Outlets												
(2) Windows		Many				X	Ave.			Few						
X	Avg. Few															
	Large Avg. Small			(7) Excavation												
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing												
(3) Roof		(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												
	Gable Hip Flat	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer												
X	Asphalt Shingle Metal	(9) Basement Finish		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
	Chimney: Metal	Recreation SF Living SF Walkout Doors No Floor SF		Lump Sum Items:												
		(10) Floor Support		Notes:												
		Joists: Unsupported Len: Cntr.Sup:		ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV:												
				Total: 29,652 10,378												
				Other Additions/Adjustments												
				Skirting, Metal or Vinyl, Vertical												
				Plumbing												
				Average Fixture(s)												
				Water/Sewer												
				1000 Gal Septic												
				Water Well, 100 Feet												
				Built-Ins												
				Appliance Allow.												
				Garages												
				Class: D Exterior: Pole (Unfinished)												
				Base Cost												
				2448												
				Totals: 75,527 26,434												

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DEVRIES RICHARD R & SHARO	SCHUT COLLIN	170,000	06/15/2018	WD	Arms Length	2018-01979	PTA	100.0
DEVRIES RICHARD R & SHARO	DEVRIES RICHARD R & SHARO	0	10/31/2017	AFF	SCRIVENERS AFFIDAVIT	2017-03432		0.0
DEVRIES RICHARD R & SHARO	DEVRIES RICHARD R & SHARO	0	04/18/2016	QC	FAMILY SALE	2016-01444	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
4530 S LACHANCE RD	School: MCBAIN - 57030		Other	02/05/2019	2019-5459	0%

Owner's Name/Address	MAP #:	2019 Est TC	TCV/TFA:
SCHUT COLLIN 4530 S LACHANCE RD LAKE CITY MI 49651		104,211	112.78

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

Tax Description	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 29 T22N R8W E 416 FT OF S 1/2 OF SE 1/4 OF NE 1/4 EXC N 208 FT THOF & EXC S 66 FT THOF. 3.6863A.	X								

Comments/Influences	Description	Rate	Size	% Good	Cash Value
	X				

X	Electric	Residential Local Cost Land Improvements

X	Gas	Description	Rate	Size	% Good	Cash Value

X	Curb	LAND IMPROVE 1000	Rate	Size	% Good	Cash Value

X	Street Lights	Total Estimated Land Improvements True Cash Value =

X	Standard Utilities	Total Estimated Land Improvements True Cash Value =

X	Underground Utils.	Total Estimated Land Improvements True Cash Value =

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	7,500	44,600	52,100			52,100S

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2018	7,500	41,000	48,500			38,947C

TPC	05/02/2016	INSPECTED	2017	7,500	39,700	47,200			38,146C
TPC	06/21/2011	INSPECTED	2016	7,500	37,800	45,300			37,806C

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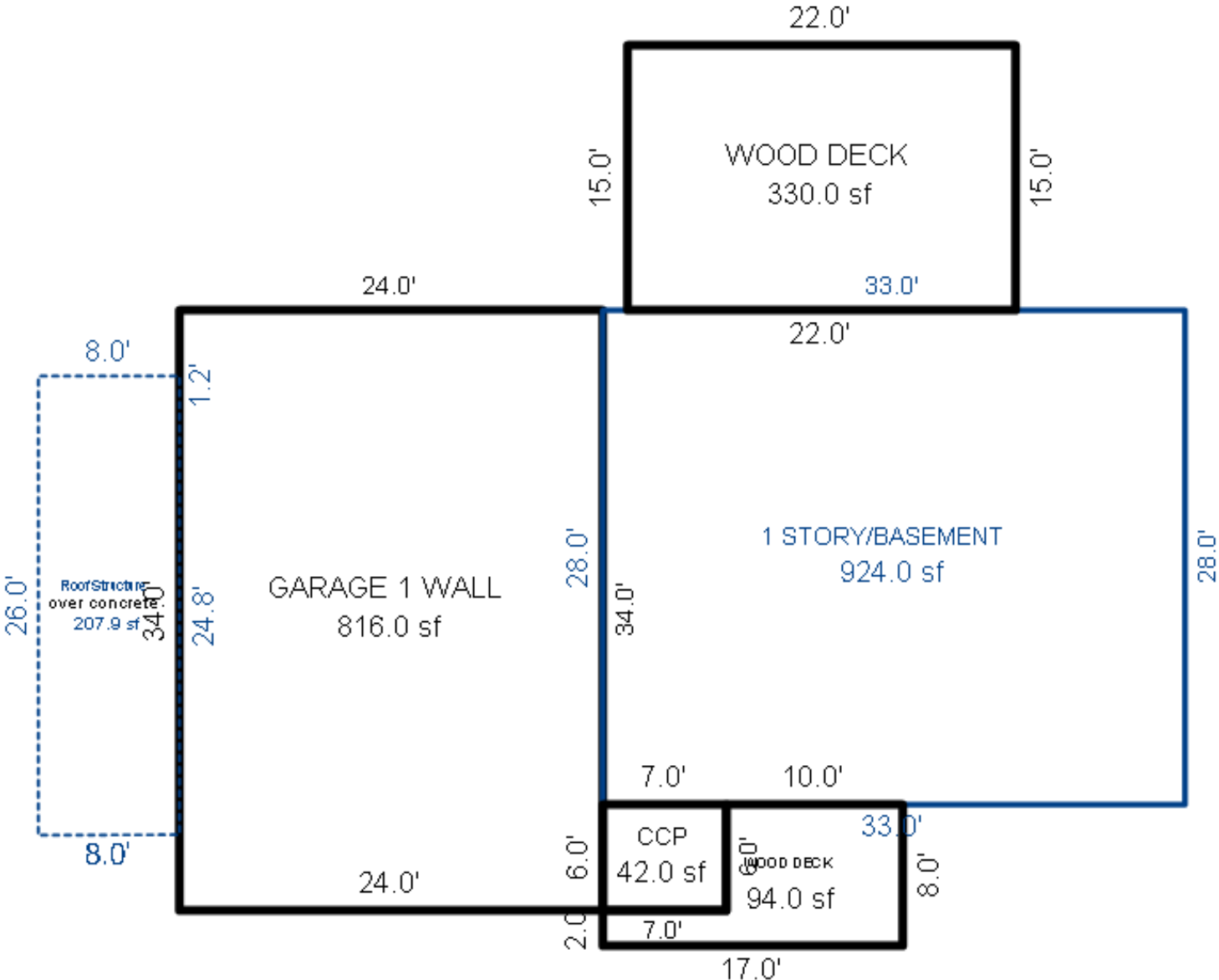
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*





Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 42 330 94 207	Type CCP (1 Story) Treated Wood Treated Wood Roof Cover Onl	Year Built: 1973 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 816 % Good: 0 Storage Area: 0 No Conc. Floor: 0						
X	Wood Frame		Drywall Paneled	X	Plaster Wood T&G														
Building Style: 1S		Trim & Decoration																	
Yr Built 1973	Remodeled 0	Ex	X	Ord		Min	Size of Closets												
Condition: Average		Lg	X	Ord		Small	Doors												
Room List		(5) Floors		Central Air Wood Furnace			(12) Electric			Class: C Effec. Age: 35 Floor Area: 924 Total Base New : 154,304 Total Depr Cost: 100,297 Estimated T.C.V: 88,261			E.C.F. X 0.880		Bsmnt Garage: Carport Area: Roof:				
1	Basement	Kitchen:					200			Amps Service									
	1st Floor	Other:																	
	2nd Floor	Other:																	
2	Bedrooms	(6) Ceilings		No./Qual. of Fixtures						Cost Est. for Res. Bldg: 1 Single Family 1S			Cls C		Blt 1973				
(1)	Exterior	X	Plaster	Ex.	X	Ord.		Min	(11) Heating System: Forced Hot Water										
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets						Ground Area = 924 SF Floor Area = 924 SF.									
	Insulation			Many	X	Ave.		Few	Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65										
(2)	Windows	(7) Excavation		(13) Plumbing						Building Areas									
X	Many Avg. Few	X	Large Avg. Small	Basement: 924 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		1 Story Siding			Foundation Basement		Size 924		Cost New 110,773		Depr. Cost 72,002		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor	(8) Basement					Other Additions/Adjustments										
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish								Plumbing									
(3)	Roof	Recreation SF Living SF Walkout Doors No Floor SF								Average Fixture(s) 2 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet									
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support								Porches CCP (1 Story)								
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:								Deck Treated Wood Treated Wood w/Roof (Roof portion)									
Chimney:										Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)									
										Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
										Lump Sum Items:									
										Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
										Notes: ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV:							88,261		
										Totals:			154,304		100,297				

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



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

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

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

S LACHANCE RD      School: MCBAIN - 57030

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

SCHUT DUANE      2019 Est TCV 31,139  
 4346 S LACHANCE RD  
 LAKE CITY MI 49651


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

Tax Description	Public Improvements	* Factors *				Reason	Value
		Description	Frontage	Depth	Rate %Adj.		
. SEC 29 T22N R8W S 1/2 OF SE 1/4 OF NE 1/4 EXC E 416 FT THOF. 13.697A.	X	Dirt Road					
		Gravel Road					
		Paved Road					
		Storm Sewer					
		Sidewalk					
		Water					
		Sewer					
		Electric					
		Gas					
		Curb					
		Street Lights					
		Standard Utilities					
		Underground Utils.					
		SALES & EQ RATE					28,764
		13.697 Acres				2,100	100
		13.70 Total Acres				Total Est. Land Value = 28,764	

Comments/Influences      Land Improvement Cost Estimates

Description	Rate	Size % Good	Cash Value
Residential Local Cost Land Improvements			
Description	Rate	Size % Good	Cash Value
LAND IMPROVE 2500	2,500.00	1 95	2,375
Total Estimated Land Improvements True Cash Value =			2,375

Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	14,400	1,200	15,600			5,578C
2018	14,400	1,200	15,600			5,448C
2017	14,400	1,200	15,600			5,336C
2016	14,400	1,200	15,600			5,289C

Who      When      What      TPC 12/27/2017 INSPECTED

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CURTIS ERVIN L JR & CURTI	PHELPS ROGER L & JEANETTE	23,305	05/26/2017	WD	LAND CONTRACT	2017-01757	PTA	0.0
CURTIS SCHOENMAKER JANET	CURTIS ERVIN L JR	24,000	11/02/2011	WD	LAND CONTRACT	2011-03381	PTA	0.0
CURTIS ERVIN L JR & KAREN	PHELPS ROGER L & JEANETTE	23,305	07/01/2011	LC	LAND CONTRACT	2011-03299 LC	PTA	100.0
SCHOENMAKER JANET R (CURT	CURTIS ERVIN L JR	24,000	05/15/2006	LC	RELATED PARTY	06-0/2961		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
4448 S LACHANCE RD	School: MCBAIN - 57030		Addition	05/08/1984	1984-3221	100%
	P.R.E. 100% 11/01/2011					

Owner's Name/Address	MAP #:
PHELPS ROGER L & JEANETTE D 4448 S LACHANCE RD LAKE CITY MI 49651	2019 Est TCV 74,275 TCV/TFA: 43.18

X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS									
			* Factors *									
	Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
	Dirt Road		40/FF	208.00	416.00	1.0000	1.0000	40	100		8,320	
	Gravel Road		208 Actual Front Feet, 1.99 Total Acres								Total Est. Land Value =	8,320

Tax Description	X	Land Improvement Cost Estimates	Rate	Size	% Good	Cash Value
. SEC 29 T22N R8W N 208 FT OF E 416 FT OF S 1/2 OF SE 1/4 OF NE 1/4. 1.9864 A.	X	Wood Frame	14.48	256	50	1,853
		Total Estimated Land Improvements True Cash Value =				1,853

Comments/Influences	X	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	Level	2019	4,200	32,900	37,100			22,279C
	X	Rolling	2018	4,200	25,100	29,300			21,757C
	X	Low	2017	4,200	23,100	27,300			21,310C
	X	High	2016	5,200	22,600	27,800			21,120C
	X	Landscaped							
	X	Swamp							
	X	Wooded							
	X	Pond							
	X	Waterfront							
	X	Ravine							
	X	Wetland							
	X	Flood Plain							

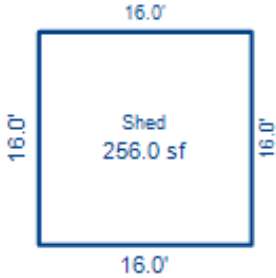
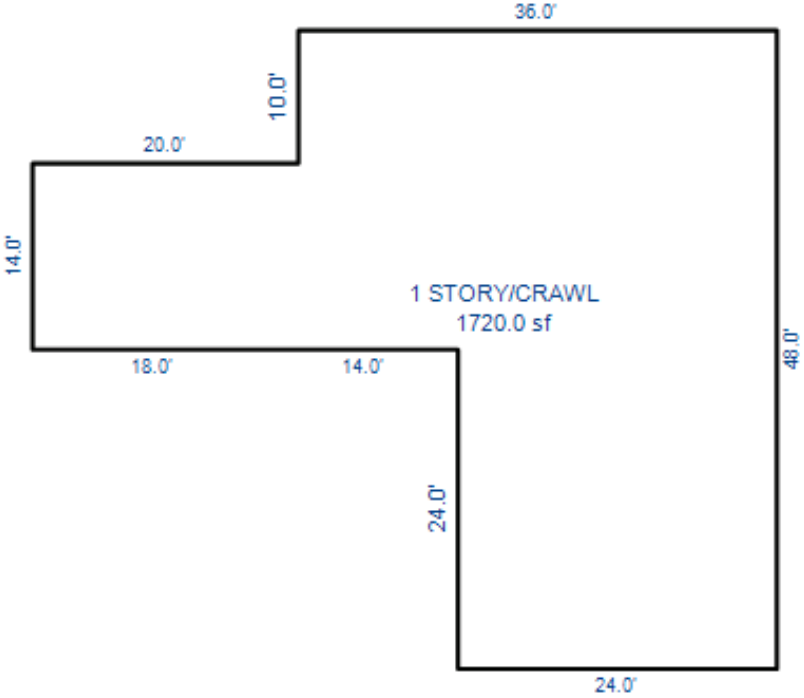


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type	(3) Roof (cont.)	(11) Heating/Cooling	(15) Built-ins	(15) Fireplaces	(16) Porches/Decks	(17) Garage
X Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang (4) Interior	X Gas Wood Oil Coal Elec. Steam Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling Central Air Wood Furnace	1 Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack 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 X Wood T&G	X				
Building Style: 1S	Trim & Decoration Ex Ord X Min					
Yr Built 1952	Remodeled 0					
Condition: Average	Lg Ord X Small Doors Solid X H.C.					
Room List	(5) Floors					
Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:	(12) Electric 100 Amps Service				
(1) Exterior	(6) Ceilings	No./Qual. of Fixtures Ex. Ord. X Min				
X Wood/Shingle Aluminum/Vinyl Brick		No. of Elec. Outlets Many X Ave. Few				
Insulation	(7) Excavation Basement: 0 S.F. Crawl: 1720 S.F. Slab: 0 S.F. Height to Joists: 0.0	(13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Space Heater Ground Area = 1720 SF Floor Area = 1720 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 1,720 Total: 125,291 68,911			
(2) Windows	(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor					
X Many Avg. Few X Large Avg. Small						
X Wood Sash Metal Sash Vinyl Sash						
X Double Hung Horiz. Slide Casement	(9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF					
X Double Glass Patio Doors Storms & Screens						
(3) Roof	(10) Floor Support Joists: Unsupported Len: Cntr.Sup:	(14) Water/Sewer 1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic Lump Sum Items:	Other Additions/Adjustments Plumbing Average Fixture(s) 1 778 428 Water/Sewer 1000 Gal Septic 1 3,235 1,779 Water Well, 50 Feet 1 1,895 1,042 Built-Ins Appliance Allow. 1 1,243 684 Totals: 132,442 72,844			
X Gable Hip Flat Gambrel Mansard Shed			Notes: ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCVC: 64,102			
X Asphalt Shingle						
Chimney: Metal						

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DEVRIES RICHARD R & SHARO	SCHUT COLLIN	170,000	06/15/2018	PTA	Arms Length	PTA	PTA	100.0
DEVRIES RICHARD R & SHARO	DEVRIES RICHARD R & SHARO	0	10/31/2017	AFF	SCRIVENERS AFFIDAVIT	2017-03432		0.0
DEVRIES RICHARD R & SHARO	DEVRIES RICHARD R & SHARO	0	10/31/2017	AFF	SCRIVENERS AFFIDAVIT	2017-03432		0.0
DEVRIES RICHARD R & SHARO	DEVRIES RICHARD R & SHARO	0	04/18/2016	QC	FAMILY SALE	2016-01444	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
4530 S LACHANCE RD	School: MCBAIN - 57030		Pole Barn	01/04/2011	2011-0002	100%

Owner's Name/Address	MAP #:
SCHUT COLLIN 4530 S LACHANCE RD LAKE CITY MI 49651	2019 Est TCV 36,171 TCV/TFA: 0.00

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
. SEC 29 T22N R8W S66 FT OF THE E 416 FT OF SE 1/4 OF NE 1/4 & N 40 FT OF E 200 FT OF N 1/2 OF SE 1/4 .814A.	X		

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X Dirt Road	<Site Value B> SITE 6000					6000	100		6,000
X Gravel Road	106 Actual Front Feet, 0.81 Total Acres							Total Est. Land Value =	6,000

Comments/Influences

347 SQ FT FV CABIN

X Electric  
Gas  
Curb  
Street Lights  
Standard Utilities  
Underground Utils.

Topography of Site

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



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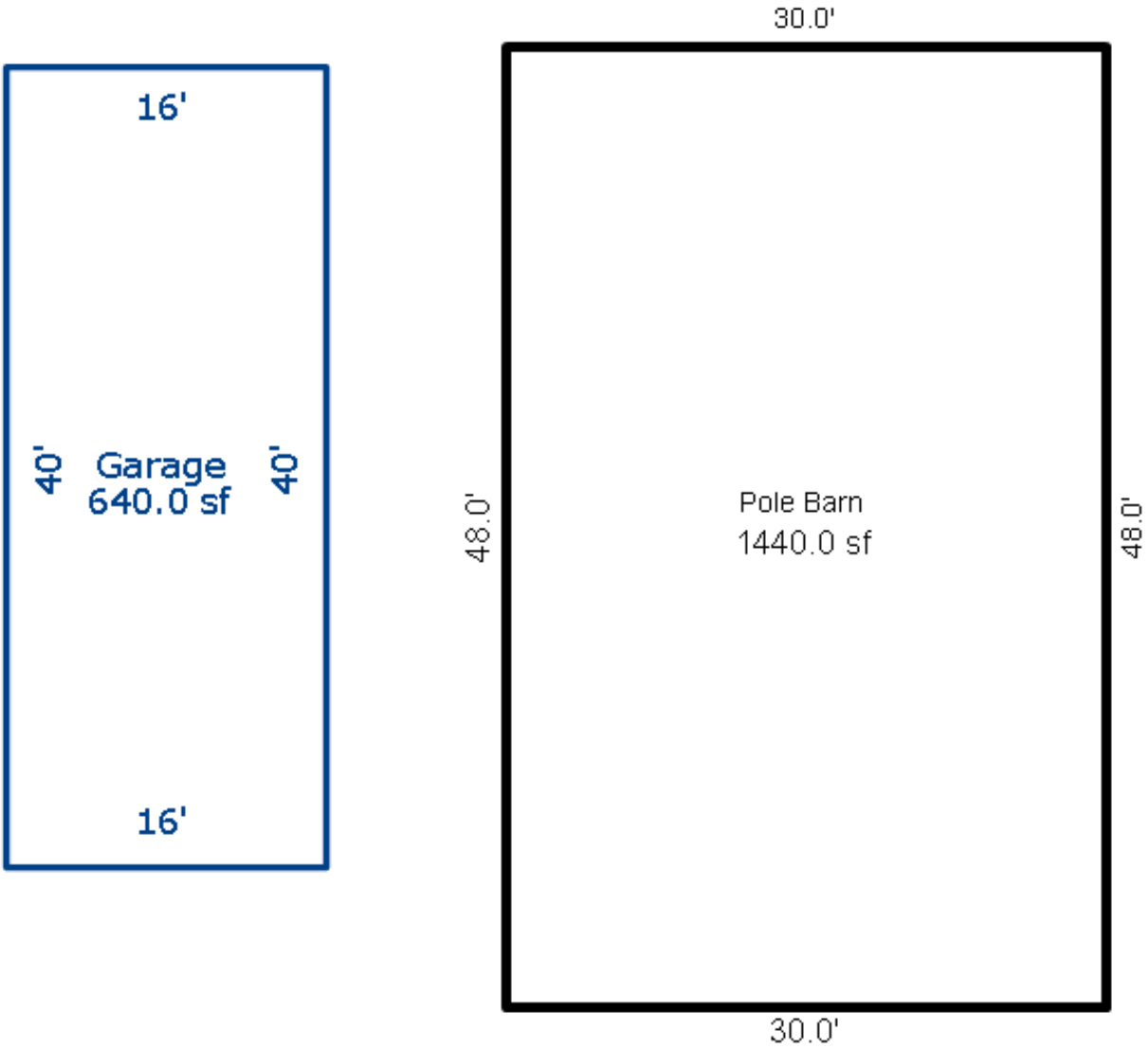
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2019	3,000	15,100	18,100			18,100S
TPC	12/27/2017	INSPECTED	2018	3,000	13,800	16,800			12,410C
TPC	05/02/2016	INSPECTED	2017	3,500	13,400	16,900			12,155C
TPC	06/21/2011	INSPECTED	2016	3,800	12,500	16,300			12,047C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1993 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 1440 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame		Drywall Paneled	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: GRG		Trim & Decoration													
Yr Built	Remodeled	Ex	X	Ord		Min									
1993 201	0	Size of Closets													
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			Cost Est. for Res. Bldg: 1 Single Family GRG					Cls CD		Blt 1993	
X	Wood/Shingle Aluminum/Vinyl Brick			Ex. X Ord. Min			(11) Heating System: Forced Air w/ Ducts								
Insulation				No. of Elec. Outlets			Ground Area = 0 SF Floor Area = 0 SF.								
(2) Windows				Many X Ave. Few			Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85								
X	Many Avg. X Few	Large Avg. Small		(7) Excavation			Building Areas								
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost								
(3) Roof		(8) Basement		Average Fixture(s)			Other Additions/Adjustments								
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1			Garages								
		(9) Basement Finish		3 Fixture Bath 2 Fixture Bath Softener, Auto 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: CD Exterior: Siding Foundation: 42 Inch (Unfinished)								
		Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer			Class: D Exterior: Pole (Unfinished)								
X	Gable Hip Flat	Gambrel Mansard Shed		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Door Opener 2 736 626 Base Cost 1440 34,992 29,743								
X	Asphalt Shingle			Lump Sum Items:			Class: D Exterior: Pole (Unfinished)								
Chimney: Brick							Base Cost 640 10,541 5,270 * No Concrete Floor 640 -2,707 -1,354 Totals: 43,562 34,286								
							Notes: ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCY: 30,171								

\*\*\* 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: X SEELEY RD      Class: 401 RESIDENTIAL-I      Zoning:      Building Permit(s):      Date:      Number:      Status:

School: MCBAIN - 57030

P.R.E. 0%

Owner's Name/Address: CADILLAC REAL ESTATE & GEESEMEN JEFF

316 S 37 RD      MAP #: 2019 Est TCV 196,816 TCV/TFA: 273.36

CADILLAC MI 49601      X Improved      Vacant      Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

Public Improvements      \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF	>80	\$2000	80.00	Acres	2000	100		160,000
80.00 Total Acres      Total Est. Land Value =								160,000

Tax Description: . SEC 29 T22N R8W N 1/2 OF NW 1/4. 80 A.

Comments/Influences



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

Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	80,000	18,400	98,400			63,542C
2018	80,000	14,300	94,300			62,053C
2017	88,000	17,400	105,400			60,777C
2016	72,000	14,600	86,600			60,235C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 200 160	Type Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	E.C.F. X 0.880	Bsmnt Garage: Carport Area: Roof:			
	Mobile Home												0 Front Overhang	0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling
	Town Home														
	Duplex														
	A-Frame														
	Wood Frame	(4) Interior													
		Drywall Paneled													
		Plaster Wood T&G													
	Building Style: 1S	Trim & Decoration													
		Ex	Ord	Min											
	Yr Built 0 ?	Remodeled 0													
	Condition: Average	Lg	Ord	Small											
	Room List	Doors	Solid	H.C.											
		(5) Floors													
	Basement	Kitchen:													
	1st Floor	Other:													
	2nd Floor	Other:													
	Bedrooms														
	(1) Exterior	(6) Ceilings													
	Wood/Shingle	No./Qual. of Fixtures													
	Aluminum/Vinyl	Ex.	Ord.	Min											
	Brick	No. of Elec. Outlets													
	Insulation	Many	Ave.	Few											
	(2) Windows	(7) Excavation													
	Many	Basement: 0 S.F.													
	Avg.	Crawl: 0 S.F.													
	Few	Slab: 0 S.F.													
	Large	Height to Joists: 0.0													
	Avg.	(8) Basement													
	Small	Conc. Block													
	Wood Sash	Poured Conc.													
	Metal Sash	Stone													
	Vinyl Sash	Treated Wood													
	Double Hung	Concrete Floor													
	Horiz. Slide	(9) Basement Finish													
	Casement	Recreation SF													
	Double Glass	Living SF													
	Patio Doors	Walkout Doors													
	Storms & Screens	No Floor SF													
	(3) Roof	(10) Floor Support													
	Gable	Public Water													
	Hip	Public Sewer													
	Flat	Water Well													
	Gambrel	1 1000 Gal Septic													
	Mansard	1 2000 Gal Septic													
	Shed	Lump Sum Items:													
	Asphalt Shingle														
	Chimney:														

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: 402 RESIDENTIAL-V		Zoning:	Building Permit(s)	Date	Number	Status				
X SEELEY RD		School: MCBAIN - 57030										
Owner's Name/Address		P.R.E. 0%										
CADILLAC REAL ESTATE & GEESEMAN JEFF 316 S 37 RD CADILLAC MI 49601		MAP #:										
		2019 Est TCV 80,000										
		Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
Tax Description		Public Improvements		* Factors *								
. SEC 29 T22N R8W SW 1/4 OF NW 1/4. 40 A.		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Gravel Road		Residentia PARTOF>80@\$2000		40.00	Acres	2000	100			80,000
		Paved Road		40.00 Total Acres		Total Est. Land Value =						80,000
		Storm Sewer										
		Sidewalk										
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		X	Rolling									
			Low									
			High									
			Landscaped									
		X	Swamp									
		X	Wooded									
			Pond									
			Waterfront									
			Ravine									
		X	Wetland									
			Flood Plain									
				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2019	40,000	0	40,000			33,857C	
					2018	40,000	0	40,000			33,064C	
					2017	40,000	0	40,000			32,384C	
					2016	36,000	0	36,000			32,096C	



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
Property Address		Class: 702 EXEMPT STATE	Zoning:	Building Permit(s)		Date	Number	Status
X SEELEY RD		School: MCBAIN - 57030						
Owner's Name/Address		P.R.E. 0%						
STATE OF MICHIGAN		MAP #:						
		2019 Est TCV 0						
		Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS			
Taxpayer's Name/Address		Public Improvements		* Factors *				
STATE		X		Description Frontage Depth Front Depth Rate %Adj. Reason Value				
		Dirt Road		Residentia 121 - 300@\$2000 200.00 Acres 2000 100 400,000				
		Gravel Road		200.00 Total Acres Total Est. Land Value = 400,000				
		Paved Road						
		Storm Sewer						
		Sidewalk						
		Water						
		Sewer						
		Electric						
		Gas						
		Curb						
		Street Lights						
		Standard Utilities						
		Underground Utils.						
Tax Description		Topography of Site						
. SEC 29 T22N R8W SE 1/4 OF NW 1/4; AND SW 1/4. 200 A.		X						
Comments/Influences		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	2019	EXEMPT	EXEMPT	EXEMPT
		TPC 12/27/2017 INSPECTED			2018	EXEMPT	EXEMPT	EXEMPT
		TPC 03/14/2016 INSPECTED			2017	0	0	0
					2016	0	0	0



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
OVERSTREET JOE E	OVERSTREET STEVEN E	0	06/10/2017	DC	CERTIFICATE OF DEATH	2019-00159		0.0
OVERSTREET JOE E	OVERSTREET JOE E & STEVEN	0	10/19/2010	QC	FAMILY SALE	2010-4749QC	PTA	0.0
OVERSTREET JOE E	OVERSTREET JOE E & STEVEN	0	03/04/2010	QC	Not Used In Study	2010/645		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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4520 S LACHANCE RD	School: MCBAIN - 57030					
--------------------	------------------------	--	--	--	--	--

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

Owner's Name/Address	MAP #:
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OVERSTREET STEVEN E 4520 S LACHANCE RD LAKE CITY MI 49651	2019 Est TCV 283,473 TCV/TFA: 354.34
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X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS			
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Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value

	Residentia 66 - 120	\$2000	118.82	Acres	2000	100		237,632
--	---------------------	--------	--------	-------	------	-----	--	---------

	Residentia ROAD @ ZERO		1.00	Acres	0	100		0
--	------------------------	--	------	-------	---	-----	--	---

	119.82 Total Acres			Total Est. Land Value =				237,632
--	--------------------	--	--	-------------------------	--	--	--	---------

Tax Description	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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. SEC 29 T22N R8W N 1/2 OF SE 1/4 & SW 1/4 OF SE 1/4 EXC N40 FT OF E 200 FT OF N 1/2 OF SE 1/4. 119.8163 A.	X	Dirt Road	2019	118,800	22,900	141,700			57,849C
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Comments/Influences	X	Gravel Road	2018	118,800	20,200	139,000			56,494C
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	X	Paved Road	2017	130,700	19,600	150,300			55,333C
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	X	Storm Sewer	2016	106,900	18,400	125,300			54,840C
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	X	Sidewalk							
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	X	Water							
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	X	Sewer							
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	X	Electric							
--	---	----------	--	--	--	--	--	--	--

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

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

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

	X	Standard Utilities							
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	X	Underground Utils.							
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Topography of Site	X	Level
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	X	Rolling
--	---	---------

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

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

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

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

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

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

	X	Waterfront
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	X	Ravine
--	---	--------

	X	Wetland
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	X	Flood Plain
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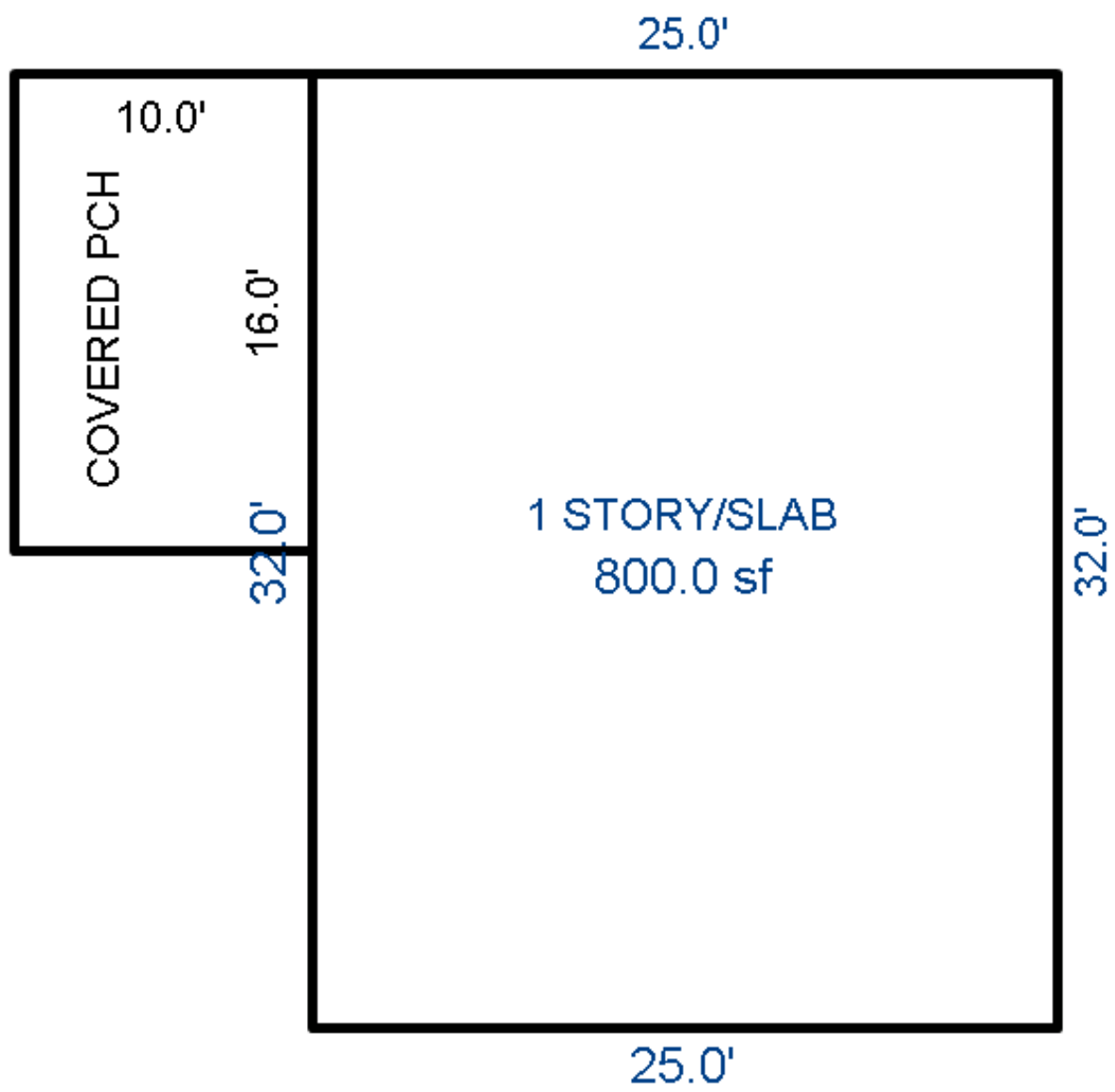


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	X Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 160	Type CCP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame		(4) Interior Drywall Paneled	X	Plaster Wood T&G		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: 1S		Trim & Decoration														
Yr Built 1971	Remodeled 0	Ex	Ord	X	Min											
Condition: Average		Lg	Ord	X	Small											
Room List		(5) Floors		Central Air Wood Furnace												
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric 200 Amps Service												
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures Ex. Ord. X Min												
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation			No. of Elec. Outlets Many Ave. X Few												
(2) Windows		(7) Excavation		(13) Plumbing												
X	Many Avg. X Few	Large Avg. X Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 800 S.F. Height to Joists: 0.0			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
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												
(3) Roof		(9) Basement Finish														
X	Gable Hip Flat	Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic									
X	Asphalt Shingle			(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:									
Chimney: Metal																
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Electric Baseboard Ground Area = 800 SF Floor Area = 800 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas										Cls D		Blt 1971				
Stories Exterior Foundation Size Cost New Depr. Cost																
1 Story Siding Slab 800 Total: 66,482 43,213																
Other Additions/Adjustments																
Plumbing																
Average Fixture(s)										1		778		506		
Water/Sewer																
1000 Gal Septic										1		3,235		2,103		
Water Well, 50 Feet										1		1,895		1,232		
Porches																
CCP (1 Story)										160		2,739		1,780		
Built-Ins																
Appliance Allow.										1		1,243		808		
Fireplaces																
Exterior 1 Story										1		3,770		2,450		
Totals:												80,142		52,092		
Notes:																
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV:														45,841		

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



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



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

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
S LACHANCE RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 100% 04/21/2003					
SUTTON LOUIS 5010 S LACHANCE RD LAKE CITY MI 49651	MAP #:					
	2019 Est TCV 14,850					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
. SEC 29 T22N R8W S 198 FT OF SE 1/4 OF SE 1/4. 6A.	X			GROUP H \$75/FF	198.00	1320.00	1.0000	1.0000	75	100	14,850
Comments/Influences				198 Actual Front Feet, 6.00 Total Acres Total Est. Land Value = 14,850							

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

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



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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	7,400	0	7,400			5,409C
2018	7,400	0	7,400			5,283C
2017	7,400	0	7,400			5,175C
2016	7,400	0	7,400			5,129C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BRAINERD RICKY R	BRAINERD RICKY R & DELLA	0	10/21/2004	QC	Not Qualified	04-0/4385		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
4900 S LACHANCE RD	School: MCBAIN - 57030		Garage	09/28/2006	20060325	Complete

Owner's Name/Address	MAP #:
BRAINERD RICKY R & DELLA L 4900 S LACHANCE RD LAKE CITY MI 49651	2019 Est TCV 152,645 TCV/TFA: 121.53

X Improved		Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
Public Improvements			* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			Residentia 18	-29 @\$2000	29.83 Acres	2000	100			59,660
			29.83 Total Acres Total Est. Land Value = 59,660							

Tax Description	X	Value
. SEC 29 T22N R8W SE 1/4 OF SE 1/4 EXC BEG 621 FT N OF SE COR, TH W 309 FT, N 293 1/2 FT, E 309 FT, S 293 1/2 FT & EXC N 405.5 FT OF E 224 FT THOF & EXC S 198 FT THOF. 29.8302A.	X	

Comments/Influences	X	Value
14X65 FV MH, W/10X65 SBA VERY LITTLE VALUE.	X	

Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level		2019	29,800	46,500	76,300			44,911C
X Rolling		2018	29,800	38,300	68,100			43,859C
X Low		2017	29,800	35,200	65,000			42,957C
High		2016	29,800	34,900	64,700			42,574C
Landscaped								
Swamp								
Wooded								
Pond								
Waterfront								
Ravine								
Wetland								
Flood Plain								

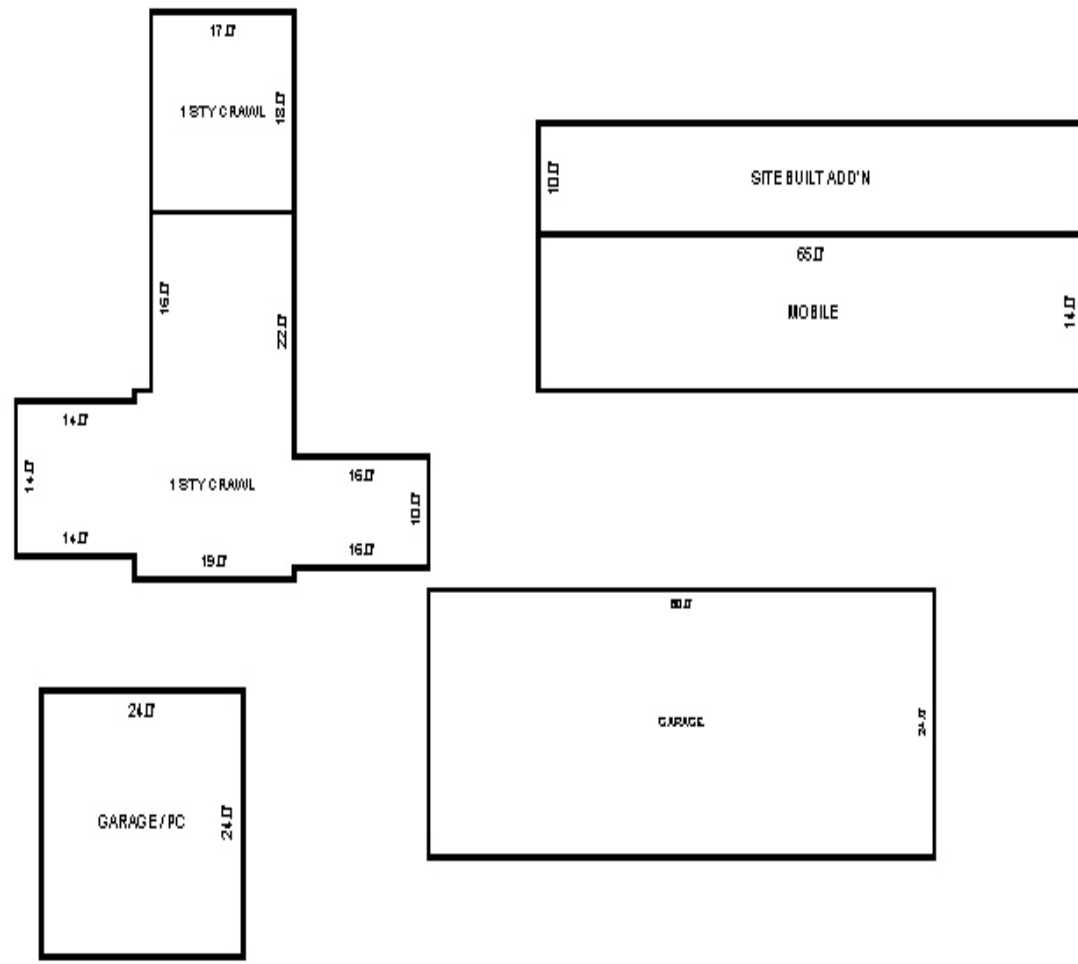
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2019	29,800	46,500	76,300			44,911C
			2018	29,800	38,300	68,100			43,859C
			2017	29,800	35,200	65,000			42,957C
			2016	29,800	34,900	64,700			42,574C

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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: 2006 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 1440 % Good: 96 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame		Drywall Paneled		Plaster Wood T&G											
Building Style: 1S		Trim & Decoration			Ex	Ord	X	Min								
Yr Built 1972	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											
					100	Amps Service										
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures											
					Ex.	X	Ord.	Min								
X	Wood/Shingle Aluminum/Vinyl Brick	No. of Elec. Outlets			Many	X	Ave.	Few								
	Insulation	(7) Excavation			(13) Plumbing											
		Basement: 0 S.F. Crawl: 1256 S.F. Slab: 0 S.F. Height to Joists: 0.0			1	Average Fixture(s)										
		(8) Basement			1	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer											
		(9) Basement Finish			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
			Recreation SF Living SF Walkout Doors No Floor SF		Lump Sum Items: 2,700											
X	Gable Hip Flat		Gambrel Mansard Shed		(10) Floor Support											
		Joists: Unsupported Len: Cntr.Sup:			1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic										
X	Asphalt Shingle				Lump Sum Items: 2,700											
	Chimney: Metal															
Cost Est. for Res. Bldg: 1 Single Family 1S										Cls D		Blt 1972				
(11) Heating System: Space Heater																
Ground Area = 1256 SF Floor Area = 1256 SF.																
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55																
Building Areas																
Stories Exterior Foundation Size Cost New Depr. Cost																
1 Story Siding Crawl Space 950																
1 Story Siding Crawl Space 306																
Total: 97,097 61,937																
Other Additions/Adjustments																
Plumbing																
Average Fixture(s) 1 778 428																
Water/Sewer																
1000 Gal Septic 1 3,235 1,779																
Water Well, 50 Feet 1 1,895 1,042																
Garages																
Class: D Exterior: Pole (Unfinished)																
Base Cost 576 9,711 4,370 *																
No Concrete Floor 576 -2,436 -1,096																
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)																
Base Cost 1440 34,992 33,592 *																
Built-Ins																
Appliance Allow. 1 1,243 684																
Unit-in-Place Cost Items																
MOBILE HOME 3000 3,210 1,444 *																
Lump Sum Items																
910 SQ FT FV MH 1,500 825																
812 SQ FT PB 1,200 660																
Totals: 152,425 105,665																
Notes:																
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCY:														92,985		

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



Sketch by Apex IV™

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

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

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

4774 S LACHANCE RD      School: MCBAIN - 57030      P.R.E. 57% 09/29/1997

Owner's Name/Address      MAP #:

BINGHAM ARTHUR D & CHERYL J      2019 Est TCV 88,717 TCV/TFA: 42.51

4774 S LACHANCE RD      X Improved      Vacant      Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

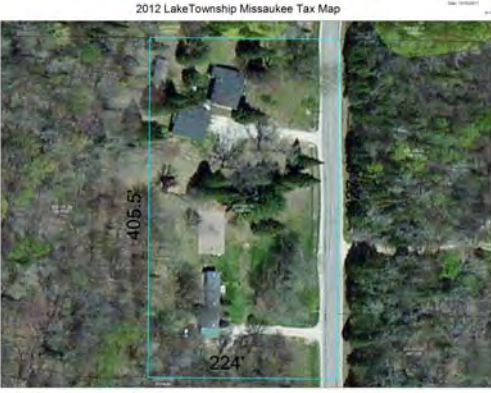
LAKE CITY MI 49651      Public Improvements      \* Factors \*

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

. SEC 29 T22N R8W E 224 FT OF N 405 1/2      40/FF      405.00      224.00      1.0000      1.0000      40      100      16,200

FT OF SE 1/4 OF SE 1/4. 2.0852 A.      405 Actual Front Feet, 2.08 Total Acres      Total Est. Land Value =      16,200

Comments/Influences      X Gravel Road      X Electric      Topography of Site



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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		X	Gas	Oil	1	Appliance Allow.	Interior 1 Story	Area	Type	Year Built:		
	Mobile Home	Insulation			Wood	Coal						Elec. Steam	Cook Top	Interior 2 Story
	Town Home	0	Front Overhang	X	Forced Warm Air			Garbage Disposal	2nd/Same Stack	24	CCP (1 Story)	Class:		
	Duplex	0	Other Overhang		Wall Furnace							Bath Heater	Exterior 1 Story	Exterior:
	A-Frame	(4) Interior		Warm & Cool Air			Vent Fan	Exterior 2 Story	Stone Ven.:		Foundation:			
X	Wood Frame	Drywall	Plaster	Heat Pump					Hot Tub	Prefab 1 Story	Common Wall:		Finished ?	
		Paneled	Wood T&G				Unvented Hood	Prefab 2 Story			Storage Area:		Roof:	
Building Style: HUD		Trim & Decoration							Vented Hood	Heat Circulator	E.C.F.		Bsmnt Garage:	
		Ex	X	Ord				Intercom			Raised Hearth	X		0.500
Yr Built	Remodeled	Size of Closets					Jacuzzi Tub		Wood Stove	Floor Area:		Carport Area:		
1972	0							Jacuzzi repl.Tub		Direct-Vented Ga	Total Base New : 63,606		Roof:	
Condition: Average		Lg	X	Ord					Oven		Class: Average	Total Depr Cost: 22,264		Storage Area:
		Doors		Solid		X	H.C.	Microwave		Effec. Age: 40		Estimated T.C.V: 11,132		% Good:
Room List		(5) Floors		Central Air			Standard Range		Self Clean Range		E.C.F.		Storage Area:	
	Basement	Kitchen:		Wood Furnace				Sauna		Trash Compactor	X		0.500	
	1st Floor	Other:		(12) Electric			Central Vacuum		Security System				Roof:	
	2nd Floor	Other:		150				Amps Service				Bsmnt Garage:		
	Bedrooms	(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Mobile Home HUD		Cls Average		Blt 1972			
(1) Exterior				Ex. X Ord. Min			(11) Heating System: Wall Furnace							
X	Wood/Shingle			No. of Elec. Outlets			Ground Area = 980 SF Floor Area = 980 SF.							
	Aluminum/Vinyl			Many X Ave. Few			Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35							
	Brick	(7) Excavation		(13) Plumbing			Building Areas							
	Insulation	Basement: 0 S.F.		1 Average Fixture(s)			Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost		
(2) Windows		Crawl: 0 S.F.		1 3 Fixture Bath			Main Home	Siding	Comp.Shingle	980				
		Slab: 0 S.F.		2 Fixture Bath			Other Additions/Adjustments							
X	Many	X	Large	Softener, Auto			Plumbing							
	Avg.		Avg.	Softener, Manual			Average Fixture(s)		1		731			
	Few		Small	Solar Water Heat			Water/Sewer		1		3,691			
X	Wood Sash	(8) Basement		No Plumbing			1000 Gal Septic		1		2,038			
	Metal Sash	Conc. Block		Extra Toilet			Water Well, 50 Feet		1		2,038			
	Vinyl Sash	Poured Conc.		Separate Shower			Porches		279		4,573			
	Double Hung	Stone		Ceramic Tile Floor			CCP (1 Story)		24		917			
	Horiz. Slide	Treated Wood		Ceramic Tile Wains			CCP (1 Story)		198		2,111			
	Casement	Concrete Floor		Ceramic Tub Alcove			Block Foundation		1		2,099			
	Double Glass	(9) Basement Finish		Vent Fan			Built-Ins		1		735			
	Patio Doors	Recreation SF		(14) Water/Sewer			Appliance Allow.		1		735			
	Storms & Screens	Living SF		Public Water			Notes: 1972 STAR MHD		Totals:		63,606			
(3) Roof		Walkout Doors		Public Sewer			ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV:		Totals:		63,606			
		No Floor SF		Water Well					Totals:		63,606			
X	Gable	(10) Floor Support		1000 Gal Septic					Totals:		63,606			
	Hip	Joists:		2000 Gal Septic					Totals:		63,606			
	Flat	Unsupported Len:		Lump Sum Items:					Totals:		63,606			
X	Asphalt Shingle	Cntr.Sup:							Totals:		63,606			
									Totals:		63,606			
	Chimney: Metal								Totals:		63,606			

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



Sketch by Apex Sketch

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 279	Type Treated Wood	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame		Drywall Paneled				Plaster Wood T&G										
Building Style: BOCA/STATE		Trim & Decoration															
Yr Built 1995	Remodeled 0	Ex	X	Ord		Min	Size of Closets										
Condition: Average		Lg	X	Ord		Small	Doors										
Room List		(5) Floors															
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:					(12) Electric										
		0 Amps Service															
		(6) Ceilings															
(1) Exterior		No./Qual. of Fixtures															
		Ex.	X	Ord.		Min	No. of Elec. Outlets										
		Many	X	Ave.		Few	(13) Plumbing										
		(7) Excavation															
		Basement: 0 S.F. Crawl: 0 S.F. Slab: 99 S.F. Height to Joists: 0.0															
		(8) Basement															
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor															
		(9) Basement Finish															
		Recreation SF Living SF Walkout Doors No Floor SF															
		(10) Floor Support															
		Joists: Unsupported Len: Cntr.Sup:															
		1 1 1															
		Lump Sum Items:															
		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic															
		Notes:															
		ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.600 => TCV:															
		Totals:															
		121,793															
		1,467															
		102,308															
		61,385															

\*\*\* 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				
4854 S LACHANCE RD		School: MCBAIN - 57030										
Owner's Name/Address		P.R.E. 100% 07/22/1994										
SCHAAF KEVIN L 4854 LACHANCE RD LAKE CITY MI 49651		MAP #:		2019 Est TCV 58,381 TCV/TFA: 57.01								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS								
. SEC 29 T22N R8W BEG 621 FT N OF SE COR SEC 29 TH N 293 1/2 FT W 309 FT S 293 1/2 FT E 309 FT TO POB. 2.082 A.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		Residentia 1 - 2.99 @\$5500	2.08 Acres		5500	100				11,440
		Paved Road		2.08 Total Acres Total Est. Land Value = 11,440								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		Metal Prefab	8.28	270	50	1,118				
		Sewer		Total Estimated Land Improvements True Cash Value = 1,118								
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		X Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2019	5,700	23,500	29,200			19,438C	
		TPC 12/27/2017 INSPECTED			2018	5,700	18,300	24,000			18,983C	
					2017	5,700	16,800	22,500			18,593C	
					2016	5,700	16,700	22,400			18,428C	

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																									
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven. : Stone Ven. : Common Wall: Foundation: Finished ? Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																																																																						
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G																																																																																	
Building Style: 1S		Trim & Decoration																																																																																				
Yr Built	Remodeled	Ex	X	Ord		Min																																																																																
1968	0	Size of Closets																																																																																				
Condition: Average		Lg	X	Ord		Small																																																																																
Room List		(5) Floors		Central Air Wood Furnace																																																																																		
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(12) Electric  100 Amps Service																																																																																		
		(6) Ceilings		No./Qual. of Fixtures Ex. X Ord. Min																																																																																		
X	Wood/Shingle Aluminum/Vinyl Brick Stone Insulation	X	Drywall	No. of Elec. Outlets Many X Ave. Few																																																																																		
(2) Windows		(7) Excavation		(13) Plumbing																																																																																		
	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1024 S.F. Height to Joists: 0.0		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic  Lump Sum Items:																																																																															
(3) Roof		(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF																																																																																		
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:																																																																																	
X	Asphalt Shingle		Chimney:																																																																																			
Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1968 (11) Heating System: Space Heater Ground Area = 1024 SF Floor Area = 1024 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>1,024</td> <td></td> <td></td> </tr> <tr> <td colspan="3"></td> <td>Total:</td> <td>79,634</td> <td>47,780</td> </tr> <tr> <td colspan="6">Other Additions/Adjustments</td> </tr> <tr> <td colspan="3">Plumbing</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">Average Fixture(s)</td> <td>1</td> <td>778</td> <td>467</td> </tr> <tr> <td colspan="3">Water/Sewer</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">1000 Gal Septic</td> <td>1</td> <td>3,235</td> <td>1,941</td> </tr> <tr> <td colspan="3">Water Well, 50 Feet</td> <td>1</td> <td>1,895</td> <td>1,137</td> </tr> <tr> <td colspan="3">Built-Ins</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">Appliance Allow.</td> <td>1</td> <td>1,243</td> <td>746</td> </tr> <tr> <td colspan="3"></td> <td>Totals:</td> <td>86,785</td> <td>52,071</td> </tr> </tbody> </table> Notes: ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCv: 45,823															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Slab	1,024						Total:	79,634	47,780	Other Additions/Adjustments						Plumbing						Average Fixture(s)			1	778	467	Water/Sewer						1000 Gal Septic			1	3,235	1,941	Water Well, 50 Feet			1	1,895	1,137	Built-Ins						Appliance Allow.			1	1,243	746				Totals:	86,785	52,071
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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: 702 EXEMPT STATE      Zoning:      Building Permit(s)      Date      Number      Status

S SEELEY RD      School: MCBAIN - 57030

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

STATE OF MICHIGAN      2019 Est TCV 0

Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia	121 - 300	@	\$2000	647.07	Acres	2000	100	1,294,140
647.07 Total Acres							Total Est. Land Value =	1,294,140

Taxpayer's Name/Address      X      Dirt Road      X      Electric

STATE      X      Gravel Road      Gas

Tax Description      X      Paved Road      Curb

SEC 30 T22N R8W ENTIRE FRL SECTION.      X      Storm Sewer      Street Lights

647.07 A.      X      Sidewalk      Standard Utilities

Comments/Influences      X      Water      Underground Utils.



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2019	EXEMPT	EXEMPT	EXEMPT			EXEMPT
			2018	EXEMPT	EXEMPT	EXEMPT			EXEMPT
			2017	0	0	0			0
			2016	0	0	0			0

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