

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FOUR D'S OF MISSAUKEE LLC	SEIDEL CHRIS	34,000	06/29/2013	PTA	Split Vacant	PTA	PTA	100.0
FOUR D'S OF MISSAUKEE LLC	BROWN CHAD & GRETCHEN	12,500	08/10/2012	WD	Split Vacant		PTA	0.0
FOUR D'S OF MISSAUKEE LLC	TIDWELL CHARLES	21,500	01/01/2012	LC	Split Vacant	2012-00042 LCT	PTA	0.1
FOUR D'S OF MISSAUKEE LLC	VANDERHEIDE KENIN D & JER	7,000	09/14/2011	PTA	Split Vacant	PTA	PTA	0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
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BROWN RD	School: MCBAIN - 57030	P.R.E. 0%				
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Owner's Name/Address	MAP #:					
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FOUR D'S OF MISSAUKEE LLC 300 E MEYERING RD MARION MI 49665	2019 Est TCV 89,087					
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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 *					Value
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Residentia PARTOF	>80	\$2000	44.10 Acres	2000	100		88,200
44.10 Total Acres						Total Est. Land Value =	88,200

Land Improvement Cost Estimates		Rate	Size % Good	Cash Value
Description				
Water		23.60	40 94	887
Wood Frame				
Total Estimated Land Improvements True Cash Value =				887

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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SEC 31 T22N R8W (5*2006) NE 1/4 EXC BEG AT NE COR, TH S 0 DEG30'13"E TO SE COR, TH N89DEG29'46"W297.5 FT, N0DEG13'45"E 1024.06', N59 DEG 54'35"W 194.02FT, N 55 DEG 56'12"W 154.54 FT, N 43 DEG 31'06"W 209.58 FT, N 59 DEG 54'35"W 225.94 FT, N 29 DEG 0'23"W 167.60 FT, N 26 DEG 52'47"W 192.56 FT, N 66 DEG 13'21"W 73.35 FT, N76 DEG 47'19"W 142.24 FT, N 64 DEG 28'46"W 63.96 FT, N 52 DEG 10'12"W 170 FT, S 73 DEG 42'57"W 243.06 FT, S 19 DEG 36'07"W 96.37 FT, N 23 DEG 19'38"W 535.91 FT, S 89 DEG 40'35"W 815.66 FT, S22 DEG 51'29"W 5"E 321.45 FT, S S 33 DEG 09'11"E 7"E 300.54 FT, S , S957.4 FT, , N0DEG40'))"E TO O POB EXC BEG M E1/4 COR TH 9D29'46"W N ON FILE***	X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain SEASONAL RD
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Topography of Site	X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain SEASONAL RD
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8 completed						
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1-001-00; -001-35; -----	X	SEASONAL RD	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2019	44,100	400	44,500	32,490C
		TPC 12/27/2017 INSPECTED	2018	61,100	200	61,300			43,960C
		TPC 04/25/2017 INSPECTED	2017	67,200	200	67,400			43,056C
			2016	55,000	200	55,200			42,672C



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FOUR D'S OF MISSAUKEE LLC	MATTERN MARK S & LYNDA M	26,900	07/19/2018	WD	Split Vacant	2018-02313	PTA	100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
BROWN RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 0%					
MATTERN MARK S & LYNDA M 8850 E 30 1/2 RD CADILLAC MI 49601	MAP #:					
	2019 Est TCV 24,000					

Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS					
Public Improvements			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
			Residentia 8 - 17	@\$2000	12.00 Acres	2000	100	24,000
			12.00 Total Acres Total Est. Land Value =					24,000


Tax Description  
 SEC 31 T22N R8W (5\*2006) NE 1/4 EXC BEG AT NE COR, TH S 0 DEG30'13"E TO SE COR, TH N89DEG29'46"W297.5 FT, N0DEG13'45"E 1024.06', N59 DEG 54'35"W 194.02FT, N 55 DEG 56'12"W 154.54 FT, N 43 DEG 31'06"W 209.58 FT, N 59 DEG 54'35"W 225.94 FT, N 29 DEG 0'23"W 167.60 FT, N 26 DEG 52'47"W 192.56 FT, N 66 DEG 13'21"W 73.35 FT, N76 DEG 47'19"W 142.24 FT, N 64 DEG 28'46"W 63.96 FT, N 52 DEG 10'12"W 170 FT, S 73 DEG 42'57"W 243.06 FT, S 19 DEG 36'07"W 96.37 FT, N 23 DEG 19'38"W 535.91 FT, S 89 DEG 40'35"W 815.66 FT, S22 DEG 51'29"W

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	12,000	0	12,000			12,000S
2018	0	0	0			0
2017	0	0	0			0
2016	0	0	0			0

Who When What  
 TPC 07/09/2018 INSPECTED



8 completed ;  
 1-001-00;  
 -001-35;  
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FOUR D'S OF MISSAUKEE LLC	PIKE TRAVIS & PHILLIPS AS	12,500	05/24/2018	WD	Split Vacant	2018-01833	PTA	100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
BROWN RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 0%					
PIKE TRAVIS & PHILLIPS ASHLEY 1638 LOGAN RD FAIRBANKS AK 99709	MAP #:					
	2019 Est TCV 10,000					

	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	5.00 Acres	2000	100		10,000
				5.00 Total Acres			Total Est. Land Value =			10,000

**Tax Description**  
 LEGAL DESCRIPTION: AS SURVEYED A PART OF THE NORTHEAST 1/4 OF SECTION 31, T22N-R8W LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE EAST 1/4 CORNER OF SAID SECTION; THENCE N89°2G'4G"W, ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION, 297.50 FEET; THENCE N0DEG13'43"E, 1024.06 FEET; THENCE S59DEG10'51"E, 31.92 FEET; THENCE S42°47'23"E, 209.58 FEET; THENCE S54°51'07"E, 46.73 FEET; THENCE N89DEG 13'04"W. 120.80 FEET; THENCE S00°23'05"W, 47' 13"E, 210.15 SAID SECTION; G SAID LINE, OF BEGINNING. SUBJECT TO ALL ASEMENTS, AND IF ANY.; SPLIT ON 001-00



- 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

8 completed ;  
 1-001-00;  
 -000-140;  
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2019	5,000	0	5,000			5,000S
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.
FOUR D'S OF MISSAUKEE LLC	SEIDEL CHRIS	34,000	06/29/2013	LC	LAND CONTRACT	2013-022	PTA	100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
BROWN RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 0%					
SEIDEL CHRIS 6725 WATERFORD HILL TER CLARKSTON MI 48346	MAP #:					
	2019 Est TCV 41,760					

Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS					
Public Improvements			* Factors *					
	X		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
			Residentia PARTOF	>20	\$2000	20.88 Acres	2000 100	41,760
			20.88 Total Acres Total Est. Land Value =					41,760

**Tax Description**  
 2013-02263 A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 31, TOWN 22 NORTH, RANGE 8 WEST, LAKE TOWNSHIP, MISSAUKEE COUNTY, MIDDGAN, MORE FULLY DESCRIBED TO-WIT: COMMENCING AT THE SOUTH CENTER 1/4 OF SECTION 31, TOWN 22 NORTH, RANGE 8 WEST; THEACE NORTH 956.53 FEET ; THENCE EAST 950.44 FEET; THENCE SOUTH 957.40 FEET; TBENCE WEST TO THE POINT OF BEG, TOGETHER WITH AAD SUBJECT TO A . 66 FOOT WIDE EASEMENT FOR INGRESS, EGRESS AND UTILITIES, DESCRIBED BELOW: 66 FOOT WIDE EASEMENT: A 66 FOOT WIDE EASEMENT

- 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
  - 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	20,900	0	20,900			20,900S
2018	20,900	0	20,900			20,900S
2017	20,900	0	20,900			20,900S
2016	21,900	0	21,900			21,900S

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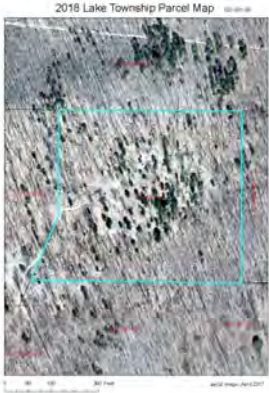
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FOUR D'S OF MISSAUKEE LLC	GALOUP DWIGHT & CYNTHIA	20,000	08/15/2018	LC	Arms Length	2018-02675	PTA	100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
BROWN RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 0%					
GALOUP DWIGHT & CYNTHIA 11785 S DICKERSON RD MC BAIN MI 49657	MAP #:					
	2019 Est TCV 21,006					

	Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS								
Tax Description	Public Improvements			* Factors *								
	X			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Parcel G Part of the Northeast 1/4 of Section 31, T22N, R8W, Lake Township, Missaukee County, Michigan, more fully described as Commencing at the North 1/4 of said Section 31, thence N89°40'36"E 614.69 feet along the North line of said Section 31 to the Point of Beginning, thence N89°40'36"E 709.35 feet along said North Section line, thence S00°30'13"E 660.00 feet, thence S89°40'35"W 815.66 feet, thence N22°51'29"E 269.48 feet, thence N00°40'00"W 412.55 feet to the Point of				Dirt Road								21,006
				Gravel Road								0
				Paved Road								0
				Storm Sewer								0
				Sidewalk								0
				Water								0
				Sewer								0
				Electric								0
				Gas								0
				Curb								0
				Street Lights								0
				Standard Utilities								0
				Underground Utils.								0
				11.04 Total Acres Total Est. Land Value = 21,006								

Parcel G Part of the Northeast 1/4 of Section 31, T22N, R8W, Lake Township, Missaukee County, Michigan, more fully described as Commencing at the North 1/4 of said Section 31, thence N89°40'36"E 614.69 feet along the North line of said Section 31 to the Point of Beginning, thence N89°40'36"E 709.35 feet along said North Section line, thence S00°30'13"E 660.00 feet, thence S89°40'35"W 815.66 feet, thence N22°51'29"E 269.48 feet, thence N00°40'00"W 412.55 feet to the Point of



.04 acres more or ht of Way for a subject to and restrictions

009-031-001-00;

2 completed DIVISION

1-001-00; -001-50,

2 completed

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

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	04/25/2017	INSPECTED
TPC	03/30/2015	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2019	10,500	0	10,500			10,500S
2018	11,000	0	11,000			9,733C
2017	11,600	0	11,600			9,533C
2016	11,600	0	11,600			9,448C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FOUR D'S OF MISSAUKEE LLC	BROWN CHAD & GRETCHEN	12,500	08/10/2012	LC	LAND CONTRACT	2012-02738 LCT	PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
S BROWN RD	School: MCBAIN - 57030		VIOLATION LETTER	01/18/2018	2018-99999	100%

Owner's Name/Address	P.R.E.	MAP #:
BROWN CHAD & GRETCHEN 10255 PAGE AVE JACKSON MI 49201	0%	2019 Est TCV 19,302

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

Tax Description	X	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SPLIT ON 08/28/2012 FROM 009-031-001-00; PARCEL I		Dirt Road								
PART OF THE NORTHEAST 1/4 OF SECTION 31, T22N, RBW, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN MORE FULLY DESCRIBED AS COMMENCING AT THE NORTHEAST COMER OF SAID SECTION 31, THENCE S00°30'13"E 660.00 FEET ALONG THE EAST LINE OF SAID SECTION 31, THENCE S89°40'36"W 835.29 FEET PARALLEL TO THE NORTH LINE OF SAID SECTION 31 TO THE POINT OF BEGINNING, THENCE S00°30'13"E 468.76 FEET TO A POINT ON A 66 FOOT EASEMENT, THENCE ALONG THE CENTERLINE OF SAID 66 FOOT EASEMENT THE FOLLOWING FOUR COARSES, NORTHWESTERLY 64.54 FEET ALONG THE ARC OF A 150 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD		Gravel Road								
		Paved Road								
		Storm Sewer								
		Sidewalk								
		Water								
		Sewer								
		Electric								
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
		* Factors *								
		Residentia 3 - 7 @\$2800	5.04 Acres				2800	100		14,112
		5.04 Total Acres Total Est. Land Value =								14,112

Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
	Wood Frame	18.02	288	100	5,190
Total Estimated Land Improvements True Cash Value =					5,190

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	7,100	2,600	9,700			9,478C
2018	7,100	0	7,100			6,717C
2017	6,800	0	6,800			6,579C
2016	6,800	0	6,800			6,521C



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TIDWELL CHARLES	FOUR D'S OF MISSAUKEE LLC	0	04/07/2017	QC	FORECLOSURE	2017-01359	PTA	0.0
FOUR D'S OF MISSAUKEE LLC	TIDWELL CHARLES	21,500	01/01/2012	LC	Split Vacant	2012-00042 LCT		100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
BROWN RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 0%					
FOUR D'S OF MISSAUKEE LLC 300 W MEYERING RD MARION MI 49665	MAP #:					
	2019 Est TCV 20,200					

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		Residentia 8 - 17	@\$2000	10.10	Acres	2000	100	20,200
	Gravel Road		10.10 Total Acres		Total Est. Land Value =			20,200	

**Tax Description**  
 2012-00042 LCT PARCEL B: PART OF THE NORTHEAST 1/4 OF SECTION 31, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS: COMMENCING AT THE NORTH 1/4 OF SAID SECTION 31, THENCE N89° 40' 36"E 614.69 FEAT ALONG THE NORTH LINE OF SAID SECTION 31, THENCE S00°40'00"E 412.55 FEET, THENCE S22°51'29"W 376.70 FEET, THENCE S89°43'45''W 464.33 FEET TO A POINT ON THE NORTH & SOUTH LINE OF SAID SECTION 31 THENCE N00°40'00''W 758.42 FEET ALONG SAID 1/4

- 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
- 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	10,100	0	10,100			10,036C
2018	10,100	0	10,100			9,801C
2017	9,600	0	9,600			9,600S
2016	10,600	0	10,600			10,600S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FOUR D'S OF MISSAUKEE LLC	VANDERHEIDE KEVIN D & JER	7,000	09/14/2011	WD	Split Vacant	2011-02943	PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
5350 SE BROWN RD	School: MCBAIN - 57030		New House	07/03/2014	2014-0227	100%
	P.R.E. 100% 11/30/2015					

Owner's Name/Address	MAP #:
VANDERHEIDE KEVIN D & VANDERHEIDE JEREMY P 5350 SE BROWN RD CADILLAC MI 49601-9401	2019 Est TCV 105,085 TCV/TFA: 133.19

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	172.45	252.60	1.0000	1.0000	40	100	6,898
172 Actual Front Feet, 1.00 Total Acres						Total Est. Land Value =	6,898

Tax Description	X	Description	Rate	Size	% Good	Cash Value	
DESCRIPTION FOR PARCEL "F" PART OF THE SOUTHEAST 114 OF THE NORTHEAST 1/4, SECTION 31, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN MORE FULLY DESCRIBED AS COMMENCING AT THE EAST 1/4 COMER OF SAID SECTION 31, THENCE N00'30'13"W595.70 FEET ALONG THE EAST LINE OF SAID SECTION 31 TO THE POINT OF BEGINNING, THENCE S89'29'47"W 210.00 FEET. THENCE N00'30'13"W 235.00 FEET, THENCE N69'29'47'E 119,23 FEET TO POINT ON THE CENTERLINE OF A 66 FOOT WIDE EASEMENT THENCE S55'56'12'8 110 24 FEET		Dirt Road					
		Gravel Road					
		Paved Road					
		Storm Sewer					
		Sidewalk					
		Water	D/W/P: 4in Ren. Conc.	5.57	460	0	0
		Sewer	D/W/P: 4in Concrete	4.92	15	0	0
		Electric	Residential Local Cost Land Improvements				
		Gas	Description	Rate	Size	% Good	Cash Value
		Curb	LAND IMPROVE 1000	1,000.00	2	95	1,900
	Street Lights	Total Estimated Land Improvements True Cash Value =				1,900	
	Standard Utilities						
	Underground Utils.						



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	3,400	49,100	52,500			45,072C
2018	3,400	45,100	48,500			44,016C
2017	3,400	44,700	48,100			43,111C
2016	3,400	42,100	45,500			42,727C

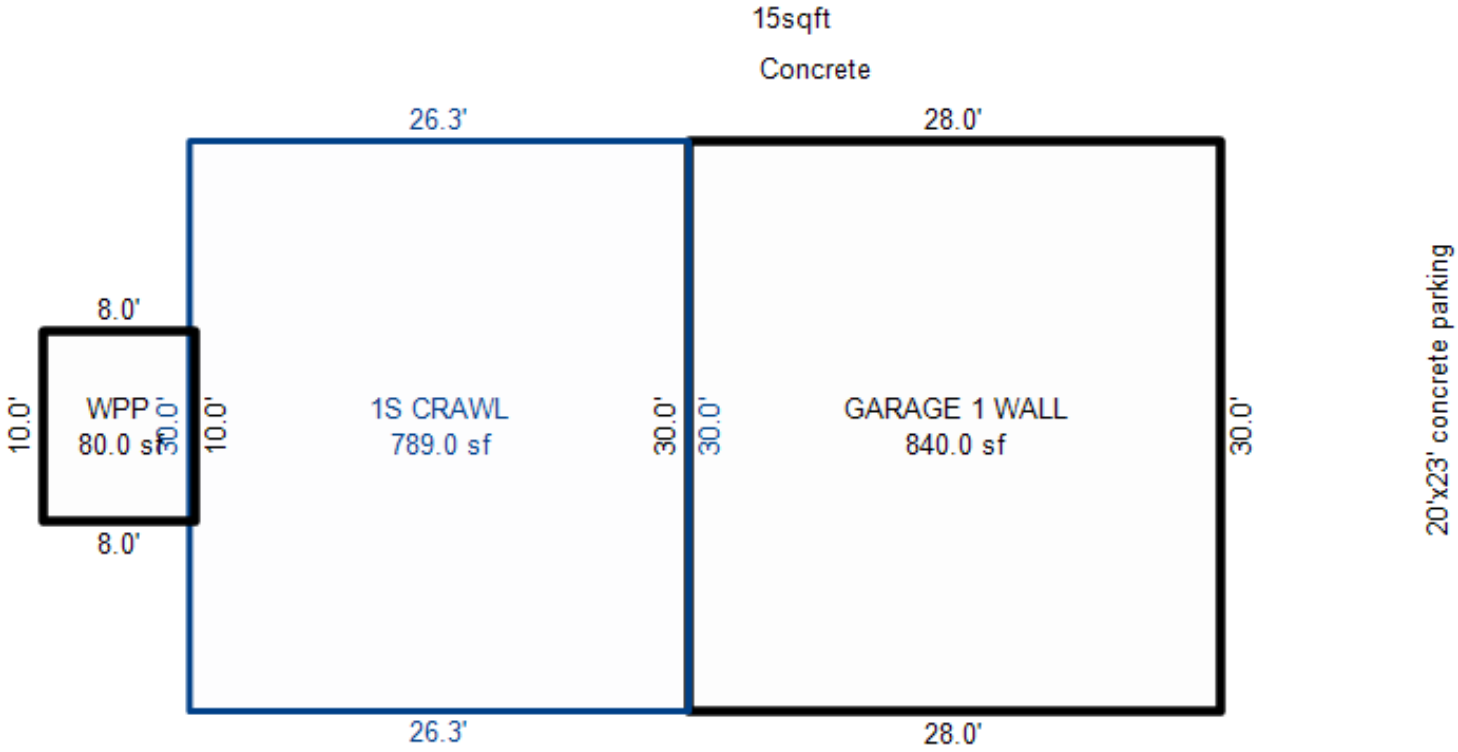
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																				
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 80	Type Treated Wood	Year Built: 2014 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: 789 % Good: 0 Storage Area: 0 No Conc. Floor: 0	80	E.C.F. X 0.880	Bsmnt Garage: Carport Area: Roof:																																																																					
	Mobile Home													0 Front Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: CD Effec. Age: 4 Floor Area: 789 Total Base New : 113,976 Total Depr Cost: 109,417 Estimated T.C.V: 96,287																																																																		
	Town Home	0 Other Overhang																																																																																
	Duplex	(4) Interior																																																																																
	A-Frame	Drywall Paneled																																																																																
	Wood Frame	Plaster Wood T&G																																																																																
Building Style: 1S		Trim & Decoration			(12) Electric																																																																													
		Ex	Ord	Min	0 Amps Service																																																																													
Yr Built 2014	Remodeled 0	Size of Closets																																																																																
		Lg	Ord	Small																																																																														
Condition: Average		Doors	Solid	H.C.																																																																														
Room List		(5) Floors			Central Air Wood Furnace																																																																													
	Basement	Kitchen:																																																																																
	1st Floor	Other:																																																																																
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	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: 789 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																																																																													
	Many Avg. Few	(8) Basement			(14) Water/Sewer																																																																													
	Large Avg. Small	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																																																													
	Wood Sash	(9) Basement Finish			Lump Sum Items:																																																																													
	Metal Sash	Recreation SF Living SF Walkout Doors No Floor SF																																																																																
	Vinyl Sash																																																																																	
	Double Hung																																																																																	
	Horiz. Slide																																																																																	
	Casement																																																																																	
	Double Glass																																																																																	
	Patio Doors																																																																																	
	Storms & Screens																																																																																	
(3) Roof		(10) Floor Support																																																																																
	Gable	Joists: Unsupported Len: Cntr.Sup:																																																																																
	Hip																																																																																	
	Gambrel																																																																																	
	Mansard																																																																																	
	Flat																																																																																	
	Shed																																																																																	
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FOUR D'S OF MISSAUKEE LLC	PETERS JOHN SCOTT (M/M)	15,700	04/06/2009	WD	Split Vacant	2009/1231		100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
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S BROWN 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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PETERS JOHN SCOTT 4702 HENRY RD Jackson MI 49201	2019 Est TCV 15,660
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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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EQ APPRAISAL			5.800 Acres		2,700	100		15,660
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			5.80 Total Acres		Total Est.	Land Value =		15,660
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Tax Description	X	Dirt Road	Gravel Road	Paved Road	Storm Sewer	Sidewalk	Water	Sewer	Electric	Gas	Curb	Street Lights	Standard Utilities	Underground Utils.
SEC 31 T22N R8W (0*2009) BEG N 0 DEG 30'13"W 768.15 FT FROM E 1/4 COR, TH , N 55 DEG 56'12"W 154.54 FT, N 43 DEG 31'06"W 209.58 FT, N 59 DEG 54'35"W 225.94 FT, N 29 DEG 00'13"W 167.60 FT, N 26 DEG 52'47"W 192.56 FT, N 89 DEG 40'36"E 630.25 FT, S 0 DEG 30'13"E 673.73 FT TO POB. 5.8A. 2009 Split on 6-24-09 from 031-001-00														

Comments/Influences
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Split/Comb. on 06/24/2009 completed
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1-001-001-70;  
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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	
------	--

Landscaped	
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Swamp	
-------	--

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

Pond	
------	--

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

Ravine	
--------	--

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

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

X SEASONAL RD	
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2019	7,800	0	7,800			7,800S
2018	7,800	0	7,800			7,784C
2017	7,800	0	7,800			7,624C
2016	7,800	0	7,800			7,556C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FOUR D'S OF MISSAUKEE LLC	COOK JEFF A & DEBORA J	11,600	02/12/2010	WD	Arms Length	2010/407		100.0
QUIST JERRY & DONNA & JAY	FOUR D'S OF MISSAUKEE LLC	0	03/28/2007	QC	RELATED PARTY	2007/1005		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
S BROWN RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 0%					
COOK JEFFREY A & DEBORA J 2088 124TH AVE Hopkins MI 49328	MAP #:					
	2019 Est TCV 14,056					

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			Residentia 3 - 7	@\$2800	5.02 Acres	2800	100	14,056
			5.02 Total Acres Total Est. Land Value =					14,056

**Tax Description**  
 SEC 31 T22N R8W BEG S 0 DEG 30'13" E 660 FT FROM NE COR OF NE/4, TH S0DEG 30'13" E 262 FT, S89DEG 40'36"W 835.29 FT, N0DEG 30'13"W 262 FT, N89DEG 40'36"E 835.29 FT TO POB 5.02 AC. M/L  
 SPLIT ON 06/04/2007 FROM 009-031-001-00;

**Comments/Influences**  
 Split/Comb. on 06/04/2007 completed 06/04/2007 RAY ;  
 Parent Parcel(s): 009-031-001-00;  
 Child Parcel(s): 009-031-001-75,  
 009-031-001-00;



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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	7,000	0	7,000			6,878C
2018	7,000	0	7,000			6,717C
2017	7,500	0	7,500			6,579C
2016	7,500	0	7,500			6,521C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FOUR D'S OF MISSAUKEE LLC	COOK JEFFREY A & DEBORA J	20,000	06/29/2007	WD	Split Vacant	2007/2490		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
5200 S BROWN RD	School: MCBAIN - 57030		New House	10/25/2007	20070817	100%
Owner's Name/Address	P.R.E. 0%					
COOK JEFFREY A & DEBORA J 2088 124TH AVE Hopkins MI 49328	MAP #:					
	2019 Est TCV 104,834 TCV/TFA: 141.67					

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 31 T22N R8W BEG S 0 DEG 30'13"E 1192 FT FROM NE COR OF NE/4, TH S89DEG 40'36"W 630.25 FT, N 66DEG 13'21"W 73.35 FT, N76DEG 47'19"W 142.24 FT, N 0DEG 30'13" W 206.76 FT, N89DEG 40'36"E 835.29 FT S0DEG 30'13"E 270 FT TO POB. 5 Ac. M/L Split on 06/04/2007 from 009-031-001-00;	X	Dirt Road		Residentia 3 - 7 @\$2800	5.00 Acres	2800	100	14,000
		Gravel Road		5.00 Total Acres Total Est. Land Value =				14,000
		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
Split/Comb. on 06/04/2007 completed 06/04/2007 RAY ;	X	D/W/P: Patio Blocks	14.32	120 97	1,666
		Total Estimated Land Improvements True Cash Value =			1,666

Split/Comb. on 06/04/2007 completed  
06/04/2007 RAY ;



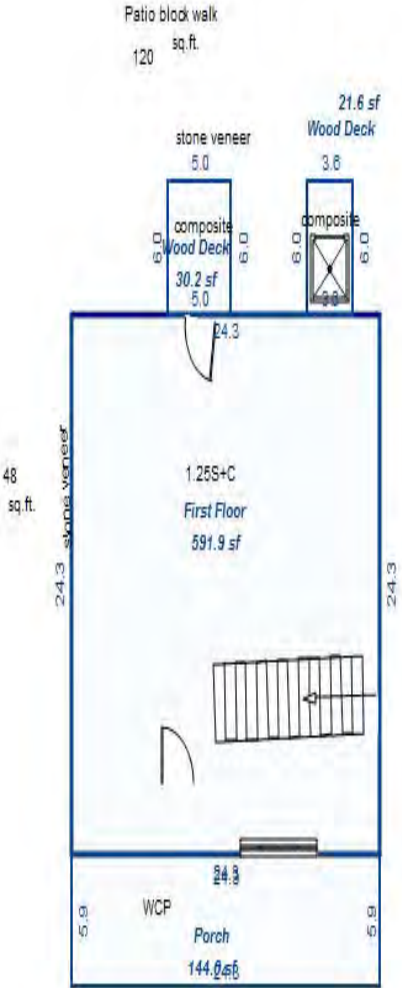
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level							
X Rolling	2019	7,000	45,400	52,400			42,593C
Low							
High							
Landscaped							
Swamp							
X Wooded	2018	7,000	44,300	51,300			41,595C
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
X SEASONAL RD	2017	6,800	44,300	51,100			40,740C
	2016	6,800	41,700	48,500			40,377C

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Missaukee, Michigan

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 144 30 21	Type WCP (1 Story) Composite Composite	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 2008	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 1S						Cls BC		Blt 2008			
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation			Ex. X Ord. Min			(11) Heating System: Forced Air w/ Ducts Ground Area = 592 SF Floor Area = 740 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90											
(2) Windows		(7) Excavation		No. of Elec. Outlets			Building Areas											
X	Many Avg. X Few	Large Avg. X Small		Many X Ave. Few			Stories Exterior Foundation Size Cost New Depr. Cost											
(3) Roof		(8) Basement		(13) Plumbing			1.25 Story Siding Crawl Space											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 0 S.F. Crawl: 592 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink 1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments											
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Exterior Stone Veneer Plumbing Average Fixture(s) Separate Shower Water/Sewer Porches Built-Ins Deck											
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors No Floor SF		Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic			Water/Sewer Porches Built-Ins Deck											
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Notes:											
Chimney:							ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV:								89,168			
Totals:															112,587		101,327	

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Sketch by Apex Medina™

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FOUR D'S OF MISSAUKEE LLC	QUIST JEREMY D & LAURA	0	07/01/2010	WD	Reference	2010_02431	PTA	0.0
FOUR D'S OF MISSAUKEE LLC	QUIST JEREMY D & LAURA A	0	06/28/2007	WD	Split Vacant	2007/2489		100.0
FOUR D'S OF MISSAUKEE LLC	QUIST JEREMY D & LAURA (H	50,000	03/28/2007	WD	Split Vacant	2007/1006		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
5050 S BROWN RD	School: MCBAIN - 57030		New House	04/10/2007	20070137	Complete

Owner's Name/Address	MAP #:
QUIST JEREMY D & LAURA 5050 S BROWN RD Cadillac MI 49601	2019 Est TCV 276,228 TCV/TFA: 129.99

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS																																				
. SEC 31 T22N R8W N 660 FT OF E 1320 FT OF NE/4. 20 Ac. M/L Split on 05/16/2007 from 009-031-001-00; Comments/Influences	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 18</td> <td>-29</td> <td>@\$2000</td> <td>20.00</td> <td>Acres</td> <td>2000</td> <td>100</td> <td></td> <td>40,000</td> </tr> <tr> <td colspan="8" style="text-align: right;">20.00 Total Acres</td> <td>Total Est. Land Value =</td> </tr> <tr> <td colspan="8" style="text-align: right;">20.00 Total Acres</td> <td>Total Est. Land Value =</td> </tr> </tbody> </table>	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 =	20.00 Total Acres								Total Est. Land Value =
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 =																															
20.00 Total Acres								Total Est. Land Value =																															

Split/Comb. on 05/16/2007 completed 05/16/2007 RAY ; Parent Parcel(s): 009-031-001-00; Child Parcel(s): 009-031-001-85;	X	Electric	Gas	Curb	Street Lights	Standard Utilities	Underground Utils.	Land Improvement Cost Estimates																														
	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>Wood Frame</td> <td>17.76</td> <td>96</td> <td>94</td> <td>1,603</td> </tr> <tr> <td colspan="5">Residential Local Cost Land Improvements</td> </tr> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </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" style="text-align: right;">Total Estimated Land Improvements True Cash Value =</td> <td>2,543</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	Wood Frame	17.76	96	94	1,603	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 =				2,543
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Total Estimated Land Improvements True Cash Value =				2,543																																		



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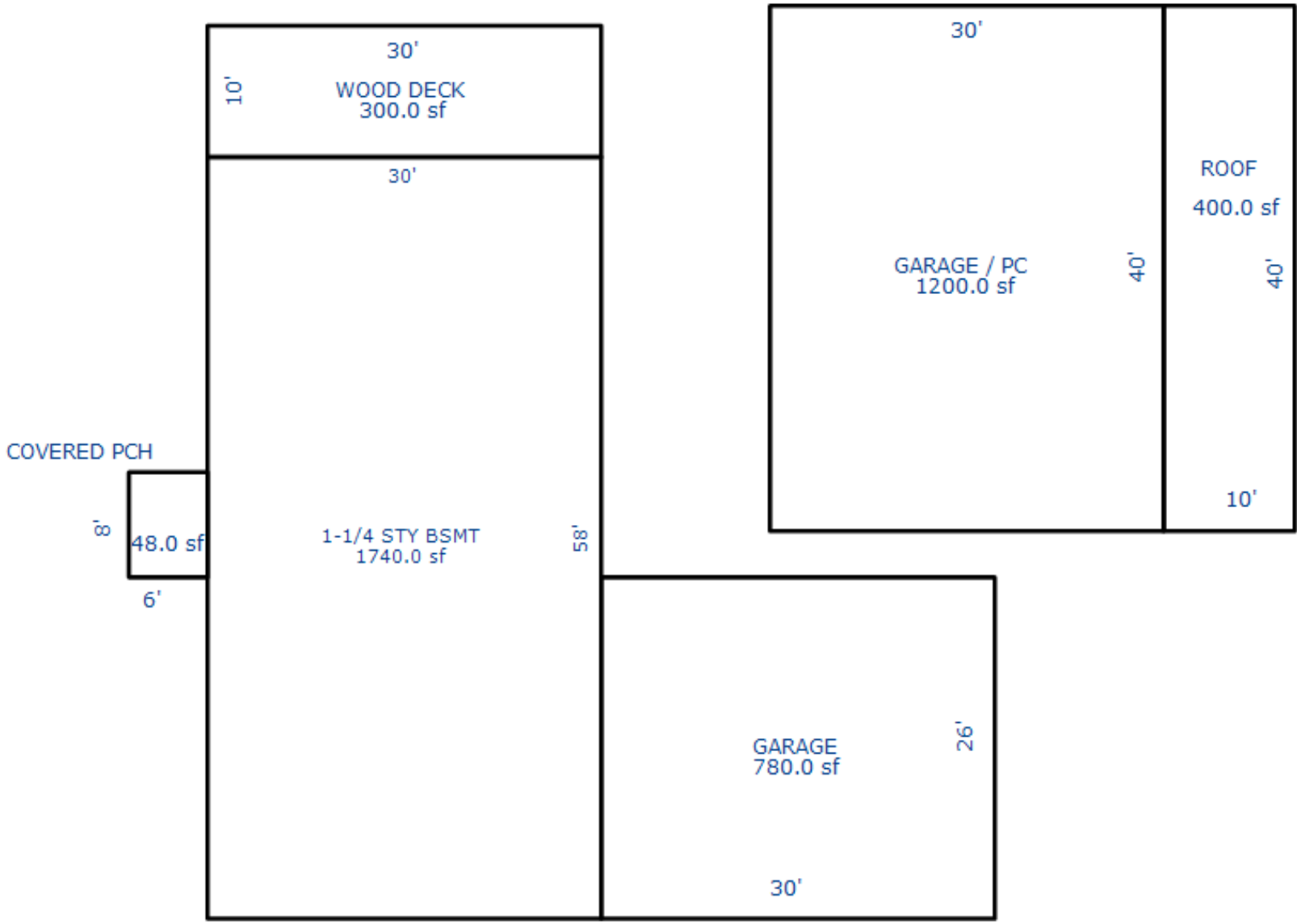
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value																										
<table border="1"> <thead> <tr> <th>Level</th> <th>X</th> </tr> </thead> <tbody> <tr><td>Rolling</td><td>X</td></tr> <tr><td>Low</td><td></td></tr> <tr><td>High</td><td></td></tr> <tr><td>Landscaped</td><td></td></tr> <tr><td>Swamp</td><td></td></tr> <tr><td>X Wooded</td><td>X</td></tr> <tr><td>Pond</td><td></td></tr> <tr><td>Waterfront</td><td></td></tr> <tr><td>Ravine</td><td></td></tr> <tr><td>Wetland</td><td></td></tr> <tr><td>Flood Plain</td><td></td></tr> <tr><td>X SEASONAL RD</td><td>X</td></tr> </tbody> </table>	Level	X	Rolling	X	Low		High		Landscaped		Swamp		X Wooded	X	Pond		Waterfront		Ravine		Wetland		Flood Plain		X SEASONAL RD	X	2019	20,000	118,100	138,100			108,999C
Level	X																																
Rolling	X																																
Low																																	
High																																	
Landscaped																																	
Swamp																																	
X Wooded	X																																
Pond																																	
Waterfront																																	
Ravine																																	
Wetland																																	
Flood Plain																																	
X SEASONAL RD	X																																
Who When What	2018	20,000	108,500	128,500			106,445C																										
TPC 12/27/2017 INSPECTED	2017	21,000	107,500	128,500			104,256C																										
TPC 04/25/2017 INSPECTED	2016	21,000	101,200	122,200			103,327C																										
TPC 11/01/2010 INSPECTED																																	

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




Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 48 300	Type WCP (1 Story) WPP	Year Built: 2007 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 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 2007		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 3 Bedrooms						0 Amps Service											
(1) Exterior		X Drywall		No./Qual. of Fixtures			Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Single Family 1.25S			Cls C 10 Blt 2007					
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation			No. of Elec. Outlets			Many X Ave. Few			(11) Heating System: Forced Air w/ Ducts Ground Area = 1700 SF Floor Area = 2125 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90								
(2) Windows		(7) Excavation		(13) Plumbing						Building Areas								
X	Many Avg. X Few	Large Avg. X Small		Basement: 1700 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 1.25 Story Siding Basement 1,700 Total: 225,634 203,038								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement								Other Additions/Adjustments								
X		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor								Exterior Stone Veneer 200 5,762 5,186 Basement, Outside Entrance, Below Grade 1 1,942 1,748								
X		(9) Basement Finish								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								
X		Recreation SF Living SF 1 Walkout Doors No Floor SF								Porches WCP (1 Story) 48 2,287 2,058 WPP 300 3,840 3,456								
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support						Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 780 23,228 20,905 Common Wall: 1 Wall 1 -2,038 -1,834 Door Opener 2 830 747 Class: D Exterior: Pole (Unfinished) Base Cost 1200 17,388 15,649								
X	Asphalt Shingle			Joists: Unsupported Len: Cntr.Sup:			1 1			Built-Ins Appliance Allow. 1 2,099 1,889								
	Chimney:						Lump Sum Items:			<<<<< 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.							
FOUR D'S OF MISSAUKEE LLC	SEIDEL CHRIS	29,000	11/05/2012	LC	LAND CONTRACT	2012-03565 LCT	PTA	100.0							
QUIST JERRY & DONNA & JAY	FOUR D'S OF MISSAUKEE LLC	0	03/28/2007	QC	Not Qualified	2007/1005		0.0							
FOUR D'S OF MISSAUKEE LLC	MARICLE ROBERT & SUE (H/W	45,000	12/11/2006	LC	Split Vacant	2006/4440-2010		100.0							
DUDITCH GEORGE & IDA ETAL	GRUBER STEVE M & CRACCHIO	0	04/23/2005	PLC	Not Qualified	05-0/1471		100.0							
Property Address		Class: 402 RESIDENTIAL-V		Zoning:		Building Permit(s)		Date	Number	Status					
S BROWN RD		School: MCBAIN - 57030		P.R.E. 0%		MAP #:		2019 Est TCV 30,040							
Owner's Name/Address		Improved		X Vacant		Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS									
SEIDEL CHRIS 6725 WATERFORD HILL TERRACE CLARKSTON MI 48346		Public Improvements		* Factors *											
Tax Description		Description		Frontage		Depth		Front		Depth		Rate %Adj. Reason		Value	
. SEC 31 T22N R8W BEG S0DEG 40'00"E 758.42 FT FROM N/4 COR; TH N 89DEG 43'45"E 484.94 FT; S26DEG 17'35"E 321.45 FT; S49DEG 59'05"E 93.62 FT; S33 DEG 09'11"E 115.82 FT; S16 DEG 19' 17"E 300.54 FT; S32 DEG 40'52"E 211.55 FT; S89 DEG 43'45" W 950.44 FT; NO DEG 40' 00" W 914.12 FT TO POB. 15.02 Ac. M/L Split on 12/05/2006 from 009-031-001-00; Comments/Influences		X Dirt Road		Residentia 8 - 17 @\$2000		15.02 Acres		2000		100		30,040			
Split/Comb. on 12/05/2006 completed 12/05/2006 RAY		X Gravel Road		15.02 Total Acres		Total Est. Land Value =		30,040							
Lake Township Missaukee Parcel Map		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.													
		Topography of Site													
		Level													
		X Rolling													
		Low													
		High													
		X Landscaped													
		X Swamp													
		X Wooded													
		X Pond													
		X Waterfront													
		X Ravine													
		X Wetland													
		X Flood Plain													
		X SEASONAL RD													
		Who		When		What		2019		15,000		0		15,000	
		TPC 12/27/2017		INSPECTED				2018		15,000		0		15,000	
		TPC 04/25/2017		INSPECTED				2017		14,300		0		14,300S	
								2016		15,800		0		15,800S	

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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 X      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

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

STATE      Dirt Road      Gravel Road      Paved Road      Storm Sewer      Sidewalk      Water      Sewer      Electric      Gas      Curb      Street Lights      Standard Utilities      Underground Utils.      Residentia 30 - 65 \$2000      40.00 Acres      2000      100      80,000

Tax Description      . SEC 31 T22N R8W NE 1/4 OF NW 1/4. 40 A.      40.00 Total Acres      Total Est. Land Value =      80,000

Comments/Influences



Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	EXEMPT	EXEMPT	EXEMPT			EXEMPT
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.
		174,000	10/01/2001	WD	Download	01-0:4371		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
5041 S SEELEY RD	School: MCBAIN - 57030		Pole Barn	04/08/2004	20040051	Complete

Owner's Name/Address	MAP #:
ADAMS BOBBY J & SHARRON K 5041 S SEELEY ROAD CADILLAC MI 49601	2019 Est TCV 176,934 TCV/TFA: 131.65

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
GROUP I 100/FF	327.90	1376.28	1.0000	1.0000	100	100		32,790
328 Actual Front Feet, 10.36 Total Acres						Total Est. Land Value =		32,790

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

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

X		Topography of Site
		Level



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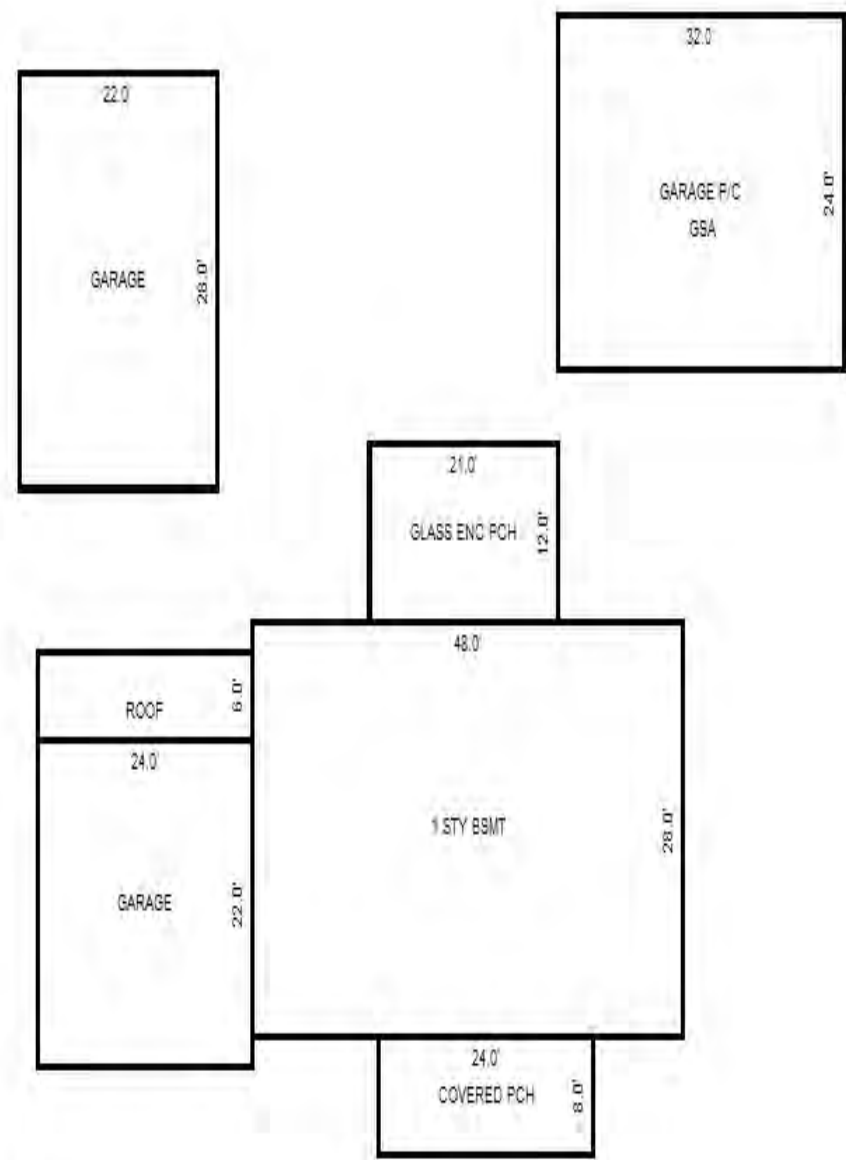
X		Level
		Rolling
		Low
		High
		Landscaped
		Swamp
		Wooded
		Pond
		Waterfront
		Ravine
		Wetland
		Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	16,400	72,100	88,500			73,829C
2018	16,400	69,700	86,100			72,099C
2017	16,400	67,500	83,900			70,617C
2016	16,400	63,100	79,500			69,988C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 192 252 144	Type CCP (1 Story) CGEP (1 Story) 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: 0 Mech. Doors: 1 Area: 528 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	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: 35 Floor Area: 1,344 Total Base New : 251,672 Total Depr Cost: 162,720 Estimated T.C.V: 143,194			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 5 Blt 1973			
Yr Built 1973	Remodeled 0	Ex	X	Ord		Min	No. of Elec. Outlets			Ground Area = 1344 SF Floor Area = 1344 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65						
Condition: Average		Lg	X	Ord		Small	(13) Plumbing			Building Areas						
Room List		(5) Floors		No./Qual. of Fixtures			Stories Exterior Foundation			Size			Cost New		Depr. Cost	
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(12) Electric			1 Story Siding Basement			1,344			156,426		101,654	
		(6) Ceilings		Ex. X Ord. Min			Average Fixture(s)			Total:						
(1) Exterior		X	Drywall	No. of Elec. Outlets			1			Other Additions/Adjustments						
X	Wood/Shingle Aluminum/Vinyl Brick			Many X Ave. Few			3 Fixture Bath 2 Fixture Bath Softener, Auto 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						
(2) Windows		(7) Excavation		(13) Plumbing			Water/Sewer			Porches						
X	Insulation	Basement: 1344 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(14) Water/Sewer			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			CCP (1 Story) CGEP (1 Story)			3,853 11,136		2,504 9,354	
X	Many Avg. X Few	(8) Basement		Public Water Public Sewer Water Well			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			Base Cost			17,757 -2,038		11,542 -1,325	
X	Large Avg. X Small	8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		Lump Sum Items:			Class: D Exterior: Pole (Unfinished)			Base Cost			17,728 768		11,523 7,907	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(9) Basement Finish		1000 Gal Septic 2000 Gal Septic			Built-Ins			Appliance Allow.			2,099		1,364	
X	Double Glass Patio Doors Storms & Screens	1344 Recreation SF Living SF Walkout Doors No Floor SF					Fireplaces			Interior 1 Story			4,051		2,633	
(3) Roof		(10) Floor Support					Deck			<<<< Calculations too long. See Valuation printout for complete pricing. >>>>						
X	Gable Hip Flat	Joists: Unsupported Len: Cntr.Sup:														
X	Asphalt Shingle															
Chimney: Brick																

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



Sketch by Apex IV™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HUNT MARK D & DOREEN C H&	HUNT MARK K & DOREEN C FA	0	03/18/2013	QC	RELATED PARTY	2013-01334	PTA	0.0

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

School: MCBAIN - 57030  
 P.R.E. 0%  
 MAP #:

Owner's Name/Address: HUNT MARK K & DOREEN C FAMILY TRUST  
 2132 ST JOSEPH  
 WEST BLOOMFIELD MI 48324  
 2019 Est TCV 32,790

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

Tax Description: . SEC 31 T22N R8W S 1/2 OF N 1/2 OF NW 1/4 OF NW 1/4 EXC 33 FT OFF W SIDE FOR ROAD PURPOSES. 10.36 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.  
 328 Actual Front Feet, 10.36 Total Acres Total Est. Land Value = 32,790

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	16,400	0	16,400			6,422C
		TPC 12/27/2017 INSPECTED	2018	16,400	0	16,400			6,272C
		TPC 04/05/2016 INSPECTED	2017	16,400	0	16,400			6,143C
			2016	16,400	0	16,400			6,089C

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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				
5167 S SEELEY RD		School: MCBAIN - 57030		Pole Barn		09/17/2013	2013-0447	100%				
Owner's Name/Address		P.R.E. 100% 07/22/1994										
BEATTY DEAN E 5167 S SEELEY RD CADILLAC MI 49601		MAP #:		2019 Est TCV 208,819 TCV/TFA: 85.51								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS								
. SEC 31 T22N R8W S 1/2 OF NW 1/4 OF NW 1/4 EXC 33 FT OFF W SIDE FOR ROAD PURPOSES. 20.72 A.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		Residentia 18	-29	@\$2000	20.65	Acres	2000	100		41,290
		Paved Road		20.65 Total Acres				Total Est. Land Value =		41,290		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		D/W/P: 4in Ren. Conc.	5.57	640	0	0				
		Sewer		D/W/P: 3.5 Concrete	4.68	900	0	0				
		Electric		D/W/P: Asphalt Paving	2.19	1650	0	0				
		Gas		Fencing: Wire Mesh, #9	2.84	500	0	0				
		Curb		Residential Local Cost Land Improvements								
		Street Lights		Description	Rate	Size	% Good	Cash Value				
		Standard Utilities		LAND IMPROVE 2500	2,500.00	1	95	2,375				
		Underground Utils.		Total Estimated Land Improvements True Cash Value =				2,375				
		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	20,600	83,800	104,400			81,376C	
		TPC 12/27/2017 INSPECTED			2018	20,600	79,600	100,200			79,469C	
		TPC 04/05/2016 INSPECTED			2017	20,600	74,400	95,000			77,835C	
		TPC 10/29/2013 INSPECTED			2016	20,600	73,900	94,500			77,141C	

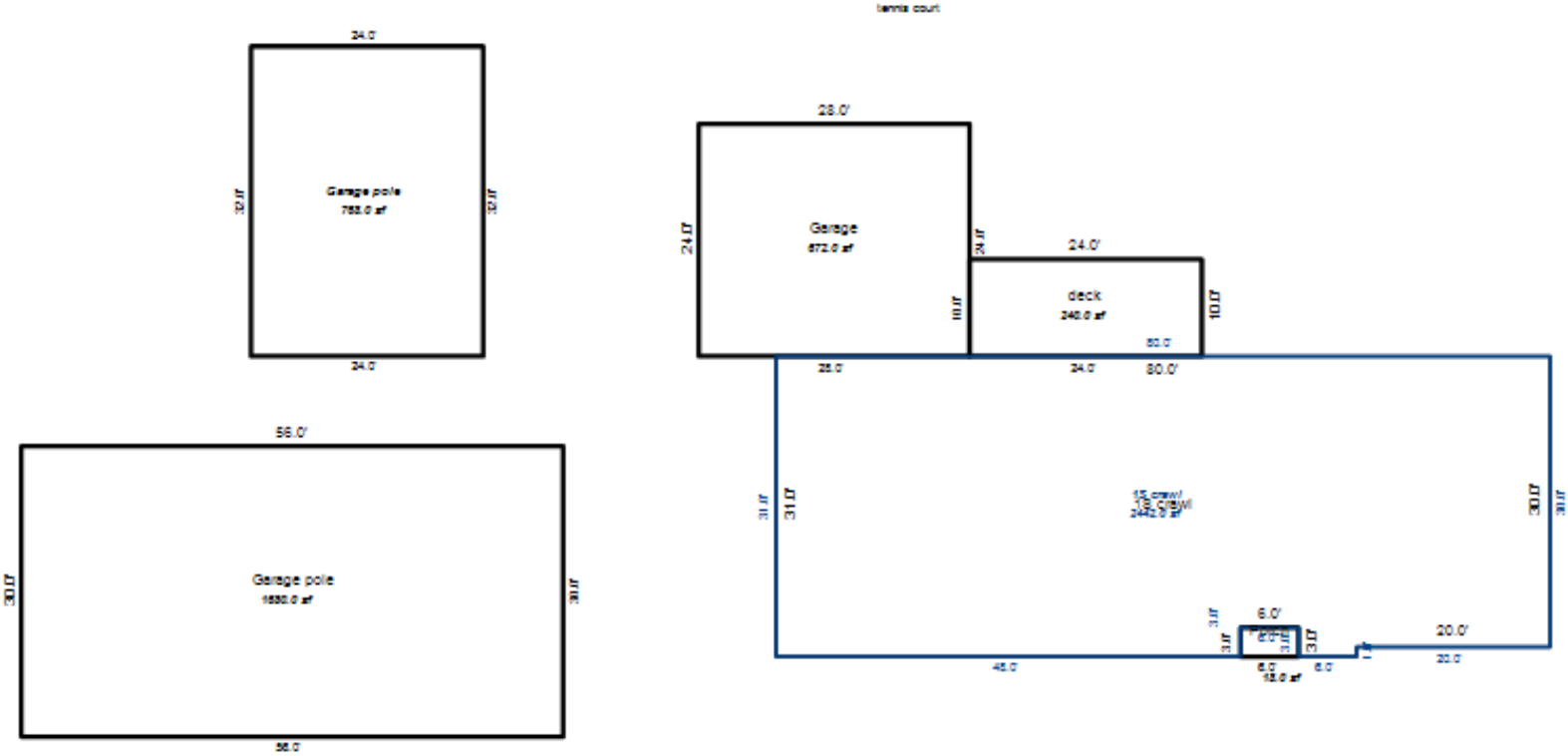


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	X Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1974 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled	Plaster Wood T&G	X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: CD Effec. Age: 40 Floor Area: 2,442 Total Base New : 268,238 Total Depr Cost: 160,942 Estimated T.C.V: 141,629		E.C.F. X 0.880		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1S		Trim & Decoration		X Ex			Ord	Min	Central Air Wood Furnace							
Yr Built 1969	Remodeled 0	Size of Closets		X Lg			Ord	Small	200 Amps Service							
Condition: Average		Doors		X Lg			Ord	Small	No Heating/Cooling							
Room List		(5) Floors		Central Air Wood Furnace			(12) Electric		200 Amps Service							
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(6) Ceilings			No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Electric Baseboard Ground Area = 2442 SF Floor Area = 2442 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		Cls CD		Blt 1969			
(1) Exterior	X Drywall	Ex.		X	Ord.	Min	No. of Elec. Outlets		Building Areas							
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Many			X	Ave.	Few	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
(2) Windows	X Many Avg. X Few	Basement: 0 S.F. Crawl: 2442 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			Average Fixture(s)		1 Story		Siding	Crawl Space	2,442	Total:	191,521	114,913
X	Many Avg. X Few	(8) Basement		1			3 Fixture Bath		Plumbing		Average Fixture(s)		1	933	560	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1			2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Water/Sewer		1000 Gal Septic		1	3,453	2,072	
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		1			2 Fixture Bath Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Porches		CCP (1 Story)		36	809	485	
(3) Roof	X Gable Hip Flat	Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Garages		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost	672	18,823	11,294
X	Gable Hip Flat	Gambrel Mansard Shed		1			Lump Sum Items:		Class: CD Exterior: Pole (Unfinished)		Base Cost		768	13,862	8,317	
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1			1000 Gal Septic 2000 Gal Septic		Class: CD Exterior: Pole (Unfinished)		Base Cost		1680	27,535	16,521	
Chimney:				1			1000 Gal Septic 2000 Gal Septic		Built-Ins		Appliance Allow.		1	1,467	880	
				1			2000 Gal Septic		Fireplaces		Interior 1 Story		1	3,567	2,140	
				1			Lump Sum Items:		Deck							
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																

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



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

Desc. of Bldg/Section: Calculator Occupancy: Tennis Clubs - Indoor	
Class: D	Construction Cost
Floor Area	High
Gross Bldg Area	Above Ave.
Stories Above Grd	Ave.
Average Sty Hght	X
Bsmnt Wall Hght	Low
Depr. Table : 2%	** ** Calculator Cost Data ** **
Effective Age : 40	Quality: Excellent
Physical %Good: 45	Heat#1: No Heating or Cooling 0%
Func. %Good : 100	Heat#2: No Heating or Cooling 0%
Economic %Good: 100	Ave. SqFt/Story
	Ave. Perimeter
	Has Elevators:
	*** Basement Info ***
Year Built	Area:
Remodeled	Perimeter:
	Type:
Overall Bldg Height	Heat: Hot Water, Radiant Floor
Comments:	* Mezzanine Info *
	Area #1:
	Type #1:
	Area #2:
	Type #2:
	* Sprinkler Info *
	Area:
	Type:

Segregated Cost Computations					
Costs taken from Segregated Cost Section 3: Stores & Commercials					
Item Description	Cost Col.	# or Rate	Height or SqFt	Storys or Adj.	Cost
Architectural Multiplier: 0.00					Total Cost New = 0
Reproduction/Replacement Cost = 0					
Eff.Age:40	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 45 /100/100/100/45.0				Total Depreciated Cost = 0
Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
/CI17/SPOC/TENC/CONCPNSL	34851.43	1	1.00	75	26,139
ECF (416 RESIDENTIAL RURAL/ NON SUB)	0.900 => TCV of Bldg:	1	=		23,525

(1) Excavation/Site Prep:
(2) Foundation:
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
3-Piece Baths
2-Piece Baths
Shower Stalls
Toilets
Urinals
Wash Bowls
Water Heaters
Wash Fountains
Water Softeners
(9) Sprinklers:
(10) Heating and Cooling:
Gas Oil
Coal Stoker
Hand Fired 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:

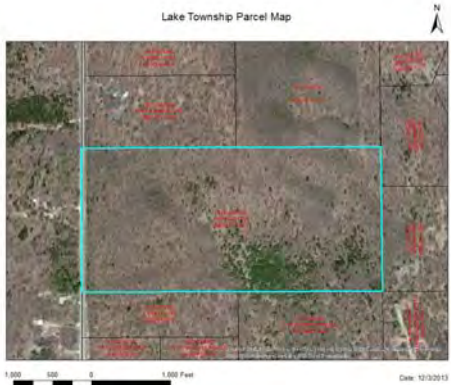
(39) Miscellaneous:
(40) Exterior Wall:
Thickness
Bsmnt Insul.

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BEATTY SUSAN A	BEATTY J DAVID	0	10/04/2011	QC	QUIT CLAIM	2011-03218		0.0
ARCHNARD MADELEINE	BEATTY D&M, C&D, D&S &SJ	16,000	04/24/1978	WD	WARRANTY DEED		PTA	0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
S SEELEY RD	School: MCBAIN - 57030					
	P.R.E. 100% 06/01/1995					
Owner's Name/Address	MAP #:					
BEATTY DEAN E & MARGARET M & BEATTY CHARLES & DEBRA & BSJ & BDJ 5167 S SEELEY RD CADILLAC MI 49601	2019 Est TCV 165,760					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
. SEC 31 T22N R8W SOUTH 1/2 OF NW 1/4. 82.88A.		X		* Factors *						
Comments/Influences		X		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
		X		Residentia 66 - 120	\$2000	82.88 Acres	2000	100		165,760
				82.88 Total Acres Total Est. Land Value = 165,760						



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2019	82,900	0	82,900			27,253C
TPC	12/27/2017	INSPECTED	2018	82,900	0	82,900			26,615C
TPC	04/05/2016	INSPECTED	2017	91,200	0	91,200			26,068C
TPC	10/29/2013	INSPECTED	2016	74,600	0	74,600			25,836C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MOOMEY RICHARD	HART EVAN ALAN DANIELLE	30,000	05/12/2016	WD	Split Vacant	2016-01674	PTA	100.0
NORTHERN MI CHRISTIAN SCH	MOOMEY RICHARD	40,000	05/08/2012	WD	WARRANTY DEED	2012-01725 WD	PTA	100.0
DONNELLY WILLIAM J JR & F	NORTHERN MI CHRISTIAN SCH	0	12/23/2006	QC	Not Qualified	2007/1214		100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
X W WATERGATE RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 0%					
HART EVAN ALAN DANIELLE AIDA 3716 PEBBLE CREEK CADILLAC MI 49601	MAP #:					
	2019 Est TCV 39,720					

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		
X	Dirt Road		Residentia 18	-29	@\$2000	19.86	Acres	2000	100	39,720
	Gravel Road		19.86 Total Acres						Total Est. Land Value =	39,720

**Tax Description**  
 A PARCEL OF LAND SITUATED IN THE SOUTHWEST 1/4 OF SEC 31, T22N R08W LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION; THENCE S89°28'50"E ALONG THE EAST-WEST 1/4 LINE, 1420.63 FEET TO THE POB; THENCE CONTINUING ALONG SAID LINE, S89°29'27"E, 658.96 FEET; THENCE S00DEG00'58"W, 1314.03 FEET TO THE SOUTH 1/16TH LINE; THENCE N89°26'08"W ALONG SAID LINE, 657.97 FEET TO THE WEST 1/16TH LINE; THENCE N00°01'39"W ALONG SAID LINE, CONTAINING 19.86



AN EASEMENT FOR DED IN A SURVEY 4617 DATED AND SUBJECT TO ' WIDE EASEMENT TED IN THE 31, T22NR08W, N ON FILE\*\*\*

1995  
6 completed ;  
1-008-00;  
-008-50;

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2019	19,900	0	19,900			19,900S
2018	19,900	0	19,900			19,900S
2017	19,900	0	19,900			19,900S
2016	36,000	0	36,000		18,000A	11,647C

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

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

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
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X W WATERGATE RD	School: MCBAIN - 57030					
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	P.R.E. 0%					
--	-----------	--	--	--	--	--

Owner's Name/Address	MAP #:					
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MOOMEY RICHARD PO BOX 825 CADILLAC MI 49601	2019 Est TCV 39,760					
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Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS			
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Public Improvements	* Factors *					
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Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
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Residentia 18	-29	@\$2000	19.88	Acres	2000	100	39,760
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19.88 Total Acres						Total Est. Land Value =	39,760
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**Tax Description**  
 A PARCEL OF LAND SITUATED IN THE SOUTHWEST 1/4 OF SECTION 31 T22N R08W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION; THENCE S89°28'50"E ALONG THE EAST-WEST 1/4 LINE, 1420.63 FEET; THENCE CONTINUING ALONG SAID LINE, S89°29'27"E, G58.96 FEET TO THE POB; THENCE CONTINUING S89°29'27"E ALONG SAID LINE, 659.26 FEET TO THE NORTH-SOUTH 1/4 LINE; THENCE S00DEG03'53"W ALONG SAID LINE. 1314.94 FEET TO THE SOUTH 1/16TH

- 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



ALONG SAID LINE, EG00'58"E 1314.03 ING 19.88 ACRES SEMENT FOR DED IN A SURVEY 4617 DATED EASEMENT 'B'. FOR N ON FILE\*\*\*


6 completed

1-008-00;  
-008-50;

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2019	19,900	0	19,900			12,284C
2018	19,900	0	19,900			11,997C
2017	19,900	0	19,900			11,751C
2016	0	0	0		18,000A	11,647C

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

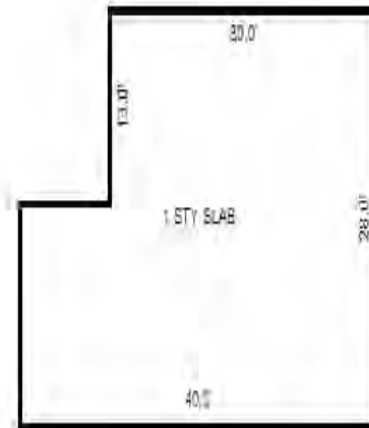
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: 401 RESIDENTIAL-I		Zoning:	Building Permit(s)	Date	Number	Status			
11560 W CADILLAC RD		School: MCBAIN - 57030		P.R.E. 100% 07/22/1994							
Owner's Name/Address		MAP #:		2019 Est TCV 57,100 TCV/TFA: 57.68							
PEARSON LAVERN E & BELINDA LE 11560 W CADILLAC ROAD CADILLAC MI 49601		X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
Taxpayer's Name/Address		Public Improvements		* Factors *							
PEARSON LAVERN E & BELINDA LE 11560 W CADILLAC ROAD CADILLAC MI 49601		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Tax Description		X	Electric	40/FF	110.90	467.42	1.0000	1.0000	40	100	4,436
. SEC 31 T22N R8W E 1/2 OF E 1/2 OF SE 1/4 OF SW 1/4 LYINGS OF NEW HWY M-55 EXC E 217.7 FT THEREOF. 1.1910 A.		X	Gas Curb Street Lights Standard Utilities Underground Utils.	111 Actual Front Feet, 1.19 Total Acres		Total Est. Land Value =				4,436	
Comments/Influences		Topography of Site									
		X	Level								
			Rolling								
		X	Low								
			High								
		X	Landscaped								
		X	Swamp								
			Wooded								
			Pond								
			Waterfront								
			Ravine								
			Wetland								
		X	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan			Who	When	What	2019	2,200	26,400	28,600		19,001C
			TPC 12/27/2017	INSPECTED	2018	2,200	22,900	25,100			18,556C
			TPC 11/16/2012	INSPECTED	2017	2,200	21,000	23,200			18,175C
			TPC 08/25/2011	INSPECTED	2016	2,200	20,700	22,900			18,013C

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



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 240	Type CSEP (1 Story)	Year Built: 1965 Car Capacity: Class: D Exterior: Block Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame		Drywall Paneled		Plaster Wood T&G			X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							
Building Style: 1S		Trim & Decoration														
Yr Built 1952	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														
(1) Exterior		No./Qual. of Fixtures														
		Ex.	X	Ord.		Min										
X	Wood/Shingle Aluminum/Vinyl Brick	No. of Elec. Outlets														
		Many	X	Ave.		Few										
		(7) Excavation														
		Basement: 0 S.F. Crawl: 0 S.F. Slab: 990 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														
		Recreation	SF	Living	SF	Walkout Doors										
		No Floor		SF												
		(10) Floor Support														
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:													
X	Asphalt Shingle	1 1		1000 Gal Septic 2000 Gal Septic												
		Lump Sum Items:														
Chimney: Block																
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Space Heater Ground Area = 990 SF Floor Area = 990 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55 Building Areas										Cls D		Blt 1952				
Stories Exterior Foundation Size Cost New Depr. Cost																
1 Story Block Slab 990										Total:		78,146 42,981				
Other Additions/Adjustments																
Plumbing																
Average Fixture(s)										1		770 423				
Water/Sewer																
1000 Gal Septic										1		3,201 1,761				
Water Well, 50 Feet										1		1,931 1,062				
Porches																
CSEP (1 Story)										240		5,892 3,241				
Garages																
Class: D Exterior: Block Foundation: 18 Inch (Unfinished)																
Base Cost										768		17,603 9,682				
Built-Ins																
Appliance Allow.										1		1,266 696				
Totals:										108,809		59,846				
Notes:																
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCv:												52,664				

\*\*\* 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				
11540 W CADILLAC RD		School: MCBAIN - 57030										
Owner's Name/Address		P.R.E. 100% 07/22/1994										
HOITENGA ALAN R & CARRIE D 11540 W CADILLAC RD CADILLAC MI 49601		MAP #:		2019 Est TCV 216,951 TCV/TFA: 51.66								
Taxpayer's Name/Address		X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES								
HOITENGA ALAN R & CARRIE D 11540 W CADILLAC RD CADILLAC MI 49601		Public Improvements		* Factors *								
Tax Description		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
. SEC 31 T22N R8W E 217.7 FT OF THAT PART OF E 1/2 OF E 1/2 OF SE 1/4 OF SW 1/4 LYING 75 FT S OF BEG ON W SEC LINE 25.83 FT N OF SW SEC COR TH ON A 9822.13 FT RADIUS LH CURVE 3215.58 FT THE CHORD BEARING N 77 DEG 6' 11.5" E TH N 67 DEG		Gravel Road		GRAGE C 40/FF	413.60	527.65	1.0000	1.0000	40	100		16,544
		Paved Road		414 Actual Front Feet, 5.01 Total Acres				Total Est. Land Value =				16,544
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good			Cash Value		
		Water		D/W/P: 4in Ren. Conc.	6.21	800	50			2,484		
		Sewer		D/W/P: Asphalt Paving	2.35	16500	50			19,387		
		Electric		Total Estimated Land Improvements True Cash Value =						21,871		
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X Rolling		2019	8,300	100,200	108,500			77,762C		
		Low		2018	8,300	88,600	96,900			75,940C		
		High		2017	8,300	86,600	94,900			74,379C		
		Landscaped		2016	8,300	82,700	91,000			73,716C		
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What								
		TPC	12/27/2017	INSPECTED								
		TPC	08/25/2011	INSPECTED								

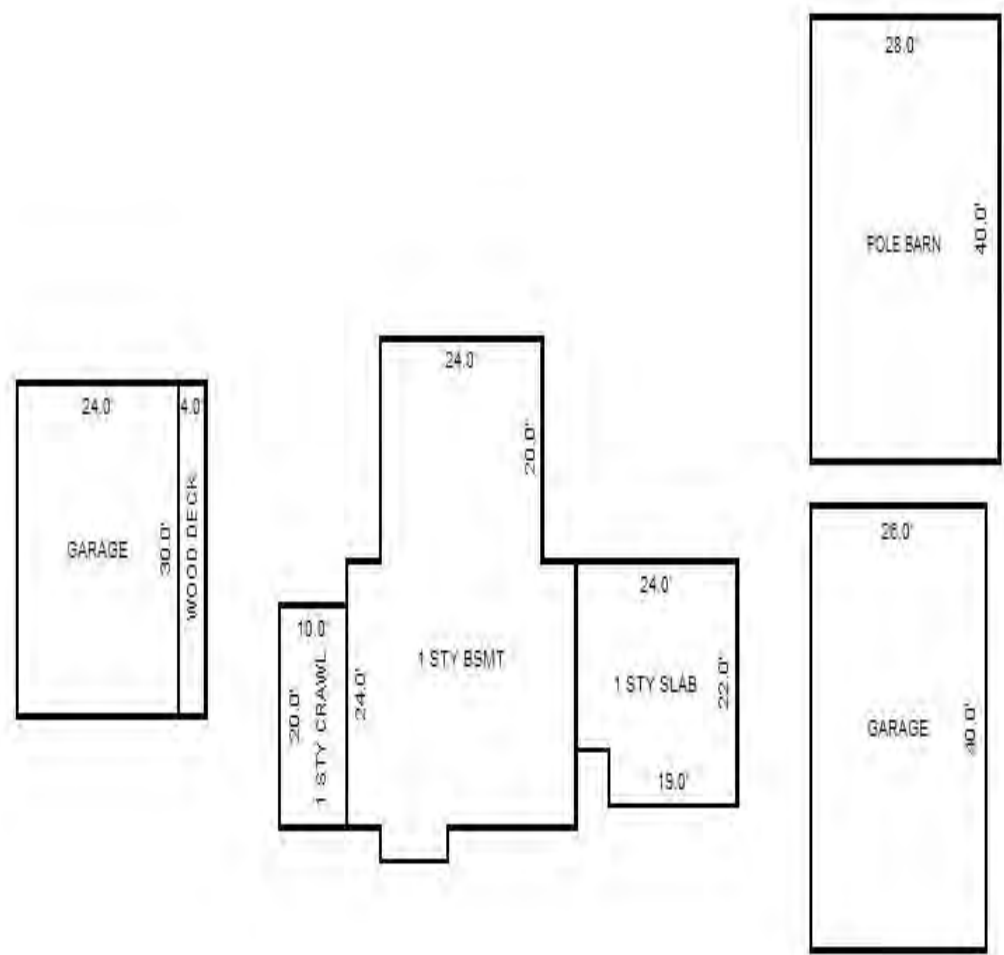


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 32 120 120	Type WPP Treated Wood Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G												
Building Style: 1S		Trim & Decoration			Ex	X	Ord		Min								
Yr Built 1949	Remodeled 2012	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 4 Bedrooms	Kitchen: Other: Other:			(12) Electric 200 Amps Service												
		(6) Ceilings			No./Qual. of Fixtures Ex. X Ord. Min												
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall							No. of Elec. Outlets Many X Ave. Few							
(1) Exterior		(7) Excavation			(13) Plumbing												
		Basement: 1332 S.F. Crawl: 200 S.F. Slab: 508 S.F. Height to Joists: 0.0			1	Average Fixture(s)											
(2) Windows		(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	Many Avg. X Few		Large Avg. X Small		8	Conc. Block Poured Conc. Stone Treated Wood X 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 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: Forced Air w/ Ducts Ground Area = 2040 SF Floor Area = 2040 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65										Cls C 10 Blt 1949							
Building Areas										Stories	Exterior	Foundation	Size	Cost New	Depr. Cost		
										1 Story	Siding	Basement	1,332				
										1 Story	Siding	Crawl Space	200				
										1 Story	Siding	Slab	508				
										Total:			225,586	146,608			
Other Additions/Adjustments										Exterior							
										Stone Veneer		48	1,383	899			
										Plumbing							
										Average Fixture(s)		1	1,120	728			
										Water/Sewer							
										1000 Gal Septic		1	3,691	2,399			
										Water Well, 50 Feet		1	2,038	1,325			
										Porches							
										WPP		32	1,235	803			
										Deck							
										Treated Wood		120	2,236	1,453			
										Treated Wood		120	2,236	1,453			
Garages										Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)							
										Base Cost		720	19,850	12,902			
										Door Opener		1	415	270			
Built-Ins										Appliance Allow.		1	2,099	1,364			
										Totals:			261,889	170,204			
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																	

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



Sketch by Apex IV™

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

Desc. of Bldg/Section: NEAR RD/ W/LIFT  
 Calculator Occupancy: Garages - Service/Repair Shed

Class: D,Pole  
 Floor Area: 1,040  
 Gross Bldg Area: 2,160  
 Stories Above Grd: 1  
 Average Sty Hght : 14  
 Bsmnt Wall Hght

Depr. Table : 4%  
 Effective Age : 10  
 Physical %Good: 66  
 Func. %Good : 100  
 Economic %Good: 100

1994 Year Built  
 Remodeled

Overall Bldg Height

Comments:

Construction Cost

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

\*\* \*\* Calculator Cost Data \*\* \*\*  
 Quality: Average  
 Heat#1: Wall or Floor Furnace 100  
 Heat#2: No Heating or Cooling 0%  
 Ave. SqFt/Story: 1040  
 Ave. Perimeter: 132  
 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: 132

Base Rate for Upper Floors = 27.02

(10) Heating system: Wall or Floor Furnace Cost/SqFt: 3.94 100%  
 Adjusted Square Foot Cost for Upper Floors = 30.96

Total Floor Area: 1,040 Base Cost New of Upper Floors = 32,199

Reproduction/Replacement Cost = 32,199  
 Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 66 /100/100/100/66.0  
 Total Depreciated Cost = 21,251

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 19,126  
 Replacement Cost/Floor Area= 30.96 Est. TCV/Floor Area= 18.39

(1) Excavation/Site Prep:

(2) Foundation:

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  
 3-Piece Baths  
 2-Piece Baths  
 Shower Stalls  
 Toilets

Urinals  
 Wash Bowls  
 Water Heaters  
 Wash Fountains  
 Water Softeners

(9) Sprinklers:

(10) Heating and Cooling:

Gas Oil	Coal Stoker	Hand Fired 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.
-----------	--------------

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

Desc. of Bldg/Section: NORTH MOST PART Calculator Occupancy: Shed - Utility Light Commercial Building		<<<<<< Calculator Cost Computations >>>>>> Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 10 Perimeter: 136						
Class: D,Pole Floor Area: 1,120 Gross Bldg Area: 2,160 Stories Above Grd: 1 Average Sty Hght : 10 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 : 15 Physical %Good: 74 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: No Heating or Cooling 0% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 1120 Ave. Perimeter: 136 Has Elevators:						
1995 Year Built Remodeled		Area: Perimeter: Type: Heat: Hot Water, Radiant Floor						
Overall Bldg Height		*** Basement Info *** * Mezzanine Info * * Sprinkler Info *						
Comments:		Area #1: Type #1: Area #2: Type #2: Area: Type: Low						

Base Rate for Upper Floors = 12.91  Adjusted Square Foot Cost for Upper Floors = 12.91  Total Floor Area: 1,120 Base Cost New of Upper Floors = 14,459  Reproduction/Replacement Cost = 14,459 Eff. Age:15 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 74 /100/100/100/74.0 Total Depreciated Cost = 10,700	
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 2 = 9,630 Replacement Cost/Floor Area= 12.91 Est. TCV/Floor Area= 8.60	

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

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HOUGHTON CHESTER R	HOUGHTON CONNIE L	0	08/19/2004	OTH	Not Qualified	04-0/3558		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
11450 W WATERGATE RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 84% 09/29/1997					
HOUGHTON CONNIE L 11450 WATERGATE ROAD CADILLAC MI 49601	MAP #:					
	2019 Est TCV 126,516 TCV/TFA: 68.76					

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

	2013 EQ RATES&SALES	3.790 Acres				4,222	100	16,000
		3.79 Total Acres				Total Est. Land Value =		16,000
	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 94	940
	Total Estimated Land Improvements True Cash Value = 940							

Tax Description	X	Improved	Vacant	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
. SEC 31 T22N R8W E 217.7 FT OF THAT PART OF E 1/2 OF E 1/2 OF SE 1/4 OF SW 1/4 LYING 75 FT N OF BEG ON W SEC LINE 25.83 FT N OF SW SEC COR TH ON A 9822.13 FT RADIUS LH CURVE 3215.58 FT CHORD BEARING N 77 DEG 6' 11.5" E TH N 67 DEG 43' 28" E 200 FT TO END. 3.7933 A.	X			2019	8,000	55,300	63,300			51,599C

Comments/Influences	X	Improved	Vacant	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
97 HS REDUCED TO 84% (HOUSE & 2 MH). DEATH CERT OF CHESTER HOUGHTON REC 04-0, 3558. DATE OF DEATH 6-22-97.	X			2018	8,000	51,800	59,800			50,390C



Topography of Site	X	Improved	Vacant	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	X			2017	8,000	50,400	58,400			49,354C

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC 12/27/2017 INSPECTED			2016	8,000	47,900	55,900			48,914C

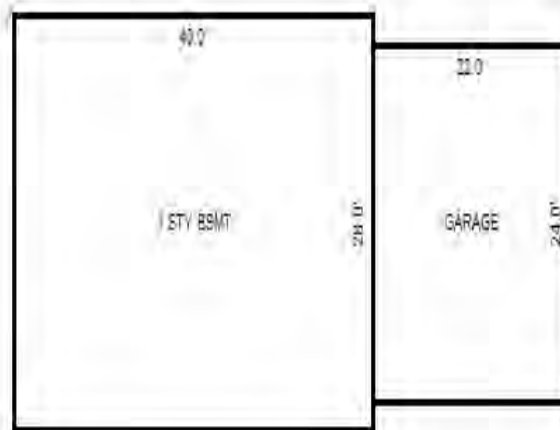
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family	Eavestrough Insulation	X	Gas	Oil	Elec.	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack 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:				
	Mobile Home			0	Front Overhang	0									Other Overhang	X
X	Wood Frame	(4) Interior	X	Drywall Paneled	Plaster Wood T&G											
Building Style: HUD		Trim & Decoration		Ex	X	Ord	Min									
Yr Built 1973	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	Kitchen:		(12) Electric												
	1st Floor	Other:		0			Amps Service									
	2nd Floor	Other:														
	Bedrooms	(6) Ceilings		No./Qual. of Fixtures												
(1) Exterior				Ex.	X	Ord.	Min									
X	Wood/Shingle	No. of Elec. Outlets		Many	X	Ave.	Few									
	Aluminum/Vinyl Brick	(7) Excavation		(13) Plumbing												
	Insulation	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1	Average Fixture(s)											
(2) Windows		(8) Basement		1	3 Fixture Bath											
X	Many Avg.	X	Large Avg.	1	2 Fixture Bath											
	Few		Small		Softener, Auto											
	Wood Sash	Conc. Block			Softener, Manual											
	Metal Sash	Poured Conc.			Solar Water Heat											
	Vinyl Sash	Stone			No Plumbing											
	Double Hung	Treated Wood			Extra Toilet											
	Horiz. Slide	Concrete Floor			Extra Sink											
	Casement	(9) Basement Finish			Separate Shower											
	Double Glass	Recreation SF			Ceramic Tile Floor											
	Patio Doors	Living SF			Ceramic Tile Wains											
	Storms & Screens	Walkout Doors			Ceramic Tub Alcove											
(3) Roof		No Floor SF			Vent Fan											
	Gable	(10) Floor Support			(14) Water/Sewer											
	Hip	Joists:			Public Water											
	Flat	Unsupported Len:			Public Sewer											
	Asphalt Shingle	Cntr.Sup:			1 Water Well											
	Metal	1 1000 Gal Septic			1 2000 Gal Septic											
Chimney: Metal		Lump Sum Items:														
Notes:								ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV: 6,558								

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

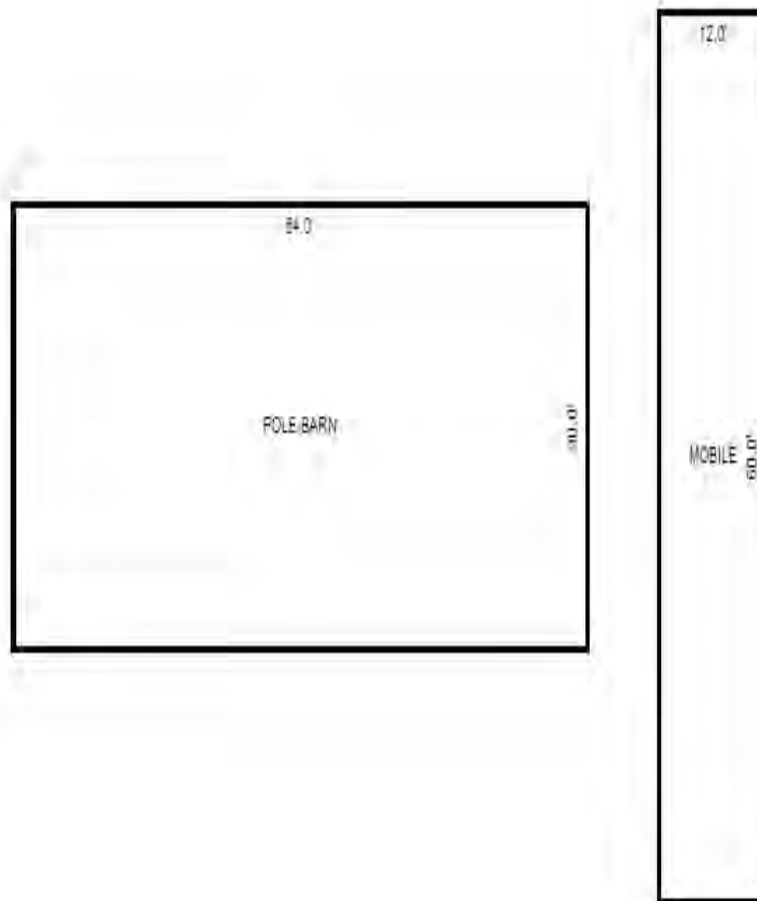


Sketch by Ages IVTV

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack 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: 0 Mech. Doors: 1 Area: 528 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G													
Building Style: 1S		Trim & Decoration																
Yr Built 1982	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			200		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: 1120 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many			X	Ave.		Few								
X	Many Avg. Few	X	Large Avg. Small	(13) Plumbing														
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) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan														
(3) Roof		(9) Basement Finish		(14) Water/Sewer														
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors No Floor SF	Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic														
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:														
Chimney:		Joists: Unsupported Len: Cntr.Sup:		1 1														
				Notes:														
				ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TC														

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



Sketch by Ages IVT

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MOOMEY RICHARD WILLIAM	HOIT 5 LLC	50,000	12/15/2015	WD	Arms Length	2015-04092	PTA	100.0
MOOMEY RICHARD WILLIAM	CONSUMERS ENERGY COMPANY	0	03/18/2011	OTH	EASEMENT	2011-00896	PTA	0.0
CANDY GLORIA	MOOMEY RICHARD WILLIAM	55,000	06/01/2006	WD	Arms Length	06-0/2052		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
11560 W WATERGATE RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 0%					
HOIT 5 LLC 11540 W CADILLAC RD CADILLAC MI 49601	MAP #:					
	2019 Est TCV 62,059 TCV/TFA: 57.04					

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 31 T22N R8W BEG S 89D53M12S W 328.64 FT; N 0D41M13S W 559.89 FT; S 72D36M09S W 238.39 FT FROM S/4 COR; TH S 73D36M36S W 103.86 FT; N 0D42M26S W 400 FT; N 89D50M04S E 100 FT; S 0D42M26S E 370.98 FT TO POB. .89 AC. M/L	X		Dirt Road	101.93	380.34	1.0000	1.0000	75	100	7,645
SPLIT ON 12/05/2006 INTO 009-031-013-20;	X		Gravel Road	102 Actual	Front Feet,	0.89	Total Acres	Total Est. Land Value =		7,645
Comments/Influences			Paved Road							
Split/Comb. on 12/05/2006 completed 12/05/2006 RAY ;			Storm Sewer							
Parent Parcel(s): 009-031-013-00;			Sidewalk							
Child Parcel(s): 009-031-013-20;			Water							
			Sewer							
			Electric							
			Gas							
			Curb							
			Street Lights							
			Standard Utilities							
			Underground Utils.							

Comments/Influences

Split/Comb. on 12/05/2006 completed 12/05/2006 RAY ;

Parent Parcel(s): 009-031-013-00;

Child Parcel(s): 009-031-013-20;



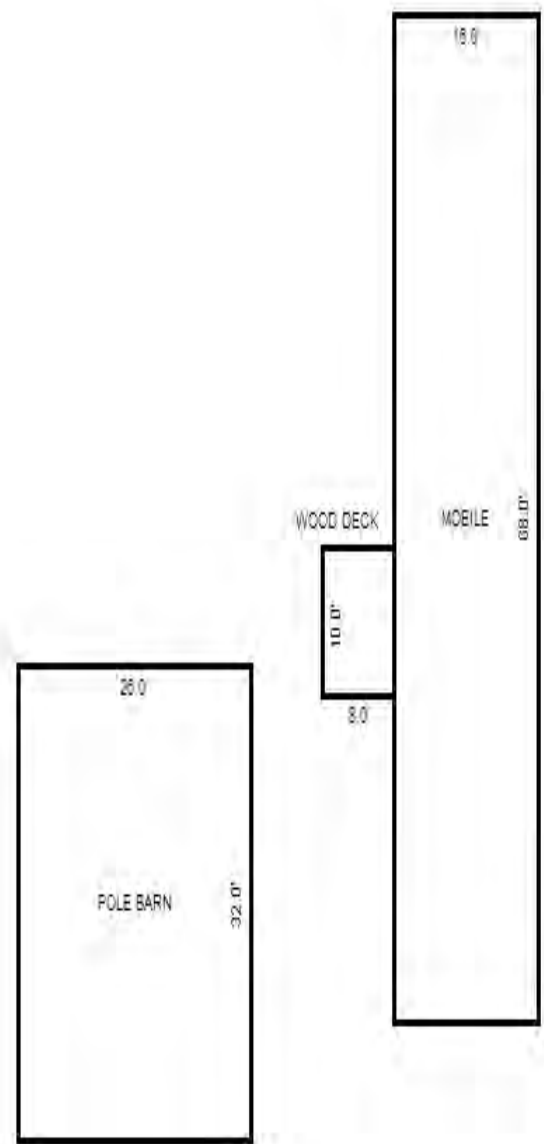
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2019	3,800	27,200	31,000			23,207C
TPC 12/27/2017	INSPECTED	2018	3,800	23,300	27,100		22,664C		
TPC 11/16/2012	INSPECTED	2017	3,800	21,700	25,500		22,198C		
TPC 01/06/2012	INSPECTED	2016	3,800	18,200	22,000		22,000S		

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage							
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 80	Type Treated Wood	Year Built: 1979 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: 832 % 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 1997	Remodeled 0	Ex	X	Ord		Min	Size of Closets													
Condition: Average		Lg	X	Ord		Small	Doors			X	Ord		H.C.							
Room List		(5) Floors		Kitchen: Other: Other:			(12) Electric		200		Amps Service									
	Basement 1st Floor 2nd Floor 2 Bedrooms	(6) Ceilings		No./Qual. of Fixtures			Ex.		X	Ord.		Min								
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets			Many		X	Ave.		Few								
X	Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing		1	Average Fixture(s)										
(2) Windows	Many Avg. Few	X	Large Avg. Small	(8) Basement			1		3 Fixture Bath 2 Fixture Bath Softener, Auto 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			(9) Basement Finish			(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
X	Double Glass Patio Doors Storms & Screens			Recreation SF Living SF Walkout Doors No Floor SF					Lump Sum Items:											
(3) Roof	X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support			1		1000 Gal Septic 2000 Gal Septic											
X	Asphalt Shingle			Joists: Unsupported Len: Cntr.Sup:			1		1000 Gal Septic 2000 Gal Septic											
Chimney: Metal																				
Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE											Cls D		Blt 1997							
(11) Heating System: Forced Air w/ Ducts											Ground Area = 1088 SF		Floor Area = 1088 SF.							
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85											Building Areas									
Stories											Exterior		Foundation		Size		Cost New		Depr. Cost	
1 Story											Siding		Piers		1,088		82,484		70,111	
Other Additions/Adjustments																				
Plumbing											Average Fixture(s)		1		778		661			
3 Fixture Bath											1		2,463		2,094					
Water/Sewer											1000 Gal Septic		1		3,235		2,750			
Water Well, 50 Feet											1		1,895		1,611					
Deck											Treated Wood		80		1,642		1,396			
Garages											Class: D Exterior: Pole (Unfinished)		832		12,954		11,011			
Built-Ins											Appliance Allow.		1		1,243		1,057			
Totals:											106,694		90,691							
Notes: 1997 REDMAN MH											ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.600 =>		TCV:		54,414					

\*\*\* 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: 201 COMMERCIAL-IM	Zoning:	Building Permit(s)	Date	Number	Status
11540 W WATERGATE RD	School: MCBAIN - 57030		Commercial	11/01/2018	2018-0609	0%
Owner's Name/Address	P.R.E. 0%		Commercial	08/21/2018	2018-0414	100%
MOOMEY RICHARD WILLIAM P O BOX 825 CADILLAC MI 49601	MAP #:		Commercial	07/03/2018	2018-0301	100%
	2019 Est TCV 1,449,908 TCV/TFA: 26.87		Commercial	05/17/2018	2018-0174	100%

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES				
			Description	Frontage	Depth	Value	
SEC 31 T22N R8W THAT PART OF E 1/2 OF E 1/2 OF SE 1/4 OF SW 1/4 LYING N'LY OF HWY M55 EXC E 217.7 FT THOF. ALSO BEG S 89DEG53'12"W 328.64 FT, N 0DEG41'13"W 559.89 FT FROM S 1/4 COR, TH S 72DEG 36'09"W 238.89 FT, N 0 DEG 42'26"W 370.89 FT, S89DEG50'04"W 100FT, N0DEG42'26"W 545.16 FT, N89DEG50'04"E 329.10 FT, S0DEG41'13" 754.37 FT TO POB. 7.1257A COMBINE ON 12/10/2018 WITH 009-031-012-00 FORMERLY SEC 31 T22N R8W (2*2006) BEG S 89D53M12S W 328.64 FT; N 0D41M13S W 559.89 FT FROM S/4 COR; TH S 72D36M09S W	X		COMMERCIAL 4-6A	5700	7.13 Acres	5700 100	40,613
			* Factors *				
			Description Frontage Depth Front Depth Rate %Adj. Reason Value				
			7.13 Total Acres Total Est. Land Value = 40,613				

Tax Description	X Improved	Vacant	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
	X		Dirt Road	1.61	1000 94	1,513
	X		Gravel Road	5.02	1000 94	4,719
	X		Paved Road	16.84	120 50	1,010
	X		Storm Sewer	13.59	400 50	2,718
			Sidewalk	Total Estimated Land Improvements True Cash Value = 9,960		
			Water			
			Sewer			
			Electric			
			Gas			
			Curb			
			Street Lights			
			Standard Utilities			
			Underground Utils.			

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	20,300	704,700	725,000			725,000S
2018	14,800	694,100	708,900			548,993C
2017	14,800	411,900	426,700	412,000M		315,273C
2016	7,800	203,700	211,500			158,348C

Who	When	What
JWV	10/02/2018	INSPECTED
JWV	12/30/2017	INSPECTED
JWV	12/24/2016	INSPECTED

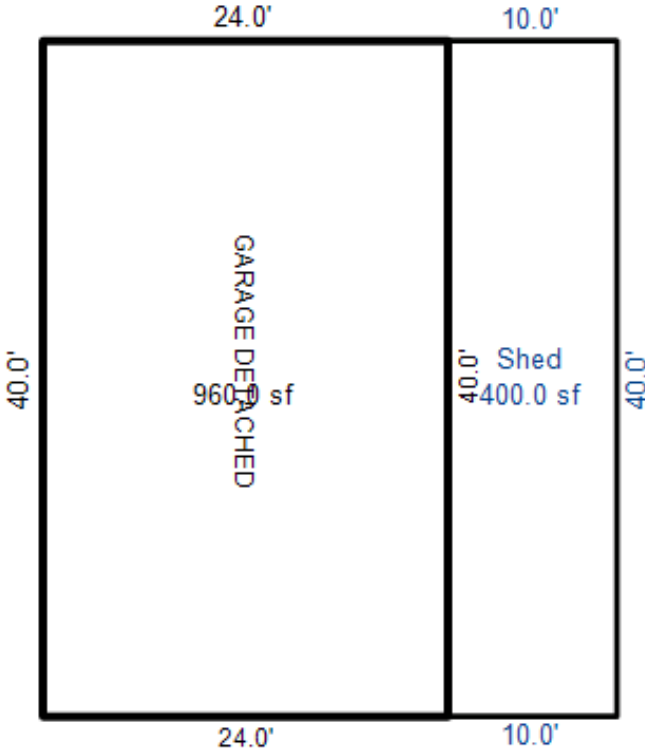
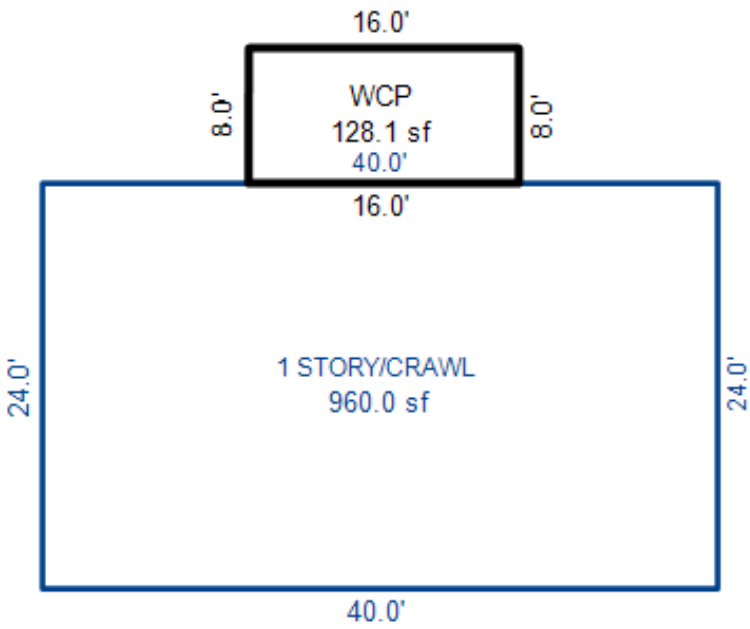
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



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	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack 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	Year Built: 1978 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 960 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																												
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G																																																																																							
Building Style: 1S		Trim & Decoration																																																																																										
Yr Built 1978	Remodeled 0	Ex	X	Ord		Min																																																																																						
Condition: Average		Lg	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	X	Drywall																																																																																									
		Ex.	X	Ord.		Min																																																																																						
		No. of Elec. Outlets																																																																																										
		Many	X	Ave.		Few																																																																																						
(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	Basement: 0 S.F. Crawl: 960 S.F. Slab: 0 S.F. Height to Joists: 0.0																																																																																										
		(8) Basement																																																																																										
		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: Metal		1 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 Air w/ Ducts Ground Area = 960 SF Floor Area = 960 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>Crawl Space</td> <td>960</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>86,391</td> <td>51,835</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>Average Fixture(s)</td> <td>933</td> <td>560</td> </tr> <tr> <td>1</td> <td>Water/Sewer</td> <td></td> <td></td> </tr> <tr> <td>1</td> <td>Solar Water Heat</td> <td>3,453</td> <td>2,072</td> </tr> <tr> <td>1</td> <td>1000 Gal Septic</td> <td>1,962</td> <td>1,177</td> </tr> <tr> <td>1</td> <td>Water Well, 50 Feet</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Deck</td> </tr> <tr> <td>128</td> <td>Treated Wood w/Roof (Deck Portion)</td> <td>2,292</td> <td>1,375</td> </tr> <tr> <td>128</td> <td>Treated Wood w/Roof (Roof portion)</td> <td>1,574</td> <td>944</td> </tr> <tr> <td colspan="4">Garages</td> </tr> <tr> <td colspan="4">Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)</td> </tr> <tr> <td>960</td> <td>Base Cost</td> <td>22,013</td> <td>13,208</td> </tr> <tr> <td colspan="4">Built-Ins</td> </tr> <tr> <td>1</td> <td>Appliance Allow.</td> <td>1,467</td> <td>880</td> </tr> <tr> <td colspan="4">Totals:</td> </tr> <tr> <td></td> <td></td> <td>120,085</td> <td>72,051</td> </tr> </tbody> </table> Notes: ECF (201B COMMERCIAL GROUP B) 0.900 => TCV: 64,846											Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	960			Total:				86,391	51,835	Average Fixture(s)		Cost		1	Average Fixture(s)	933	560	1	Water/Sewer			1	Solar Water Heat	3,453	2,072	1	1000 Gal Septic	1,962	1,177	1	Water Well, 50 Feet			Deck				128	Treated Wood w/Roof (Deck Portion)	2,292	1,375	128	Treated Wood w/Roof (Roof portion)	1,574	944	Garages				Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)				960	Base Cost	22,013	13,208	Built-Ins				1	Appliance Allow.	1,467	880	Totals:						120,085	72,051
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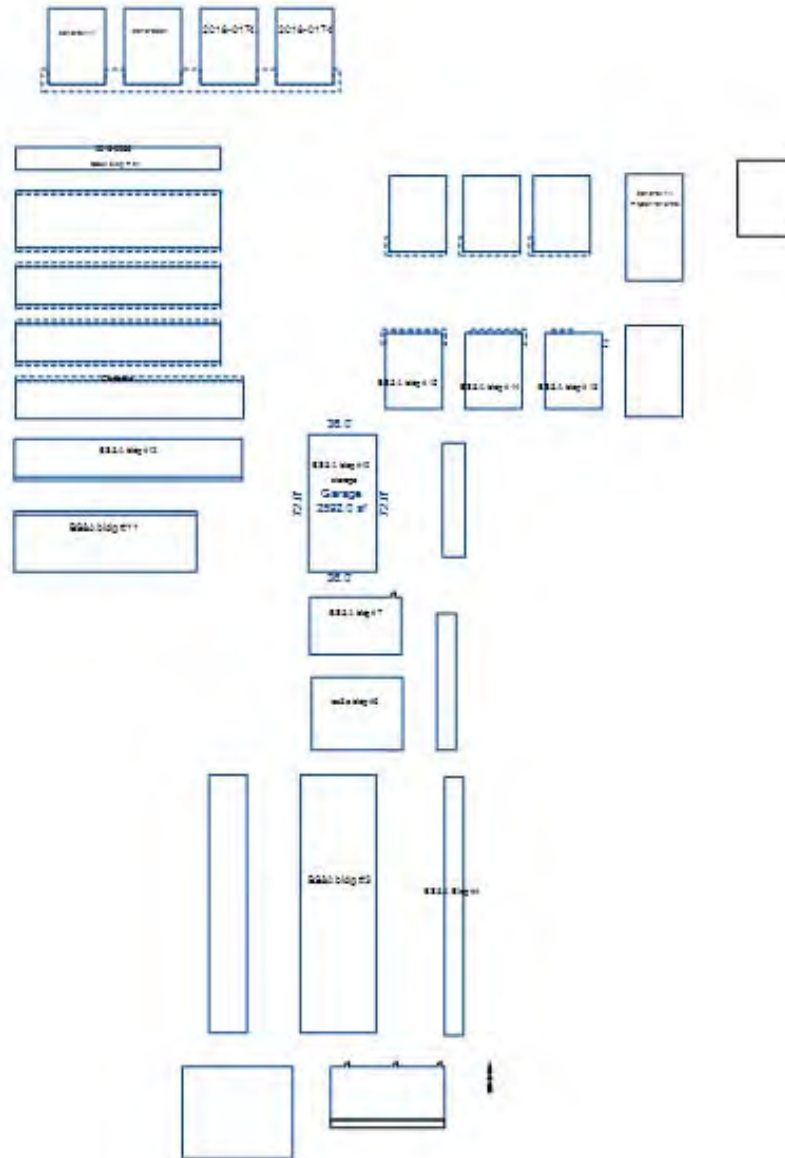
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Desc. of Bldg/Section: SEMI-FINISHED INTERIOR 2014					
Calculator Occupancy: Warehouses - Mini					
Class: D		Construction Cost			
Floor Area: 1,680	High	Above Ave.	Ave.	X	Low
Gross Bldg Area: 52,994	** ** Calculator Cost Data ** **				
Stories Above Grd: 1	Quality: Average				
Average Sty Hght : 10	Heat#1: No Heating or Cooling 0%				
Bsmnt Wall Hght	Heat#2: No Heating or Cooling 0%				
Depr. Table : 2.5%	Ave. SqFt/Story: 1680				
Effective Age : 10	Ave. Perimeter: 176				
Physical %Good: 78	Has Elevators:				
Func. %Good : 100	*** Basement Info ***				
Economic %Good: 100	Area:				
2007 Year Built	Perimeter:				
Remodeled	Type:				
10 Overall Bldg Height	Heat: Hot Water, Radiant Floor				
Comments:	* Mezzanine Info *				
COST TO OWNER WITH ALL	Area #1:				
4 ORIGINAL BUILDINGS	Type #1:				
\$150,000	Area #2:				
	Type #2:				
	* Sprinkler Info *				
	Area:				
	Type: Average				

<<<<<		Calculator Cost Computations		>>>>>	
Class: D		Quality: Average		Stories: 1 Story Height: 10 Perimeter: 176	
Overall Building Height: 10		Base Rate for Upper Floors = 40.08			
Adjusted Square Foot Cost for Upper Floors = 40.08				Total Floor Area: 1,680	
Total Floor Area: 1,680				Base Cost New of Upper Floors = 67,334	
Eff. Age: 10				Reproduction/Replacement Cost = 67,334	
Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 78 /100/100/100/78.0				Total Depreciated Cost = 52,521	
ECF (201B COMMERCIAL GROUP B)				0.780 => TCV of Bldg: 1 = 40,966	
Replacement Cost/Floor Area= 40.08				Est. TCV/Floor Area= 24.38	

(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\*\*\*



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Desc. of Bldg/Section: 12 UNITS 20 X 136: UNITS1-12 Calculator Occupancy: Warehouses - Mini		<<<<< Calculator Cost Computations >>>>>	
Class: D,Pole Floor Area: 2,720 Gross Bldg Area: 52,994 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght		Class: D,Pole Quality: Average Stories: 1 Story Height: 10 Perimeter: 312	
Depr. Table : 2.5% Effective Age : 7 Physical %Good: 84 Func. %Good : 100 Economic %Good: 100		Base Rate for Upper Floors = 37.01  Adjusted Square Foot Cost for Upper Floors = 37.01	
2010 Year Built Remodeled  Overall Bldg Height  Comments: 2010.7.27 CHANGE FROM 45% TO 100% COMPLETE		Total Floor Area: 2,720  Eff. Age: 7 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 84 /100/100/100/84.0 ECF (201B COMMERCIAL GROUP B) 0.780 => TCV of Bldg: 2 = 65,957 Replacement Cost/Floor Area= 37.01 Est. TCV/Floor Area= 24.25	
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: 2720 Ave. Perimeter: 312 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		Reproduction/Replacement Cost = 100,667 Total Depreciated Cost = 84,560	

(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	
				(14) Roof Cover:			
(6) Ceiling:				(40) Exterior Wall:			
				Thickness		Bsmnt Insul.	

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Desc. of Bldg/Section: 24 UNITS 40 X 136: UNITS 13-36  
 Calculator Occupancy: Warehouses - Mini

Class: D,Pole		Construction Cost				
Floor Area: 5,440		High	Above Ave.	Ave.	X	Low
Gross Bldg Area: 52,994		** ** Calculator Cost Data ** **				
Stories Above Grd: 1		Quality: Low Cost				
Average Sty Hght : 10		Heat#1: No Heating or Cooling 0%				
Bsmnt Wall Hght		Heat#2: No Heating or Cooling 0%				
Depr. Table : 2.5%		Ave. SqFt/Story: 5440				
Effective Age : 10		Ave. Perimeter: 352				
Physical %Good: 78		Has Elevators:				
Func. %Good : 100		*** Basement Info ***				
Economic %Good: 100		Area:				
2007	Year Built	Perimeter:				
	Remodeled	Type:				
	Overall Bldg	Heat: Hot Water, Radiant Floor				
	Height	* Mezzanine Info *				
Comments:		Area #1:				
		Type #1:				
		Area #2:				
		Type #2:				
		* Sprinkler Info *				
		Area:				
		Type: Low				

<<<< Calculator Cost Computations >>>>  
 Class: D,Pole Quality: Low Cost  
 Stories: 1 Story Height: 10 Perimeter: 352

Base Rate for Upper Floors = 23.02

Adjusted Square Foot Cost for Upper Floors = 23.02

Total Floor Area: 5,440 Base Cost New of Upper Floors = 125,229

Reproduction/Replacement Cost = 125,229

Eff. Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 78 /100/100/100/78.0  
 Total Depreciated Cost = 97,679

ECF (201B COMMERCIAL GROUP B) 0.780 => TCV of Bldg: 3 = 76,189  
 Replacement Cost/Floor Area= 23.02 Est. TCV/Floor Area= 14.01

(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:		(39) Miscellaneous:	
(2) Foundation:		(8) Plumbing:		Outlets:		Fixtures:	
X	Poured Conc	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	(40) Exterior Wall:
(4) Floor Structure:		(9) Sprinklers:		(13) Roof Structure: Slope=0		Thickness	Bsmnt Insul.
(5) Floor Cover:		(10) Heating and Cooling:		(14) Roof Cover:			
(6) Ceiling:		Gas Oil	Coal Stoker	Hand Fired Boiler			

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Desc. of Bldg/Section: 12 UNITS 10 X 136, #37 TO #48 Calculator Occupancy: Warehouses - Mini		<<<<<< Calculator Cost Computations >>>>>>					
Class: D,Pole Floor Area: 1,360 Gross Bldg Area: 52,994 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght		Construction Cost				Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 12 Perimeter: 292 Overall Building Height: 12	
		High	Above Ave.	Ave.	X	Low	Base Rate for Upper Floors = 34.21
Depr. Table : 2.5% Effective Age : 10 Physical %Good: 78 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: No Heating or Cooling 0% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 1360 Ave. Perimeter: 292 Has Elevators:				Adjusted Square Foot Cost for Upper Floors = 34.21 Total Floor Area: 1,360 Base Cost New of Upper Floors = 46,526	
2007 Year Built Remodeled		*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor				Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 78 /100/100/100/78.0 Total Depreciated Cost = 36,290	
12 Overall Bldg Height		* Mezzanine Info * Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: Type: Low				ECF (201B COMMERCIAL GROUP B) 0.780 => TCV of Bldg: 4 = 28,306 Replacement Cost/Floor Area= 34.21 Est. TCV/Floor Area= 20.81	
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	Many Above Ave.	Average Typical	Few None	Few Average Unfinished Typical	Few Average Unfinished Typical	
(3) Frame:		Total Fixtures		Urinals		Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer	
(4) Floor Structure:		3-Piece Baths		Wash Bowls		(13) Roof Structure: Slope=0		(40) Exterior Wall:	
(5) Floor Cover:		2-Piece Baths		Water Heaters				Thickness Bsmnt Insul.	
(6) Ceiling:		Shower Stalls		Wash Fountains		(14) Roof Cover:			
		Toilets		Water Softeners					
		(9) Sprinklers:							
		(10) Heating and Cooling:							
		Gas Oil	Coal Stoker	Hand Fired Boiler					

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Desc. of Bldg/Section: AT ROAD 48'X58' UNITS 49-56 Calculator Occupancy: Warehouses - Mini				<<<<< Calculator Cost Computations >>>>>			
Class: D,Pole Floor Area: 2,799 Gross Bldg Area: 52,994 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght		Construction Cost High    Above Ave.    Ave.    X    Low			Class: D,Pole    Quality: Low Cost Stories: 1    Story Height: 10    Perimeter: 212 Overall Building Height: 10		
Depr. Table : 2.5% Effective Age : 6 Physical %Good: 86 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: No Heating or Cooling    0% Heat#2: No Heating or Cooling    0% Ave. SqFt/Story: 2799 Ave. Perimeter: 212 Has Elevators:			Base Rate for Upper Floors = 24.00  Adjusted Square Foot Cost for Upper Floors = 24.00  Total Floor Area: 2,799    Base Cost New of Upper Floors =    67,176		
2011 Year Built Remodeled		Area: Perimeter: Type: Heat: Hot Water, Radiant Floor			ECF (201B COMMERCIAL GROUP B)    0.780 => TCV of Bldg: 5 =    45,062 Replacement Cost/Floor Area= 24.00    Est. TCV/Floor Area= 16.10		
10 Overall Bldg Height		* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:  * Sprinkler Info * Area: Type: Low					
Comments: ACTUAL CONSTRUCITON COST \$36,000							
(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 Unfinished Typical    Few Average 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:					Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer
(5) Floor Cover:		(9) Sprinklers:			(13) Roof Structure:    Slope=0		(40) Exterior Wall: Thickness    Bsmnt Insul.
(6) Ceiling:		(10) Heating and Cooling:			(14) Roof Cover:		
		Gas Oil    Coal Stoker    Hand Fired Boiler					

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Desc. of Bldg/Section: 2012 UNITS 68-77, 38X48 Calculator Occupancy: Warehouses - Mini		<<<<< Calculator Cost Computations >>>>>	
Class: D,Pole Floor Area: 1,836 Gross Bldg Area: 52,994 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght		Class: D,Pole Quality: Average Stories: 1 Story Height: 12 Perimeter: 172 Overall Building Height: 12	
Depr. Table : 2.5% Effective Age : 4 Physical %Good: 90 Func. %Good : 100 Economic %Good: 100		Base Rate for Upper Floors = 35.78 Adjusted Square Foot Cost for Upper Floors = 35.78	
2012 Year Built Remodeled 12 Overall Bldg Height		Total Floor Area: 1,836 Base Cost New of Upper Floors = 65,692 Reproduction/Replacement Cost = 65,692 Eff.Age:4 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 90 /100/100/100/90.0 Total Depreciated Cost = 59,123	
Comments:		ECF (201B COMMERCIAL GROUP B) 0.780 => TCV of Bldg: 6 = 46,116 Replacement Cost/Floor Area= 35.78 Est. TCV/Floor Area= 25.12	
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: 1836 Ave. Perimeter: 172 Has Elevators: *** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor * Mezzanine Info * Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: Type: Average			
(1) Excavation/Site Prep:		(7) Interior:	
(2) Foundation:		(8) Plumbing:	
X Poured Conc	Brick/Stone	Block	
		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:	
(5) Floor Cover:			
		(10) Heating and Cooling:	
		Gas Oil	Coal Stoker
		Hand Fired Boiler	
(6) Ceiling:			
		(11) Electric and Lighting:	
		(13) Roof Structure: Slope=0	
		(14) Roof Cover:	
		(39) Miscellaneous:	
		(40) Exterior Wall:	
		Thickness	Bsmnt Insul.

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

Desc. of Bldg/Section: 2012 30X48 BEHIND#6 Calculator Occupancy: Warehouses - Mini				<<<<< Calculator Cost Computations >>>>>						
Class: D,Pole Floor Area: 1,459 Gross Bldg Area: 52,994 Stories Above Grd: 1 Average Sty Hght : 13 Bsmnt Wall Hght		Construction Cost		Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 13 Perimeter: 159 Overall Building Height: 13						
		High	Above Ave.	Ave.	X	Low				
Depr. Table : 2.5% Effective Age : 4 Physical %Good: 90 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: No Heating or Cooling 0% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 1459 Ave. Perimeter: 159 Has Elevators:		Base Rate for Upper Floors = 28.79  Adjusted Square Foot Cost for Upper Floors = 28.79  Total Floor Area: 1,459		Base Cost New of Upper Floors = 42,004  Reproduction/Replacement Cost = 42,004 Total Depreciated Cost = 37,804				
2012 Year Built Remodeled	Area: Perimeter: Type:		ECF (201B COMMERCIAL GROUP B) 0.780 => TCV of Bldg: 7 = 29,487 Replacement Cost/Floor Area= 28.79 Est. TCV/Floor Area= 20.21							
13 Overall Bldg Height	Heat: Hot Water, Radiant Floor									
Comments:		* 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	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:								(40) Exterior Wall:		
(5) Floor Cover:			(9) Sprinklers:			(13) Roof Structure: Slope=0		Thickness                      Bsmnt Insul.		
(6) Ceiling:			(10) Heating and Cooling:			(14) Roof Cover:				
		Gas Oil	Coal Stoker	Hand Fired Boiler						

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

Desc. of Bldg/Section: 2012 UNTIS 57-67 72X10 Calculator Occupancy: Warehouses - Mini		<<<<< Calculator Cost Computations >>>>>					
Class: D,Pole Floor Area: 732 Gross Bldg Area: 52,994 Stories Above Grd: 1 Average Sty Hght : 9 Bsmnt Wall Hght		Construction Cost High    Above Ave.    Ave.    X    Low				Class: D,Pole    Quality: Low Cost Stories: 1    Story Height: 9    Perimeter: 164 Overall Building Height: 9	
Depr. Table : 2.5% Effective Age : 4 Physical %Good: 90 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: No Heating or Cooling    0% Heat#2: No Heating or Cooling    0% Ave. SqFt/Story: 732 Ave. Perimeter: 164 Has Elevators:				Base Rate for Upper Floors = 32.18  Adjusted Square Foot Cost for Upper Floors = 32.18  Total Floor Area: 732    Base Cost New of Upper Floors =    23,556  Reproduction/Replacement Cost =    23,556 Eff.Age:4    Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 90 /100/100/100/90.0 Total Depreciated Cost =    21,200	
2012	Year Built Remodeled	Area: Perimeter: Type: Heat: Hot Water, Radiant Floor				ECF (201B COMMERCIAL GROUP B)    0.780 => TCV of Bldg: 8 =    16,536 Replacement Cost/Floor Area= 32.18    Est. TCV/Floor Area= 22.59	
9	Overall Bldg Height	* Mezzanine Info *  Area #1: Type #1: Area #2: Type #2:  * Sprinkler Info *  Area: Type: Low					
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	Many Above Ave.	Average Typical	Few None	Few Average	Few Average	Many Unfinished Typical	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:						Thickness    Bsmnt Insul.					
(6) Ceiling:			Gas Oil    Coal Stoker    Hand Fired Boiler			(14) Roof Cover:								

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

Desc. of Bldg/Section: 2015 12'X60' UNITS 83-87 Calculator Occupancy: Warehouses - Mini				<<<<< Calculator Cost Computations >>>>>					
Class: D,Pole Floor Area: 720 Gross Bldg Area: 52,994 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght		Construction Cost			Class: D,Pole Quality: Average Stories: 1 Story Height: 10 Perimeter: 144 Overall Building Height: 10				
		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%						Base Rate for Upper Floors = 44.01  Adjusted Square Foot Cost for Upper Floors = 44.01	
Depr. Table : 2.5% Effective Age : 1 Physical %Good: 98 Func. %Good : 100 Economic %Good: 100		Ave. SqFt/Story: 720 Ave. Perimeter: 144 Has Elevators:						Total Floor Area: 720 Base Cost New of Upper Floors = 31,687	
		*** Basement Info ***						Reproduction/Replacement Cost = 31,687 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 98 /100/100/100/98.0 Total Depreciated Cost = 31,053	
2015	Year Built Remodeled	Area:			ECF (201B COMMERCIAL GROUP B)			0.780 => TCV of Bldg: 9 = 24,222	
10	Overall Bldg Height	Perimeter:			Replacement Cost/Floor Area= 44.01			Est. TCV/Floor Area= 33.64	
		Type:							
		Heat: Hot Water, Radiant Floor							
		* Mezzanine Info *							
Comments:		Area #1:							
		Type #1:							
		Area #2:							
		Type #2:							
		* Sprinkler Info *							
		Area:							
		Type: Average							

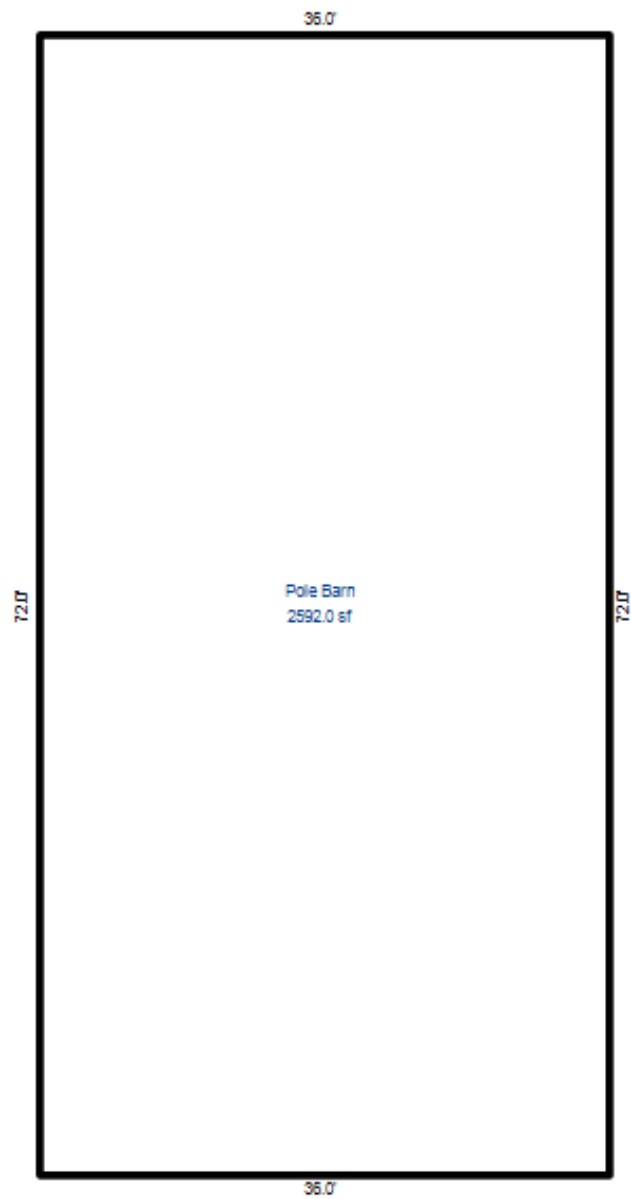
  

(1) Excavation/Site Prep:				(7) Interior:				(11) Electric and Lighting:				(39) Miscellaneous:				
(2) Foundation:				(8) Plumbing:				Outlets:				Fixtures:				
X	Poured Conc	Brick/Stone	Block		Many Above Ave.	Average Typical	Few None		Few Average	Many Unfinished Typical	Few Average	Many Unfinished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

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

Desc. of Bldg/Section: 2016 REAR 36'X72' Calculator Occupancy: Warehouses - Mini				<<<<< Calculator Cost Computations >>>>>															
Class: D,Pole Floor Area: 2,592 Gross Bldg Area: 52,994 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght				Construction Cost High Above Ave. Ave. X Low				Class: D,Pole Quality: Average Stories: 1 Story Height: 10 Perimeter: 216 Overall Building Height: 10				Base Rate for Upper Floors = 33.09 Adjusted Square Foot Cost for Upper Floors = 33.09							
Depr. Table : 2.5% Effective Age : 1 Physical %Good: 98 Func. %Good : 100 Economic %Good: 100				** ** Calculator Cost Data ** ** Quality: Average Heat#1: No Heating or Cooling 0% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 2592 Ave. Perimeter: 216 Has Elevators:				Total Floor Area: 2,592 Base Cost New of Upper Floors = 85,770 Reproduction/Replacement Cost = 85,770 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 98 /100/100/100/98.0 Total Depreciated Cost = 84,055				Total Floor Area: 2,592 Base Cost New of Upper Floors = 85,770 Reproduction/Replacement Cost = 85,770 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 98 /100/100/100/98.0 Total Depreciated Cost = 84,055							
2016 Year Built Remodeled		10 Overall Bldg Height		Area: Perimeter: Type: Heat: Hot Water, Radiant Floor				ECF (201B COMMERCIAL GROUP B) 0.780 => TCV of Bldg: 10 = 65,563 Replacement Cost/Floor Area= 33.09 Est. TCV/Floor Area= 25.29				ECF (201B COMMERCIAL GROUP B) 0.780 => TCV of Bldg: 10 = 65,563 Replacement Cost/Floor Area= 33.09 Est. TCV/Floor Area= 25.29							
Comments:				Area #1: Type #1: Area #2: Type #2:				* Mezzanine Info *				* Sprinkler Info *							
(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 Unfinished Typical		Few Average 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:				Gas Oil Coal Stoker Hand Fired Boiler				Thickness Bsmnt Insul.							
(6) Ceiling:				(14) Roof Cover:															

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



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

Desc. of Bldg/Section: P#20160087 W OF #10 30'X96'  
 Calculator Occupancy: Warehouses - Mini

Class: D,Pole		Construction Cost				
Floor Area: 2,880		High	Above Ave.	Ave.	X	Low
Gross Bldg Area: 52,994		** ** Calculator Cost Data ** **				
Stories Above Grd: 1		Quality: Average				
Average Sty Hght : 8		Heat#1: No Heating or Cooling 0%				
Bsmnt Wall Hght		Heat#2: No Heating or Cooling 0%				
Depr. Table : 3%		Ave. SqFt/Story: 2880				
Effective Age : 1		Ave. Perimeter: 252				
Physical %Good: 97		Has Elevators:				
Func. %Good : 100		*** Basement Info ***				
Economic %Good: 100		Area:				
2016 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,Pole Quality: Average  
 Stories: 1 Story Height: 8 Perimeter: 252  
 Overall Building Height: 8

Base Rate for Upper Floors = 32.31

Adjusted Square Foot Cost for Upper Floors = 32.31

Total Floor Area: 2,880 Base Cost New of Upper Floors = 93,052

Reproduction/Replacement Cost = 93,052

Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 97 /100/100/100/97.0  
 Total Depreciated Cost = 90,260

ECF (201B COMMERCIAL GROUP B) 0.780 => TCV of Bldg: 11 = 70,403  
 Replacement Cost/Floor Area= 32.31 Est. TCV/Floor Area= 24.45

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

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

Desc. of Bldg/Section: P#20160360 N OF #11 20'X120' Calculator Occupancy: Warehouses - Mini		<<<<                      Calculator Cost Computations                      >>>>						
Class: D,Pole Floor Area: 2,400 Gross Bldg Area: 52,994 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght		Class: D,Pole      Quality: Average Stories: 1      Story Height: 8      Perimeter: 280 Overall Building Height: 8						
Construction Cost <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">High</td> <td style="width:10%;">Above Ave.</td> <td style="width:10%;">Ave.</td> <td style="width:10%;">X</td> <td style="width:10%;">Low</td> </tr> </table>		High	Above Ave.	Ave.	X	Low	Base Rate for Upper Floors = 35.79 Adjusted Square Foot Cost for Upper Floors = 35.79	
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: 2400 Ave. Perimeter: 280 Has Elevators:		Total Floor Area: 2,400                      Base Cost New of Upper Floors =      85,896  Eff.Age:1      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 98 /100/100/100/98.0 Total Depreciated Cost =      84,178						
Depr. Table : 2.5% Effective Age : 1 Physical %Good: 98 Func. %Good : 100 Economic %Good: 100		Reproduction/Replacement Cost =      85,896 ECF (201B COMMERCIAL GROUP B)                      0.780 => TCV of Bldg: 12 =      65,659 Replacement Cost/Floor Area= 35.79                      Est. TCV/Floor Area= 27.36						
2016 Year Built Remodeled  8 Overall Bldg Height		*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor						
Comments:		* 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:	(40) Exterior Wall:																								
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;"><input checked="" type="checkbox"/></td> <td style="width:10%;">Poured Conc</td> <td style="width:10%;"><input type="checkbox"/></td> <td style="width:10%;">Brick/Stone</td> <td style="width:10%;"><input type="checkbox"/></td> <td style="width:10%;">Block</td> </tr> </table>	<input checked="" type="checkbox"/>	Poured Conc		<input type="checkbox"/>	Brick/Stone	<input type="checkbox"/>	Block	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;"><input type="checkbox"/></td> <td style="width:10%;">Many Above Ave.</td> <td style="width:10%;"><input type="checkbox"/></td> <td style="width:10%;">Average Typical</td> <td style="width:10%;"><input type="checkbox"/></td> <td style="width:10%;">Few None</td> </tr> </table>	<input type="checkbox"/>	Many Above Ave.	<input type="checkbox"/>	Average Typical	<input type="checkbox"/>	Few None	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;"><input type="checkbox"/></td> <td style="width:10%;">Few Average</td> <td style="width:10%;"><input type="checkbox"/></td> <td style="width:10%;">Few Average</td> </tr> <tr> <td><input type="checkbox"/></td> <td>Many Unfinished Typical</td> <td><input type="checkbox"/></td> <td>Many Unfinished Typical</td> </tr> <tr> <td><input type="checkbox"/></td> <td>Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct</td> <td><input type="checkbox"/></td> <td>Incandescent Fluorescent Mercury Sodium Vapor Transformer</td> </tr> </table>	<input type="checkbox"/>	Few Average	<input type="checkbox"/>	Few Average	<input type="checkbox"/>	Many Unfinished Typical	<input type="checkbox"/>	Many Unfinished Typical	<input type="checkbox"/>	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	<input type="checkbox"/>	Incandescent Fluorescent Mercury Sodium Vapor Transformer
<input checked="" type="checkbox"/>	Poured Conc	<input type="checkbox"/>		Brick/Stone	<input type="checkbox"/>	Block																					
<input type="checkbox"/>	Many Above Ave.	<input type="checkbox"/>	Average Typical	<input type="checkbox"/>	Few None																						
<input type="checkbox"/>	Few Average	<input type="checkbox"/>	Few Average																								
<input type="checkbox"/>	Many Unfinished Typical	<input type="checkbox"/>	Many Unfinished Typical																								
<input type="checkbox"/>	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	<input type="checkbox"/>	Incandescent Fluorescent Mercury Sodium Vapor Transformer																								
(3) Frame:	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;"><input type="checkbox"/></td> <td style="width:10%;">Total Fixtures</td> <td style="width:10%;"><input type="checkbox"/></td> <td style="width:10%;">Urinals</td> </tr> <tr> <td><input type="checkbox"/></td> <td>3-Piece Baths</td> <td><input type="checkbox"/></td> <td>Wash Bowls</td> </tr> <tr> <td><input type="checkbox"/></td> <td>2-Piece Baths</td> <td><input type="checkbox"/></td> <td>Water Heaters</td> </tr> <tr> <td><input type="checkbox"/></td> <td>Shower Stalls</td> <td><input type="checkbox"/></td> <td>Wash Fountains</td> </tr> <tr> <td><input type="checkbox"/></td> <td>Toilets</td> <td><input type="checkbox"/></td> <td>Water Softeners</td> </tr> </table>	<input type="checkbox"/>	Total Fixtures	<input type="checkbox"/>	Urinals	<input type="checkbox"/>	3-Piece Baths	<input type="checkbox"/>	Wash Bowls	<input type="checkbox"/>	2-Piece Baths	<input type="checkbox"/>	Water Heaters	<input type="checkbox"/>	Shower Stalls	<input type="checkbox"/>	Wash Fountains	<input type="checkbox"/>	Toilets	<input type="checkbox"/>	Water Softeners	(13) Roof Structure:      Slope=0	Thickness      Bsmnt Insul.				
<input type="checkbox"/>	Total Fixtures	<input type="checkbox"/>	Urinals																								
<input type="checkbox"/>	3-Piece Baths	<input type="checkbox"/>	Wash Bowls																								
<input type="checkbox"/>	2-Piece Baths	<input type="checkbox"/>	Water Heaters																								
<input type="checkbox"/>	Shower Stalls	<input type="checkbox"/>	Wash Fountains																								
<input type="checkbox"/>	Toilets	<input type="checkbox"/>	Water Softeners																								
(4) Floor Structure:	(9) Sprinklers:	(14) Roof Cover:																									
(5) Floor Cover:	(10) Heating and Cooling:																										
(6) Ceiling:	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;"><input type="checkbox"/></td> <td style="width:10%;">Gas Oil</td> <td style="width:10%;"><input type="checkbox"/></td> <td style="width:10%;">Coal Stoker</td> <td style="width:10%;"><input type="checkbox"/></td> <td style="width:10%;">Hand Fired Boiler</td> </tr> </table>	<input type="checkbox"/>	Gas Oil	<input type="checkbox"/>	Coal Stoker	<input type="checkbox"/>	Hand Fired Boiler																				
<input type="checkbox"/>	Gas Oil	<input type="checkbox"/>	Coal Stoker	<input type="checkbox"/>	Hand Fired Boiler																						

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



Desc. of Bldg/Section: P#20160360 @ N OF #9 30'X40' Calculator Occupancy: Warehouses - Mini		<<<<< Calculator Cost Computations >>>>>	
Class: D,Pole Floor Area: 1,200 Gross Bldg Area: 52,994 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght		Class: D,Pole Quality: Average Stories: 1 Story Height: 8 Perimeter: 140 Overall Building Height: 10	
Depr. Table : 2.5% Effective Age : 1 Physical %Good: 98 Func. %Good : 100 Economic %Good: 100		Base Rate for Upper Floors = 35.79 Adjusted Square Foot Cost for Upper Floors = 35.79	
2016 Year Built Remodeled 10 Overall Bldg Height		Total Floor Area: 1,200 Base Cost New of Upper Floors = 42,948 Reproduction/Replacement Cost = 42,948 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 98 /100/100/100/98.0 Total Depreciated Cost = 42,089	
Comments:		ECF (201B COMMERCIAL GROUP B) 0.780 => TCV of Bldg: 13 = 32,829 Replacement Cost/Floor Area= 35.79 Est. TCV/Floor Area= 27.36	
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: 1200 Ave. Perimeter: 140 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:	(40) Exterior Wall:
X Poured Conc Brick/Stone Block	Many Above Ave. Average Typical Few None	Few Average Many Unfinished Typical	
(3) Frame:	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners	Thickness Bsmnt Insul.
(4) Floor Structure:	(9) Sprinklers:	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	(14) Roof Cover:
(5) Floor Cover:	(10) Heating and Cooling:	Incandescent Fluorescent Mercury Sodium Vapor Transformer	
(6) Ceiling:	Gas Oil Coal Stoker Hand Fired Boiler	(13) Roof Structure: Slope=0	

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

Desc. of Bldg/Section: 20160096 N OF #9 30'X40' Calculator Occupancy: Warehouses - Mini				<<<<< Calculator Cost Computations >>>>>			
Class: D,Pole		Class: D,Pole Quality: Average				Stories: 1 Story Height: 8 Perimeter: 140	
Floor Area: 1,200		Overall Building Height: 10					
Gross Bldg Area: 52,994		High	Above Ave.	Ave.	X	Low	
Stories Above Grd: 1		** ** Calculator Cost Data ** **				Base Rate for Upper Floors = 35.79	
Average Sty Hght : 8		Quality: Average				Adjusted Square Foot Cost for Upper Floors = 35.79	
Bsmnt Wall Hght		Heat#1: No Heating or Cooling 0%				Total Floor Area: 1,200	
		Heat#2: No Heating or Cooling 0%				Base Cost New of Upper Floors = 42,948	
Depr. Table : 2.5%		Ave. SqFt/Story: 1200				Reproduction/Replacement Cost = 42,948	
Effective Age : 1		Ave. Perimeter: 140				Eff. Age:1 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 98 /100/100/100/98.0	
Physical %Good: 98		Has Elevators:				Total Depreciated Cost = 42,089	
Func. %Good : 100		*** Basement Info ***					
Economic %Good: 100		Area:				ECF (201B COMMERCIAL GROUP B) 0.780 => TCV of Bldg: 14 = 32,829	
2016	Year Built	Perimeter:				Replacement Cost/Floor Area= 35.79 Est. TCV/Floor Area= 27.36	
	Remodeled	Type:					
10	Overall Bldg Height	Heat: Hot Water, Radiant Floor					
Comments:		* 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	Many Above Ave.	Average Typical	Few None	Few Average	Few Average	Many Unfinished Typical	Many Unfinished Typical	
(3) Frame:			Total Fixtures			Urinals			Incandescent Fluorescent		
			3-Piece Baths			Wash Bowls			Mercury		
			2-Piece Baths			Water Heaters			Sodium Vapor		
			Shower Stalls			Wash Fountains			Transformer		
			Toilets			Water Softeners					
(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\*\*\*

Desc. of Bldg/Section: 20160096 N OF #9 30'X40'	Calculator Occupancy: Warehouses - Mini	<<<<<	Calculator Cost Computations	>>>>>	
Class: D,Pole	Construction Cost				
Floor Area: 1,200	High	Above Ave.	Ave.	X	Low
Gross Bldg Area: 52,994	**	**	Calculator Cost Data	**	**
Stories Above Grd: 1	Quality: Average				
Average Sty Hght : 8	Heat#1: No Heating or Cooling	0%			
Bsmnt Wall Hght	Heat#2: No Heating or Cooling	0%			
Depr. Table : 2.5%	Ave. SqFt/Story: 1200				
Effective Age : 1	Ave. Perimeter: 140				
Physical %Good: 98	Has Elevators:				
Func. %Good : 100	*** Basement Info ***				
Economic %Good: 100	Area:				
2016	Year Built				
	Remodeled				
10	Overall Bldg Height				
Comments:	Type:				
	Heat: Hot Water, Radiant Floor				
	* Mezzanine Info *				
	Area #1:				
	Type #1:				
	Area #2:				
	Type #2:				
	* Sprinkler Info *				
	Area:				
	Type: Average				

Class: D,Pole	Quality: Average		
Stories: 1	Story Height: 8	Perimeter: 140	
Overall Building Height: 10			
Base Rate for Upper Floors = 35.79			
Adjusted Square Foot Cost for Upper Floors = 35.79			
Total Floor Area: 1,200	Base Cost New of Upper Floors =	42,948	
Eff. Age: 1	Phy. %Good/Abnr. Phy./Func./Econ./Overall %Good: 98 /100/100/100/98.0	Reproduction/Replacement Cost =	42,948
		Total Depreciated Cost =	42,089
ECF (201B COMMERCIAL GROUP B)	0.780 => TCV of Bldg: 15 =	32,829	
Replacement Cost/Floor Area= 35.79	Est. TCV/Floor Area= 27.36		

(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	Many	Average	Few	None
		3-Piece Baths	Wash Bowls	Many	Unfinished	Many	Unfinished	Many	Unfinished
		2-Piece Baths	Water Heaters	Typical	Typical	Typical	Typical	Typical	Typical
		Shower Stalls	Wash Fountains	Flex Conduit	Rigid Conduit	Incandescent	Fluorescent	Mercury	Sodium Vapor
(4) Floor Structure:		Toilets	Water Softeners	Armored Cable	Non-Metalic	Bus Duct	Transformer	Thickness	Bsmnt Insul.
		(9) Sprinklers:	(10) Heating and Cooling:	(13) Roof Structure: Slope=0					
(5) Floor Cover:		Gas	Coal	Hand Fired					
		Oil	Stoker	Boiler					
(6) Ceiling:		(14) Roof Cover:							

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

Desc. of Bldg/Section: P# 2017-0177 20'X120' Calculator Occupancy: Warehouses - Mini		<<<<< Calculator Cost Computations >>>>>				
Class: D,Pole Floor Area: 2,400 Gross Bldg Area: 52,994 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght		Construction Cost			Class: D,Pole Quality: Average Stories: 1 Story Height: 8 Perimeter: 280 Overall Building Height: 8	
		High	Above Ave.	Ave.	X	Low
Depr. Table : 2.5% Effective Age : 1 Physical %Good: 98 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** ** Quality: Average Heat#1: No Heating or Cooling 0% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 2400 Ave. Perimeter: 280 Has Elevators:			Base Rate for Upper Floors = 35.79  Adjusted Square Foot Cost for Upper Floors = 35.79  Total Floor Area: 2,400 Base Cost New of Upper Floors = 85,896  Reproduction/Replacement Cost = 85,896 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 98 /100/100/100/98.0 Total Depreciated Cost = 84,178	
2017	Year Built Remodeled	Area: Perimeter: Type: Heat: Hot Water, Radiant Floor			ECF (201B COMMERCIAL GROUP B) 0.780 => TCV of Bldg: 16 = 65,659 Replacement Cost/Floor Area= 35.79 Est. TCV/Floor Area= 27.36	
8	Overall Bldg Height	* Mezzanine Info *  Area #1: Type #1: Area #2: Type #2:  * Sprinkler Info *  Area: Type: Average				
Comments:						
(1) Excavation/Site Prep:		(7) Interior:			(11) Electric and Lighting:	
(2) Foundation:		(8) Plumbing:			(39) Miscellaneous:	
X	Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None
(3) Frame:		Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets			Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners	
(4) Floor Structure:		(9) Sprinklers:			(40) Exterior Wall:	
(5) Floor Cover:		(10) Heating and Cooling:			Thickness Bsmnt Insul.	
(6) Ceiling:		Gas Oil	Coal Stoker	Hand Fired Boiler		
		(13) Roof Structure: Slope=0			(14) Roof Cover:	

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

Desc. of Bldg/Section: P# 2017-0177 32'X40'		Calculator Occupancy: Warehouses - Mini		<<<<<< Calculator Cost Computations >>>>>>	
Class: D,Pole		Construction Cost		Class: D,Pole Quality: Average	
Floor Area: 1,200		High		Stories: 1 Story Height: 14 Perimeter: 144	
Gross Bldg Area: 52,994		Above Ave.		Overall Building Height: 8	
Stories Above Grd: 1		Ave.		Base Rate for Upper Floors = 40.86	
Average Sty Hght : 14		X		Adjusted Square Foot Cost for Upper Floors = 40.86	
Bsmnt Wall Hght		Low		Total Floor Area: 1,200 Base Cost New of Upper Floors = 49,032	
Depr. Table : 2.5%		** ** Calculator Cost Data ** **		Reproduction/Replacement Cost = 49,032	
Effective Age : 1		Quality: Average		Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 98 /100/100/100/98.0	
Physical %Good: 98		Heat#1: No Heating or Cooling 0%		Total Depreciated Cost = 48,051	
Func. %Good : 100		Heat#2: No Heating or Cooling 0%		ECF (201B COMMERCIAL GROUP B) 0.780 => TCV of Bldg: 17 = 37,480	
Economic %Good: 100		Ave. SqFt/Story: 1200		Replacement Cost/Floor Area= 40.86 Est. TCV/Floor Area= 31.23	
		Ave. Perimeter: 144			
		Has Elevators:			
		*** Basement Info ***			
2017 Year Built		Area:			
Remodeled		Perimeter:			
		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			

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

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

Desc. of Bldg/Section: PERMIT 2017-0218 20'X108' Calculator Occupancy: Warehouses - Mini		<<<<< Calculator Cost Computations >>>>>	
Class: D,Pole Floor Area: 2,160 Gross Bldg Area: 52,994 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght		Class: D,Pole Quality: Average Stories: 1 Story Height: 8 Perimeter: 256 Base Rate for Upper Floors = 36.00 Adjusted Square Foot Cost for Upper Floors = 36.00	
Depr. Table : 2.5% Effective Age : 1 Physical %Good: 98 Func. %Good : 100 Economic %Good: 100		Total Floor Area: 2,160 Base Cost New of Upper Floors = 77,760 Reproduction/Replacement Cost = 77,760 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 98 /100/100/100/98.0 Total Depreciated Cost = 76,205	
Year Built Remodeled Overall Bldg Height		ECF (201B COMMERCIAL GROUP B) 0.780 => TCV of Bldg: 18 = 59,440 Replacement Cost/Floor Area= 36.00 Est. TCV/Floor Area= 27.52	
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	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			
		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\*\*\*

Desc. of Bldg/Section: P# 2017-0218 20'X108'		Calculator Cost Computations	
Calculator Occupancy: Warehouses - Mini		>>>>	
Class: D,Pole Floor Area: 2,160 Gross Bldg Area: 52,994 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght	Construction Cost		
	High	Above Ave.	Ave. X Low
Depr. Table : 2.5% Effective Age : 1 Physical %Good: 98 Func. %Good : 100 Economic %Good: 100	** ** Calculator Cost Data ** **		
	Quality: Average		
2017 Year Built Remodeled	Heat#1: No Heating or Cooling 0%		
	Heat#2: No Heating or Cooling 0%		
8 Overall Bldg Height	Ave. SqFt/Story: 2160		
	Ave. Perimeter: 256		
Comments:	Has Elevators:		
	*** Basement Info ***		
Area:		ECF (201B COMMERCIAL GROUP B) 0.780 => TCV of Bldg: 19 = 59,440	
Perimeter:		Replacement Cost/Floor Area= 36.00 Est. TCV/Floor Area= 27.52	
Type:			
Heat: Hot Water, Radiant Floor			
* Mezzanine Info *			
Area #1:			
Type #1:			
Area #2:			
Type #2:			
* Sprinkler Info *			
Area:			
Type: Average			

Class: D,Pole Quality: Average	
Stories: 1 Story Height: 8	Perimeter: 256
Overall Building Height: 8	
Base Rate for Upper Floors = 36.00	
Adjusted Square Foot Cost for Upper Floors = 36.00	
Total Floor Area: 2,160	Base Cost New of Upper Floors = 77,760
Reproduction/Replacement Cost = 77,760	
Eff. Age: 1	Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 98 /100/100/100/98.0
Total Depreciated Cost = 76,205	

(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			
		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			
		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\*\*\*

Desc. of Bldg/Section: P#2017-0219 32'X40' Calculator Occupancy: Warehouses - Mini				<<<<< Calculator Cost Computations >>>>>									
Class: D,Pole Floor Area: 1,200 Gross Bldg Area: 52,994 Stories Above Grd: 1 Average Sty Hght : 14 Bsmnt Wall Hght				Construction Cost High Above Ave. Ave. X Low				Class: D,Pole Quality: Average Stories: 1 Story Height: 14 Perimeter: 144 Overall Building Height: 8					
Depr. Table : 3% Effective Age : 1 Physical %Good: 97 Func. %Good : 100 Economic %Good: 100				** ** Calculator Cost Data ** ** Quality: Average Heat#1: No Heating or Cooling 0% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 1200 Ave. Perimeter: 144 Has Elevators:				Base Rate for Upper Floors = 40.86 Adjusted Square Foot Cost for Upper Floors = 40.86 Total Floor Area: 1,200 Base Cost New of Upper Floors = 49,032 Reproduction/Replacement Cost = 49,032 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 97 /100/100/100/97.0 Total Depreciated Cost = 47,561					
2017	Year Built Remodeled			Area:				ECF (201B COMMERCIAL GROUP B) 0.780 => TCV of Bldg: 20 = 37,098					
8	Overall Bldg Height			Perimeter:				Replacement Cost/Floor Area= 40.86 Est. TCV/Floor Area= 30.91					
Comments:				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:					
(2) Foundation:				(8) Plumbing:				(39) Miscellaneous:					
X	Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	Outlets:		Fixtures:				
(3) Frame:				Total Fixtures	Urinals		Few Average	Few Average					
				3-Piece Baths	Wash Bowls		Many Unfinished	Many Unfinished					
				2-Piece Baths	Water Heaters		Typical	Typical					
				Shower Stalls	Wash Fountains		Flex Conduit	Incandescent					
				Toilets	Water Softeners		Rigid Conduit	Fluorescent					
(4) Floor Structure:								Armored Cable	Mercury		(40) Exterior Wall:		
								Non-Metalic	Sodium Vapor				
								Bus Duct	Transformer		Thickness Bsmnt Insul.		
(5) Floor Cover:								(13) Roof Structure: Slope=0					
(6) Ceiling:								(14) Roof Cover:					

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



Desc. of Bldg/Section: PERMIT#2017-0219 30'X40' Calculator Occupancy: Warehouses - Mini		<<<<< Calculator Cost Computations >>>>>	
Class: D,Pole Floor Area: 1,200 Gross Bldg Area: 52,994 Stories Above Grd: 1 Average Sty Hght : 14 Bsmnt Wall Hght		Class: D,Pole Quality: Average Stories: 1 Story Height: 14 Perimeter: 144 Overall Building Height: 8	
Depr. Table : 3% Effective Age : 1 Physical %Good: 97 Func. %Good : 100 Economic %Good: 100		Base Rate for Upper Floors = 40.86  Adjusted Square Foot Cost for Upper Floors = 40.86	
2017 Year Built Remodeled  8 Overall Bldg Height		Total Floor Area: 1,200 Base Cost New of Upper Floors = 49,032  Reproduction/Replacement Cost = 49,032 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 97 /100/100/100/97.0 Total Depreciated Cost = 47,561	
Comments:		ECF (201B COMMERCIAL GROUP B) 0.780 => TCV of Bldg: 21 = 37,098 Replacement Cost/Floor Area= 40.86 Est. TCV/Floor Area= 30.91	
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: 1200 Ave. Perimeter: 144 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:		Fixtures:		
X	Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	Few Average Unfinished Typical	Few Average Unfinished Typical	
(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 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:
				Gas Oil	Coal Stoker	Hand Fired Boiler			Thickness Bsmnt Insul.
(6) Ceiling:							(14) Roof Cover:		

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

Desc. of Bldg/Section: PERMIT 2017-0535 30'X48' Calculator Occupancy: Warehouses - Mini				<<<<< Calculator Cost Computations >>>>>			
Class: D,Pole Floor Area: 1,440 Gross Bldg Area: 52,994 Stories Above Grd: 1 Average Sty Hght : 14 Bsmnt Wall Hght				Class: D,Pole Quality: Average Stories: 1 Story Height: 14 Perimeter: 156 Base Rate for Upper Floors = 39.31 Adjusted Square Foot Cost for Upper Floors = 39.31			
Depr. Table : 3% Effective Age : 1 Physical %Good: 97 Func. %Good : 100 Economic %Good: 100		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: 1440 Ave. Perimeter: 156 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		Total Floor Area: 1,440 Base Cost New of Upper Floors = 56,606 Reproduction/Replacement Cost = 56,606 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 97 /100/100/100/97.0 Total Depreciated Cost = 54,908 ECF (201B COMMERCIAL GROUP B) 0.780 => TCV of Bldg: 22 = 42,828 Replacement Cost/Floor Area= 39.31 Est. TCV/Floor Area= 29.74			
2018 Year Built Remodeled Overall Bldg Height Comments: PERMIT 2017-0535 0% @ 12/31/17 30'X48' REVISED TO 30'X108'							
(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:			
(2) Foundation:		(8) Plumbing:		(39) Miscellaneous:			
X Poured Conc Brick/Stone Block		Many Above Ave. Average Typical Few None		Outlets: Fixtures: 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:		(40) Exterior Wall:			
(6) Ceiling:		Gas Oil Coal Stoker Hand Fired Boiler		Thickness Bsmnt Insul.			
				(13) Roof Structure: Slope=0			
				(14) Roof Cover:			

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

Desc. of Bldg/Section: PERMIT 2017-0585 30'X108' Calculator Occupancy: Warehouses - Mini		<<<<< Calculator Cost Computations >>>>>				
Class: D,Pole Floor Area: 3,240 Gross Bldg Area: 52,994 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght		Class: D,Pole Quality: Average Stories: 1 Story Height: 10 Perimeter: 276 Overall Building Height: 10  Base Rate for Upper Floors = 33.33  Adjusted Square Foot Cost for Upper Floors = 33.33				
Depr. Table : 3% Effective Age : 1 Physical %Good: 97 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** ** Quality: Average Heat#1: No Heating or Cooling 0% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 3240 Ave. Perimeter: 276 Has Elevators:  *** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor				
2017	Year Built Remodeled	ECF (201B COMMERCIAL GROUP B) 0.780 => TCV of Bldg: 23 = 81,704 Replacement Cost/Floor Area= 33.33 Est. TCV/Floor Area= 25.22				
10	Overall Bldg Height	* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:  * Sprinkler Info * Area: Type: Average				
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	Many Above Ave.	Average Typical	Few None	Few Average Unfinished Typical	Few Average 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:									(40) Exterior Wall:	
(5) Floor Cover:					(9) Sprinklers:				Thickness	
(6) Ceiling:							(13) Roof Structure: Slope=0		Bsmnt Insul.	
					(10) Heating and Cooling:					
		Gas Oil	Coal Stoker	Hand Fired Boiler						
							(14) Roof Cover:			

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

Desc. of Bldg/Section: P#20180066 12'X108' Calculator Occupancy: Warehouses - Mini				<<<<< Calculator Cost Computations >>>>>																																					
Class: D,Pole Floor Area: 1,296 Gross Bldg Area: 52,994 Stories Above Grd: 1 Average Sty Hght : 14 Bsmnt Wall Hght		Construction Cost		Class: D,Pole Quality: Average Stories: 1 Story Height: 14 Perimeter: 384																																					
		<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">High</td> <td style="width:10%;"></td> <td style="width:10%;">Above Ave.</td> <td style="width:10%;"></td> <td style="width:10%;">Ave.</td> <td style="width:10%;"></td> <td style="width:10%;">X</td> <td style="width:10%;">Low</td> </tr> </table>		High		Above Ave.		Ave.		X	Low	Base Rate for Upper Floors = 47.79																													
High		Above Ave.		Ave.		X	Low																																		
Depr. Table : 3% Effective Age : 1 Physical %Good: 97 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** ** Quality: Average Heat#1: No Heating or Cooling 0% Heat#2: Electric, Cable or Baseboard 0% Ave. SqFt/Story: 1296 Ave. Perimeter: 384 Has Elevators:		Adjusted Square Foot Cost for Upper Floors = 47.79																																					
2018 Year Built Remodeled Overall Bldg Height		Area: Perimeter: Type: Heat:		Total Floor Area: 1,296 Base Cost New of Upper Floors = 61,935		Reproduction/Replacement Cost = 61,935 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 97 /100/100/100/97.0 Total Depreciated Cost = 60,077																																			
Comments:		*** Basement Info *** Area: Perimeter: Type: Heat:		ECF (201B COMMERCIAL GROUP B) 0.780 => TCV of Bldg: 24 = 46,860 Replacement Cost/Floor Area= 47.79 Est. TCV/Floor Area= 36.16																																					
		* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:																																							
		* Sprinkler Info * Area: Type: Average																																							
(1) Excavation/Site Prep:				(7) Interior:																																					
(2) Foundation:				(8) Plumbing:																																					
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">X</td> <td style="width:10%;">Poured Conc</td> <td style="width:10%;"></td> <td style="width:10%;">Brick/Stone</td> <td style="width:10%;"></td> <td style="width:10%;">Block</td> </tr> </table>		X	Poured Conc		Brick/Stone		Block	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;"></td> <td style="width:10%;">Many Above Ave.</td> <td style="width:10%;"></td> <td style="width:10%;">Average Typical</td> <td style="width:10%;"></td> <td style="width:10%;">Few None</td> </tr> </table>			Many Above Ave.		Average Typical		Few None	(11) Electric and Lighting:		(39) Miscellaneous:																							
X	Poured Conc		Brick/Stone		Block																																				
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(3) Frame:		<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">Total Fixtures</td> <td style="width:10%;"></td> <td style="width:10%;">Urinals</td> <td style="width:10%;"></td> </tr> <tr> <td>3-Piece Baths</td> <td></td> <td>Wash Bowls</td> <td></td> </tr> <tr> <td>2-Piece Baths</td> <td></td> <td>Water Heaters</td> <td></td> </tr> <tr> <td>Shower Stalls</td> <td></td> <td>Wash Fountains</td> <td></td> </tr> <tr> <td>Toilets</td> <td></td> <td>Water Softeners</td> <td></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" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">Outlets:</td> <td style="width:10%;"></td> <td style="width:10%;">Fixtures:</td> <td style="width:10%;"></td> </tr> <tr> <td>Few Average</td> <td></td> <td>Few Average</td> <td></td> </tr> <tr> <td>Many Unfinished Typical</td> <td></td> <td>Many Unfinished Typical</td> <td></td> </tr> </table>		Outlets:		Fixtures:		Few Average		Few Average		Many Unfinished Typical		Many Unfinished Typical		(40) Exterior Wall:			
Total Fixtures		Urinals																																							
3-Piece Baths		Wash Bowls																																							
2-Piece Baths		Water Heaters																																							
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Many Unfinished Typical		Many Unfinished Typical																																							
(4) Floor Structure:		(9) Sprinklers:		<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;"></td> <td style="width:10%;">Flex Conduit</td> <td style="width:10%;"></td> <td style="width:10%;">Incandescent</td> <td style="width:10%;"></td> <td style="width:10%;">Fluorescent</td> </tr> <tr> <td></td> <td>Rigid Conduit</td> <td></td> <td>Mercury</td> <td></td> <td>Sodium Vapor</td> </tr> <tr> <td></td> <td>Armored Cable</td> <td></td> <td>Transformer</td> <td></td> <td></td> </tr> <tr> <td></td> <td>Non-Metalic</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Bus Duct</td> <td></td> <td></td> <td></td> <td></td> </tr> </table>			Flex Conduit		Incandescent		Fluorescent		Rigid Conduit		Mercury		Sodium Vapor		Armored Cable		Transformer				Non-Metalic						Bus Duct					<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;"></td> <td style="width:10%;">Thickness</td> <td style="width:10%;"></td> <td style="width:10%;">Bsmnt Insul.</td> </tr> </table>			Thickness		Bsmnt Insul.
	Flex Conduit		Incandescent		Fluorescent																																				
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(5) Floor Cover:		(10) Heating and Cooling:		(13) Roof Structure: Slope=0																																					
(6) Ceiling:		<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;"></td> <td style="width:10%;">Gas Oil</td> <td style="width:10%;"></td> <td style="width:10%;">Coal Stoker</td> <td style="width:10%;"></td> <td style="width:10%;">Hand Fired Boiler</td> </tr> </table>			Gas Oil		Coal Stoker		Hand Fired Boiler	(14) Roof Cover:																															
	Gas Oil		Coal Stoker		Hand Fired Boiler																																				

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

Desc. of Bldg/Section: P#20180174 30'X40'		Calculator Occupancy: Warehouses - Mini				<<<<<< Calculator Cost Computations >>>>>>					
Class: D,Pole		Construction Cost				Class: D,Pole Quality: Average					
Floor Area: 1,200		High		Above Ave.		Ave.		X		Low	
Gross Bldg Area: 52,994		** ** Calculator Cost Data ** **				Stories: 1 Story Height: 14 Perimeter: 140					
Stories Above Grd: 1		Quality: Average				Overall Building Height: 10					
Average Sty Hght : 14		Heat#1: No Heating or Cooling 0%				Base Rate for Upper Floors = 40.45					
Bsmnt Wall Hght		Heat#2: Electric, Cable or Baseboard 0%				Adjusted Square Foot Cost for Upper Floors = 40.45					
Depr. Table : 3%		Ave. SqFt/Story: 1200				Total Floor Area: 1,200 Base Cost New of Upper Floors = 48,540					
Effective Age : 1		Ave. Perimeter: 140				Reproduction/Replacement Cost = 48,540					
Physical %Good: 97		Has Elevators:				Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 97 /100/100/100/97.0					
Func. %Good : 100		*** Basement Info ***				Total Depreciated Cost = 47,084					
Economic %Good: 100		Area:				ECF (201B COMMERCIAL GROUP B) 0.780 => TCV of Bldg: 25 = 36,725					
2018		Perimeter:				Replacement Cost/Floor Area= 40.45 Est. TCV/Floor Area= 30.60					
Year Built		Type:									
Remodeled		Heat:									
10		* Mezzanine Info *									
Overall Bldg Height		Area #1:									
Comments:		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:			Footings		(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			Flex Conduit		Incandescent							
			3-Piece Baths		Wash Bowls			Rigid Conduit		Fluorescent							
			2-Piece Baths		Water Heaters			Armored Cable		Mercury		(40) Exterior Wall:					
			Shower Stalls		Wash Fountains			Non-Metalic		Sodium Vapor		Thickness		Bsmnt Insul.			
			Toilets		Water Softeners			Bus Duct		Transformer							
(4) Floor Structure:			(9) Sprinklers:					(13) Roof Structure: Slope=0									
(5) Floor Cover:			(10) Heating and Cooling:					(14) Roof Cover:									
			Gas Oil		Coal Stoker		Hand Fired Boiler										
(6) Ceiling:																	

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

Desc. of Bldg/Section: P2018-017430'X40' Calculator Occupancy: Warehouses - Mini				<<<<< Calculator Cost Computations >>>>>			
Class: D,Pole Floor Area: 1,200 Gross Bldg Area: 52,994 Stories Above Grd: 1 Average Sty Hght : 14 Bsmnt Wall Hght		Construction Cost High    Above Ave.    Ave.    X    Low			Class: D,Pole    Quality: Average Stories: 1    Story Height: 14    Perimeter: 140 Overall Building Height: 10		
Depr. Table : 3% Effective Age : 1 Physical %Good: 97 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** ** Quality: Average Heat#1: No Heating or Cooling    0% Heat#2: Electric, Cable or Baseboard    0% Ave. SqFt/Story: 1200 Ave. Perimeter: 140 Has Elevators:			Base Rate for Upper Floors = 40.45  Adjusted Square Foot Cost for Upper Floors = 40.45		
2018 Year Built Remodeled		Area: Perimeter: Type: Heat:			Total Floor Area: 1,200    Base Cost New of Upper Floors =    48,540  Reproduction/Replacement Cost =    48,540 Eff.Age:1    Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 97 /100/100/100/97.0 Total Depreciated Cost =    47,084		
10 Overall Bldg Height		*** Basement Info ***  * Mezzanine Info *			ECF (201B COMMERCIAL GROUP B)    0.780 => TCV of Bldg: 26 =    36,725 Replacement Cost/Floor Area= 40.45    Est. TCV/Floor Area= 30.60		
Comments:		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		Many Above Ave.    Average Typical    Few None		Few Average    Few Average Many Unfinished    Many Unfinished Typical    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:				Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct			
(5) Floor Cover:		(9) Sprinklers:		(13) Roof Structure:    Slope=0		(40) Exterior Wall:	
(6) Ceiling:		(10) Heating and Cooling:		(14) Roof Cover:		Thickness    Bsmnt Insul.	
		Gas Oil    Coal Stoker    Hand Fired Boiler					

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Desc. of Bldg/Section: P20180414 30'X40'		Calculator Occupancy: Warehouses - Mini		<<<<<< Calculator Cost Computations >>>>>>	
Class: D,Pole		Construction Cost		Class: D,Pole Quality: Average	
Floor Area: 1,200		High Above Ave. Ave. X Low		Stories: 1 Story Height: 14 Perimeter: 140	
Gross Bldg Area: 52,994		** ** Calculator Cost Data ** **		Base Rate for Upper Floors = 40.45	
Stories Above Grd: 1		Quality: Average		Adjusted Square Foot Cost for Upper Floors = 40.45	
Average Sty Hght : 14		Heat#1: No Heating or Cooling 0%		Total Floor Area: 1,200	
Bsmnt Wall Hght		Heat#2: Electric, Cable or Baseboard 0%		Base Cost New of Upper Floors = 48,540	
Depr. Table : 3%		Ave. SqFt/Story: 1200		Reproduction/Replacement Cost = 48,540	
Effective Age : 1		Ave. Perimeter: 140		Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 97 /100/100/100/97.0	
Physical %Good: 97		Has Elevators:		Total Depreciated Cost = 47,084	
Func. %Good : 100		*** Basement Info ***		ECF (201B COMMERCIAL GROUP B) 0.780 => TCV of Bldg: 27 = 36,725	
Economic %Good: 100		Area:		Replacement Cost/Floor Area= 40.45 Est. TCV/Floor Area= 30.60	
2018	Year Built	Perimeter:			
	Remodeled	Type:			
	Overall Bldg	Heat:			
	Height	* Mezzanine Info *			
Comments:		Area #1:			
PERMIT ISSUED TO PIN		Type #1:			
031-013-20 WITH THE ADJ		Area #2:			
30'X56' BUILDING BUT		Type #2:			
ONLY THE 30'X40' MAY		* Sprinkler Info *			
ACTUALLY BE ON THIS		Area:			
PARCEL.		Type: Average			
(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:	
(2) Foundation:		(8) Plumbing:		(39) Miscellaneous:	
X	Poured Conc	Footings		Outlets: Fixtures:	
	Brick/Stone	Many Above Ave. Average Typical Few None		Few Average Many Unfinished Typical	
	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		(40) Exterior Wall:	
(5) Floor Cover:		Shower Stalls		Thickness Bsmnt Insul.	
(6) Ceiling:		Toilets		(13) Roof Structure: Slope=0	
		Urinals		(14) Roof Cover:	
		Wash Bowls			
		Water Heaters			
		Wash Fountains			
		Water Softeners			
		(9) Sprinklers:			
		(10) Heating and Cooling:			
		Gas Oil Coal Stoker Hand Fired Boiler			

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

Desc. of Bldg/Section: P20180414 30'X56' Calculator Occupancy: Warehouses - Mini						
Class: D,Pole Floor Area: 1,680 Gross Bldg Area: 52,994 Stories Above Grd: 1 Average Sty Hght : 14 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> ** ** Calculator Cost Data ** ** Quality: Average Heat#1: No Heating or Cooling 0% Heat#2: Electric, Cable or Baseboard 0% Ave. SqFt/Story: 1680 Ave. Perimeter: 172 Has Elevators:  *** Basement Info *** Area: Perimeter: Type: Heat:  * Mezzanine Info * Area #1: Type #1: Area #2: Type #2:  * Sprinkler Info * Area: Type: Average	High	Above Ave.	Ave.	X	Low
High	Above Ave.	Ave.	X	Low		
Depr. Table : 3% Effective Age : 1 Physical %Good: 97 Func. %Good : 100 Economic %Good: 100						
2018 Year Built Remodeled						
10 Overall Bldg Height						
Comments: PERMIT ISSUED TO PIN 031-013-20 WITH THE ADJ 30'X56' BUILDING BUT ONLY THE 30'X40' MAY ACTUALLY BE ON THIS PARCEL.						

<<<<<< Calculator Cost Computations >>>>>>		
Class: D,Pole Quality: Average Stories: 1 Story Height: 14 Perimeter: 172 Overall Building Height: 10		
Base Rate for Upper Floors = 38.37		
Adjusted Square Foot Cost for Upper Floors = 38.37		
Total Floor Area: 1,680	Base Cost New of Upper Floors =	64,462
	Reproduction/Replacement Cost =	64,462
Eff.Age:1	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 97 /100/100/100/97.0	Total Depreciated Cost = 62,528
ECF (201B COMMERCIAL GROUP B)	0.780 => TCV of Bldg: 28 =	48,772
Replacement Cost/Floor Area= 38.37	Est. TCV/Floor Area=	29.03

(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	Average	Few		Few			
						Above Ave.	Typical	None		Average			
(3) Frame:		Total Fixtures		Urinals		Many		Many					
		3-Piece Baths		Wash Bowls		Unfinished		Unfinished					
		2-Piece Baths		Water Heaters		Typical		Typical					
		Shower Stalls		Wash Fountains									
		Toilets		Water Softeners									
(4) Floor Structure:		(9) Sprinklers:				Flex Conduit		Incandescent					
						Rigid Conduit		Fluorescent					
						Armored Cable		Mercury		(40) Exterior Wall:			
						Non-Metalic		Sodium Vapor		Thickness		Bsmnt Insul.	
						Bus Duct		Transformer					
(5) Floor Cover:		(10) Heating and Cooling:				(13) Roof Structure: Slope=0							
						Gas		Coal					
						Oil		Stoker					
						Hand Fired		Boiler					
(6) Ceiling:						(14) Roof Cover:							

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Desc. of Bldg/Section: P#20180301 30'X32' Calculator Occupancy: Warehouses - Mini		<<<<< Calculator Cost Computations >>>>>				
Class: D,Pole Floor Area: 1,200 Gross Bldg Area: 52,994 Stories Above Grd: 1 Average Sty Hght : 14 Bsmnt Wall Hght		Class: D,Pole Quality: Average Stories: 1 Story Height: 14 Perimeter: 124  Base Rate for Upper Floors = 38.53  Adjusted Square Foot Cost for Upper Floors = 38.53				
Depr. Table : 3% Effective Age : 1 Physical %Good: 97 Func. %Good : 100 Economic %Good: 100		Total Floor Area: 1,200 Base Cost New of Upper Floors = 46,236  Reproduction/Replacement Cost = 46,236 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 97 /100/100/100/97.0 Total Depreciated Cost = 44,849				
Year Built Remodeled Overall Bldg Height		ECF (201B COMMERCIAL GROUP B) 0.780 => TCV of Bldg: 29 = 34,982 Replacement Cost/Floor Area= 38.53 Est. TCV/Floor Area= 29.15				
Comments:		*** Basement Info *** Area: Perimeter: Type: Heat:  * 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:		Footings	(8) Plumbing:			Outlets:			Fixtures:		
X	Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	Few Average Unfinished Typical	Few Average Unfinished Typical	(40) Exterior Wall:		
(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	Thickness			
(4) Floor Structure:			(9) Sprinklers:			(13) Roof Structure: Slope=0			(14) Roof Cover:		
(5) Floor Cover:			(10) Heating and Cooling:			Gas Oil Coal Stoker Hand Fired Boiler					
(6) Ceiling:											

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
H5 LLC	HOIT5 LLC	0	09/16/2016	QC	RELATED PARTY	2016-03073		100.0
STORY RICHARD C & MELODIE	H5 LLC	42,000	08/01/2014	WD	WARRANTY DEED	2014-02677	PTA	100.0
SCHUT JAY & MARY LOU	STORY RICHARD C & MELODIE	0	08/31/2004	PLC	Not Qualified	04-0/3688		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
11630 W CADILLAC RD	School: MCBAIN - 57030		Demolition/Removal	02/03/2015	2015-0203	100%
Owner's Name/Address	P.R.E. 0%					
HOIT5 LLC	MAP #:					
11540 W CADILLAC RD	2019 Est TCV 13,144					
CADILLAC MI 49601						

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES					
. SEC 31 T22N R8W THAT PART OF W 1/2 OF E 1/2 OF SE 1/4 OF SW 1/4 S OF A LINE LYING 75 FT S OF BEG N 11' 48" W OF SW COR OF SEC TH ON A 9822.13 FT RADIUS LH CURVE 3215.58 FT CHORD BEARING N 77 DEG 6' 11.5" E 3201.23 FT TH N 67 DEG 43' 28" E 200 FT TO END. 3.25 A.	Public Improvements			* Factors *					
	Dirt Road			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason

. SEC 31 T22N R8W THAT PART OF W 1/2 OF E 1/2 OF SE 1/4 OF SW 1/4 S OF A LINE LYING 75 FT S OF BEG N 11' 48" W OF SW COR OF SEC TH ON A 9822.13 FT RADIUS LH CURVE 3215.58 FT CHORD BEARING N 77 DEG 6' 11.5" E 3201.23 FT TH N 67 DEG 43' 28" E 200 FT TO END. 3.25 A.	X	Gravel Road	GRAGE C 40/FF	328.60	430.83	1.0000	1.0000	40 100	13,144
	X	Paved Road	329 Actual Front Feet, 3.25 Total Acres		Total Est. Land Value =		13,144		

Comments/Influences	Topography of Site	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 Electric Gas Curb Street Lights Standard Utilities Underground Utils.	X Level	2019	6,600	0	6,600			6,600S
	Rolling	2018	6,600	0	6,600			6,600S



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HOITENGA ALAN R & CARRIE	HOIT5 LLC	0	09/16/2016	QC	RELATED PARTY	2016-03074		0.0
HOITENGA ALAN R & CARRIE	CONSUMERS ENERGY CO	0	02/22/2011	OTH	EASEMENT	2011-00897		0.0
WETZEL JASON & CARRIE L (	HOITENGA ALAN R & CARRIE	73,500	10/01/2009	WD	Not Qualified	2009/3438		100.0
WETZEL EDWARD J & DIANA (	WETZEL JASON & CARRIE L (	70,000	02/26/2009	WD	Not Qualified	2009/1964		0.0
Property Address		Class: 201 COMMERCIAL-IM		Zoning:	Building Permit(s)	Date	Number	Status
11600 W WATERGATE RD		School: MCBAIN - 57030			Commercial	10/08/2010	20100601	100%
Owner's Name/Address		P.R.E. 0%		MAP #:		2019 Est TCV 415,761 TCV/TFA: 65.38		
HOIT5 LLC 11540 W CADILLAC RD Cadillac MI 49601		X	Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES			
Tax Description		Public Improvements		* Factors *		329.8 X 806.52		
. SEC 31 T22N R8W E 1/2 OF W 1/2 OF SE 1/4 OF SW 1/4 LYING N'LY OF RELOCATED HWY M-55. 6.1136 A.		Dirt Road		Description	Frontage	Depth	Rate %Adj.	Reason Value
Comments/Influences		Gravel Road		2013 EQ RATES&SALES		6.106 Acres	3,073 100	18,765
		Paved Road		6.11 Total Acres		Total Est. Land Value =		18,765
		Storm Sewer		Land Improvement Cost Estimates				
		Sidewalk		Description	Rate	Size % Good	Cash Value	
		Water		D/W/P: 5in Ren. Conc.		6.07 400 94	2,282	
		Sewer		Commercial Local Cost Land Improvements				
		Electric		Description	Rate	Size % Good Arch Mult	Cash Value	
		Gas		PAVING		0.50 30000 86 100	12,900	
		Curb		Total Estimated Land Improvements True Cash Value =				15,182
		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	9,400	198,500	207,900			149,302C
		2018	9,400	203,900	213,300			145,803C
		2017	9,400	196,700	206,100			142,805C
		2016	9,400	195,300	204,700			141,532C
		Who	When	What				
		JWV	08/06/2018	INSPECTED				
		JWV	08/06/2018	INSPECTED				
		TPC	12/27/2017	INSPECTED				



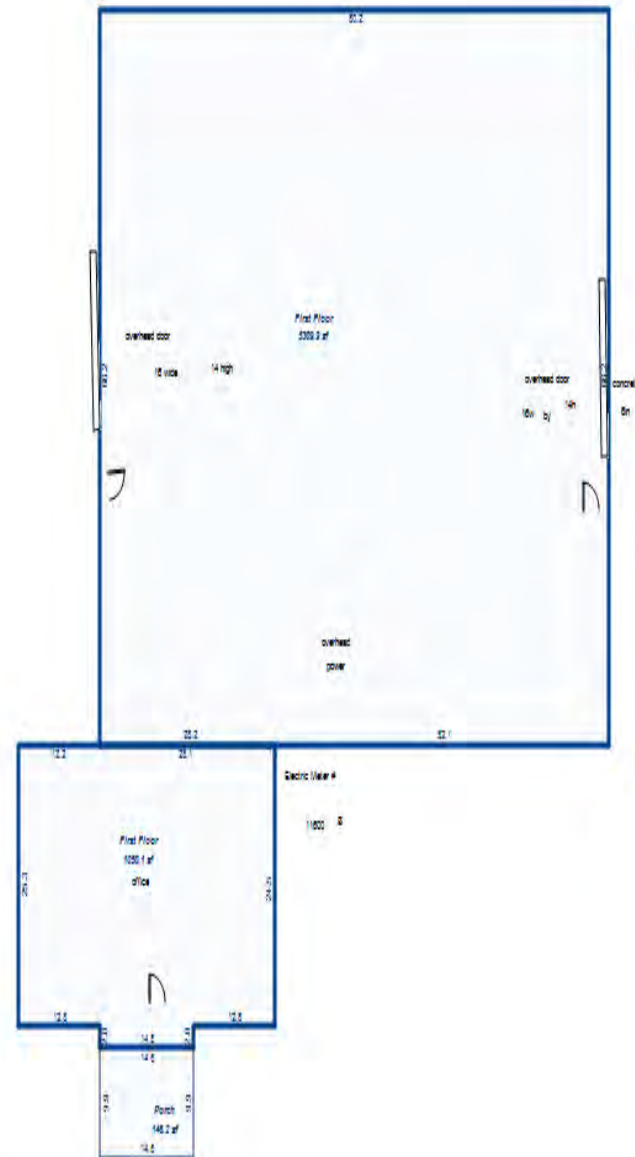
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Desc. of Bldg/Section: 2011 Calculator Occupancy: Garages - Service/Fleet Facilities Repair		<<<<< Calculator Cost Computations >>>>>																						
Class: D,Pole Floor Area: 5,309 Gross Bldg Area: 6,359 Stories Above Grd: 1 Average Sty Hght : 16 Bsmnt Wall Hght		Class: D,Pole Quality: Average Stories: 1 Story Height: 16 Perimeter: 292 Overall Building Height: 16																						
Depr. Table : 2% Effective Age : 5 Physical %Good: 90 Func. %Good : 100 Economic %Good: 100		Base Rate for Upper Floors = 45.63  (10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 3.96 100% Adjusted Square Foot Cost for Upper Floors = 49.59																						
2011 Year Built Remodeled		Total Floor Area: 5,309 Base Cost New of Upper Floors = 263,273																						
16 Overall Bldg Height		Reproduction/Replacement Cost = 263,273 Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 90 /100/100/100/90.0 Total Depreciated Cost = 236,946																						
Comments:		<<<<< Segregated Cost Computations >>>>> Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses																						
Area: *** Basement Info *** Area #1: Type #1: Area #2: Type #2:  Area: * Sprinkler Info * Type: Average		<table border="1"> <thead> <tr> <th>Item Description</th> <th>Col.</th> <th>Rate</th> <th>SqFt</th> <th>Adj.</th> <th>Adj.</th> <th>Cost</th> </tr> </thead> <tbody> <tr> <td>(13) Roof Structure: Wood Joists, Wood or Composition Deck</td> <td>1 Up</td> <td>5.07</td> <td>146</td> <td>1.120</td> <td>1.000</td> <td>829</td> </tr> <tr> <td>(14) Roof Cover: Alum./Steel Flat or Standing seam</td> <td>1 Up</td> <td>5.78</td> <td>146</td> <td>1.120</td> <td>1.000</td> <td>945</td> </tr> </tbody> </table> <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>		Item Description	Col.	Rate	SqFt	Adj.	Adj.	Cost	(13) Roof Structure: Wood Joists, Wood or Composition Deck	1 Up	5.07	146	1.120	1.000	829	(14) Roof Cover: Alum./Steel Flat or Standing seam	1 Up	5.78	146	1.120	1.000	945
Item Description	Col.	Rate	SqFt	Adj.	Adj.	Cost																		
(13) Roof Structure: Wood Joists, Wood or Composition Deck	1 Up	5.07	146	1.120	1.000	829																		
(14) Roof Cover: Alum./Steel Flat or Standing seam	1 Up	5.78	146	1.120	1.000	945																		

(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		Few Average		Few Average	
		3-Piece Baths		Many Unfinished		Many Unfinished	
		2-Piece Baths		Typical		Typical	
(4) Floor Structure:		Toilets		Flex Conduit		Incandescent	
		Urinals		Rigid Conduit		Fluorescent	
		Wash Bowls		Armored Cable		Mercury	
		Water Heaters		Non-Metalic		Sodium Vapor	
		Wash Fountains		Bus Duct		Transformer	
		Water Softeners		(13) Roof Structure: Slope=6		(40) Exterior Wall:	
(5) Floor Cover:		(9) Sprinklers:		146 SqFt, Wood Joists, Wood or Com		Thickness	
						Bsmnt Insul.	
(6) Ceiling:		(10) Heating and Cooling:		(14) Roof Cover:			
		Gas Oil		146 SqFt, Alum./Steel Flat or Stan			
		Coal Stoker					
		Hand Fired Boiler					

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



Sketch by Apex Medina™

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

Desc. of Bldg/Section: 2011 OFFICE OF WAREHOUSE  
 Calculator Occupancy: Office Buildings

Class: D  
 Floor Area: 1,050  
 Gross Bldg Area: 6,359  
 Stories Above Grd: 1  
 Average Sty Hght : 8  
 Bsmnt Wall Hght

Depr. Table : 2%  
 Effective Age : 5  
 Physical %Good: 90  
 Func. %Good : 100  
 Economic %Good: 100

2011 Year Built Remodeled

8 Overall Bldg Height

Comments:  
 2011 WAREHOUSE COSTED AS LOW COST TO ACCOMODATE OFFICE SEPARATELY CALCULATED. OFFICE IS 19% OF TOTAL FLOOR SPACE. -TIM

Construction Cost

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

\*\* \*\* Calculator Cost Data \*\* \*\*

Quality: Average  
 Heat#1: Forced Air Furnace 100  
 Heat#2: Zoned A.C. Warm & Cooled Air 0%  
 Ave. SqFt/Story: 1050  
 Ave. Perimeter: 107  
 Has Elevators:

\*\*\* Basement Info \*\*\*

Area:  
 Perimeter:  
 Type:  
 Heat: Hot Water, Radiant Floor

\* Mezzanine Info \*

Area #1:  
 Type #1:  
 Area #2:  
 Type #2:

\* Sprinkler Info \*

Area:  
 Type: Average

Calculator Cost Computations

Class: D Quality: Average  
 Stories: 1 Story Height: 8 Perimeter: 107  
 Overall Building Height: 8

Base Rate for Upper Floors = 97.79

(10) Heating system: Forced Air Furnace Cost/SqFt: 13.78 100%  
 Adjusted Square Foot Cost for Upper Floors = 111.57

Total Floor Area: 1,050 Base Cost New of Upper Floors = 117,149

Reproduction/Replacement Cost = 117,149  
 Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 90 /100/100/100/90.0  
 Total Depreciated Cost = 105,434

ECF (201A GENERAL COMMERCIAL ) 1.110 => TCV of Bldg: 2 = 117,032  
 Replacement Cost/Floor Area= 111.57 Est. TCV/Floor Area= 111.46

(1) Excavation/Site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:
(2) Foundation:	(8) Plumbing:	Outlets:	(40) Exterior Wall:
X Poured Conc	Many Above Ave.	Few Average Many Unfinished Typical	
(3) Frame:	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners	Thickness Bsmnt Insul.
(4) Floor Structure:	(9) Sprinklers:	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	(13) Roof Structure: Slope=0
(5) Floor Cover:	(10) Heating and Cooling:	Incandescent Fluorescent Mercury Sodium Vapor Transformer	
(6) Ceiling:	Gas Oil Coal Stoker Hand Fired Boiler	(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.
HAMEL RONALD D	HAMEL RONALD D & FRANKLIN	1	08/21/2017	QC	FAMILY SALE	2017-02611	PTA	0.0
HAMEL RONALD D	HAMEL RONALD D & FRANKLIN	0	08/21/2017	QC	RELATED PARTY	2017-02611	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
11650 W CADILLAC RD	School: MCBAIN - 57030		Carport	08/04/2017	2017-0356	100%
	P.R.E. 100% 04/15/2002		Garage	05/02/2005	20050097	Complete

Owner's Name/Address	MAP #:	2019 Est TCV 72,291 TCV/TFA: 78.24
HAMEL RONALD D & FRANKLIN DONNA D 11650 CADILLAC RD CADILLAC MI 49601		

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
. SEC 31 T22N R8W E 1/2 OF W 1/2 OF SE 1/4 OF SW 1/4 LYINGS'LY OF RELOCATED HWY M-55. 2.75 A.			* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			40/FF	328.60	364.55	1.0000 1.0000	40 100		13,144
			329 Actual Front Feet, 2.75 Total Acres Total Est. Land Value =						13,144
			Land Improvement Cost Estimates						
			Description	Rate	Size	% Good	Cash Value		
			D/W/P: 4in Ren. Conc.	5.57	236	0	0		
			D/W/P: 4in Concrete	4.92	60	0	0		
			Wood Frame	19.92	96	50	956		
			Wood Frame	18.89	120	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 =						1,906

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	6,600	29,500	36,100			25,630C
2018	6,600	28,000	34,600			25,030C
2017	6,600	26,100	32,700			22,459C
2016	6,600	22,100	28,700			22,259C

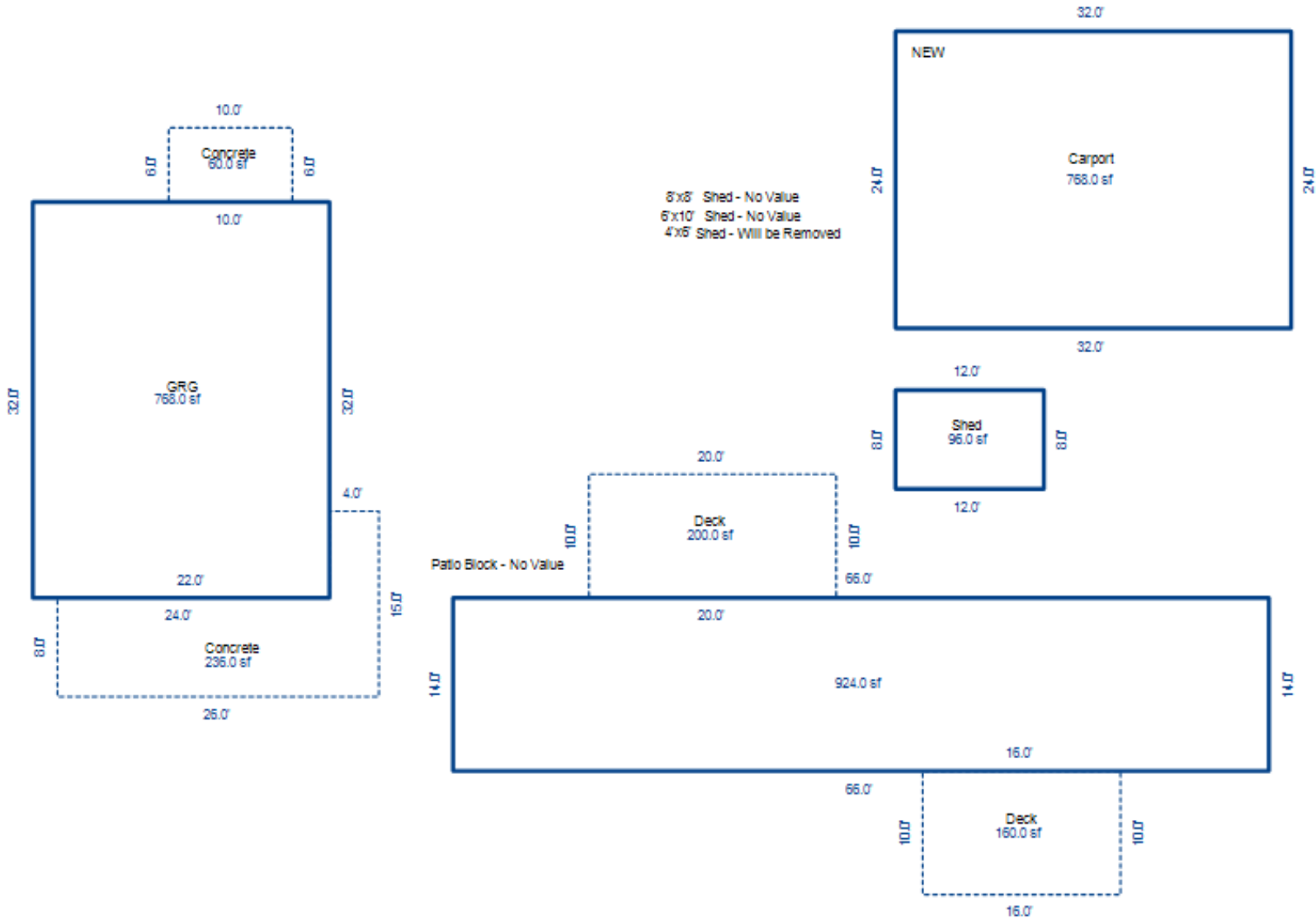
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 200 160	Type Treated Wood Treated Wood	Year Built: 2005 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 768 % 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 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												
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	Ex.	X	Ord.		Min	No. of Elec. Outlets									
(2) Windows		Many	X	Avg.		Few	(7) Excavation									
X	Many Avg. Few	X	Large Avg. Small	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) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(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		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic											
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:												
Chimney: Metal																
Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE											Cls CD		Blt 1996			
(11) Heating System: Forced Air w/ Ducts																
Ground Area = 924 SF Floor Area = 924 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 Piers 924 Total: 76,982 60,046																
Other Additions/Adjustments																
Plumbing																
Average Fixture(s) 1 933 728																
3 Fixture Bath 1 2,929 2,285																
Water/Sewer																
1000 Gal Septic 1 3,453 2,693																
Water Well, 50 Feet 1 1,962 1,530																
Deck																
Treated Wood 200 3,062 2,388																
Treated Wood 160 2,654 2,070																
Garages																
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)																
Base Cost 768 20,675 16,126																
Door Opener 1 368 287																
Built-Ins																
Appliance Allow. 1 1,467 1,144																
Carports																
Aluminum 768 7,826 6,104																
Totals: 122,311 95,401																
Notes:																
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.600 => TCV: 57,241																

\*\*\* 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
M-55	School: MCBAIN - 57030					
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 Res 6.RESIDENTIAL ACREAGE & LOTS								
	Public Improvements			* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				Residentia 8 - 17	@\$2000	13.41	Acres	2000	100			26,818
						13.41	Total Acres	Total Est. Land Value =				26,818

Tax Description  
. SEC 31 T22N R8W THAT PART OF SE 1/4 & THAT PART OF SE 1/4 OF SW 1/4 EXC W 1/2 OF W 1/2 THEREOF LYING 75 FT EITHER SIDE OF BEG N11' 48" W OF SW COR OF SEC TH ON A 9822.13 FT RADIUS LH CURVE 3215.58 FT CHORD BEARING N 77 DEG 6' 11.5" E 3201.23 FT TH N 67 DEG 43' 28" E TO E LINE OF SEC. 13.4090 A.

Comments/Influences



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

- 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	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2018	EXEMPT	EXEMPT	EXEMPT			EXEMPT
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: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
11650 W WATERGATE RD	School: MCBAIN - 57030		Garage	05/20/2008	20080167	Complete

Owner's Name/Address	P.R.E.	MAP #:
DYKGRAAF RONALD 114 COCHRANE DR CADILLAC MI 49601	0%	2019 Est TCV 80,945 TCV/TFA: 0.00

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

Taxpayer's Name/Address	Public Improvements	Description	Frontage	Depth	Rate %Adj.	Reason	Value
DYKGRAAF RONALD 114 COCHRANE DR CADILLAC MI 49601	X Dirt Road X Gravel Road X Paved Road X Storm Sewer X Sidewalk X Water X Sewer	2013 EQ RATES&SALES	2.410 Acres	5,602	100		13,500
			2.41 Total Acres	Total Est. Land Value =			13,500

Tax Description	X
. SEC 31 T22N R8W PCL E OF SURVY RECORDED IN LIBER S-2 PP 325 & 326. 2.41A.	X

Comments/Influences	X
	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

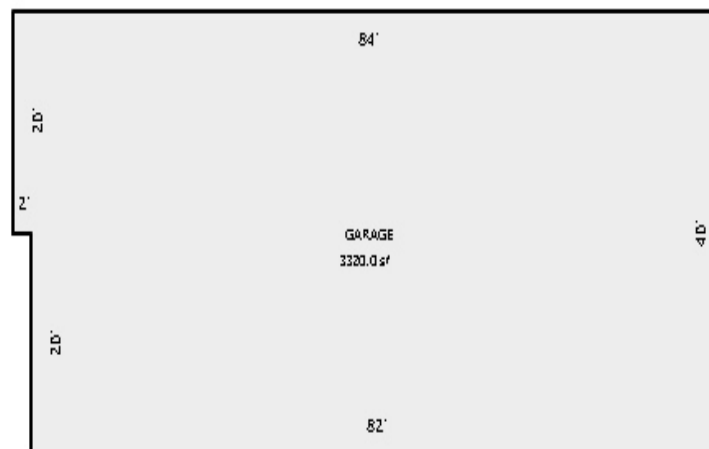
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	6,800	33,700	40,500			30,470C
2018	6,800	30,400	37,200			29,756C
2017	6,800	29,700	36,500			29,144C
2016	6,800	27,900	34,700			28,885C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2008 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 3 Area: 3320 % Good: 0 Storage Area: 0 No Conc. Floor: 0	Bsmnt Garage:	Carport Area:	Roof:		
	Mobile Home													0 Front Overhang	0 Other Overhang
	Town Home	0 Front Overhang													
	Duplex	0 Other Overhang													
	A-Frame														
	Wood Frame	(4) Interior													
		Drywall Paneled													
		Plaster Wood T&G													
	Building Style: GRG	Trim & Decoration													
		Ex		Ord											
	Yr Built 2008	Remodeled 0													
	Condition: Average	Lg		Ord		Small									
	Room List	Doors		Solid		H.C.									
	Basement	(5) Floors													
	1st Floor	Kitchen:													
	2nd Floor	Other:													
	Bedrooms	Other:													
	(1) Exterior	(6) Ceilings													
	Wood/Shingle	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	Joists:													
	Hip	Unsupported Len:													
	Flat	Cntr.Sup:													
	Asphalt Shingle														
	Chimney:														

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



Sketch by Apex Medina™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HOUSE BRENDA K	STAGG PHILLIP & CYNTHIA (	20,000	10/03/2005	WD	Arms Length	05-0/3893		100.0

Property Address	Class: 201 COMMERCIAL-IM	Zoning:	Building Permit(s)	Date	Number	Status
11680 W CADILLAC RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 0%					
STAGG PHILLIP & CYNTHIA 11765 W CADILLAC RD CADILLAC MI 49601	MAP #:					
	2019 Est TCV 12,000					

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	
			M-55/66	\$300	40.00	304.92	1.0000 1.0000	300 100	12,000
			40 Actual Front Feet, 0.28 Total Acres					Total Est. Land Value =	12,000

Tax Description  
SEC 31 T22N R8W THAT PART OF W 1/2 OF W 1/2 OF SE 1/4 OF SW 1/4 LYING S'LY OF NEW HWY M-55 & N'LY OF OLD HWY M-55 RELOCATED. .28A.

Comments/Influences



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2019	6,000	0	6,000			4,706C
2018	6,000	0	6,000			4,596C
2017	6,000	0	6,000			4,502C
2016	6,000	0	6,000			4,462C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
Property Address		Class: 702 EXEMPT STATE	Zoning:	Building Permit(s)		Date	Number	Status
M-55		School: MCBAIN - 57030						
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 Res 6.RESIDENTIAL ACREAGE & LOTS			
Tax Description		Public Improvements		* Factors *				
. SEC 31 T22N R8W THAT PART OF W 1/2 OF W 1/2 OF SE 1/4 OFSW 1/4 LYING 75 FT EITHER SIDE OF BEG N 11' 48" W OF SW COR OF SEC TH ON A 9822.13 FT RADIUS CURVE TO THE LEFT 3215.58 FT CHORD BEARING N 77 DEG 6' 11.5" E 3201.23 FT TH N 67 DEG 43' 28" E 200 FT TO END ALSO THAT PART BETWEEN BEG AT S 1/4 POST TH N 40' W 2.23 FT TH S 89 DEG 50' 11" W 879.77 FT TH N 9' 49" W 60 FT TH ON A 438.22 FT RADIUS RT HAND CURVE 256.6 FT CHORD BEARING N 73 DEG 23"20"W 252.95 FT, TH N 35 DEG 51'51"E 77.73 FT & BEG AT 1/4 POST. TH N 40'W 2.23 FT, TH S		X		Description Frontage Depth Front Depth Rate %Adj. Reason Value				
		Dirt Road		Residentia 1 - 2.99 @\$5500 1.14 Acres 5500 100				6,248
		Gravel Road		1.14 Total Acres Total Est. Land Value =				6,248
		Paved Road						
		Storm Sewer						
		Sidewalk						
		Water						
		Sewer						
		Electric						
		Gas						
		Curb						
		Street Lights						
		Standard Utilities						
		Underground Utils.						
		Topography of Site						
		X		Year				Land Value
		Level		Building Value				Assessed Value
		Rolling		Board of Review				Tribunal/ Other
		Low		Taxable Value				
		High						
		Landscaped						
		Swamp						
		Wooded						
		Pond						
		Waterfront						
		Ravine						
		Wetland						
		Flood Plain						
		Who	When	What	2019	EXEMPT	EXEMPT	EXEMPT
		TPC 12/27/2017	INSPECTED		2018	EXEMPT	EXEMPT	EXEMPT
		TPC 04/08/2016	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.
WHIPPLE MAXINE E TRUST	BROWN SCOTT L & MELISSA (	130,000	01/23/2007	WD	Arms Length	2007/518		100.0
WHIPPLE MAXINE E (SW)	WHIPPLE MAXINE E TRUST	0	06/23/2004	QC	Not Qualified	2007/152		0.0
WHIPPLE LAUREN G	WHIPPLE MAXINE E (WIDOW)	0	10/13/1997	OTH	Not Qualified	2007/151		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
11973 W CADILLAC RD	School: MCBAIN - 57030		Deck/Porch	11/15/2007	20070877	EXPIRED
	P.R.E. 0%					

Owner's Name/Address	MAP #:
BROWN SCOTT L & MELISSA 10981 W CADILLAC RD CADILLAC MI 49601	2019 Est TCV 76,124 TCV/TFA: 72.92

X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES						
Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
		2013 EQ RATES&SALES	4.250 Acres			3,765 100		16,000
		4.25 Total Acres Total Est. Land Value =						16,000

Taxpayer's Name/Address	X	Land Improvement Cost Estimates					
		Description	Rate	Size	% Good	Cash Value	
BROWN SCOTT L & MELISSA 10981 W CADILLAC RD CADILLAC MI 49601	X	Dirt Road					
		Gravel Road					
		Paved Road					
		Storm Sewer					
		Sidewalk					
		Water					
		Sewer					
		Fencing: Wire Mesh, #9	2.84	840	0	0	

Tax Description	X	Description	Rate	Size	% Good	Cash Value
SEC 31 T22N R8W S 704.2 FT OF W 361.5 FT OF W 1/2 OF SW 1/4 LYING N'LY OF HWY M55 R/W. 4.2449A.	X	Electric				
		Gas				
		LAND IMPROVE 1000	1,000.00	1	97	970
		Total Estimated Land Improvements True Cash Value =				970

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



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC 12/27/2017	INSPECTED		2019	8,000	30,100	38,100			29,266C
TPC 04/05/2016	INSPECTED		2018	8,000	29,100	37,100			28,581C
TPC 08/25/2011	INSPECTED		2017	8,000	26,700	34,700			27,994C
			2016	8,000	26,500	34,500			27,745C

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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 72 144 104	Type WGEP (1 Story) WPP Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																																																																										
X	Wood Frame		Drywall Paneled	X	Plaster Wood T&G																																																																																					
Building Style: 1.5S		Trim & Decoration																																																																																								
Yr Built 1900	Remodeled 1955	Ex	Ord	X	Min	Size of Closets																																																																																				
Condition: Average		Lg	Ord	X	Small	Doors			Solid		X	H.C.																																																																														
Room List		(5) Floors		Central Air Wood Furnace																																																																																						
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric			60		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: 696 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	Large Avg.																																																																																							
X	Few		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																																																																																							
(3) Roof		(10) Floor Support		(14) Water/Sewer																																																																																						
X	Gable Hip Flat		Gambrel Mansard Shed	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: Brick																																																																																										
Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Air w/ Ducts Ground Area = 696 SF Floor Area = 1044 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>1.5 Story</td> <td>Siding</td> <td>Basement</td> <td>696</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>93,599</td> <td>56,158</td> </tr> </tbody> </table> 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></td> <td>933</td> <td>560</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>2,072</td> </tr> <tr> <td>Water Well, 50 Feet</td> <td>1</td> <td>1,962</td> <td>1,177</td> </tr> <tr> <td>Porches</td> <td></td> <td></td> <td></td> </tr> <tr> <td>WGEP (1 Story)</td> <td>72</td> <td>5,370</td> <td>3,222</td> </tr> <tr> <td>WPP</td> <td>144</td> <td>2,544</td> <td>1,526</td> </tr> <tr> <td>Deck</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Treated Wood</td> <td>104</td> <td>1,951</td> <td>1,171</td> </tr> <tr> <td>Built-Ins</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Appliance Allow.</td> <td>1</td> <td>1,467</td> <td>880</td> </tr> <tr> <td>Unit-in-Place Cost Items</td> <td></td> <td></td> <td></td> </tr> <tr> <td>GARAGE</td> <td>500</td> <td>535</td> <td>455</td> </tr> <tr> <td colspan="4">Totals:</td> <td>111,814</td> <td>67,221</td> </tr> </tbody> </table> Notes: ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCY: 59,154											Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.5 Story	Siding	Basement	696			Total:				93,599	56,158	Average Fixture(s)	Size	Cost	Depr. Cost	1		933	560	Water/Sewer				1000 Gal Septic	1	3,453	2,072	Water Well, 50 Feet	1	1,962	1,177	Porches				WGEP (1 Story)	72	5,370	3,222	WPP	144	2,544	1,526	Deck				Treated Wood	104	1,951	1,171	Built-Ins				Appliance Allow.	1	1,467	880	Unit-in-Place Cost Items				GARAGE	500	535	455	Totals:				111,814	67,221
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																																																					
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Totals:				111,814	67,221																																																																																					

\*\*\* 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.
		27,132	06/01/2001	WD	Download	01-0:2158		0.0

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

W WATERGATE RD	School: MCBAIN - 57030					
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	P.R.E. 100% 04/11/2002					
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Owner's Name/Address	MAP #:
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WHIPPLE TERRANCE 11780 W WATERGATE ROAD CADILLAC MI 49601	2019 Est TCV 39,840
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	Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS		
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Public Improvements	* Factors *					
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Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
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Residentia 18	-29	@\$2000	19.92	Acres	2000	100	39,840
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19.92 Total Acres						Total Est. Land Value =	39,840
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Tax Description	X	Value
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SEC 31 T22N R8W THAT PART OF W 1/2 OF SW 1/4 EXC N 412.5FT THOF LYING W'LY OF BEG N 89 DEG 53' 12"E 361.5 FT TH N 0 DEG 20'05"W 1312.25 FT, N 89 DEG 50'05"E 358.34 FT, N 0 DEG 28'21"W 900.18 FT TO POE & EXC S 704.2 FT THOF. 19.9219A.	X	
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Comments/Influences	X	Value
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	X	
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	X	
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	X	
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	X	
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	X	
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	X	
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	X	
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	X	
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	X	
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	X	
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	X	
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	X	
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	X	
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HOITENGA INSULATION	SANDELIUS PROPERTIES LLC	1	08/30/2017	QC	RELATED PARTY	2017-02713		0.0
		77,500	07/01/1996	WD	Download	305:426		0.0

Property Address	Class: 201 COMMERCIAL-IM	Zoning:	Building Permit(s)	Date	Number	Status
11900 W CADILLAC RD						
Owner's Name/Address	School: MCBAIN - 57030					
	P.R.E. 0%					
	MAP #:					
	2019 Est TCV 256,477 TCV/TFA: 55.76					

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.
. SEC 31 T22N R8W BEG S 89 DEG 53' 12" E 361.5 FT & N 0 DEG 20' 05" W 129.39 FT FROM SW COR SEC 31 TH N 0 DEG 20' 05" W 1182.95 FT, N 89DEG 50' 05" E 358.34 FT, S 0 DEG 28' 21" E 656.34 FT, N 89 DEG 51' 39" E 230 FT, S 0 DEG 28' 21" E 451.26 FT TO N R/W LINE HWY M55 TH SW'LY ALONG R/W TO POB EXC PCLS A & B OF THE SURVEY RECORDED IN LIBER S-3 PG 190. 9.61A.				* Factors *				
				2013 EQ RATES&SALES	9.610 Acres	2,728	100	
				9.61 Total Acres Total Est. Land Value = 26,220				

Tax Description	X	Land Improvement Cost Estimates			Rate	Size % Good	Cash Value
		Description	Rate	Size % Good			
. SEC 31 T22N R8W BEG S 89 DEG 53' 12" E 361.5 FT & N 0 DEG 20' 05" W 129.39 FT FROM SW COR SEC 31 TH N 0 DEG 20' 05" W 1182.95 FT, N 89DEG 50' 05" E 358.34 FT, S 0 DEG 28' 21" E 656.34 FT, N 89 DEG 51' 39" E 230 FT, S 0 DEG 28' 21" E 451.26 FT TO N R/W LINE HWY M55 TH SW'LY ALONG R/W TO POB EXC PCLS A & B OF THE SURVEY RECORDED IN LIBER S-3 PG 190. 9.61A.		Dirt Road					
		Gravel Road					
		Paved Road					
		Storm Sewer					
		Sidewalk					
		Water					
		Sewer					
	X	Electric					
		Gas					
		Curb					
		Street Lights					
		Standard Utilities					
		Underground Utils.					

Comments/Influences	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
RECALC BUSINESS POLE BARN AS COMM'L FOR 05	Level	2019	13,100	115,100	128,200			85,737C
	X Rolling	2018	13,100	125,600	138,700			83,728C
	Low	2017	13,100	124,300	137,400			82,006C
	High	2016	13,100	89,900	103,000			81,275C
	Landscaped							
	X Swamp							
	Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							



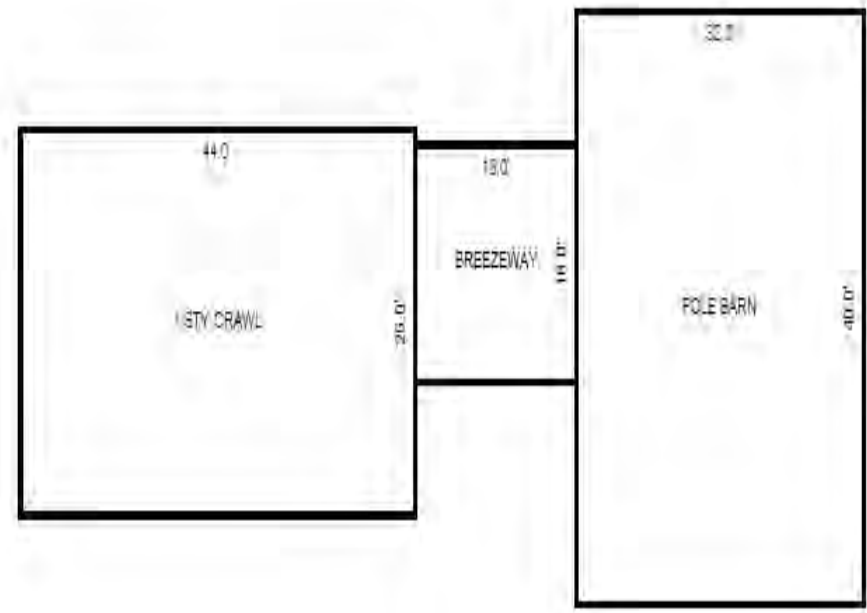
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2018	13,100	125,600	138,700			83,728C
TPC	05/10/2016	INSPECTED	2017	13,100	124,300	137,400			82,006C
TPC	07/07/2011	INSPECTED	2016	13,100	89,900	103,000			81,275C

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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 288	Type Brzwy, FW	Year Built: 1992 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal 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	X	Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 20 Floor Area: 1,144 Total Base New : 189,371 Total Depr Cost: 151,496 Estimated T.C.V: 136,346		E.C.F. X 0.900		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 1993	
Yr Built 1993	Remodeled 0	Ex	X	Ord	Min	200 Amps Service			Ground Area = 1144 SF Floor Area = 1144 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80		Building Areas			
Condition: Average		Lg	X	Ord	Small	(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost					
Room List		(5) Floors		No./Qual. of Fixtures			1 Average Fixture(s)		1 Story Siding Crawl Space 1,144		Total: 114,202		91,361	
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Other:		Ex. X Ord. Min			1 3 Fixture Bath		Other Additions/Adjustments					
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			2 Fixture Bath		Exterior Brick Veneer 200		2,608		2,086	
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Many X Ave. Few			Softener, Auto		Plumbing					
(2) Windows		(7) Excavation		(14) Water/Sewer			Softener, Manual		Average Fixture(s)					
X	Insulation	Basement: 0 S.F. Crawl: 1144 S.F. Slab: 0 S.F. Height to Joists: 0.0		Public Water			No Plumbing		Water/Sewer					
X	Wood Sash	(8) Basement		Public Sewer			Extra Toilet		1000 Gal Septic					
X	Metal Sash	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Water Well			Extra Sink		Water Well, 50 Feet					
X	Vinyl Sash	(9) Basement Finish		Lump Sum Items:			Separate Shower		Garages					
X	Double Hung	Recreation SF Living SF Walkout Doors No Floor SF		1 1000 Gal Septic			Ceramic Tile Floor		Class: C Exterior: Pole (Unfinished)					
X	Horiz. Slide Casement	(10) Floor Support		2000 Gal Septic			Ceramic Tile Wains		Door Opener 1		415		332	
X	Double Glass Patio Doors Storms & Screens	Joists: Unsupported Len: Cntr.Sup:		1 1000 Gal Septic			Ceramic Tub Alcove		Base Cost 1280		23,437		18,750	
(3) Roof		(11) Heating/Cooling		1 2000 Gal Septic			Vent Fan		Class: C Exterior: Pole (Unfinished)		1350		24,719	
X	Gable	(12) Electric		Lump Sum Items:			Separate Shower		Base Cost 1350		24,719		19,775	
X	Hip	(13) Plumbing		Public Water			Ceramic Tile Floor		Built-Ins					
X	Flat	(14) Water/Sewer		Public Sewer			Ceramic Tile Wains		Appliance Allow. 1		2,099		1,679	
X	Asphalt Shingle	(15) Fireplaces		Water Well			Ceramic Tub Alcove		Breezeways					
Chimney: Metal		(16) Porches/Decks		1000 Gal Septic			Vent Fan		Frame Wall		288		15,042	
		(17) Garage		2000 Gal Septic			Vented Hood		Notes:		Totals: 189,371		151,496	
							Vented Hood		ECF (201B COMMERCIAL GROUP B) 0.900 => TCV:				136,346	

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



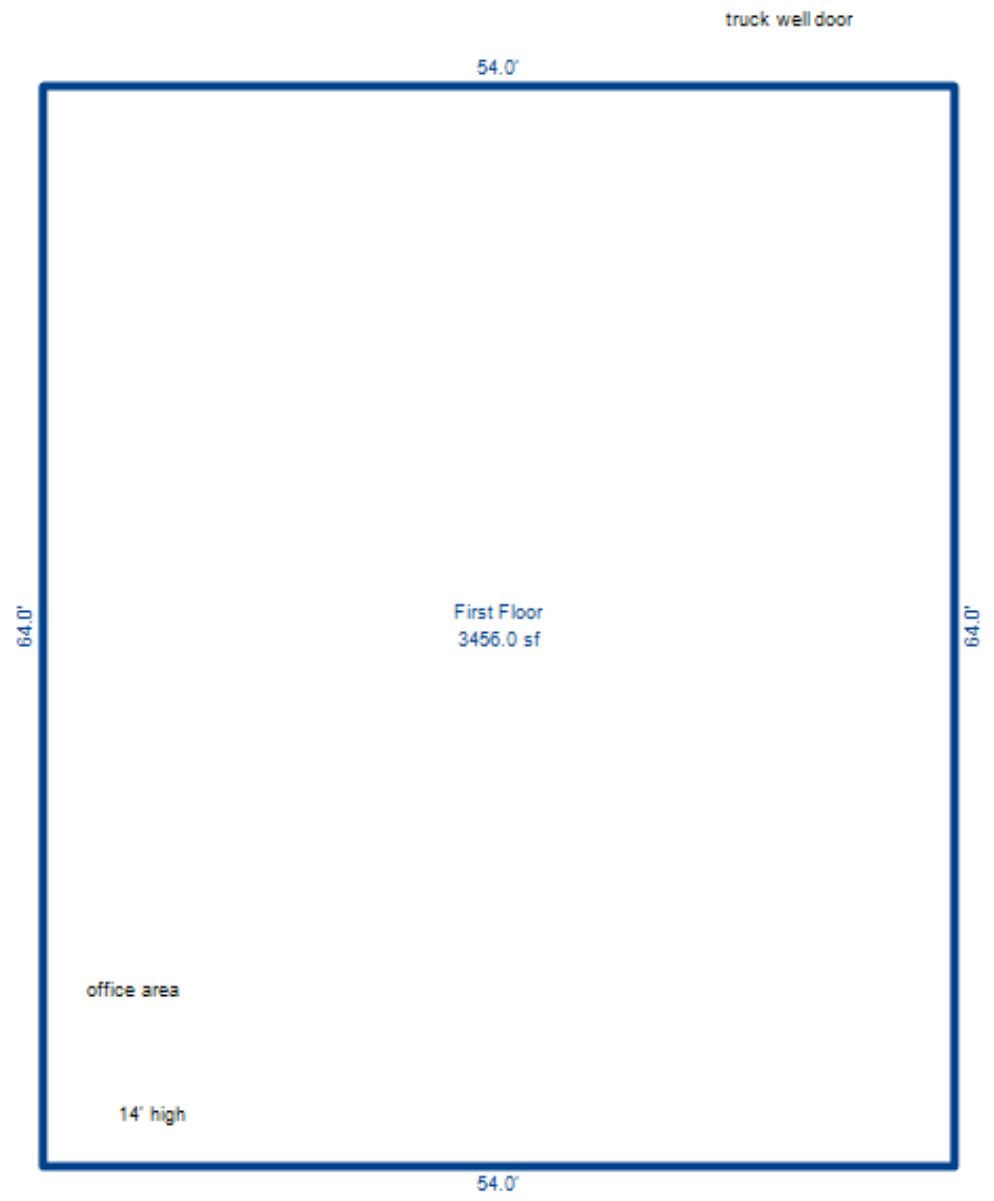
Sketch by Ages IVTV

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

Desc. of Bldg/Section: Calculator Occupancy: Warehouses - Storage		<<<<< Calculator Cost Computations >>>>>						
Class: D,Pole Floor Area: 3,456 Gross Bldg Area: 3,456 Stories Above Grd: 1 Average Sty Hght : 16 Bsmnt Wall Hght		Class: D,Pole Quality: Average Stories: 1 Story Height: 16 Perimeter: 236 Overall Building Height: 14						
Depr. Table : 2.5% Effective Age : 10 Physical %Good: 78 Func. %Good : 100 Economic %Good: 100		Base Rate for Upper Floors = 36.55 (10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 4.16 90% (10) Heating system: Package Heating & Cooling Cost/SqFt: 16.05 10% Combined Heating System adjustment: 5.35 100% Adjusted Square Foot Cost for Upper Floors = 41.90						
1997 Year Built Remodeled 14 Overall Bldg Height		Total Floor Area: 3,456 Base Cost New of Upper Floors = 144,808 Reproduction/Replacement Cost = 144,808 Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 78 /100/100/100/78.0 Total Depreciated Cost = 112,950						
Comments: POLE CONSTRUCTION		ECF (201B COMMERCIAL GROUP B) 0.780 => TCV of Bldg: 1 = 88,101 Replacement Cost/Floor Area= 41.90 Est. TCV/Floor Area= 25.49						
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	** ** Calculator Cost Data ** ** Quality: Average Heat#1: Space Heaters, Gas with Fan 90% Heat#2: Package Heating & Cooling 10% Ave. SqFt/Story: 3456 Ave. Perimeter: 236 Has Elevators:	
High	Above Ave.	Ave.	X	Low				
*** 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		(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\*\*\*



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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WHIPPLE TERRANCE A & MARS	SANDELIUS PROPERTIES LLC	35,000	10/15/2007	WD	Arms Length	2007/3668		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
11832 W WATERGATE RD						
Owner's Name/Address	School: MCBAIN - 57030					
	P.R.E. 0%					
	MAP #:					
	2019 Est TCV 21,854 TCV/TFA: 22.96					

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 31 T22N R8W PCL B OF SURVEY RECORDED IN LIBER S-3 P 190. 1.05A.	X		Dirt Road	100.00	457.38	1.0000	1.0000	100	100	10,000
			Gravel Road	100 Actual Front Feet, 1.05 Total Acres						Total Est. Land Value =

Comments/Influences	X	Land Improvement Cost Estimates					
		Description	Rate	Size	% Good	Cash Value	
	X	Water	21.25	120	89	2,269	
		Sewer	Total Estimated Land Improvements True Cash Value =				2,269

Topography of Site	X	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Level	2019	5,000	5,900	10,900		
Rolling								
Low								
High	X	2018	5,000	5,300	10,300		10,022C	
Landscaped								
Swamp								
Wooded	X	2017	5,000	5,300	10,300		9,816C	
Pond								
Waterfront								
Ravine								
Wetland								
Flood Plain		2016	5,000	5,700	10,700		9,729C	

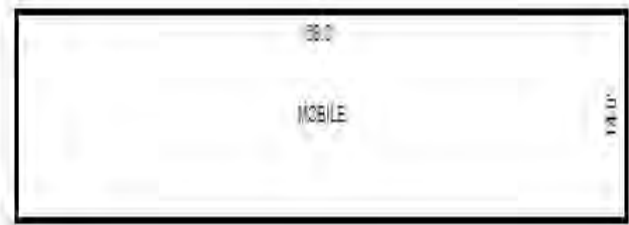


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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.	1	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	Garbage Disposal	2nd/Same Stack	20	Treated Wood	Class:					
	Duplex	0	Other Overhang		Wall Furnace								Bath Heater	Vent Fan	Two Sided	Exterior:		
	A-Frame	(4) Interior		Warm & Cool Air			Hot Tub	Unvented Hood	Prefab 1 Story	Prefab 2 Story	Heat Circulator	Raised Hearth				Stone Ven.:		
X	Wood Frame	Drywall	Plaster	Heat Pump									Jacuzzi Tub	Jacuzzi repl.Tub	Oven	Microwave	Standard Range	Self Clean Range
		Paneled	Wood T&G				Trash Compactor	Central Vacuum	Security System	Class: Average	Effec. Age: 35	Floor Area:						
	Building Style:	Trim & Decoration											Oven	Microwave	Standard Range	Self Clean Range	Sauna	Trash Compactor
	HUD	Ex	X	Ord	Min				Total Depr Cost: 19,170	X	0.500	Bsmnt Garage:						
	Yr Built	Size of Closets											Total Base New : 54,770	E.C.F.	Storage Area:	No Conc. Floor:		
	1976	Remodeled	Lg		X	Ord	Small				Total Depr Cost: 19,170	X					0.500	Bsmnt Garage:
	0	Doors		Solid	X	H.C.				Total Base New : 54,770			E.C.F.	Storage Area:	No Conc. Floor:			
	Condition: Average	(5) Floors		Central Air							Total Depr Cost: 19,170	X				0.500	Bsmnt Garage:	Carport Area:
	Room List	Kitchen:		Wood Furnace						Total Base New : 54,770			E.C.F.	Storage Area:	No Conc. Floor:			
	Basement	Other:		(12) Electric							Total Base New : 54,770	E.C.F.				Storage Area:	No Conc. Floor:	
	1st Floor	Other:		0			Amps Service			Total Base New : 54,770			E.C.F.	Storage Area:	No Conc. Floor:			
	2nd Floor										Total Base New : 54,770	E.C.F.				Storage Area:	No Conc. Floor:	
	Bedrooms									Total Base New : 54,770			E.C.F.	Storage Area:	No Conc. Floor:			
	(1) Exterior	(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Mobile Home HUD				Cls Average					Blt 1976		
X	Wood/Shingle			X Ex.			Ord.			Min								
	Aluminum/Vinyl			No. of Elec. Outlets			Many			X Ave.			Few					
	Brick			(7) Excavation			(13) Plumbing			1			Average Fixture(s)					
	Insulation	Basement: 0 S.F.		Crawl: 0 S.F.			Slab: 0 S.F.			Height to Joists: 0.0			(8) Basement					
	(2) Windows	Many		Large		Wood Sash			Metal Sash			Vinyl Sash			Double Hung			
X	Avg.	X	Avg.	Small			Conc. Block			Poured Conc.			Stone			Treated Wood		
	Few						Concrete Floor			Solar Water Heat			No Plumbing			Extra Toilet		
	Wood Sash						Extra Sink			Separate Shower			Ceramic Tile Floor			Ceramic Tile Wains		
	Metal Sash						Ceramic Tub Alcove			Vent Fan			(14) Water/Sewer			Public Water		
	Vinyl Sash						Public Sewer			Water Well			1			1000 Gal Septic		
	Double Hung						1			2000 Gal Septic			Lump Sum Items:					
	Horiz. Slide																	
	Casement																	
	Double Glass																	
	Patio Doors																	
	Storms & Screens																	
	(3) Roof	(10) Floor Support		Joists:			Unsupported Len:			Cntr.Sup:								
	Gable	Gambrel		1			1			1								
	Hip	Mansard																
X	Flat	Shed																
	Asphalt Shingle																	
X	Metal																	
	Chimney: Metal																	
<p>Notes:</p> <p>ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.500 =&gt; TCV: 9,585</p>																		

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



Sketch by Apex IVT

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WHIPPLE MAXINE E ESTATE	WHIPPLE TERRANCE A & MARS	40,000	02/23/2017	WD	ESTATE SALE	2017-02843	PTA	100.0
WHIPPLE LAUREN G		0	01/06/2010	QC	QUIT CLAIM		PTA	0.0
WHIPPLE MAXINE E TRUST	WHIPPLE MAXINE E	0	01/06/2010	QC	QUIT CLAIM			0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
11776 W WATERGATE RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 0%					
WHIPPLE TERRANCE A & MARSHA A 11780 W WATERGATE RD CADILLAC MI 49601	MAP #:					
	2019 Est TCV 42,441 TCV/TFA: 45.15					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
			* Factors *							
			Residentia 8 - 17 @\$2000	12.73 Acres	2000	100				25,460
			12.73 Total Acres Total Est. Land Value = 25,460							

SEC 31 T22N R8W THAT PART OF W 1/2 OF SW 1/4 LYING N'LY OF HWY M55 & S'LY & E'LY OF A PCL DESC AS BEG N 89 DEG 53'12" E 953 FT FROM SW COR SEC 31 TH N 0 DEG 28'21" W 205.19 FT TO N'LY ROW LINE HWY M55 & POB TH N 0 DEG 28'21" W 451.26 FT, S 89 DEG 51'40" W 230 FT, N 0 DEG 28'21" W 656.34 FT, N 0 DEG 28'21" W 900.18 FT, N 89 DEG 46' 52" E 712.34 FT, S 0 DEG 44'55" E 900.88FT, S 0 DEG 44'55" E 30 FT S 89 DEG 50' 05" W 330 FT, N 0 DEG 44'55" W 30 FT, S 89 DEG 50'05" W 93.31 FT. S 0 DEG 36'40"E 1097.03 FT TO N'LY ONG ROW LINE LS B, C & D OF IBER S-2 P 325.

-019-79 FORMERLY ART OF W 1/2 OF M55 & S'LY & G N 89 DEG 53'12" N ON FILE\*\*\*



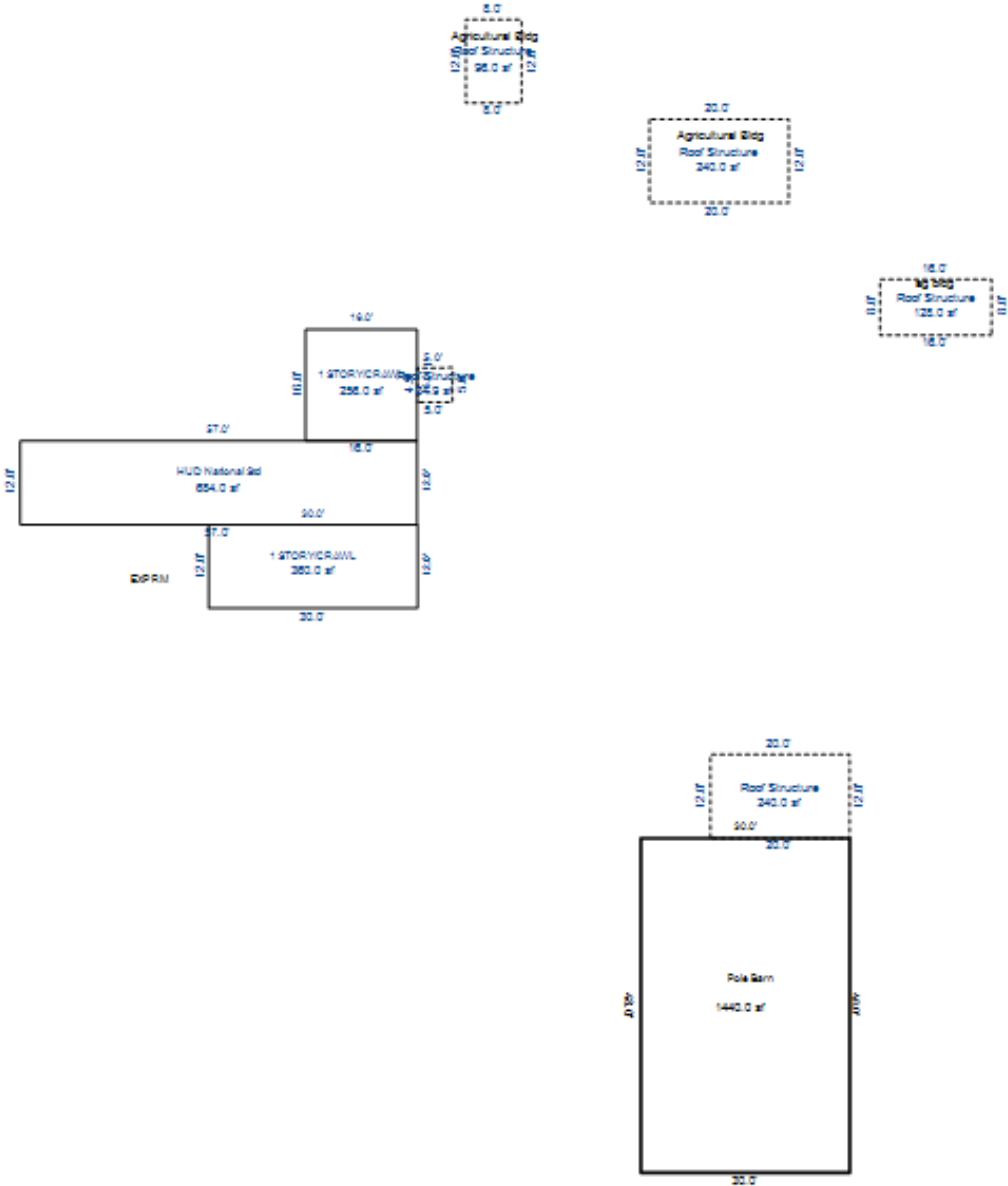
031-019-79

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2019	12,700	8,500	21,200			21,200S
TPC 04/04/2018	INSPECTED		2018	13,700	7,500	21,200			21,200S
TPC 12/27/2017	INSPECTED		2017	14,400	7,500	21,900			21,252C
TPC 04/17/2017	INSPECTED		2016	14,400	8,200	22,600			21,063C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family	Eavestrough Insulation 0 Front Overhang 0 Other Overhang (4) Interior		X	Gas		Oil		Elec.	1	Appliance Allow.	Interior 1 Story			Area	Type	Year Built:
	Mobile Home			Wood		Coal		Steam	Cook Top		Interior 2 Story						
	Town Home			X			Forced Warm Air				Dishwasher	2nd/Same Stack					
	Duplex						Wall Furnace				Garbage Disposal	Two Sided					
A-Frame	(4) Interior		Warm & Cool Air			Bath Heater	Exterior 1 Story			24 Roof Cover Onl		Class: CD					
X	Wood Frame	Drywall	Plaster	Heat Pump			Vent Fan	Exterior 2 Story			240 Treated Wood		Exterior: Pole				
Building Style:		Paneled	Wood T&G				Trim & Decoration			Hot Tub	Prefab 1 Story			Auto. Doors: 0		Stone Ven.: 0	
HUD		Ex	X Ord				Min	Vented Hood			Prefab 2 Story			Mech. Doors: 1		Common Wall: Detache	
Yr Built	Remodeled	Size of Closets					Jacuzzi Tub			Heat Circulator			% Good: 0		Foundation: 18 Inch		
1974	0	Lg			X Ord	Small	Jacuzzi repl.Tub	Raised Hearth			Storage Area: 0		Finished?:				
Condition: Average		Doors			Solid	X H.C.	Oven	Wood Stove			Bsmnt Garage:		Roof:				
Room List		(5) Floors		Central Air			Microwave			Total Base New : 86,447			E.C.F.		Storage Area: 0		
Basement 1st Floor 2nd Floor Bedrooms		Kitchen:		Wood Furnace			Standard Range			Total Depr Cost: 30,257			X 0.500		Conc. Floor: 0		
		Other:		(12) Electric			Self Clean Range			Estimated T.C.V: 15,129							
		Other:		0 Amps Service			Sauna										
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Mobile Home HUD			Cls Low			Blt 1974				
X	Wood/Shingle	Basement: 0 S.F. Crawl: 256 S.F. Slab: 0 S.F. Height to Joists: 0.0		X	Ex.		Ord.		Min	(11) Heating System: Forced Warm Air							
	Aluminum/Vinyl			No. of Elec. Outlets			Ground Area = 940 SF Floor Area = 940 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35							
	Brick			Many			X Ave.		Few	Building Areas							
	Insulation			(7) Excavation			(13) Plumbing			Type Ext. Walls Roof/Fnd. Size Cost New Depr. Cost							
(2) Windows		(8) Basement		Average Fixture(s)			Main Home			Ribbed Metal 684			Total: 52,170 18,260				
X	Many Avg.	X	Large Avg.	3 Fixture Bath			Addition			Siding Crawl 256			Other Additions/Adjustments				
Few	Small	Softener, Auto			Plumbing			Average Fixture(s)			1 568 199						
X	Wood Sash	Conc. Block		Solar Water Heat			Water/Sewer			1000 Gal Septic			3,235 1,132				
	Metal Sash	Poured Conc.		No Plumbing			1000 Gal Septic			Water Well, 50 Feet			1,895 663				
	Vinyl Sash	Stone		Extra Toilet			Deck			Treated Wood			240 3,386 1,185				
	Double Hung	Treated Wood		Extra Sink			w/Roof (Roof portion)			Ceramic Tile Floor			24 348 122				
Horiz. Slide	Concrete Floor		Separate Shower			Built-Ins			Appliance Allow.			1 1,243 435					
Casement	(9) Basement Finish		Ceramic Tile Floor			Garages			Class: CD Exterior: Pole (Unfinished)			1440 23,602 8,261					
Double Glass	Recreation SF		Ceramic Tile Wains						Base Cost			1440 23,602 8,261					
Patio Doors	Living SF		Ceramic Tub Alcove									Totals: 86,447 30,257					
Storms & Screens	Walkout Doors		Vent Fan														
(3) Roof		No Floor SF		(14) Water/Sewer													
X	Gable	Gambrel	(10) Floor Support		Public Water												
Hip	Mansard	Shed	Joists:		1 Public Sewer												
Flat			Unsupported Len:		1 Water Well												
X	Asphalt Shingle	No Floor SF		1 1000 Gal Septic													
	Metal			2000 Gal Septic													
Chimney: Metal				Lump Sum Items:													
Notes: ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.500 => TCY: 15,129																	



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

Building Type	Loafing Sheds			
Year Built				
Class/Construction	D,Frame			
Quality/Exterior	Low Cost			
# of Walls, Perimeter	Lean-To, 64			
Height	8			
Heating System	No Heating/Cooling			
Length/Width/Area	20 x 12 = 240			
Cost New	\$ 2,097			
Phy./Func./Econ. %Good	35/100/100 35.0			
Depreciated Cost	\$ 734			
+ Unit-In-Place Items	\$ 1,324			
Description, Size X Rate X %Good = Cost	/A1/FENRRL, 1,117 X 1.76 X 50 = 1,023			
Itemized ->	/A22/UOCL, 96 X 2.59 X 50 = 129			
Unit-In-Place ->	/A22/UOCL, 128 X 2.59 X 50 = 172			
Items ->				
E.C.F.	X 0.900			
% Good	35			
Est. True Cash Value	\$ 1,852			
Comments:				
Total Estimated True Cash Value of Agricultural Improvements / This Card: 1852 / All Cards: 1852				

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WHIPPLE TERRANCE A & MARS	HART EVAN A & DANIELLE A	1,500	03/07/2018	QC	Split Vacant	2018-00676		100.0

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

School: MCBAIN - 57030  
 P.R.E. 0%  
 MAP #:

Owner's Name/Address: HART EVAN A & DANIELLE A  
 3716 PEBBLE CREEK DR  
 CADILLAC MI 49601

2019 Est TCV 1,200

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

Public Improvements \* Factors \* 66' X 660'

Description Frontage Depth Front Depth Rate %Adj. Reason Value

Residentia LTDACCESS@1200 1.00 Acres 1200 100 1,200

1.00 Total Acres Total Est. Land Value = 1,200

Tax Description: SEC 31 T22N R8W E 66FT OF SE 1/4 OF SW 1/4 LYING N OF WATERGATE RD EXC PLC E OF THE SURVEY RECORDED IN LIBER S-5 P325 1 A

3/2018 SPLIT FROM 009-031-019-40

Comments/Influences: 3/2018 SPLIT E 66 FT FROM 031-019-40

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 600 0 600 600S

2018 0 0 0 0

2017 0 0 0 0

2016 0 0 0 0

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.
KLEIN MICHAEL L & CHRISTI	KLEIN MICHAEL L & CHISTIN	0	04/19/2016	QC	FAMILY SALE	2016-01446	PTA	0.0

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

S SEELEY RD	School: MCBAIN - 57030					
-------------	------------------------	--	--	--	--	--

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

Owner's Name/Address	MAP #:					
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KLEIN MICHAEL L & CHISTINE L TRUST	2019 Est TCV 25,000					
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805 MITCHELL ST	Improved	X	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
--	--	-------------	----------	-------	-------------	------------	--------	-------

		Residentia 8 - 17 @\$2000	12.50 Acres	2000	100			25,000
--	--	---------------------------	-------------	------	-----	--	--	--------

		12.50 Total Acres			Total Est. Land Value =			25,000
--	--	-------------------	--	--	-------------------------	--	--	--------

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

. SEC 31 T22N R8W N 412.5 FT OF W FRL 1/2	X	Gravel Road						
---	---	-------------	--	--	--	--	--	--

OF SW FRL 1/4. 12.5A.		Paved Road						
-----------------------	--	------------	--	--	--	--	--	--

Comments/Influences		Storm Sewer						
---------------------	--	-------------	--	--	--	--	--	--

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

	Who	When	What	2019	12,500	0	12,500		6,422C
--	-----	------	------	------	--------	---	--------	--	--------

			TPC 12/27/2017 INSPECTED	2018	12,500	0	12,500		6,272C
--	--	--	--------------------------	------	--------	---	--------	--	--------

			TPC 04/05/2016 INSPECTED	2017	11,900	0	11,900		6,143C
--	--	--	--------------------------	------	--------	---	--------	--	--------

				2016	13,100	0	13,100		6,089C
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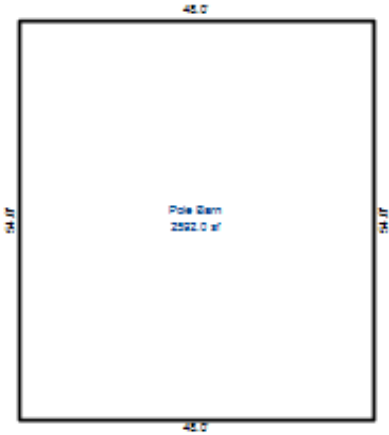
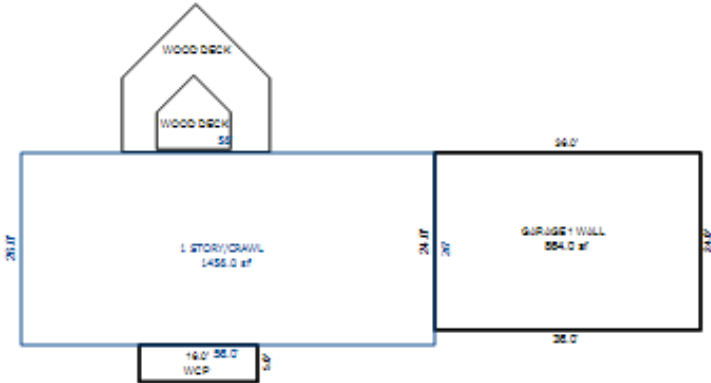
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address												
11770 W WATERGATE RD		Class: 401 RESIDENTIAL-I		Zoning:		Building Permit(s)		Date				
Owner's Name/Address		School: MCBAIN - 57030		P.R.E. 100% 07/22/1994		MAP #:		Status				
WHIPPLE TERRANCE A & MARSHA 11780 W WATERGATE RD CADILLAC MI 49601		2019 Est TCV 194,733 TCV/TFA: 126.78										
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
. SEC 31 T22N R8W BEG N 89 DEG 53'12" E 953 FT FROM SW CORSEC 31 TH N 0 DEG 28'21" W 205.19 FT TO N'LY ROW LINE HWY M55 & POB. TH N 0 DEG 28'21" W 451.26 FT, S 89 DEG 51'40" W 230 FT, N 0 DEG 28'21" W 656.34 FT, N 0 DEG 28'21" W 900.18 FT, N 89 DEG 46'52" E 712.34 FT, S 0 DEG 44'55" E 900.88 FT,S 0 DEG 44'55" E 30 FT S 89 DEG 50'05" W 330 FT, N 0 DEG 44'55" W 30 FT, S 89 DEG 50'05" W 93.31 FT, S 0 DEG 36'40" E 1097.03 FT TO N'LY ROW LINE M55 TH SW'LYALONG ROW LINE 66.84 FT TO POB. ALSO PCL A OF THE SURVEY RECORDED IN LIBER S-3 P 190. 21.52 Ac. M/L.		X	Public Improvements		* Factors *							
					Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value
					Residentia 18 -29 @\$2000	21.52 Acres	2000	100				43,040
					21.52 Total Acres Total Est. Land Value = 43,040							
		X			Land Improvement Cost Estimates							
					Description	Rate	Size	% Good	Cash Value			
					Fencing: Wd, Split, 2 Rail	11.79	50	0	0			
		X			D/W/P: 4in Concrete	4.92	680	0	0			
					D/W/P: 3.5 Concrete	4.68	90	0	0			
					Residential Local Cost Land Improvements							
					Description	Rate	Size	% Good	Cash Value			
					LAND IMPROVE 1000	1,000.00	2	95	1,900			
					Total Estimated Land Improvements True Cash Value = 1,900							
Comments/Influences		X	Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
07-01-08 Combined w/009-031-019-30.			Level Rolling		2019	21,500	75,900	97,400			69,960C	
			Low High		2018	21,500	65,500	87,000			68,321C	
			Landscaped		2017	22,600	63,200	85,800			66,916C	
			Swamp		2016	22,600	59,900	82,500			66,320C	
			Wooded									
			Pond									
			Waterfront									
			Ravine									
			Wetland									
			Flood Plain									
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan			Who	When	What	2019	21,500	75,900	97,400		69,960C	
			TPC 04/04/2018	INSPECTED		2018	21,500	65,500	87,000		68,321C	
			TPC 04/17/2017	INSPECTED		2017	22,600	63,200	85,800		66,916C	
						2016	22,600	59,900	82,500		66,320C	

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 80 430	Type WCP (1 Story) Treated Wood	Year Built: 1995 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: 864 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: 1S		Trim & Decoration														
Yr Built 1995	Remodeled 0	Ex	X	Ord		Min										
Condition: Average		Lg	X	Ord		Small										
Room List		(5) Floors														
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:														
		(6) Ceilings														
(1) Exterior		X	Drywall													
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation			Ex.	X	Ord.		Min								
		(7) Excavation														
		Basement: 0 S.F. Crawl: 1536 S.F. Slab: 0 S.F. Height to Joists: 0.0														
(2) Windows		(8) Basement														
X	Many Avg. Few	X	Large Avg. Small													
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor													
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish														
		Recreation SF Living SF Walkout Doors No Floor SF														
(3) Roof		(10) Floor Support														
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:		1	Public Water Public Sewer Water Well										
X	Asphalt Shingle			1	1000 Gal Septic 2000 Gal Septic											
Chimney:				Lump Sum Items:												
										Notes:						
										ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TC		140,019				
										Cost Est. for Res. Bldg: 1 Single Family 1S		Cls CD		Blt 1995		
										(11) Heating System: Forced Air w/ Ducts		Floor Area = 1536 SF		Floor Area = 1536 SF.		
										Ground Area = 1536 SF		Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75				
										Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost				
										1 Story Siding Crawl Space 1,536		Total: 129,581 97,185				
										Other Additions/Adjustments						
										Plumbing		Average Fixture(s) 1 933 700				
										3 Fixture Bath 1 2,929 2,197						
										Water/Sewer		1000 Gal Septic 1 3,453 2,590				
										Water Well, 50 Feet 1 1,962 1,471						
										Porches		WCP (1 Story) 80 2,906 2,179				
										Deck		Treated Wood 430 5,074 3,805				
										Garages		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)				
										Base Cost 864 22,533 16,900						
										Common Wall: 1 Wall 1 -1,906 -1,429						
										Door Opener 2 736 552						
										Class: CD Exterior: Pole (Unfinished)		Base Cost 2592 42,483 31,862				
										Built-Ins		Appliance Allow. 1 1,467 1,100				
										Totals:		212,151 159,112				

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

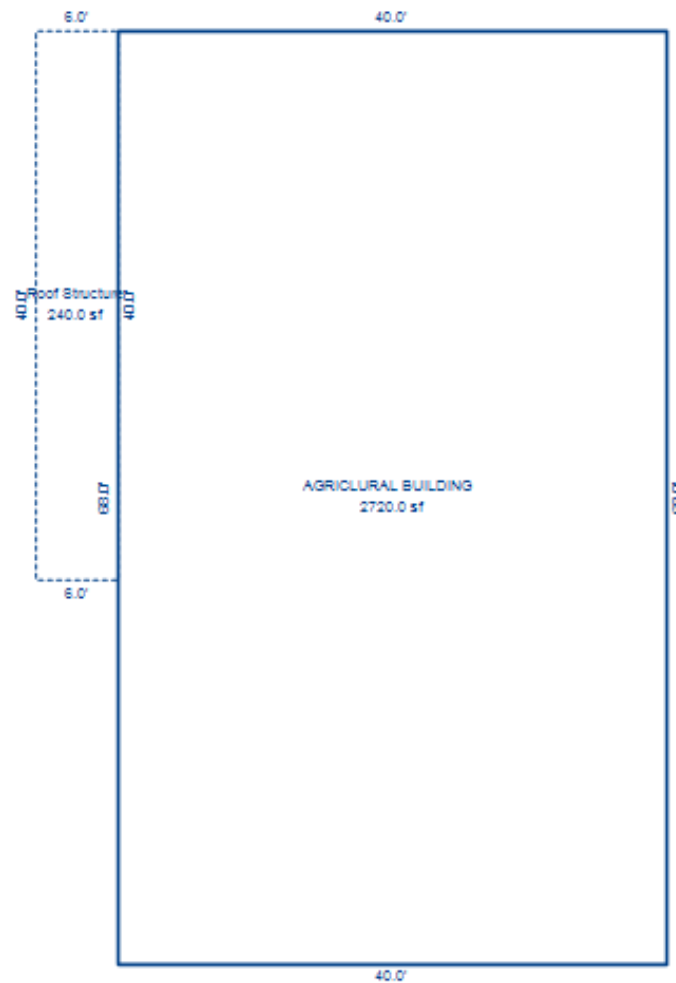


\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type	Loafing Sheds	Loafing Sheds		
Year Built				
Class/Construction	D,Frame	D,Frame		
Quality/Exterior	Low Cost	Low Cost		
# of Walls, Perimeter	Lean-To, 216	Lean-To, 56		
Height	10	10		
Heating System	No Heating/Cooling	No Heating/Cooling		
Length/Width/Area	68 x 40 = 2720	16 x 12 = 192		
Cost New	\$ 16,395	\$ 1,817		
Phy./Func./Econ. %Good	45/100/100 45.0	45/100/100 45.0		
Depreciated Cost	\$ 7,378	\$ 818		
+ Unit-In-Place Items	\$ 2,298	\$ 366		
Description, Size X Rate X %Good = Cost  Itemized ->  Unit-In-Place ->  Items ->	/A1/FENRRL, 1,439 X 1.76 X 50 = 1,318 /A1/FENRRL, 718 X 1.76 X 50 = 657 /A22/UOACL, 240 X 2.59 X 50 = 323	/A1/FENRRL, 400 X 1.76 X 50 = 366		
E.C.F.	X 0.900	X 0.900		
% Good	45	45		
Est. True Cash Value	\$ 8,708	\$ 1,066		
Comments:				
Total Estimated True Cash Value of Agricultural Improvements / This Card: 9774 / All Cards: 9774				

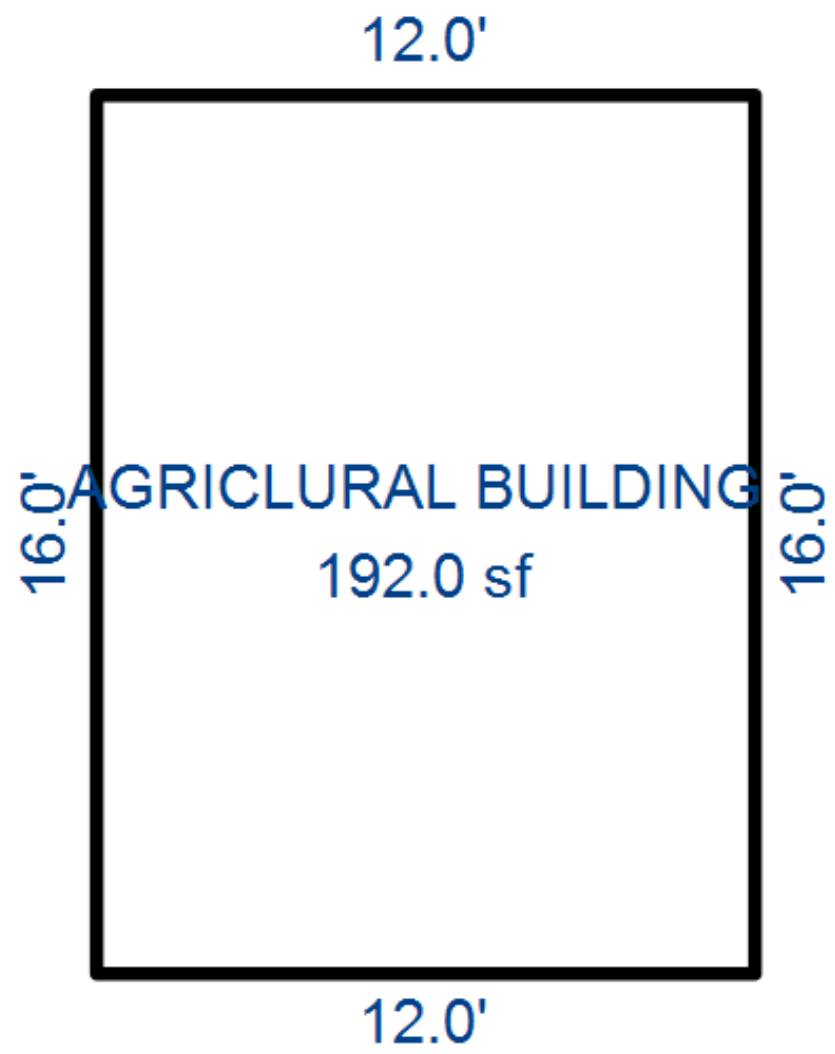
fence around area

fence around area




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

fence around area



\*\*\* 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					
M-55		School: MCBAIN - 57030											
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 Res 6.RESIDENTIAL ACREAGE & LOTS								
Tax Description		Public Improvements		* Factors *									
. SEC 31 T22N R8W THAT PART OF SW 1/4 OF SW 1/4 LYING S OFA LINE BEG ON W LINE 225.83 FT N OF SW COR TH S 59 DEG 26' 22" E 219.07 FT TH NE'LY ON A LH CURVE OF 9747.13 FT RADIUS 923.09 FT TH N 10 DEG 4' 44" W 200 FT TH N 79 DEG 55' 16" E 376.89 FT TO END & N OF BEG 174.17 FT S OF SE COR TH N 53 DEG 10' 20" E 230.1 FT TH NE'LY ALONG A LH CURVE OF 9897.13 FT RADIUS 1196.54 FT S 79 DEG 44' 57" E 120.31 FT TO END. 5.0704 A.		X		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
				Residentia 3 - 7 @\$2800	5.07 Acres	2800	100						14,196
Comments/Influences		Topography of Site		5.07 Total Acres				Total Est. Land Value =	14,196				
		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					
		Who	When	What	2019	EXEMPT	EXEMPT	EXEMPT				EXEMPT	
		TPC 12/27/2017 INSPECTED			2018	EXEMPT	EXEMPT	EXEMPT				EXEMPT	
		TPC 04/08/2016 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.
PELL GLENDA J (FORMER SPO	PELL JOHN M (SM)	0	12/22/2008	QC	Not Qualified	2009/1016		0.0
PELL JOSEPH ESTATE	PELL (MM) & PELL (SW) & P	0	01/01/2007	QC	Not Qualified	2007/197		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
11140 W CADILLAC RD						
	School: MCBAIN - 57030					
	P.R.E. 100% 12/09/2008					
Owner's Name/Address	MAP #:					
PELL JOHN ETAL PELL JOHN MAURICE & PELL ROBERT 11140 W CADILLAC RD Cadillac MI 49601	2019 Est TCV 270,400 TCV/TFA: 64.38					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
		Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
. SEC 31 T22N R8W E 1/2 OF SE 1/4 EXC THAT PART LYING 75 FT EITHER SIDE OF A LINE BEG ON E LINE THEREOF 1653.45 FT N OF SE COR TH S 67 DEG 43' 28" W TO W LINE THEREOF. 75.1136 A.	X	Dirt Road		Residentia 66 - 120	\$2000	75.11 Acres	2000	100	M55 DIVIDES PARCEL	150,22
		Gravel Road		75.11 Total Acres Total Est. Land Value = 150,220						
		Paved Road								
		Storm Sewer								
		Sidewalk								
		Water								
		Sewer								

Comments/Influences	X	Electric	Land Improvement Cost Estimates				
			Description	Rate	Size	% Good	Cash Value
		Gas	D/W/P: 4in Ren. Conc.	5.57	240	0	0
		Curb	Residential Local Cost Land Improvements				
		Street Lights	Description	Rate	Size	% Good	Cash Value
		Standard Utilities	LAND IMPROVE 1000	1,000.00	1	95	950
		Underground Utils.	Total Estimated Land Improvements True Cash Value = 950				



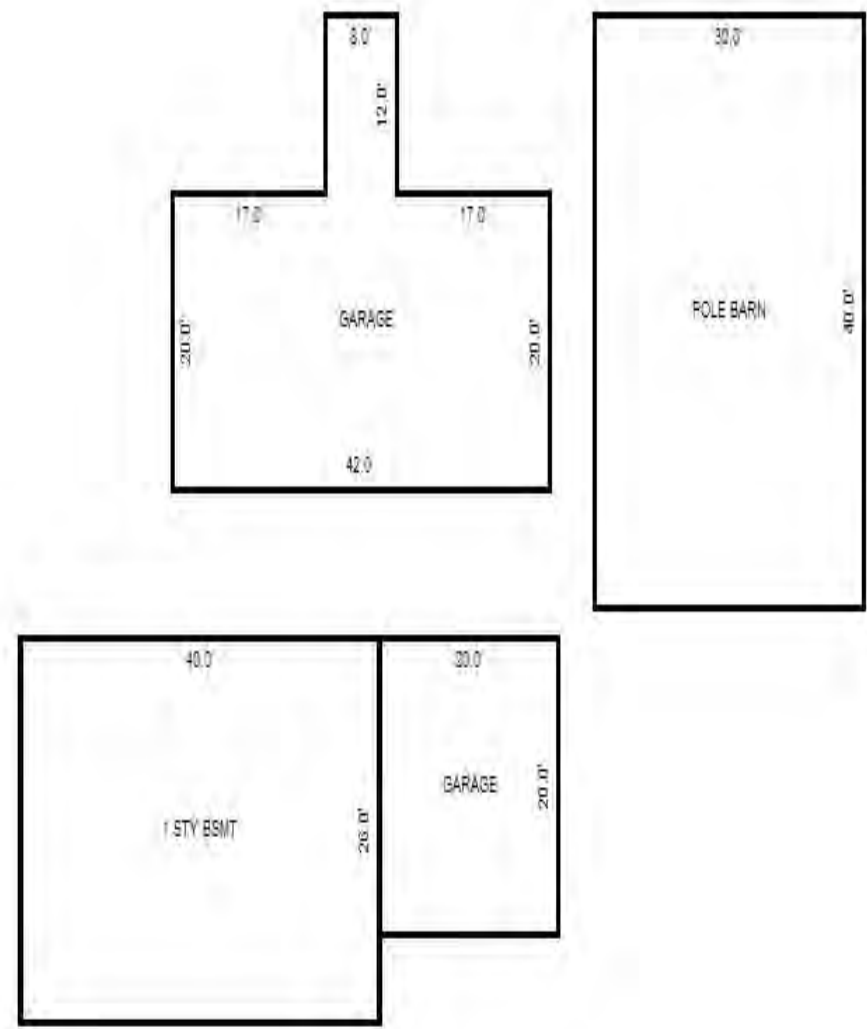
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Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
X	Level	Rolling	2019	75,100	60,100	135,200			91,851C
	Low	High	2018	75,100	58,000	133,100			89,699C
	Landscaped	Swamp	2017	82,600	56,600	139,200			87,855C
	Wooded	Pond	2016	67,600	53,700	121,300			87,072C
	Waterfront	Ravine							
X	Wetland	Flood Plain							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1950 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 400 % 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 1950	Remodeled 0	Ex	X	Ord		Min	Size of Closets								
Condition: Average		Lg	X	Ord		Small	Doors								
Room List		(5) Floors		Central Air Wood Furnace											
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(12) Electric			200 Amps Service								
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures											
X	Wood/Shingle Aluminum/Vinyl Brick	X	Plaster	Ex.	X	Ord.		Min							
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	8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor	1	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
X	Double Glass Patio Doors Storms & Screens	(8) Basement		(14) Water/Sewer											
(3) Roof		(9) Basement Finish		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors No Floor SF		(10) Floor Support										
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:											
Chimney: Brick															
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Hot Water Ground Area = 1040 SF Floor Area = 1040 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68 Building Areas										Cls CD		Blt 1950			
Stories Exterior Foundation Size Cost New Depr. Cost															
1 Story Siding Basement 1,040										Total:		108,653 73,883			
Other Additions/Adjustments															
Plumbing															
Average Fixture(s)										1		933 634			
Water/Sewer															
1000 Gal Septic										1		3,453 2,348			
Water Well, 50 Feet										1		1,962 1,334			
Garages															
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)															
Base Cost										400		13,176 8,960			
Common Wall: 1 Wall										1		-1,906 -1,296			
Class: CD Exterior: Block Foundation: 18 Inch (Unfinished)															
Base Cost										936		23,035 15,664			
Class: CD Exterior: Pole (Unfinished)															
Base Cost										1200		19,668 13,374			
Built-Ins															
Appliance Allow.										1		1,467 998			
Fireplaces															
Interior 1 Story										1		3,567 2,426			
Notes:										Totals:		174,008 118,325			
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV:												104,126			

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



Sketch by Apex IVT

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

Desc. of Bldg/Section: NW OF HOUSE  
 Calculator Occupancy: Shed - Utility Light Commercial Building

Class: D,Pole  
 Floor Area: 1,800  
 Gross Bldg Area: 3,160  
 Stories Above Grd: 1  
 Average Sty Hght : 10  
 Bsmnt Wall Hght

Depr. Table : 4%  
 Effective Age : 40  
 Physical %Good: 35  
 Func. %Good : 100  
 Economic %Good: 100

Year Built  
 Remodeled

Overall Bldg  
 Height

Comments:  
 MEASURED FROM 2012  
 AERIAL IMAGERY 2012-TIM

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: 1800					
Ave. Perimeter: 180					
Has Elevators:					
*** Basement Info ***					
Area:					
Perimeter:					
Type:					
Heat: Hot Water, Radiant Floor					
* Mezzanine Info *					
Area #1:					
Type #1:					
Area #2:					
Type #2:					
* Sprinkler Info *					
Area:					
Type: Low					

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

Class: D,Pole Quality: Low Cost  
 Stories: 1 Story Height: 10 Perimeter: 180

Base Rate for Upper Floors = 12.23

Adjusted Square Foot Cost for Upper Floors = 12.23

Total Floor Area: 1,800 Base Cost New of Upper Floors = 22,014

Reproduction/Replacement Cost = 22,014

Eff. Age: 40 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 35 /100/100/100/35.0  
 Total Depreciated Cost = 7,705

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 6,934  
 Replacement Cost/Floor Area= 12.23 Est. TCV/Floor Area= 3.85

(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\*\*\*

Desc. of Bldg/Section: NORTH OF HOUSE IN WOODS Calculator Occupancy: Shed - Utility Light Commercial Building						<<<<<< Calculator Cost Computations >>>>>> Class: D,Pole Quality: Average Stories: 0 Story Height: 10 Perimeter: 188  Base Rate for Upper Floors = 19.07  Adjusted Square Foot Cost for Upper Floors = 19.07  Total Floor Area: 1,360 Base Cost New of Upper Floors = 25,935  Reproduction/Replacement Cost = 25,935 Eff. Age: 40 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 35 /100/100/100/35.0 Total Depreciated Cost = 9,077  ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 2 = 8,170 Replacement Cost/Floor Area= 19.07 Est. TCV/Floor Area= 6.01					
Class: D,Pole		Construction Cost									
Floor Area: 1,360		High	Above Ave.	Ave.	X	Low					
Gross Bldg Area: 3,160		** ** Calculator Cost Data ** **									
Stories Above Grd		Quality: Average									
Average Sty Hght : 10		Heat#1: No Heating or Cooling 0%									
Bsmnt Wall Hght		Heat#2: No Heating or Cooling 0%									
Depr. Table : 4%		Ave. SqFt/Story: 1360									
Effective Age : 40		Ave. Perimeter: 188									
Physical %Good: 35		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 *									
MEASURED FROM 2012		Area #1:									
AERIAL IMAGERY 34'X40'		Type #1:									
BLDG IS NOT VISIBLE FROM ROAD-TIM		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	Many Above Ave.	Average Typical	Few None	Few Average Many Unfinished Typical	Few Average Many Unfinished Typical							
(3) Frame:				Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets				Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners				Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct			
(4) Floor Structure:								Incandescent Fluorescent Mercury Sodium Vapor Transformer				(40) Exterior Wall:			
(5) Floor Cover:				(9) Sprinklers:								Thickness		Bsmnt Insul.	
(6) Ceiling:				(10) Heating and Cooling:				(13) Roof Structure: Slope=0							
				Gas Oil Coal Stoker Hand Fired Boiler								(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.

Property Address	Class: 201 COMMERCIAL-IM	Zoning:	Building Permit(s)	Date	Number	Status
11424 W WATERGATE RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 0%					
CADILLAC SPORTSMAN CLUB BOX 311 CADILLAC MI 49601	MAP #:					
	2019 Est TCV 212,664 TCV/TFA: 46.96					

Taxpayer's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS								
			Description	Frontage	Depth	Rate	%Adj.	Reason	Value		
CADILLAC SPORTSMAN CLUB BOX 311 CADILLAC MI 49601	X		Residentia 30 - 65	\$2000	53.00	Acres	2000	100		106,000	
			53.00	Total Acres			Total Est. Land Value =			106,000	
			* Factors *								
			Land Improvement Cost Estimates								
			Description	Rate	Size	% Good	Cash Value				
			D/W/P: 4in Concrete	4.92	245	50	602				
			D/W/P: 4in Concrete	4.92	98	50	241				
			Total Estimated Land Improvements True Cash Value =							843	

Tax Description	X									
. SEC 31 T22N R8W THAT PART OF W 1/2 OF SE 1/4 LYING 75 FTN OF BEG, TH N 30'13" W 1653.45 FT OF SE COR OF SEC TH S 67 DEG 43' 28" W 2436.75FT TH ON A 9822.13 FT RADIUS RH CURVE 393.06 FT CHORD BEARING S 68 DEG 52' 15" W 393.02 FT TO END. 53 A.	X	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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	53,000	53,300	106,300			53,293C
2018	53,000	59,900	112,900			52,044C
2017	53,000	58,500	111,500			50,974C
2016	47,700	35,100	82,800			50,520C

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

Desc. of Bldg/Section: CAL 30 Calculator Occupancy: Clubhouses				<<<<< Calculator Cost Computations >>>>>																																	
Class: D Floor Area: 3,300 Gross Bldg Area: 4,529 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght				Class: D    Quality: Average Stories: 1    Story Height: 10    Perimeter: 280 Overall Building Height: 10																																	
Depr. Table : 3% Effective Age : 35 Physical %Good: 35 Func. %Good : 100 Economic %Good: 100				Base Rate for Upper Floors = 91.93  (10) Heating system: Forced Air Furnace    Cost/SqFt: 11.21    100% Adjusted Square Foot Cost for Upper Floors = 103.14																																	
1970 Year Built Remodeled				Total Floor Area: 3,300    Base Cost New of Upper Floors = 340,362  Reproduction/Replacement Cost = 340,362 Eff.Age:35    Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0 Total Depreciated Cost = 119,127																																	
10 Overall Bldg Height				<<<<< Segregated Cost Computations >>>>>																																	
Comments: 9/2016 32' LONG, 6' HIGH ELECTRIC GATE TO GET IN.				Costs taken from Segregated Cost Section 1: Apartments, Clubs, Hotels																																	
* Mezzanine Info *				<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 40%;">Item Description</th> <th style="width: 5%;">Cost Col.</th> <th style="width: 5%;">Rate</th> <th style="width: 5%;"># or SqFt</th> <th style="width: 5%;">Height Adj.</th> <th style="width: 5%;">Storys Adj.</th> <th style="width: 15%;">Cost</th> </tr> </thead> <tbody> <tr> <td>(13) Roof Structure:</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Wood Joists, Wood or Composition Deck</td> <td>2</td> <td>6.17</td> <td>245</td> <td>1.000</td> <td>1.000</td> <td>1,512</td> </tr> <tr> <td>Wood Joists, Wood or Composition Deck</td> <td>2</td> <td>6.17</td> <td>98</td> <td>1.000</td> <td>1.000</td> <td>605</td> </tr> </tbody> </table>						Item Description	Cost Col.	Rate	# or SqFt	Height Adj.	Storys Adj.	Cost	(13) Roof Structure:							Wood Joists, Wood or Composition Deck	2	6.17	245	1.000	1.000	1,512	Wood Joists, Wood or Composition Deck	2	6.17	98	1.000	1.000	605
Item Description	Cost Col.	Rate	# or SqFt	Height Adj.	Storys Adj.	Cost																															
(13) Roof Structure:																																					
Wood Joists, Wood or Composition Deck	2	6.17	245	1.000	1.000	1,512																															
Wood Joists, Wood or Composition Deck	2	6.17	98	1.000	1.000	605																															
* Sprinkler Info *				<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																																	
(1) Excavation/Site Prep:				(7) Interior:		(11) Electric and Lighting:		(39) Miscellaneous:																													
(2) Foundation:				(8) Plumbing:		Outlets:		Fixtures:																													
X Poured Conc    Brick/Stone    Block				Many Above Ave.    Average Typical    Few None		Few Average    Many Unfinished Typical		Few Average    Many Unfinished Typical																													
(3) Frame:				Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct																													
(4) Floor Structure:				(9) Sprinklers:		Incandescent Fluorescent Mercury Sodium Vapor Transformer		(40) Exterior Wall:																													
(5) Floor Cover:				(10) Heating and Cooling:		Thickness    Bsmnt Insul.		(13) Roof Structure:    Slope=0 245 SqFt, Wood Joists, Wood or Com 98 SqFt, Wood Joists, Wood or Comp																													
(6) Ceiling:				Gas Oil    Coal Stoker    Hand Fired Boiler		(14) Roof Cover:																															

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

3 wall shooting area	55.0'	7x50' concrete floor
UTILITY SHED	660.0 sf	
	55.0'	12.0'

2 story concrete utility bldg

8.0'	Shed	8.0'
64.0 sf		64.0 sf
8.0'		8.0'

2 story concrete utility bldg

8.0'	Shed	8.0'
64.0 sf		64.0 sf
8.0'		8.0'

21.0'	UTILITY SHED	21.0'
441.0 sf		

110.0'	CLUBHOUSE First Floor	30.0'
	3300.0 sf	
35.0'		

7.0'	CCP	7.0'
245.0 sf		

14.0'	CCP	14.0'
98.0 sf		
7.0'		7.0'

32' long, 6' high electric gate

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



Desc. of Bldg/Section: CAL 174  
 Calculator Occupancy: Shed - Utility Light Commercial Building

Class: D,Pole  
 Floor Area: 441  
 Gross Bldg Area: 4,529  
 Stories Above Grd: 1  
 Average Sty Hght : 10  
 Bsmnt Wall Hght

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

Construction Cost					
High	Above Ave.	Ave.	X	Low	

\*\* \*\* Calculator Cost Data \*\* \*\*  
 Quality: Low Cost  
 Heat#1: No Heating or Cooling 100  
 Heat#2: Electric Wall Heaters 0%  
 Ave. SqFt/Story: 441  
 Ave. Perimeter: 84  
 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

1980 Year Built Remodeled  
 10 Overall Bldg Height  
 Comments:

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

Class: D,Pole Quality: Low Cost  
 Stories: 1 Story Height: 10 Perimeter: 84  
 Overall Building Height: 10

Base Rate for Upper Floors = 15.28

(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%  
 Adjusted Square Foot Cost for Upper Floors = 15.28

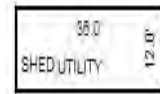
Total Floor Area: 441 Base Cost New of Upper Floors = 6,738

Reproduction/Replacement Cost = 6,738  
 Eff.Age:35 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 49 /100/100/100/49.0  
 Total Depreciated Cost = 3,302

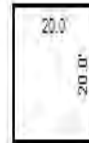
ECF (201B COMMERCIAL GROUP B) 0.780 => TCV of Bldg: 2 = 2,575  
 Replacement Cost/Floor Area= 15.28 Est. TCV/Floor Area= 5.84

(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	
	Average Typical	Few Average Many Unfinished Typical	Bsmnt Insul.
Brick/Stone	Total Fixtures	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	
Block	3-Piece Baths	Incandescent Fluorescent Mercury Sodium Vapor Transformer	
(3) Frame:	2-Piece Baths	(13) Roof Structure: Slope=0	
	Shower Stalls	(14) Roof Cover:	
	Toilets		
(4) Floor Structure:	Urinals		
	Wash Bowls		
	Water Heaters		
	Wash Fountains		
	Water Softeners		
(5) Floor Cover:	(9) Sprinklers:		
	(10) Heating and Cooling:		
	Gas Oil		
	Coal Stoker		
	Hand Fired Boiler		
(6) Ceiling:			

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



SHED UTILITY



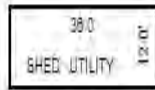
Sketch by Apex IV™

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

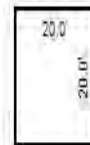
Desc. of Bldg/Section: CAL 174 Calculator Occupancy: Sheds - Equipment 3 Wall Shed		<<<<< Calculator Cost Computations >>>>> Class: D,Pole Quality: Average Stories: 1 Story Height: 8 Perimeter: 134 Overall Building Height: 8						
Class: D,Pole Floor Area: 660 Gross Bldg Area: 4,529 Stories Above Grd: 1 Average Sty Hght : 8 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> ** ** Calculator Cost Data ** ** Quality: Average Heat#1: No Heating or Cooling 0% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 660 Ave. Perimeter: 134 Has Elevators:		High	Above Ave.	Ave.	X	Low
High	Above Ave.	Ave.	X	Low				
Depr. Table : 4% Effective Age : 15 Physical %Good: 54 Func. %Good : 100 Economic %Good: 100		Base Rate for Upper Floors = 22.66 Adjusted Square Foot Cost for Upper Floors = 22.66 Total Floor Area: 660 Base Cost New of Upper Floors = 14,955 Reproduction/Replacement Cost = 14,955 Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /100/100/100/54.0 Total Depreciated Cost = 8,076						
1997 Year Built Remodeled 8 Overall Bldg Height		Area: Perimeter: Type: Heat: Hot Water, Radiant Floor *** Basement Info *** Area: Perimeter: Type: * Mezzanine Info * Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: Type: Average						
Comments: ROOF STRUCTURE OVER CONCETE TABLE SHOOTING STATIONS 7'X50' CONCRETE FLOOR.		ECF (201B COMMERCIAL GROUP B) 0.780 => TCV of Bldg: 3 = 6,299 Replacement Cost/Floor Area= 22.66 Est. TCV/Floor Area= 9.54						

(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		(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\*\*\*



SHED UTILITY



Sketch by Apex IVT

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

Desc. of Bldg/Section: SHOOTING RANGE PULL TOWER  
 Calculator Occupancy: Shed - Utility Light Commercial Building

Class: C  
 Floor Area: 64  
 Gross Bldg Area: 4,529  
 Stories Above Grd: 2  
 Average Sty Hght : 8  
 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: 64					
Ave. Perimeter: 32					
Has Elevators:					
*** Basement Info ***					
Area:					
Perimeter:					
Type:					
Heat: Hot Water, Radiant Floor					
* Mezzanine Info *					
Area #1:					
Type #1:					
Area #2:					
Type #2:					
* Sprinkler Info *					
Area:					
Type: Average					

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

Class: C Quality: Average  
 Stories: 2 Story Height: 8 Perimeter: 32

Base Rate for Upper Floors = 74.17

Adjusted Square Foot Cost for Upper Floors = 74.17

Total Floor Area: 64 Base Cost New of Upper Floors = 4,747

Reproduction/Replacement Cost = 4,747

Eff. Age: 35 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 35 /100/100/100/35.0  
 Total Depreciated Cost = 1,661

ECF (201B COMMERCIAL GROUP B) 0.780 => TCV of Bldg: 4 = 1,296  
 Replacement Cost/Floor Area= 74.17 Est. TCV/Floor Area= 20.25

(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	Total Fixtures	Urinals	Few Average	Few Average	Many Unfinished Typical	Many Unfinished Typical	(40) Exterior Wall:								
(3) Frame:				3-Piece Baths	2-Piece Baths	Shower Stalls	Toilets	Wash Bowls	Water Heaters	Wash Fountains	Water Softeners	Flex Conduit					Rigid Conduit	Armored Cable	Non-Metalic	Bus Duct	Incandescent
(4) Floor Structure:				(9) Sprinklers:				(13) Roof Structure: Slope=0				Thickness				Bsmnt Insul.					
(5) Floor Cover:				(10) Heating and Cooling:				(14) Roof Cover:													
(6) Ceiling:				Gas Oil	Coal Stoker	Hand Fired Boiler															

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

Desc. of Bldg/Section: SHOOTING RANGE PULL TOWER Calculator Occupancy: Shed - Utility Light Commercial Building						<<<< Calculator Cost Computations >>>> Class: C Quality: Average Stories: 2 Story Height: 8 Perimeter: 32					
Class: C Floor Area: 64 Gross Bldg Area: 4,529 Stories Above Grd: 2 Average Sty Hght : 8 Bsmnt Wall Hght		Construction Cost High Above Ave. Ave. X Low				Base Rate for Upper Floors = 74.17  Adjusted Square Foot Cost for Upper Floors = 74.17		Total Floor Area: 64  Base Cost New of Upper Floors = 4,747			
Depr. Table : 4% Effective Age : 35 Physical %Good: 35 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** ** Quality: Average Heat#1: No Heating or Cooling 0% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 64 Ave. Perimeter: 32 Has Elevators:				Total Floor Area: 64  Base Cost New of Upper Floors = 4,747  Reproduction/Replacement Cost = 4,747 Eff. Age: 35 Phy. %Good/Abnr. Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0 Total Depreciated Cost = 1,661		ECF (201B COMMERCIAL GROUP B) 0.780 => TCV of Bldg: 5 = 1,296 Replacement Cost/Floor Area= 74.17 Est. TCV/Floor Area= 20.25			
Year Built Remodeled  Overall Bldg Height		*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor				Total Floor Area: 64  Base Cost New of Upper Floors = 4,747  Reproduction/Replacement Cost = 4,747 Eff. Age: 35 Phy. %Good/Abnr. Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0 Total Depreciated Cost = 1,661		ECF (201B COMMERCIAL GROUP B) 0.780 => TCV of Bldg: 5 = 1,296 Replacement Cost/Floor Area= 74.17 Est. TCV/Floor Area= 20.25			
Comments:		* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:				Total Floor Area: 64  Base Cost New of Upper Floors = 4,747  Reproduction/Replacement Cost = 4,747 Eff. Age: 35 Phy. %Good/Abnr. Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0 Total Depreciated Cost = 1,661		ECF (201B COMMERCIAL GROUP B) 0.780 => TCV of Bldg: 5 = 1,296 Replacement Cost/Floor Area= 74.17 Est. TCV/Floor Area= 20.25			
* 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	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:												(40) Exterior Wall:							
(5) Floor Cover:				(9) Sprinklers:				(13) Roof Structure: Slope=0				Thickness Bsmnt Insul.							
(6) Ceiling:				(10) Heating and Cooling:				(14) Roof Cover:											
				Gas Oil	Coal Stoker	Hand Fired Boiler													

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

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
11450 W CADILLAC RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 66% 07/24/2001					
OSTERHOUT DALE W & SHERRI L 11450 W CADILLAC ROAD CADILLAC MI 49601	MAP #: 2019 Est TCV 162,521 TCV/TFA: 70.72					

Taxpayer's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES						
			Description	Frontage	Depth	Rate	%Adj.	Reason	Value
OSTERHOUT DALE W & SHERRI L 11450 W CADILLAC ROAD CADILLAC MI 49601	X		2013 EQ RATES&SALES	2.870 Acres		5,348	100		15,350
			2.87 Total Acres Total Est. Land Value = 15,350						

Tax Description	X	Land Improvement Cost Estimates					
		Description	Rate	Size	% Good	Cash Value	
. SEC 31 T22N R8W PCL B OF THE SURVEY RECORDED IN LIBER S-1 AT PP 159 & 160. 2.87 A.	X	Dirt Road					
		Gravel Road					
		Paved Road					
		Storm Sewer					
		Sidewalk					
		Water					
		Sewer					
		Electric					
		Gas					
		Curb					
		Street Lights					
		Standard Utilities					
		Underground Utils.					
			LAND IMPROVE 1000		1,000.00	1 97	970
			Total Estimated Land Improvements True Cash Value =				970

Comments/Influences  
2ND HOME ON CHILD PCL



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	7,700	73,600	81,300			59,303C
2018	7,700	66,300	74,000			57,914C
2017	7,700	62,700	70,400			56,723C
2016	7,700	60,500	68,200			56,218C

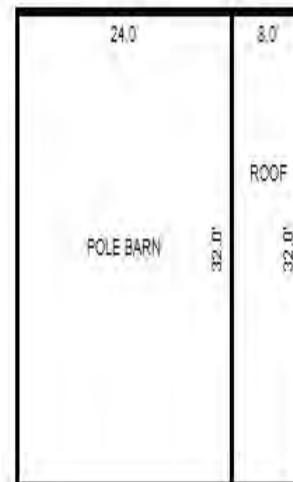
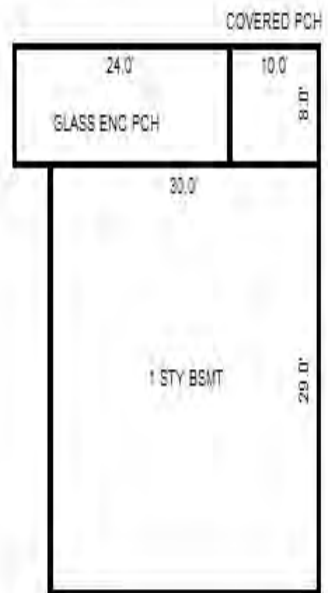
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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 80	Type CGEP (1 Story) CCP (1 Story)	Year Built: 1985 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: 768 % 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		Central Air Wood Furnace			Class: D Effec. Age: 40 Floor Area: 870 Total Base New : 129,495 Total Depr Cost: 77,871 Estimated T.C.V: 68,527			E.C.F. X 0.880		Bsmnt Garage: Carport Area: Roof:				
Yr Built 1945	Remodeled 1980	Ex	X	Ord		Min	(12) Electric									
Condition: Average		Size of Closets		100 Amps Service			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 870 SF Floor Area = 870 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60									
Room List		(5) Floors		No./Qual. of Fixtures			Building Areas									
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		Ex. X Ord. Min			Stories Exterior Foundation Size Cost New Depr. Cost									
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			1 Story Siding Basement 870									
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation			Many X Ave. Few			Other Additions/Adjustments									
(2) Windows		(7) Excavation		(13) Plumbing			Plumbing									
X	Many Avg. X Few	Basement: 870 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			Average Fixture(s) 1 778 467									
(3) Roof		(8) Basement		(14) Water/Sewer			Water/Sewer									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic			1000 Gal Septic Water Well, 100 Feet									
(3) Roof		(9) Basement Finish		Lump Sum Items:			Porches									
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors No Floor SF					CGEP (1 Story) CCP (1 Story)									
X	Asphalt Shingle	(10) Floor Support					Garages									
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:					Class: D Exterior: Pole (Unfinished) Base Cost Class: D Exterior: Pole (Unfinished) Base Cost No Concrete Floor									
							Built-Ins									
							Appliance Allow. Unit-in-Place Cost Items ROOF STRUCT. (SQ FT)									
							Totals:									
							Notes:									
							ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCY:									

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



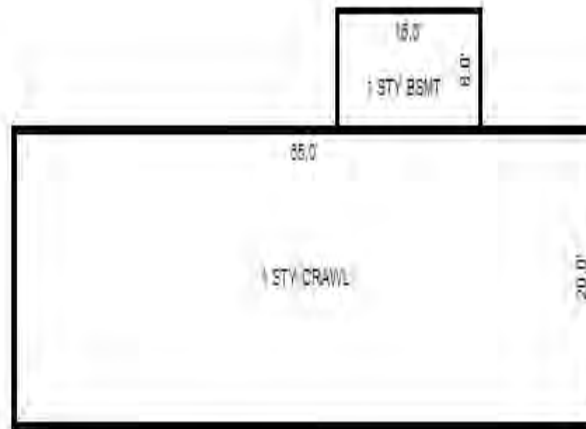


Sketch by Apex IV™

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																											
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built:	Car Capacity:																											
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									Class:	Exterior:																										
Building Style: 1S		Trim & Decoration												Finished ?	Auto. Doors:																										
Yr Built 0	Remodeled 0	Ex	X	Ord		Min								Mech. Doors:	Area:																										
Condition: Average		Lg	X	Ord		Small								% Good:	Storage Area:																										
Room List		(5) Floors		Central Air Wood Furnace										Estimated T.C.V: 77,674	Roof:																										
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric										Estimated T.C.V: 77,674	Roof:																										
		(6) Ceilings		No./Qual. of Fixtures										Estimated T.C.V: 77,674	Roof:																										
(1) Exterior				X Ex.			Ord.	Min								Estimated T.C.V: 77,674	Roof:																								
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets												Estimated T.C.V: 77,674	Roof:																								
Insulation				Many			X	Ave.	Few								Estimated T.C.V: 77,674	Roof:																							
(2) Windows		(7) Excavation		(13) Plumbing												Estimated T.C.V: 77,674	Roof:																								
X	Many Avg. Few	X	Large Avg. Small	1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												Estimated T.C.V: 77,674	Roof:																								
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(8) Basement												Estimated T.C.V: 77,674	Roof:																								
(3) Roof		(9) Basement Finish		14) Water/Sewer												Estimated T.C.V: 77,674	Roof:																								
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors No Floor SF		Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic										Estimated T.C.V: 77,674	Roof:																									
X	Asphalt Shingle	Joists: Unsupported Len: Ctrn.Sup:		Lump Sum Items:												Estimated T.C.V: 77,674	Roof:																								
Chimney:																Estimated T.C.V: 77,674	Roof:																								
Cost Est. for Res. Bldg: 2 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1428 SF Floor Area = 1428 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 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>1,300</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Basement</td> <td>128</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>125,050</td> <td>81,283</td> </tr> </tbody> </table>														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	1,300			1 Story	Siding	Basement	128			Total:				125,050	81,283	E.C.F. X 0.880		Bsmnt Garage:	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																				
1 Story	Siding	Crawl Space	1,300																																						
1 Story	Siding	Basement	128																																						
Total:				125,050	81,283																																				
Notes: ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCY: 77,674																																									

\*\*\* 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.
SMOLKA ALBERT P JR & DEBO	SMOLKA ALBERT P JR & DEBO	0	09/25/2013	WD	RELATED PARTY	2013-03522 WD	PTA	0.0
		13,000	12/01/1995	WD	Download	296:351		0.0

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

11425 W WATERGATE RD	School: MCBAIN - 57030					
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	P.R.E. 100% 07/22/1994					
--	------------------------	--	--	--	--	--

Owner's Name/Address	MAP #:
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SMOLKA ALBERT P JR & DEBORAH D 11425 WATERGATE RD CADILLAC MI 49601	2019 Est TCV 72,645 TCV/TFA: 54.05
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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
-------------	----------	-------	-------	-------	------------	--------	-------

GROUP H \$75/FF	228.00	454.70	1.0000	1.0000	75	100	17,100
-----------------	--------	--------	--------	--------	----	-----	--------

228 Actual Front Feet, 2.38 Total Acres							Total Est. Land Value =	17,100
---	--	--	--	--	--	--	-------------------------	--------

Tax Description	X	Topography of Site
-----------------	---	--------------------

SEC 31 T22N R8W PCL C OF THE SURVEY RECORDED IN LIBER S-1 PP 159 & 160 EXC S 256.33 FT THOF. 2.38A.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer
---	---	---

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

PARTIAL SPLIT TO 026-50 FOR 97	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	8,600	27,700	36,300			28,692C
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2018	8,600	23,800	32,400			28,020C
------	-------	--------	--------	--	--	---------

2017	8,600	22,100	30,700			27,444C
------	-------	--------	--------	--	--	---------

2016	8,600	18,600	27,200			27,200S
------	-------	--------	--------	--	--	---------

Who	When	What
-----	------	------

TPC 12/27/2017	INSPECTED	
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TPC 10/29/2013	INSPECTED	
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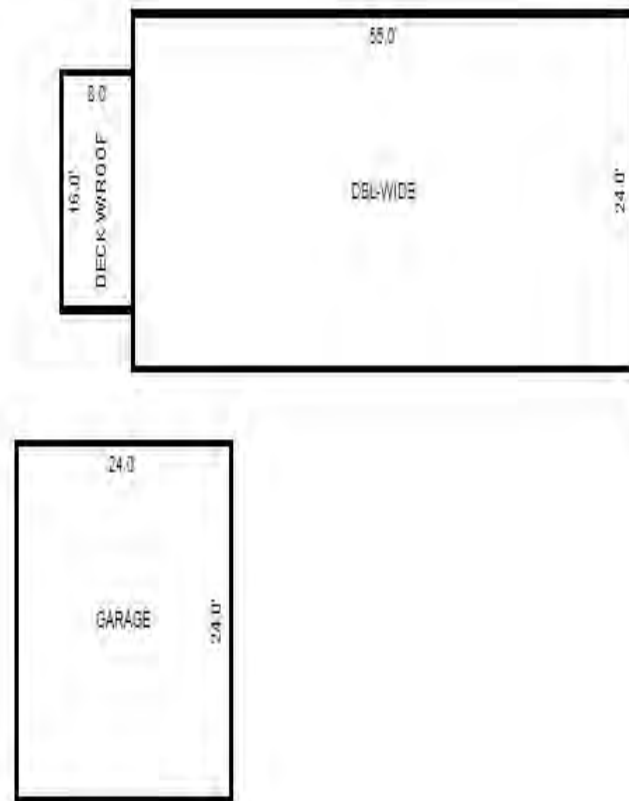
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



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 128	Type Pine	Year Built: 1993 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame		Drywall Paneled		Plaster Wood T&G	(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		(12) Electric 0 Amps Service		Class: D Effec. Age: 25 Floor Area: 1,344 Total Base New : 123,435 Total Depr Cost: 92,575 Estimated T.C.V: 55,545		E.C.F. X 0.600		Bsmnt Garage:		
Building Style: BOCA/STATE		Trim & Decoration		Ex X Ord Min Size of Closets		Central Air Wood Furnace		No./Qual. of Fixtures X Ex. Ord. Min		Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE (11) Heating System: Forced Air w/ Ducts Ground Area = 1344 SF Floor Area = 1344 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75		Cls D Blt 1988		Roof:		
Yr Built 1988	Remodeled 0	Lg X Ord Small Doors Solid X H.C.		(5) Floors Kitchen: Other: Other:		No. of Elec. Outlets Many X Ave. Few		(13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Piers 1,344 Total: 98,371 73,778		Other Additions/Adjustments Plumbing Average Fixture(s) 1 778 583 Water/Sewer 1000 Gal Septic 1 3,235 2,426 Water Well, 50 Feet 1 1,895 1,421				
Condition: Average		(6) Ceilings Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic		Deck Pine w/Roof (Deck Portion) 128 1,788 1,341 Pine w/Roof (Roof portion) 128 1,437 1,078		Garages Class: D Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 576 14,688 11,016		Built-Ins Appliance Allow. 1 1,243 932		Totals: 123,435 92,575		
Room List		(7) Excavation Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		Notes: ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.600 => TCV: 55,545		Lump Sum Items:						
Basement 1st Floor 2nd Floor Bedrooms																
(1) Exterior																
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation															
(2) Windows																
X	Many Avg. X Few	Large Avg. X Small														
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens																
(3) Roof																
X	Gable Hip Flat	Gambrel Mansard Shed														
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.

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

11400 W CADILLAC RD      School: MCBAIN - 57030

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

OSTERHOUT DALE & SHERRIE      2019 Est TCV 80,269 TCV/TFA: 92.90

11450 W CADILLAC ROAD      X Improved      Vacant      Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

CADILLAC MI 49601      Public Improvements      \* Factors \*

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

OSTERHOUT DALE & SHERRIE      40/FF      228.00      256.00      1.0000      1.0000      40      100      9,120

11450 W CADILLAC ROAD      228 Actual Front Feet, 1.34 Total Acres      Total Est. Land Value =      9,120

CADILLAC MI 49601      X Electric      Gas      Curb      Street Lights      Standard Utilities      Underground Utils.

Tax Description      X      Topography of Site

SEC 31 T22N R8W S 256.33 FT OF PCL C OF THE SURVEY RECORDED IN LIBER S-1 PP 159-160. 1.34A

Comments/Influences      X      Level

ADD HOUSE/ATT GRG FOR 05 (MOVED ON)      X      Rolling

ADD WELL & SEPTIC FOR 06      X      Low



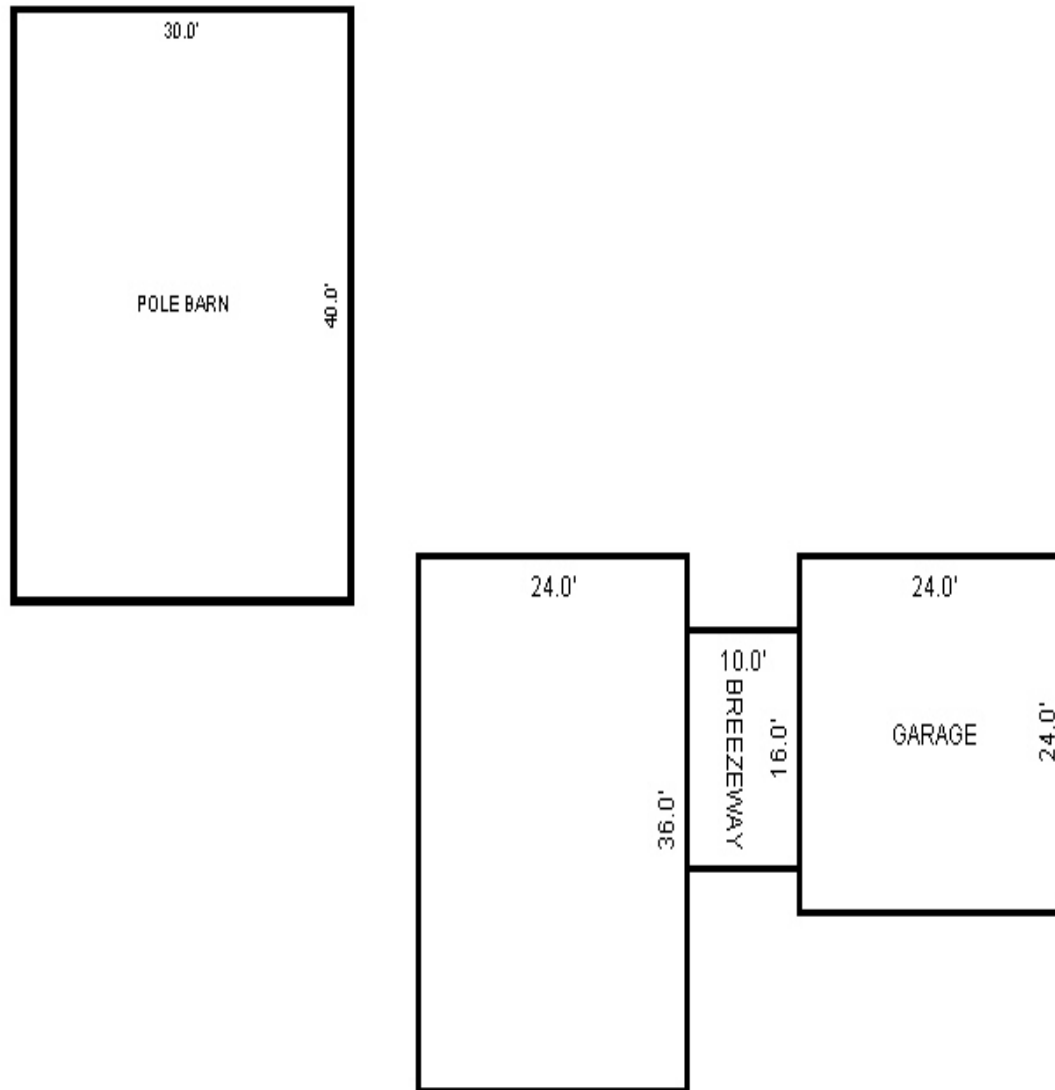
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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 Brzwy, FW	Year Built: Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame		(4) Interior Drywall Paneled			Plaster Wood T&G								
Building Style: 1S		Trim & Decoration												
Yr Built 1970	Remodeled 0	Ex	X	Ord		Min								
Condition: Average		Lg	X	Ord		Small								
Room List		(5) Floors												
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Other:												
(1) Exterior		(6) Ceilings												
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation													
(2) Windows		(7) Excavation												
X	Many Avg. Few	X	Large Avg. Small											
	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		(8) Basement												
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors No Floor SF											
	Gambrel Mansard Shed	(9) Basement Finish												
X	Asphalt Shingle		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
	Chimney: Brick	(10) Floor Support												
		Joists: Unsupported Len: Cntr.Sup:												
		Lump Sum Items:												
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Wall/Floor Furnace Ground Area = 864 SF Floor Area = 864 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63 Building Areas										Cls D Blt 1970				
Stories Exterior Foundation Size Cost New Depr. Cost														
1 Story Siding Basement 864										Total:		81,707 51,477		
Other Additions/Adjustments														
Plumbing														
Average Fixture(s)										1		778 490		
Water/Sewer														
1000 Gal Septic										1		3,235 2,038		
Water Well, 100 Feet										1		4,178 2,632		
Garages														
Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)														
Base Cost										576		14,688 9,253		
Class: D Exterior: Pole (Unfinished)														
Base Cost										1200		17,388 10,954		
Built-Ins														
Appliance Allow.										1		1,243 783		
Breezeways														
Frame Wall										160		5,118 3,224		
Totals:										128,335		80,851		
Notes:														
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCY:												71,149		

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

School: MCBAIN - 57030  
 P.R.E. 0%  
 MAP #:

Owner's Name/Address: GOBLE GARRY L  
 9902 WILLIS RD  
 WILLIS MI 48191  
 2019 Est TCV 16,000

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES  
 Improved X Vacant \* Factors \*  
 Description Frontage Depth Front Depth Rate %Adj. Reason Value

2013 EQ RATES&SALES 4.160 Acres 3,846 100 16,000  
 4.16 Total Acres Total Est. Land Value = 16,000

Tax Description  
 . SEC 31 T22N R8W PCL D OF THE SURVEY  
 RECORDED IN LIBER S-1 AT PP 159 & 160.  
 4.16 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
- 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	8,000	0	8,000			3,713C
2018	8,000	0	8,000			3,626C
2017	8,000	0	8,000			3,552C
2016	8,000	0	8,000			3,521C

\*\*\* 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 WATERGATE RD School: MCBAIN - 57030

P.R.E. 0% MAP #:

Owner's Name/Address: GOBLE GARRY L

9902 WILLIS RD 2019 Est TCV 27,216

WILLIS MI 48191 Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

Improved X Vacant \* Factors \*

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

Tax Description 2013 EQ RATES&SALES 10.080 Acres 2,700 100 27,216

. SEC 31 T22N R8W PCL E OF THE SURVEY RECORDED IN LIBER S-1 AT PP 159 & 160. 10.08 A. Total Est. Land Value = 27,216

Comments/Influences

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

X Electric Gas Curb Street Lights Standard Utilities Underground Utils.

Topography of Site

X Level Rolling Low High Landscaped Swamp

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 13,600 0 13,600 6,591C

TPC 12/27/2017 INSPECTED 2018 13,600 0 13,600 6,437C

TPC 08/25/2011 INSPECTED 2017 13,600 0 13,600 6,305C

2016 13,600 0 13,600 6,249C



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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
5010 S LACHANCE RD	School: MCBAIN - 57030		Deck/Porch	05/15/2008	20080158	Complete
	P.R.E. 100% 07/22/1994		Addition	06/05/2007	20070327	Complete
Owner's Name/Address	MAP #:		Pole Barn	10/18/2004	20040418	Complete
SUTTON LOUIS 5010 S LACHANCE RD LAKE CITY MI 49651	2019 Est TCV 162,195 TCV/TFA: 94.74					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS								
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value		
. SEC 32 T22N R8W N 1/2 OF N 1/2 OF NE 1/4 OF NE 1/4. 10 A.	X		Dirt Road								
			Gravel Road								
	X		Paved Road								
			Storm Sewer								
			Sidewalk								
			Water								
			Sewer								
	X		Electric								
			Gas								
			Curb								
			Street Lights								
			Standard Utilities								
			Underground Utils.								

Land Improvement Cost Estimates			Description	Rate	Size % Good	Cash Value
			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		2019	10,000	71,100	81,100			63,125C
	Rolling		2018	10,000	64,900	74,900			61,646C
	Low		2017	9,500	62,900	72,400			60,379C
	High		2016	10,500	59,200	69,700			59,841C
	Landscaped								
	Swamp								
	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								

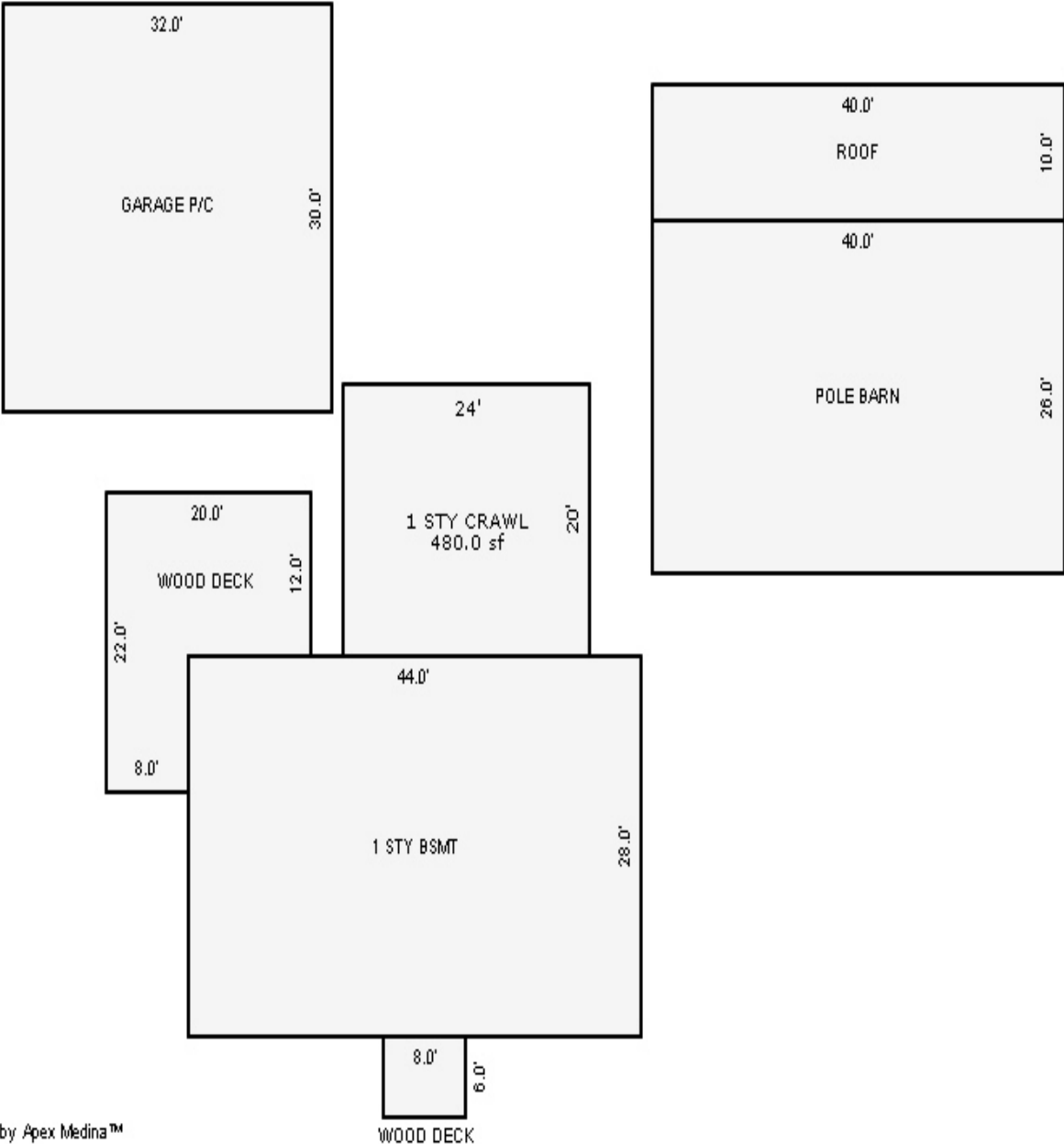


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 48 320	Type Treated Wood Treated Wood	Year Built: 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: 1040 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: 1S		Trim & Decoration														
Yr Built 1978	Remodeled 0	Ex	X	Ord		Min	Size of Closets									
Condition: 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 1S					Cls CD		Blt 1978		
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall	X	Ex.	Ord.	Min	No. of Elec. Outlets								
(2) Windows		(7) Excavation		(13) Plumbing			Building Areas									
X	Many Avg. Few	X	Large Avg. Small	Basement: 1232 S.F. Crawl: 480 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many X Ave. Few									
(3) Roof		(8) Basement		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding 1 Story Siding									
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	Water/Sewer			Other Additions/Adjustments									
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Plumbing									
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors No Floor SF	Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic			Average Fixture(s) 1 1									
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Water/Sewer									
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		1 1			1000 Gal Septic 2000 Gal Septic									
							ROOF STRUCT. (SQ FT)									
							Totals:			207,368		160,506				
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																

\*\*\* 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.
BRIDGES BRUCE D & MARILYN	BRIDGES BRUCE D & MARILYN	0	01/27/2017	PTA	RELATED PARTY	2017-00282	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
5220 S LACHANCE RD	School: MCBAIN - 57030		Reroof	07/28/2006	20060236	Complete
Owner's Name/Address	P.R.E. 100% 07/22/1994					
BRIDGES BRUCE D & MARILYN M 5220 S LACHANCE RD LAKE CITY MI 49651	MAP #: 2019 Est TCV 135,245 TCV/TFA: 90.89					

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 32 T22N R8W BEG AT SE COR OF NE 1/4 OF NE 1/4 N 313 FT W 556 FT S 313 FT E 556 FT TO BEG. 3.9951 A.	X	Dirt Road		\$65 /FF	313.00	556.00	1.0000	1.0000	65	100	20,345
Comments/Influences		Gravel Road		313 Actual Front Feet, 4.00 Total Acres					Total Est. Land Value =	20,345	
26X32 POLE BARN FOR 99	X	Paved Road		Land Improvement Cost Estimates							
		Storm Sewer		Description			Rate	Size	% Good	Cash Value	
		Sidewalk		D/W/P: 3.5 Concrete			5.00	500	50	1,250	
		Water		Metal Prefab			15.68	80	50	627	
		Sewer		Total Estimated Land Improvements True Cash Value =					1,877		

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	10,200	57,400	67,600			52,781C
2018	10,200	51,000	61,200			51,544C														
2017	10,200	49,500	59,700			50,484C														
2016	10,200	46,600	56,800			50,034C														



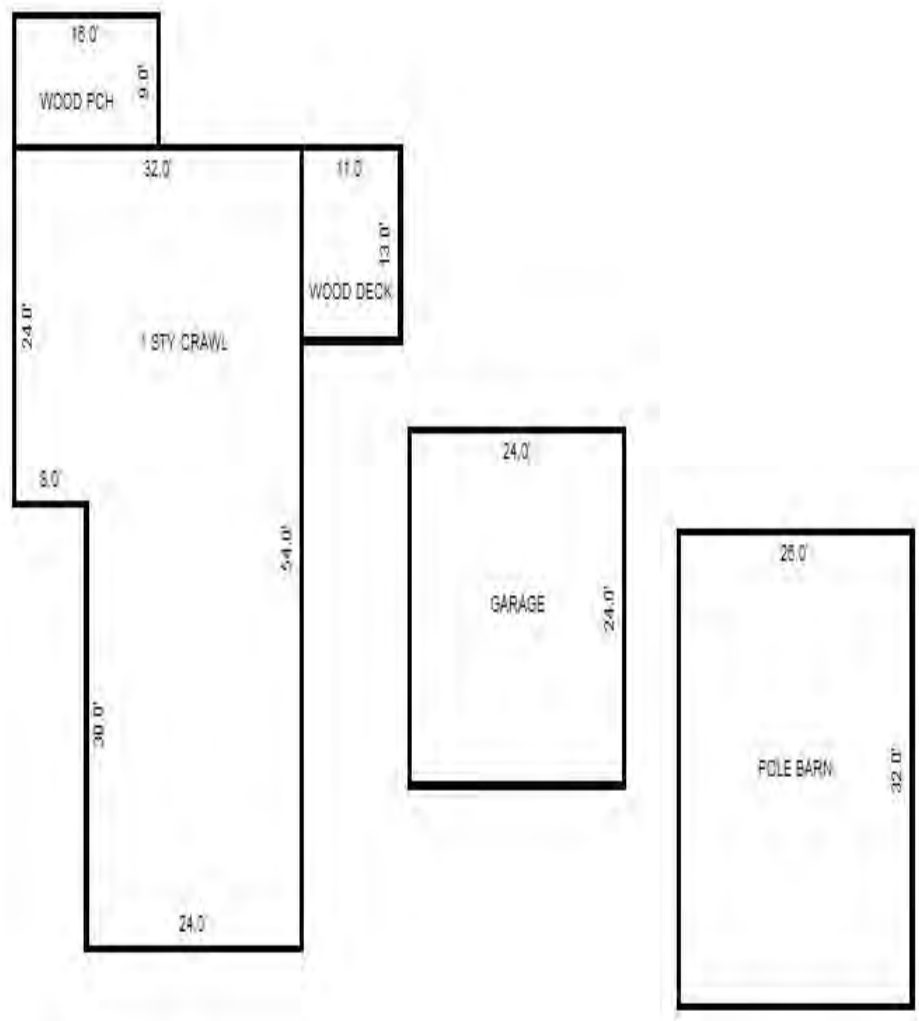
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 144 143	Type WPP Treated Wood	Year Built: 1973 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: 528 % 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			Class: C -5 Effec. Age: 30 Floor Area: 1,488 Total Base New : 183,449 Total Depr Cost: 128,436 Estimated T.C.V: 113,024			E.C.F. X 0.880	Bsmnt Garage: Carport Area: Roof:			
Building Style: 1S		Trim & Decoration Ex X Ord Min		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1488 SF Floor Area = 1488 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70			Cls C -5 Blt 1973					
Yr Built 1973	Remodeled 0	Size of Closets Lg X Ord Small		(12) Electric 100 Amps Service			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost					
Condition: Average		Doors Solid X H.C.		No./Qual. of Fixtures Ex. X Ord. Min			1 Story Siding Crawl Space 1,488			Total: 136,727 95,730					
Room List		(5) Floors Kitchen: Other: Other:		No. of Elec. Outlets Many X Ave. Few			Other Additions/Adjustments								
	Basement 1st Floor 2nd Floor 3 Bedrooms	(6) Ceilings X Drywall		(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			Plumbing Average Fixture(s) 1 1,120 784 Water/Sewer 1000 Gal Septic 1 3,691 2,584 Water Well, 50 Feet 1 2,038 1,427								
(1) Exterior Wood/Shingle Aluminum/Vinyl Brick Insulation		(7) Excavation Basement: 0 S.F. Crawl: 1488 S.F. Slab: 0 S.F. Height to Joists: 0.0		(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Porches WPP 144 2,847 1,993 Deck Treated Wood 143 2,523 1,766 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 528 15,914 11,140 Class: C Exterior: Pole (Unfinished) Base Cost 832 16,490 11,543								
(2) Windows Many Avg. X Large Avg. Small		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Lump Sum Items:			Notes: ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCVC								
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					Built-Ins Appliance Allow. 1 2,099 1,469			Totals: 183,449 128,436					
(3) Roof X Gable Hip Flat Gambrel Mansard Shed X Asphalt Shingle Chimney: Brick		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:													

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





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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)		Date	Number	Status		
5100 S LACHANCE RD		School: MCBAIN - 57030		Garage		08/21/2012	2012-0400	100%		
Owner's Name/Address		P.R.E. 100% 07/22/1994								
RODENBAUGH RAYMOND L 5100 S LACHANCE RD LAKE CITY MI 49651		MAP #:		2019 Est TCV 180,766 TCV/TFA: 124.67						
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
. SEC 32 T22N R8W S 1/2 OF N 1/2 OF NE 1/4 OF NE 1/4 & N 1/2 OF N 1/2 OF S 1/2 OF NE 1/4 OF NE 1/4. 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: 4in Ren. Conc.	6.21	336	0	0		
		Sewer		D/W/P: 4in Concrete	5.29	522	0	0		
		Electric		Residential Local Cost Land Improvements						
		Gas		Description	Rate	Size	% Good	Cash Value		
		Curb		LAND IMPROVE 1000	1,000.00	2	95	1,900		
		Street Lights		Total Estimated Land Improvements True Cash Value =					1,900	
		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	15,000	75,400	90,400			75,142C
		Low		2018	15,000	71,900	86,900			73,381C
		High		2017	14,300	69,700	84,000			71,872C
		Landscaped		2016	15,800	65,600	81,400			71,231C
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
		Who	When	What	2019	15,000	75,400	90,400		75,142C
		TPC 12/27/2017	INSPECTED		2018	15,000	71,900	86,900		73,381C
		TPC 04/05/2016	INSPECTED		2017	14,300	69,700	84,000		71,872C
		TPC 12/04/2015	INSPECTED		2016	15,800	65,600	81,400		71,231C

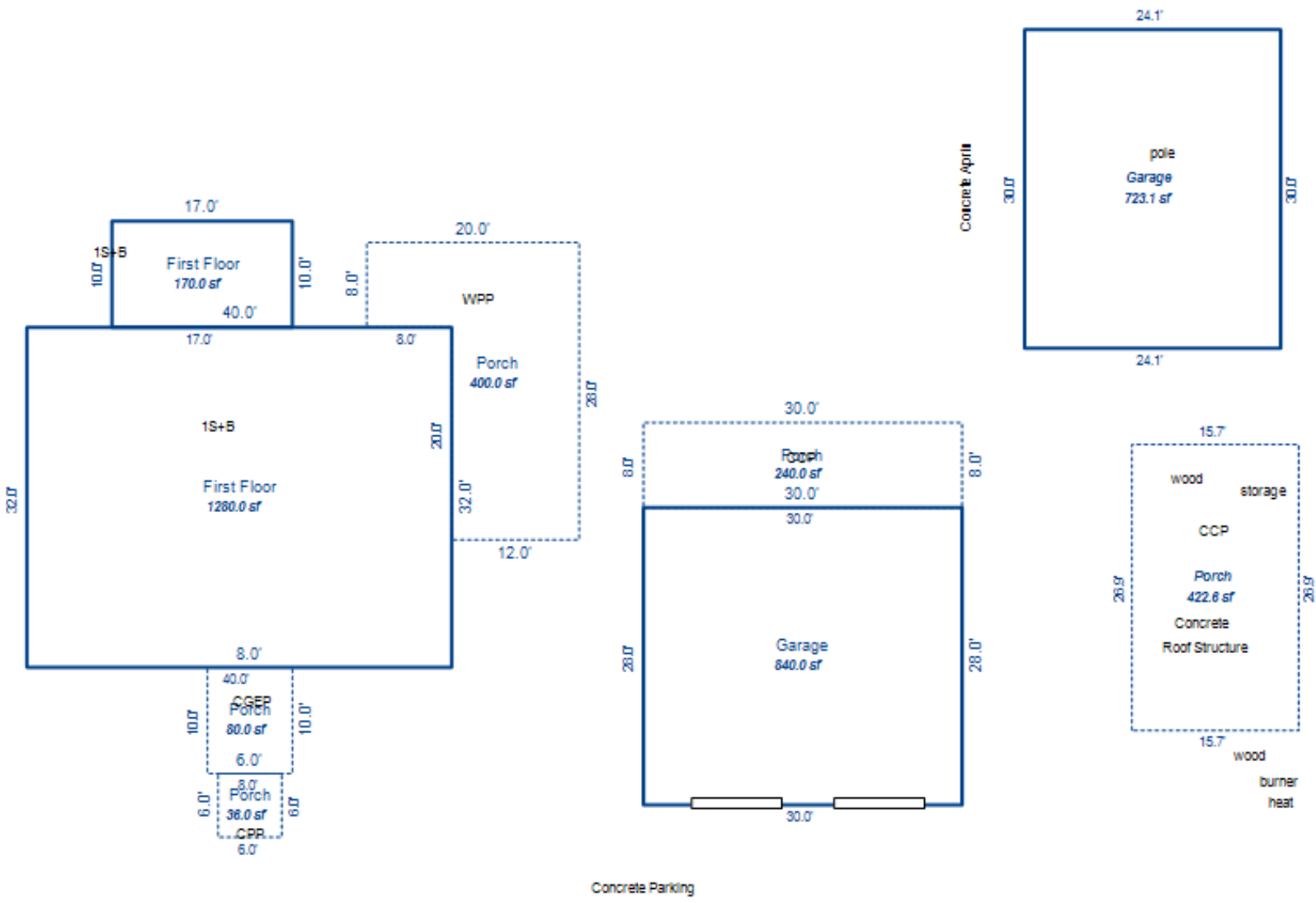


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area Type	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 840 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G													
Building Style: 1S		Trim & Decoration																
Yr Built 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														
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall		Ex.	X	Ord.		Min	Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1450 SF Floor Area = 1450 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Cls C 5 Blt 1971					
	Insulation	(7) Excavation		No. of Elec. Outlets														
(2) Windows		Basement: 1450 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many			X	Ave.		Few	Building Areas							
X	Many Avg. Few	X	Large Avg. Small	(13) Plumbing														
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor	1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1		Exterior Siding		Foundation Basement Basement		Size 1,280 170		Cost New 166,907 108,476			
X	Double Glass Patio Doors Storms & Screens	1000	(9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF	(14) Water/Sewer														
(3) Roof		(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic														
X	Gable Hip Flat		Gambrel Mansard Shed	Lump Sum Items:														
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1 1														
Chimney: Block																		
Deck Treated Wood w/Roof (Roof portion)													412 422		5,047 4,912		3,281 3,193	
Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Class: C Exterior: Pole (Unfinished) Base Cost													840 240		22,151 4,663		14,398 3,031	
Built-Ins <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>													723		14,937		9,709	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.													
HOLDSHIP MARK R & ANGIE E	LAGALO JENNIE	1	04/27/2016	QC	RELATED PARTY	2016-01581	PTA	0.0													
LAGALO JENNIE	LAGALO JENNIE	1	04/27/2016	QC	RELATED PARTY	2016-01673	PTA	0.0													
HOLDSHIP MARK R & ANGIE E	HOLDSHIP MARK R & ANGIE E	0	02/11/2016	QC	RELATED PARTY	2016-00500		0.0													
ZYSK CAROLYN D	HOLDSHIP MARK R	195,000	09/21/2015	WD	Arms Length	2015-03178	PTA	100.0													
Property Address		Class: 401 RESIDENTIAL-I		Zoning:		Building Permit(s)		Date	Number	Status											
5160 S LACHANCE RD		School: MCBAIN - 57030		New House		10/08/2015		2015-0508	100%												
Owner's Name/Address		P.R.E. 100% 07/06/2016		MAP #:		2019 Est TCV 180,005 TCV/TFA: 155.71															
LAGALO JENNIE HOLDSHIP MARK R & ANGIE E 5160 S LACHANCE 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 32 T22N R8W S 3/4 OF S 1/2 OF NE 1/4 OF NE 1/4 EXC S313 FT OF E 556 FT THEREOF. 11.0049 A.		X		Dirt Road		Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value						
Comments/Influences		X		Gravel Road		Residentia PARTOF>80@\$2000		11.00 Acres	2000	100					22,000						
		X		Paved Road				11.00 Total Acres	Total Est. Land Value =						22,000						
		X		Storm Sewer																	
		X		Sidewalk																	
		X		Water																	
		X		Sewer																	
		X		Electric																	
		X		Gas																	
		X		Curb																	
		X		Street Lights																	
		X		Standard Utilities																	
		X		Underground Utils.																	
		X		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		11,000		79,000		90,000				81,388C	
				TPC 12/27/2017		INSPECTED		2018		11,000		74,100		85,100						79,481C	
				TPC 04/05/2016		INSPECTED		2017		11,000		71,800		82,800						77,847C	
				TPC 12/31/2015		INSPECTED		2016		9,900		39,800		49,700		49,700W				49,700S	

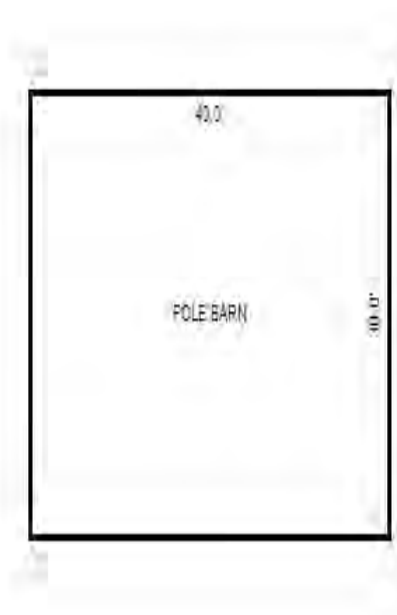


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	0 Front Overhang 0 Other Overhang	Gas	Oil	Elec.	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1983 Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
	Mobile Home			Wood Frame	Drywall Paneled	Plaster Wood T&G									
	Town Home	(4) Interior		X No Heating/Cooling			Central Air Wood Furnace								
	Duplex	Trim & Decoration		(12) Electric											
	A-Frame	Ex Ord Min		0 Amps Service											
	Building Style: GRG	Size of Closets		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family GRG			Cls D		Blt 1983			
	Yr Built 1983	Lg Ord Small		Ex. Ord. Min			(11) Heating System: No Heating/Cooling								
	Remodeled 0	Doors Solid H.C.		No. of Elec. Outlets			Ground Area = 0 SF Floor Area = 0 SF.								
	Condition: Average			Many Ave. Few			Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75								
	Room List	(5) Floors		(13) Plumbing			Building Areas								
	Basement	Kitchen:		Average Fixture(s)			Stories Exterior Foundation								
	1st Floor	Other:		1			Other Additions/Adjustments								
	2nd Floor	Other:		3 Fixture Bath			Garages								
	Bedrooms			2 Fixture Bath			Class: D Exterior: Pole (Unfinished)								
	(1) Exterior	(6) Ceilings		Softener, Auto			Base Cost			1200		17,388		13,041	
	Wood/Shingle			Softener, Manual			Notes:								
	Aluminum/Vinyl			Solar Water Heat			ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TC							11,476	
	Brick			No Plumbing											
	Insulation	(7) Excavation		Extra Toilet											
	(2) Windows	Basement: 0 S.F.		Extra Sink											
	Many Avg. Few	Crawl: 0 S.F.		Separate Shower											
	Large Avg. Small	Slab: 0 S.F.		Ceramic Tile Floor											
	Wood Sash	Height to Joists: 0.0		Ceramic Tile Wains											
	Metal Sash	(8) Basement		Ceramic Tub Alcove											
	Vinyl Sash	Conc. Block		Vent Fan											
	Double Hung	Poured Conc.		(14) Water/Sewer											
	Horiz. Slide	Stone		Public Water											
	Casement	Treated Wood		Public Sewer											
	Double Glass	Concrete Floor		Water Well											
	Patio Doors	(9) Basement Finish		1000 Gal Septic											
	Storms & Screens	Recreation SF		2000 Gal Septic											
	(3) Roof	Living SF		Lump Sum Items:											
	Gable	Walkout Doors													
	Hip	No Floor SF													
	Flat														
	Asphalt Shingle														
	Chimney:														

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



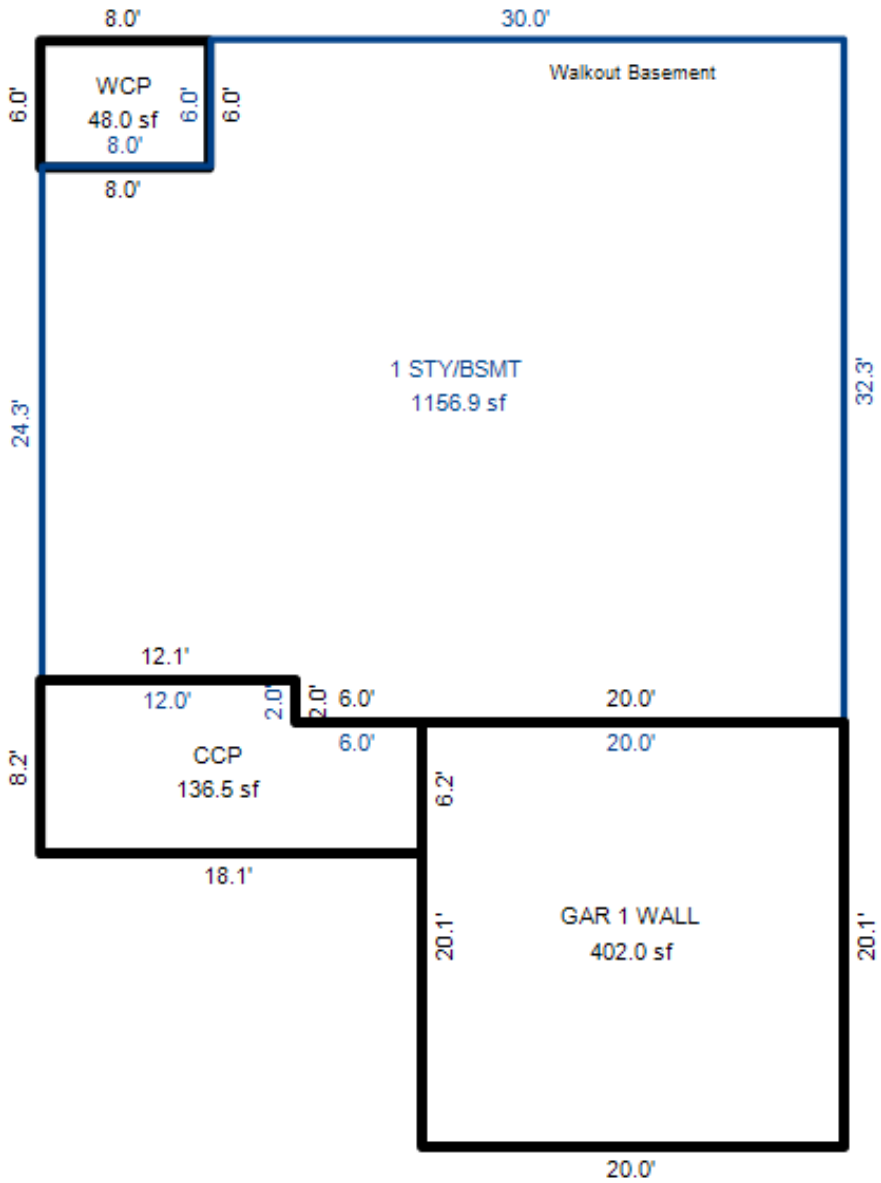
Sketch by Ages IVTV

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage	
X	Single Family		Eavestrough	Gas	Oil	Elec.	Appliance Allow.	Interior 1 Story	Area	Type	Year Built: 2015	136	CCP (1 Story)	Car Capacity:	Class: C	Exterior: Siding	
	Mobile Home		Insulation	Wood	Coal	Steam											Cook Top
	Town Home	0	Front Overhang	Forced Air w/o Ducts			Garbage Disposal	2nd/Same Stack			Two Sided			Stone Ven.: 0	Common Wall: 1 Wall	Foundation: 42 Inch	
	Duplex	0	Other Overhang	Forced Air w/ Ducts			Bath Heater	Exterior 1 Story			Prefab 1 Story			Finished ?:	Auto. Doors: 1	Mech. Doors: 0	Area: 400
	A-Frame	(4) Interior		Forced Hot Water			Vent Fan	Exterior 2 Story			Prefab 2 Story			% Good: 0	Storage Area: 0	No Conc. Floor: 0	
	Wood Frame		Drywall		Plaster	Electric Baseboard			Class: C -5							Bsmnt Garage:	
			Paneled		Wood T&G	Elec. Ceil. Radiant			Effec. Age: 1							Carpport Area:	
Building Style: 1S		Trim & Decoration		Electric Wall Heat			Unvented Hood			Floor Area: 1,156			E.C.F. X 0.880				Roof:
Yr Built 2016	Remodeled 0	Ex	Ord	Min	Space Heater			Vented Hood			Total Base New : 175,446						
Condition: Average		Size of Closets		Wall/Floor Furnace			Intercom			Total Depr Cost: 166,511							
		Lg	Ord	Small	Forced Heat & Cool			Jacuzzi Tub			Estimated T.C.V: 146,530						
		Doors	Solid	H.C.	Heat Pump			Jacuzzi repl.Tub									
Room List		(5) Floors		Central Air			Oven			Microwave							
	Basement	Kitchen:		Wood Furnace			Standard Range			Self Clean Range							
	1st Floor	Other:		(12) Electric			Sauna			Trash Compactor							
	2nd Floor	Other:		0 Amps Service			Central Vacuum			Security System							
	2 Bedrooms	(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 2 Single Family 1S			Cls C -5 Blt 2016							
(1) Exterior				Ex. Ord. Min			(11) Heating System: Forced Heat & Cool			Ground Area = 1156 SF Floor Area = 1156 SF.							
	Wood/Shingle			No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99			Building Areas							
	Aluminum/Vinyl			Many Ave. Few			(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost							
	Brick			(14) Water/Sewer			1 Average Fixture(s)			1 Story Siding Basement 1,156							
	Insulation			1 Average Fixture(s)			2 3 Fixture Bath			Total: 130,251 128,955							
(2) Windows				2 3 Fixture Bath			Softener, Auto			Other Additions/Adjustments							
	Many Avg. Few			Softener, Manual			Solar Water Heat			Basement, Outside Entrance, Below Grade			1 1,942 1,923				
	Large Avg. Small			No Plumbing			Extra Toilet			Plumbing							
	Wood Sash			Extra Sink			Separate Shower			Average Fixture(s)			1 1,120 1,109				
	Metal Sash			Separate Shower			Water/Sewer			3 Fixture Bath			1 3,525 3,490				
	Vinyl Sash			Water Well, 50 Feet			Porches			1000 Gal Septic			1 3,691 3,654				
	Double Hung			Ceramic Tile Floor			Ceramic Tile Floor			Water Well, 50 Feet			1 2,038 2,018				
	Horiz. Slide			Ceramic Tile Wains			Ceramic Tile Wains			Ceramic Tile Floor			136 2,829 2,801				
	Double Glass			Ceramic Tub Alcove			Ceramic Tub Alcove			WCP (1 Story)			48 2,287 2,264				
	Patio Doors			Vent Fan			Vent Fan			Garages							
	Storms & Screens			(14) Water/Sewer			Public Water			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)							
(3) Roof				Public Sewer			Water Well			Base Cost			400 14,716		14,569		
	Gable			Water Well			1000 Gal Septic			Common Wall: 1 Wall			1 -2,038		-2,018		
	Hip			2000 Gal Septic			Lump Sum Items:			Door Opener			1 415		411		
	Flat									Recreation Room			1000 14,670		7,335		
	Asphalt Shingle									Notes:			Totals: 175,446		166,511		
	Chimney:									ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCVC:					146,530		

\*\*\* 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.
HOLDSHIP MARK R & ANGIE E	LAGALO JENNIE	1	04/27/2016	QC	RELATED PARTY	2016-01581	PTA	0.0
LAGALO JENNIE	LAGALO JENNIE	1	04/27/2016	QC	RELATED PARTY	2016-01673	PTA	0.0
HOLDSHIP MARK R & ANGIE E	HOLDSHIP MARK R & ANGIE E	0	02/11/2016	QC	RELATED PARTY	2016-00500	PTA	0.0
ZYSK CAROLYN D	HOLDSHIP MARK R	195,000	09/21/2015	WD	Arms Length	2015-03178	PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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S LACHANCE RD	School: MCBAIN - 57030					
	P.R.E. 100% 07/06/2016					

Owner's Name/Address	MAP #:
LAGALO JENNIE HOLDSHIP MARK R & ANGIE E 5160 S LACHANCE RD CADILLAC MI 49601	2019 Est TCV 240,000

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		Residentia	PARTOF	>80	\$2000	120.00	Acres	2000	100		240,000
	Gravel Road		120.00 Total Acres					Total Est. Land Value =	240,000			

Tax Description	X
SEC 32 T22N R8W E 1/2 OF NW 1/4 & NW 1/4 OF NE 1/4. 120 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	
Rolling	X
Low	
High	
Landscaped	
Swamp	
Wooded	X
Pond	
Waterfront	
Ravine	
Wetland	
Flood Plain	

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	120,000	0	120,000			113,930C
2018	120,000	0	120,000			111,260C
2017	120,000	0	120,000			108,972C
2016	108,000	0	108,000		108,000W	108,000S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CHRISTIE DEBRA A	FARR CHAD R	125,000	08/31/2012	WD	WARRANTY DEED	2012-02982 WD	PTA	100.0
HOEKWATER JOHN & BARBARA	CHRISTIE DEBRA A (SW)	135,000	10/05/2007	WD	Arms Length	2007/3604		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
5322 S LACHANCE RD						

Owner's Name/Address	MAP #:
FARR CHAD R 5322 S LACHANCE RD LAKE CITY MI 49651	2019 Est TCV 156,643 TCV/TFA: 101.13

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 32 T22N R8W BEG N00°23'44"W 686.2 FT FROM E/4 COR TH S89°44'53"W 580 FT, N00°23'44"W 241.49 FT, N89°44'53"E 580 FT S00°23'44"E 241.49 FT TO POB 3.22 Ac. M/L.	X			50/FF	241.00	582.01	1.0000	1.0000	50	100	12,050
Split on 01/10/2008 into 009-032-006-10;				241 Actual Front Feet, 3.22 Total Acres				Total Est. Land Value =		12,050	

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates				
			Description	Rate	Size % Good	Cash Value	
Split/Comb. on 01/10/2008 completed 01/10/2008 RAY ; Parent Parcel(s): 009-032-006-00; Child Parcel(s): 009-032-006-10;		Dirt Road					
		Gravel Road					
		Paved Road					
		Storm Sewer					
		Sidewalk					
		Water	D/W/P: Asphalt Paving	2.35	2250	0	0
		Sewer	D/W/P: 4in Concrete	5.29	660	0	0
		Electric	Metal Prefab	11.28	336	50	1,895
		Gas	Metal Prefab	13.59	120	50	815
		Curb	Residential Local Cost Land Improvements				
	Street Lights	Description	Rate	Size % Good		Cash Value	
	Standard Utilities	LAND IMPROVE 1000	1,000.00	2	97	1,940	
	Underground Utils.	Total Estimated Land Improvements True Cash Value =				4,650	



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	6,000	72,300	78,300			66,840C
2018	6,000	67,200	73,200			65,274C
2017	6,000	65,200	71,200			63,932C
2016	6,000	61,400	67,400			63,362C

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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 Insulation Front Overhang Other Overhang	X	Gas	Oil	Elec.	1	Appliance Allow.	1	Interior 1 Story		Area	Type	Year Built: 1949 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 528 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
	Mobile Home				Wood	Coal	Steam		Cook Top		Interior 2 Story							
	Town Home								Dishwasher		2nd/Same Stack							
	Duplex								Garbage Disposal		Two Sided							
A-Frame				Bath Heater	Exterior 1 Story	26	CCP (1 Story)											
X	Wood Frame	0	(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			Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		137	WCP (1 Story)				
					Drywall Paneled	Plaster Wood T&G							345	Treated Wood				
	Building Style: 1.25S				Trim & Decoration									180	Brzwy, FW			
	Yr Built 1949				Remodeled 1977	Ex	X	Ord	Min	Size of Closets								
Condition: Average		Lg	X	Ord	Small							Class: C Effec. Age: 35 Floor Area: 1,549 Total Base New : 253,750 Total Depr Cost: 159,026 Estimated T.C.V: 139,943						
Room List		(5) Floors			Central Air Wood Furnace						E.C.F. X 0.880		Bsmnt Garage:					
Basement		Kitchen:			(12) Electric								Carport Area: Roof:					
1st Floor		Other:			120 Amps Service													
2nd Floor		Other:																
3 Bedrooms		(6) Ceilings			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.25S			Cls C		Blt 1949					
(1) Exterior		X Drywall			Ex. X Ord. Min			(11) Heating System: Forced Heat & Cool										
X	Wood/Shingle							Ground Area = 1279 SF Floor Area = 1549 SF.										
	Aluminum/Vinyl							Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65										
	Brick				No. of Elec. Outlets			Building Areas										
	Insulation				Many X Ave. Few													
(2) Windows		(7) Excavation			(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost										
X	Many	X	Large	8	Basement: 1279 S.F.	1	Average Fixture(s)	1.25 Story	Siding	Basement	1,080	Total:	166,472	108,205				
	Avg.				Crawl: 0 S.F.		1	3 Fixture Bath	1 Story	Siding	Basement				199			
	Few				Slab: 0 S.F.		1	2 Fixture Bath	Other Additions/Adjustments									
	Small				Height to Joists: 0.0		Softener, Auto			Exterior								
X	Wood Sash	(8) Basement			Softener, Manual			Brick Veneer			90	1,174	763					
	Metal Sash	8			Solar Water Heat			Plumbing										
	Vinyl Sash	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			No Plumbing			Average Fixture(s)			1	1,120	728					
	Double Hung	X			Extra Toilet			2 Fixture Bath			1	2,359	1,533					
Horiz. Slide	(9) Basement Finish			Extra Sink			Water/Sewer			1	3,691	2,399						
X	Casement	1080			Separate Shower			1000 Gal Septic			1	2,038	1,325					
X	Double Glass	Recreation SF			Ceramic Tile Floor			Ceramic Tile Wains			1	2,038	1,325					
	Patio Doors	Living SF			Ceramic Tub Alcove			Porches			26	664	432					
	Storms & Screens	Walkout Doors No Floor SF			Vent Fan			CCP (1 Story) WCP (1 Story)			137	4,654	3,025					
(3) Roof		(10) Floor Support			(14) Water/Sewer			Deck			345	4,492	2,920					
X	Gable	1			Public Water			Treated Wood										
	Hip				Public Water			Garages			528	19,488	12,667					
	Flat				Water Well			Class: C Exterior: Siding Foundation: 18 Inch (Finished)			2	830	539					
		Gambrel Mansard Shed				1000 Gal Septic 2000 Gal Septic			Base Cost									
X	Asphalt Shingle	Cntr.Sup:			Lump Sum Items:			Door Opener										
Chimney: Brick								Class: D Exterior: Pole (Unfinished)			840	13,054	8,485					
								Built-Ins			<<<< Calculations too long. See Valuation printout for complete pricing. >>>>							

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



Sketch by Apex Sketch

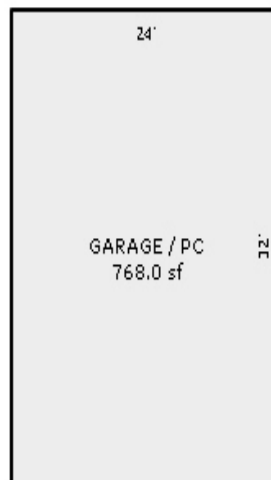
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: 401 RESIDENTIAL-I		Zoning:		Building Permit(s)		Date	Number	Status		
W WATERGATE RD		School: MCBAIN - 57030		Pole Barn		07/15/2008		20080346	Complete			
Owner's Name/Address		P.R.E. 0% Qual. Ag.		MAP #:								
HOEKWATER JOHN 260 GREENVIEW CIRCLE Cadillac MI 49601		2019 Est TCV 50,150 TCV/TFA: 0.00										
Tax Description		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	7.00	Acres	3300	100				23,100
				AG SW 2016 SURPLUS 1600/	10.55	Acres	1600	100				16,880
				17.55 Total Acres			Total Est. Land Value =					39,980
SEC 32 T22N R8W BEG S89°43'28"W 1315.96 FT & N0°25'57"W 186.53 FT FROM E/4 COR, TH S79°24'33"W 1041.67 FT, S89°43'28"W 290.61FT, N 0°28'10"W 657.93 FT, N 89°44'10"E 1316.38 FT, S0°25'27"E 471.13 FT TO POB. 17.55 Ac. M/L. Split on 01/10/2008 from 009-032-006-00; Split on 07/01/2008 into 009-032-006-55, 009-032-006-40, 009-032-006-70, 009-032-006-75;		X	Dirt Road 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 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	5,100	25,100			17,570C	
		TPC 12/27/2017	INSPECTED		2018	21,600	5,800	27,400			17,159C	
		TPC 12/07/2015	INSPECTED		2017	21,600	5,700	27,300			16,807C	
		RJG 01/07/2009	INSPECTED		2016	22,400	5,400	27,800			16,658C	

\*\*\* Information herein deemed reliable 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: 2008 Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 0.880	Bsmnt Garage: Carport Area: Roof:			
	Mobile Home												0 Front Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump	
	Town Home	0 Other Overhang	X No Heating/Cooling			Central Air Wood Furnace									
	Duplex	(4) Interior	Trim & Decoration			(12) Electric									
	A-Frame	Drywall Paneled	Plaster Wood T&G	Ex. Ord Min			0 Amps Service								
	Wood Frame	Size of Closets			No./Qual. of Fixtures										
	Building Style: GRG	Ex	Ord	Min	Ex. Ord Min										
	Yr Built 2008	Remodeled 0	Lg Ord Small			No. of Elec. Outlets									
	Condition: Average	Lg	Ord	Small	Many Ave. Few										
	Room List	Doors	Solid	H.C.	(13) Plumbing										
	Basement	(5) Floors			Average Fixture(s)										
	1st Floor	Kitchen:			1										
	2nd Floor	Other:			3 Fixture Bath										
	Bedrooms	Other:			2 Fixture Bath										
	(1) Exterior	(6) Ceilings			Softener, Auto										
	Wood/Shingle	Basement: 0 S.F.			Softener, Manual										
	Aluminum/Vinyl	Crawl: 0 S.F.			Solar Water Heat										
	Brick	Slab: 0 S.F.			No Plumbing										
	Insulation	Height to Joists: 0.0			Extra Toilet										
	(2) Windows	(8) Basement			Extra Sink										
	Many Avg. Few	Conc. Block			Separate Shower										
	Large Avg. Small	Poured Conc.			Ceramic Tile Floor										
	Wood Sash	Stone			Ceramic Tile Wains										
	Metal Sash	Treated Wood			Ceramic Tub Alcove										
	Vinyl Sash	Concrete Floor			Vent Fan										
	Double Hung	(9) Basement Finish			(14) Water/Sewer										
	Horiz. Slide	Recreation SF			Public Water										
	Casement	Living SF			Public Sewer										
	Double Glass	Walkout Doors			Water Well										
	Patio Doors	No Floor SF			1000 Gal Septic										
	Storms & Screens				2000 Gal Septic										
	(3) Roof	(10) Floor Support			Lump Sum Items:										
	Gable	Joists:													
	Hip	Unsupported Len:													
	Flat	Cntr.Sup:													
	Asphalt Shingle														
	Chimney:														

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



Sketch by Apex Medina™

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LAKE CITY MASONIC BUILDIN	WOLVERINE POWER SUPPLY CO	55,000	11/11/2015	WD	Arms Length	2015-03795	PTA	100.0
HOEKWATER JOHN & BARBARA	LC MASONIC BUILDING ASSOC	22,800	08/01/2008	PLC	Not Qualified	2008/2642		0.0
HOEKWATER JOHN A & BARBAR	LAKE CITY MASONIC BUILDIN	22,800	05/01/2008	LC	Split Vacant	2008/1607		100.0

Property Address	Class: 301 INDUSTRIAL-IM	Zoning:	Building Permit(s)	Date	Number	Status
W WATERGATE RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 0%					
WOLVERINE POWER SUPPLY COOPERATVIE 10125 W WATERGATE RD CADILLAC MI 49601	MAP #:					
	2019 Est TCV 43,320					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES
SEC 32 T22N R8W, BEG S89°43'28"W 1315.96 FT & N0°25'57"W 186.53 FT FROM E/4 COR; TH N0°25'57"W 500.21 FT, N89°44'53"E 736.40FT, S0°23'44"E 404.92 FT, S82°22'09"W 741.98 FT TO POB. 7.6 Ac. M/L		X		
Split on 07/01/2008 from 009-032-006-10;		X		
Comments/Influences				
Split/Comb. on 07/01/2008 completed 07/01/2008 RAY ;				
Parent Parcel(s): 009-032-006-10;				
Child Parcel(s): 009-032-006-55, 009-032-006-56, 009-032-006-57, 009-032-006-58, 009-032-006-59, 009-032-006-60, 009-032-006-61, 009-032-006-62, 009-032-006-63, 009-032-006-64, 009-032-006-65, 009-032-006-66, 009-032-006-67, 009-032-006-68, 009-032-006-69, 009-032-006-70,				

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Dirt Road	M66 N OF JENNIN	740.13	447.29	1.0000	0.0000	350	100*		0
Gravel Road	COMMERCIAL 4-6A	5700	7.60	Acres	5700	100			43,320
Paved Road	* denotes lines that do not contribute to the total acreage calculation.								
Storm Sewer	740 Actual Front Feet,	7.60	Total Acres	Total Est. Land Value =					43,320
Sidewalk									
Water									
Sewer									
Electric									
Gas									
Curb									
Street Lights									
Standard Utilities									
Underground Utils.									

2018 Lake Township Parcel Map



Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Rolling		2019	21,700	0	21,700			14,322C
Low		2018	20,500	0	20,500			13,987C
High		2017	13,700	0	13,700			13,700S
Landscaped		2016	14,100	0	14,100			14,100S
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	20,500	0	20,500			13,987C
TPC	05/08/2017	INSPECTED	2017	13,700	0	13,700			13,700S
TPC	12/07/2015	INSPECTED	2016	14,100	0	14,100			14,100S

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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.
CHRISTIE DEBRA	WOLVERINE POWER SUPPLY CO	37,890	06/26/2013	WD	WARRANTY DEED	2013-02215 WD	PTA	100.0
HOEKWATER JOHN & BARBARA	CHRISTIE DEBRA (SW)	18,000	04/29/2008	WD	Split Vacant	2008/1624		100.0

Property Address	Class: 301 INDUSTRIAL-IM	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%					
--	-----------	--	--	--	--	--

Owner's Name/Address	MAP #:					
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WOLVERINE POWER SUPPLY COOPERATIVE 10125 W WATERGATE RD CADILLAC MI 49601	2019 Est TCV 27,075					
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	Improved	X	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES		
--	----------	---	--------	--	--	--

	Public Improvements	* Factors *			CORNER M55 & LA CHANCE	
--	---------------------	-------------	--	--	------------------------	--

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

		COMMERCIAL 4-6A	5700		4.75	Acres	5700	100		27,075
--	--	-----------------	------	--	------	-------	------	-----	--	--------

		4.75 Total Acres			Total Est. Land Value =		27,075			
--	--	------------------	--	--	-------------------------	--	--------	--	--	--

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

		Gravel Road								
--	--	-------------	--	--	--	--	--	--	--	--

		Paved Road								
--	--	------------	--	--	--	--	--	--	--	--

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

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

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

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

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

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

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

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

		Standard Utilities								
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		Underground Utils.								
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		Topography of Site								
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	X	Level								
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		Rolling								
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		Low								
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		High								
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		Landscaped								
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		Swamp								
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		Wooded								
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		Pond								
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		Waterfront								
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		Ravine								
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		Wetland								
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		Flood Plain								
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		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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	Who	When	What	2019	13,500	0	13,500		13,107C
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				2018	12,800	0	12,800		12,800S
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				2017	14,800	0	14,800		14,800S
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				2016	14,800	0	14,800		14,800S
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
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S 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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HOEKWATER JOHN 260 GREENVIEW CIRCLE Cadillac MI 49601	2019 Est TCV 10,976					
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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	3.92 Acres		2800	100			10,976
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3.92 Total Acres						Total Est. Land Value =	10,976
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Tax Description	X	Dirt Road	X	Electric	Gas	Curb	Street Lights	Standard Utilities	Underground Utils.
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SEC 32 T22N R8W, BEG N0°23'44"W 686.2 FT & S 89°44'53"W 580 FT FROM E/4 COR, TH S89°44'53"W 736.4 FT, N0°25'57"W 231.58 FT, N89°44'53"E 736.4 FT, S0°23'44"E 231.57 FT TO POB. 3.92Ac. M/L									
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Split on 07/01/2008 from 009-032-006-10;									
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Comments/Influences									
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Split/Comb. on 07/01/2008 completed									
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07/01/2008 RAY ;									
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Parent Parcel(s): 009-032-006-10;									
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Child Parcel(s): 009-032-006-55,									
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009-032-006-40, 009-032-006-70,									
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009-032-006-75;									
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Level									
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X	Rolling								
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	Low								
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	High								
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	Landscaped								
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	Swamp								
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	Wooded								
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	Pond								
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	Waterfront								
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	Ravine								
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	Wetland								
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	Flood Plain								
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	5,500	0	5,500			2,486C
2018	5,300	0	5,300			2,428C
2017	5,300	0	5,300			2,379C
2016	5,300	0	5,300			2,358C

\*\*\* 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%								
HOEKWATER JOHN 260 GREENVIEW CIRCLE Cadillac MI 49601		MAP #:		2019 Est TCV 16,436						
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS					
SEC 32 T22N R8W, BEG N0°23'44"W 927.69 FT FROM E/4 COR, TH S89°44'53"W 580 FT, S0°23'44"E 9.92 FT, S89°44'53"W 736.55 FT N0°25'57"W 198.5 FT, N89°44'52"E 1316.67 FT, S0°23'44'E 188.58 FT TO POB. 5.87 Ac. M/L		Public Improvements		* Factors *						
Split on 07/01/2008 from 009-032-006-10; Comments/Influences		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
Split/Comb. on 07/01/2008 completed 07/01/2008 RAY ; Parent Parcel(s): 009-032-006-10; Child Parcel(s): 009-032-006-55, 009-032-006-10, 009-032-006-70,		Gravel Road		Residentia 3 - 7 @\$2800	5.87 Acres	2800	100		16,436	
Lake Township Missaukee Parcel Map		Paved Road		5.87 Total Acres				Total Est. Land Value =	16,436	
		Storm Sewer								
		Sidewalk								
		Water								
		Sewer								
		Electric								
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
		Topography of Site								
		Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Rolling		2019	8,200	0	8,200			3,912C
		Low		2018	8,200	0	8,200			3,821C
		High		2017	8,800	0	8,800			3,743C
		Landscaped		2016	8,800	0	8,800			3,710C
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
		Who	When	What						
		TPC 12/27/2017	INSPECTED							
		TPC 12/04/2015	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.
MICHALAK REVOCABLE TRUST	BIGGER DAVID & CARMEN	229,000	10/21/2016	WD	Arms Length	2016-03545	PTA	100.0
MICHALAK THOMAS	MICHALAK REVOCABLE TRUST	1	05/23/2012	WD	WARRANTY DEED	2012-02723 WD	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
5270 S LACHANCE RD	School: MCBAIN - 57030		Pole Barn	07/13/2017	2017-0315	100%
	P.R.E. 100% 10/03/2017					

Owner's Name/Address	MAP #:
BIGGER DAVID & CARMEN 5270 S LACHANCE RD LAKE CITY MI 49651	2019 Est TCV 249,232 TCV/TFA: 105.56

X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS								
			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			GROUP I 100/FF	198.00	1320.00	1.0000	1.0000	100	100		19,800
			198 Actual Front Feet, 6.00 Total Acres						Total Est. Land Value =		19,800

Tax Description	X	Public Improvements	Description	Rate	Size	% Good	Cash Value
SEC 32 T22N R8W N 198.5 FT OF N 1/2 OF SE 1/4 OF NE 1/4. 6.0152A.	X	Dirt Road	D/W/P: 4in Ren. Conc.	6.21	2427	0	0
	X	Gravel Road					
	X	Paved Road					
	X	Storm Sewer					
	X	Sidewalk					
	X	Water					
	X	Sewer					
	X	Electric					
	X	Gas	LAND IMPROVE 2500	2,500.00	1	95	2,375
	X	Curb					
	X	Street Lights					
	X	Standard Utilities					
	X	Underground Utils.					

Comments/Influences	X	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
1815182 \$234,900 2016 HERE IS THE PERFECT HOBBY FARM! FOLLOW THE DRIVE THROUGH THE APPLE ORCHARD TO FIND THIS LOVELY ESTATE. THE CLASSIC CAPE COD HOME WAS CUSTOM BUILT FOR THE CURRENT OWNER. THE HOME AND GROUNDS HAVE BEEN METICULOUSLY MAINTAINED AND BRINGS EVERYTHING YOU NEED IN A HOME. THERE ARE 4 BEDROOMS 2.5 BATHS, FORMAL DINING, BREAKFAST NOOK, LOVELY MASTER SUITE, MAIN FLOOR LAUNDRY, BONUS ROOM (4TH BEDROOM) OVER THE GARAGE AND A FULL BASEMENT. THE BONUS ROOM HAS IT'S OWN STAIRWAY. THE 1/2 BATH IS CONVENIENTLY LOCATED OFF TO THE SIDE. THE HOME HAS	X	Level	2019	9,900	114,700	124,600			118,277C
	X	Rolling	2018	9,900	105,700	115,600			115,505C
	X	Low	2017	9,900	99,900	109,800		109,800W	109,800S
	X	High	2016	9,900	88,200	98,100			86,243C
	X	Landscaped							
	X	Swamp							
	X	Wooded							
	X	Pond							
	X	Waterfront							
	X	Ravine							
	X	Wetland							
	X	Flood Plain							

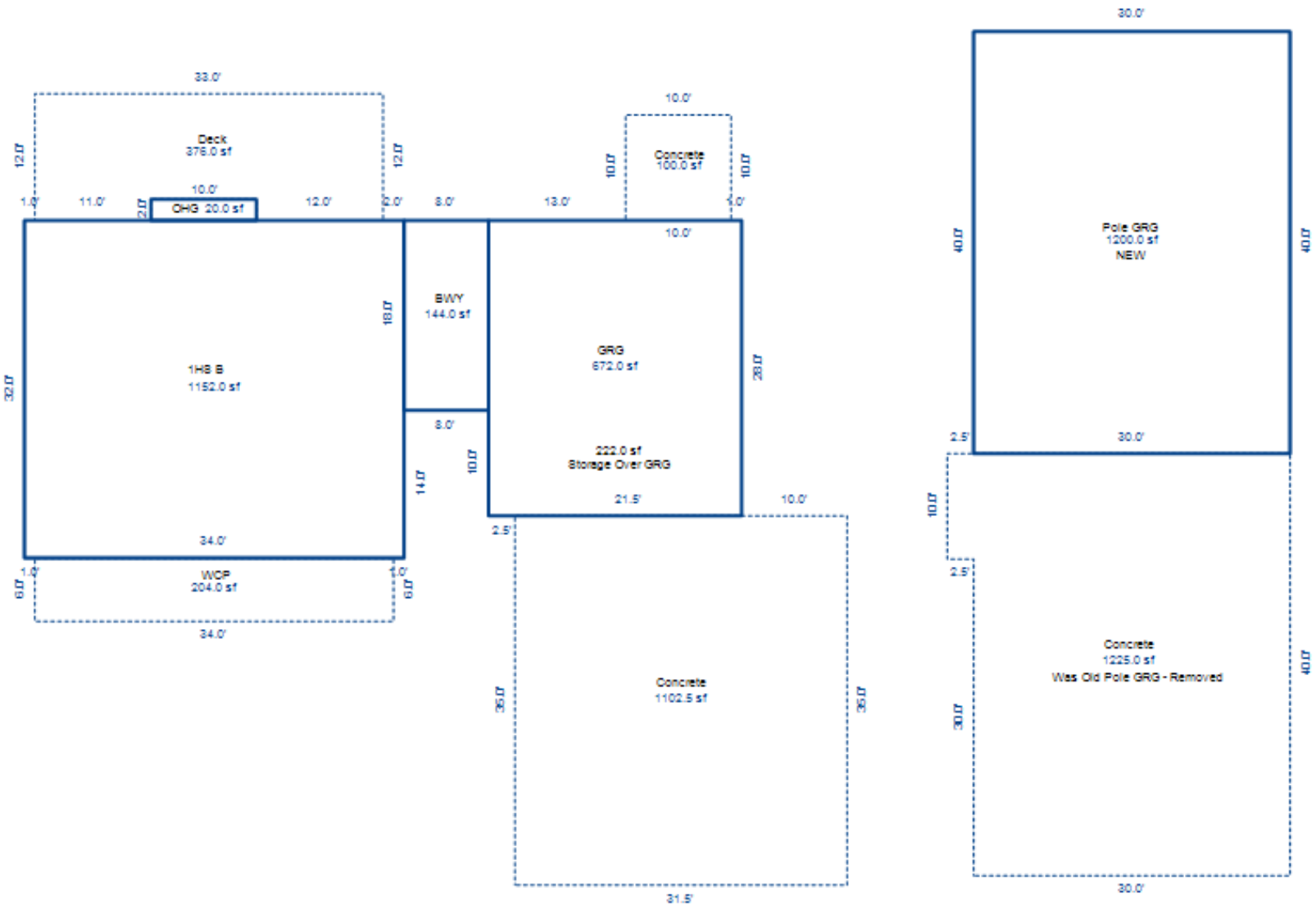


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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 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				1 Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System				Interior 1 Story 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 204 WCP (1 Story) 396 Treated Wood 144 Brzwy, FW				Year Built: 1994 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 0 Bsmnt Garage: Carport Area: Roof:			
X Wood Frame Building Style: 1.75S Yr Built 1994, Remodeled 2013 Condition: Average				X Drywall Panelled Plaster Wood T&G Trim & Decoration X Ex Ord Min Size of Closets X Lg Ord Small Doors Solid X H.C.				(5) Floors Kitchen: Other: Other: (6) Ceilings X Drywall				(12) Electric 200 Amps Service No./Qual. of Fixtures Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto 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 Class: C +5 Effec. Age: 15 Floor Area: 2,361 Total Base New : 299,651 Total Depr Cost: 258,019 Estimated T.C.V: 227,057				E.C.F. X 0.880 Cls C 5 Blt 1994				Cost Est. for Res. Bldg: 1 Single Family 1.75S (11) Heating System: Forced Air w/ Ducts Ground Area = 1152 SF Floor Area = 2361 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.75 Story Siding Basement 1,152 1 Story Siding Overhang 20 1 Story Siding Overhang 325 Total: 214,180 182,073			
(1) Exterior X Wood/Shingle Aluminum/Vinyl Brick Insulation (2) Windows X Many Avg. Few X Large Avg. Small				(7) Excavation Basement: 1152 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0 (8) Basement 8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor				(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic Lump Sum Items:				Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,120 952 3 Fixture Bath 1 3,525 2,996 2 Fixture Bath 1 2,359 2,005 Water/Sewer 1000 Gal Septic 1 3,691 3,137 Ceramic Tile Floor 1 4,407 3,746 Porches WCP (1 Story) 204 6,167 5,242 Deck Treated Wood 396 4,918 4,180 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 672 25,341 21,540 Door Opener 1 415 353 Class: C Exterior: Pole (Unfinished) Base Cost 1200 21,972 21,972 * Built-Ins Appliance Allow. 1 2,099 1,784				<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>											
X Asphalt Shingle Chimney:				(10) Floor Support Joists: Unsupported Len: Cntr.Sup:																							

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
Property Address		Class: 202 COMMERCIAL-VA	Zoning:	Building Permit(s)		Date	Number	Status	
10125 W WATERGATE RD		School: MCBAIN - 57030							
Owner's Name/Address		P.R.E. 0%							
WOLVERINE POWER SUPPLY COOPERATIVE 10125 W WATERGATE RD CADILLAC MI 49601		MAP #:		2019 Est TCV 14,000					
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES				
. SEC 32 T22N R8W E 578 FT OF S 1/2 OF NE 1/4 LYING S OF HWY M55. 1.85A.		Public Improvements		* Factors *					
Comments/Influences		Dirt Road		Description	Frontage	Depth	Rate %Adj.	Reason	Value
		Gravel Road		2013 EQ RATES&SALES		1.850 Acres	7,297	100	13,500
		Paved Road				1.85 Total Acres	Total Est. Land Value =		13,500
		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		
		Electric		GARAGE	1.00	940 0	0		
		Gas		Ad-Hoc Unit-In-Place Items					
		Curb		Description	Rate	Size % Good	Cash Value		
		Street Lights		GARAGE	1.00	1000 50	500		
		Standard Utilities		Total Estimated Land Improvements True Cash Value =				500	
		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	6,800	200	7,000	3,539C
		TPC 12/27/2017 INSPECTED			2018	6,800	200	7,000	3,457C
		TC 06/01/2010 INSPECTED			2017	6,800	200	7,000	3,386C
					2016	6,800	200	7,000	3,356C



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

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
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X S LACHANCE RD	School: MCBAIN - 57030					
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Owner's Name/Address	P.R.E. 0%					
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HOEKWATER JOHN A ETAL	MAP #:					
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260 GREENVIEW CIRCLE	2019 Est TCV 40,000					
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Cadillac MI 49601	Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS		
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	Public Improvements	* Factors *			
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		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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	X	Dirt Road	18	-29	@\$2000	20.00	Acres	2000	100	40,000
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		Paved Road								
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		Storm Sewer								
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		Sidewalk								
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		Water								
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		Sewer								
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	X	Electric								
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		Gas								
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		Curb								
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		Street Lights								
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		Standard Utilities								
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		Underground Utils.								
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		Topography of Site								
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	X	Level								
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		Rolling								
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		Low								
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		High								
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		Landscaped								
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	X	Swamp								
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		Wooded								
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		Pond								
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		Waterfront								
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		Ravine								
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		Wetland								
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		Flood Plain								
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		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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	Who	When	What	2019	20,000	0	20,000		9,132C
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			TPC 12/27/2017 INSPECTED	2018	20,000	0	20,000		8,918C
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				2017	20,000	0	20,000		8,735C
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				2016	20,000	0	20,000		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: 702 EXEMPT STATE		Zoning:	Building Permit(s)	Date	Number	Status
S BROWN 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
Tax Description		Dirt Road		Residentia 30 - 65 \$2000				80,000
. SEC 32 T22N R8W NW 1/4 OF NW 1/4. 40 A.		Gravel Road		40.00 Acres				2000 100
Comments/Influences		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						
		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	EXEMPT	EXEMPT	EXEMPT
		TPC 12/27/2017	INSPECTED		2018	EXEMPT	EXEMPT	EXEMPT
		TPC 04/08/2016	INSPECTED		2017	0	0	0
					2016	0	0	0



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HOLDSHIP MARK R & ANGIE E	LAGALO JENNIE	1	04/27/2016	QC	RELATED PARTY	2016-01581	PTA	0.0
LAGALO JENNIE	LAGALO JENNIE	1	04/27/2016	QC	RELATED PARTY	2016-01673	PTA	100.0
HOLDSHIP MARK R & ANGIE E	HOLDSHIP MARK R & ANGIE E	0	02/11/2016	QC	RELATED PARTY	2016-00500	PTA	0.0
BASSETT GREGORY & CHRISTI	HOLDSHIP MARK R	24,000	01/21/2016	WD	Arms Length	2016-00256	PTA	100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
S BROWN RD	School: MCBAIN - 57030					
	P.R.E. 100% 07/06/2016					
Owner's Name/Address	MAP #:					
LAGALO JENNIE HOLDSHIP MARK R & ANGIE E 5160 S LA CHANCE RD CADILLAC MI 49601	2019 Est TCV 39,820					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS																																																		
2015 SEC 32 T22N R8W N 1/2 OF SW 1/4 OF NW 1/4. 20 A M/L. FORMERLY SEC 32 T22N R8W SW 1/4 OF NW 1/4. 40 A.	X			<p style="text-align: center;">* Factors *</p> <table border="0"> <tr> <td>Description</td> <td>Frontage</td> <td>Depth</td> <td>Front</td> <td>Depth</td> <td>Rate</td> <td>%Adj.</td> <td>Reason</td> <td>Value</td> </tr> <tr> <td>40/FF</td> <td>660.00</td> <td>1320.00</td> <td>1.0000</td> <td>0.0000</td> <td>40</td> <td>100*</td> <td></td> <td>0</td> </tr> <tr> <td>Residentia PARTOF&gt;80@\$2000</td> <td>19.91</td> <td>Acres</td> <td>2000</td> <td>100</td> <td></td> <td></td> <td></td> <td>39,820</td> </tr> <tr> <td colspan="9">* denotes lines that do not contribute to the total acreage calculation.</td> </tr> <tr> <td colspan="8">660 Actual Front Feet, 19.91 Total Acres</td> <td>Total Est. Land Value = 39,820</td> </tr> </table>						Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	40/FF	660.00	1320.00	1.0000	0.0000	40	100*		0	Residentia PARTOF>80@\$2000	19.91	Acres	2000	100				39,820	* denotes lines that do not contribute to the total acreage calculation.									660 Actual Front Feet, 19.91 Total Acres								Total Est. Land Value = 39,820
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																																														
40/FF	660.00	1320.00	1.0000	0.0000	40	100*		0																																														
Residentia PARTOF>80@\$2000	19.91	Acres	2000	100				39,820																																														
* denotes lines that do not contribute to the total acreage calculation.																																																						
660 Actual Front Feet, 19.91 Total Acres								Total Est. Land Value = 39,820																																														

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



Topography of Site	X	Level
	X	Rolling
	X	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
2019	19,900	0	19,900			19,900S
2018	19,900	0	19,900			19,900S
2017	19,900	0	19,900			19,900S
2016	19,900	0	19,900		19,900W	6,335C

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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.
HOLDSHIP MARK R & ANGIE E	LAGALO JENNIE	1	04/27/2016	QC	RELATED PARTY	2016-01581	PTA	0.0
LAGALO JENNIE	LAGALO JENNIE	1	04/27/2016	QC	RELATED PARTY	2016-01673	PTA	100.0
HOLDSHIP MARK R & ANGIE E	HOLDSHIP MARK R & ANGIE E	0	02/11/2016	QC	RELATED PARTY	2016-00500	PTA	0.0
BONO PATRICE	HOLDSHIP MARK R	24,000	01/21/2016	WD	Arms Length	2016-00258	PTA	100.0

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

School: MCBAIN - 57030  
 P.R.E. 100% 07/06/2016

Owner's Name/Address: LAGALO JENNIE, HOLDSHIP MARK R & ANGIE E, 5160 S LACHANCE RD, CADILLAC MI 49601  
 MAP #: 2019 Est TCV 39,820

Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS								
Public Improvements			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X			Dirt Road	660.00	1320.00	1.0000	0.0000	40	100*		0
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.								
			* denotes lines that do not contribute to the total acreage calculation.								
			660 Actual Front Feet, 19.91 Total Acres Total Est. Land Value = 39,820								

Tax Description: 2015 SEC 32 T22N R8W S1/2 OF SW 1/4 OF NW 1/4. 20 A. FORMERLY PART OF PARENT PARCEL 009-032-009-00 SEC 32 T22N R8W SW 1/4 OF NW 1/4. 40 A.

Comments/Influences: 9/25/14 SPLIT FROM 40 A PARENT PARCEL 009-032-009-50



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	19,900	0	19,900			19,900S
2018	19,900	0	19,900			19,900S
2017	19,900	0	19,900			19,900S
2016	19,900	0	19,900		19,900W	6,335C

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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.
HOFFMAN KAROLYN KAY		0	01/24/2011	TR	Not Used In Study	2011-0295CTST	PTA	0.0
HOFFMAN GARY C TRUST (DEC	HOFFMAN KAROLYN KAY (WIDO	0	09/11/2009	OTH	Not Qualified	2009/3932		0.0
		75,000	01/01/1996	WD	Download	303:806		0.0

Property Address	Class: 201 COMMERCIAL-IM	Zoning:	Building Permit(s)	Date	Number	Status
10641 W WATERGATE RD						
Owner's Name/Address	School: MCBAIN - 57030					
	P.R.E. 0%					
	MAP #:					
	2019 Est TCV 2,589,380 TCV/TFA: 140.04					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES					
				Description	Frontage	Depth	Rate %Adj.	Reason	Value
SEC 32 T22N R8W BEG N0°28'09"W 1315.59 FT. S89°41'42"W 916.46 FT & N0°29'10"W 459.05 FT FROM S/4 COR, TH N0°29'10"W 397.74 FT, N74°04'38"E 399.99 T S0°29'10"E 505.42 FT, S89°41'42"W 385.56 FT TO POB 4.0 AC. M/L	X			2013 EQ RATES&SALES	4.000 Acres	4,000	100		16,000
SPLIT ON 07/02/2008 INTO 009-032-010-20, 009-032-010-40;	X			4.00 Total Acres Total Est. Land Value = 16,000					

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates				
			Description	Rate	Size % Good	Cash Value	
Split/Comb. on 07/02/2008 completed 07/02/2008 RAY ; Parent Parcel(s): 009-032-010-00;	X	Dirt Road					
	X	Gravel Road					
	X	Paved Road					
	X	Storm Sewer					
		Sidewalk					
		Water					
		Sewer					
	X	Electric					
		Gas					
		Curb					
		Street Lights					
		Standard Utilities					
		Underground Utils.					

Topography of Site	X	Commercial Local Cost Land Improvements						
		Description	Rate	Size % Good	Arch	Mult	Cash Value	
Level	X	PAVING	0.50	25000	85	100	10,625	
	X	Outdoor Lighting	590.00	6	50	100	1,770	
		Total Estimated Land Improvements True Cash Value =						12,395



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	8,000	1,286,700	1,294,700			833,477C
2018	8,000	1,301,700	1,309,700			813,943C
2017	8,000	1,140,900	1,148,900			797,202C
2016	8,000	988,900	996,900			790,092C

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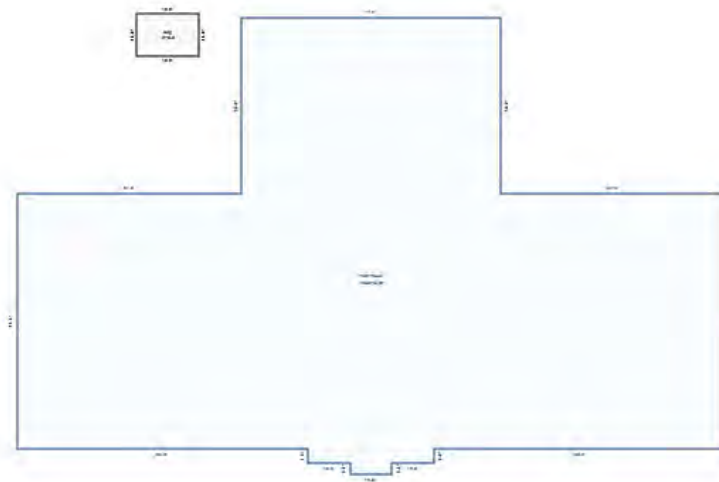
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Desc. of Bldg/Section: CAL 140 Calculator Occupancy: Office Buildings				<<<<< Calculator Cost Computations >>>>>			
Class: C				Class: C      Quality: Average			
Floor Area: 18,490 Gross Bldg Area: 18,490 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght : 10				Stories: 1      Story Height: 10      Perimeter: 658			
Construction Cost							
				Base Rate for Upper Floors = 92.54 Office Basement Basement, Base Rate for Basement = 64.72 (Basement Fireproofing Rate = 0.00)			
High      Above Ave.      Ave.      X      Low							
** ** Calculator Cost Data ** **							
Quality: Average Heat#1: Package Heating & Cooling      100 Heat#2: Package Heating & Cooling      0%				(10) Heating system: Package Heating & Cooling      Cost/SqFt: 17.45      100% Bsmnt Heating system: Space Heaters, Gas with Fan      Cost/SqFt: 4.02			
Depr. Table : 2% Effective Age : 20 Physical %Good: 67 Func. %Good : 100 Economic %Good: 100				Ave. SqFt/Story: 18490 Ave. Perimeter: 658 Has Elevators:			
*** Basement Info ***							
Area: 18490 Perimeter: 658 Type: Office Basement Heat: Space Heaters, Gas with Fan				Total Floor Area: 18,490      Base Cost New of Upper Floors = 2,033,716 Basement Area: 18,490      Base Cost New of Basement = 1,271,003			
* Mezzanine Info *							
Area #1: Type #1: Area #2: Type #2:				18,490 Sq.Ft. of Sprinklers @ 3.73,      Cost New = 68,968 18,490 Sq.Ft. of Bsmt Splr. @ 3.73,      Cost New = 68,968			
* Sprinkler Info *							
Area: 36980 Type: Average				Reproduction/Replacement Cost = 3,442,655 Eff.Age:20      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 67 /100/100/100/67.0 Total Depreciated Cost = 2,306,579			
1996 Year Built Remodeled				Unit in Place Items      Rate      Quantity      Arch      %Good      Depr.Cost 13X19 GAZEBO      4.98      247      1.00      50      615			
Overall Bldg Height				ECF (201A GENERAL COMMERCIAL )      1.110 => TCV of Bldg: 1 = 2,560,985 Replacement Cost/Floor Area= 186.26      Est. TCV/Floor Area= 138.51			
Comments: SOCIAL SERVICES OFFICES							

(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      Urinals 2-Piece Baths      Wash Bowls Shower Stalls      Water Heaters Toilets      Wash Fountains Water Softeners				Flex Conduit      Incandescent Rigid Conduit      Fluorescent Armored Cable      Mercury Non-Metallic      Sodium Vapor Bus Duct      Transformer				(40) Exterior Wall:			
(4) Floor Structure:				(9) Sprinklers:				(13) Roof Structure:      Slope=0				Thickness      Bsmnt Insul.			
(5) Floor Cover:				(10) Heating and Cooling:				(14) Roof Cover:							
(6) Ceiling:				Gas Oil      Coal Stoker      Hand Fired Boiler											

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



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.
SCHAUB KEITH & DARBY	ROMIG GERALD V III & BAIR	27,000	01/29/2018	WD	Arms Length	2018-00288	PTA	100.0
HOFFMAN GARY C TRUST	SCHAUB KEITH & DARBY	30,000	01/25/2011	WD	Arms Length	2011-296WD	PTA	100.0
HOFFMAN GARY C TRUST (DEC	HOFFMAN KAROLYN KAY (WIDO	0	09/11/2009	OTH	RELATED PARTY	2009/3932		0.0

Property Address	Class: 202 COMMERCIAL-VA	Zoning:	Building Permit(s)	Date	Number	Status
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W WATERGATE RD	School: MCBAIN - 57030					
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	P.R.E. 0%					
--	-----------	--	--	--	--	--

Owner's Name/Address	MAP #:					
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ROMIG GERALD V III & BAIRD BONNIE 2800 FALLASBURG PARK DR LOWELL MI 49331	2019 Est TCV 25,620					
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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

	COMMERCIAL 10A M/L	3500	7.32 Acres	3500	100		25,620
--	--------------------	------	------------	------	-----	--	--------

	7.32 Total Acres Total Est. Land Value =						25,620
--	--	--	--	--	--	--	--------

Tax Description	X	Dirt Road					
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SEC 32 T22N R8W W 400 FT OF NE/4 OF SW/4 LYING S'LY OF HWY M-55 7.32 Ac. M/L	X	Gravel Road					
--	---	-------------	--	--	--	--	--

Split on 07/02/2008 from 009-032-010-00;	X	Paved Road					
--	---	------------	--	--	--	--	--

Comments/Influences	X	Storm Sewer					
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Split/Comb. on 07/02/2008 completed	X	Sidewalk					
-------------------------------------	---	----------	--	--	--	--	--

07/02/2008 RAY ;	X	Water					
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Parent Parcel(s): 009-032-010-00;	X	Sewer					
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Child Parcel(s): 009-032-010-20,	X	Electric					
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009-032-010-40;	X	Gas					
-----------------	---	-----	--	--	--	--	--

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

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

	X	Standard Utilities					
--	---	--------------------	--	--	--	--	--

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	12,800	0	12,800			12,800S
2018	19,800	0	19,800			11,026C
2017	10,800	0	10,800			10,800S
2016	10,800	0	10,800			10,800S

Who	When	What	2019	12,800	0	12,800			12,800S
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TPC 12/27/2017	INSPECTED	2018	19,800	0	19,800				11,026C
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TPC 05/09/2017	INSPECTED	2017	10,800	0	10,800				10,800S
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TPC 07/07/2011	INSPECTED	2016	10,800	0	10,800				10,800S
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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.
CHEMICAL BANK	FAITH BAPTIST CHURCH OF C	255,000	12/31/2014	CD	BANK SALE	2015-00243	PTA	100.0
LUTZKE JOHN M	CHEMICAL BANK	420,000	09/10/2010	PTA	Multiple Reference	2010 PTA SD	PTA	0.0
HOFFMAN GARY C TRUST	LUTZKE JOHN M	282,300	06/30/2008	WD	Multiple Reference	2008/2312		100.0

Property Address	Class: 708 EXEMPT RELIGI	Zoning:	Building Permit(s)	Date	Number	Status
W WATERGATE RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 0%					
FAITH BAPTIST CHURCH OF CADILLAC PO BOX 57 CADILLAC MI 49601	MAP #:					
	2019 Est TCV 0					

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
COMMERCIAL 10A M/L	3500	8.24	Acres	3500	100			28,840
8.24 Total Acres							Total Est. Land Value =	28,840

**Tax Description**  
 SEC 32 T22N R8W BEG N0°28'09"W 1315.59 FT. S89°41'42"W 347.13 FT FROM S/4 COR, TH S89°41'42"W 569.33 FT, N0°29'10"W 459.05 FT, N89°41'42"E 385.56 FT, N0°29'10"W 505.42 FT, N75°03'55"E 190.08 FT, S0°28'09"E 1012.48 FT TO POB. PARCEL B 8.24 AC. M/L  
 SPLIT ON 07/02/2008 FROM 009-032-010-00;  
**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 Utilis.

Split/Comb. on 07/02/2008 completed 07/02/2008 RAY  
 Parcel Map 009-032-010-00; -010-20,



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	EXEMPT	EXEMPT	EXEMPT			EXEMPT
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.
CHEMICAL BANK	FAITH BAPTIST CHURCH OF C	255,000	12/31/2014	CD	BANK SALE	2015-00243	PTA	100.0
LUTZKE JOHN M	CHEMICAL BANK	420,000	09/10/2010	SD	SHERIFF'S DEED	2010-4309SD	PTA	0.0
HOFFMAN'S COURTYARD LLC	LUTZKE JOHN M	282,300	06/30/2008	WD	Multiple Improved	2008/2312		100.0

Property Address	Class: 708 EXEMPT RELIGI	Zoning:	Building Permit(s)	Date	Number	Status
10559 W WATERGATE RD	School: MCBAIN - 57030		Commercial	04/30/2015	2015-0113	100%
	P.R.E. 0%		Demolition/Removal	01/22/2015	2015-0011	100%
Owner's Name/Address	MAP #:					
FAITH BAPTIST CHURCH OF CADILLAC PO BOX 57 CADILLAC MI 49601		2019 Est TCV 0 TCV/TFA: 0.00				

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES				
				Description	Frontage	Depth	Rate %Adj. Reason	Value
SEC 32 T22N R8W (0*2003) E 347.13 FT OF NE 1/4 OF SW 1/4 LYING S'LY OF HWY M-55. 8.28A.	X			COMMERCIAL 10A M/L	3500	8.28 Acres	3500 100	28,980
				8.28 Total Acres Total Est. Land Value =				28,980

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
For 09..add 4989 sq Banquet Hall +125,500 AV/TV, 881 sq Deck +2800 AV/TV, 2 Sheds +600 AV/TV, Entry (Canopy) +1100 AV/TV. Chg use from Restaurant to Bar/Lounge -188,700 AV (not Hedlee)	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	Commercial Local Cost Land Improvements			
		Description	Rate	Size % Good Arch Mult	Cash Value
	X	D/W/P: Asphalt Paving	2.35	22800 50	26,790
	X	Wood Frame	26.62	64 50	852
	X	Wood Frame	26.62	64 50	852
	X	Outdoor Lighting	590.00	5 50 100	1,475
		Total Estimated Land Improvements True Cash Value = 29,969			

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\*\*\*

Desc. of Bldg/Section:  
 Calculator Occupancy: Convention Centers

Class: D  
 Floor Area: 9,919  
 Gross Bldg Area: 11,049  
 Stories Above Grd: 1  
 Average Sty Hght : 10  
 Bsmnt Wall Hght : 10

Depr. Table : 3%  
 Effective Age : 15  
 Physical %Good: 63  
 Func. %Good : 100  
 Economic %Good: 100

2003 Year Built  
 2015 Remodeled

Overall Bldg Height

Comments:  
 2015 CONVERTED FROM BAR TO CHURCH USE

Construction Cost

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

\*\* \*\* Calculator Cost Data \*\* \*\*

Quality: Low Cost  
 Heat#1: Package Heating & Cooling 100  
 Heat#2: Forced Air Furnace 0%

Ave. SqFt/Story: 9919  
 Ave. Perimeter: 549  
 Has Elevators:

\*\*\* Basement Info \*\*\*

Area: 4889  
 Perimeter: 340  
 Type: Unfinished Basement  
 Heat: No Heating or Cooling

\* Mezzanine Info \*

Area #1:  
 Type #1:  
 Area #2:  
 Type #2:

\* Sprinkler Info \*

Area: 9919  
 Type: Low

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

Class: D Quality: Low Cost  
 Stories: 1 Story Height: 10 Perimeter: 549

Base Rate for Upper Floors = 75.64  
 Unfinished Basement Basement, Base Rate for Basement = 34.64  
 (Basement Fireproofing Rate = 0.00)

(10) Heating system: Package Heating & Cooling Cost/SqFt: 18.06 100%  
 Bsmnt Heating system: No Heating or Cooling Cost/SqFt: 0.00  
 Adjusted Square Foot Cost for Upper Floors = 93.70  
 Adjusted Square Foot Cost for Basement = 34.64

Total Floor Area: 9,919 Base Cost New of Upper Floors = 929,410  
 Basement Area: 4,889 Base Cost New of Basement = 169,355

9,919 Sq.Ft. of Sprinklers @ 3.33, Cost New = 33,030

Reproduction/Replacement Cost = 1,131,795  
 Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 63 /100/100/100/63.0  
 Total Depreciated Cost = 713,031

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

Costs taken from Segregated Cost Section 5: Offices, Banks, Hospitals

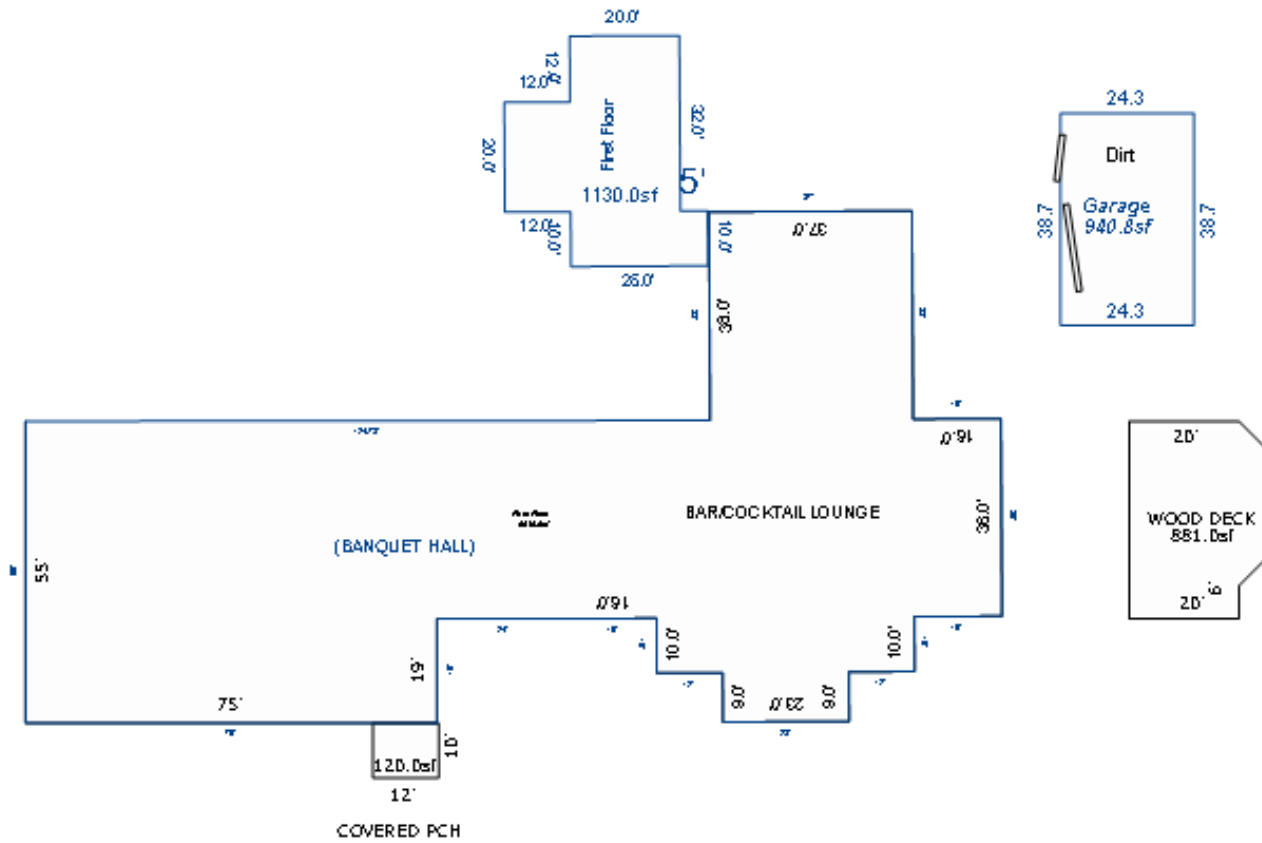
Item Description	Cost	# or Height	Storys	Cost
	Col.	Rate	SqFt	Adj. Adj.

<<<<< 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:	1 Fireplace, One Story
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\*\*\*

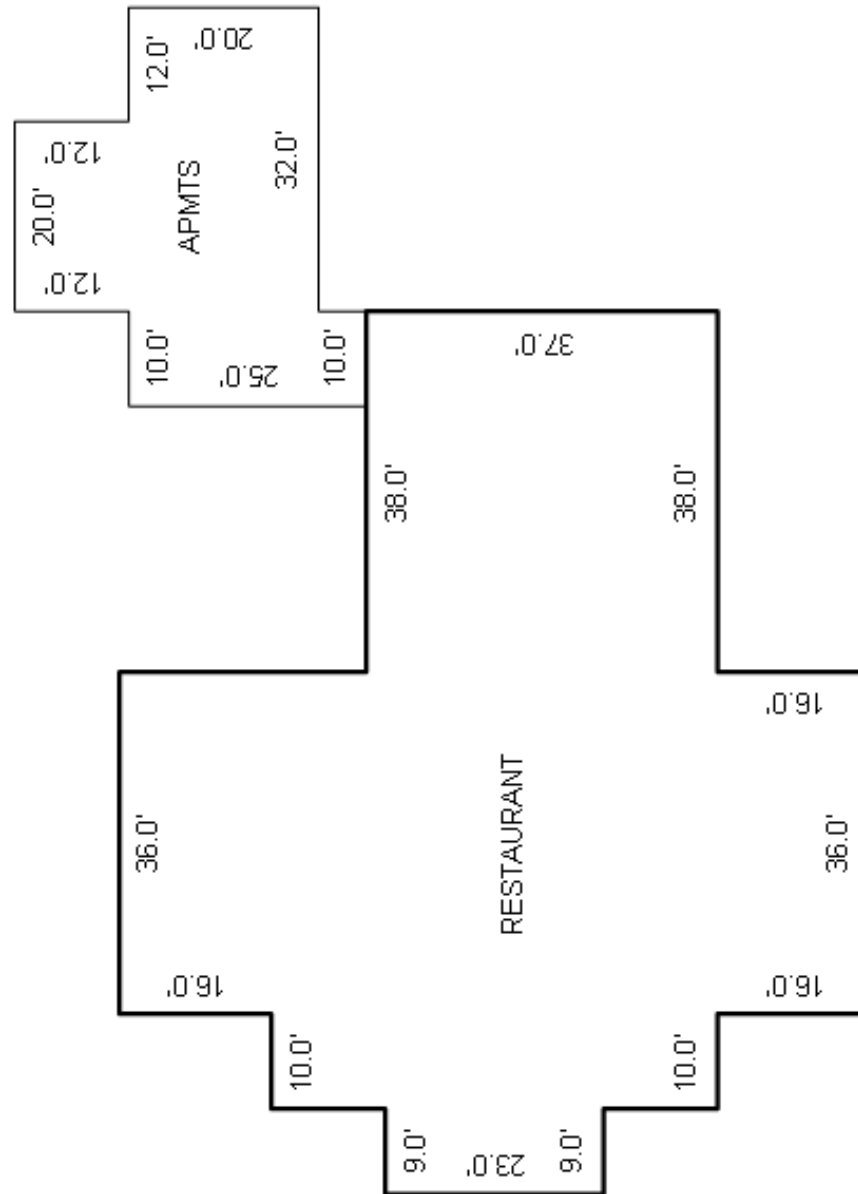
Ball 14 of 9.27 each section chain link 6 high



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

<p>Desc. of Bldg/Section:                  Calculator Occupancy: Office Buildings</p> <p>Class: C                  Floor Area: 1,130                  Gross Bldg Area: 11,049                  Stories Above Grd: 1                  Average Sty Hght : 10                  Bsmnt Wall Hght</p> <p>Depr. Table : 2.25%                  Effective Age : 15                  Physical %Good: 71                  Func. %Good : 100                  Economic %Good: 100</p> <p>Year Built                  Remodeled</p> <p>Overall Bldg                  Height</p> <p>Comments:</p>	<p style="text-align: center;">Calculator Cost Computations</p> <p>Class: C    Quality: Low Cost                  Stories: 1    Story Height: 10    Perimeter: 188</p> <p>Base Rate for Upper Floors = 89.83</p> <p>(10) Heating system: Wall or Floor Furnace    Cost/SqFt: 4.87    100%                  Adjusted Square Foot Cost for Upper Floors = 94.70</p> <p>Total Floor Area: 1,130    Base Cost New of Upper Floors = 107,011</p> <p>Reproduction/Replacement Cost = 107,011                  Eff.Age:15    Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 71 /100/100/100/71.0                  Total Depreciated Cost = 75,978</p> <p style="text-align: center;">Segregated Cost Computations</p> <p>Costs taken from Segregated Cost Section 5: Offices, Banks, Hospitals</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Item Description</th> <th>Cost</th> <th># or</th> <th>Height</th> <th>Storys</th> <th>Cost</th> </tr> <tr> <th></th> <th>Col.</th> <th>Rate</th> <th>SqFt</th> <th>Adj.</th> <th>Adj.</th> </tr> </thead> <tbody> <tr> <td>(39) Miscellaneous Canopies &amp; Marquees: Wood Frame</td> <td>3 Up</td> <td>38.30</td> <td>144</td> <td>1.000</td> <td>1.000</td> <td>5,515</td> </tr> <tr> <td>Miscellaneous Built-in Construction: Appliance Allowance, Standard</td> <td>3 Up</td> <td>4505.33</td> <td>1</td> <td>1.000</td> <td>1.000</td> <td>4,505</td> </tr> <tr> <td colspan="5" style="text-align: right;">Total Cost of Lump-Sum Items =</td> <td>10,021</td> </tr> </tbody> </table> <p style="text-align: center;">&lt;&lt;&lt;&lt;&lt; Calculations too long. See Valuation printout for complete pricing. &gt;&gt;&gt;&gt;&gt;</p>	Item Description	Cost	# or	Height	Storys	Cost		Col.	Rate	SqFt	Adj.	Adj.	(39) Miscellaneous Canopies & Marquees: Wood Frame	3 Up	38.30	144	1.000	1.000	5,515	Miscellaneous Built-in Construction: Appliance Allowance, Standard	3 Up	4505.33	1	1.000	1.000	4,505	Total Cost of Lump-Sum Items =					10,021																																																																								
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<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td colspan="2">(1) Excavation/Site Prep:</td> <td colspan="4">(7) Interior:</td> <td colspan="4">(11) Electric and Lighting:</td> <td colspan="4">(39) Miscellaneous:</td> </tr> <tr> <td colspan="2">(2) Foundation:</td> <td colspan="4">(8) Plumbing:</td> <td colspan="4" style="text-align: center;">Outlets:</td> <td colspan="4" style="text-align: center;">Fixtures:</td> </tr> <tr> <td>X Poured Conc</td> <td>Brick/Stone</td> <td>Block</td> <td>Many Above Ave.</td> <td>Average Typical</td> <td>Few None</td> <td>Few Average</td> <td>Many Unfinished Typical</td> <td>Few Average</td> <td>Many Unfinished Typical</td> <td colspan="4">144 Wood Frame 1 Appliance Allowance, Standard</td> </tr> <tr> <td colspan="3">(3) Frame:</td> <td>Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets</td> <td>Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners</td> <td colspan="4">Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct</td> <td colspan="4">Incandescent Fluorescent Mercury Sodium Vapor Transformer</td> </tr> <tr> <td colspan="3">(4) Floor Structure:</td> <td colspan="4">(9) Sprinklers:</td> <td colspan="4">(13) Roof Structure:    Slope=0</td> <td colspan="4">(40) Exterior Wall:</td> </tr> <tr> <td colspan="3">(5) Floor Cover:</td> <td colspan="4">(10) Heating and Cooling:</td> <td colspan="4">(14) Roof Cover:</td> <td colspan="4">Thickness    Bsmnt Insul.</td> </tr> <tr> <td colspan="3">(6) Ceiling:</td> <td>Gas Oil</td> <td>Coal Stoker</td> <td>Hand Fired Boiler</td> <td colspan="8"></td> </tr> </table>	(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	144 Wood Frame 1 Appliance Allowance, Standard				(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									<p>Construction Cost</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>High</td> <td>X</td> <td>Above Ave.</td> <td>Ave.</td> <td>Low</td> </tr> </table> <p>** ** Calculator Cost Data ** **</p> <p>Quality: Low Cost                  Heat#1: Wall or Floor Furnace    100                  Heat#2: Wall or Floor Furnace    0%</p> <p>Ave. SqFt/Story: 1130                  Ave. Perimeter: 188                  Has Elevators:</p> <p style="text-align: center;">*** Basement Info ***</p> <p>Area:                  Perimeter:                  Type:                  Heat: Hot Water, Radiant Floor</p> <p style="text-align: center;">* Mezzanine Info *</p> <p>Area #1:                  Type #1:                  Area #2:                  Type #2:</p> <p style="text-align: center;">* Sprinkler Info *</p> <p>Area: 1130                  Type:</p>	High	X	Above Ave.	Ave.	Low
(1) Excavation/Site Prep:		(7) Interior:				(11) Electric and Lighting:				(39) Miscellaneous:																																																																																															
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: 402 RESIDENTIAL-V		Zoning:	Building Permit(s)	Date	Number	Status				
W CADILLAC RD		School: MCBAIN - 57030										
		P.R.E. 100% 07/22/1994										
Owner's Name/Address		MAP #:										
LUTKE ROBERT J & PAMELA 10500 W CADILLAC ROAD CADILLAC MI 49601		2019 Est TCV 7,500										
		Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
Tax Description		Public Improvements		* Factors *								
. SEC 32 T22N R8W E 50 FT OF E 1/2 OF E 1/2 OF SE 1/4 OF SW 1/4. 1.5152A.		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Gravel Road		GROUP B 150/FF		50.001324.22	1.0000	1.0000	150	100		7,500
LONG NARROW STRIP..BUT ALSO OWN ADJ TO THE EAST (032-021-00)		Paved Road		50 Actual Front Feet, 1.52 Total Acres					Total Est. Land Value =			7,500
		Storm Sewer										
		Sidewalk										
		Water Sewer										
		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	3,800	0	3,800				2,694C
		TPC 12/27/2017 INSPECTED			2018	3,800	0	3,800				2,631C
		TPC 05/08/2017 INSPECTED			2017	4,200	0	4,200				2,577C
					2016	4,200	0	4,200				2,555C

2018 Lake Township Parcel Map



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CHEMICAL BANK	FAITH BAPTIST CHURCH OF C	255,000	12/31/2014	CD	BANK SALE	2015-00243	PTA	100.0
LUTZKE JOHN M	CHEMICAL BANK	420,000	09/10/2010	PTA	Multiple Reference	2010 PTA SD	PTA	0.0
HOFFMAN'S COURTYARD LLC	LUTZKE JOHN M	282,300	06/30/2008	WD	Multiple Reference	2008/2312		100.0

Property Address	Class: 708 EXEMPT RELIGI	Zoning:	Building Permit(s)	Date	Number	Status
------------------	--------------------------	---------	--------------------	------	--------	--------

W WATERGATE RD	School: MCBAIN - 57030					
----------------	------------------------	--	--	--	--	--

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

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

FAITH BAPTIST CHURCH OF CADILLAC PO BOX 57 CADILLAC MI 49601	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 8 - 17	@\$2000	8.48	Acres	2000	100			16,960
--	--	-------------------	---------	------	-------	------	-----	--	--	--------

		8.48 Total Acres Total Est. Land Value =							16,960
--	--	--	--	--	--	--	--	--	--------

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

. SEC 32 T22N R8W E 1/2 OF E 1/2 OF SE	X	Gravel Road								
--	---	-------------	--	--	--	--	--	--	--	--

1/4 OF SW 1/4 EXC E 50 FT THOF. 8.4848A.		Paved Road								
--	--	------------	--	--	--	--	--	--	--	--

Comments/Influences		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	EXEMPT	EXEMPT	EXEMPT	EXEMPT
--	-----	------	------	------	--------	--------	--------	--------

				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.
HOLDSHIP MARK R & ANGIE E	LAGALO JENNIE	1	04/27/2016	QC	RELATED PARTY	2016-01581	PTA	0.0
LAGALO JENNIE	LAGALO JENNIE	1	04/27/2016	QC	RELATED PARTY	2016-01673	PTA	0.0
HOLDSHIP MARK R & ANGIE E	HOLDSHIP MARK R & ANGIE E	0	02/11/2016	QC	RELATED PARTY	2016-00500	PTA	0.0
ZYSK CAROLYN D	HOLDSHIP MARK R	195,000	09/21/2015	WD	Arms Length	2015-03178	PTA	100.0

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

S LACHANCE RD	School: MCBAIN - 57030					
	P.R.E. 100% 07/06/2016					

Owner's Name/Address	MAP #:
LAGALO JENNIE HOLDSHIP MARK R & ANGIE E 5160 S LACHANCE RD CADILLAC MI 49601	2019 Est TCV 14,720

Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
Public Improvements			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
	X		Dirt Road						
	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 8 - 17 @\$2000	7.36 Acres		2000	100		14,720
			7.36 Total Acres			Total Est. Land Value =			14,720

Tax Description	X
. SEC 32 T22N R8W NE 1/4 OF SW 1/4 LYING N OF HWY M-55. 7.3636A.	X

Comments/Influences



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	7,400	0	7,400			7,318C
2018	7,400	0	7,400			7,147C
2017	7,000	0	7,000			7,000S
2016	7,700	0	7,700		7,700W	7,700S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
QUIST JERRY & LAY LYNN PR	FOUR D'S OF MISSAUKEE LLC	99	11/10/2005	QC	Not Qualified	05-0/4496		0.0
WILSON JOHN & JAMES ETAL	QUIST JERRY & LAY LYNN PR	255,000	06/30/2005	WD	Arms Length	05-0/2663		100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
W WATERGATE RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 0%					
FOUR D'S OF MISSAUKEE LLC 300 E MEYERING RD MARION MI 49665	MAP #:					
	2019 Est TCV 95,100					

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	47.55 Acres	2000	100				95,100
47.55 Total Acres							Total Est. Land Value =	95,100

Tax Description  
 SEC32 T22N (5\*2005) R8W W 1/2 OF SW 1/4 LYING S'LY OF HWY M55 EXC BEG S 0D 30' 13"E 1061.2 FT' N 67D 43' 28"E 120.27 FT N 68D 31' 38"E 479.6 FT FROM W 1/4 COR TH N 70D 40' 10" E 799.93 FT, S 0D 29' 11"E 400 FT, S 69D 40' 51"W 804.65 FT N 0D 30' 13"W 414.63 FT TO POB 47.55 A M/L SPLIT ON 12/08/2015 INTO 009-032-011-70; SPLIT ON 12/05/2007 INTO 009-032-011-90; SPLIT ON 12/10/2005 INTO 009-032-011-95; FORMERLY SEC 32 T22N R8W W 1/2 OF SW 1/4 EXC HWY M55 & EXC BEG S 0D 30' 13"E 1061.2 FT' N 67D 43' 28"E 120.27 FT N 68D

- X Dirt Road
- X Gravel Road
- 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
  - 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	47,600	0	47,600			38,645C
TPC	12/27/2017	INSPECTED	2018	47,600	0	47,600			37,740C
TPC	05/08/2017	INSPECTED	2017	52,300	0	52,300			36,964C
TPC	12/07/2015	INSPECTED	2016	42,800	0	42,800			36,635C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FOUR D'S OF MISSAUKEE LLC	CALLAHAN SUPPLY LLC	65,000	12/15/2015	WD	Split Vacant	2016-00119		100.0

Property Address	Class: 201 COMMERCIAL-IM	Zoning:	Building Permit(s)	Date	Number	Status
10429 W WATERGATE RD	School: MCBAIN - 57030		Commercial	05/10/2016	2016-0152	100%
	P.R.E. 0%		Commercial	01/26/2016	2016-0028	100%
Owner's Name/Address	MAP #:					
CALLAHAN SUPPLY LLC 10190 68TH AVE ALLENDALE MI 49401	2019 Est TCV 324,855 TCV/TFA: 32.49					

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
A PART OF THE SOUTHWEST 1/4 OF SEC 32 T22N R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE WEST 1/4 4 CORNER OF SAID SECTION 32; THENCE N89°43'28"E, ALONG THE NORTH LINE OF SAID SECTION, 234.94 FEET TO THE CENTERLINE OF A COUNTY ROAD; THENCE, ALONG SAID CENTERLINE, S30°50'09"E 129.96 FEET; THENCE 84.00 FEET ALONG A CURVE TO THE RIGHT (RADIUS = 250.00 FEET, CHORD BEARING AND DISTANCE = S21°12'35"E 83.61 FEET); THENCE N89°43'28"E 424.80 FEET; THENCE N00°30'13"W 190.00 FEET TO THE NORTH LINE OF SAID SECTION; THENCE N89°43'28"E, ALONG SAID LINE, 561.92 FEET TO THE WEST 1/16TH LINE OF SAID SECTION;		Dirt Road		Residentia 8 - 17 @\$2000	16.31 Acres		2000 100	32,614
		Gravel Road		Residentia ROW @ ZERO	1.36 Acres		0 100	0
		Paved Road		17.67 Total Acres			Total Est. Land Value =	32,614

A PART OF THE SOUTHWEST 1/4 OF SEC 32 T22N R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE WEST 1/4 4 CORNER OF SAID SECTION 32; THENCE N89°43'28"E, ALONG THE NORTH LINE OF SAID SECTION, 234.94 FEET TO THE CENTERLINE OF A COUNTY ROAD; THENCE, ALONG SAID CENTERLINE, S30°50'09"E 129.96 FEET; THENCE 84.00 FEET ALONG A CURVE TO THE RIGHT (RADIUS = 250.00 FEET, CHORD BEARING AND DISTANCE = S21°12'35"E 83.61 FEET); THENCE N89°43'28"E 424.80 FEET; THENCE N00°30'13"W 190.00 FEET TO THE NORTH LINE OF SAID SECTION; THENCE N89°43'28"E, ALONG SAID LINE, 561.92 FEET TO THE WEST 1/16TH LINE OF SAID SECTION;



Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
Metal Prefab/Conc.	16.45	60 95	938
Total Estimated Land Improvements True Cash Value =			938

X	Level	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2019	16,300	146,100	162,400			157,821C
	Rolling		2018	16,300	144,500	160,800			154,123C
	Low		2017	15,500	139,000	154,500			150,953C
	High		2016	17,100	0	17,100			17,100S
	Landscaped								
	Swamp								
	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								

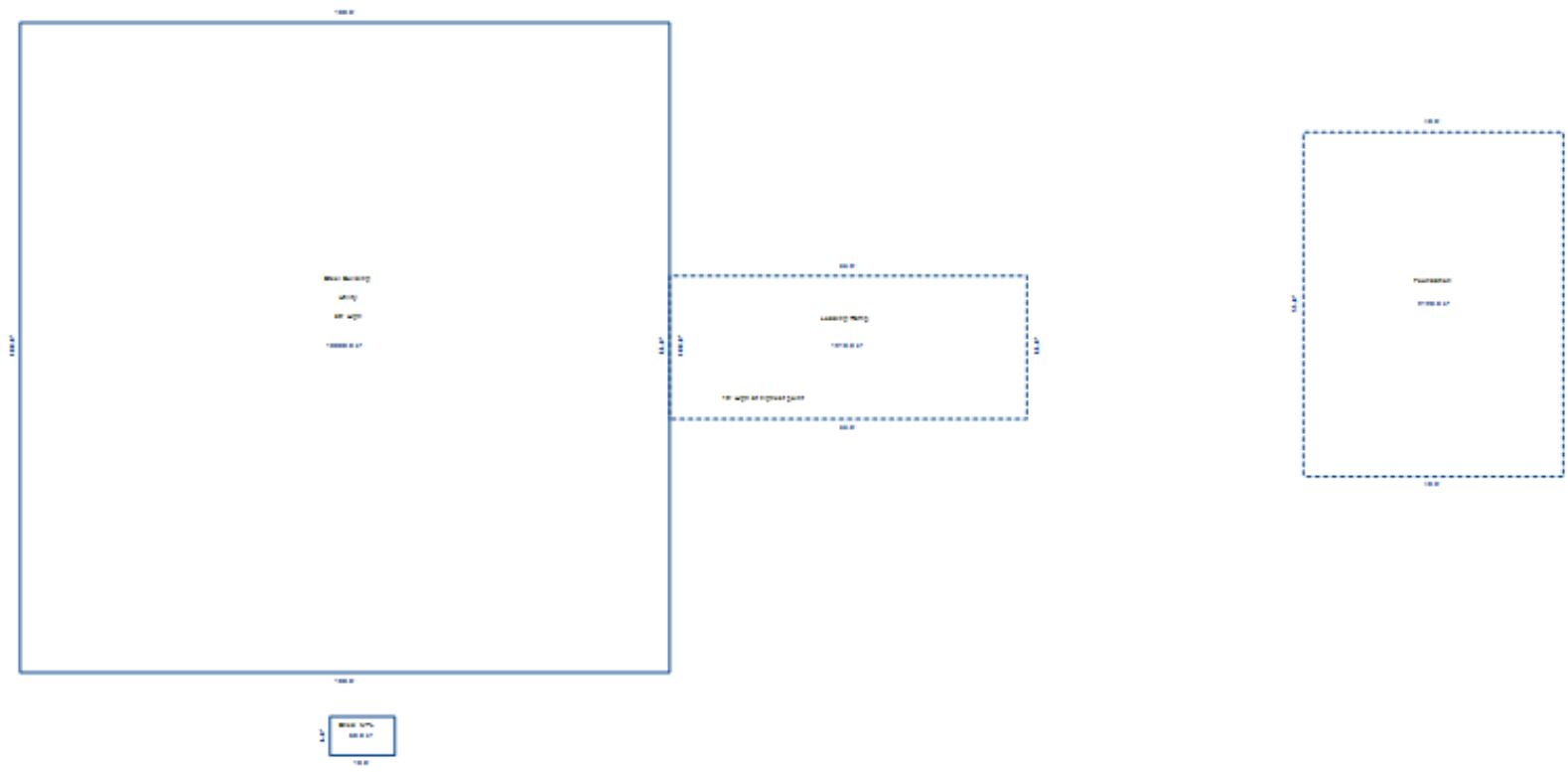
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Desc. of Bldg/Section: Calculator Occupancy: Shed - Utility Light Commercial Building		<<<<< Calculator Cost Computations >>>>>					
Class: S Floor Area: 10,000 Gross Bldg Area: 10,000 Stories Above Grd: 1 Average Sty Hght : 20 Bsmnt Wall Hght		Construction Cost		Class: S      Quality: Average Stories: 1      Story Height: 20      Perimeter: 400		Base Rate for Upper Floors = 19.75	
Depr. Table : 2% Effective Age : 5 Physical %Good: 90 Func. %Good : 100 Economic %Good: 100		High	Above Ave.	X Ave.	Low	** ** Calculator Cost Data ** ** Quality: Average Heat#1: Space Heaters, Steam w/ Boil 100 Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 10000 Ave. Perimeter: 400 Has Elevators:	
2016 Year Built Remodeled		*** Basement Info ***		Area: Perimeter: Type: Heat: Hot Water, Radiant Floor		<<<<< Segregated Cost Computations >>>>> Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses	
Overall Bldg Height		* Mezzanine Info *		Heat: Hot Water, Radiant Floor Area #1: Type #1: Area #2: Type #2:		Item Description      Cost      # or Height Storys Col.      Rate      SqFt      Adj.      Adj.      Cost	
Comments:		* Sprinkler Info *		Area: Type: Average		Total Floor Area: 10,000      Base Cost New of Upper Floors = 231,600 Eff.Age:5      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 90 /100/100/100/90.0 Total Depreciated Cost = 208,440 Total Cost New = 0 Architectural Multiplier: 0.00 Reproduction/Replacement Cost = 0 Total Depreciated Cost = 0	
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>							

(1) Excavation/Site Prep:			(7) Interior:			(11) Electric and Lighting:			(39) Miscellaneous:		
(2) Foundation:			(8) Plumbing:			Outlets:      Fixtures:					
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			(40) Exterior Wall:		
(4) Floor Structure:						Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct					
(5) Floor Cover:			(9) Sprinklers:			(13) Roof Structure:      Slope=0			Thickness      Bsmnt Insul.		
(6) Ceiling:			(10) Heating and Cooling:			(14) Roof Cover:					
			Gas Oil	Coal Stoker	Hand Fired Boiler						

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CLUM JERED	SCHEPERS MANAGEMENT LLC	25,000	04/14/2016	WD	Arms Length	2016-01428	PTA	100.0
FOUR DS OF MISSAUKEE LLC	CLUM JERED	35,700	04/14/2016	WD	LAND CONTRACT	2016-01426		0.0
FOUR D'S OF MISSAUKEE LLC	CLUM JERED (SM)	35,700	01/23/2008	LC	LAND CONTRACT	2008/257		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
BROWN RD	School: MCBAIN - 57030		Pole Barn	12/13/2007	20070930	100%

Owner's Name/Address	MAP #:	2019 Est TCV 21,178 TCV/TFA: 0.00
SCHEPERS MANAGEMENT LLC 10190 68TH AVE ALLENGDALE MI 49401		

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 1 - 2.99	@\$5500	2.04 Acres	5500	100	11,220	
	Gravel Road		2.04 Total Acres					Total Est. Land Value =	11,220

Tax Description  
 .SEC 32 T22N, R8W BEG N89°43'28"E 234.94 FT FROM W/4 COR, TH N89°43'28"E 520 FT, S00°30'13"E 190FT, S89°43'28"W 424.8 FT, N21°12'35"W 83.61 FT, N30°50'09"W 129.96 FT TO POB. 2.04 Ac. M/L  
 Split on 12/05/2007 from 009-032-011-00;  
 Comments/Influences

Add PB for 09..No permit in file.  
 Split/Comb. on 12/05/2007 completed  
 12/05/2007 RAY ;  
 Parent Parcel(s): 009-032-011-00;  
 Child Parcel(s): 009-032-011-90;



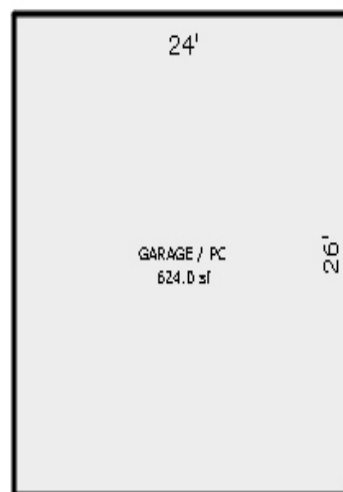
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	5,600	5,000	10,600			10,600S
2018	5,600	5,600	11,200			11,200S
2017	5,600	5,400	11,000			11,000S
2016	5,600	4,900	10,500			9,731C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																															
X	Single Family	Eavestrough Insulation	0 Front Overhang 0 Other Overhang	Gas	Oil	Elec.	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2007 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																		
	Mobile Home			Wood Frame	Drywall Paneled	Plaster Wood T&G									Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump	Class: CD Effec. Age: 5 Floor Area: 0 Total Base New : 11,912 Total Depr Cost: 11,316 Estimated T.C.V: 9,958	E.C.F. X 0.880	Bsmnt Garage: Carport Area: Roof:																											
	Town Home	(4) Interior		X No Heating/Cooling			Central Air Wood Furnace																																						
	Duplex	Trim & Decoration		(12) Electric																																									
	A-Frame	Ex Ord Min		0 Amps Service																																									
		Size of Closets		No./Qual. of Fixtures																																									
		Lg Ord Small		Ex. Ord. Min																																									
		Doors Solid H.C.		No. of Elec. Outlets																																									
		(5) Floors		Many Ave. Few																																									
		Kitchen: Other: Other:		(13) Plumbing																																									
		(6) Ceilings		Average Fixture(s)																																									
		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1																																									
		(7) Excavation		3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																									
		(8) Basement		(14) Water/Sewer																																									
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																									
		(9) Basement Finish		Lump Sum Items:																																									
		Recreation SF Living SF Walkout Doors No Floor SF																																											
		(10) Floor Support																																											
		Joists: Unsupported Len: Cntr.Sup:																																											
		Gable Hip Flat																																											
		Gambrel Mansard Shed																																											
		Asphalt Shingle																																											
		Chimney:																																											
<p>Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 2007</p> <p>(11) Heating System: No Heating/Cooling Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95</p> <p>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>Garages</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Class: CD 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>624</td> <td>11,912</td> <td>11,316</td> </tr> <tr> <td>Totals:</td> <td></td> <td></td> <td></td> <td>11,912</td> <td>11,316</td> </tr> </tbody> </table> <p>Notes: ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 =&gt; TCv: 9,958</p>																Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	Garages						Class: CD Exterior: Pole (Unfinished)						Base Cost			624	11,912	11,316	Totals:				11,912	11,316
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																								
Garages																																													
Class: CD Exterior: Pole (Unfinished)																																													
Base Cost			624	11,912	11,316																																								
Totals:				11,912	11,316																																								

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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.
ANDERSON DAN & MAE	ANDERSON DAN & MAE	0	12/05/2017	PTA	FAMILY SALE	PTA	PTA	0.0
QUIST JERRY & LAY LYNN PR	FOUR D'S OF MISSAUKEE LLC	99	11/10/2005	QC	Not Qualified	05-0/4496		0.0
FOUR D'S OF MISSAUKEE LLC	ANDERSON DAN & MAE (H/W)	70,000	11/10/2005	WD	Split Vacant	05-0/4498		100.0
WILSON JOHN & JAMES ETAL	QUIST JERRY & LAY LYNN PR	255,000	06/30/2005	WD	Not Qualified	05-0/2663		100.0

Property Address	Class: 202 COMMERCIAL-VA	Zoning:	Building Permit(s)	Date	Number	Status						
W WATERGATE RD	School: MCBAIN - 57030											
	P.R.E. 0%											
Owner's Name/Address	MAP #:											
ANDERSON DAN & MAE 7091 N 7 MILE ROAD Lake City MI 49651	2019 Est TCV 24,990											
	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
				COMMERCIAL 10A M/L	3500	7.14	Acres	3500	100			24,990
				7.14 Total Acres Total Est. Land Value = 24,990								
Tax Description	X Dirt Road X Gravel Road X Paved Road X Storm Sewer X Sidewalk X Water X Sewer X Electric X Gas X Curb X Street Lights X Standard Utilities X Underground Utils.											
SEC 32 T22N R8W BEG S 0D 30' 13"E 1061.2 FT, N 67D 43' 28"E 120.27 FT, N 68D 31' 38"E 479.6 FT FROM W/4 COR TH N 70D 40' 10"E 799.93 FT, S 0D 29' 11"E 400 FT, S 69D 40' 51"W 804.65 FT, N 0D 30' 13" W 414.63 FT TO POB. --7.14 A-- Split on 12/10/2005 from 009-032-011-00; Comments/Influences	Topography of Site X Level X Rolling X Low X High X Landscaped X Swamp X Wooded X Pond X Waterfront X Ravine X Wetland X Flood Plain											
Split/Comb. on 12/10/2005 completed 12/10/2005 RAY ; Parent Parcel(s): 009-032-011-00; Child Parcel(s): 009-032-011-95;	Year      Land Value      Building Value      Assessed Value      Board of Review      Tribunal/ Other      Taxable Value Who      When      What 2019      12,500      0      12,500                12,500S 2018      19,300      0      19,300                16,336C 2017      16,000      0      16,000                16,000S 2016      16,000      0      16,000                15,896C											
2018 Lake Township Parcel Map 	The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan											

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STILLWELL ROBERT W	STILLWELL BOBBIE J & WONS	0	02/01/2011	WD	FAMILY SALE	2011-370WD		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
10766 W CADILLAC RD	School: MCBAIN - 57030		RELOCATE HOME	11/22/2013	2013-0585	100%
	P.R.E. 100% 12/03/2011					
Owner's Name/Address	MAP #:					
STILLWELL BOBBIE J & WONSEY STEFAN 10766 W CADILLAC ROAD CADILLAC MI 49601	2019 Est TCV 74,039 TCV/TFA: 60.00					

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 32 T22N R8W W 1/2 OF W 1/2 OF SE 1/4 OF SW 1/4. 10 A.	X			Residentia 8 - 17 @\$2000	10.00	Acres	2000	100		20,000
Comments/Influences				10.00 Total Acres Total Est. Land Value = 20,000						

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	Wood Frame	14.15	310 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	X	Year						
		Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
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							



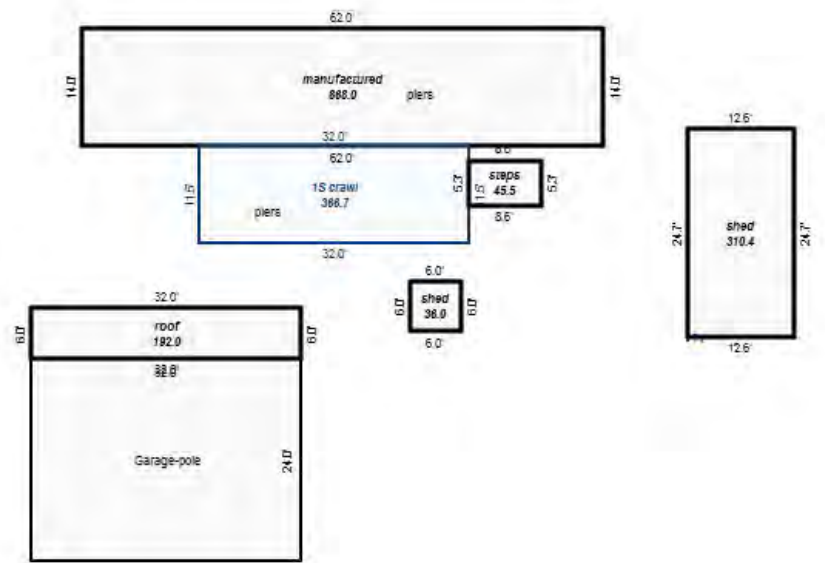
Who	When	What	2019	2018	2017	2016
TPC 12/27/2017	INSPECTED		10,000	23,200	9,500	10,500
TPC 01/03/2014	INSPECTED		27,000	33,200	21,600	18,200
TPC 10/29/2013	INSPECTED		37,000	19,898C	31,100	28,700
			20,375C	19,489C	19,489C	19,316C

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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 192 45	Type Roof Cover Onl Treated Wood	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: 1 Area: 768 % 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 1987		Remodeled 2013		Ex X Ord Min			Size of Closets									
Condition: Poor		Lg X Ord Small		Doors Solid X H.C.												
Room List		(5) Floors		Central Air Wood Furnace												
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(12) Electric			0 Amps Service									
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures												
X	Wood/Shingle Aluminum/Vinyl Brick			X Ex. Ord. Min			No. of Elec. Outlets									
Insulation		(7) Excavation		Many X Ave. Few			(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. 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 Water Well 1 1000 Gal Septic 2 2000 Gal Septic									
(3) Roof		(9) Basement Finish					Lump Sum Items:									
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support												
X	Asphalt Shingle	Recreation SF Living SF Walkout Doors No Floor SF		Joists: Unsupported Len: Cntr.Sup:												
Chimney: Metal																
Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE (11) Heating System: Forced Air w/ Ducts Ground Area = 1234 SF Floor Area = 1234 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas											Cls D Blt 1987					
Stories Exterior Foundation Size Cost New Depr. Cost																
1 Story Siding Piers 868																
1 Story Siding Piers 366																
Total: 91,586 68,689																
Other Additions/Adjustments																
Plumbing																
Average Fixture(s) 1 778 583																
3 Fixture Bath 1 2,463 1,847																
Water/Sewer																
1000 Gal Septic 1 3,235 2,426																
Water Well, 50 Feet 1 1,895 1,421																
Deck																
Treated Wood 45 1,226 919																
w/Roof (Roof portion) 192 2,039 1,529																
Garages																
Class: D Exterior: Pole (Unfinished)																
Base Cost 768 12,165 9,124																
Built-Ins																
Appliance Allow. 1 1,243 932																
Fireplaces																
Wood Stove 1 1,350 1,012																
Totals: 117,980 88,482																
Notes:																
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.600 => TCV:													53,089			

\*\*\* 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.
FEDERAL HOME LOAN MORTGAG	FEISTER MATTHEW J	94,000	09/10/2013	WD	BANK SALE	2013-03142 WD	PTA	100.0
TRIPP ANITA J & JOHN A	FEDERAL HOME LOAN MORTGAG	133,212	01/06/2012	SD	SHERIFF'S DEED	2012-0084	PTA	100.0
EICHHORN ANITA J	TRIPP ANITA J & JOHN A	0	02/28/2005	QC	Not Qualified	05-0/858		0.0
		15,500	11/01/1995	WD	Download	299:854		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
10656 W CADILLAC RD	School: MCBAIN - 57030		Addition	/ /	2004-9999	Complete
	P.R.E. 100% 09/24/2013					

Owner's Name/Address	MAP #:
FEISTER MATTHEW J 10656 W CADILAC RD CADILLAC MI 49601	2019 Est TCV 153,650 TCV/TFA: 92.34

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
				* Factors *							
SEC 32 T22N R8W E 1/2 OF W 1/2 OF SE 1/4 OF SW 1/4. 10A.	X			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	Land Improvement Cost Estimates			
		Description	Rate	Size % Good	Cash Value
LOC ALLOWANCE DUE TO PROXIMITY TO STANHOPE COMM'L	X	Water	18.21	144 50	1,311
	X	Sewer			
	X	Electric			
		Gas			
		Curb			
		Street Lights			
		Standard Utilities			
		Underground Utils.			
		Total Estimated Land Improvements True Cash Value = 1,311			

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



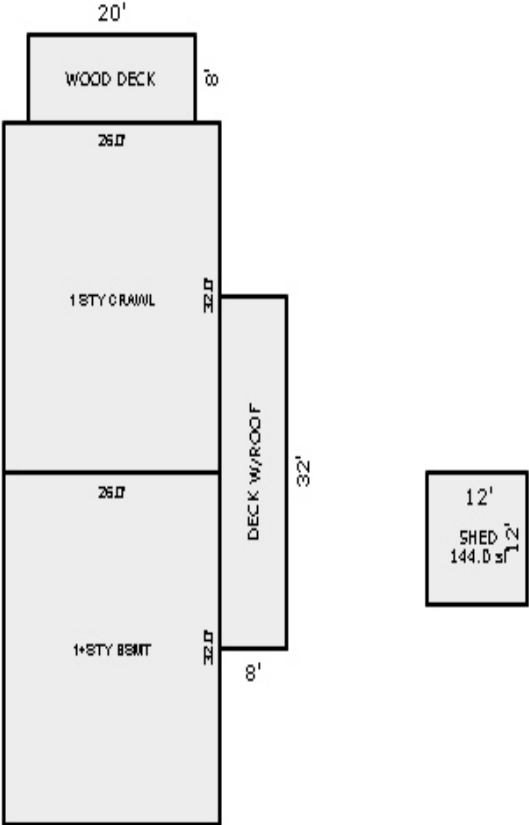
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2019	10,000	66,800	76,800			59,875C
	TPC 12/27/2017	INSPECTED	2018	10,000	59,500	69,500			58,472C
	TPC 10/29/2013	INSPECTED	2017	9,500	57,700	67,200			57,270C
			2016	10,500	54,300	64,800			56,760C

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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 256 160	Type WCP (1 Story) WPP	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G																													
Building Style: 1.25S		Trim & Decoration																																
Yr Built 1996	Remodeled 0	Ex	X	Ord		Min																												
Condition: Average		Lg	X	Ord		Small																												
Room List		(5) Floors																																
	Basement 1st Floor 2nd Floor 4 Bedrooms	Kitchen: Other: Other:					(12) Electric																											
		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																												
(2) Windows		(7) Excavation																																
X	Many Avg. Few	X	Large Avg. Small																															
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor																															
X	Double Glass Patio Doors Storms & Screens	(8) Basement																																
		Basement: 832 S.F. Crawl: 832 S.F. Slab: 0 S.F. Height to Joists: 0.0																																
		(9) Basement Finish																																
		1	Recreation SF Living SF Walkout Doors No Floor SF																															
(3) Roof		(10) Floor Support																																
X	Gable Hip Flat		Gambrel Mansard Shed																															
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:																																
		1	Public Water Public Sewer Water Well																															
		1	1000 Gal Septic 2000 Gal Septic																															
Chimney: Metal		Lump Sum Items:																																
Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Forced Air w/ Ducts Ground Area = 1664 SF Floor Area = 1664 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>832</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>832</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>153,585</td> <td>130,547</td> </tr> </tbody> </table> Other Additions/Adjustments Basement, Outside Entrance, Below Grade 1 1,639 1,393 Plumbing Average Fixture(s) 1 933 793 3 Fixture Bath 1 2,929 2,490 2 Fixture Bath 1 1,970 1,674 Water/Sewer 1000 Gal Septic 1 3,453 2,935 Ceramic Tile Floor Water Well, 50 Feet 1 1,962 1,668 Porches WCP (1 Story) 256 6,262 5,323 WPP 160 2,723 2,315 Built-Ins Appliance Allow. 1 1,467 1,247 Totals: 176,923 150,385											Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1+ Story	Siding	Basement	832			1 Story	Siding	Crawl Space	832			Total:				153,585	130,547
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																													
1+ Story	Siding	Basement	832																															
1 Story	Siding	Crawl Space	832																															
Total:				153,585	130,547																													
Notes:											ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV:		132,339																					

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



Sketch by Apex Medina™

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

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

Property Address      Class: 301 INDUSTRIAL-IM      Zoning:      Building Permit(s)      Date      Number      Status

10640 W CADILLAC RD      School: MCBAIN - 57030

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

STANHOPE ROBERT G & KRISTYL      2019 Est TCV 281,581 TCV/TFA: 17.88

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

LAKE CITY MI 49651      Public Improvements      \* Factors \*      330X1316

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

. SEC 32 T22N R8W W 1/2 OF E 1/2 OF SE      COMMERCIAL 10A M/L 3500      9.97 Acres      3500      100      34,895

1/4 OF SW 1/4. 10 A.      9.97 Total Acres      Total Est. Land Value =      34,895

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

Water      D/W/P: 4in Ren. Conc.      7.64      490      50      1,872

Sewer      D/W/P: Asphalt Paving      2.69      7700      50      10,356

Electric      Total Estimated Land Improvements True Cash Value =      12,228

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

Curb      2019      17,400      123,400      140,800                78,526C

Street Lights      2018      26,900      98,200      125,100                76,686C

Standard Utilities      2017      26,900      74,200      101,100                75,109C

Underground Utils.      2016      15,000      74,100      89,100                74,440C

Topography of Site      Who      When      What

Level      JWV 08/06/2018      INSPECTED

X Rolling      TPC 12/27/2017      INSPECTED

Low      TPC 05/08/2017      INSPECTED

High      The Equalizer. Copyright (c) 1999 - 2009.

Landscaped      Licensed To: Township of Lake, County of

Swamp      Missaukee, Michigan

X Wooded

Pond

Waterfront

Ravine

Wetland

Flood Plain



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



Desc. of Bldg/Section: CAL 94	
Calculator Occupancy: Industrial - Light Manufacturing	
Class: S	Construction Cost
Floor Area: 15,750	High
Gross Bldg Area: 15,750	Above Ave.
Stories Above Grd: 1	Ave.
Average Sty Hght : 12	X
Bsmnt Wall Hght	Low
** ** Calculator Cost Data ** **	
Quality: Average	
Heat#1: Space Heaters, Gas with Fan	100
Heat#2: Package Heating & Cooling	0%
Ave. SqFt/Story: 15750	
Ave. Perimeter: 597	
Has Elevators:	
*** Basement Info ***	
1965 Year Built	Area:
1994 Remodeled	Perimeter:
	Type:
Overall Bldg Height	Heat: Hot Water, Radiant Floor
	* Mezzanine Info *
Comments:	Area #1:
20% FUNCTIONAL..SEVERAL ADD'NS	Type #1:
	Area #2:
	Type #2:
	* Sprinkler Info *
	Area:
	Type: Average

<<<<< Calculator Cost Computations >>>>>	
Class: S	Quality: Average
Stories: 1	Story Height: 12
Perimeter: 597	
Base Rate for Upper Floors = 40.11	
(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 3.29 100%	
Adjusted Square Foot Cost for Upper Floors = 43.40	
Total Floor Area: 15,750	Base Cost New of Upper Floors = 683,551
Reproduction/Replacement Cost = 683,551	
Eff.Age:35	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 49 /100/100/100/49.0
Total Depreciated Cost = 334,940	
ECF (301 - INDUSTRIAL) 0.700 => TCV of Bldg: 1 = 234,458	
Replacement Cost/Floor Area= 43.40 Est. TCV/Floor Area= 14.89	

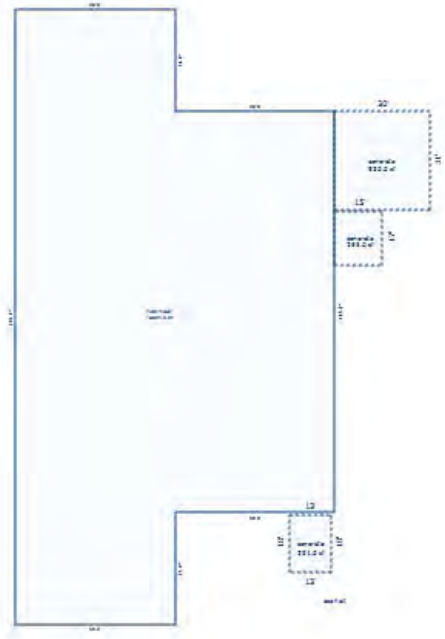
(1) Excavation/Site Prep:
(2) Foundation:
X Poured Conc
Brick/Stone
Block
(3) Frame:
(4) Floor Structure:
(5) Floor Cover:
(6) Ceiling:

(7) Interior:
(8) Plumbing:
Many Above Ave.
Average Typical
Few None
Total Fixtures
3-Piece Baths
2-Piece Baths
Shower Stalls
Toilets
Urinals
Wash Bowls
Water Heaters
Wash Fountains
Water Softeners
(9) Sprinklers:
(10) Heating and Cooling:
Gas Oil
Coal Stoker
Hand Fired 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.

\*\*\* 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: 201 COMMERCIAL-IM	Zoning:	Building Permit(s)	Date	Number	Status
10125 W WATERGATE RD	School: MCBAIN - 57030	Commercial	03/31/2015	2015-0062	100%	

Owner's Name/Address	P.R.E.	MAP #:
WOLVERINE POWER SUPPLY COOPERATIVE 10125 W WATERGATE RD CADILLAC MI 49601	0%	2019 Est TCV 9,174,983 TCV/TFA: 239.82

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES			
			Description	Frontage	Depth	Value
. SEC 32 T22N R8W S 3/4 OF N 1/2 OF SE 1/4. 59.59 A. 2004 SURVEY IN ASSESSOR'S FILE.	X		* Factors *			
			2013 EQ RATES&SALES	59.590 Acres	1,871 100	111,508
			59.59 Total Acres Total Est. Land Value =			111,508

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	Commercial Local Cost Land Improvements			
			PAVING	0.50	112000 88 100	49,280
			Total Estimated Land Improvements True Cash Value =			49,280

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	55,800	4,531,700	4,587,500			4,587,500S



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC 12/27/2017	INSPECTED		2018	55,800	4,468,200	4,524,000			4,524,000S
TPC 04/01/2016	INSPECTED		2017	55,800	4,504,900	4,560,700			4,554,587C
TPC 09/26/2015	INSPECTED		2016	55,800	703,800	759,600			746,767C

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

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

Class: C  
 Floor Area: 38,257  
 Gross Bldg Area: 38,257  
 Stories Above Grd: 1  
 Average Sty Hght : 10  
 Bsmnt Wall Hght

Depr. Table : 1.75%  
 Effective Age : 2  
 Physical %Good: 97  
 Func. %Good : 100  
 Economic %Good: 100

2015 Year Built Remodeled

32 Overall Bldg Height

Comments:  
 BLDG, HEAT, PARKING LOT  
 TOTAL \$9,121,617  
 WOLVERINE POWER  
 COOPERATIVE - NEW  
 HEADQUARTERS BUILDING  
 VALUES  
 AS OF 11-30-16

Construction Cost					
High	Above Ave.	Ave.	X	Low	
** ** Calculator Cost Data ** **					
Quality: Excellent					
Heat#1: Zoned A.C. Warm & Cooled Air 100					
Heat#2: Forced Air Furnace 0%					
Ave. SqFt/Story: 40150					
Ave. Perimeter: 1514					
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: 38257					
Type: Excellent					

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

Class: C Quality: Excellent  
 Stories: 1 Story Height: 10 Perimeter: 1514  
 Overall Building Height: 32

Base Rate for Upper Floors = 184.57

(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 28.75 100%  
 Adjusted Square Foot Cost for Upper Floors = 213.32

Total Floor Area: 38,257 Base Cost New of Upper Floors = 8,160,983

38,257 Sq.Ft. of Sprinklers @ 5.19, Cost New = 198,554

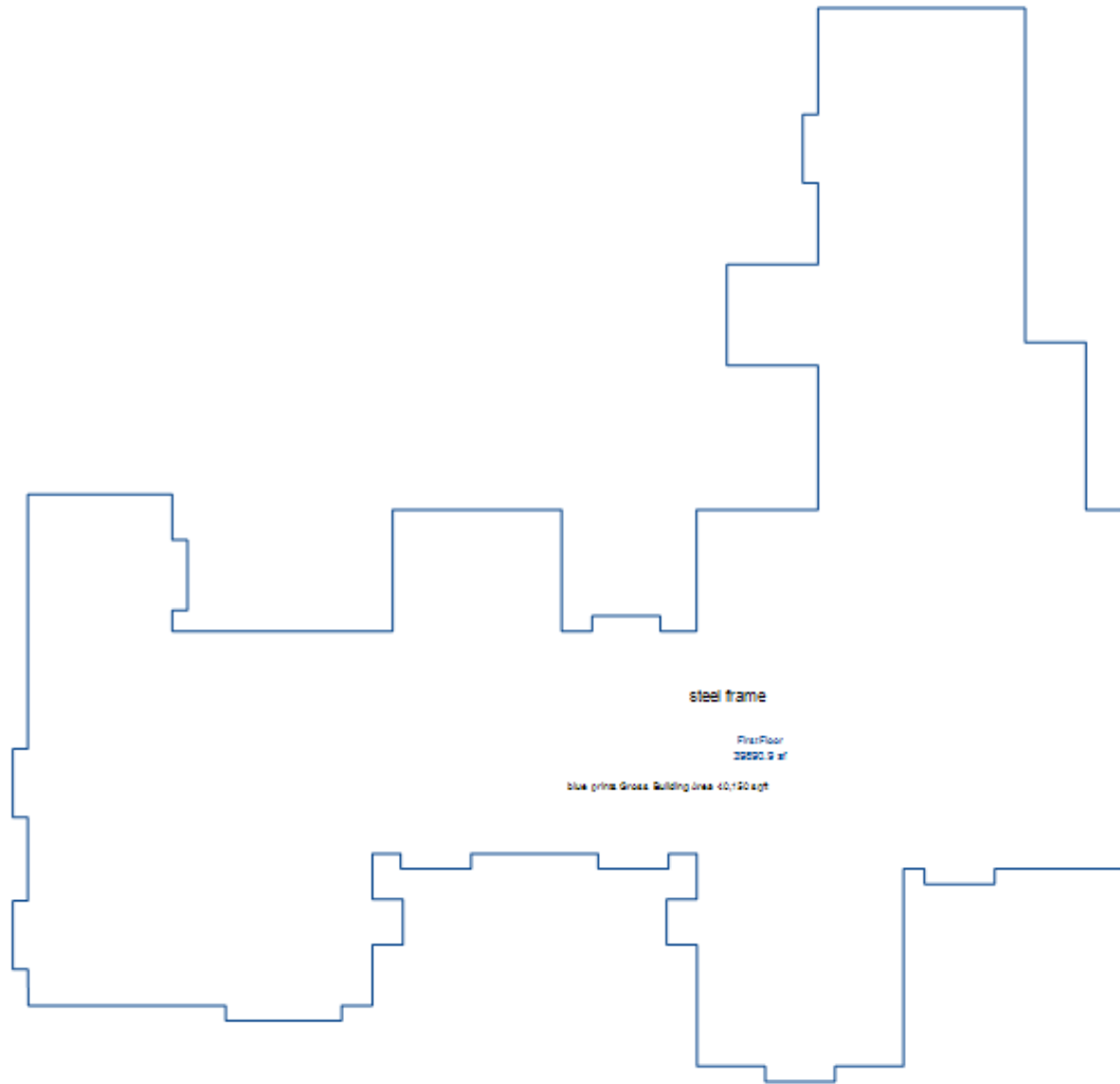
Reproduction/Replacement Cost = 8,359,537  
 Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 97 /100/100/100/97.0  
 Total Depreciated Cost = 8,108,751

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
/CI16/SUBDC/LIGAP/PUBU/STRLUWA	3036.42	4	1.00	100	12,146

ECF (201A GENERAL COMMERCIAL ) 1.110 => TCV of Bldg: 1 = 9,014,195  
 Replacement Cost/Floor Area= 218.83 Est. TCV/Floor Area= 235.62

(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.

Property Address	Class: 201 COMMERCIAL-IM	Zoning:	Building Permit(s)	Date	Number	Status
10125 W WATERGATE RD	School: MCBAIN - 57030		Demolition/Removal	07/14/2016	2016-0299	100%
Owner's Name/Address	P.R.E. 0%		Commercial	11/17/2006	20060457	Complete
WOLVERINE POWER SUPPLY COOPERATIVE 10125 W WATERGATE RD CADILLAC MI 49601	MAP #:					
	2019 Est TCV 111,329 TCV/TFA: 46.39					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES								
			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 32 T22N R8W THE E'LY 1572.53 FT OF N 1/4 OF N 1/2 OFSE 1/4 LYING S OF HWY M-55 EXC E'LY 578.61 FT THOF, ALSO THAT PART OF S 1/2 OF NE 1/4 LYING S OF HWY M-55 EXC E'LY 578.61 FT THOF. 9.04A.	X		COMMERCIAL 10A M/L	3500		9.04	Acres	3500	100		31,640
			9.04 Total Acres		Total Est. Land Value =						31,640

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
- 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	15,800	39,900	55,700			55,700S
2018	24,400	47,400	71,800			61,410C
2017	24,400	0	24,400			13,722C
2016	12,500	998,500	1,011,000			1,011,000S

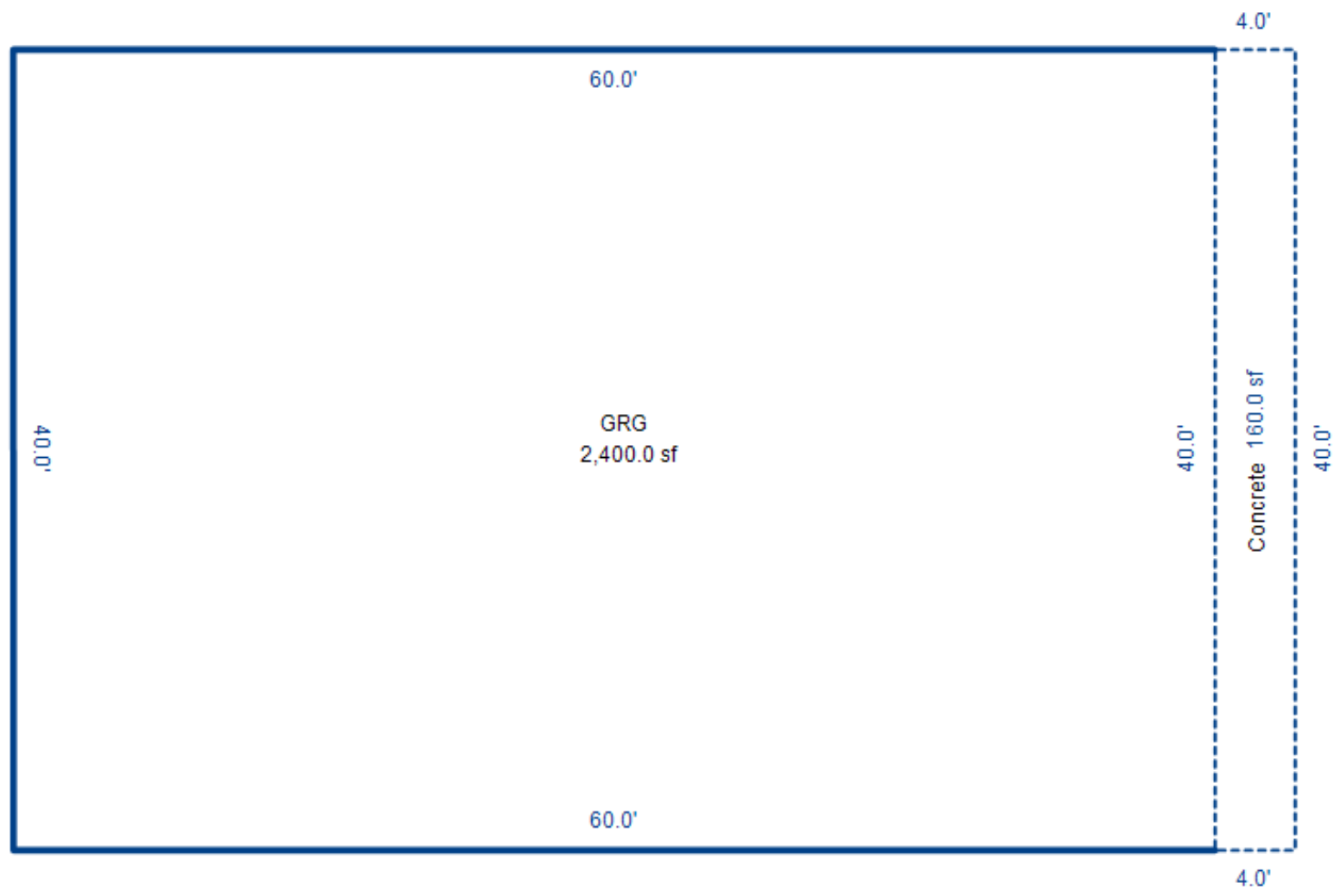
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Desc. of Bldg/Section: Calculator Occupancy: Garages - Storage		Calculator Cost Computations	
Class: D		Class: D	Quality: Average
Floor Area: 2,400		Stories: 1	Story Height: 10
Gross Bldg Area: 2,400		Perimeter: 200	
Stories Above Grd: 1		Base Rate for Upper Floors = 53.32	
Average Sty Hght : 10		Adjusted Square Foot Cost for Upper Floors = 53.32	
Bsmnt Wall Hght		Total Floor Area: 2,400	
Depr. Table : 3%		Base Cost New of Upper Floors = 127,968	
Effective Age : 17		Reproduction/Replacement Cost = 127,968	
Physical %Good: 60		Eff. Age: 17    Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 60 /100/100/100/60.0	
Func. %Good : 100		Total Depreciated Cost = 76,781	
Economic %Good: 100		Unit in Place Items	
Year Built		/CI16/YARI/PAV/495A	
Remodeled		/CI16/SUBDC/RESSI/STRI/PAVACSA	
Overall Bldg Height		/CI16/YARI/OUTL/2AVG/POLS	
Comments:		/CI16/YARI/OUTL/2AVG/FLO3	
		1515.84                      4 1.00                      90                      5,457	
		ECF (301 - INDUSTRIAL)                      0.700 => TCV of Bldg: 1 = 79,689	
		Replacement Cost/Floor Area= 73.80                      Est. TCV/Floor Area= 33.20	

(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.	
Property Address		Class: 202 COMMERCIAL-VA	Zoning:	Building Permit(s)		Date	Number	Status	
S LACHANCE RD		School: MCBAIN - 57030							
Owner's Name/Address		P.R.E. 0%							
WOLVERINE POWER SUPPLY COOPERATIVE 10125 W WATERGATE RD CADILLAC MI 49601		MAP #:		2019 Est TCV 16,000					
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES				
. SEC 32 T22N R8W THE E 578.61 FT OF N 1/4 OF N 1/2 OF SE 1/4. 4.3834A.		Public Improvements		* Factors *					
Comments/Influences		Dirt Road		Description	Frontage	Depth	Rate %Adj.	Reason	Value
		Gravel Road		2013 EQ RATES&SALES	4.383 Acres	3,650	100		16,000
		Paved Road		4.38 Total Acres		Total Est. Land Value =		16,000	
		Storm Sewer							
		Sidewalk							
		Water							
		Sewer							
		Electric							
		Gas							
		Curb							
		Street Lights							
		Standard Utilities							
		Underground Utils.							
		Topography of Site							
		Level							
		X Rolling							
		Low							
		X High							
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		2019	8,000	0	8,000			8,000S	
		2018	8,000	0	8,000			8,000S	
		2017	8,000	0	8,000			7,937C	
		2016	8,000	0	8,000			7,867C	
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Who	When	What					
		JWV	08/06/2018	INSPECTED					
		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.
VOORHEES BETTY J	WOLVERINE POWER SUPPLY CO	182,900	07/03/2017	WD	Arms Length	2017-02136	PTA	100.0
DUMOND WANDA LEE	VOORHEES BETTY J	100	06/05/2017	QC	RELATED PARTY	2017-02135		100.0
VOORHEES JAMES F	VOORHEES BETTY J	0	07/16/2013	DC	CERTIFICATE OF DEATH	2017-00875		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
10435 W WATERGATE RD	School: MCBAIN - 57030		Demolition/Removal	10/05/2018	2018-0536	100%

Owner's Name/Address	MAP #:
WOLVERINE POWER SUPPLY COOPERATIVE 10125 W WATERGATE RD CADILLAC MI 49601	2019 Est TCV 17,343

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

Tax Description	X	Dirt Road	2013 EQ RATES&SALES	5.537 Acres	3,132	100	17,343
		Gravel Road	5.54 Total Acres			Total Est. Land Value =	

Land Improvement Cost Estimates		Description	Rate	Size	% Good	Cash Value	
X		Water	D/W/P: 3.5 Concrete	5.00	480	0	0
		Sewer	D/W/P: Asphalt Paving	2.35	2000	0	0
		Total Estimated Land Improvements True Cash Value =				0	

Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	2019	8,700	0	8,700			2,560C
	Rolling	2018	8,700	69,100	77,800			77,800S

X	High	2017	8,700	70,300	79,000			65,186C
	Landscaped	2016	8,700	66,200	74,900			64,605C



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
JWV	11/19/2018	INSPECTED	2018	8,700	69,100	77,800			77,800S
TPC	12/27/2017	INSPECTED	2017	8,700	70,300	79,000			65,186C
TPC	04/17/2017	INSPECTED	2016	8,700	66,200	74,900			64,605C

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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: 702 EXEMPT STATE	Zoning:	Building Permit(s)	Date	Number	Status
------------------	-------------------------	---------	--------------------	------	--------	--------

M 55	School: MCBAIN - 57030					
------	------------------------	--	--	--	--	--

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	* Factors *			
--	---------------------	-------------	--	--	--

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

		2011 CNTY &2012SALES	19.440 Acres	2,991	100					58,152
--	--	----------------------	--------------	-------	-----	--	--	--	--	--------

		19.44 Total Acres		Total Est. Land Value =		58,152
--	--	-------------------	--	-------------------------	--	--------

Taxpayer's Name/Address	X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.					
-------------------------	--	--	--	--	--	--

MICH STATE HWY COMM						
---------------------	--	--	--	--	--	--

Tax Description	Topography of Site					
-----------------	--------------------	--	--	--	--	--

. SEC 32 T22N R8W THAT PART OF SEC LYING	Level					
--	-------	--	--	--	--	--

75 FT EITHER SIDE OF BEG N 30' 13" W	Rolling					
--------------------------------------	---------	--	--	--	--	--

1653.45 FT OF SW COR TH N 67 DEG 43' 28"	Low					
--	-----	--	--	--	--	--

E 90.32 FT TH ON A 17188.73 FT RADIUS RH	High					
--	------	--	--	--	--	--

CURVE 2673.5 FT CHORD BEARING N 72 DEG	Landscaped					
--	------------	--	--	--	--	--

10' 49" E 2670.81 FT TH CONTINUING SAME	Swamp					
---	-------	--	--	--	--	--

CURVATURE TO E SEC LINE ALSO THOSE PARTS	Wooded					
--	--------	--	--	--	--	--

BETWEEN ABOVE DESC AND BEG N 23' 44" W	Pond					
--	------	--	--	--	--	--

460 FT OF E 1/4 POST TH S 52 DEG 36' 4" W	Waterfront					
---	------------	--	--	--	--	--

233.18 FT TH S 84 DEG 48'8"W 33.5 FT &	Ravine					
--	--------	--	--	--	--	--

BEG N 23'44"W 60 FT OF E 1/4 POST, TH N	Wetland					
---	---------	--	--	--	--	--

60 DEG 6'11"W 216.12 FT, TH S 84 DEG	Flood Plain					
--------------------------------------	-------------	--	--	--	--	--

48'8"W 20.5 FT, ALSO THAT PART OF SE 1/4						
--	--	--	--	--	--	--

N OF ABOVE DESC 19.44A.						
-------------------------	--	--	--	--	--	--

Comments/Influences						
---------------------	--	--	--	--	--	--

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

	Who	When	What	2019	EXEMPT	EXEMPT	EXEMPT	EXEMPT
--	-----	------	------	------	--------	--------	--------	--------

	TPC 12/27/2017	INSPECTED		2018	EXEMPT	EXEMPT	EXEMPT	EXEMPT
--	----------------	-----------	--	------	--------	--------	--------	--------

				2017	0	0	0	0
--	--	--	--	------	---	---	---	---

				2016	0	0	0	0
--	--	--	--	------	---	---	---	---

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Missaukee, Michigan								
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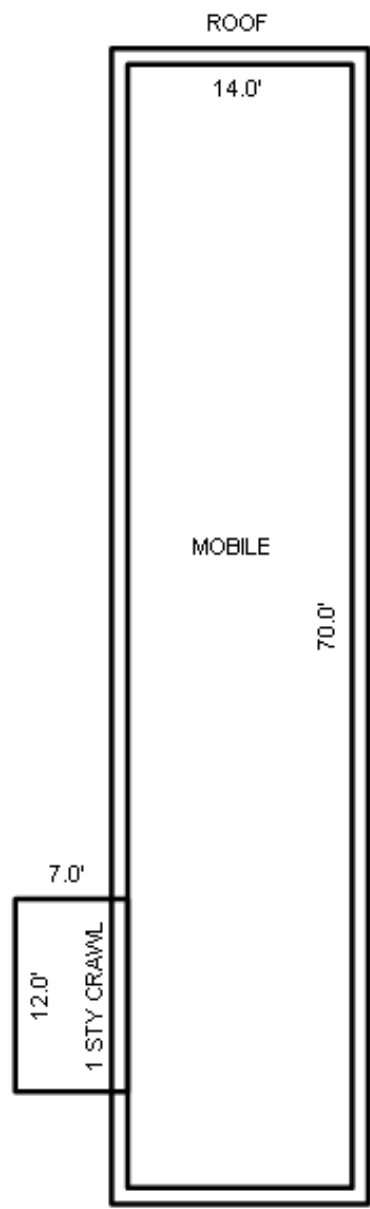
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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				
10432 W CADILLAC RD		School: MCBAIN - 57030										
Owner's Name/Address		P.R.E. 100% 07/24/2001										
MOOMEY JOSEPH A 10432 W CADILLAC ROAD CADILLAC MI 49601		MAP #:		2019 Est TCV 73,645 TCV/TFA: 33.41								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS								
. SEC 32 T22N R8W E 3/4 OF SW 1/4 OF SE 1/4 EXC BEG 250 FTW OF SE COR THEREOF TH W 418 FT N 418 FT E 418 FT S 418 FT TO POB. 25.9889 A.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		Residentia 18 -29 @\$2000	25.56 Acres		2000	100				51,118
		Paved Road		Residentia ROW @ ZERO	0.19 Acres		0	100				0
		Storm Sewer		Residentia 8000/A	0.24 Acres		8000	100				1,936
		Sidewalk		25.99 Total Acres			Total Est. Land Value =					53,054
		Water Sewer		Land Improvement Cost Estimates								
		Electric		Description			Rate		Size	% Good		Cash Value
		Gas		D/W/P: 4in Ren. Conc.			5.02		900	0		0
		Curb		Residential Local Cost Land Improvements								
		Street Lights		Description			Rate		Size	% Good		Cash Value
		Standard Utilities		LAND IMPROVE 1000			1,000.00		1	94		940
		Underground Utils.		Total Estimated Land Improvements			True Cash Value =					940
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		
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Who	When	What	2019	26,500	10,300	36,800		26,404C		
		TPC 12/27/2017	INSPECTED		2018	26,000	8,300	34,300		25,786C		
		TPC 08/26/2011	INSPECTED		2017	26,000	8,300	34,300		25,256C		
					2016	26,000	8,800	34,800		25,031C		



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

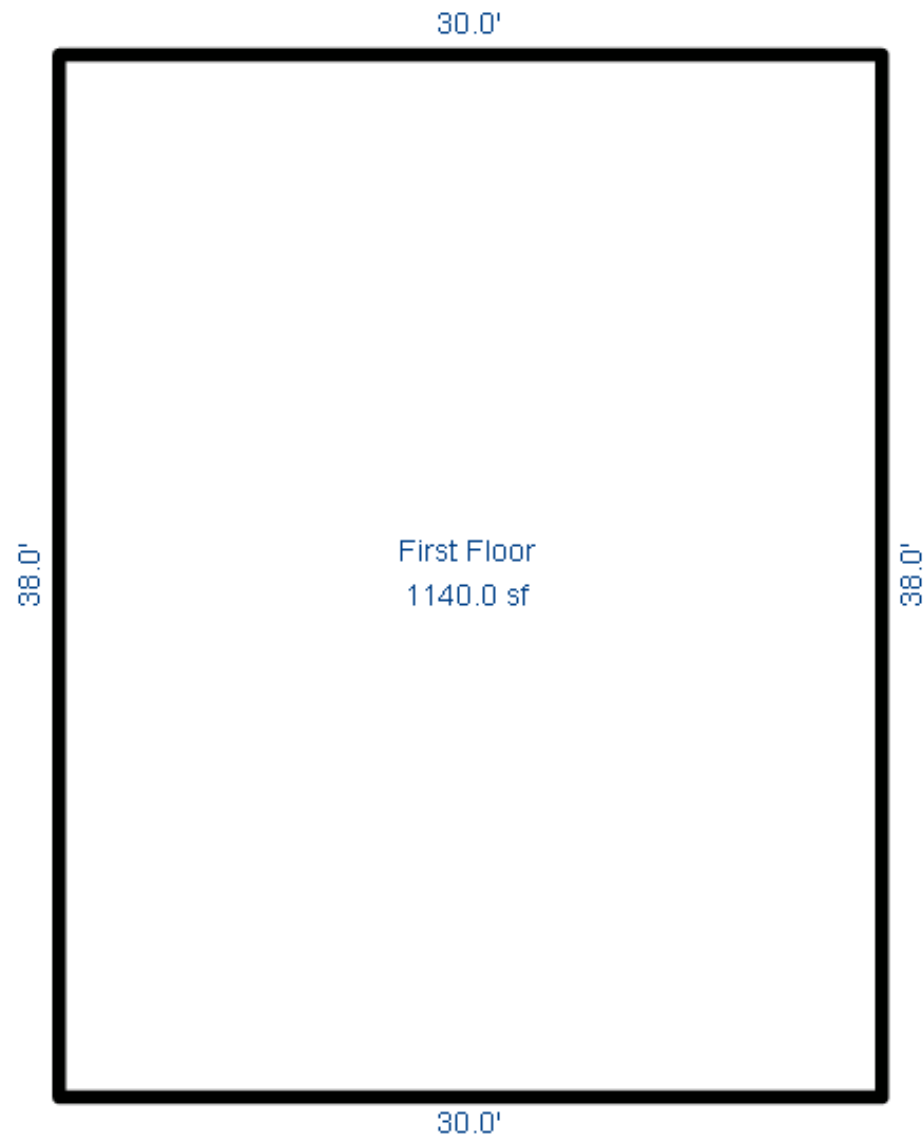




Desc. of Bldg/Section: Calculator Occupancy: Garages - Service/Repair Shed		<<<<< Calculator Cost Computations >>>>>	
Class: C		Class: C Quality: Low Cost	
Floor Area: 1,140 Gross Bldg Area: 1,140 Stories Above Grd: 1 Average Sty Hght : 14 Bsmnt Wall Hght		Stories: 1 Story Height: 14 Perimeter: 136	
Depr. Table : 4% Effective Age : 45 Physical %Good: 35 Func. %Good : 100 Economic %Good: 100		Base Rate for Upper Floors = 25.62 Adjusted Square Foot Cost for Upper Floors = 25.62	
Year Built Remodeled		Total Floor Area: 1,140 Base Cost New of Upper Floors = 29,207	
Overall Bldg Height		Reproduction/Replacement Cost = 29,207	
Comments:		Eff. Age: 45 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 35 /100/100/100/35.0 Total Depreciated Cost = 10,222	
Construction Cost		ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 9,200 Replacement Cost/Floor Area= 25.62 Est. TCV/Floor Area= 8.07	
High Above Ave. Ave. X Low		*** Basement Info ***	
** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: No Heating or Cooling 0% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 1140 Ave. Perimeter: 136 Has Elevators:		Area: Perimeter: Type: Heat: Hot Water, Radiant Floor	
* 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	
(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	
				(14) Roof Cover:			
(6) Ceiling:				(40) Exterior Wall:			
				Thickness		Bsmnt Insul.	

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



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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CHEMICAL BANK	HITE JACK T & MARIE E H&W	80,000	11/05/2012	WD	BANK SALE	2012-03947	PTA	100.0
BLANCO VICTOR	CHEMICAL BANK	133,164	12/03/2010	SD	SHERIFF'S DEED	2010-05360SD	PTA	100.0
BLANCO THELMA (DECEASED)	BLANCO VICTOR & GREGORY (	0	10/26/2009	OTH	Not Qualified	2009/3715		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
10360 W CADILLAC RD	School: MCBAIN - 57030					
	P.R.E. 40% 12/07/2017					
Owner's Name/Address	MAP #:					
HITE JACK T & MARIE E & PEAK RUSSEL 10380 W CADILLAC RD APT E CADILLAC MI 49601	2019 Est TCV 239,063 TCV/TFA: 74.87					

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	
A PARCEL BEGINNING 459.00 FEET WEST OF THE SOUTHEAST CORNER OF THE EAST 3/4, OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWN 22 NORTH, RANGE 8 WEST, LAKE TOWNSHIP, MISSAUKEE COUNTY, THENCE WEST 209,00 FEET; THENCE NORTH 418,00 FEET, THENCE EAST 209.00 FEET; THENCE SOUTH 418,00 FEET TO THE POINT OF BEGINNING CONTAINING 2.01f ACRES AND SUBJECT TO ANY EASEMENT AND RESTRICTIONS OF RECORD AND SUBJECT TO A COUNTY ROAD RIGHT- OF-WAY ALONG THE SOUTH 33 FEET THEREOF				40/FF	209.00	418.00	1.0000	1.0000	40	100	8,360
				209 Actual Front Feet, 2.01 Total Acres Total Est. Land Value = 8,360							

Tax Description	X	Improved	Vacant	Land Improvement Cost Estimates					
				Description	Rate	Size	% Good	Cash Value	
A PARCEL BEGINNING 459.00 FEET WEST OF THE SOUTHEAST CORNER OF THE EAST 3/4, OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWN 22 NORTH, RANGE 8 WEST, LAKE TOWNSHIP, MISSAUKEE COUNTY, THENCE WEST 209,00 FEET; THENCE NORTH 418,00 FEET, THENCE EAST 209.00 FEET; THENCE SOUTH 418,00 FEET TO THE POINT OF BEGINNING CONTAINING 2.01f ACRES AND SUBJECT TO ANY EASEMENT AND RESTRICTIONS OF RECORD AND SUBJECT TO A COUNTY ROAD RIGHT- OF-WAY ALONG THE SOUTH 33 FEET THEREOF				Dirt Road					
				Gravel Road					
				Paved Road					
				Storm Sewer					
				Sidewalk					
				Water	21.67	90	0		0
				Sewer	2.19	690	0		0
				Electric	1.66	690	0		0
				Gas					
				Curb					
				Street Lights					
				Standard Utilities					
				Underground Utils.					
				Residential Local Cost Land Improvements					
				Description	Rate	Size	% Good	Cash Value	
				LAND IMPROVE 2500	2,500.00	1	94	2,350	
				Total Estimated Land Improvements True Cash Value =					2,350



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	4,200	115,300	119,500			
2018	4,200	109,600	113,800										76,735C							
2017	4,200	106,300	110,500	110,500D									75,157C							
2016	4,200	97,100	101,300									101,300W	56,251C							

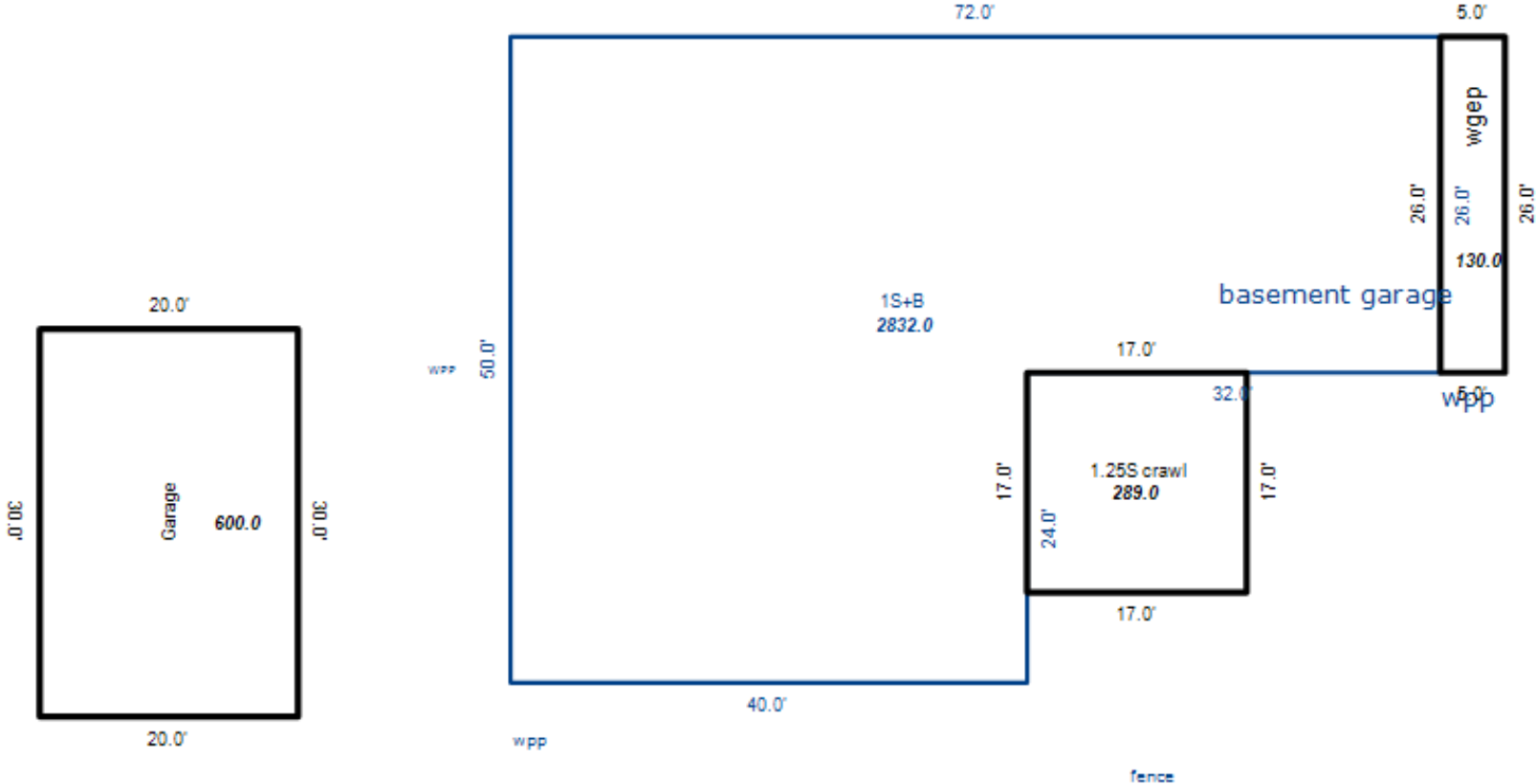
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Who	When	What	2019	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
TPC 12/27/2017	INSPECTED		2018	4,200	109,600	113,800			76,735C
TPC 06/02/2016	INSPECTED		2017	4,200	106,300	110,500	110,500D		75,157C
TPC 08/26/2011	INSPECTED		2016	4,200	97,100	101,300		101,300W	56,251C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	5	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 130 60 200 48	Type WGEP (1 Story) WPP 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	X	Drywall Paneled		Plaster Wood T&G											
Building Style: 1S		Trim & Decoration														
Yr Built 1991	Remodeled 2016	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 5 Bedrooms	Kitchen: Other: Other:		200 Amps Service												
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S									
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Ex.	X	Ord.	Min	(11) Heating System: Forced Air w/ Ducts								
	Insulation	Basement: 2832 S.F. Crawl: 289 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets			Ground Area = 3121 SF Floor Area = 3193 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75							
(2) Windows		(7) Excavation		(13) Plumbing			Building Areas									
X	Many Avg. Few	X	Large Avg. Small	2	Average Fixture(s)		Stories Exterior Foundation		Size		Cost New		Depr. Cost			
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		5	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual		1 Story Siding Siding		2,832 289		267,298		200,473			
X	Double Glass Patio Doors Storms & Screens	(8) Basement		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									
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Basement, Outside Entrance, Below Grade		2		3,279		2,459			
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			Plumbing		Average Fixture(s)							
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Average Fixture(s)		2		1,866		1,399			
	Chimney: Block	Joists: Unsupported Len: Cntr.Sup:		1 1 1			3 Fixture Bath		4		11,717		8,788			
							Water/Sewer		1000 Gal Septic		1		3,453		2,590	
							Porches		Water Well, 100 Feet		1		4,280		3,210	
							WGEP (1 Story)				130		7,977		5,983	
							WPP				60		1,576		1,182	
							WPP				200		3,076		2,307	
							WPP				48		1,385		1,039	
							Garages									
							Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)									
							Base Cost		600		17,358		13,018			
							Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)									
							Basement Garage: 1 Car		1		1,891		1,418			
							Built-Ins									
							Appliance Allow.		5		7,337		5,503			
							Recreation Room		960		13,498		10,123			
							<<<<< 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.
CHEMICAL BANK	KIRT JOSEPH R	0	09/04/2013	CD	LAND CONTRACT	2013-03124 WD	PTA	0.0
CHEMICAL BANK	KIRT JOSEPH R	12,000	12/09/2011	LC	LAND CONTRACT	2011-0384	PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
10360 W CADILLAC RD	School: MCBAIN - 57030					
	P.R.E. 100% 12/09/2011					
Owner's Name/Address	MAP #:					
KIRT JOSEPH R 10360 W CADILLAC RD MIDLAND MI 49601	2019 Est TCV 17,477 TCV/TFA: 12.56					

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
					<Site Value A> GROUP A	\$5000	5000	100					5,000
					209 Actual Front Feet, 2.01 Total Acres Total Est. Land Value = 5,000								

A PARCEL BEGINNING 250.00 FEET WEST OF THE SOUTHEAST CORNER OF THE EAST 3/4, OF THE SOUTHWEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 32, TOWN 22 NORTH, RANGE 8 WEST, LAKE TOWNSHIP, MISSAUKEE COUNTY, THENCE WEST 209.00 FEET; THENCE NORTH 418.00 FEET; THENCE EAST 209.00 FEET; THENCE SOUTH 418.00 FEET TO THE POB. CONTAINING 2.00± ACRES AND SUBJECT TO ANY EASEMENT AND RESTRICTIONS OF RECORD AND SUBJECT TO A COUNTY ROAD RIGHT-OF-WAY ALONG THE SOUTH 33 FEET THEREOF SPLIT ON 11/20/2011 FROM 009-032-020-00;



X	Level	Land Improvement Cost Estimates				
		Description	Rate	Size	% Good	Cash Value
X	Rolling	Fencing: Wd, Split, 6 ft.	20.08	90	0	0
X	Low	D/W/P: Asphalt Paving	2.04	690	0	0
X	High	D/W/P: Crushed Rock	1.61	690	0	0
		Total Estimated Land Improvements True Cash Value = 0				

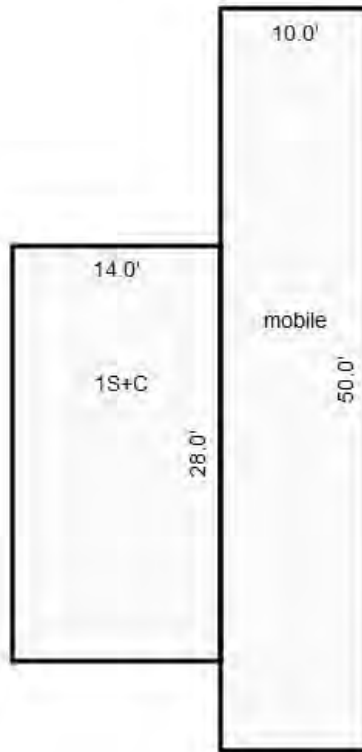
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	2,500	6,200	8,700			6,818C
2018	2,500	6,300	8,800			6,659C
2017	2,500	6,300	8,800			6,523C
2016	2,500	6,900	9,400			6,465C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	0 Front Overhang 0 Other Overhang	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:				
	Mobile Home			Wood Frame	Drywall Paneled	Plaster Wood T&G	X									Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump
Town Home		(4) Interior		Trim & Decoration			Central Air Wood Furnace			Class: Low -10 Effec. Age: 45 Floor Area: Total Base New : 47,412 Total Depr Cost: 16,593 Estimated T.C.V: 8,297		E.C.F. X 0.500		Bsmnt Garage:		
Duplex		Ex X Ord Min		Size of Closets			(12) Electric							Carport Area: Roof:		
A-Frame		Lg X Ord Small		Doors Solid X H.C.			60 Amps Service									
Building Style: HUD		(5) Floors		Kitchen: Other: Other:			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Mobile Home HUD		Cls Low-10		Blt 1976		
Yr Built 1976		Remodeled 1991		(6) Ceilings			Ex. X Ord. Min			(11) Heating System: Wall Furnace						
Condition: Average		Basement 1st Floor 2nd Floor Bedrooms			No. of Elec. Outlets			Many X Ave. Few			Ground Area = 892 SF Floor Area = 892 SF.					
Room List		(7) Excavation			(13) Plumbing			Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35			Building Areas					
Wood/Shingle		Basement: 0 S.F. Crawl: 392 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Type Ext. Walls Roof/Fnd. Size Cost New Depr. Cost			Main Home Ribbed Comp.Shingle 500					
Aluminum/Vinyl		(8) Basement			1			Addition Siding Crawl 392			Total: 41,299		14,454			
Brick		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Other Additions/Adjustments			Skirting, Metal or Vinyl, Vertical 120 983 344					
Insulation		(9) Basement Finish			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Water/Sewer			1000 Gal Septic 1 3,235 1,132					
(2) Windows		Recreation SF Living SF Walkout Doors No Floor SF			Lump Sum Items:			Notes:			1 Water Well 1 1,895 663					
Many Avg. X Large Avg. Small		(10) Floor Support						Totals: 47,412 16,593			ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.500 => TCY: 8,297					
Wood Sash		Joists: Unsupported Len: Cntr.Sup:														
Metal Sash																
Vinyl Sash																
Double Hung																
Horiz. Slide																
Casement																
Double Glass																
Patio Doors																
Storms & Screens																
(3) Roof																
Gable																
Hip																
Flat																
Asphalt Shingle																
Metal																
Chimney: Metal																

\*\*\* 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	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 35	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:	E.C.F. X 0.500	Bsmnt Garage: Carport Area: Roof:			
	Mobile Home												0 Front Overhang	X	Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump
Town Home	0 Other Overhang	(4) Interior	Central Air Wood Furnace	(12) Electric	Cost Est. for Res. Bldg: 2 Mobile Home HUD (11) Heating System: Wall Furnace Ground Area = 500 SF Floor Area = 500 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 500 Total: 22,807 7,982	Cls Low Blt 1976									
Duplex	(4) Interior						Drywall Paneled	Plaster Wood T&G	0 Amps Service	Other Additions/Adjustments Deck Treated Wood 35 1,080 378 Totals: 23,887 8,360	Notes: EAST UNIT ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV: 4,180				
A-Frame		Trim & Decoration	No. of Elec. Outlets	No./Qual. of Fixtures	No. of Elec. Outlets										
Wood Frame	Ex Ord Min	Many Ave. Few				Average Fixture(s)									
Building Style: HUD	Size of Closets	(7) Excavation	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0	1	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	(14) Water/Sewer									
Yr Built 1976	Remodeled 0						Basement	Recreation SF Living SF Walkout Doors No Floor SF	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic						
Condition: Average	Lg Ord Small	(8) Basement	(9) Basement Finish	(13) Plumbing	Lump Sum Items:										
Room List	Doors Solid H.C.					Conc. Block Poured Conc. Stone Treated Wood Concrete Floor									
Basement	(6) Ceilings	Kitchen: Other: Other:	No. of Elec. Outlets	Average Fixture(s)	Lump Sum Items:										
1st Floor						Ex. Ord. Min	1								
2nd Floor	(7) Excavation	Kitchen: Other: Other:	No. of Elec. Outlets	Average Fixture(s)	Lump Sum Items:										
Bedrooms						Ex. Ord. Min	1								
(1) Exterior	(8) Basement	Kitchen: Other: Other:	No. of Elec. Outlets	Average Fixture(s)	Lump Sum Items:										
Wood/Shingle						Ex. Ord. Min	1								
Aluminum/Vinyl	(9) Basement Finish	Kitchen: Other: Other:	No. of Elec. Outlets	Average Fixture(s)	Lump Sum Items:										
Brick						Ex. Ord. Min	1								
Insulation	(10) Floor Support	Kitchen: Other: Other:	No. of Elec. Outlets	Average Fixture(s)	Lump Sum Items:										
(2) Windows						Ex. Ord. Min	1								
Many Avg. Few	(11) Heating/Cooling	Kitchen: Other: Other:	No. of Elec. Outlets	Average Fixture(s)	Lump Sum Items:										
Large Avg. Small						Ex. Ord. Min	1								
Wood Sash	(12) Electric	Kitchen: Other: Other:	No. of Elec. Outlets	Average Fixture(s)	Lump Sum Items:										
Metal Sash						Ex. Ord. Min	1								
Vinyl Sash	(13) Plumbing	Kitchen: Other: Other:	No. of Elec. Outlets	Average Fixture(s)	Lump Sum Items:										
Double Hung						Ex. Ord. Min	1								
Horiz. Slide	(14) Water/Sewer	Kitchen: Other: Other:	No. of Elec. Outlets	Average Fixture(s)	Lump Sum Items:										
Casement						Ex. Ord. Min	1								
Double Glass	(15) Fireplaces	Kitchen: Other: Other:	No. of Elec. Outlets	Average Fixture(s)	Lump Sum Items:										
Patio Doors						Ex. Ord. Min	1								
Storms & Screens	(16) Porches/Decks	Kitchen: Other: Other:	No. of Elec. Outlets	Average Fixture(s)	Lump Sum Items:										
(3) Roof						Ex. Ord. Min	1								
Gable	(17) Garage	Kitchen: Other: Other:	No. of Elec. Outlets	Average Fixture(s)	Lump Sum Items:										
Hip						Ex. Ord. Min	1								
Flat	(18) Other	Kitchen: Other: Other:	No. of Elec. Outlets	Average Fixture(s)	Lump Sum Items:										
Asphalt Shingle						Ex. Ord. Min	1								
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	
10500 W CADILLAC RD		School: MCBAIN - 57030							
Owner's Name/Address		P.R.E. 100% 07/22/1994							
LUTKE ROBERT J & PAMELA 10500 W CADILLAC ROAD CADILLAC MI 49601		MAP #:		2019 Est TCV 102,369 TCV/TFA: 94.79					
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS					
. SEC 32 T22N R8W W 1/2 OF W 1/2 OF SW 1/4 OF SE 1/4. 10 A.		Public Improvements		* Factors *					
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
NEW BEAUTY SHOP FOR 94 (1S SL)		Gravel Road		SALES & EQ RATE			10.000 Acres	2,100 100	21,000
		Paved Road		10.00 Total Acres Total Est. Land Value =					21,000
		Storm Sewer		Land Improvement Cost Estimates					
		Sidewalk		Description	Rate	Size	% Good	Cash Value	
		Water		D/W/P: 3.5 Concrete	4.68	256	50	599	
		Sewer		Wood Frame	16.19	264	50	2,137	
		Electric		Total Estimated Land Improvements True Cash Value =					2,736
		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	10,500	40,700	51,200	38,879C
		TPC 12/27/2017 INSPECTED			2018	10,500	38,300	48,800	37,968C
		TPC 08/26/2011 INSPECTED			2017	10,500	35,200	45,700	37,188C
					2016	10,500	35,000	45,500	36,857C



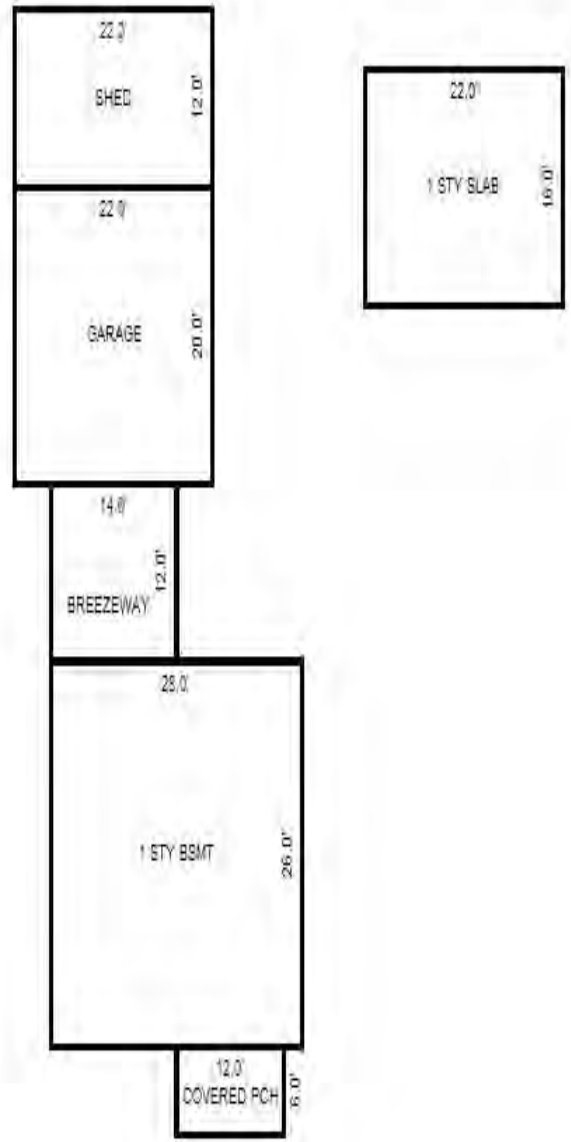
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage															
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	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 72 168	Type CCP (1 Story) Brzwy, FW	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 440 % Good: 0 Storage Area: 0 No Conc. Floor: 0											
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G																							
Building Style: 1S		Trim & Decoration																										
Yr Built 1955	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																					
		60		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	8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor																									
(3) Roof		(9) Basement Finish																										
		Recreation SF Living SF Walkout Doors No Floor SF																										
X	Gable Hip Flat	Gambrel Mansard Shed																										
X	Asphalt Shingle	(10) Floor Support																										
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		1	1000 Gal Septic	1	2000 Gal Septic																					
		Lump Sum Items:																										
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 728 SF Floor Area = 728 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>Basement</td> <td>728</td> <td></td> <td></td> </tr> <tr> <td colspan="3"></td> <td><b>Total:</b></td> <td><b>78,633</b></td> <td><b>47,180</b></td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing Average Fixture(s) 1 933 560 Water/Sewer 1000 Gal Septic 1 3,453 2,072 Water Well, 50 Feet 1 1,962 1,177 Porches CCP (1 Story) 72 1,460 876 Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 440 12,452 7,471 Built-Ins Appliance Allow. 1 1,467 880 Fireplaces Exterior 1 Story 1 4,331 2,599 Breezeways Frame Wall 168 7,644 4,586 <b>Totals: 112,335 67,401</b> Notes: 10500 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCVC: 59,313											Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Basement	728						<b>Total:</b>	<b>78,633</b>	<b>47,180</b>
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																							
1 Story	Siding	Basement	728																									
			<b>Total:</b>	<b>78,633</b>	<b>47,180</b>																							

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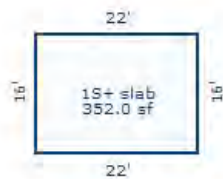


Sketch by Apex IVT

\*\*\* Information herein deemed reliable 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	Oil	Elec.	1	Appliance Allow.	Interior 1 Story	Interior 2 Story	Area	Type	Year Built:																			
	Mobile Home			Wood	Coal	Steam								60	WPP	Car Capacity:																
	Town Home	0	Front Overhang	Forced Air w/o Ducts										Class:																		
	Duplex	0	Other Overhang	Forced Air w/ Ducts										Exterior:																		
	A-Frame	(4) Interior		Forced Hot Water										Brick Ven.:																		
	Wood Frame	Drywall	Plaster	Electric Baseboard										Stone Ven.:																		
		Paneled	Wood T&G	Elec. Ceil. Radiant										Common Wall:																		
Building Style:		Trim & Decoration			Radiant (in-floor)									Foundation:																		
1S		Ex	Ord	Min	Electric Wall Heat									Finished ?:																		
Yr Built	Remodeled	Size of Closets			Space Heater									Auto. Doors:																		
1955	0	Lg	Ord	Small	Wall/Floor Furnace									Mech. Doors:																		
Condition: Average		Doors	Solid	H.C.	Forced Heat & Cool									Area:																		
Room List		(5) Floors			Heat Pump									% Good:																		
	Basement	Kitchen:			No Heating/Cooling									Storage Area:																		
	1st Floor	Other:			Central Air									No Conc. Floor:																		
	2nd Floor	Other:			Wood Furnace									Bsmnt Garage:																		
	Bedrooms	(6) Ceilings			(12) Electric									Carport Area:																		
(1) Exterior		No./Qual. of Fixtures			0 Amps Service									Roof:																		
	Wood/Shingle	Ex.	Ord.	Min	Central Air																											
	Aluminum/Vinyl	No. of Elec. Outlets			Wood Furnace																											
	Brick	Many	Ave.	Few	(13) Plumbing																											
	Insulation	(7) Excavation			Average Fixture(s)																											
(2) Windows		Basement: 0 S.F.			1 3 Fixture Bath																											
	Many	Crawl: 0 S.F.			2 Fixture Bath																											
	Avg.	Slab: 352 S.F.			Softener, Auto																											
	Few	Height to Joists: 0.0			Softener, Manual																											
	Large	(8) Basement			Solar Water Heat																											
	Avg.	Conc. Block			No Plumbing																											
	Small	Poured Conc.			Extra Toilet																											
	Wood Sash	Stone			Extra Sink																											
	Metal Sash	Treated Wood			Separate Shower																											
	Vinyl Sash	Concrete Floor			Ceramic Tile Floor																											
	Double Hung	(9) Basement Finish			Ceramic Tile Wains																											
	Horiz. Slide	Recreation SF			Ceramic Tub Alcove																											
	Casement	Living SF			Vent Fan																											
	Double Glass	Walkout Doors			(14) Water/Sewer																											
	Storms & Screens	No Floor SF			Public Water																											
(3) Roof		(10) Floor Support			Public Sewer																											
	Gable	Joists:			Water Well																											
	Hip	Unsupported Len:			1000 Gal Septic																											
	Flat	Cntr.Sup:			2000 Gal Septic																											
	Asphalt Shingle	Lump Sum Items:																														
	Chimney:																															
Cost Est. for Res. Bldg: 2 Single Family 1S Cls D Blt 1955 (11) Heating System: Wall/Floor Furnace Ground Area = 352 SF Floor Area = 352 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>352</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>33,158</td> <td>19,895</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing Average Fixture(s) 1 778 467 Porches WPP 60 1,411 847 Built-Ins Appliance Allow. 1 1,243 746 Totals: 36,590 21,955 Notes: 10470 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCv: 19,320															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Slab	352			Total:				33,158	19,895
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																											
1 Story	Siding	Slab	352																													
Total:				33,158	19,895																											

\*\*\* 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: W CADILLAC RD  
 Class: 302 INDUSTRIAL-VA Zoning: Building Permit(s): Date: Number: Status:

School: MCBAIN - 57030  
 P.R.E. 0%  
 MAP #:

Owner's Name/Address: DTE GAS COMPANY  
 PROPERTY TAX DEPT  
 P O BOX 33017  
 Detroit MI 48232

2019 Est TCV 19,500

Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS				
Public Improvements			Description	Frontage	Depth	Rate	Value
			Residentia 8 - 17 @\$2000	9.75 Acres	2000	100	19,500
			Residentia ROW @ ZERO	0.25 Acres	0	100	0
			10.00 Total Acres Total Est. Land Value =				19,500

Tax Description: . SEC 32 T22N R8W W 1/4 OF SE 1/4 OF SE 1/4. 10 A.

Comments/Influences

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

Topography of Site

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



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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	9,800	0	9,800			6,905C
2018	9,800	0	9,800			6,744C
2017	9,300	0	9,300			6,606C
2016	10,200	0	10,200			6,548C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CARLSON CHARLES E	VERMILYEA WILLIAM & BEVER	1,000	11/12/2013	WD	Split Vacant	2013-03848 WD		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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5960 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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CARLSON CHARLES E REVOCABLE LIVING TRUST 5960 S LACHANCE RD CADILLAC MI 49601	2019 Est TCV 115,632 TCV/TFA: 96.36
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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
40/FF	407.00	498.65	1.0000	1.0000	40	100	16,280
407 Actual Front Feet, 4.66 Total Acres							Total Est. Land Value = 16,280

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

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

D/W/P: 3.5 Concrete	5.00	32	0	0
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D/W/P: Asphalt Paving	2.35	3300	0	0
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Residential Local Cost Land Improvements							
--	--	--	--	--	--	--	--

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

LAND IMPROVE 5000	5,000.00	1	100	5,000
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Total Estimated Land Improvements True Cash Value =				5,000
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Comments/Influences
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2013-03848 WD 11/12/2013 SOLD 50' TO ADJACENT PARCEL TO THE NORTH 032-023-50.
---

2013-03848 WD 11/12/2013 SOLD 50' TO ADJACENT PARCEL TO THE NORTH 032-023-50.
---



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

X Level
---------

X 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
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2019	8,100	49,700	57,800			39,343C
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2018	8,100	42,200	50,300			38,421C
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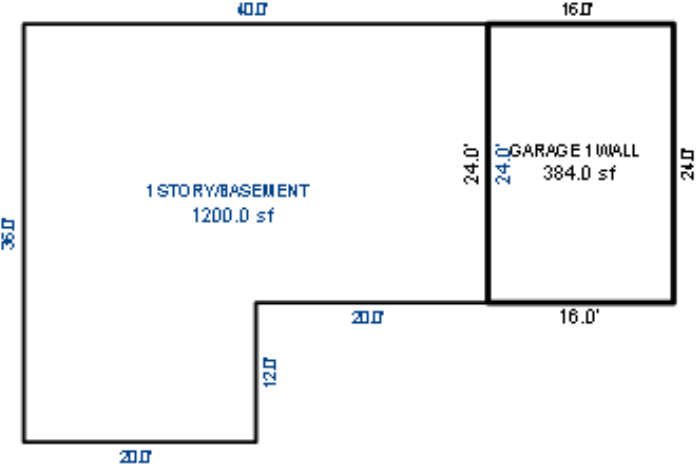
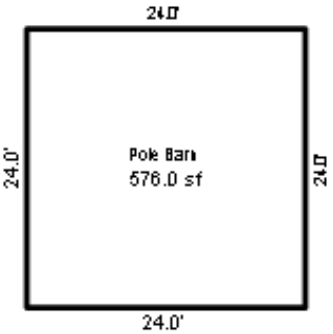
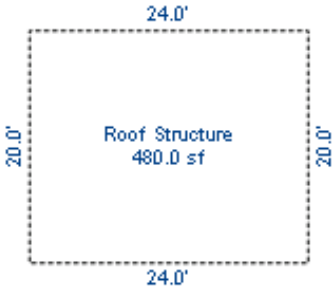
2017	8,100	38,800	46,900			37,631C
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2016	8,100	38,500	46,600			37,296C
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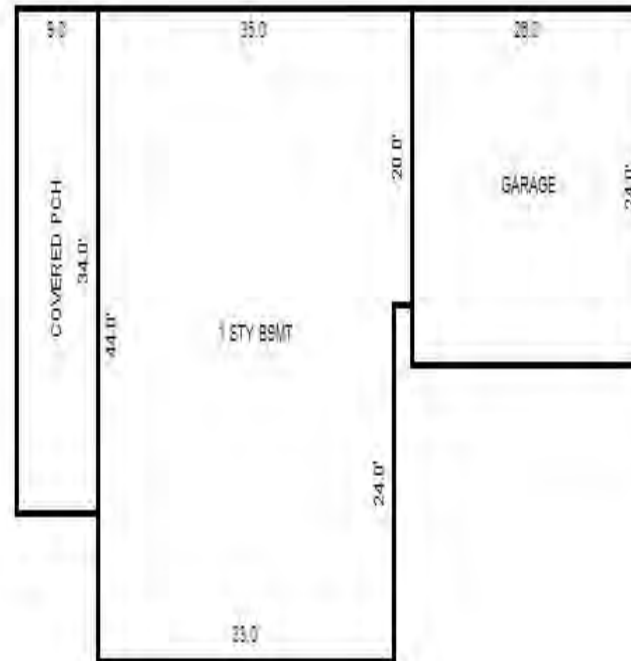
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
VAN HOUTEN DOLORES MARIE		0	04/28/2005	DC	DEATH CERTIFICATE	2011-0367DC	PTA	0.0				
Property Address		Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)		Date	Number	Status				
5800 S LACHANCE RD		School: MCBAIN - 57030										
Owner's Name/Address		P.R.E. 100% 07/22/1994										
VAN HOUTEN JAMES A 5800 S LACHANCE RD CADILLAC MI 49601		MAP #:		2019 Est TCV 158,748 TCV/TFA: 106.40								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS								
. SEC 32 T22N R8W N 1/2 OF E 3/4 OF SE 1/4 OF SE 1/4 EXC N 220 FT OF E 200 FT THOF. 13.9899A.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		Residentia 8 - 17	@\$2000	13.99	Acres	2000	100			27,980
		Paved Road		13.99 Total Acres Total Est. Land Value = 27,980								
		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	14,000	65,400	79,400		64,656C		
		TPC 12/27/2017 INSPECTED			2018	14,000	60,300	74,300		63,141C		
					2017	13,300	58,400	71,700		61,843C		
					2016	14,700	55,000	69,700		61,292C		

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

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage							
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1984 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0							
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G								306	CCP	(1 Story)								
Building Style: 1S		Trim & Decoration		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 26 Floor Area: 1,492 Total Base New : 200,813 Total Depr Cost: 148,600 Estimated T.C.V: 130,768			E.C.F. X 0.880			Bsmnt Garage: Carport Area: Roof:							
Yr Built	Remodeled	Ex	X	Ord		Min	Size of Closets			200 Amps Service													
1984	0						Lg	X	Ord		Small	Doors			Solid	X	H.C.						
Condition: Average		(5) Floors		Kitchen: Other: Other:			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls C			Blt 1984							
Room List		Basement 1st Floor 2nd Floor Bedrooms		(6) Ceilings			No./Qual. of Fixtures			Ground Area = 1492 SF Floor Area = 1492 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=74/100/100/100/74			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost							
(1) Exterior		X	Drywall				Ex.	X	Ord.		Min	No. of Elec. Outlets			1 Story Siding Basement 1,492			Total: 162,848 120,507					
X	Wood/Shingle Aluminum/Vinyl Brick						Many	X	Ave.		Few	(7) Excavation			Average Fixture(s)			Other Additions/Adjustments					
	Insulation											Basement: 1492 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Basement, Outside Entrance, Below Grade			1 1,942 1,437		
(2) Windows												(8) Basement			3 Fixture Bath 1000 Gal Septic Water Well, 50 Feet			Plumbing					
X	Many Avg.	X	Large Avg.									(9) Basement Finish			Average Fixture(s)			Plumbing					
	Few		Small									8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			3 Fixture Bath			Water/Sewer					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement											(10) Floor Support			1000 Gal Septic Water Well			1 3,525 2,608					
	Double Glass Patio Doors Storms & Screens											Recreation SF Living SF 1 Walkout Doors No Floor SF			2000 Gal Septic			1 3,691 2,731					
(3) Roof												(14) Water/Sewer			Ceramic Tub Alcove Vent Fan			1 2,038 1,508					
X	Gable Hip Flat											Public Water Public Sewer Water Well			Porches			CCP (1 Story) 306 5,695 4,214					
	Gambrel Mansard Shed											Joists: Unsupported Len: Cntr.Sup:			Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Garages					
X	Asphalt Shingle											Lump Sum Items:			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			Base Cost 624 19,893 14,721					
	Chimney: Block														Common Wall: 1 Wall 1 -2,038 -1,508			Built-Ins					
															Appliance Allow. 1 2,099 1,553			Totals: 200,813 148,600					
															Notes:			ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 130,768					

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



Sketch by Apex IVT™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CARLSON CHARLES E	VERMILYEA WILLIAM & BEVER	1,000	11/12/2013	WD	Split Vacant	2013-03848 WD		0.0
VERMILYEA WILLIAM V & BEV		0	11/08/2010	OTH	AFFIXTURE MANUFACTUR	2010-5170 AFF	PTA	0.0
		5,000	08/01/1998	WD	Download	321:1152		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
5900 S LACHANCE RD						
Owner's Name/Address	School: MCBAIN - 57030					
	P.R.E. 100% 12/13/1999					
	MAP #:					
	2019 Est TCV 86,511 TCV/TFA: 63.99					

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	
				40/FF	250.00	495.00	1.0000	1.0000	40	100	10,000
				250 Actual Front Feet, 2.84 Total Acres Total Est. Land Value = 10,000							

Tax Description	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	Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
PUCHASE 50' FROM ADJACENT PIN									



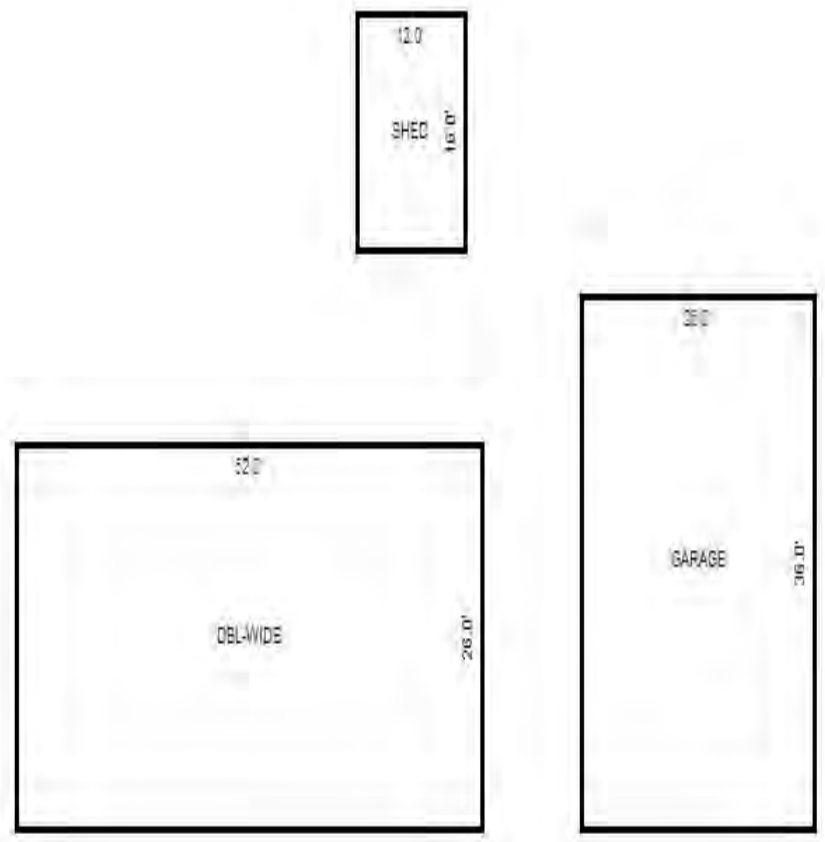
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2019	5,000	38,300	43,300			34,599C
		TPC 12/27/2017 INSPECTED	2018	5,000	35,600	40,600			33,789C
		TPC 10/29/2013 INSPECTED	2017	5,000	33,100	38,100			33,095C
			2016	5,000	27,800	32,800			32,800S

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 96 20 240	Type Treated Wood Treated Wood Roof Cover Onl	Year Built: 1998 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: 936 % 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 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 Bedrooms	Kitchen: Other: Other:		150			Amps Service							
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE		Cls CD		Blt 1998			
X	Wood/Shingle Aluminum/Vinyl Brick			Ex. X Ord. Min			No. of Elec. Outlets		Ground Area = 1352 SF Floor Area = 1352 SF.					
	Insulation			Many X Ave. Few			(13) Plumbing		Phy/Ab.Phy/Func/Econ/Comb. % Good=86/100/100/100/86					
(2) Windows		(7) Excavation		Average Fixture(s)			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost					
X	Many Avg. X Few	Large Avg. X Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 2		1 Story Siding Piers 1,352		Total: 106,449		91,547	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		2 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		Average Fixture(s) 1 933 802 3 Fixture Bath 1 2,929 2,519					
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer		Water/Sewer 1000 Gal Septic Water Well, 50 Feet		1 3,453 2,970 1 1,962 1,687			
(3) Roof		(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Garages		Deck Treated Wood 96 1,855 1,595 Treated Wood 20 679 584 w/Roof (Roof portion) 240 2,681 2,306					
X	Gable Hip Flat	Gambrel Mansard Shed		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 936 24,027 20,663		Built-Ins Appliance Allow. 1 1,467 1,262					
X	Asphalt Shingle	Chimney:		Lump Sum Items:			Notes:		Totals: 146,435 125,935					
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.600 => TCV: 75,561														

\*\*\* 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.
OEVERMAN CALVIN & BONNIE	CROSS BECKA	106,200	12/11/2013	WD	WARRANTY DEED	2013-04143 WD	PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
5726 S LACHANCE RD	School: MCBAIN - 57030		Garage	04/25/2005	20050078	Complete
	P.R.E. 100% 12/31/2013					

Owner's Name/Address	MAP #:
CROSS BECKA 10061 W CADILLAC CADILLAC MI 49601	2019 Est TCV 113,865 TCV/TFA: 90.66

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	220.00	200.00	1.0000	1.0000	40 100	8,800	
			220 Actual Front Feet, 1.01 Total Acres						Total Est. Land Value =	8,800

Tax Description  
. SEC 32 T22N R8W N 220 FT OF E 200 FT OF N 1/2 OF E 3/4 OF SE 1/4 OF SE 1/4. 1.0101A.

Comments/Influences	X	Improved	Rate	Size % Good	Cash Value
		Dirt Road			
		Gravel Road			
		Paved Road			
		Storm Sewer			
		Sidewalk			
		Water	24.51	80 94	1,843
		Sewer			
		Electric			
		Gas			
		Curb			
		Street Lights			
		Standard Utilities			
		Underground Utils.			



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	4,400	52,500	56,900			46,836C
2018	4,400	50,800	55,200			45,739C
2017	4,400	47,300	51,700			44,799C
2016	4,400	40,000	44,400			44,400S

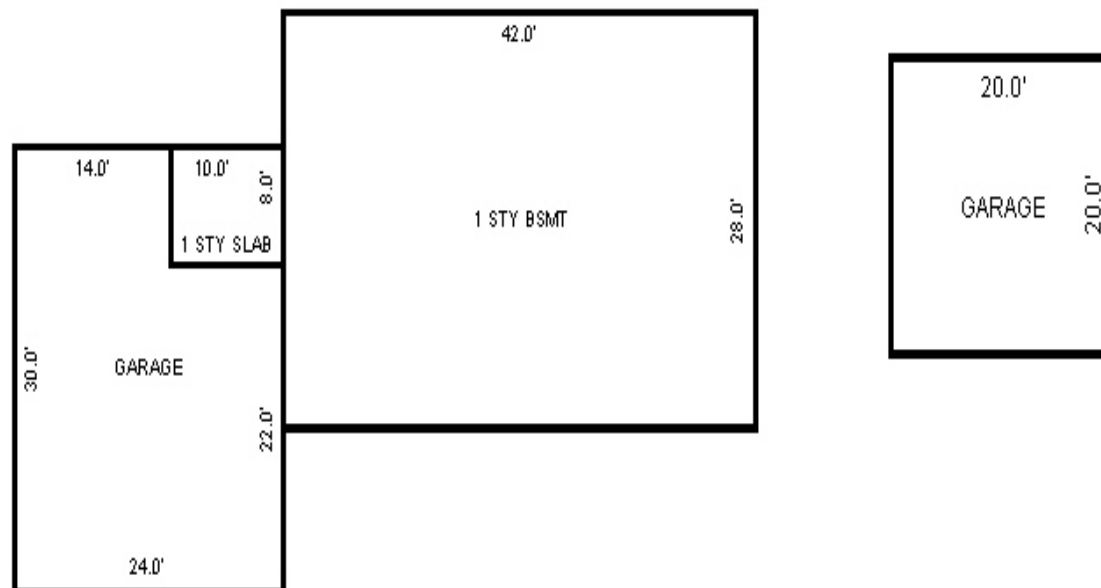
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage							
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1996 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G																
Building Style: BOCA/STATE		Trim & Decoration																			
Yr Built 1993	Remodeled 0	Ex	X	Ord		Min	Size of Closets														
Condition: Average		Lg	X	Ord		Small	Doors														
Room List		(5) Floors		Kitchen: Other: Other:			(12) Electric														
	Basement 1st Floor 2nd Floor 3 Bedrooms						200 Amps Service														
(1) Exterior		X Drywall		No./Qual. of Fixtures			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. X Few	Large Avg. X Small		Basement: 1176 S.F. Crawl: 0 S.F. Slab: 80 S.F. Height to Joists: 0.0			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan														
X	Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide X Casement X Double Glass X Patio Doors Storms & Screens	8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		(8) Basement			(14) Water/Sewer														
X	Asphalt Shingle	(9) Basement Finish		Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic																	
(3) Roof		1200 Recreation SF Living SF 1 Walkout Doors No Floor SF		Lump Sum Items:																	
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support																	
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		1 Water Well 1 1000 Gal Septic 2000 Gal Septic																	
Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE										Cls C		Blt 1993									
(11) Heating System: Forced Air w/ Ducts										Ground Area = 1256 SF		Floor Area = 1256 SF.									
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80										Building Areas											
										Stories		Exterior		Foundation		Size		Cost New		Depr. Cost	
										1 Story		Siding		Basement		1,176					
										1 Story		Siding		Slab		80					
										Total:						139,572		111,657			
Other Additions/Adjustments										Basement, Outside Entrance, Below Grade		1		1,942		1,554					
Plumbing										Average Fixture(s)		1		1,120		896					
										3 Fixture Bath		1		3,525		2,820					
Water/Sewer										1000 Gal Septic		1		3,691		2,953					
										Water Well, 100 Feet		1		4,407		3,526					
Garages										Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost		720		22,025		17,620			
										Common Wall: 1/2 Wall		1		-1,019		-815					
										Door Opener		1		415		332					
										Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost		400		14,716		11,773			
Built-Ins										Appliance Allow.		1		2,099		1,679					
										Recreation Room		1200		17,604		14,083					
										Totals:		210,097		168,078							
Notes: MODULAR (MRBC)										ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.600 => TCV:		100,847									

\*\*\* 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.
PATTI JOHN P & PATRICIA A	PATTI JOHN P & PATRICIA A	0	05/24/2018	WD	FAMILY SALE	2018-01760	PTA	0.0

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

10170 W CADILLAC RD	School: MCBAIN - 57030					
---------------------	------------------------	--	--	--	--	--

	P.R.E. 100% 04/11/2000					
--	------------------------	--	--	--	--	--

Owner's Name/Address	MAP #:
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PATI JOHN P & PATRICIA A TRUST 10170 W CADILLAC RD CADILLAC MI 49601	2019 Est TCV 206,757 TCV/TFA: 130.53
--	--------------------------------------

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

50/FF	253.25	396.00	1.0000	1.0000	50	100	12,663
253 Actual Front Feet, 2.30 Total Acres							Total Est. Land Value = 12,663

Land Improvement Cost Estimates		Rate	Size % Good	Cash Value
Description				

D/W/P: Asphalt Paving		2.35	3500 71	5,840
Total Estimated Land Improvements True Cash Value =				5,840

99 SPLIT 5.14 AC TO 023-85 FOR 00	X Electric					
-----------------------------------	------------	--	--	--	--	--

	X Gas					
	X Curb					
	Street Lights					
	Standard Utilities					
	Underground Utils.					

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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	6,300	97,100	103,400	0M		0
2018	6,300	86,000	92,300	0M		0
2017	6,300	83,400	89,700	0M		0
2016	6,300	78,600	84,900	0M		0

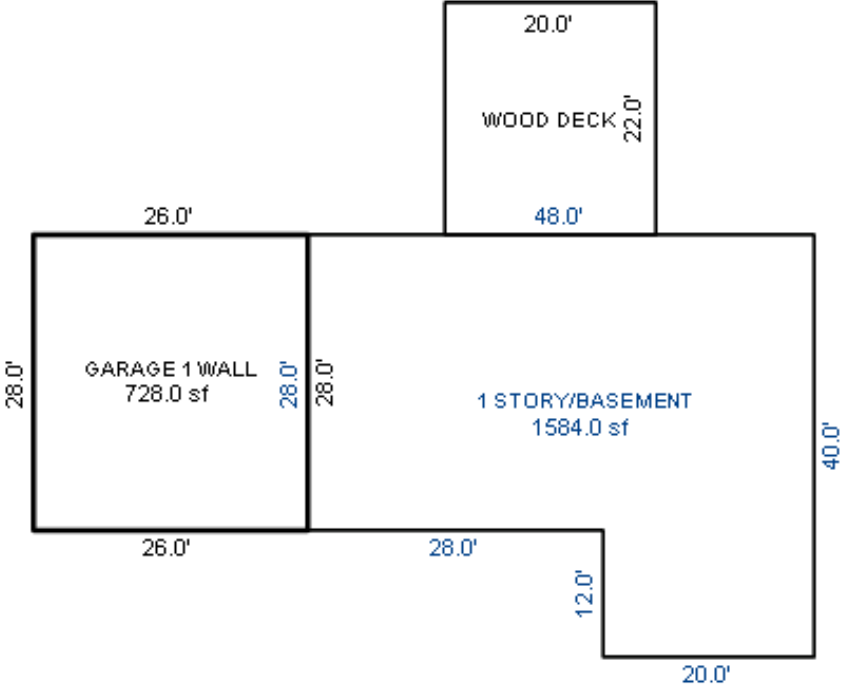
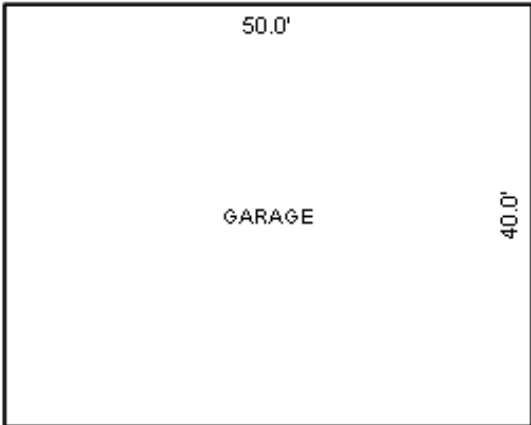
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



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	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 440	Type Treated Wood	Year Built: 1982 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 728 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 30 Floor Area: 1,584 Total Base New : 305,620 Total Depr Cost: 213,940 Estimated T.C.V: 188,267		E.C.F. X 0.880		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1S		Trim & Decoration		(5) Floors Kitchen: Other: Other:			(12) Electric 200 Amps Service			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1584 SF Floor Area = 1584 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas		Cls C 10 Blt 1982		Total: 188,452 131,923		
Yr Built 1982	Remodeled 0	Ex	X	Ord		Min	(6) Ceilings No./Qual. of Fixtures Ex. X Ord. Min			Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,584 Total: 188,452 131,923		Total: 188,452 131,923		Total: 188,452 131,923		
Condition: Average		Lg	X	Ord		Small	(7) Excavation Basement: 1584 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Total: 188,452 131,923		Total: 188,452 131,923		
Room List		(5) Floors		(8) Basement 8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Total: 188,452 131,923		Total: 188,452 131,923		Total: 188,452 131,923		
Basement	1st Floor	(9) Basement Finish Recreation SF Living SF 1 Walkout Doors No Floor SF		(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Total: 188,452 131,923		Total: 188,452 131,923		Total: 188,452 131,923		
2nd Floor	Bedrooms	(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Total: 188,452 131,923		Total: 188,452 131,923		Total: 188,452 131,923		
(1) Exterior		X	Drywall	(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Total: 188,452 131,923		Total: 188,452 131,923		Total: 188,452 131,923		
Wood/Shingle	Aluminum/Vinyl	(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Total: 188,452 131,923		Total: 188,452 131,923		Total: 188,452 131,923		
Brick	Insulation	(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Total: 188,452 131,923		Total: 188,452 131,923		Total: 188,452 131,923		
(2) Windows		X	Many Avg. Few	X	Large Avg. Small	(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Total: 188,452 131,923		Total: 188,452 131,923		
Wood Sash	Metal Sash	(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Total: 188,452 131,923		Total: 188,452 131,923		Total: 188,452 131,923		
Vinyl Sash	Double Hung	(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Total: 188,452 131,923		Total: 188,452 131,923		Total: 188,452 131,923		
Horiz. Slide	Casement	(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Total: 188,452 131,923		Total: 188,452 131,923		Total: 188,452 131,923		
Double Glass	Patio Doors	(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Total: 188,452 131,923		Total: 188,452 131,923		Total: 188,452 131,923		
Storms & Screens		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Total: 188,452 131,923		Total: 188,452 131,923		Total: 188,452 131,923		
(3) Roof		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Total: 188,452 131,923		Total: 188,452 131,923		Total: 188,452 131,923		
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Total: 188,452 131,923		Total: 188,452 131,923		Total: 188,452 131,923	
X	Asphalt Shingle	(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Total: 188,452 131,923		Total: 188,452 131,923		Total: 188,452 131,923		
Chimney: Brick		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Total: 188,452 131,923		Total: 188,452 131,923		Total: 188,452 131,923		

\*\*\* 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.
HOLDSHIP MARK R & PATTI K	HOLDSHIP MARK R LIVING TR	0	06/22/2010	QC	FAMILY SALE	2010-2311qc	PTA	0.0
DYKGRAAF RONALD J & CAROL	HOLDSHIP MARK R & PATTI K	350,000	06/27/2007	WD	Arms Length	2007/2350		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
10122 W CADILLAC RD						
	School: MCBAIN - 57030					
	P.R.E. 100% 10/30/2018 Cond. 2nd					
Owner's Name/Address	MAP #:					
HOLDSHIP MARK R & PATTI K HOLDSHIP MARK R LIVING TRUST 620 N MITCHELL ST CADILLAC MI 49601	2019 Est TCV 349,214 TCV/TFA: 139.02					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS					
				Description	Frontage	Depth	Rate %Adj.	Reason	Value
SEC 32 T22N R8W (0*1999) W 1/2 OF S 1/2 OF E 3/4 OF SE 1/4 OF SE 1/4 EXC W 253.25 FT OF S 396 FT THOF. 5.1448A.	X			SALES & EQ RATE	5.140 Acres		2,700 100		13,878
Comments/Influences				5.14 Total Acres Total Est. Land Value =				13,878	

Tax Description	X	Public Improvements	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
ADD 40X80 PB FOR 07.. ON 032-023-75 IN ERROR..	X	Dirt Road				
99 SPLIT FROM 023-75 FOR 00	X	Gravel Road				
		Paved Road				
		Storm Sewer				
		Sidewalk				
		Water				
		Sewer				
	X	Electric	LAND IMPROVE 2500	2,500.00	1 94	2,350
		Gas				
		Curb	Total Estimated Land Improvements True Cash Value =			2,350
		Street Lights				
		Standard Utilities				
		Underground Utils.				

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



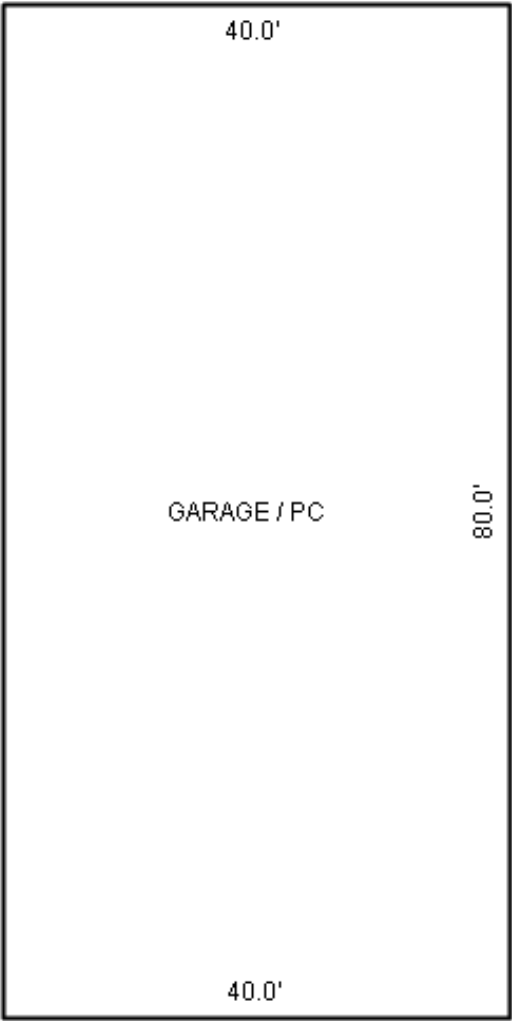
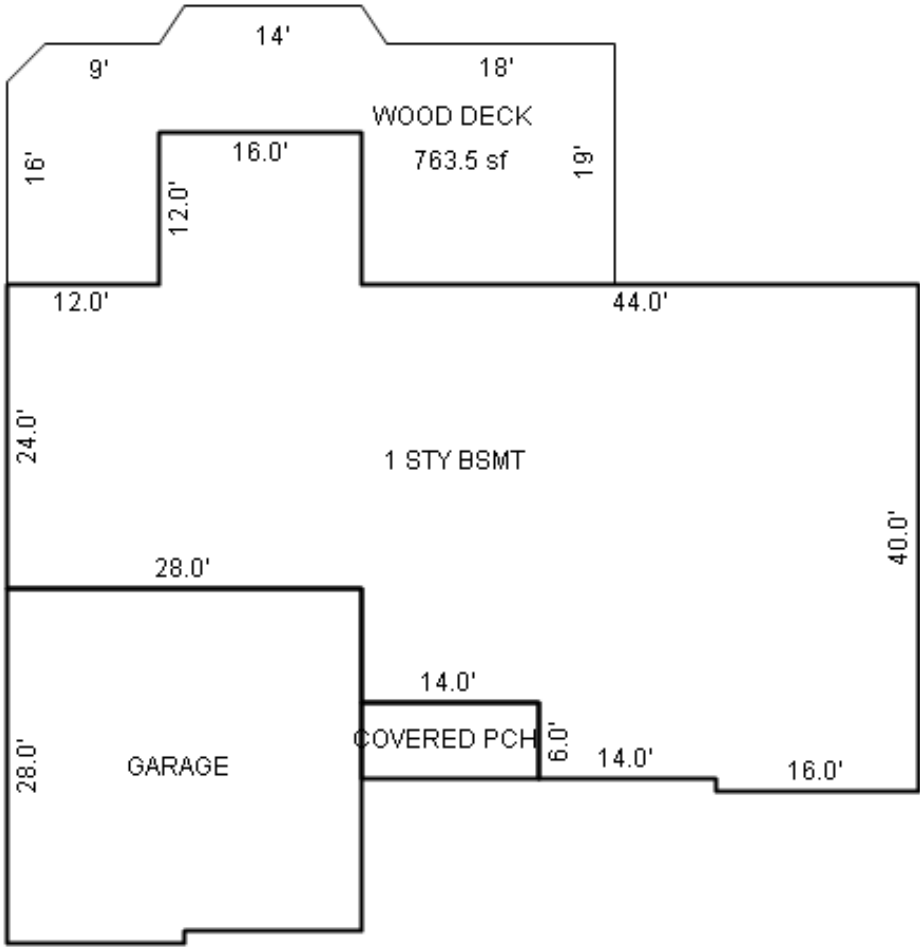
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	6,900	167,700	174,600			137,277C
2018	6,900	158,800	165,700			134,060C
2017	6,900	154,000	160,900			131,303C
2016	6,900	144,900	151,800			130,132C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	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	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 84 763	Type CCP (1 Story) Treated Wood	Year Built: 1999 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 770 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
Wood Frame		X	Drywall Paneled		Plaster Wood T&G													
Building Style: 1S		Trim & Decoration																
Yr Built 1999	Remodeled 0	X	Ex		Ord		Min											
Condition: Average		X	Lg		Ord		Small											
Room List		(5) Floors																
Basement 1st Floor 2nd Floor 5 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														
(2) Windows		(7) Excavation		Many			X	Ave.		Few								
X	Many Avg. Few	X	Large Avg. Small	Basement: 2512 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	(8) Basement		1 Average Fixture(s) 4 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		1														
(3) Roof		(10) Floor Support		Public Water Public Sewer Water Well														
X	Gable Hip Flat	Gambrel Mansard Shed		1 1000 Gal Septic 2000 Gal Septic														
X	Asphalt Shingle			Lump Sum Items:														
Chimney: Vinyl																		
Cost Est. for Res. Bldg: 1 Single Family 1S													Cls C 5 Blt 1999					
(11) Heating System: Forced Heat & Cool																		
Ground Area = 2512 SF Floor Area = 2512 SF.																		
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85																		
Building Areas																		
			Stories		Exterior		Foundation		Size		Cost New		Depr. Cost					
			1 Story		Siding		Basement		2,512									
			Total:		287,619		244,467											
Other Additions/Adjustments																		
Basement, Outside Entrance, Below Grade													1		1,942		1,651	
Plumbing																		
			Average Fixture(s)		1		1,120		952									
			3 Fixture Bath		3		10,576		8,990									
			2 Fixture Bath		1		2,359		2,005									
Water/Sewer																		
			1000 Gal Septic		1		3,691		3,137									
			Water Well, 100 Feet		1		4,407		3,746									
Porches																		
			CCP (1 Story)		84		1,828		1,554									
Garages																		
Class: C Exterior: Siding Foundation: 42 Inch (Finished)																		
			Base Cost		770		27,905		23,719									
			Common Wall: 1 Wall		1		-2,038		-1,732									
			Door Opener		2		830		705									
Class: C Exterior: Pole (Unfinished)																		
			Door Opener		3		1,244		1,057									
			Base Cost		3200		58,592		49,803									
Built-Ins																		
			Appliance Allow.		2		4,198		3,568									
Fireplaces																		
<<<<< 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.
LUCAS DAVID R & DONNA M	LUCAS DAVID R & DONNA M T	0	04/14/2011	QC	RELATED PARTY	2011-1371	PTA	0.0
GREGG LINDA J	LUCAS DAVID R & DONNA M	0	05/06/2004	WD	Not Qualified	04-0/2099		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
W WATERGATE RD	School: MCBAIN - 57030					
	P.R.E. 100% 05/06/2004					
Owner's Name/Address	MAP #:					
LUCAS DAVID R & DONNA M TRUSTEES OF THE LUCAS FAMILY TRUST 9350 W WATERGATE RD MC BAIN MI 49657	2019 Est TCV 70,638 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS								
SEC 33 T22N R8W 40 A M/L NW/4 OF NE/4.			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	X		Dirt Road								
	X		Gravel Road								
			Paved Road								
			Storm Sewer								
			Sidewalk								
			Water								
			Sewer								
	X		Electric								
			Gas								
			Curb								
			Street Lights								
			Standard Utilities								
			Underground Utils.								
			40.00 Total Acres Total Est. Land Value =								48,000
											48,000



access thru 033-002-00..same owner  
04 split 16.5 Ac. to 001-50  
04 split 23.5 Ac. to 001-70

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
X Level	2019	24,000	11,300	35,300			35,123C
X Rolling	2018	24,000	10,300	34,300			34,300S
Low	2017	40,000	4,900	44,900	37,500M		36,432C
High	2016	36,000	4,600	40,600			36,108C
Landscaped							
Swamp							
X Wooded							
Pond							
Waterfront							
Ravine							
X Wetland							
Flood Plain							

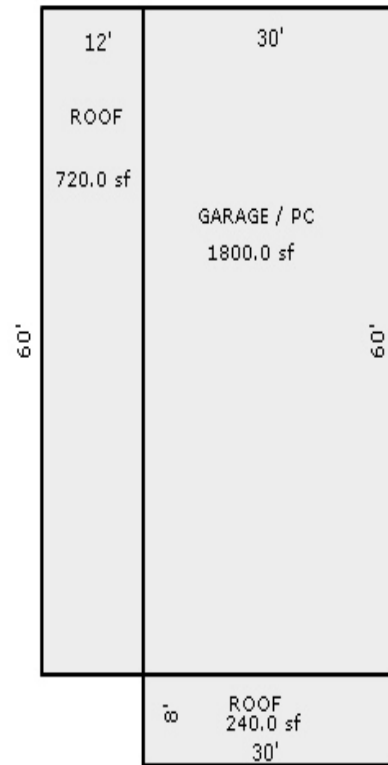
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	0 Front Overhang 0 Other Overhang	X	Gas	Oil	Elec.	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	960	Roof Cover Onl	Year Built: 1975	
	Mobile Home				Wood Frame	Drywall Paneled	Plaster Wood T&G							Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump	Class: C Effec. Age: 30 Floor Area: 0 Total Base New : 36,750 Total Depr Cost: 25,725 Estimated T.C.V: 22,638
Town Home		(4) Interior		X No Heating/Cooling			Central Air Wood Furnace			E.C.F. X 0.880		Bsmnt Garage:		Carport Area: Roof:	
Duplex		Trim & Decoration		(12) Electric			Cost Est. for Res. Bldg: 1 Single Family GRG			Cls C		Blt 1975			
A-Frame		Ex Ord Min		0 Amps Service			(11) Heating System: No Heating/Cooling			Ground Area = 0 SF		Floor Area = 0 SF.			
Building Style: GRG		Size of Closets		No./Qual. of Fixtures			Ground Area = 0 SF			Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70		Building Areas			
Yr Built	Remodeled	Lg Ord Small		Ex. Ord. Min			No. of Elec. Outlets			Stories Exterior Foundation		Size		Cost New Depr. Cost	
1975	0	Doors Solid H.C.		Many Ave. Few			Average Fixture(s)			Deck		w/Roof (Roof portion)		960 11,050 7,735	
Condition: Average		(5) Floors		(13) Plumbing			1			Garages		Class: C Exterior: Pole (Unfinished)			
Room List		Kitchen: Other: Other:		Average Fixture(s)			3 Fixture Bath			Base Cost		1800 32,958 23,071			
Basement	1st Floor	(6) Ceilings		3 Fixture Bath			2 Fixture Bath			Solar Water Heat		1440 -7,258 -5,081			
2nd Floor	Bedrooms	No./Qual. of Fixtures		Softener, Auto			Softener, Manual			No Concrete Floor		Totals: 36,750 25,725			
(1) Exterior		Ex. Ord. Min		No Plumbing			Extra Toilet			Notes:		ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 22,638			
Wood/Shingle	Aluminum/Vinyl	No. of Elec. Outlets		Extra Toilet			Extra Sink								
Brick	Insulation	Many Ave. Few		Separate Shower			Ceramic Tile Floor								
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Ceramic Tile Wains			Ceramic Tub Alcove								
Many Avg. Few	Large Avg. Small	(8) Basement		Vent Fan			(14) Water/Sewer								
Wood Sash	Metal Sash	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Public Water			Public Sewer								
Vinyl Sash	Double Hung	(9) Basement Finish		Water Well			1000 Gal Septic								
Horiz. Slide	Casement	Recreation SF Living SF Walkout Doors No Floor SF		2000 Gal Septic			Lump Sum Items:								
Storms & Screens	Double Glass	(10) Floor Support													
(3) Roof		Joists: Unsupported Len: Cntr.Sup:													
Gable	Gambrel														
Hip	Mansard														
Flat	Shed														
Asphalt Shingle															
Chimney:															

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



Sketch by Apex Medina™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
OUWINGA ROGER & KAY TRUST	SECORD MICHAEL LEE	42,000	02/07/2018	LC	Arms Length	2018-00378	PTA	100.0
OUWINGA ROGER & KAY	OUWINGA ROGER & KAY, TRUS	0	11/04/2005	QC	Not Qualified	05-0/4409		0.0
GREGG LINDA J	OUWINGA ROGER & KAY	50,000	05/06/2004	WD	Not Qualified	04-0/2100		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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S BLODGETT RD	School: MCBAIN - 57030					
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Owner's Name/Address	P.R.E. 0%					
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SECORD MICHAEL LEE 621 NORTH IVANHOE AVE YPSILANTI MI 48198	MAP #:					
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	2019 Est TCV 39,197 TCV/TFA: 0.00					
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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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Residentia 8 - 17 @\$2000	16.50 Acres		2000	100			33,000
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	16.50 Total Acres					Total Est. Land Value =	33,000
--	-------------------	--	--	--	--	-------------------------	--------

Land Improvement Cost Estimates			Rate	Size % Good	Cash Value
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Water			13.59	480 95	6,197
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Wood Frame					6,197
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			Total Estimated Land Improvements True Cash Value =		6,197
--	--	--	---	--	-------

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

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

	Low	
--	-----	--

	High	
--	------	--

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

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

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

	Pond	
--	------	--

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

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

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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
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2019	16,500	3,100	19,600			19,600S
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2018	16,500	1,500	18,000			17,459C
------	--------	-------	--------	--	--	---------

2017	15,700	1,400	17,100			17,100S
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2016	17,300	1,500	18,800			18,118C
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Missaukee, Michigan



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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: Exterior 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													
Building Style: GRG		Trim & Decoration														
Yr Built 0	Remodeled 0	Ex	Ord	Min												
Condition: Average		Lg	Ord	Small												
Room List		(5) Floors		Central Air Wood Furnace						Class: D Effec. Age: 45 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:		
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric 0 Amps Service												
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures Ex. Ord. Min			Cost Est. for Res. Bldg: 1 Single Family GRG (11) Heating System: Space Heater Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55			Cls D Blt 0						
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets Many Ave. Few			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments			Totals: 0 0						
	Insulation	(7) Excavation		(13) Plumbing			Notes: ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCY: 0									
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
X	Many Avg. X Few	X	Large Avg. X Small	(8) Basement		(14) Water/Sewer										
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Recreation SF Living SF Walkout Doors No Floor SF			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
(3) Roof		(9) Basement Finish		(10) Floor Support			Lump Sum Items:									
	Gable Hip Flat	X	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:												
X	Asphalt Shingle															
Chimney:																

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



Sketch by Apex Sketch

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GREGG LINDA J (MW)	RICHARDSON CHRISTOPHER &	29,000	06/22/2007	WD	Arms Length	2007/2426		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
5228 S BLODGETT RD	School: MCBAIN - 57030		Garage	05/22/2008	20080181	100%
	P.R.E. 100% 02/14/2008		New House	07/05/2007	20070415	Complete

Owner's Name/Address	MAP #:
RICHARDSON CHRISTOPHER & LISA 5228 S BLODGETT RD Lake City MI 49651	2019 Est TCV 263,644 TCV/TFA: 179.35

Taxpayer's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS			
			Description	Frontage	Depth	Value
RICHARDSON CHRISTOPHER & LISA 5228 S BLODGETT RD Lake City MI 49651	X		Dirt Road			
			Gravel Road			
			Paved Road			
			Storm Sewer			
			Sidewalk			
			Water			
			Sewer			
			Electric			
			Gas			
			Curb			
			Street Lights			
			Standard Utilities			
			Underground Utils.			

Tax Description		X	Description	Rate	Size % Good	Cash Value
SEC 33 T22N R8W (5*2004) 9.9098 A M/L		X	Residential Local Cost Land Improvements			
S/2 OF S/2 OF NE/4 OF NE/4			LAND IMPROVE 1000	1,000.00	1 95	950
Split on 09/14/2006 into 009-033-001-80, 009-033-001-90;			Total Estimated Land Improvements True Cash Value = 950			

Comments/Influences



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

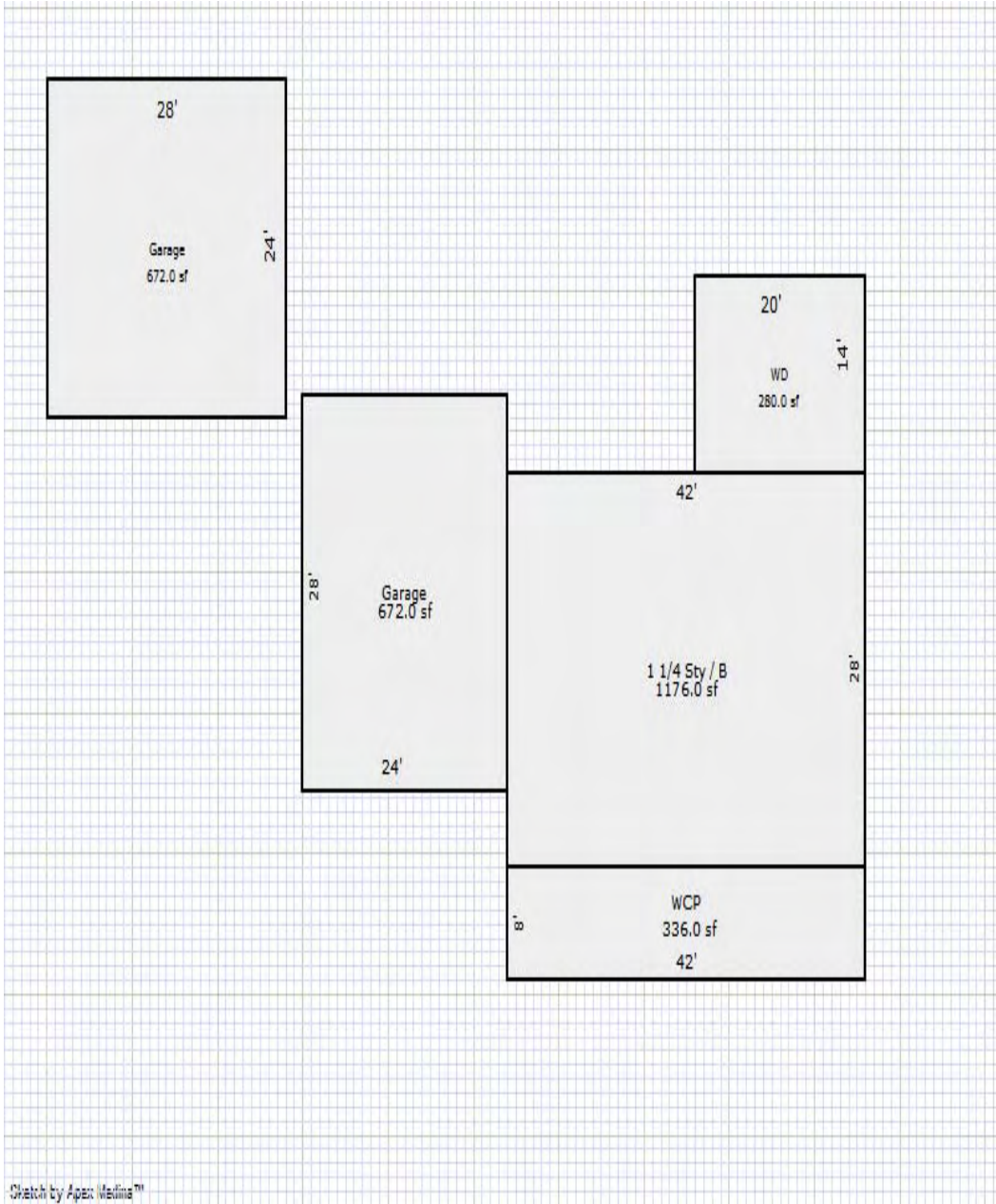
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	9,900	121,900	131,800			86,161C
2018	9,900	105,400	115,300			84,142C
2017	9,400	102,200	111,600			82,412C
2016	10,400	96,100	106,500			81,677C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 336 280	Type WCP (1 Story) WPP	Year Built: 2007 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame		(4) Interior Drywall Paneled				Plaster Wood T&G		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling								
Building Style: 1.25S		Trim & Decoration															
Yr Built 2007	Remodeled 0	Ex	X	Ord		Min											
Condition: Average		Lg	X	Ord		Small											
Room List		(5) Floors															
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:					(12) Electric										
							0 Amps Service										
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Single Family 1.25S			Cls BC		Blt 2007		
X	Wood/Shingle Aluminum/Vinyl Brick						No. of Elec. Outlets			(11) Heating System: Forced Heat & Cool							
	Insulation						Many X Ave. Few			Ground Area = 1176 SF Floor Area = 1470 SF.							
(2) Windows		(7) Excavation		(13) Plumbing						Phy/Ab.Phy/Func/Econ/Comb. % Good=93/100/100/100/93							
X	Many Avg. X Few	Basement: 1176 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						Building Areas							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement								Stories Exterior Foundation Size Cost New Depr. Cost							
X	Double Glass Patio Doors Storms & Screens	8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor								1.25 Story Siding Basement 1,176							
(3) Roof		(9) Basement Finish								Total: 199,422 185,462							
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors No Floor SF								Other Additions/Adjustments							
X	Gambrel Mansard Shed	(10) Floor Support								Plumbing							
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:								Average Fixture(s) 1 1,649 1,534 Water/Sewer 1000 Gal Septic 4,277 3,978 Water Well, 200 Feet 1 8,891 8,269							
	Chimney:									Porches							
										WCP (1 Story) 336 11,108 10,330 WPP 280 4,903 4,560							
										Garages							
										Class: BC Exterior: Siding Foundation: 42 Inch (Finished)							
										Base Cost 672 32,155 29,904							
										Common Wall: 1 Wall 1 -2,365 -2,199							
										Door Opener 2 1,037 964							
										Class: BC Exterior: Siding Foundation: 42 Inch (Finished)							
										Base Cost 672 32,155 29,904							
										Door Opener 1 518 482							
										Built-Ins							
										Appliance Allow. 1 3,016 2,805							
										Totals: 296,766 275,993							
										Notes: LOG SIDING							
										ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 242,874							

\*\*\* 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.
DETTLOFF THOMAS E & CHERY	DETTLOFF THOMAS E	0	06/04/2010	QC	RELATED PARTY	2010-1973QC	PTA	0.0
GREGG LINDA J	DETTLOFF THOMAS E & CHERLY	32,000	07/24/2006	WD	Split Vacant	06-0/2754		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
5154 S BLODGETT RD	School: MCBAIN - 57030		Garage	08/23/2006	20060273	Complete
	P.R.E. 100% 09/29/2006		New House	07/24/2006	20060223	Complete

Owner's Name/Address	MAP #:	2019 Est TCV 179,992 TCV/TFA: 119.04
DETTLOFF THOMAS E 5154 S BLODGETT RD Lake City MI 49651		

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
SEC 33 T22N R8W (0*2006) N/2 OF S/2 OF NE/4 OF NE/4 9.91 Ac. M/L Split on 09/14/2006 from 009-033-001-70; Comments/Influences	X		* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			SALES & EQ RATE			9.910 Acres	2,113 100		20,937
			9.91 Total Acres			Total Est. Land Value =	20,937		
			Land Improvement Cost Estimates						
			Description	Rate	Size	% Good	Cash Value		
			D/W/P: Crushed Rock	1.66	960	0	0		
			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			



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

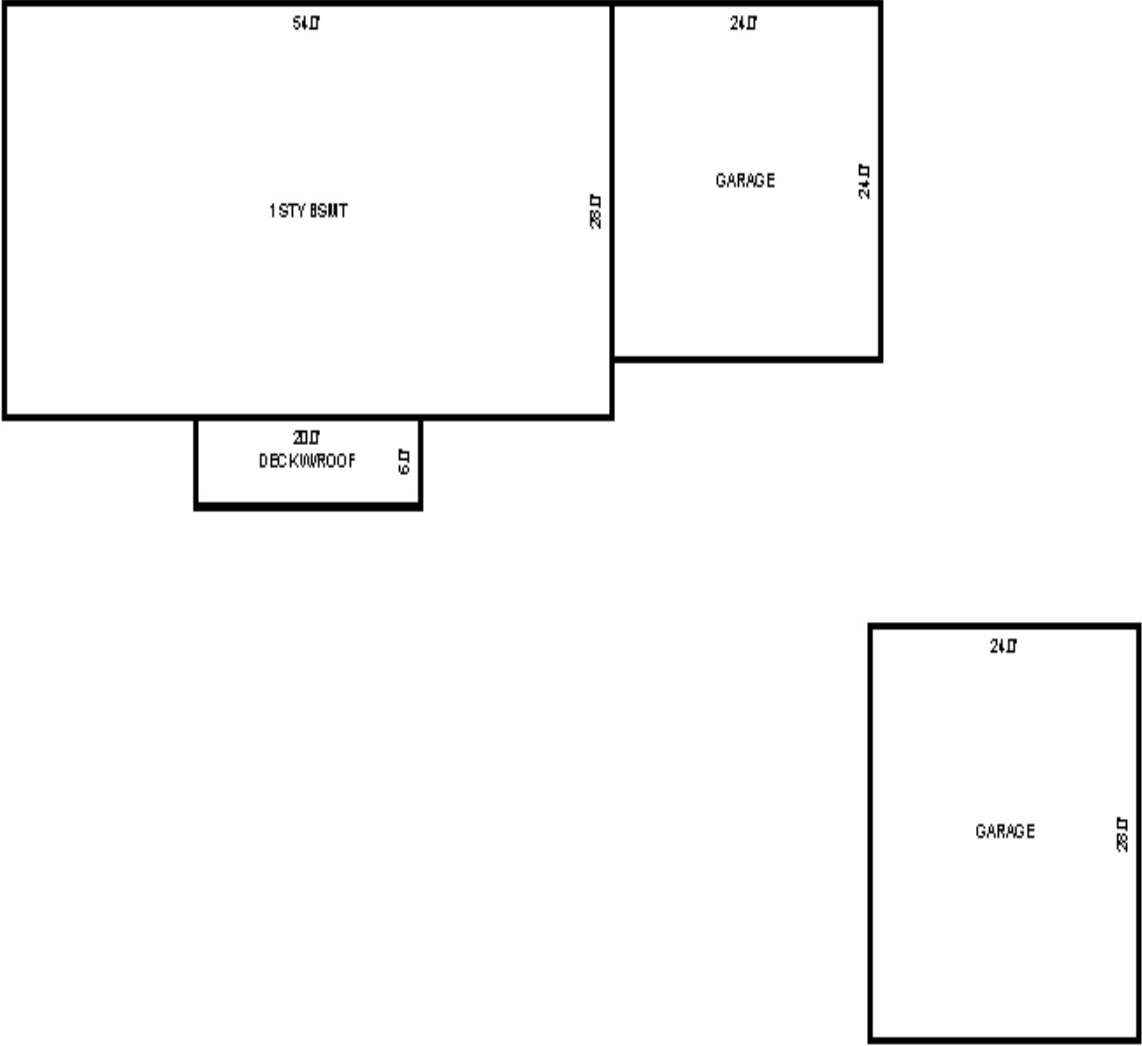
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	10,500	79,500	90,000			70,554C
2018	10,500	72,900	83,400			68,901C
2017	10,500	70,700	81,200			67,484C
2016	10,500	66,500	77,000			66,883C

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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 180	Type Treated Wood	Year Built: 2006 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	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: 9 Floor Area: 1,512 Total Base New : 197,447 Total Depr Cost: 179,676 Estimated T.C.V: 158,115			E.C.F. X 0.880		Bsmnt Garage:			
Yr Built 2006	Remodeled 0	Ex	X	Ord		Min	(12) Electric 0 Amps Service			Total Base New : 197,447 Total Depr Cost: 179,676 Estimated T.C.V: 158,115						
Condition: Average		Lg	X	Ord		Small	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 = 1512 SF Floor Area = 1512 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=91/100/100/100/91			Cls CD Blt 2006			
Room List	(5) Floors	No. of Elec. Outlets Many X Ave. Few			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			Building Areas Stories Exterior Foundation Size 1 Story Siding Basement 1,512			Total: 144,860 131,822					
Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:	Basement: 1512 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor			Other Additions/Adjustments Plumbing Average Fixture(s) 1 933 849 3 Fixture Bath 1 2,929 2,665 Water/Sewer 1000 Gal Septic 1 3,453 3,142 Water Well, 100 Feet 1 4,280 3,895 Deck Treated Wood w/Roof (Deck Portion) 180 2,866 2,608 Treated Wood w/Roof (Roof portion) 180 2,129 1,937								
(1) Exterior	X Drywall	(9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 576 16,877 15,358 Common Wall: 1 Wall 1 -1,906 -1,734 Door Opener 1 368 335								
Wood/Shingle Aluminum/Vinyl Brick Insulation		(7) Excavation			(13) Plumbing			Notes: ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TC								
(2) Windows	X Many Avg. X Large Few Avg. Small	(10) Floor Support						Built-Ins Appliance Allow. 1 1,467 1,335			Totals: 197,447 179,676					
X Wood Sash Metal Sash Vinyl Sash X Double Hung X Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Joists: Unsupported Len: Cntr.Sup:			Notes: ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TC											
(3) Roof	X Gable Hip Flat X Asphalt Shingle Chimney:	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.
KLINE ELLEN E HAMILTON	SECORD MICHAEL & GRUGBAUGH	25,000	05/14/2018	LC	Arms Length	2018-01584	PTA	0.0
KLINE VICTOR J & ELLEN E	KLINE ELLEN E HAMILTON	0	10/21/2010	QC	RELATED PARTY	2010-4773QC	PTA	0.0
GREGG LINDA J	KLINE VICTOR J & ELLEN E	19,000	08/20/2010	WD	WARRANTY DEED	2010-3941WD	PTA	100.0
KLINE ELLEN E HAMILTON	KLINE ELLEN E & HAMILTON	0	02/01/2003	QC	QUIT CLAIM	2013-03797 QD		0.0

Property Address	Class: 102 AGRICULTURAL-	Zoning:	Building Permit(s)	Date	Number	Status		
S BLODGETT RD								
School: MCBAIN - 57030								
P.R.E. 100% 12/14/2018 Qual. Ag.								
Owner's Name/Address		MAP #:						
SECORD MICHAEL & GRUGBAUGH 621 N IVANHOE AVE YPSILANTI MI 48198		2019 Est TCV 10,000						
		Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture			
Tax Description		Public Improvements		* Factors *				
SEC33 T22N (0*2017) R82 BEG S0DEG23'40"E 225' FROM NE COR OF NE1/4 TH S0DEG23'40"E 175', N89DEG44'39"W 250', N0DEG23'40"W 175', S89DEG 44'39"E 250' TO POB 1.00 A SPLIT ON 10/30/2017 TO 009-033-001-92 FORMERLY SEC 33 T22N R8W (0*2006) E 250 FT OF N/2 OF NE/4 OF NE/4 EXC N 225 FT THEREOF. 2.471 AC. M/L SPLIT ON 09/14/2006 FROM 009-033-001-70;		X		Description Frontage Depth Front Depth Rate %Adj. Reason Value				
Comments/Influences		X		AG SW 2016 1 - 2 ACRES 1.00 Acres 10000 100 10,000				
Split/Comb. on 10/30/2017 completed 10/30/2017 TIM		X		1.00 Total Acres Total Est. Land Value = 10,000				
2018 Lake Township Parcel Map		X		Topography of Site				
TO 6 COMPLETED		X		Level Rolling Low High Landscaped Swamp				
3-001-70; -001-80,		X		Wooded Pond Waterfront Ravine Wetland Flood Plain				
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		2019	5,000	0	5,000			333C
		2018	3,500	0	3,500			326C
		2017	12,400	0	12,400			790C
		2016	12,400	0	12,400			783C



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KLINE ELLEN E HAMILTON	SECORD MICHAEL & GRUGBAUG	25,000	05/14/2018	LC	Multiple Vacant	2018-01584	PTA	0.0
KLINE VICTOR J & ELLEN E	KLINE ELLEN E HAMILTON	0	10/21/2010	QC	RELATED PARTY	2010-4773QC	PTA	0.0

Property Address	Class: 102 AGRICULTURAL-	Zoning:	Building Permit(s)	Date	Number	Status
S BLODGETT RD	School: MCBAIN - 57030					
	P.R.E. 100% 05/14/2018 Qual. Ag.					
Owner's Name/Address	MAP #:					
SECORD MICHAEL & GRUGBAUGH 621 N IVANHOE AVE YPSILANTI MI 48198	2019 Est TCV 14,670					

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 1 - 2 ACRES	1.47 Acres	10000	100					14,670
1.47 Total Acres							Total Est. Land Value =	14,670

Tax Description  
 SEC33 T22N R8W (0\*2017) BEG S0DEG23'40"E 400' FROM NE COR OF NE1/4 TH S0DEG23'40"E FROM NE COR OF NE1/4 TH S0DEG23'40"E 255.54 FT, N89DEG 45'56"W 250 FT, N0DEG23'40"W 255.63 FT, S89DEG44'39"E 250 FT TO POB 1.47A  
 SPLIT ON 10/30/2017 FROM 009-033-001-90; FORMERLY SEC 33 T22N R8W (0\*2006) E 250 FT OF N/2 OF NE/4 OF NE/4 EXC N 225 FT THEREOF. 2.471 AC. M/L  
 SPLIT ON 09/14/2006 FROM 009-033-001-70;

- 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	7,300	0	7,300			490C
2018	3,000	0	3,000			479C
2017	0	0	0			0
2016	0	0	0			0



7 completed ;  
 3-001-90;  
 -001-92;  
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GREGG LINDA	ANTCLIFF JOHN & MARY	13,000	06/17/2005	WD	Split Vacant	05-0/2462		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
5020 S BLODGETT RD	School: MCBAIN - 57030		Pole Barn	04/29/2008	20080120	Complete
	P.R.E. 100% 07/04/2006		Garage	08/25/2006	20060276	Complete
Owner's Name/Address	MAP #:		New House	07/06/2005	20050214	Complete
ANTCLIFF JOHN & MARY 5020 S BLODGETT RD Lake City MI 49651	2019 Est TCV 135,859 TCV/TFA: 130.63					

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 33 T22N R8W 1.004 AC (0*2005) E 250 FT OF N 225 FT OF NE/4 OF NE/4 EXC N 50 FT THEREOF.	X	Dirt Road		40/FF	175.00	250.00	1.0000	1.0000	40	100	7,000
Comments/Influences		Gravel Road		175 Actual Front Feet, 1.00 Total Acres Total Est. Land Value = 7,000							
05 Split 1 Ac from 001-70 for 06	X	Paved Road		Land Improvement Cost Estimates							

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	5.57	200	0	0
Wood Frame	18.89	120	50	1,133
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 =				2,083

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2019	3,500	64,400	67,900			48,927C
X Rolling	2018	3,500	60,200	63,700			47,781C
X Low	2017	3,500	57,200	60,700			46,799C
X High	2016	3,500	53,900	57,400			46,382C
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							

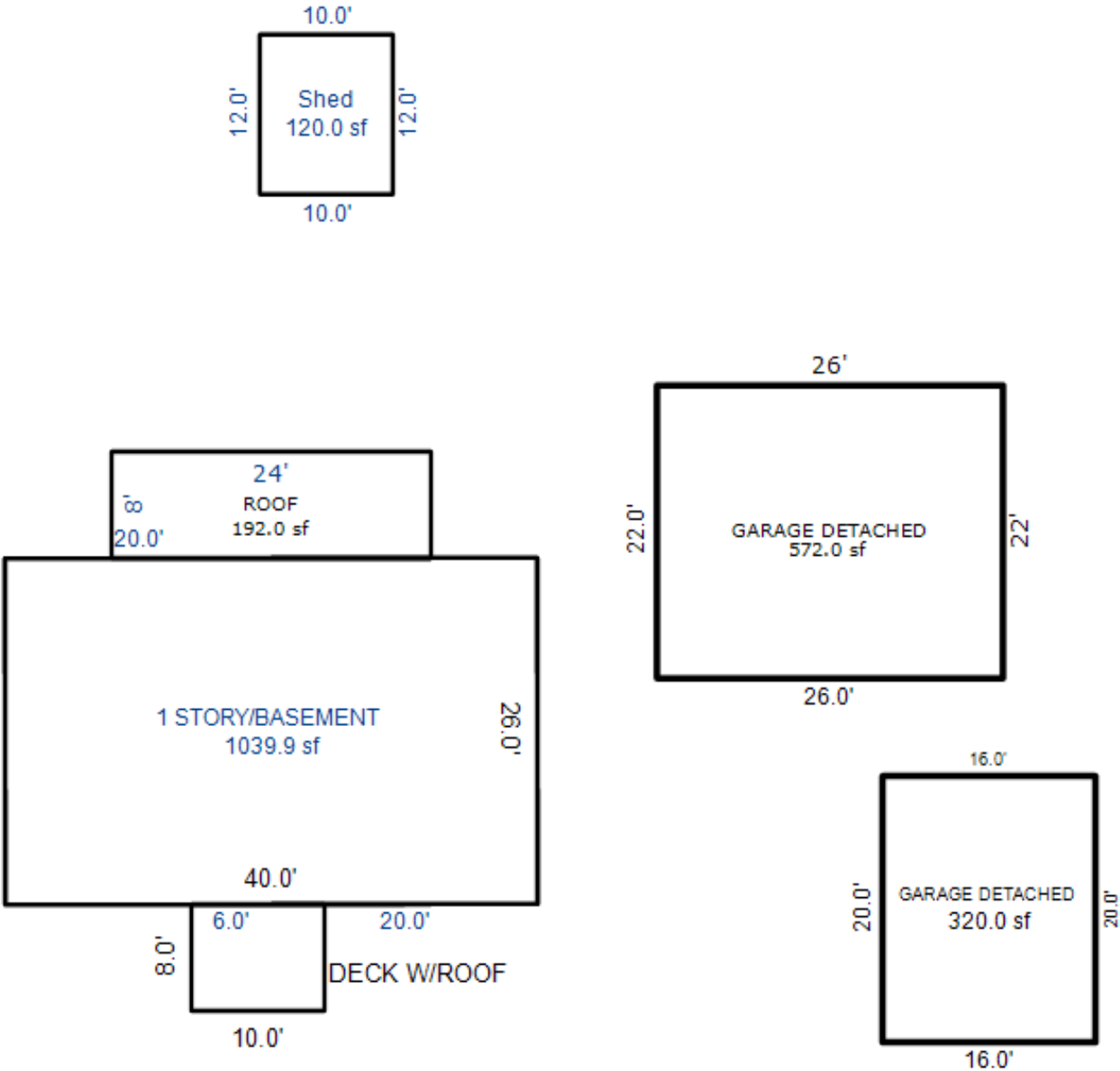


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 80 192	Type Treated Wood Roof Cover Onl	Year Built: 2005 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 572 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: 1S		Trim & Decoration														
Yr Built 2005	Remodeled 0	Ex	X	Ord		Min										
Condition: Average		Lg	X	Ord		Small										
Room List		(5) Floors														
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:					(12) Electric									
		(6) Ceilings					No./Qual. of Fixtures									
(1) Exterior	X	Drywall		Ex.	X	Ord.		Min								
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation			No. of Elec. Outlets												
		(7) Excavation														
		Basement: 1040 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0					(13) Plumbing									
(2) Windows	X	Many Avg. Few	X	Large Avg. Small				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									
		(9) Basement Finish														
		1	Recreation SF Living SF Walkout Doors No Floor SF				Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic									
(3) Roof	X	Gable Hip Flat	Gambrel Mansard Shed					Lump Sum Items:								
X	Asphalt Shingle	(10) Floor Support														
		Joists: Unsupported Len: Cntr.Sup:														
Chimney:																
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1040 SF Floor Area = 1040 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95 Building Areas										Cls CD		Blt 2005				
Stories Exterior Foundation Size Cost New Depr. Cost																
1 Story Siding Basement 1,040										Total:		105,855 100,562				
Other Additions/Adjustments																
Basement, Outside Entrance, Below Grade										1		1,639 1,557				
Plumbing																
Average Fixture(s)										1		933 886				
Water/Sewer																
1000 Gal Septic										1		3,453 3,280				
Water Well, 100 Feet										1		4,280 4,066				
Deck																
Treated Wood w/Roof (Deck Portion)										80		1,679 1,595				
Treated Wood w/Roof (Roof portion)										80		1,044 992				
w/Roof (Roof portion)										192		2,246 2,134				
Garages																
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)																
Base Cost										572		16,800 15,960				
Door Opener										1		368 350				
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)																
Base Cost										320		11,514 10,938				
Door Opener										1		368 350				
Built-Ins																
Appliance Allow.										1		1,467 1,394				
Totals:										151,646		144,064				
Notes:																
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCv:												126,776				

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



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

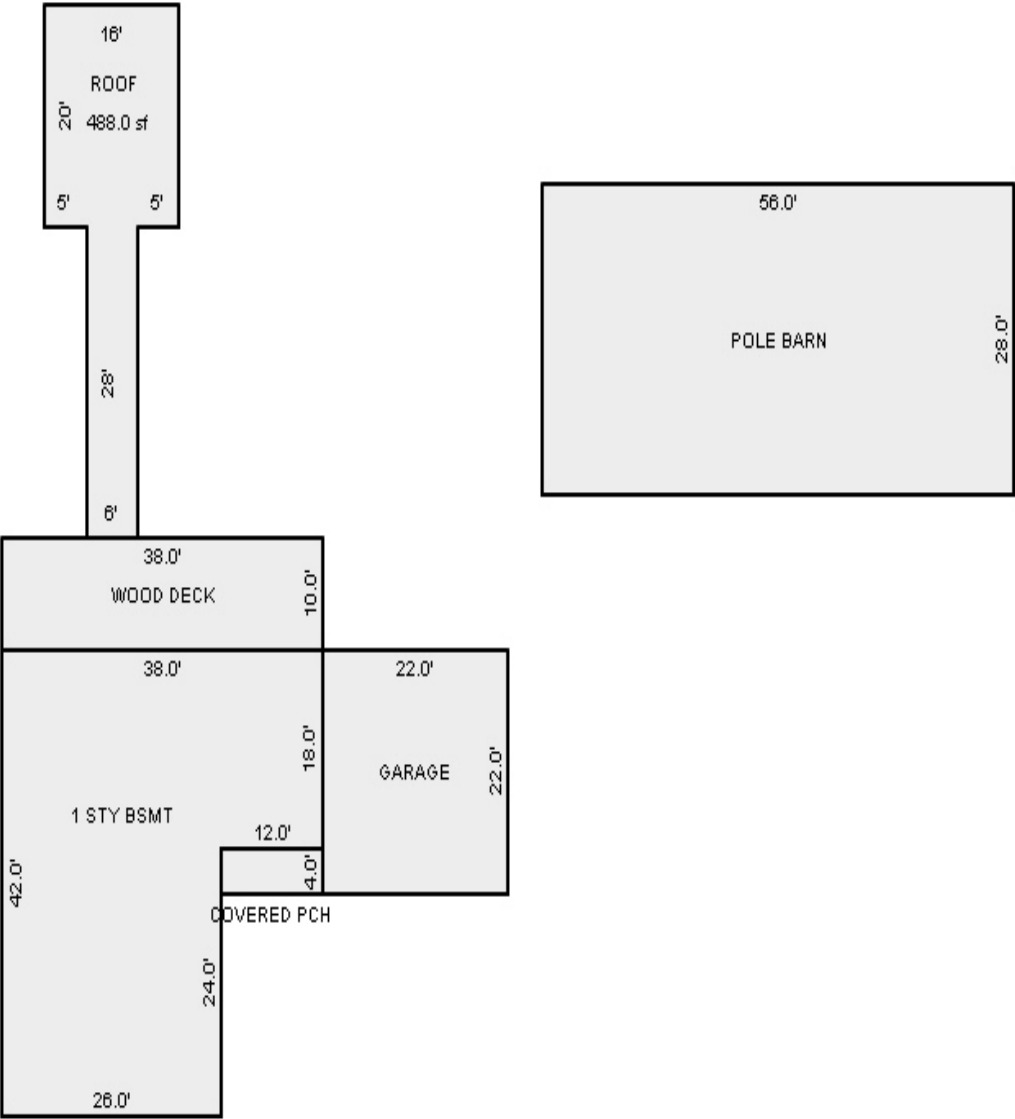


Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
LUCAS DAVID R	LUCAS DAVID R & DONNA M T	0	04/12/2011	QC	QUIT CLAIM	2011-1370QC	PTA	0.0			
Property Address		Class: 401 RESIDENTIAL-I		Zoning:	Building Permit(s)	Date	Number	Status			
9350 W WATERGATE RD		School: MCBAIN - 57030									
Owner's Name/Address		P.R.E. 100% 07/22/1994									
LUCAS DAVID R & DONNA M TRUSTEES OF THE LUCAS FAMILY TRUST 9350 W WATERGATE RD MC BAIN MI 49657		MAP #:									
		2019 Est TCV 184,897 TCV/TFA: 141.36									
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		
				Residentialia 18 -29	@\$2000	27.30 Acres	2000	100	54,600		
				27.30 Total Acres Total Est. Land Value = 54,600							
				Land Improvement Cost Estimates							
				Description	Rate	Size	% Good	Cash Value			
				D/W/P: 3.5 Concrete	5.00	850	0	0			
				Wood Frame	21.88	100	50	1,094			
				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 = 2,044							
Comments/Influences		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
4 DIV REMAINING. PART OF TRACT		Level		2019	27,300	65,100	92,400			73,261C	
		X Rolling		2018	27,300	60,500	87,800			71,544C	
		X Low		2017	27,300	58,700	86,000			70,073C	
		X High		2016	27,300	57,900	85,200			69,448C	
		X Landscaped									
		X Swamp									
		X Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Who	When	What	2019	27,300	65,100	92,400		73,261C	
				TPC 12/27/2017 INSPECTED	2018	27,300	60,500	87,800		71,544C	
				TPC 04/01/2016 INSPECTED	2017	27,300	58,700	86,000		70,073C	
					2016	27,300	57,900	85,200		69,448C	

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


Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) 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 48 380 488	Type CCP (1 Story) Treated Wood Roof Cover Onl	Year Built: 1976 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 484 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						
Building Style: 1S		Trim & Decoration											
Yr Built 1976	Remodeled 0	Ex	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		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) 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							
(2) Windows		(8) Basement		(14) Water/Sewer		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic							
X	Many Avg. X Few	X	Large Avg. Small	Basement: 1308 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Lump Sum Items:							
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	450	Recreation SF Living SF Walkout Doors No Floor SF	(10) Floor Support									
(3) Roof		Joists: Unsupported Len: Cntr.Sup:											
X	Gable Hip Flat		Gambrel Mansard Shed										
X	Asphalt Shingle												
Chimney: Metal													
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Electric Baseboard Ground Area = 1308 SF Floor Area = 1308 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas										Cls C Blt 1976			
Stories Exterior Foundation Size Cost New Depr. Cost													
1 Story Siding Basement 1,308 Total: 144,918 94,195													
Other Additions/Adjustments													
Plumbing													
Average Fixture(s) 1 1,120 728													
2 Fixture Bath 1 2,359 1,533													
Water/Sewer													
1000 Gal Septic 1 3,691 2,399													
Water Well, 100 Feet 1 4,407 2,865													
Porches													
CCP (1 Story) 48 1,104 718													
Deck													
Treated Wood 380 4,788 3,112													
w/Roof (Roof portion) 488 5,671 3,686													
Garages													
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)													
Base Cost 484 16,742 10,882													
Common Wall: 1 Wall 1 -2,038 -1,325													
Class: C Exterior: Pole (Unfinished)													
Base Cost 1568 28,710 18,661													
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 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.	
LUCAS DAVID R	LUCAS DAVID R & DONNA M T	0	04/12/2011	QC	QUIT CLAIM	2011-1439QC		0.0	
Property Address		Class: 402 RESIDENTIAL-V		Zoning:	Building Permit(s)	Date	Number	Status	
W WATERGATE RD		School: MCBAIN - 57030		P.R.E. 100% 07/22/1994					
Owner's Name/Address		MAP #:		2019 Est TCV 18,900					
LUCAS DAVID R & DONNA M TRUSTEES OF THE LUCAS FAMILY TRUST 9350 W WATERGATE RD MC BAIN MI 49657		Improved	X	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES				
Tax Description		Public Improvements		* Factors *					
. SEC 33 T22N R8W E 7.3 A OF THAT PART OF S 1/2 OF NE 1/4 LYING N OF BEG ON E SEC LINE 1129.54 FT N OF 1/4 POST TH S 89 DEG 36'20" W 70 FT TH S 23' 40" E 227.71 FT TH S 52 DEG 37' 27" W 145.77 FT TH S 84 DEG 48' 8" W TO N & S 1/4 LINE. EXC .BEG N 0 DEG 23' 40" W 1161.07 FT. N OF E/4 COR TH N 89 DEG 47' 13" W 330 FT, N O DEG 23' 40" W 150 FT, S 89 DEG 47' 13" E 330 FT, S 0 DEG 23' 40" E 150 FT TO POB. 6.16 Ac. Split on 10/12/2006 into 009-033-003-90;		Dirt Road		Description	Frontage	Depth	Rate %Adj.	Reason	Value
Comments/Influences		Gravel Road		2013 EQ RATES&SALES		6.160 Acres	3,068	100	18,900
		Paved Road		6.16 Total Acres		Total Est. Land Value =		18,900	
		Storm Sewer							
		Sidewalk							
		Water							
		Sewer							
		Electric							
		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	9,500	0	9,500	4,423C	
TPC 12/27/2017 INSPECTED		2018	9,500	0	9,500			4,320C	
TPC 07/26/2010 INSPECTED		2017	9,500	0	9,500			4,232C	
		2016	9,500	0	9,500			4,195C	

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LUCAS DAVID R	LUCAS DAVID R & DONNA M T	0	04/12/2011	QC	QUIT CLAIM	2011-1439QC		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
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W WATERGATE 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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LUCAS DAVID R & DONNA M TRUSTEES OF THE LUCAS FAMILY TRUST 9350 W WATERGATE MC BAIN MI 49657	2019 Est TCV 6,270
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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	1.14 Acres				5500	100		6,270
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		1.14 Total Acres			Total Est. Land Value =		6,270			
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Tax Description	X	Dirt Road
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SEC 33 T22N, R8W BEG N 0 DEG 23' 40" W	X	Gravel Road
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1161.07 FT. N OF E/4 COR TH N 89 DEG 47'	X	Paved Road
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13" W 330 FT, N O DEG 23' 40" W 150 FT, S	X	Storm Sewer
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89 DEG 47' 13" E 330 FT, S 0 DEG 23' 40"	X	Sidewalk
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E 150 FT TO POB. 1.14 Ac.	X	Water
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Split on 10/12/2006 from 009-033-003-00;	X	Sewer
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Comments/Influences	X	Electric
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Split/Comb. on 10/12/2006 completed	X	Gas
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10/12/2006 RAY ;	X	Curb
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Parent Parcel(s): 009-033-003-00;	X	Street Lights
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Child Parcel(s): 009-033-003-90;	X	Standard Utilities
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-----	X	Underground Utils.
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		Topography of Site
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	X	Level
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	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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	Who	When	What	2019	3,100	0	3,100		801C
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			TPC 12/27/2017 INSPECTED	2018	3,100	0	3,100		783C
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				2017	3,100	0	3,100		767C
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				2016	3,100	0	3,100		761C
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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.
OUWINGA ROGER	OUWINGA ROGER & KAY, TRUS	0	11/04/2005	QC	Not Qualified	05-0/4410		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
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W WATERGATE 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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OUWINGA ROGER & KAY TRUSTEES 9150 W WATERGATE MC BAIN MI 49657	2019 Est TCV 9,500
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Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS			
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Public Improvements	* Factors *					
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Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
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40/FF	237.50	275.00	1.0000	1.0000	40	100	9,500
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238 Actual Front Feet, 1.50 Total Acres						Total Est. Land Value =	9,500
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Tax Description	X	Dirt Road	X	Electric	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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. SEC 33 T22N R8W BEG ON N R/W LINE OF M-55 1437.5 FT E'LY OF N & S 1/4 LINE TH N 275 FT E'LY 237.5 FT S 275 FT TO SD R/W LINE TH W'LY 237.5 FT TO POB. 1.4994 A.		Gravel Road		Gas							
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Comments/Influences		Paved Road		Curb							
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		Storm Sewer		Street Lights							
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		Sidewalk		Standard Utilities							
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		Water		Underground Utils.							
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		Sewer		Topography of Site							
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		Electric		Level							
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		Gas		X Rolling							
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		Curb		Low							
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		Street Lights		High							
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		Standard Utilities		Landscaped							
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		Underground Utils.		Swamp							
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		Topography of Site		Wooded							
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		Level		Pond							
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		X Rolling		Waterfront							
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		Low		Ravine							
--	--	-----	--	--------	--	--	--	--	--	--	--

		High		Wetland							
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		Landscaped		Flood Plain							
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		Swamp		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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		Wooded		2019	4,800	0	4,800			2,229C
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		Pond		2018	4,800	0	4,800			2,177C
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		Waterfront		2017	4,800	0	4,800			2,133C
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		Ravine		2016	4,800	0	4,800			2,114C
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		Wetland		TPC 12/27/2017 INSPECTED							
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		Flood Plain		The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan							
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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.
OuwINGA ROGER & KAY TRUST		0	07/21/2010	TR	FAMILY SALE	2010-3099TRUST	PTA	0.0
OuwINGA ROGER L	OuwINGA ROGER & KAY, TRUS	0	11/04/2005	QC	Not Qualified	05-0/4410		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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9150 W WATERGATE 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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OuwINGA ROGER & KAY TRUSTEES 9150 W WATERGATE RD MC BAIN MI 49657	2019 Est TCV 133,325 TCV/TFA: 69.59
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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	235.70	275.00	1.0000	1.0000	40	100		9,428
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236 Actual Front Feet, 1.49 Total Acres								Total Est. Land Value =	9,428
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Tax Description . SEC 33 T22N R7W BEG ON N R/W LINE OF M-55 1437.5 FT E'LY OF N-S 1/4 LINE TH N 275 FT W'LY 237.5 FT S 275 FT TO SD R/W TH E'LY 237.5 FT TO POB. 1.4994 A.	X	Dirt Road						
		Gravel Road						

Comments/Influences	X	Paved Road						
		Storm Sewer						

	X	Sidewalk						
		Water						

	X	Sewer						
		Electric						

	X	Gas						
		Curb						

	X	Street Lights						
		Standard Utilities						

	X	Underground Utils.						
		Topography of Site						

	X	Level						
		Rolling						

	X	Low						
		High						

	X	Landscaped						
		Swamp						

	X	Wooded						
		Pond						

	X	Waterfront						
		Ravine						

	X	Wetland						
		Flood Plain						

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2019	4,700	62,000	66,700			52,642C
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2018	4,700	59,700	64,400			51,409C
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2017	4,700	57,900	62,600			50,352C
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2016	4,700	54,400	59,100			49,903C
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Who	When	What	2019	4,700	62,000	66,700			52,642C
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TPC 12/27/2017 INSPECTED			2018	4,700	59,700	64,400			51,409C
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			2017	4,700	57,900	62,600			50,352C
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			2016	4,700	54,400	59,100			49,903C
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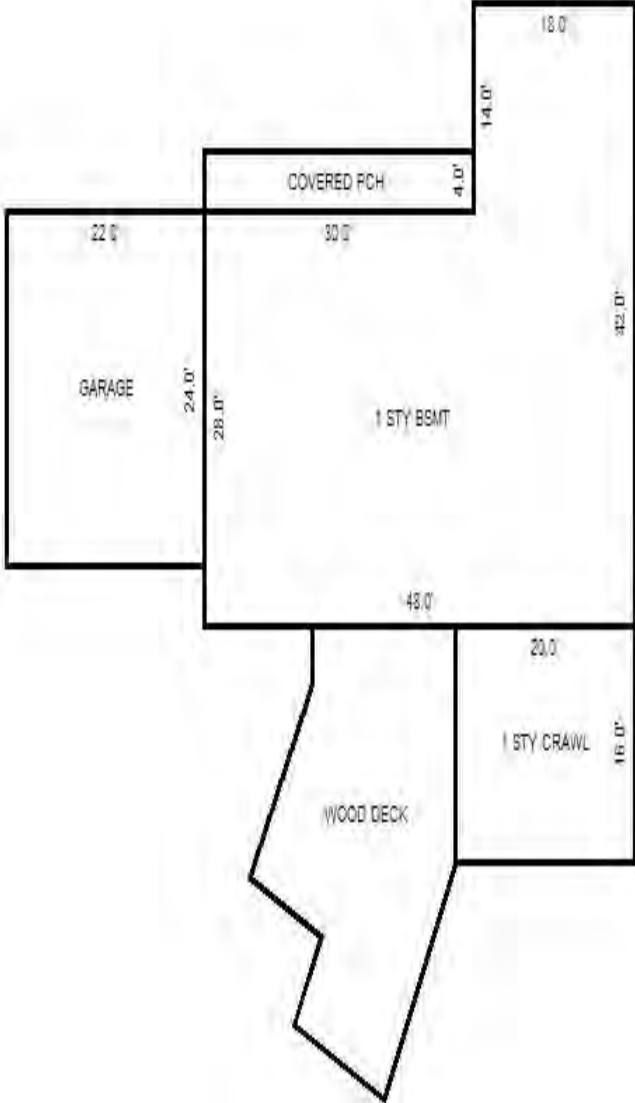
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



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 120 646	Type CCP (1 Story) Treated Wood	Year Built: 1978 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: 528 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																											
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G																																																																																																						
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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																																																																																																							
	Basement 1st Floor 2nd Floor 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 Insulation	X	Drywall	No. of Elec. Outlets Many X Ave. Few																																																																																																							
(2) Windows		(7) Excavation		(13) Plumbing																																																																																																							
X	Many Avg. X Few		Large Avg. X Small	Basement: 1596 S.F. Crawl: 320 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																																																																																																				
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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 2 2000 Gal Septic Lump Sum Items:																																																																																																							
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<p>Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1978  (11) Heating System: Forced Air w/ Ducts  Ground Area = 1916 SF Floor Area = 1916 SF.  Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68  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>Brick</td> <td>Basement</td> <td>1,596</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Brick</td> <td>Crawl Space</td> <td>320</td> <td></td> <td></td> </tr> <tr> <td colspan="3"></td> <td><b>Total:</b></td> <td><b>157,965</b></td> <td><b>107,418</b></td> </tr> </tbody> </table> <p>Other Additions/Adjustments</p> <table border="1"> <thead> <tr> <th>Item</th> <th>Quantity</th> <th>Unit Cost</th> <th>Total Cost</th> </tr> </thead> <tbody> <tr> <td>Plumbing Average Fixture(s)</td> <td>1</td> <td>778</td> <td>778</td> </tr> <tr> <td>2 Fixture Bath</td> <td>1</td> <td>1,633</td> <td>1,633</td> </tr> <tr> <td>Water/Sewer 1000 Gal Septic</td> <td>1</td> <td>3,235</td> <td>3,235</td> </tr> <tr> <td>Water Well, 50 Feet</td> <td>1</td> <td>1,895</td> <td>1,895</td> </tr> <tr> <td>Porches CCP (1 Story)</td> <td>120</td> <td>2,114</td> <td>2,114</td> </tr> <tr> <td>Deck Treated Wood</td> <td>646</td> <td>6,460</td> <td>4,393</td> </tr> <tr> <td colspan="4">Garages</td> </tr> <tr> <td colspan="4">Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)</td> </tr> <tr> <td>Base Cost</td> <td>528</td> <td>13,828</td> <td>9,403</td> </tr> <tr> <td>Common Wall: 1 Wall</td> <td>1</td> <td>-1,753</td> <td>-1,192</td> </tr> <tr> <td colspan="4">Built-Ins</td> </tr> <tr> <td>Appliance Allow.</td> <td>1</td> <td>1,243</td> <td>845</td> </tr> <tr> <td colspan="4">Fireplaces</td> </tr> <tr> <td>Interior 1 Story</td> <td>1</td> <td>3,134</td> <td>2,131</td> </tr> <tr> <td>Recreation Room</td> <td>1200</td> <td>16,512</td> <td>11,228</td> </tr> <tr> <td><b>Totals:</b></td> <td></td> <td><b>207,044</b></td> <td><b>140,792</b></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	Brick	Basement	1,596			1 Story	Brick	Crawl Space	320						<b>Total:</b>	<b>157,965</b>	<b>107,418</b>	Item	Quantity	Unit Cost	Total Cost	Plumbing Average Fixture(s)	1	778	778	2 Fixture Bath	1	1,633	1,633	Water/Sewer 1000 Gal Septic	1	3,235	3,235	Water Well, 50 Feet	1	1,895	1,895	Porches CCP (1 Story)	120	2,114	2,114	Deck Treated Wood	646	6,460	4,393	Garages				Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)				Base Cost	528	13,828	9,403	Common Wall: 1 Wall	1	-1,753	-1,192	Built-Ins				Appliance Allow.	1	1,243	845	Fireplaces				Interior 1 Story	1	3,134	2,131	Recreation Room	1200	16,512	11,228	<b>Totals:</b>		<b>207,044</b>	<b>140,792</b>
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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			
W WATERGATE RD	School: MCBAIN - 57030										
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 Com 1.COM & RES M55/66 TYPES							
Tax Description	Public Improvements			* Factors *							
. SEC 33 T22N R8W BEG ON E SEC LINE 454.54 FT N OF E 1/4 POST TH S 89 DEG 36' 20" W 70 FT N 23' 40" W 140.95 FT N 60 DEG 4' 3" W 134.9 FT S 84 DEG 48' 8" W 2623.07 FT S 5 DEG 11' 52" E 65 FT S 84 DEG 48' 8" W 50 FT N 5 DEG 11' 52" W 45 FT S 84 DEG 48' 8" W 1025 FT N 5 DEG 11' 52" W 20 FT S 84 DEG 48' 8" W 1213.92 FT S 52 DEG 37' 44" W 333.35 FT N ON SEC LINE400 FT S 60 DEG 4' 26" E 215.96 FT N 84.48' 8" E 2226.32 FT N 5 DEG 11' 52" E65 FT N 84 DEG 48'08"E 50 FT, S 5 DEG 11'52"E 65 FT, N 84 DEG 48'08"E 2635.68 FT, N 52 DEG 37'27"E 145.77 FT, N 23'40" W 227.71 FT, N 89 DEG 36'20"E 70 FT, S ON SEC LINE 675 FT TO POB. 20.47A.	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
	Topography of Site			2013 EQ RATES&SALES				20.470 Acres	2,400	100	49,128
	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			20.47 Total Acres				Total Est. Land Value =			49,128
Comments/Influences	Who When What			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
	TPC 12/27/2017 INSPECTED			2019	EXEMPT	EXEMPT	EXEMPT			EXEMPT	
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				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.
KANIPE TERRY R & REBECCA	KANIPE TERRY R & REBECCA	0	12/23/2017	WD	FAMILY SALE	2018-00092		0.0

Property Address	Class: 101 AG - IMPROVED	Zoning:	Building Permit(s)	Date	Number	Status
5460 BLODGETT RD	School: MCBAIN - 57030					
	P.R.E. 100% 08/01/1994					
Owner's Name/Address	MAP #:					
KANIPE TERRY R & REBECCA RUTH 5460 BLODGETT RD MC BAIN MI 49657	2019 Est TCV 152,179 TCV/TFA: 109.32					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture								
				* Factors *								
Comments/Influences	X	Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		ADD BSM'T FOR 06 CHG DEP TO 65% 00 SPLIT 6.68 AC TO 006-70 FOR 01 01 SPLIT 2.5 AC TO 006-60 FOR 02 REMAINING 1 DIV GIVEN TO 033-006-70 PER				AG SW 2016 IRRIGATED 3600/	18.83	Acres	3600	100		
				AG SW 2016 SURPLUS 1600/	4.00	Acres	1600	100				6,400
				22.83 Total Acres			Total Est. Land Value =					74,188
Comments/Influences	X	Topography of Site		Land Improvement Cost Estimates								
				Description	Rate	Size	% Good	Cash Value				
				D/W/P: 4in Ren. Conc.	5.68	1940	0	0				
				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



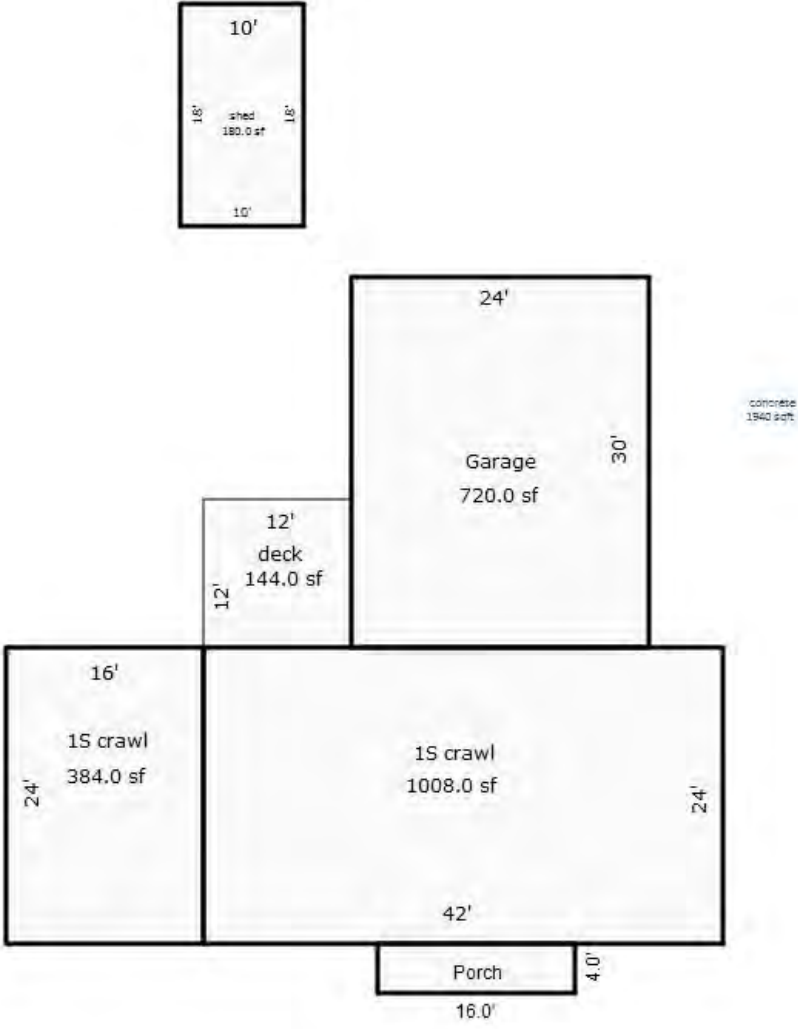
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2019	37,100	39,000	76,100			63,961C
		TPC 12/27/2017 INSPECTED	2018	39,200	38,000	77,200			62,462C
		TPC 05/07/2013 INSPECTED	2017	46,400	42,500	88,900			61,178C
		TC 10/01/2010 INSPECTED	2016	43,900	41,300	85,200			60,633C

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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 64 144	Type CCP (1 Story) Treated Wood	Year Built: 2002 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: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 0						
X	Wood Frame		Drywall X Paneled		Plaster Wood T&G																	
Building Style: BOCA/STATE		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																		
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(12) Electric			100		Amps Service													
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures																		
X	Wood/Shingle Aluminum/Vinyl Brick	X	Tile		Ex.	X	Ord.		Min													
Insulation		(7) Excavation		No. of Elec. Outlets																		
(2) Windows		Many Avg. Few	X	Large Avg. Small	Many			X	Ave.		Few											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Basement: 0 S.F. Crawl: 1392 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing																		
X	Double Glass Patio Doors Storms & Screens	(8) Basement		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																		
(3) Roof		(9) Basement Finish		(14) Water/Sewer																		
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors No Floor SF		Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic																	
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:																		
Chimney: Metal																						
Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE (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											Cls CD		Blt 1978									
Building Areas											Stories		Exterior		Foundation		Size		Cost New		Depr. Cost	
1 Story											Siding		Crawl Space		1,008							
1 Story											Siding		Crawl Space		384							
Other Additions/Adjustments											Average Fixture(s)		1		933		653					
Plumbing											Water/Sewer		1000 Gal Septic		1		3,453		2,417			
											Water Well, 50 Feet		1		1,962		1,373					
Porches											CCP (1 Story)		64		1,313		919					
Deck											Treated Wood		144		2,478		1,735					
Garages											Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost		720		19,778		13,845			
											Common Wall: 1 Wall		1		-1,906		-1,334					
Built-Ins											Appliance Allow.		1		1,467		1,027					
Notes: MODULAR											Totals:		148,556		111,336		66,802					
											ECF (101 AGRICULTURE) 0.600 => TCVC											

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Sketch by Apex Sketch

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Building Type	Farm Utility Storage She			
Year Built				
Class/Construction	D,Pole			
Quality/Exterior	Low Cost			
# of Walls, Perimeter	4 Wall, 224			
Height	10			
Heating System	No Heating/Cooling			
Length/Width/Area	64 x 48 = 3072			
Cost New	\$ 16,773			
Phy./Func./Econ. %Good	55/100/100 55.0			
Depreciated Cost	\$ 9,225			
+ Unit-In-Place Items	\$ 0			
Description, Size X Rate X %Good = Cost  Itemized ->  Unit-In-Place ->  Items ->				
E.C.F.	X 0.950			
% Good	55			
Est. True Cash Value	\$ 8,764			
Comments:				
Total Estimated True Cash Value of Agricultural Improvements / This Card: 8764 / All Cards: 8764				



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.
KOINONIA LIVING CENTER IN	ROLAND STREET DEVELOPMENT	340,000	11/30/2010	WD	Arms Length	2010-5308WD	PTA	100.0
KOINONIA LIVING CENTER IN		0	08/03/2010	OTH	EASEMENT	2010-3960	PTA	0.0

Property Address	Class: 201 COMMERCIAL-IM	Zoning:	Building Permit(s)	Date	Number	Status
9343 W WATERGATE RD	School: MCBAIN - 57030		Commercial	08/16/2011	2011-0435	100%
Owner's Name/Address	P.R.E. 0%		Carpport	11/10/2004	20040445	Complete
ROLAND STREET DEVELOPMENT LLC 1104 S MITCHELL STREET CADILLAC MI 49601	MAP #:					
	2019 Est TCV 307,194 TCV/TFA: 26.40					

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 33 T22N R8W (0*2001) W 940 FT OF S 1/2 OF NE 1/4 LYING S'LY OF HWY M55 EXC W 690 FT THOF. 2.5A.	X		Dirt Road								
			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	
		Commercial Local Cost Land Improvements					
		PAVING	0.50	33000	82 100	13,530	
		Total Estimated Land Improvements True Cash Value =				13,530	

Topography of Site	X	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES					
		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason
Level							
Rolling	X						
Low							
High							
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							



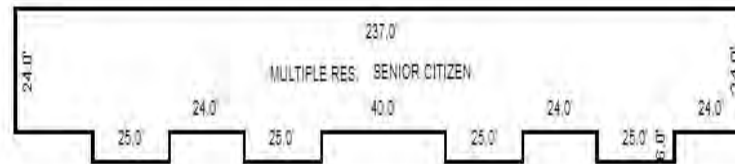
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC 12/27/2017	INSPECTED		2019	6,800	146,800	153,600			153,600S
TPC 10/29/2013	INSPECTED		2018	6,800	212,900	219,700			177,055C
TPC 10/04/2011	INSPECTED		2017	6,800	202,700	209,500			173,414C
			2016	6,800	182,800	189,600			171,868C

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Desc. of Bldg/Section: CAL 148 - 10 UNITS Calculator Occupancy: Multiple Residences				<<<<< Calculator Cost Computations >>>>>																							
Class: D,Siding Floor Area: 6,450 Gross Bldg Area: 11,638 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght				Construction Cost		Class: D,Siding Quality: Low Cost Total Floor Area: 6450.00 # of Units: 10 Overall Building Height: 10																					
		High	Above Ave.	Ave.	X	Low																					
Depr. Table : 2.25% Effective Age : 10 Physical %Good: 80 Func. %Good : 100 Economic %Good: 100				** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: Complete H.V.A.C. 100 Heat#2: Wall or Floor Furnace 0% Ave. SqFt/Story: 6450 Total # Units: 10 Has Elevators:		Base Rate for Upper Floors = 47.55  (10) Heating system: Complete H.V.A.C. Cost/SqFt: 12.42 100% Adjusted Square Foot Cost for Upper Floors = 59.97																					
2002 Year Built Remodeled								Total Floor Area: 6,450 Base Cost New of Upper Floors = 386,807  Reproduction/Replacement Cost = 386,807 Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 80 /100/100/100/80.0 Total Depreciated Cost = 309,446																			
10 Overall Bldg Height								<<<<< Segregated Cost Computations >>>>>																			
Comments: 2/18/2015 APPROXIMATELY 1000SQFT 1 BDRM & 2BDRM UNITS -TIM GAVE ECONOMIC OBS. DUE TO POOR LOCATION FOR SENIOR CITIZENS NO NEARBY CONVENIENCES.				*** Basement Info *** Area: Perimeter: Type:		Costs taken from Segregated Cost Section 2: Multiples & Motels  <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:50%;">Item Description</th> <th style="width:10%;">Cost</th> <th style="width:10%;"># or</th> <th style="width:10%;">Height</th> <th style="width:10%;">Storys</th> <th style="width:10%;">Cost</th> </tr> <tr> <th></th> <th>Col.</th> <th>Rate</th> <th>SqFt</th> <th>Adj.</th> <th>Adj.</th> </tr> </thead> <tbody> <tr> <td>(39) Miscellaneous Miscellaneous Built-in Construction: Appliance Allowance, Multiple Residences</td> <td>1 Up</td> <td>1090.38</td> <td>10</td> <td>1.000</td> <td>1.000 10,904</td> </tr> </tbody> </table>				Item Description	Cost	# or	Height	Storys	Cost		Col.	Rate	SqFt	Adj.	Adj.	(39) Miscellaneous Miscellaneous Built-in Construction: Appliance Allowance, Multiple Residences	1 Up	1090.38	10	1.000	1.000 10,904
				Item Description	Cost					# or	Height	Storys	Cost														
	Col.	Rate	SqFt	Adj.	Adj.																						
(39) Miscellaneous Miscellaneous Built-in Construction: Appliance Allowance, Multiple Residences	1 Up	1090.38	10	1.000	1.000 10,904																						
* 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:		10 Appliance Allowance, Multiple																					
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		Unfinished Typical	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:						Thickness	Bsmnt Insul.																		
(6) Ceiling:		(10) Heating and Cooling:				(13) Roof Structure: Slope=0 X Wood Dome and Deck		800 SqFt, Wood																			
		Gas Oil	Coal Stoker	Hand Fired Boiler		(14) Roof Cover:																					

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



Sketch by Apex IV™

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

Desc. of Bldg/Section: 2011 CONVERSION TO 4 UNITS  
 Calculator Occupancy: Multiple Residences

Class: D,Siding  
 Floor Area: 2,908  
 Gross Bldg Area: 11,638  
 Stories Above Grd: 1  
 Average Sty Hght : 12  
 Bsmnt Wall Hght

Depr. Table : 2.25%  
 Effective Age : 5  
 Physical %Good: 89  
 Func. %Good : 100  
 Economic %Good: 100

2002 Year Built	2011 Remodeled
12 Overall Bldg Height	

Comments:  
 2011 CONVERTED TO MULTIPLE UNIT FROM CLUBHOUSE

Construction Cost					
High	Above Ave.	Ave.	X	Low	
**	**			**	**
** ** Calculator Cost Data ** **					
Quality: Low Cost					
Heat#1: Complete H.V.A.C. 100					
Heat#2: Wall or Floor Furnace 0%					
Ave. SqFt/Story: 2908					
Total # Units: 4					
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,Siding Quality: Low Cost  
 Total Floor Area: 2908.00 # of Units: 4  
 Overall Building Height: 12

Base Rate for Upper Floors = 50.32

(10) Heating system: Complete H.V.A.C. Cost/SqFt: 13.14 100%  
 Adjusted Square Foot Cost for Upper Floors = 63.46

Total Floor Area: 2,908 Base Cost New of Upper Floors = 184,542

Reproduction/Replacement Cost = 184,542  
 Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 89 /100/100/100/89.0  
 Total Depreciated Cost = 164,242

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

Costs taken from Segregated Cost Section 2: Multiples & Motels

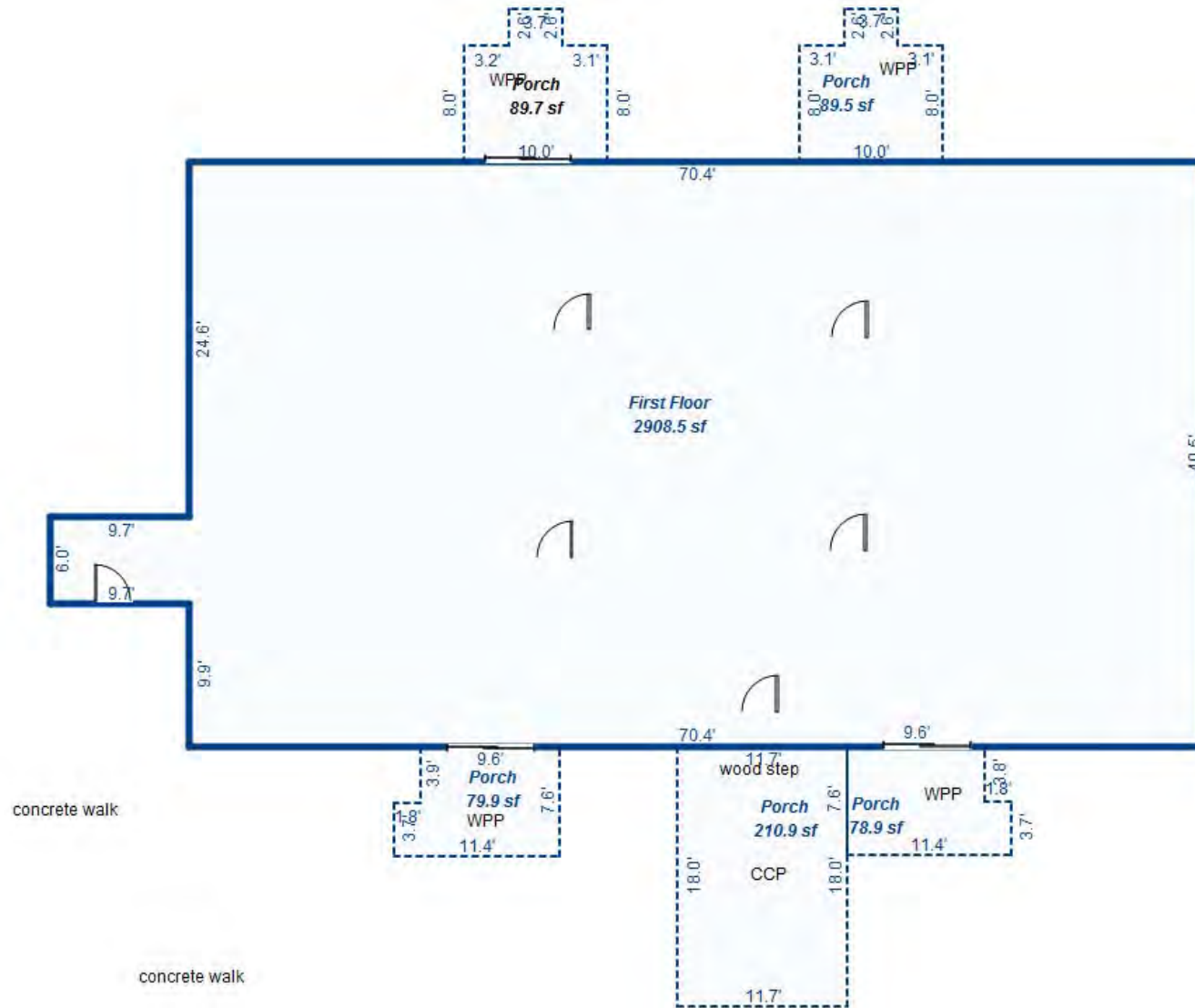
Item Description	Cost Col.	Rate	# or SqFt	Height Adj.	Storys Adj.	Cost
(39) Miscellaneous						
Miscellaneous Built-in Construction:						
Appliance Allowance, Multiple Residences	1	Up 1090.38	4	1.000	1.000	4,362

Total Cost of Lump-Sum Items = 4,362

<<<<< 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:	4 Appliance Allowance, Multiple R
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 Sketch

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

Desc. of Bldg/Section: CARPORT  
 Calculator Occupancy: Sheds - Equipment 3 Wall Shed

Class: D,Pole		Construction Cost				
Floor Area: 1,140		High	Above Ave.	Ave.	X	Low
Gross Bldg Area: 11,638		** ** Calculator Cost Data ** **				
Stories Above Grd: 1		Quality: Average				
Average Sty Hght : 8		Heat#1: No Heating or Cooling 100				
Bsmnt Wall Hght		Heat#2: Space Heaters, Gas with Fan 0%				
Depr. Table : 2.5%		Ave. SqFt/Story: 1140				
Effective Age : 10		Ave. Perimeter				
Physical %Good: 78		Has Elevators:				
Func. %Good : 100		*** Basement Info ***				
Economic %Good: 100		Area:				
2005 Year Built		Perimeter:				
Remodeled		Type:				
Overall Bldg Height		Heat: Hot Water, Radiant Floor				
Comments:		* Mezzanine Info *				
		Area #1:				
		Type #1:				
		Area #2:				
		Type #2:				
		* Sprinkler Info *				
		Area:				
		Type: Average				

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

Class: D,Pole Quality: Average  
 Stories: 1 Story Height: 8 Perimeter: 0

Base Rate for Upper Floors = 17.29

(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%  
 Adjusted Square Foot Cost for Upper Floors = 17.29

Total Floor Area: 1,140 Base Cost New of Upper Floors = 19,710

Reproduction/Replacement Cost = 19,710

Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 78 /100/100/100/78.0  
 Total Depreciated Cost = 15,374

ECF (201C COMMERCIAL GROUP C) 0.530 => TCV of Bldg: 3 = 8,148  
 Replacement Cost/Floor Area= 17.29 Est. TCV/Floor Area= 7.15

(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		Flex Conduit	Incandescent				
			3-Piece Baths	Wash Bowls		Rigid Conduit	Fluorescent				
			2-Piece Baths	Water Heaters		Armored Cable	Mercury				
			Shower Stalls	Wash Fountains		Non-Metalic	Sodium Vapor				
			Toilets	Water Softeners		Bus Duct	Transformer				
(4) Floor Structure:			(9) Sprinklers:			(13) Roof Structure: Slope=0			(40) Exterior Wall:		
									Thickness	Bsmnt Insul.	
(5) Floor Cover:			(10) Heating and Cooling:			(14) Roof Cover:					
			Gas Oil	Coal Stoker	Hand Fired Boiler						
(6) Ceiling:											

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

Desc. of Bldg/Section: CARPORT Calculator Occupancy: Sheds - Equipment 3 Wall Shed		<<<< Calculator Cost Computations >>>> Class: D,Pole Quality: Average Stories: 1 Story Height: 8 Perimeter: 0						
Class: D,Pole Floor Area: 1,140 Gross Bldg Area: 11,638 Stories Above Grd: 1 Average Sty Hght : 8 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 : 2.5% Effective Age : 10 Physical %Good: 78 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** ** Quality: Average Heat#1: No Heating or Cooling 100 Heat#2: Space Heaters, Gas with Fan 0% Ave. SqFt/Story: 1140 Ave. Perimeter Has Elevators: *** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor						
2003	Year Built Remodeled	Area: Perimeter: Type: Heat: Hot Water, Radiant Floor						
	Overall Bldg Height	* Mezzanine Info * Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: Type: Average						
Comments:		ECF (201C COMMERCIAL GROUP C) 0.530 => TCV of Bldg: 4 = 8,148 Replacement Cost/Floor Area= 17.29 Est. TCV/Floor Area= 7.15						

(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:		(39) Miscellaneous:			
(2) Foundation:		(8) Plumbing:		Outlets:					
X	Poured Conc	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:				Thickness		Bsmnt Insul.	
(6) Ceiling:		Gas Oil	Coal Stoker	Hand Fired Boiler		(14) Roof Cover:			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HICKS MICHAEL J ETAL	ROLAND STREET DEVELOPMENT	86,000	11/24/2014	WD	WARRANTY DEED	2014-03925	PTA	100.0
HICKS MICHAEL, MATTHEW &	SPRAGG JAMES A & PATRICIA	0	07/20/2010	QC	FORECLOSURE	2010-4069QC	PTA	0.0
SPRAGG JAMES A & PATRICIA	HICKS MICHAEL, MATTHEW &	230,000	11/22/2004	WD	Arms Length	04-0/4791		100.0
		20,000	10/01/2000	WD	Download	341:204		0.0

Property Address	Class: 201 COMMERCIAL-IM	Zoning:	Building Permit(s)	Date	Number	Status
9419 W WATERGATE RD	School: MCBAIN - 57030		New House	06/14/2006	20060155	Complete
	P.R.E. 0%		New House	10/04/2005	20050345	Complete

Owner's Name/Address	MAP #:	2019 Est TCV 213,654 TCV/TFA: 68.48
ROLAND STREET DEVELOPMENT LLC 1104 S MITCHELL STREET CADILLAC MI 49601		

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES																											
SEC 33 T22N R8W E 300 FT OF W 690 FT OF SW/4 OF NE/4 LYING S'LY OF HWY M-55. EXC BEG AT NE COR THEREOF, TH W'LY ALG M-55 ROW 185 FT, S 141 FT, E AND PARALLEL WITH E-W /4 LINE TO A POINT LYING S OF THE POB N TO POB 2.19AC. M/L SPLIT 0.65 AC. & 1HS/B ON 06/30/2008 INTO 009-033-006-80; SPLIT ON 10/16/2010 INTO 009-033-006-79;	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>GRAGE C 40/FF</td> <td>250.00</td> <td>300.00</td> <td>1.0000</td> <td>1.0000</td> <td>40</td> <td>100</td> <td></td> <td>10,000</td> </tr> <tr> <td colspan="8">250 Actual Front Feet, 1.72 Total Acres</td> <td>Total Est. Land Value = 10,000</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	GRAGE C 40/FF	250.00	300.00	1.0000	1.0000	40	100		10,000	250 Actual Front Feet, 1.72 Total Acres								Total Est. Land Value = 10,000
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																						
GRAGE C 40/FF	250.00	300.00	1.0000	1.0000	40	100		10,000																						
250 Actual Front Feet, 1.72 Total Acres								Total Est. Land Value = 10,000																						
	X		<ul style="list-style-type: none"> <li>Dirt Road</li> <li>Gravel Road</li> <li>Paved Road</li> <li>Storm Sewer</li> <li>Sidewalk</li> <li>Water</li> <li>Sewer</li> <li>Electric</li> <li>Gas</li> <li>Curb</li> <li>Street Lights</li> <li>Standard Utilities</li> <li>Underground Utils.</li> </ul>																											

Comments/Influences

00 SPLIT FOR 006-00 FOR 01



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	5,000	101,800	106,800			66,974C
2018	5,000	119,200	124,200			65,405C
2017	5,000	102,200	107,200			64,060C
2016	5,000	71,000	76,000			63,489C

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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	1	Appliance Allow.	Interior 1 Story	Area	Type	16	CCP (1 Story)	Year Built: 2005	Car Capacity:	Class: CD	Exterior: Siding	Brick Ven.: 0	Stone Ven.: 0	Common Wall: 1 Wall	Foundation: 42 Inch	Finished?: Yes	Auto. Doors: 1	Mech. Doors: 0	Area: 408	% Good: 0	Storage Area: 0	No Conc. Floor: 0	
	Mobile Home		Insulation		Wood																							Oil
	Town Home	0	Front Overhang		Forced Air w/o Ducts		Dishwasher																					
	Duplex	0	Other Overhang		Forced Air w/ Ducts		Garbage Disposal																					
	A-Frame				Forced Hot Water		Bath Heater																					
	Wood Frame				Electric Baseboard		Hot Tub																					
	Building Style: 1S				Elec. Ceil. Radiant		Unvented Hood																					
	Yr Built 2005	Remodeled 0			Radiant (in-floor)		Vented Hood																					
	Condition: Average				Electric Wall Heat		Intercom																					
	Room List				Space Heater		Jacuzzi Tub																					
	Basement				Wall/Floor Furnace		Jacuzzi repl.Tub																					
	1st Floor				Forced Heat & Cool		Oven																					
	2nd Floor				Heat Pump		Microwave																					
	Bedrooms				No Heating/Cooling		Standard Range																					
	(1) Exterior				Central Air		Self Clean Range																					
	Wood/Shingle				Wood Furnace		Sauna																					
	Aluminum/Vinyl				(12) Electric		Trash Compactor																					
	Brick				0 Amps Service		Central Vacuum																					
	Insulation						Security System																					
	(2) Windows																											
	Many Avg. Few	Large Avg. Small																										
	Wood Sash																											
	Metal Sash																											
	Vinyl Sash																											
	Double Hung																											
	Horiz. Slide																											
	Casement																											
	Double Glass																											
	Patio Doors																											
	Storms & Screens																											
	(3) Roof																											
	Gable																											
	Hip																											
	Flat																											
	Asphalt Shingle																											
	Chimney:																											

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



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks			(17) Garage		
X	Single Family	Eavestrough Insulation	0 Front Overhang 0 Other Overhang	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: 2005 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 408 % Good: 0 Storage Area: 0 No Conc. Floor: 0 Bsmnt Garage: Carport Area: Roof:				
	Mobile Home									16 CCP (1 Story) 16 CCP (1 Story)						
	Town Home															
	Duplex	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
	A-Frame	Drywall Paneled	Plaster Wood T&G		Central Air Wood Furnace	(12) Electric				Class: CD Effec. Age: 15 Floor Area: 780 Total Base New : 219,278 Total Depr Cost: 186,388 Estimated T.C.V: 102,513						
	Wood Frame				Trim & Decoration											
	Building Style: 1S		Ex		Ord	Min	0 Amps Service							E.C.F. X 0.550		
	Yr Built	Remodeled	Size of Closets													
	2005	0	Lg		Ord	Small										
	Condition: Average		Doors													
Room List		(5) Floors														
	Basement	Kitchen:														
	1st Floor	Other:														
	2nd Floor	Other:														
	Bedrooms	(6) Ceilings														
(1) Exterior		No./Qual. of Fixtures														
Wood/Shingle Aluminum/Vinyl Brick					Ex	Ord	Min	Cost Est. for Res. Bldg: 2 Duplex 1S								
					No. of Elec. Outlets											
					Many	Ave.	Few	Exterior Units: 2 Interior Units: 0 Roof:								
(2) Windows		(7) Excavation							(11) Heating System: Forced Air w/ Ducts Ground Area = 780 SF Floor Area = 780 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85							
Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 780 S.F. Slab: 0 S.F. Height to Joists: 0.0							Building Areas							
(3) Roof		(8) Basement							Stories Exterior Foundation Size Cost New Depr. Cost							
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Average Fixture(s)				1 Story Siding Crawl Space							
		(9) Basement Finish														
Double Glass Patio Doors Storms & Screens		Recreation SF			3 Fixture Bath				Plumbing							
(3) Roof		(10) Floor Support							Other Additions/Adjustments							
Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Ctr.Sup:			2 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				Average Fixture(s)							
Asphalt Shingle									Water/Sewer							
Chimney:									3 Fixture Bath		2	1,866	1,586			
									2000 Gal Septic		1	2,929	2,490			
									Water Well, 100 Feet		1	6,921	5,883			
									Garages		1	4,280	3,638			
									Class: CD Exterior: Siding Foundation: 42 Inch (Finished)							
									Base Cost		408	16,002	13,602			
									Common Wall: 1 Wall		1	-1,906	-1,620			
									Door Opener		1	368	313			
									Class: CD Exterior: Siding Foundation: 42 Inch (Finished)							
									Base Cost		408	16,002	13,602			
									Common Wall: 1 Wall		1	-1,906	-1,620			
									Door Opener		1	368	313			
									Built-Ins							
									Appliance Allow.		2	2,935	2,495			
									Porches							
									CCP (1 Story)		16	572	486			
									CCP (1 Story)		16	572	486			
<p style="text-align: center;">Lump Sum Items:</p> <p style="text-align: center;">&lt;&lt;&lt;&lt;&lt; Calculations too long. See Valuation printout for complete pricing. &gt;&gt;&gt;&gt;&gt;</p>																

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SPRAGG JAMES A & PATRICIA	NEBLOCK THOMAS C TRUST	82,000	05/23/2017	WD	Arms Length	2017-01710	PTA	100.0
SPRAGG JAMES A & PATRICIA		0	07/20/2010	QC	RELATED PARTY	2010-4069QC	PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
9419 W WATERGATE RD	School: MCBAIN - 57030		Pole Barn	10/10/2017	2017-0509	100%

Owner's Name/Address	MAP #:
NEBLOCK THOMAS C TRUST 3652 E V AVE VICKSBURG MI 49097	2019 Est TCV 91,267 TCV/TFA: 62.68

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES																											
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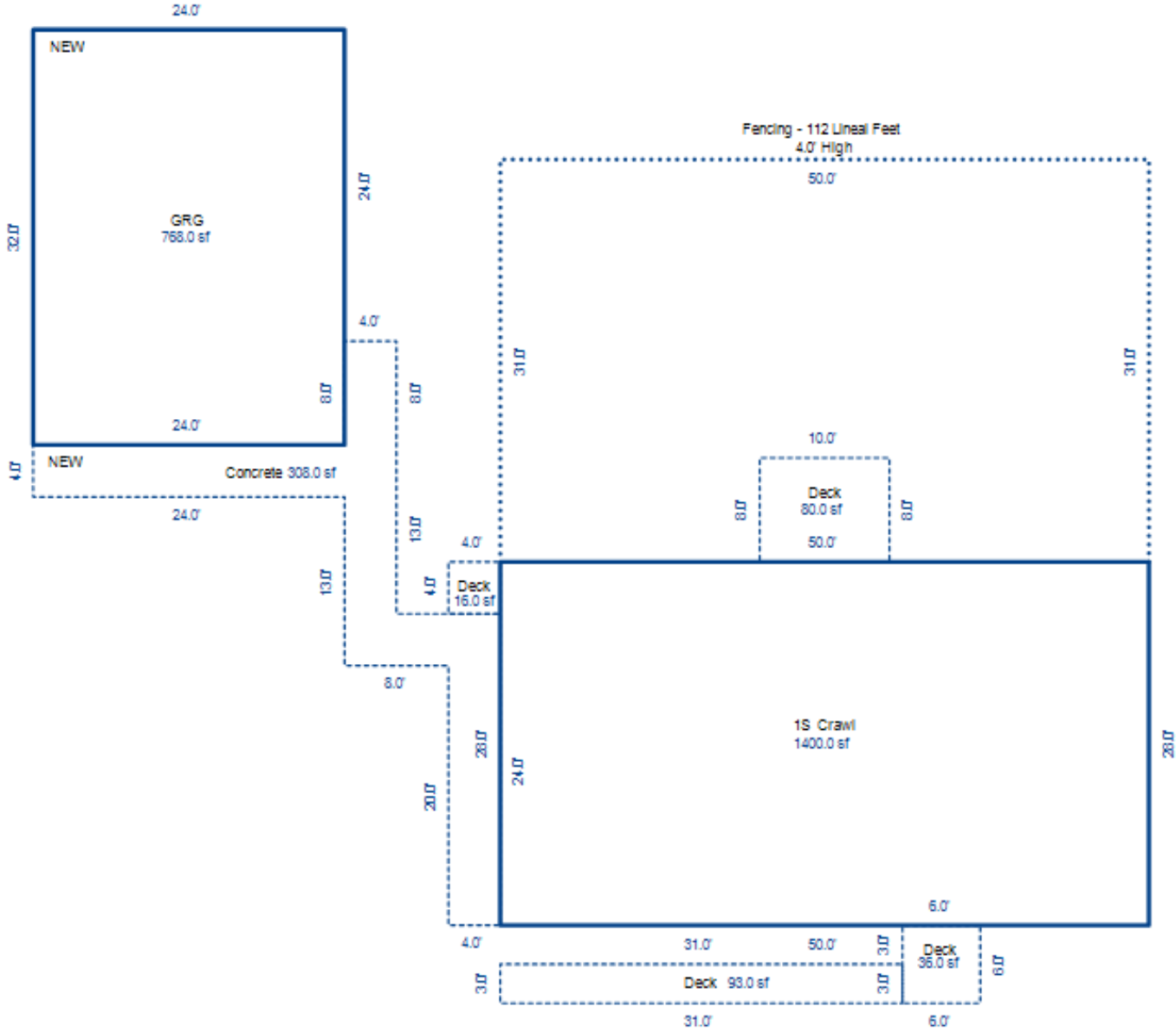
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2019	2,600	43,000	45,600			44,032C
JWV	12/09/2017	INSPECTED	2018	2,600	40,400	43,000			43,000S
TPC	05/05/2017	INSPECTED	2017	2,200	33,300	35,500			30,471C
TPC	10/29/2013	INSPECTED	2016	2,200	28,000	30,200			30,200S

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story 1 Prefab 1 Story 1 Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 129 16 80	Type Treated Wood Treated Wood Treated Wood	Year Built: 2017 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			(15) Fireplaces Class: CD Effec. Age: 10 Floor Area: 1,456 Total Base New : 157,624 Total Depr Cost: 141,861 Estimated T.C.V: 85,117			(16) Porches/Decks E.C.F. X 0.600		(17) Garage Bsmnt Garage: Carport Area: Roof:		
Building Style: BOCA/STATE		Trim & Decoration														
Yr Built 2003 201		Remodeled 0		Ex X Ord Min			Size of Closets									
Condition: Average		Lg X Ord Small		Doors Solid X H.C.			Central Air Wood Furnace									
Room List		(5) Floors		Kitchen: Other: Other:			(12) Electric									
Basement 1st Floor 2nd Floor 3 Bedrooms							150 Amps Service									
(1) Exterior		X Drywall		No./Qual. of Fixtures			Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE			Cls CD		Blt 2003	
Wood/Shingle Aluminum/Vinyl Brick				No. of Elec. Outlets			Many X Ave. Few			(11) Heating System: Forced Air w/ Ducts						
Insulation				(7) Excavation			(13) Plumbing			Ground Area = 1456 SF Floor Area = 1456 SF.						
(2) Windows				Basement: 0 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			Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90						
Many Avg. X Large Avg. Small				(8) Basement			(14) Water/Sewer			Building Areas						
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			Stories Exterior Foundation Size Cost New Depr. Cost						
(3) Roof				(9) Basement Finish						1 Story Siding Crawl Space 1,456			Total: 123,776		111,398	
X Gable Hip Flat		X Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors No Floor SF						Other Additions/Adjustments						
X Asphalt Shingle				(10) Floor Support						Plumbing						
Chimney:				Joists: Unsupported Len: Cntr.Sup:						Average Fixture(s) 3 Fixture Bath 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet Deck Treated Wood Treated Wood Treated Wood						
										Garages						
										Class: CD Exterior: Pole (Unfinished)						
										Base Cost 768 13,862 12,476 Door Opener 2 736 662						
										Built-Ins						
										Appliance Allow. 1 1,467 1,320						
										Fireplaces						
										Prefab 1 Story 1 1,661 1,495						
										Totals: 157,624 141,861						
										Notes: ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.600 => TCV: 85,117						

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SPRAGG	AMANDA MARIE ALBERTS	124,000	02/12/2012	WD	WARRANTY DEED	2012-00033	PTA	100.0
HICKS MICHAEL, MATTHEW &	SPRAGG JAMES A & PATRICIA	0	07/20/2010	QC	FORECLOSURE	2010-04069QC	PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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9393 W WATERGATE RD	School: MCBAIN - 57030					
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	P.R.E. 100% 02/19/2012					
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Owner's Name/Address	MAP #:
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ALBERTS AMANDA M 9393 W WATERGATE ROAD MC BAIN MI 49657	2019 Est TCV 148,011 TCV/TFA: 67.77
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X	Improved	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	
GROUP H 75/FF	170.00	153.74	1.0000	1.0000	75	100	12,750	
170 Actual Front Feet, 0.60 Total Acres							Total Est. Land Value =	12,750

Land Improvement Cost Estimates		
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Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.35	2000	0	0
D/W/P: 4in Ren. Conc.	6.21	144	0	0

Residential Local Cost Land Improvements		
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Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =				970

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

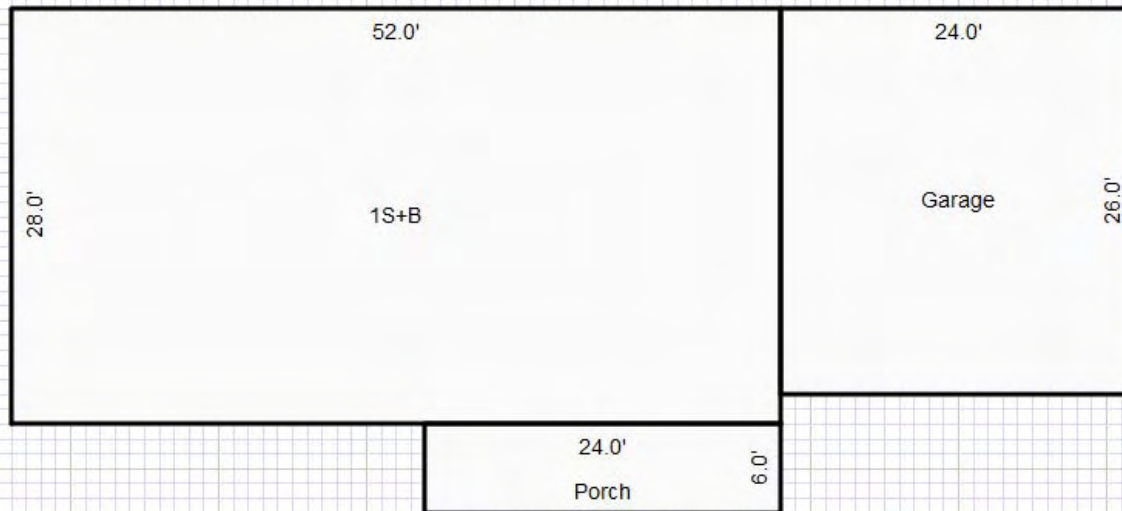
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	6,400	67,600	74,000			60,233C
2018	6,400	64,900	71,300			58,822C
2017	6,400	60,300	66,700			57,613C
2016	6,400	50,700	57,100			57,100S

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Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE (11) Heating System: Forced Air w/ Ducts Ground Area = 1456 SF Floor Area = 2184 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>1.5 Story</td> <td>Siding</td> <td>Basement</td> <td>1,456</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>210,300</td> <td>189,293</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>1,008</td> </tr> <tr> <td>3 Fixture Bath</td> <td>3,525</td> <td>3,172</td> </tr> <tr> <td colspan="3">Water/Sewer</td> </tr> <tr> <td>1000 Gal Septic</td> <td>3,691</td> <td>3,322</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>4,407</td> <td>3,966</td> </tr> <tr> <td colspan="3">Porches</td> </tr> <tr> <td>WCP (1 Story)</td> <td>4,836</td> <td>4,352</td> </tr> <tr> <td colspan="3">Garages</td> </tr> <tr> <td colspan="6">Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)</td> </tr> <tr> <td>Base Cost</td> <td>624</td> <td>19,893</td> <td>17,904</td> <td></td> <td></td> </tr> <tr> <td>Common Wall: 1 Wall</td> <td>1</td> <td>-2,038</td> <td>-1,834</td> <td></td> <td></td> </tr> <tr> <td>Door Opener</td> <td>2</td> <td>830</td> <td>747</td> <td></td> <td></td> </tr> <tr> <td colspan="6">Built-Ins</td> </tr> <tr> <td>Appliance Allow.</td> <td>1</td> <td>2,099</td> <td>1,889</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Totals:</td> <td>248,663</td> <td>223,819</td> </tr> </tbody> </table> Notes: ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.600 => TCV: 134,291															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.5 Story	Siding	Basement	1,456			Total:				210,300	189,293	Average Fixture(s)	Cost	Depr.	1	1,120	1,008	3 Fixture Bath	3,525	3,172	Water/Sewer			1000 Gal Septic	3,691	3,322	Water Well, 100 Feet	4,407	3,966	Porches			WCP (1 Story)	4,836	4,352	Garages			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)						Base Cost	624	19,893	17,904			Common Wall: 1 Wall	1	-2,038	-1,834			Door Opener	2	830	747			Built-Ins						Appliance Allow.	1	2,099	1,889			Totals:				248,663	223,819
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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.
HICKS MICHAEL J, MATTHEW J	SPRAGG JAMES A & PATRICIA	0	05/04/2010	QC	Reference	2010-1502QC	PTA	100.0
SPRAGUE JAMES	HICKS MICHAEL J, MATTHEW J	19,500	12/15/2005	WD	Arms Length	06-0/4898		100.0

Property Address	Class: 202 COMMERCIAL-VA	Zoning:	Building Permit(s)	Date	Number	Status
W WATEGATE RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 0%					
SPRAGG JAMES A & PATRICIA A 10504 W KELLY RD LAKE CITY MI 49651	MAP #:					
	2019 Est TCV 15,000					

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
B GRADE 125/FF	120.00	390.00	1.0000	1.0000	125	100		15,000
120 Actual Front Feet, 1.07 Total Acres								Total Est. Land Value = 15,000

Tax Description  
 SEC 33 T22N R8W (0\*2004)  
 E 120 FT OF W 390 FT OF SW/4 OF NE/4  
 LYING S'LY OF HWY M55.  
 1.09 A M/L

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	7,500	0	7,500			3,442C
2018	7,500	0	7,500			3,362C
2017	7,500	0	7,500			3,293C
2016	7,500	0	7,500			3,264C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RENDON BRUCE R LIVING TRU	SUMMIT INVESTMENTS LLC	370,000	10/21/2012	WD	WARRANTY DEED	2012-03413	PTA	100.0
RENDON BRUCE R & DAIRE (H	RENDON BRUCE R TRUST & *	0	05/30/2007	WD	Not Qualified	2007/2388		0.0
		17,000	09/01/2002	WD	Arms Length	02-0:4385		0.0

Property Address	Class: 201 COMMERCIAL-IM	Zoning:	Building Permit(s)	Date	Number	Status
9475 W WATERGATE RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 0%					
SUMMIT INVESTMENTS LLC 9475 W WATERGATE RD MC BAIN MI 49657	MAP #:	2019 Est TCV 353,417 TCV/TFA: 88.35				

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
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
Commercial Local Cost Land Improvements			Description			Rate	Size % Good Arch Mult	Cash Value
PAVING			PAVING			0.50	7500 85 100	3,187
Total Estimated Land Improvements			Total Est. Land Value =					20,250
Total Estimated Land Improvements			True Cash Value =					3,187

Tax Description	X	Description	Rate	Size % Good	Cash Value
SEC 33 T22N R8W (0*2002) W 270 FT OF S 1/2 OF NE 1/4 LYING S'LY OF HWY M-55 R/W. 2.75A.	X	Dirt Road			
Comments/Influences	X	Gravel Road			
07-06 TT Bruced..He felt assessment a little high.. Unable to lease any of the available office space due to slumping economy and real estate.	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	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Rolling	X	Level	2019	10,100	166,600	176,700			176,700S
Low	X	Rolling	2018	10,100	214,700	224,800			184,336C
High	X	Low	2017	10,100	210,000	220,100			180,545C
Landscaped	X	High	2016	10,100	183,300	193,400			178,935C
Swamp	X	Landscaped							
Wooded	X	Swamp							
Pond	X	Wooded							
Waterfront	X	Pond							
Ravine	X	Waterfront							
Wetland	X	Ravine							
Flood Plain	X	Wetland							



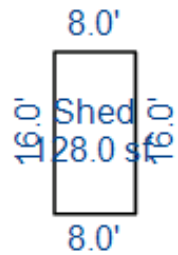
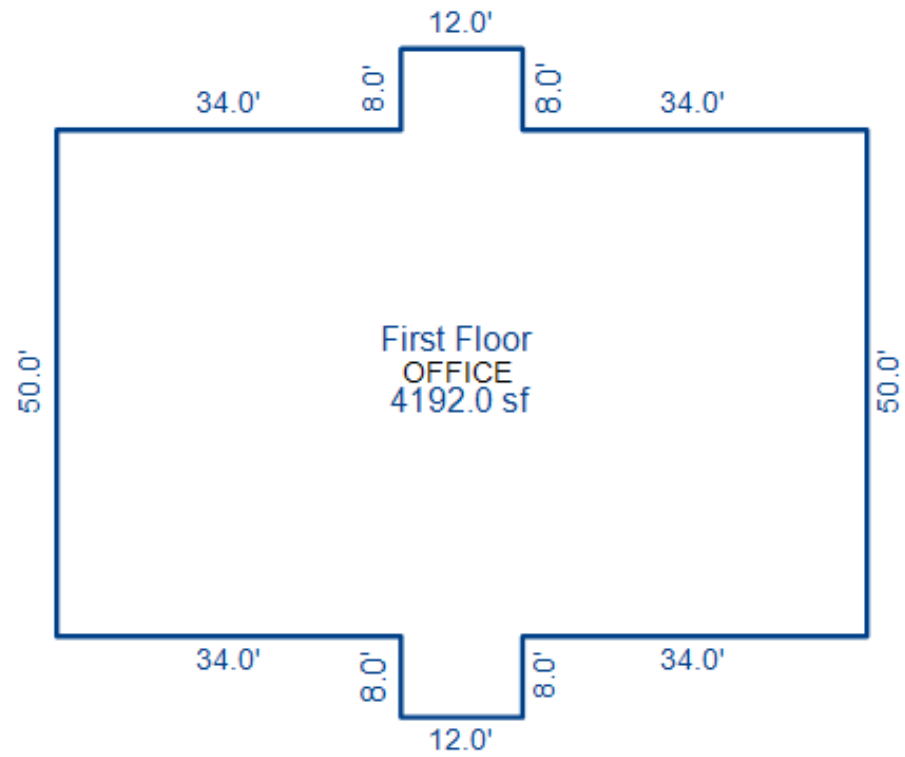
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Desc. of Bldg/Section: CAL 140		Calculator Cost Computations									
Calculator Occupancy: Office Buildings		>>>>									
Class: D	Construction Cost										
		High	Above Ave.	X	Ave.		Low				
Floor Area: 4,000		<<<<< Class: D Quality: Average >>>>> Stories: 1 Story Height: 10 Perimeter: 260 Overall Building Height: 10 Base Rate for Upper Floors = 94.65 Storage Basement Basement, Base Rate for Basement = 33.93 (Basement Fireproofing Rate = 0.00)									
Gross Bldg Area: 4,000		** ** Calculator Cost Data ** ** Quality: Average Heat#1: Package Heating & Cooling 100 Heat#2: Forced Air Furnace 0%									
Stories Above Grd: 1		(10) Heating system: Package Heating & Cooling Cost/SqFt: 18.93 100% Bsmnt Heating system: No Heating or Cooling Cost/SqFt: 0.00 Adjusted Square Foot Cost for Upper Floors = 113.58 Adjusted Square Foot Cost for Basement = 33.93									
Average Sty Hght : 10		Total Floor Area: 4,000 Base Cost New of Upper Floors = 454,320 Basement Area: 4,000 Base Cost New of Basement = 135,720									
Bsmnt Wall Hght : 10		Reproduction/Replacement Cost = 590,040 Eff. Age: 15 Phy. %Good/Abnr. Phy./Func./Econ./Overall %Good: 71 /100/100/100/71.0 Total Depreciated Cost = 418,928									
Depr. Table : 2.25%		*** Basement Info ***									
Effective Age : 15		Area: 4000 Perimeter: 260 Type: Storage Basement Heat: No Heating or Cooling									
Physical %Good: 71		* Mezzanine Info *									
Func. %Good : 100		Area #1: Type #1: Area #2: Type #2:									
Economic %Good: 100		* Sprinkler Info *									
2002 Year Built		Area: Type: Average									
Remodeled											
10 Overall Bldg Height											
Comments:											
<<<<< Segregated Cost Computations >>>>> Costs taken from Segregated Cost Section 5: Offices, Banks, Hospitals Item Description Cost # or Height Storys Col. Rate SqFt Adj. Adj. Cost (39) Miscellaneous <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>											

(1) Excavation/Site Prep:				(7) Interior:				(11) Electric and Lighting:				(39) Miscellaneous:							
(2) Foundation:				(8) Plumbing:				Outlets:      Fixtures:				192 Wood Frame							
X	Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	Few Average	Many Average	Unfinished Typical	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													

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
THIEBAUT PETER J & LORI A	ALWARD WILLIAM P	148,400	09/02/2016	WD	Split Improved	2016-02906	PTA	100.0
THIEBAUT PETER J & LORI A	WONSEY RONALD D & MONIKA	0	11/20/2012	WD	WARRANTY DEED	2012-03704 WD		100.0
WONSEY RONALD D & MONIKA	THIEBAUT PETER J & LORI A	0	09/12/2012	WD	WARRANTY DEED	2012-03705WD	PTA	100.0
THIEBAUT PETER J (MM)	THIEBAUT PETER JAMES & LO	0	01/19/2009	QC	Not Qualified	2009/250		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
5045 S LACHANCE RD	School: MCBAIN - 57030		Pole Barn	09/10/2010	20100522	100%
	P.R.E. 100% 09/27/2016		MH	09/04/2008	20080526	Complete

Owner's Name/Address	MAP #:
ALWARD WILLIAM P 5045 S LACHANCE RD LAKE CITY MI 49651	2019 Est TCV 140,513 TCV/TFA: 86.52

X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS			
Public Improvements			* Factors *			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
40/FF	318.84	416.00	1.0000	1.0000	40 100	12,754
319 Actual Front Feet, 3.04 Total Acres						Total Est. Land Value = 12,754

Tax Description	X	Land Improvement Cost Estimates	Rate	Size % Good	Cash Value	
SPLIT ON 08/09/2016 TO 009-033-007-10. (NEW PARCEL) A PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION 33, T22N-R08W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION; THENCE S89°05'22"E ALONG THE NORTH SECTION LINE, 416.02 FEET; THENCE S00°19'57"W PARALLEL WITH THE WEST SECTION LINE, 314.64 FEET; THENCE N89°40'03"W, 416.00 FEET TO SAID WEST SECTION LINE; THENCE N00°19'57"E ALONG SAID LINE, 318.84 FEET TO THE POINT OF BEGINNING. CONTAINING 3.02 ACRES MORE OR LESS	X	Dirt Road				
		Gravel Road				
		Paved Road				
		Storm Sewer				
		Sidewalk				
		Water				
		Sewer				
	X	Electric	Wood Frame	21.80	80 97	1,692
		Gas	Wood Frame	15.24	400 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.	OUTDOOR FURNACE	2,500.00	1 95	2,375	
Total Estimated Land Improvements True Cash Value = 5,967						

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



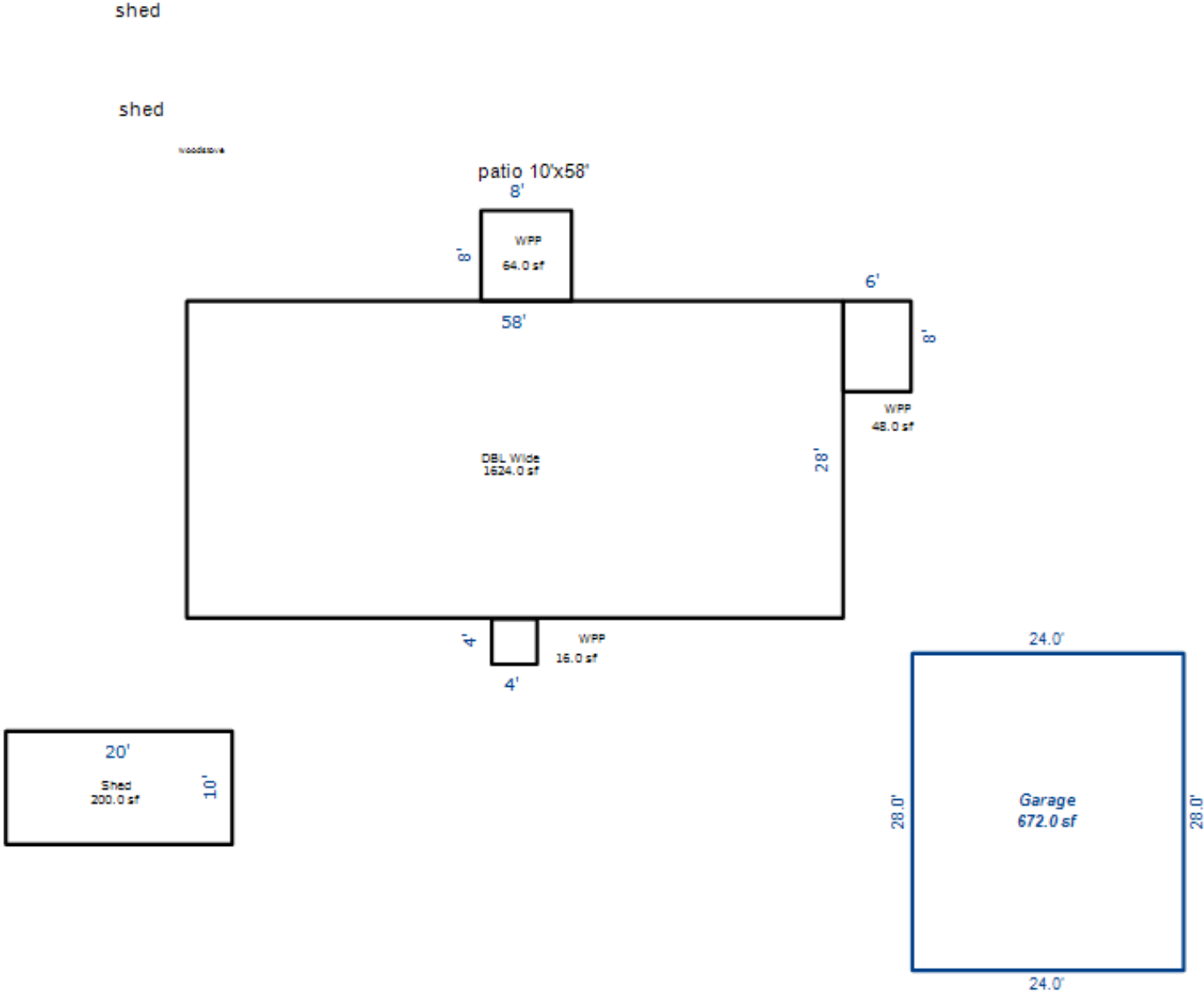
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	6,400	63,900	70,300			65,239C
2018	6,400	60,100	66,500			63,710C
2017	6,400	56,000	62,400			62,400S
2016	90,500	55,400	145,900		145,900W	126,810C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2010 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: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G										
Building Style: BOCA/STATE		Trim & Decoration													
Yr Built 2009	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								
		150		Amps Service											
		(6) Ceilings													
(1) Exterior		X	Drywall												
X	Wood/Shingle Aluminum/Vinyl Brick Vinyl Insulation	No./Qual. of Fixtures													
		Ex.	X	Ord.		Min	No. of Elec. Outlets								
		Many	X	Ave.		Few	(13) Plumbing								
(2) Windows		1		Average Fixture(s)											
X	Many Avg. Few	X	Large Avg. Small	2		3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink 1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
		8		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor											
		(9) Basement Finish													
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	100	Recreation SF Living SF	2		Walkout Doors No Floor SF									
(3) Roof		(10) Floor Support													
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:		1 1		1000 Gal Septic 2000 Gal Septic								
Chimney:		Lump Sum Items:													
		Public Water Public Sewer Water Well													
		1		1000 Gal Septic 2000 Gal Septic											
		1		Lump Sum Items:											
		Class: CD Effec. Age: 8 Floor Area: 1,624 Total Base New : 220,441 Total Depr Cost: 202,986 Estimated T.C.V: 121,792													
		E.C.F. X 0.600													
		Bsmnt Garage: Carport Area: Roof:													
		Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE (11) Heating System: Forced Heat & Cool Ground Area = 1624 SF Floor Area = 1624 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=92/100/100/100/92 Building Areas													
		Stories Exterior Foundation Size Cost New Depr. Cost													
		1 Story Siding Basement 1,624 Total: 161,747 148,808													
		Other Additions/Adjustments													
		Basement, Outside Entrance, Below Grade													
		2 3,279 3,017													
		Plumbing													
		Average Fixture(s)													
		1 933 858													
		3 Fixture Bath													
		1 2,929 2,695													
		Separate Shower													
		1 902 830													
		Water/Sewer													
		1000 Gal Septic													
		1 3,453 3,177													
		Water Well, 100 Feet													
		1 4,280 3,938													
		Porches													
		WPP													
		89 1,899 1,747													
		WPP													
		64 1,638 1,507													
		WPP													
		16 607 558													
		Deck													
		Treated Wood													
		64 1,503 1,443 *													
		Treated Wood													
		48 1,282 1,231 *													
		Treated Wood													
		16 543 521 *													
		Garages													
		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)													
		Base Cost													
		672 18,823 17,317													
		Door Opener													
		2 736 677													
		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)													
		<<<< 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.
THIEBAUT & STAATS	STAATS DALELYNN	1	12/18/2017	QC	FAMILY SALE	2017-03988	PTA	0.0
THIEBAUT PETER J & LORI A	THIEBAUT & STAATS DALELYNN	1	10/26/2016	QC	RELATED PARTY	2016-03567	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
5221 S LACHANCE RD						
Owner's Name/Address	School: MCBAIN - 57030					
	P.R.E. 100% 11/01/2016					
	MAP #:					
	2019 Est TCV 47,293 TCV/TFA: 36.95					

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
				<Site Value C>	.50	-1.0	AC	M/L	8000	100	8,000
				237 Actual Front Feet, 2.26 Total Acres						Total Est. Land Value =	8,000

Tax Description	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Land Improvement Cost Estimates				Cash Value
			Description	Rate	Size	% Good	
			Wood Frame	14.06	324	50	2,277
			Total Estimated Land Improvements True Cash Value =				2,277

Tax Description	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Land Improvement Cost Estimates					
			Description	Rate	Size	% Good	Cash Value	

SEC33 T22N R82 S 237 FT OF W 416 FT OF NW 1/4 2.26A  
 SPLIT ON 08/09/2016 FROM 009-033-007-00;  
 FORMERLY SEC 33 T22N R8W N 1/2 OF NW 1/4  
 EXC BEG 318.84 FT S OF NW COR, TH E 1456  
 FT, S 208 FT, W 1040 FT, S 208 FT, W 416  
 FT, N 368 FT TO POB. AND EXCEPT A  
 PARCEL OF LAND SITUATED IN THE NORTHWEST  
 1/4 OF SECTION 33, T22N-R08W, LAKE  
 TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN,  
 BEING MORE PARTICULARLY DESCRIBED AS:  
 BEGINNING AT THE NORTHWEST CORNER OF  
 SAID SECTION; THENCE S89°05'22"E ALONG  
 416.02 FEET;  
 LEL WITH THE WEST  
 T; THENCE  
 TO SAID WEST  
 °19'57"E ALONG  
 O THE POINT OF  
 A 33' WIDE  
 N ON FILE\*\*\*



7 completed ;  
 3-007-10;  
 -007-20;  
 -----

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2019	4,000	19,600	23,600			13,388C
TPC 12/27/2017 INSPECTED	2018	4,000	15,900	19,900		13,075C			
TPC 12/18/2017 INSPECTED	2017	86,300	11,700	98,000		86,164C			
	2016	0	0	0		0W 0			

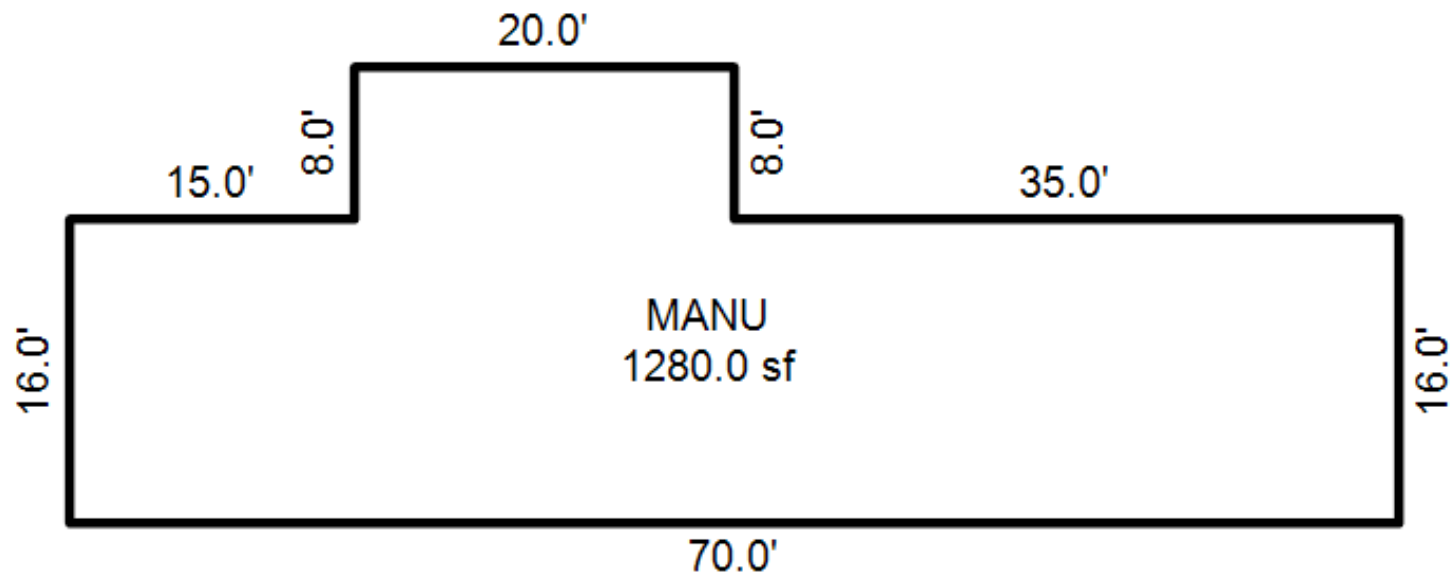
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 Missaukee, Michigan

\*\*\* 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	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack 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:				
	Mobile Home														0 Front Overhang
Town Home	0 Other Overhang	(4) Interior	Central Air Wood Furnace	Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE		Cls D		Blt 1940							
Duplex															
A-Frame															
Wood Frame		Drywall Paneled													
		Plaster Wood T&G													
Building Style: BOCA/STATE		Trim & Decoration			(12) Electric			No./Qual. of Fixtures		Ground Area = 1280 SF		Floor Area = 1280 SF.			
		Ex	Ord	Min	0 Amps Service			Ex. Ord. Min		Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55		Building Areas			
Yr Built 1940	Remodeled 0	Size of Closets						Many Ave. Few		Stories Exterior Foundation Size		Cost New		Depr. Cost	
Condition: Average		Lg	Ord	Small				(13) Plumbing		1 Story Siding Crawl Space		1,280			
Room List		Doors	Solid	H.C.				1 Average Fixture(s)		Other Additions/Adjustments					
	Basement	Kitchen:						1 3 Fixture Bath		Plumbing					
	1st Floor	Other:						2 Fixture Bath		Average Fixture(s)		1		778 428	
	2nd Floor	Other:						Softener, Auto		Water/Sewer		1000 Gal Septic		3,235 1,779	
	Bedrooms							Softener, Manual		Solar Water Heat		Water Well, 100 Feet		4,178 2,298	
(1) Exterior		(6) Ceilings						No Plumbing		Built-Ins		Appliance Allow.		1 1,243 684	
	Wood/Shingle							Extra Toilet		Carports		Wood Shingle		320 3,766 2,071	
	Aluminum/Vinyl							Extra Sink		Notes: 5221 S LA CHANCE RD		Totals:		112,169 61,694	
	Brick							Separate Shower		ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.600 => TCY:				37,016	
	Insulation							Ceramic Tile Floor							
(2) Windows		(7) Excavation						Ceramic Tile Wains							
	Many Avg. Few	Basement: 0 S.F.						Ceramic Tub Alcove							
	Large Avg. Small	Crawl: 1280 S.F.						Vent Fan							
		Slab: 0 S.F.						(14) Water/Sewer							
		Height to Joists: 0.0						Public Water							
(3) Roof		(8) Basement						Public Sewer							
	Wood Sash	Conc. Block						Water Well							
	Metal Sash	Poured Conc.						1000 Gal Septic							
	Vinyl Sash	Stone						2000 Gal Septic							
	Double Hung	Treated Wood						Lump Sum Items:							
	Horiz. Slide	Concrete Floor													
	Casement	(9) Basement Finish													
	Double Glass	Recreation SF													
	Patio Doors	Living SF													
	Storms & Screens	Walkout Doors													
(3) Roof		No Floor SF													
	Gable	(10) Floor Support													
	Hip	Joists:													
	Flat	Unsupported Len:													
	Asphalt Shingle	Cntr.Sup:													
	Chimney:														

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





Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
THIEBAUT PETER J & LORI A	EISENGA BRYAN & DIANE	138,000	01/25/2018	WD	Split Vacant	2018-00244	PTA	100.0
THIEBAUT P&L &STAATS DALE	THIEBAUT PETER J & LORI A	0	12/18/2017	QC	FAMILY SALE	2017-03989	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
5221 S LACHANCE RD						
	School: MCBAIN - 57030					
	P.R.E. 100% 01/25/2018 Qual. Ag.					
Owner's Name/Address	MAP #:					
EISENGA BRYAN & DIANE 8101 S LUCAS RD MC BAIN MI 49657		2019 Est TCV 141,895				

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture							
	Public Improvements			Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value
LEGAL DESCRIPTION: REMAINDER PARCEL SEC 33 T22N R.8W N 1/2 OF NW 1/4 EXC BEG 318.84 FT S OF NW COR., THE E 1456 FT, S 208FT, W 1040 FT. S 208FT. W 416 FT. N 368 FT TO POB. AND EXCEPT A PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION 33, T22N R08W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN BEING MORE PARTICULARLY DESCRIBED AS: BEGINNNING AT THE NORTHWEST CORNER. OF SAID SECTION; THENCE S89DEG 05'22"E ALONG THE NORTH SECTION LINE, 416.02 7"W PARALLEL WITH 14.64 FEET; 00 FEET TO SAID E N00DEG 19'57'E FEET TO THE N ON FILE***  7 completed ; 3-007-10; -007-20; -----				Dirt Road							
				AG SW 2016 18 - 29 Acres	21.66 Acres			3300	100		71,495
				AG SW 2016 SURPLUS 1600/	44.00 Acres			1600	100		70,400
				AG SW 2016 ROW	0.12 Acres			0	100		0
					65.78 Total Acres						Total Est. Land Value = 141,895



2018 Parcel Assessment Map

LEGAL DESCRIPTION: REMAINDER PARCEL SEC 33 T22N R.8W N 1/2 OF NW 1/4 EXC BEG 318.84 FT S OF NW COR., THE E 1456 FT, S 208FT, W 1040 FT. S 208FT. W 416 FT. N 368 FT TO POB.  
AND EXCEPT  
A PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION 33, T22N R08W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN BEING MORE PARTICULARLY DESCRIBED AS: BEGINNNING AT THE NORTHWEST CORNER. OF SAID SECTION; THENCE S89DEG 05'22"E ALONG THE NORTH SECTION LINE, 416.02 7"W PARALLEL WITH 14.64 FEET; 00 FEET TO SAID E N00DEG 19'57'E FEET TO THE N ON FILE\*\*\*  
  
7 completed ;  
3-007-10;  
-007-20;  
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	70,900	0	70,900			70,900S
2018	76,400	0	76,400			74,896C
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.
THIEBAUT PETER J & LORI A	WONSEY RONALD D & MONIKA	0	11/20/2012	WD	WARRANTY DEED	2012-03704 WD	PTA	100.0
WONSEY RONALD D & MONIKA	THIEBAUT PETER J & LORI A	0	09/13/2012	WD	WARRANTY DEED	2012-03705 WD	PTA	0.0
WONSEY RONALD D		0	07/16/2010	OTH	AFFIXTURE MANUFACTUR	2010-3337 MAHU	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
5079 S LACHANCE RD	School: MCBAIN - 57030		Garage	07/16/2010	2010-0360	100%
	P.R.E. 100% 05/01/1997					

Owner's Name/Address	MAP #:
WONSEY RONALD D 5079 S LACHANCE RD LAKE CITY MI 49651	2019 Est TCV 90,348 TCV/TFA: 35.51

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
50/FF	208.00	1456.00	1.0000	1.0000	50	100		10,400
			208 Actual Front Feet, 6.95 Total Acres		Total Est. Land Value =			10,400

Tax Description	X	Description	Rate	Size	% Good	Cash Value	
A PART OF THE NORTH 1/2 OF NORTHWEST 1/4 OF SEC33. TOWN 22 NORTH, RANGE 8 WEST, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN. EXCEPT THE FOLLOWING PARCEL DESCRIBED AS COMMENCING AT NORTHWEST CORNER OF SAID SECTION 33; THENCE SOUTH 00°19'59" WEST, ALONG THE WEST SECTION LINE, 318.84 FTET; THENCE SOUTH 89°40'01" EAST, 1456.00 FEET; THENCE SOUTH 00°19'59' WEST, 208.00 FEET; THENCE NORTH 89°40'01" WEST, 1456.00 FEET TO THE WEST SECTION LINE (SAID POINT BEING 788 FEET NORTH SOUTHWEST CORNER OF NORTH 1/2 OF	X	Dirt Road					
		Gravel Road					
		Paved Road					
		Storm Sewer					
		Sidewalk					
		Water	14.09	320	0	0	
		Sewer	Residential Local Cost Land Improvements				
	X	Electric					
		Gas	1,000.00	1	95	950	
		Curb	Total Estimated Land Improvements True Cash Value =				950



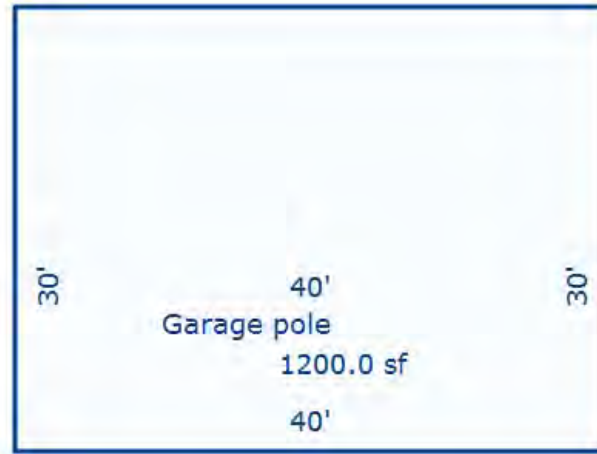
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2019	5,200	40,000	45,200			35,579C
Rolling	2018	5,200	36,500	41,700			34,746C
Low	2017	5,200	34,900	40,100			34,032C
High	2016	5,200	31,200	36,400			33,729C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

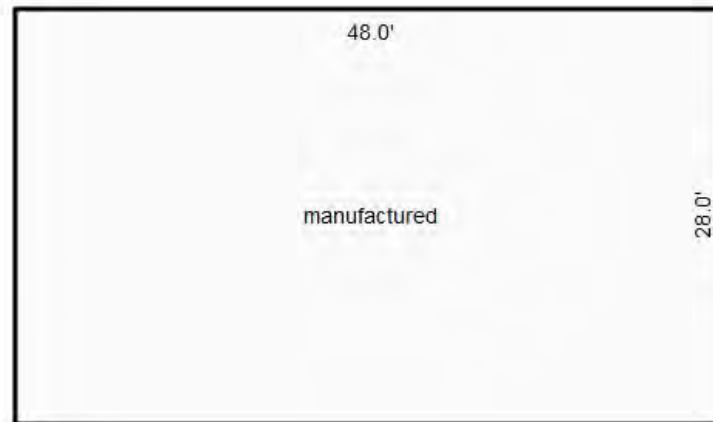
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame		Drywall Paneled				Plaster Wood T&G							
Building Style: BOCA/STATE		Trim & Decoration												
Yr Built 1995	Remodeled 0	Ex	X	Ord		Min	Size of Closets							
Condition: Average		Lg	X	Ord		Small	Doors							
Room List		(5) Floors		Central Air Wood Furnace			(12) Electric							
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		100 Amps Service										
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE							
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			Building Areas							
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1344 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 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			1 Story Siding Crawl Space 1,344							
(3) Roof		(9) Basement Finish		2 Average Fixture(s) 3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments							
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors No Floor SF		Water/Sewer			Plumbing							
X	Gambrel Mansard Shed	(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Average Fixture(s) 1 778 630 3 Fixture Bath 1 2,463 1,995							
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Water/Sewer							
Chimney: Metal							Notes: 1995 SCHULTS ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.600 => TCv: 57,577							

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



shed



carport

Sketch by Apex Sketch

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

Desc. of Bldg/Section: Calculator Occupancy: Sheds - Equipment 4 Wall Building	
Class: D,Pole Floor Area: 1,200 Gross Bldg Area: 1,200 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght	Construction Cost
	High Above Ave. Ave. X Low
Depr. Table : 2% Effective Age : 3 Physical %Good: 94 Func. %Good : 100 Economic %Good: 100	** ** Calculator Cost Data ** ** Quality: Average Heat#1: Space Heaters, Gas with Fan 0% Heat#2: Space Heaters, Gas with Fan 0% Ave. SqFt/Story: 1200 Ave. Perimeter Has Elevators:
	*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor
2010 Year Built Remodeled	
Overall Bldg Height	* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:
Comments:	* Sprinkler Info * Area: Type:

Calculator Cost Computations	
<<<<<	>>>>>
Class: D,Pole	Quality: Average
Stories: 1	Story Height: 10
Perimeter: 0	
Base Rate for Upper Floors = 21.10	
Adjusted Square Foot Cost for Upper Floors = 21.10	
Total Floor Area: 1,200	Base Cost New of Upper Floors = 25,320
Reproduction/Replacement Cost = 25,320	
Eff. Age: 3	Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 94 /100/100/100/94.0
Total Depreciated Cost = 23,801	
ECF (416 RESIDENTIAL RURAL/ NON SUB)	0.900 => TCV of Bldg: 1 = 21,421
Replacement Cost/Floor Area= 21.10	Est. TCV/Floor Area= 17.85

(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\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.											
GUNNERSON MATTHEW	HOLTON LAWRENCE & SARAH	57,128	06/09/2014	LC	LAND CONTRACT	2014-01991		100.0											
BANK OF NEW YORK MELLON	GUNNERSON MATTHEW	25,000	11/05/2012	CD	BANK SALE	2012-03546	PTA	100.0											
BAUM CODY J & ANGELA	BANK OF NEW YORK MELLON	0	07/30/2012	AFF	AFFIDAVITABANDONMENT	2012-02625		0.0											
BAUM CODY J & ANGELA	SHERIFF	51,808	04/20/2012	SD	SHERIFF'S DEED	2012-01595		0.0											
Property Address		Class: 401 RESIDENTIAL-I		Zoning:		Building Permit(s)		Date	Number	Status									
5111 S LACHANCE RD		School: MCBAIN - 57030																	
Owner's Name/Address		P.R.E. 100% 06/24/2014																	
HOLTON LAWRENCE & SARAH 5111 S LACHANCE RD LAKE CITY MI 49651		MAP #:																	
Tax Description		2019 Est TCV 82,479 TCV/TFA: 63.45																	
SEC 33 T22N R8W BEG 580 FT N OF SW COR OF N 1/2 OF NW 1/4 TH E 416 FT N 208 FT W 416 FT S 208 FT TO POB. 1.9864 A.		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				40/FF 208.00 416.00 1.0000 1.0000 40 100		8,320											
		Paved Road				208 Actual Front Feet, 1.99 Total Acres Total Est. Land Value =		8,320											
		Storm Sewer				Land Improvement Cost Estimates													
		Sidewalk				Description		Rate		Size % Good	Cash Value								
		Water				D/W/P: 3.5 Concrete		4.39		20 0	0								
		Sewer				Total Estimated Land Improvements True Cash Value =					0								
		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		4,200		37,000		41,200				31,424C	
		TPC 12/27/2017		INSPECTED				2018		4,200		31,900		36,100				30,688C	
		TPC 12/04/2015		INSPECTED				2017		4,200		29,300		33,500				30,057C	
		TPC 06/17/2013		INSPECTED				2016		4,200		29,100		33,300				29,789C	



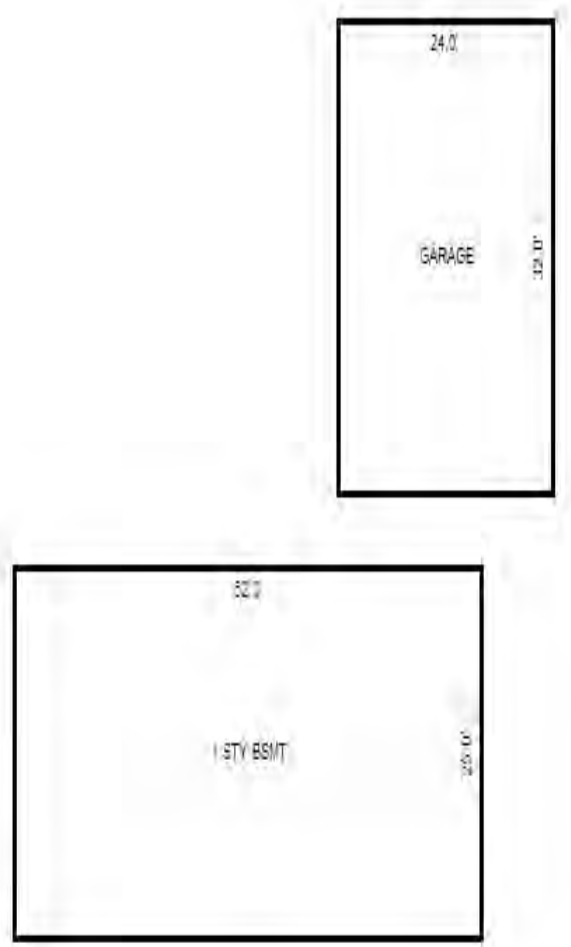
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack 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: 1989 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: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0							
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G																		
Building Style: 1S		Trim & Decoration																					
Yr Built 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								
(1) Exterior		X	Drywall				No. of Elec. Outlets			Many		X	Ave.		Few								
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 1300 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			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				(9) Basement Finish			Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer											
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:												
X	Asphalt Shingle																						
Chimney: Metal																							
Cost Est. for Res. Bldg: 1 Single Family 1S										Cls D		Blt 1974											
(11) Heating System: Forced Air w/ Ducts										Ground Area = 1300 SF		Floor Area = 1300 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		1,300		Total:		115,013		69,009			
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									
Garages										Class: D Exterior: Siding		Foundation: 42 Inch (Unfinished)		Base Cost		768		18,286		10,972			
Built-Ins										Appliance Allow.		1		1,243		746							
Notes:										ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TC		V:		74,159									
Totals:										140,450		84,272											

\*\*\* 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.
MERRITT LOWELL F	MERRITT LOWELL F & PHYLLI	0	11/09/2010	DC	CERTIFICATE OF DEATH	SOC SEC DEATH		0.0

Property Address	Class: 101 AG - IMPROVED	Zoning:	Building Permit(s)	Date	Number	Status
S LACHANCE RD	School: MCBAIN - 57030					
	P.R.E. 100% 06/05/1996 Qual. Ag.					
Owner's Name/Address	MAP #:					
MERRITT LOWELL F & PHYLLIS J TRUST STOREY LINDA J TRUSTEE 8415 KNAPP RD HOUGHTON LAKE MI 48629	2019 Est TCV 107,828					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture					Value
			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	
. SEC 33 T22N R8W THAT PART OF S 1/2 OF NW 1/4 LYING S'LY OF HWY M-55 EXC E 840 FT THOF, ALSO N 1/2 OF NW 1/4 OF SW 1/4. 28.809A.	X		* Factors *					95,073
			AG SW 2016 18 - 29 Acres	28.81 Acres			3300 100	95,073
			28.81 Total Acres Total Est. Land Value =					95,073

Comments/Influences	X	Public Improvements
STEEL FRAME BLDG COMP FOR 96	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.



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Topography of Site	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	2019	47,500	6,400	53,900			32,612C
	2018	51,900	11,900	63,800			31,848C
	2017	51,900	11,900	63,800			31,193C
	2016	53,300	9,700	63,000			30,915C

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

Building Type	Farm Implement/Equipment			
Year Built	1995			
Class/Construction	D,Pole			
Quality/Exterior	Low Cost			
# of Walls, Perimeter	4 Wall, 280			
Height	10			
Heating System	Space Heaters, Fan			
Length/Width/Area	80 x 60 = 4800			
Cost New	\$ 24,864			
Phy./Func./Econ. %Good	72/75/100 54.0			
Depreciated Cost	\$ 13,427			
+ Unit-In-Place Items	\$ 0			
Description, Size X Rate X %Good = Cost  Itemized ->  Unit-In-Place ->  Items ->				
E.C.F.	X 0.950			
% Good	72			
Est. True Cash Value	\$ 12,755			
Comments:				
Total Estimated True Cash Value of Agricultural Improvements / This Card: 12755 / All Cards: 12755				

\*\*\* 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.
FEDERAL NATIONAL MORTGAGE	LEROY PAUL & GRACE (HW)	129,500	09/19/2008	WD	Not Qualified	2008/3574		100.0
DORE KEVIN P & BETH ANNE	FEDERAL NATIONAL MORTGAGE	172,952	05/27/2008	WD	Not Qualified	2008/1986		0.0
MEYERING DALE H & ELIZABE	DORE KEVIN P & BETH ANNE	173,000	11/03/2004	WD	Arms Length	04-0/4554		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
9525 W WATERGATE RD	School: MCBAIN - 57030					
	P.R.E. 100% 09/19/2008					
Owner's Name/Address	MAP #:					
LEROY PAUL & GRACE 9525 W WATERGATE RD MC BAIN MI 49657	2019 Est TCV 178,202 TCV/TFA: 105.95					

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 33 T22N R8W E 410 FT OF S 1/2 OF NW 1/4 LYING S'LY OF RELOCATED HWY M55 R/W. 4.5340A.	X		GRAGE C 40/FF	410.00	481.71	1.0000	1.0000	40	100	16,400
			410 Actual Front Feet, 4.53 Total Acres Total Est. Land Value = 16,400							

Comments/Influences	X	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.							
		D/W/P: 3.5 Concrete				5.00	576	50	1,440
		Total Estimated Land Improvements True Cash Value = 1,440							

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



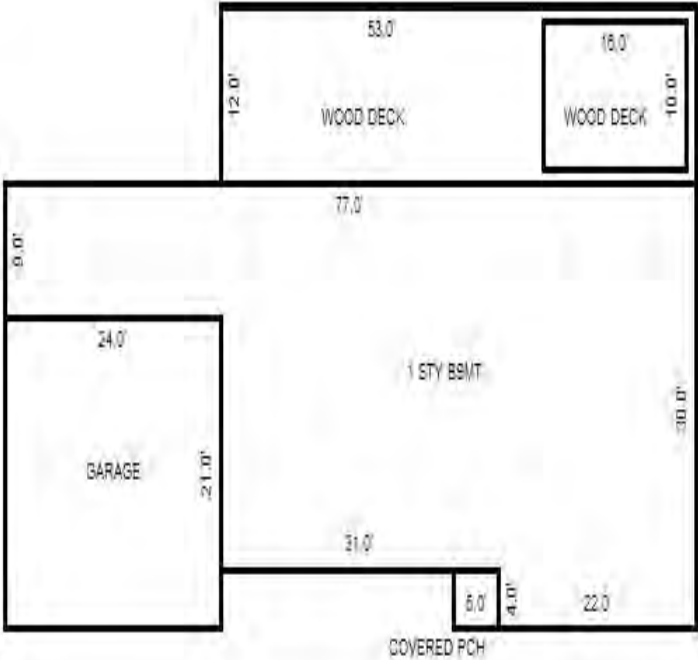
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	8,200	80,900	89,100			70,663C
2018	8,200	73,400	81,600			69,007C
2017	8,200	71,100	79,300			67,588C
2016	8,200	66,900	75,100			66,986C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 20 636 160	Type CCP (1 Story) Treated Wood Treated Wood	Year Built: 1989 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 504 % 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 1989	Remodeled 0	X	Ex		Ord		Min	Size of Closets								
Condition: Average		X	Lg		Ord		Small									
Room List		(5) Floors		Central Air Wood Furnace												
	Basement 1st Floor 2nd Floor 4 Bedrooms	Kitchen: Other: Other:		(12) Electric			200 Amps Service									
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures												
X	Wood/Shingle Aluminum/Vinyl Brick Stone Insulation	X	Drywall		Ex.	X	Ord.		Min	Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1682 SF Floor Area = 1682 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75					Cls C Blt 1989	
X	(2) Windows	(7) Excavation		No. of Elec. Outlets												
X	Many Avg. X Few		Large Avg. Small	Basement: 1682 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many X Ave. Few			Building Areas						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor	(13) Plumbing												
X	(3) Roof	(8) Basement		Average Fixture(s) 1 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			1 Average Fixture(s) 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			Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,682 Total: 180,434 135,325						
X	Gable Hip Flat		Gambrel Mansard Shed	(9) Basement Finish												
X	Asphalt Shingle	700	Recreation SF Living SF 1 Walkout Doors No Floor SF	(14) Water/Sewer												
Chimney: Metal		(10) Floor Support		Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:									
		Joists: Unsupported Len: Cntr.Sup:		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic												
										Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 504 17,212 12,909 Common Wall: 1 Wall 1 -2,038 -1,528 Built-Ins Appliance Allow. 1 2,099 1,574 Porches CCP (1 Story) 20 764 573 Basement Living Area 700 19,047 14,285						
<<<<< 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.

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
9629 W WATERGATE RD	School: MCBAIN - 57030		Deck/Porch	06/15/2004	20040192	Complete
	P.R.E. 100% 07/22/1994					

Owner's Name/Address	MAP #:	2019 Est TCV 133,209 TCV/TFA: 102.47
STRZYNSKI STANLEY JR 9629 W WATERGATE MC BAIN MI 49657		
	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	430.00 346.45 1.0000 1.0000 40 100 17,200
	430 Actual Front Feet, 3.42 Total Acres Total Est. Land Value = 17,200	

Taxpayer's Name/Address	X	Dirt Road	Gravel Road	Paved Road	Storm Sewer	Sidewalk	Water	Sewer
NORTHWESTERN MORTGAGE COMPANY P O BOX 809 625 S GARFIELD TRAVERSE CITY MI 49685-0809	X							

Tax Description	X	Electric	Gas	Curb	Street Lights	Standard Utilities	Underground Utils.
. SEC 33 T22N R8W W 430 FT OF E 840 FT OF S 1/2 OF NW 1/4 LYING S'LY OF THE RELOCATED HWY M55 R/W. 3.4205A.	X						

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	8,600	58,000	66,600			51,986C
2018	8,600	52,800	61,400			50,768C
2017	8,600	51,200	59,800			49,724C
2016	8,600	48,200	56,800			49,281C

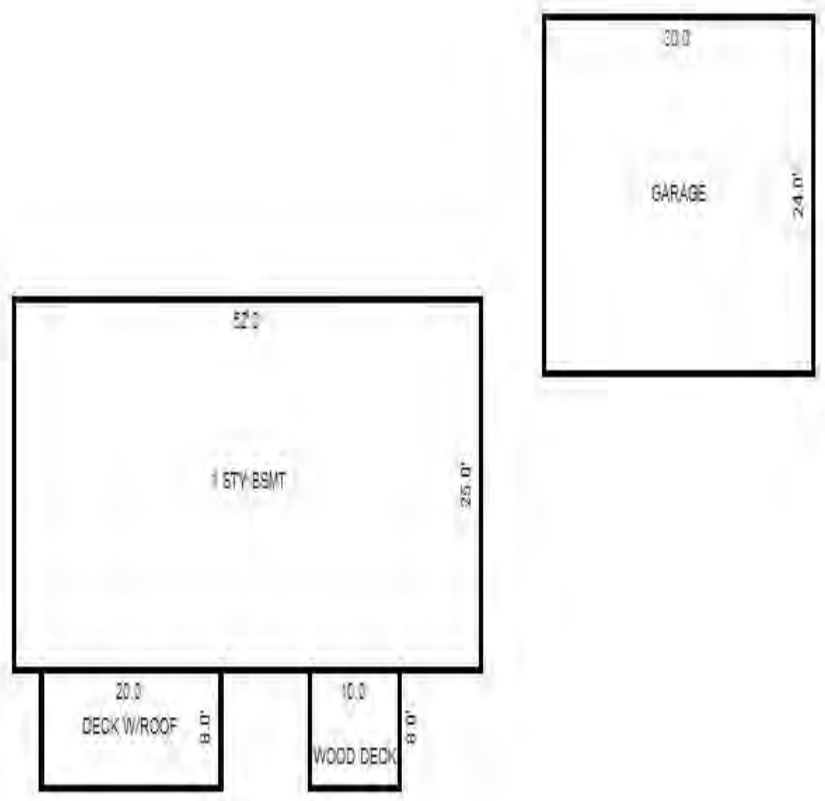
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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 80 160	Type Treated Wood Treated Wood	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: 1 Area: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 18 Floor Area: 1,300 Total Base New : 160,376 Total Depr Cost: 131,828 Estimated T.C.V: 116,009		E.C.F. X 0.880		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			(12) Electric								
Yr Built 1992	Remodeled 0	Ex	X	Ord		Min	200 Amps Service								
Condition: Average		Lg	X	Ord		Small	No Heating/Cooling								
Room List		(5) Floors		Kitchen: Other: Other:			No./Qual. of Fixtures								
	Basement 1st Floor 2nd Floor 3 Bedrooms						Ex. X Ord. Min								
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Many X Ave. Few								
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation			Basement: 1300 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(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			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1300 SF Floor Area = 1300 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82 Building Areas								
X	Many Avg. X Few	Large Avg. Small		(8) Basement			Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,300 Total: 127,637 104,663								
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			Other Additions/Adjustments Plumbing Average Fixture(s) 1 933 765 3 Fixture Bath 1 2,929 2,402 Water/Sewer 1000 Gal Septic 1 3,453 2,831 Water Well, 50 Feet 1 1,962 1,609 Deck Treated Wood 80 1,679 1,377 Treated Wood 160 2,654 2,495 *								
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer			Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 720 17,662 14,483 Built-Ins Appliance Allow. 1 1,467 1,203 Totals: 160,376 131,828								
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support			Notes: MODULAR ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 116,009								
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:								
Chimney: Metal															

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




Sketch by Apex IVT

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
EISENGA BRYAN R & DIANE K	DEPT OF AGRICULTURE & RUR	0	12/02/2014	AFF	AGREEMENT	2015-00362		0.0
TRIM RALPH, TRUSTEE	EISENGA BRYAN & DIANE (H/	0	08/18/2009	LC	Multiple Vacant	2009/3022		0.0
ALDERDEN WILLIAM B & SUSA	TRIM RALPH, TRUSTEE	1	11/26/2008	QC	Not Qualified	2008/4337		100.0
LE BOST PAULETTE	ALDERDEN WILLIAM B & SUSA	105,000	10/06/2004	WD	Not Qualified	04-0/4211		100.0

Property Address	Class: 101 AG - IMPROVED	Zoning:	Building Permit(s)	Date	Number	Status				
S LACHANCE RD	School: MCBAIN - 57030									
	P.R.E. 100% 05/01/2010 Qual. Ag.									
Owner's Name/Address	MAP #:									
EISENGA BRYAN R & DIANE K 8101 LUCAS RD Mc Bain MI 49657	2019 Est TCV 49,137									
	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 8 - 17 Acres	14.89 Acres	3300	100	49,137				
		14.89 Total Acres				Total Est. Land Value =	49,137			
Tax Description	X Dirt Road X Gravel Road X Paved Road X Storm Sewer X Sidewalk X Water X Sewer X Electric X Gas X Curb X Street Lights X Standard Utilities X Underground Utils.									
. SEC 33 T22N R8W BEG N0°28'27"W 1642.80 FT FROM SW COR OF W/2 OF SW/4, TH N0°28'27"W 328.56 FT, S89°52'59"E 1317.90 FT, S0°27'33"E 655.90 FT, N89°56'10"W 658.86 FT, N 0°28'00"W 328.25 FT, N89°54'35"W 658.90 FT TO POB. 14.89 Ac. M/L Split on 05/23/2007 into 009-033-009-55; Split on 07/01/2008 into 009-033-009-50; Split on 12/08/2008 into 009-033-009-41, 009-033-009-44, 009-033-009-47;	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									
Comments/Influences										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan	Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
				2019	24,600	0	24,600			17,443C
	TPC 12/27/2017	INSPECTED		2018	26,800	0	26,800			17,035C
	TPC 05/08/2017	INSPECTED		2017	26,800	0	26,800			16,685C
	TPC 12/07/2015	INSPECTED		2016	27,500	0	27,500			16,537C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
EISENGA BRYAN R & DIANE K	DEPT OF AGRICULTURE & RUR	0	12/02/2014	AFF	AGREEMENT	2015-00362		0.0
TRIM RALPH, TRUSTEE	EISENGA BRYAN & DIANE K (	0	08/18/2009	LC	Multiple Reference	2009/3022		100.0
ALDERDEN WILLIAM B & SUSAN	TRIM RALPH, TRUSTEE	1	11/26/2008	QC	Not Qualified	2008/4337		100.0

Property Address	Class: 102 AGRICULTURAL-	Zoning:	Building Permit(s)	Date	Number	Status
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S LACHANCE RD  
 School: MCBAIN - 57030  
 P.R.E. 100% 12/05/2011 Qual. Ag.

Owner's Name/Address  
 MAP #:

EISENGA BRYAN R & DIANE K  
 8101 LUCAS RD  
 Mc Bain MI 49657  
 2019 Est TCV 16,401

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

AG SW 2016 3 -7 Acres 4.97 Acres 3300 100 16,401  
 4.97 Total Acres Total Est. Land Value = 16,401

Tax Description  
 SEC 33 T22N,R8W BEG N0°28'27"W 657.12 FT FROM SW COR OF SEC 33, TH N0°28'27"W 328.56 FT, S89°57'46"E 658.81 FT, S0°28'00"E 328.26 FT, N89°59'22"W 658.77 FT TO POB 4.97 Ac. M/L

Split on 12/08/2008 from 009-033-009-30;  
 Comments/Influences

Split/Comb. on 12/08/2008 completed 12/08/2008 RAY ;  
 Parent Parcel(s): 009-033-009-30;  
 Child Parcel(s): 009-033-009-41, 009-033-009-44, 009-033-009-47;



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 2019 8,200 0 8,200 5,812C

TPC 12/27/2017 INSPECTED 2018 8,900 0 8,900 5,676C

TPC 05/08/2017 INSPECTED 2017 8,900 0 8,900 5,560C

TPC 12/07/2015 INSPECTED 2016 9,200 0 9,200 5,511C

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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.
EISENGA BRYAN R & DIANE K	DEPT OF AGRICULTURE & RUR	0	12/02/2014	AFF	AGREEMENT	2015-00362		0.0
TRIM RALPH, TRUSTEE	EISENGA BRYAN & DIANE K (	0	08/18/2009	LC	Multiple Reference	2009/3022		100.0
ALDERDEN WILLIAM B & SUSAN	TRIM RALPH, TRUSTEE	1	11/26/2008	QC	Not Qualified	2008/4337		100.0

Property Address	Class: 102 AGRICULTURAL-	Zoning:	Building Permit(s)	Date	Number	Status
S LACHANCE RD	School: MCBAIN - 57030					
	P.R.E. 100% 12/05/2011 Qual. Ag.					
Owner's Name/Address	MAP #:					
EISENGA BRYAN R & DIANE K 8101 LUCAS RD Mc Bain MI 49657	2019 Est TCV 16,368					

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 3	-7 Acres		4.96 Acres		3300	100		16,368
			4.96 Total Acres		Total Est. Land Value =		16,368	

Tax Description  
 SEC 33 T22N, R8W BEG N0°28'27"W 657.12 FT & N89°59'22"E 658.77 FT FROM SW COR SEC 33 TH N0°28'00"W 328.26 FT, S89°57'46"E 658.81 FT, S0°27'33"E 327.95 FT, N89°59'22"W 658.77 FT TO POB. 4.96 Ac. M/L  
 Split on 12/08/2008 from 009-033-009-30;  
 Comments/Influences

Split/Comb. on 12/08/2008 completed 12/08/2008 RAY ;  
 Parent Parcel(s): 009-033-009-30;  
 Child Parcel(s): 009-033-009-41,  
 009-033-009-42, 009-033-009-43

- 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
  - X EASEMENT ACCESS



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	8,200	0	8,200			5,812C
2018	8,900	0	8,900			5,676C
2017	8,900	0	8,900			5,560C
2016	9,200	0	9,200			5,511C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TRIM RALPH A TRUST	GOODRICH JOHN & ANNA C	0	12/01/2015	WD	LAND CONTRACT	2015-03947	PTA	0.0
GOODRICH JOHN & ANNA C	EISENGA BRYAN R & DIAN K	17,000	11/30/2015	WD	Arms Length	2015-03948	PTA	100.0
TRIM RALPH, TRUSTEE	GOODRICH JOHN & ANNA C (H	19,900	12/05/2008	LC	NOT QUALIFIED	2008/4338		100.0
ALDERDEN WILLIAM B & SUSAN	TRIM RALPH, TRUSTEE	1	11/26/2008	QC	Not Qualified	2008/4337		100.0

Property Address	Class: 102 AGRICULTURAL-	Zoning:	Building Permit(s)	Date	Number	Status	
X S LACHANCE RD							
School: MCBAIN - 57030							
P.R.E. 100% 11/30/2015 Qual. Ag.							
Owner's Name/Address	MAP #:						
EISENGA BRYAN R & DIAN K 8101 S LUCAS RD MC BAIN MI 49657	2019 Est TCV 13,147						
	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	328.68	657.35	1.0000	1.0000	40 100 13,147	
	329 Actual Front Feet, 4.96 Total Acres					Total Est. Land Value = 13,147	
Tax Description	X Dirt Road X Gravel Road X Paved Road X Storm Sewer X Sidewalk X Water X Sewer X Electric X Gas X Curb X Street Lights X Standard Utilities X Underground Utils.						
Comments/Influences	Topography of Site X Level X Rolling X Low X High X Landscaped X Swamp X Wooded X Pond X Waterfront X Ravine X Wetland X Flood Plain X EASEMENT ACCESS						
	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	2019	6,600	0	6,600			6,600S
	2018	6,600	0	6,600			6,600S
	2017	6,600	0	6,600			6,600S
	2016	6,600	0	6,600			6,600S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ALDERDEN WILLIAM B & SUSAN	THOM MICHAEL W & TAMI L (	33,000	02/27/2008	WD	Split Vacant	2008/568		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
9820 S LACHANCE RD	School: MCBAIN - 57030		New House	02/24/2009	20090041	Complete
	P.R.E. 100% 05/01/2010					

Owner's Name/Address	MAP #:
THOM MICHAEL W & TAMI L 9820 W CADILLAC RD MC BAIN MI 49657	2019 Est TCV 289,556 TCV/TFA: 127.00

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 33 T22N R8W; SE/4 OF SW/4 OF SW/4 10.00 Ac. M/L Split on 07/01/2008 from 009-033-009-30; Comments/Influences	X			40/FF	658.77	656.50	1.0000	1.0000	40	100	26,351
				659 Actual Front Feet, 9.93 Total Acres Total Est. Land Value = 26,351							

Split/Comb. on 07/01/2008 completed 07/01/2008 RAY ; Parent Parcel(s): 009-033-009-30; Child Parcel(s): 009-033-009-50;	X	Public Improvements	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
		Dirt Road				
		Gravel Road				
		Paved Road				
		Storm Sewer				
		Sidewalk				
		Water	D/W/P: 4in Ren. Conc.	6.21	1500 0	0
		Sewer	D/W/P: 3.5 Concrete	5.00	140 0	0
		Electric	Residential Local Cost Land Improvements			
		Gas	Description	Rate	Size % Good	Cash Value
		Curb	LAND IMPROVE 1000	1,000.00	2 95	1,900
		Street Lights	Total Estimated Land Improvements True Cash Value =			1,900
		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	13,200	131,600	144,800			108,345C
2018	13,200	116,900	130,100			105,806C
2017	13,200	113,300	126,500			103,630C
2016	13,200	106,600	119,800			102,706C

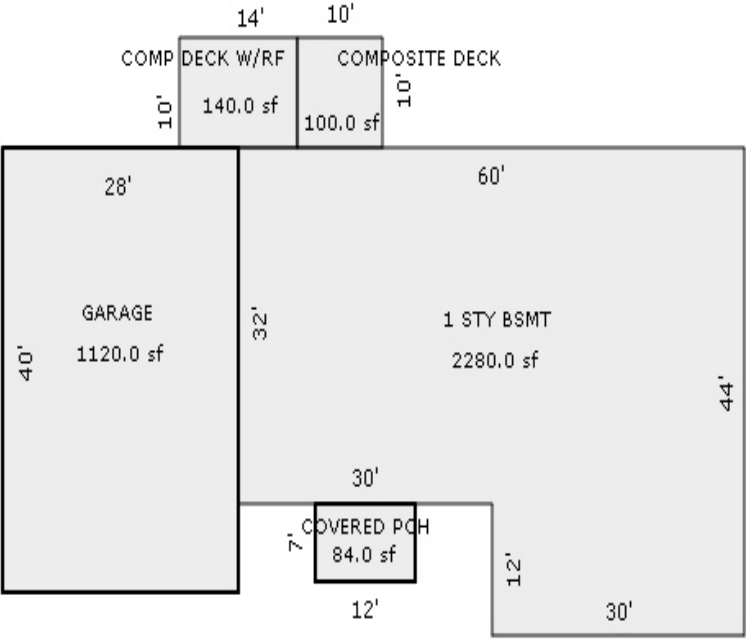
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																																									
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Ga	Area 84 140 100	Type CCP (1 Story) Composite Composite	Year Built: 2009 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 3 Mech. Doors: 0 Area: 1120 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																										
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G																																																		
Building Style: 1S		Trim & Decoration																																																					
Yr Built 2009	Remodeled 0	Ex	X	Ord		Min																																																	
Condition: Average		Lg	X	Ord		Small																																																	
Room List		(5) Floors																																																					
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:																																																					
(1) Exterior		(6) Ceilings																																																					
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall																																																				
(2) Windows		(7) Excavation																																																					
X	Many Avg. Few	X	Large Avg. Small																																																				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor																																																				
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish																																																					
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF																																																					
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support																																																				
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1	Public Water Public Sewer Water Well																																																		
Chimney: Vinyl		1000 Gal Septic 2000 Gal Septic																																																					
		Lump Sum Items:																																																					
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 2280 SF Floor Area = 2280 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/100/94 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>2,280</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>258,862</td> <td>243,317</td> </tr> </tbody> </table>														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Basement	2,280			Total:				258,862	243,317	E.C.F. X 0.880		Bsmnt Garage: Carport Area: Roof:																					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																		
1 Story	Siding	Basement	2,280																																																				
Total:				258,862	243,317																																																		
Class: C +5 Effec. Age: 6 Floor Area: 2,280 Total Base New : 315,907 Total Depr Cost: 296,938 Estimated T.C.V: 261,305																																																							
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 Average Fixture(s)</td> <td>1</td> <td>1,120</td> <td>1,053</td> </tr> <tr> <td>3 Fixture Bath</td> <td>1</td> <td>3,525</td> <td>3,313</td> </tr> <tr> <td>2 Fixture Bath</td> <td>1</td> <td>2,359</td> <td>2,217</td> </tr> <tr> <td>1000 Gal Septic</td> <td>1</td> <td>3,691</td> <td>3,470</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>4,407</td> <td>4,143</td> </tr> <tr> <td>CCP (1 Story)</td> <td>84</td> <td>1,828</td> <td>1,718</td> </tr> <tr> <td>Common Wall: 1 Wall</td> <td>1</td> <td>-2,038</td> <td>-1,916</td> </tr> <tr> <td>Door Opener</td> <td>3</td> <td>1,244</td> <td>1,169</td> </tr> <tr> <td>Base Cost</td> <td>1120</td> <td>30,184</td> <td>28,373</td> </tr> </tbody> </table> Built-Ins Appliance Allow. 1 2,099 1,973 Fireplaces Direct-Vented Gas 1 2,293 2,155 Deck Composite w/Roof (Deck Portion) 140 2,512 2,361 Composite w/Roof (Roof portion) 140 1,880 1,767																Average Fixture(s)	Size	Cost	Depr. Cost	1 Average Fixture(s)	1	1,120	1,053	3 Fixture Bath	1	3,525	3,313	2 Fixture Bath	1	2,359	2,217	1000 Gal Septic	1	3,691	3,470	Water Well, 100 Feet	1	4,407	4,143	CCP (1 Story)	84	1,828	1,718	Common Wall: 1 Wall	1	-2,038	-1,916	Door Opener	3	1,244	1,169	Base Cost	1120	30,184	28,373
Average Fixture(s)	Size	Cost	Depr. Cost																																																				
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Base Cost	1120	30,184	28,373																																																				
<<<< Calculations too long. See Valuation printout for complete pricing. >>>>																																																							

\*\*\* 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.
GRAMES (HW) & GRABENDIKE	GRABENDIKE MARY ELLEN	0	08/01/2008	QC	Not Qualified	2008/2863		0.0
ALDERDEN WILLIAM B & SUSAN	GRAMES (HW) & GRABENDIKE	36,900	06/01/2007	WD	Split Vacant	2007/2040		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
5721 S LACHANCE RD	School: MCBAIN - 57030		New House	08/26/2008	20080488	100%
	P.R.E. 100% 12/14/2010					

Owner's Name/Address	MAP #:
GRABENDIKE MARY ELLEN 5721 S LACHANCE RD Cadillac MI 49601	2019 Est TCV 229,611 TCV/TFA: 109.23

X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS				
Public Improvements			* Factors *				
Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value
Residentia 8 - 17	@\$2000		9.39 Acres		2000	100	18,786
			9.39 Total Acres		Total Est. Land Value =		18,786

Tax Description	X	Description	Rate	Size	% Good	Cash Value
SEC 33 T22N R8W (0*2007) BEG N 0 DEG 28'27"W 985.69 FT FROM SW COR SEC 33, TH N 0 DEG 28'27"W 657.12 FT, S 89 DEG 54'35"E 658.9 FT, S 0 DEG 28'00"E 656.51 FT, N 89 DEG 57'46"W 658.81 FT TO POB. 9.93A. 2007 Split of 009-033-009-30 on 05/18/2007	X	Dirt Road				
	X	Gravel Road				
. SEC 33 T22N R8W BEG N 0 DEG 28'27" W 985.69 FT FROM SW COR OF SEC 33 TH N 0 DEG 28'27" W 657.12 FT, TH S 89 DEG 54' 35" E 658.9 FT, TH S 0 DEG 28' 00" E 656.51 FT, TH N 89 DEG 57' 46" W 658.81 FT TO POB. 9.93 AC. M/L.	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.				



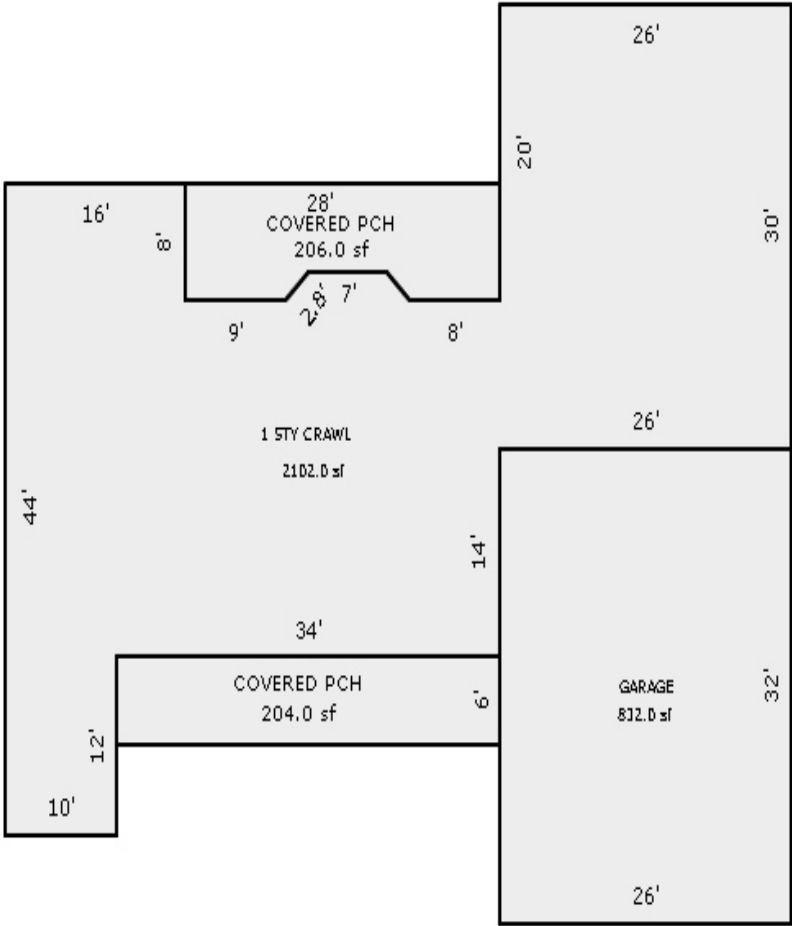
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2019	9,400	105,400	114,800			86,751C
2018	9,400	93,500	102,900			84,718C
2017	8,900	90,700	99,600			82,976C
2016	9,900	85,300	95,200			82,236C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																														
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 204 206	Type CCP (1 Story) CCP (1 Story)	Year Built: 2008 Car Capacity: Class: C Exterior: Block Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 832 % 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 2008	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 2 Bedrooms	Kitchen: Other: Other:					(12) Electric																																																																				
		200 Amps Service					Central Air Wood Furnace																																																																				
(1) Exterior		(6) Ceilings																																																																									
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall				No./Qual. of Fixtures																																																																				
		Ex.	X	Ord.		Min	No. of Elec. Outlets																																																																				
		Many	X	Ave.		Few	(13) Plumbing																																																																				
(2) Windows		(7) Excavation																																																																									
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	Basement: 0 S.F. Crawl: 2102 S.F. Slab: 0 S.F. Height to Joists: 0.0					(8) Basement																																																																				
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish																																																																									
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF					(14) Water/Sewer																																																																				
X	Gable Hip Flat	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor					Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic																																																																				
X	Asphalt Shingle	(10) Floor Support					Lump Sum Items:																																																																				
Chimney:		Joists: Unsupported Len: Cntr.Sup:																																																																									
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 2102 SF Floor Area = 2102 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>2,102</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>205,725</td> <td>191,324</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>1,042</td> </tr> <tr> <td>Water/Sewer</td> <td></td> <td></td> </tr> <tr> <td>2000 Gal Septic</td> <td>7,336</td> <td>6,822</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>4,407</td> <td>4,099</td> </tr> <tr> <td>Porches</td> <td></td> <td></td> </tr> <tr> <td>CCP (1 Story)</td> <td>4,062</td> <td>3,778</td> </tr> <tr> <td>CCP (1 Story)</td> <td>4,095</td> <td>3,808</td> </tr> <tr> <td>Garages</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Class: C Exterior: Block Foundation: 42 Inch (Unfinished)</td> </tr> <tr> <td>Base Cost</td> <td>832</td> <td>25,384</td> </tr> <tr> <td>Door Opener</td> <td>1</td> <td>415</td> </tr> <tr> <td>Built-Ins</td> <td></td> <td></td> </tr> <tr> <td>Appliance Allow.</td> <td>1</td> <td>2,099</td> </tr> <tr> <td colspan="2">Totals:</td> <td>254,643</td> <td>236,818</td> </tr> </tbody> </table> Notes: ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCY: 208,400												Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	2,102			Total:				205,725	191,324	Average Fixture(s)	Cost	Depr.	1	1,120	1,042	Water/Sewer			2000 Gal Septic	7,336	6,822	Water Well, 100 Feet	4,407	4,099	Porches			CCP (1 Story)	4,062	3,778	CCP (1 Story)	4,095	3,808	Garages			Class: C Exterior: Block Foundation: 42 Inch (Unfinished)			Base Cost	832	25,384	Door Opener	1	415	Built-Ins			Appliance Allow.	1	2,099	Totals:		254,643	236,818
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.
LACHONCE ROBERT	LACHONCE ROBERT	1	03/29/2018	WD	FAMILY SALE	2018-00918	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
9944 W CADILLAC RD	School: MCBAIN - 57030					
	P.R.E. 100% 01/01/2002					
Owner's Name/Address	MAP #:					
LACHONCE ROBERT 9944 W CADILLAC RD CADILLAC MI 49601	2019 Est TCV 89,592 TCV/TFA: 55.30					

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 33 T22N R8W (4*1998) SW 1/4 OF SW 1/4 OF SW 1/4 EXC N 208.71 FT THOF & EXC W 208.71 FT THOF. 4.6754A	X		40/FF	448.00	448.00	1.0000	1.0000	40	100	17,920
Comments/Influences			448 Actual Front Feet, 4.61 Total Acres Total Est. Land Value = 17,920							

PART SPLIT TO 009-65 IN 93  
SPLIT 2.16 AC TO 009-63 FOR 98



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

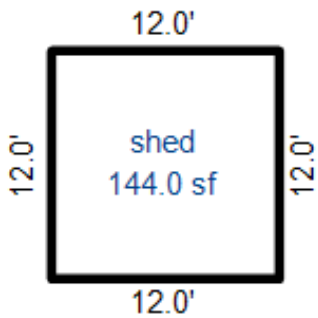
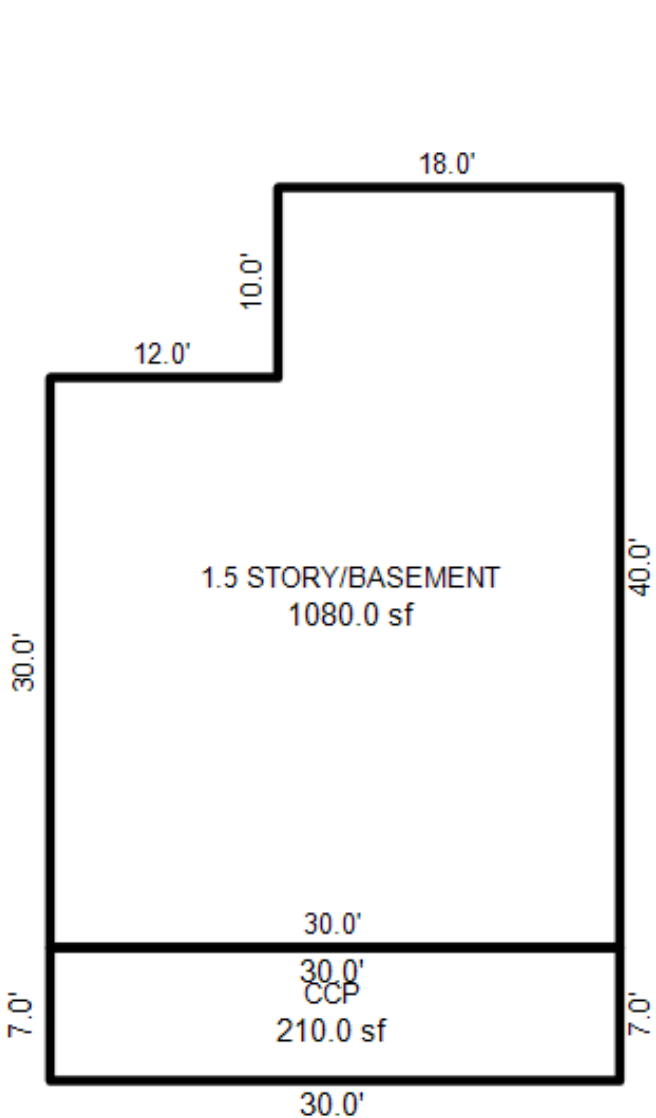
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	9,000	35,800	44,800			20,282C
2018	9,000	28,600	37,600			19,807C
2017	9,000	26,300	35,300			19,400C
2016	9,000	26,100	35,100	0M		0

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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 210	Type CCP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame		Drywall Paneled	X	Plaster Wood T&G											
Building Style: 1.5S		Trim & Decoration														
Yr Built 1930	Remodeled 1976	Ex	Ord	X	Min	Size of Closets										
Condition: Average		Lg	Ord	X	Small	Doors			Solid		X	H.C.				
Room List		(5) Floors		Central Air Wood Furnace												
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(12) Electric			150 Amps Service									
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures												
X	Wood/Shingle Aluminum/Vinyl Brick	X	Plaster	Ex.	X	Ord.		Min								
Insulation				No. of Elec. Outlets												
(2) Windows		(7) Excavation		(13) Plumbing												
X	Many Avg. Few	X	Large Avg. Small	Basement: 1080 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	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												
X	Asphalt Shingle	(9) Basement Finish		(14) Water/Sewer												
Chimney: Brick		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:									
		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:												
				Notes: ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCY:												
				Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Air w/ Ducts Ground Area = 1080 SF Floor Area = 1620 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Basement 1,080 Total: 136,471 75,059 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 CCP (1 Story) 210 3,797 2,088 Built-Ins Appliance Allow. 1 1,467 807 Totals: 148,083 81,445												

\*\*\* 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.
FOSTER NORINE L TRUST	DYKHOUSE KEVIN & AMY	55,000	06/01/2011	TR	TRUSTEE'S DEED	2011-01821	PTA	100.0
		14,000	01/01/2002	WD	Download	02-0:0058		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
S LACHANCE RD	School: MCBAIN - 57030					
	P.R.E. 100% 06/01/2011					
Owner's Name/Address	MAP #:					
DYKHOUSE KEVIN & AMY 9970 WEST CADILLAC RD CADILLAC MI 49601	2019 Est TCV 68,760 TCV/TFA: 0.00					

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 33 T22N R8W (2*1998) BEG N 0 DEG 28'27"W 208.71 FT FROM SW COR OF SW 1/4, TH N 0 DEG 28'27"W 239.63FT, N 89 DEG 46'46"E 208.71 FT, S 0 DEG 28'27"E 240.29 FT, S 89 DEG 57'42"W 208.71 FT TO POB. 1.15A.	X	Dirt Road		40/FF	240.29	208.71	1.0000	1.0000	40 100	9,612
		Gravel Road		240 Actual Front Feet, 1.15 Total Acres					Total Est. Land Value =	9,612

Comments/Influences	X	Land Improvement Cost Estimates		Residential Local Cost Land Improvements		Rate		Size % Good		Cash Value
		Description	Rate	Description	Rate	1	94	940		
REMOVE NEG SIZE ADJ FOR 04 1S/SL PERMITTED AS GRG FOR 04 REMOVE FINISH GRG FROM LARGER PART FOR 08. 97 SPLIT FROM 009-60 & 65 FOR 98	X	Electric	1,000.00	LAND IMPROVE 1000	1,000.00	1	94	940	Total Estimated Land Improvements True Cash Value = 940	
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								

REMOVE NEG SIZE ADJ FOR 04 1S/SL PERMITTED AS GRG FOR 04 REMOVE FINISH GRG FROM LARGER PART FOR 08. 97 SPLIT FROM 009-60 & 65 FOR 98



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2019	4,800	29,600	34,400			25,336C
Rolling	2018	4,800	26,200	31,000			24,743C
Low	2017	4,800	25,400	30,200			24,235C
High	2016	4,800	23,900	28,700			24,019C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

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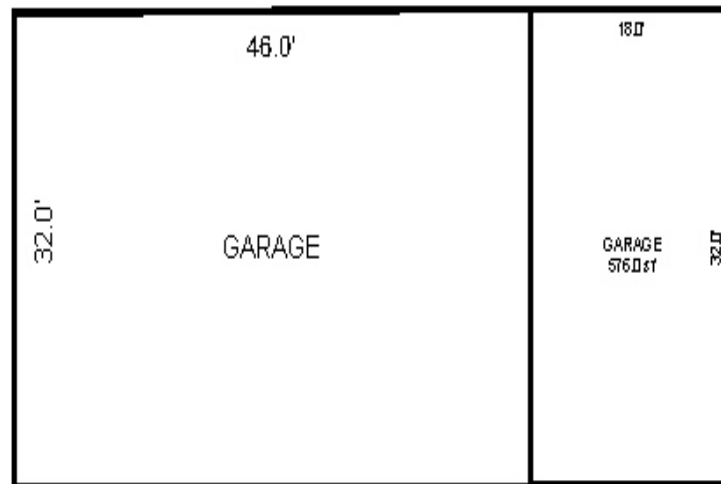
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2018	4,800	26,200	31,000			24,743C
TPC	08/23/2011	INSPECTED	2017	4,800	25,400	30,200			24,235C
			2016	4,800	23,900	28,700			24,019C

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



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2003 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 1472 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame		(4) Interior Drywall Paneled		Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: GRG		Trim & Decoration														
Yr Built 2003	Remodeled 0	Ex	Ord	X	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 150 Amps Service									
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family GRG			Cls C		Blt 2003				
X	Wood/Shingle Aluminum/Vinyl Brick			Ex.	Ord.	X	Min	No. of Elec. Outlets								
Insulation				Many	X	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) 3 Fixture Bath 2 Fixture Bath Softener, Auto 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									
X	Many Avg.	X	Large Avg.	1			1000 Gal Septic Water Well, 100 Feet			1		3,691		3,506		
X	Few	X	Small	(8) Basement			Garages									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor					Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			Common Wall: 1 Wall		1		-2,038		
(3) Roof		(9) Basement Finish					Class: C Exterior: Siding Foundation: 42 Inch (Finished)			Door Opener		2		830		
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors No Floor SF					Base Cost			1472		39,670		37,686		
X	Gambrel Mansard Shed						Base Cost			576		22,654		21,521		
X	Asphalt Shingle						Door Opener			1		415		394		
Chimney:							Totals:			69,629		66,146				
							Notes:									
							ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCY:							58,208		
							Lump Sum Items:									

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



Sketch by Apex IV™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		10,900	05/01/2003	WD	Download	03-0:2320		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
9970 W CADILLAC RD	School: MCBAIN - 57030					
	P.R.E. 100% 11/30/2003					
Owner's Name/Address	MAP #:					
DYKHOUSE KEVIN & AMY 9970 W CADILLAC ROAD CADILLAC MI 49601	2019 Est TCV 178,197 TCV/TFA: 123.06					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
		Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
SEC 33 T22N R8W (0*2003) BEG AT SW COR OF SW 1/4, TH N 0 DEG 28' 27"W 208.71 FT, N 89 DEG 57'42"E 208.71 FT, S 0 DEG 28'27"E 208.71 FT, S 89 DEG 57'42"W 208.71 FT TO POB. 1A.	X	Dirt Road		40/FF	208.70	208.70	1.0000	1.0000	40	100	8,348
		Gravel Road		209 Actual Front Feet, 1.00 Total Acres				Total Est. Land Value =		8,348	

Comments/Influences	X	Land Improvement Cost Estimates		Residential Local Cost Land Improvements		Cash Value
		Description	Rate	Size % Good	Cash Value	
NEW HOME FOR 04 03 SPLIT FROM 009-63 FOR 04	X	D/W/P: 4in Ren. Conc.	6.21	2260	0	0
		LAND IMPROVE 2500		2,500.00	1 94	2,350
		Total Estimated Land Improvements True Cash Value =				2,350

Topography of Site	X	Year						
		Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
Level		2019	4,200	84,900	89,100			65,856C
Rolling		2018	4,200	77,300	81,500			64,313C
Low		2017	4,200	75,000	79,200			62,991C
High		2016	4,200	70,600	74,800			62,430C
Landscaped								
Swamp								
Wooded								
Pond								
Waterfront								
Ravine								
Wetland								
Flood Plain								

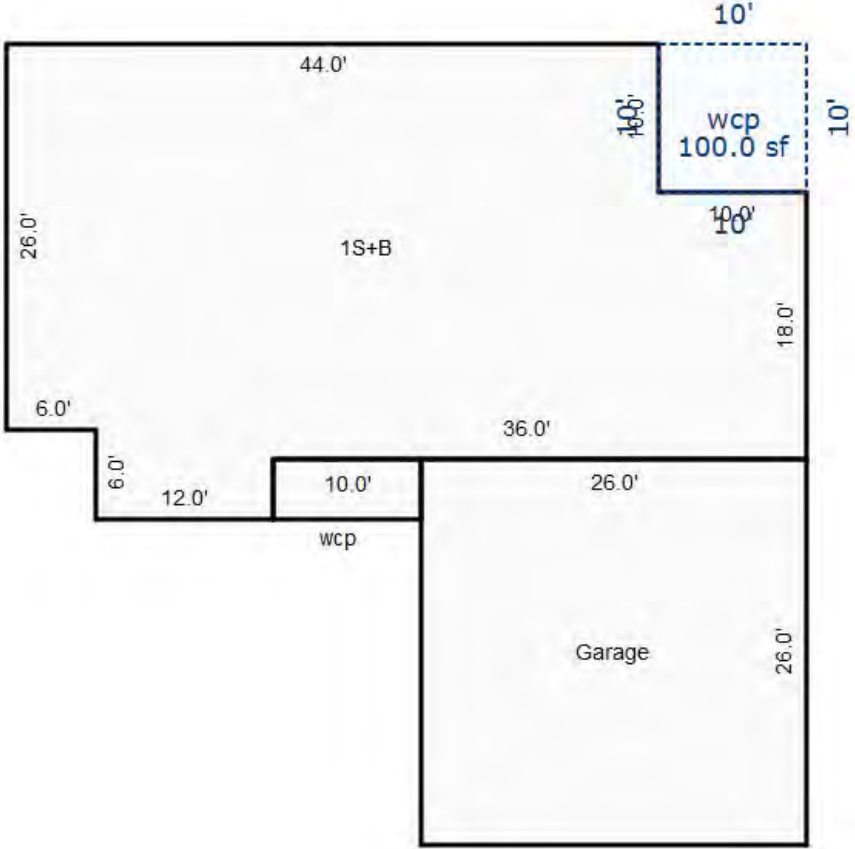


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 40 WCP (1 Story) 100 WCP (1 Story)	Year Built: 2003 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 676 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G												
Building Style: 1S		Trim & Decoration															
Yr Built 2003	Remodeled 0	Ex	X	Ord		Min	Size of Closets										
Condition: Average		Lg	X	Ord		Small	Doors										
Room List		(5) Floors		Kitchen: Other: Other:			(12) Electric										
	Basement 1st Floor 2nd Floor 3 Bedrooms						150 Amps Service										
(1) Exterior		X Drywall		No./Qual. of Fixtures			Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Single Family 1S						Cls C 5 Blt 2003	
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation			No. of Elec. Outlets			Many X Ave. Few			(11) Heating System: Forced Air w/ Ducts							
(2) Windows				(7) Excavation			(13) Plumbing			Ground Area = 1448 SF Floor Area = 1448 SF.							
X	Many Avg. X Few	Large Avg. X Small		Basement: 1448 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			Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90							
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			Building Areas							
X	Asphalt Shingle			(9) Basement Finish			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Stories Exterior Foundation Size Cost New Depr. Cost							
Chimney:				Recreation SF Living SF Walkout Doors No Floor SF			Lump Sum Items:			1 Story Siding Basement 1,448			Total: 166,711 150,063				
				(10) Floor Support						Other Additions/Adjustments							
				Joists: Unsupported Len: Cntr.Sup:						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) 40 2,064 1,858							
										Ceramic Tile Floor 100 3,603 3,243							
										Garages							
										Class: C Exterior: Siding Foundation: 42 Inch (Finished)							
										Base Cost 676 25,451 22,906							
										Common Wall: 1 Wall 1 -2,038 -1,834							
										Door Opener 2 830 747							
										Built-Ins							
										Appliance Allow. 1 2,099 1,889							
										Totals: 211,463 190,340							
										Notes:							
										ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCVC:						167,499	

\*\*\* 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.
EURICH BRADLEY J & BETH A	DEZEEUW BROOKE & TINA-MAR	127,500	12/04/2014	WD	WARRANTY DEED	2014-04008	PTA	100.0
	EURICH	128,500	08/01/2002	WD	Download	02-0:3627		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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5895 S LACHANCE RD	School: MCBAIN - 57030					
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	P.R.E. 100% 12/13/2014					
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Owner's Name/Address	MAP #:
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DEZEEUW BROOKE & TINA-MARIE J 5895 S LACHANCE RD CADILLAC MI 49601	2019 Est TCV 139,607 TCV/TFA: 121.19
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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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\$65 /FF	208.70	658.70	1.0000	1.0000	65	100	13,566
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209 Actual Front Feet, 3.16 Total Acres						Total Est. Land Value =	13,566
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Land Improvement Cost Estimates			
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Description	Rate	Size	% Good	Cash Value
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D/W/P: 4in Ren. Conc.	6.21	288	0	0
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Wood Frame	24.51	80	94	1,843
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Residential Local Cost Land Improvements			
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Description	Rate	Size	% Good	Cash Value
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LAND IMPROVE 1000	1,000.00	2	95	1,900
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Total Estimated Land Improvements True Cash Value =				3,743
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Topography of Site	
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X Level	
---------	--

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

Low	
-----	--

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

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

Swamp	
-------	--

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

Pond	
------	--

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

Ravine	
--------	--

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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2019	6,800	63,000	69,800			60,732C
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2018	6,800	59,400	66,200			59,309C
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2017	6,800	57,600	64,400			58,090C
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2016	6,800	54,200	61,000			57,572C
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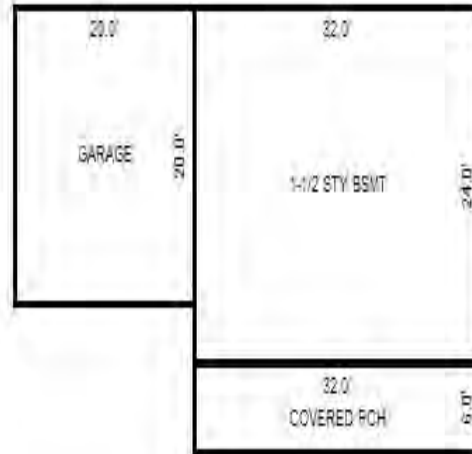
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 192 80	Type WCP (1 Story) WPP			Year Built: 1995 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 400 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G															
Building Style: 1.5S		Trim & Decoration		X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 15 Floor Area: 1,152 Total Base New : 163,499 Total Depr Cost: 138,976 Estimated T.C.V: 122,299			E.C.F. X 0.880		Bsmnt Garage:					
Yr Built 1995	Remodeled 0	Ex	X	Ord		Min	Size of Closets			X			Lg		X	Ord		Small		
Condition: Average		Doors			Solid	X	H.C.	Central Air Wood Furnace												
Room List		(5) Floors		(12) Electric			200			Amps Service						Roof:				
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		No./Qual. of Fixtures						Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Heat & Cool Ground Area = 768 SF Floor Area = 1152 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85			Cls C Blt 1995							
(1) Exterior				Ex.			X	Ord.		Min	No. of Elec. Outlets									
X	Wood/Shingle Aluminum/Vinyl Brick			Many			X	Ave.		Few	(7) Excavation									
	Insulation			Basement: 768 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(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			Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Basement 768 Total: 121,401 103,192							
(2) Windows		Many Avg. X Avg. Few Small		(8) Basement					Water/Sewer											
X	Wood Sash Metal Sash Vinyl Sash	Conc. Block Poured Conc. Stone								Plumbing Average Fixture(s) 1 1,120 952 3 Fixture Bath 1 3,525 2,996										
X	Double Hung Horiz. Slide Casement	Treated Wood Concrete Floor		(9) Basement Finish						Water/Sewer										
X	Double Glass Patio Doors Storms & Screens	450 Recreation SF Living SF Walkout Doors No Floor SF								Porches WCP (1 Story) 192 5,933 5,043 WPP 80 2,043 1,737										
(3) Roof										Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 400 14,716 12,509 Common Wall: 1 Wall 1 -2,038 -1,732										
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support						Built-Ins Appliance Allow. 1 2,099 1,784 Recreation Room 450 6,602 5,612										
X	Asphalt Shingle			Joists: Unsupported Len: Cntr.Sup:			1 1000 Gal Septic 1 2000 Gal Septic			Notes: ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCVCV: 122,299										
Chimney: Metal				Lump Sum Items:																

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



Sketch by Apex IVT

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



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

Property Address	Class: 101 AG - IMPROVED	Zoning:	Building Permit(s)	Date	Number	Status
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9676 W WATERGATE M-55	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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CARLSON CARL A 9676 W WATERGATE M-55 LAKE CITY MI 49651	2019 Est TCV 292,146 TCV/TFA: 130.42
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X	Improved	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture
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Public Improvements			* Factors *					Value
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value

			AG SW 2016 8 - 17 Acres	20.00 Acres	3300	100		66,000
			AG SW 2016 SURPLUS 1600/	25.48 Acres	1600	100		40,768
			AG SW 2016 ROW	0.38 Acres	0	100		0
				45.86 Total Acres			Total Est. Land Value =	106,768

Land Improvement Cost Estimates			Description	Rate	Size	% Good	Cash Value
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			D/W/P: Asphalt Paving	2.40	13300	0	0
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Residential Local Cost Land Improvements			Description	Rate	Size	% Good	Cash Value
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			LAND IMPROVE 5000	5,000.00	1	100	5,000
			Total Estimated Land Improvements True Cash Value =				5,000

Topography of Site		
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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	53,400	92,700	146,100			73,232C
2018	57,700	79,900	137,600			71,516C
2017	48,500	71,500	120,000			70,046C
2016	86,000	70,000	156,000		142,004L	69,422C

Who            When            What

TPC 12/27/2017 INSPECTED

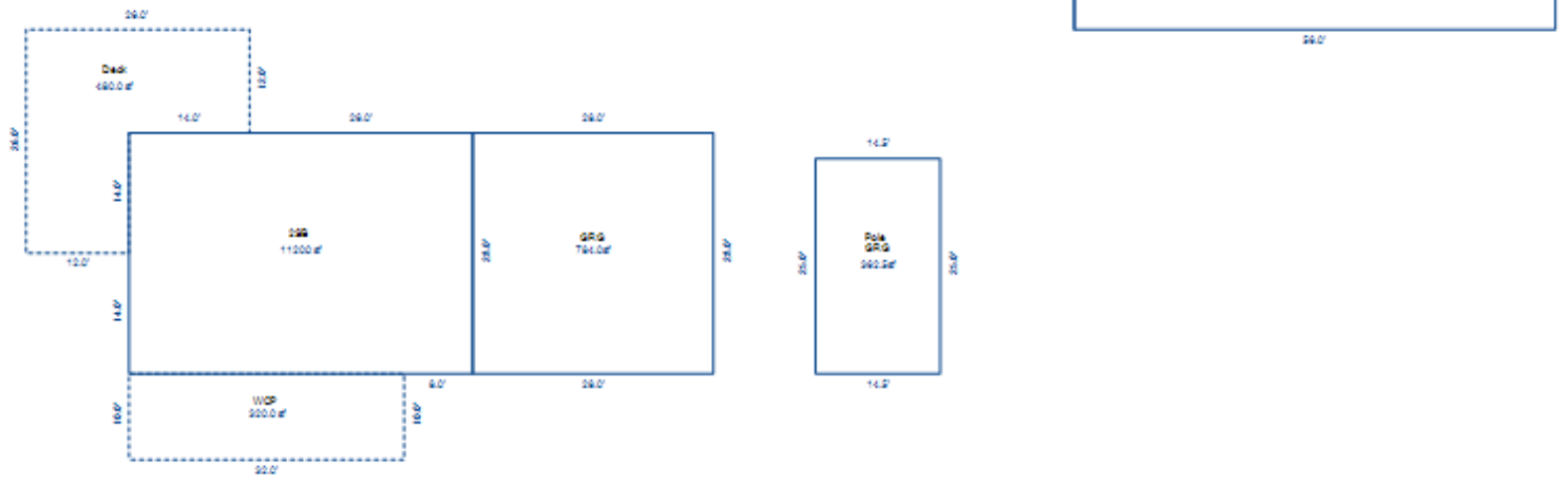
TPC 05/09/2017 INSPECTED

TPC 04/11/2016 INSPECTED



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





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

Building Type	Farm Utility Buildings			
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	56 x 36 = 2016			
Cost New	\$ 13,165			
Phy./Func./Econ. %Good	45/100/100 45.0			
Depreciated Cost	\$ 5,924			
+ Unit-In-Place Items	\$ 0			
Description, Size X Rate X %Good = Cost  Itemized ->  Unit-In-Place ->  Items ->				
E.C.F.	X 0.950			
% Good	45			
Est. True Cash Value	\$ 5,628			
Comments:				
Total Estimated True Cash Value of Agricultural Improvements / This Card: 5628 / All Cards: 5628				

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ERS TELECOM PROPERTIES LL	K2 TOWERS II LLC	45,000	01/22/2019	WD	Arms Length	2019-00229	PTA	100.0
CARLSON CARL A & CAROLINE	ERS TELECOM PROPERTIES LL	40,000	04/19/2016	WD	Split Vacant	2016-01514	PTA	100.0
ERS TELECOM PROPERTIES LL	NEW PAR DBA VERIZON WIREL	0	02/23/2016	OTH	AGREEMENT	2106-01613		0.0

Property Address	Class: 203 TOWER COMMERC	Zoning:	Building Permit(s)	Date	Number	Status
5415 S LACHANCE RD	School: MCBAIN - 57030		Commercial	04/14/2016	2016-0101	100%
	P.R.E. 0%		Commercial	09/08/2015	2015-0417	100%

Owner's Name/Address	MAP #:
K2 TOWERS II LLC 86 WEST ST CHAGRIN FALLS OH 44022	2019 Est TCV 243,705 TCV/TFA: 0.00

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
2016 SPLIT FROM 033-009-70 (TOWER PARCEL) PART OF THE NORTHWEST 1/4 OF SECTION 33, TOWN 22 NORTH, RANGE 8 WEST, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION; THENCE NORTH 00°20'11" EAST .ALONG THE WEST LINE OF SAID SECTION A DISTANCE OF 641.46 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°20'11" EAST .ALONG SAID WEST LINE A DISTANCE OF 287.95 FEET; THENCE SOUTH 89°44'50" EAST A DISTANCE OF 682.56 FEET; THENCE SOUTH 00920'11" WEST A DISTANCE OF 288.95 FEET; THENCE NORTH 8F)-39'49" WEST A DISTANCE OF 682.55 FEET TO THE POINT OF BEGINNING. CONTAINING 196 882 SQUARE FEET OR 4.520 ACRES. SUBJECT	X	Dirt Road		GROUP I 100/FF	287.95	682.55	1.0000	1.0000	100 100	28,795
	X	Gravel Road		288 Actual Front Feet, 4.51 Total Acres		Total Est. Land Value =				28,795



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2019	14,400	107,500	121,900			121,900S
TPC 12/27/2017	INSPECTED	2018	14,400	110,900	125,300		123,643C		
JWV 10/08/2016	INSPECTED	2017	14,400	106,700	121,100		121,100S		
TPC 12/05/2015	INSPECTED	2016	0	0	0		13,996L	6,842C	

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

Desc. of Bldg/Section: Calculator Occupancy: Sheds - Equipment 4 Wall Building		<<<<< Segregated Cost Computations >>>>>					
Class: D Floor Area Gross Bldg Area Stories Above Grd: 1 Average Sty Hght Bsmnt Wall Hght		Construction Cost				Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses	
		High	Above Ave.	Ave.	X	Low	Cost # or Height Storys Item Description Col. Rate SqFt Adj. Adj. Cost
Depr. Table : 2% Effective Age : 1 Physical %Good: 98 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** ** Quality: Average Heat#1: Space Heaters, Gas with Fan 0% Heat#2: Space Heaters, Gas with Fan 0% Ave. SqFt/Story Ave. Perimeter Has Elevators:				Architectural Multiplier: 0.00 Total Cost New = 0 Reproduction/Replacement Cost = 0 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 98 /100/100/100/98.0 Total Depreciated Cost = 0	
2016 Year Built Remodeled		*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor				Unit in Place Items COM TOWER STEEL 180' 1.02 100000 1.00 100 102,000 /CI16/YARI/CHALF/06'/211 14.26 281 1.00 100 4,007 /CI16/YARI/CHALF/06'/GATW15 901.86 1 1.00 100 902 /CI16/YARI/CHALF/06'/GATW5 157.95 1 1.00 100 158 /CI16/YARI/CHALF/06'/3 2.86 300 1.00 100 858 /CI16/YARI/CHALF/06'/211 14.26 165 1.00 100 2,353 /CI4/ROOC/ALUSCCOTPBA 8.39 64 1.00 100 537 /CI11/LARPT/DEWT/HOR/1000 82797.62 1 1.00 100 82,798	
Overall Bldg Height		* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:				ECF (201A GENERAL COMMERCIAL ) 1.110 => TCV of Bldg: 1 = 214,910	
Comments: CELL TOWER, FENCIG AROUND, ROOF STRUCTURE OVER GRADE ONLY. CRUSHED ROCK/GRAVEL		* 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	Many Above Ave.	Average Typical	Few None	Few Average	Few Average	Many Unfinished Typical	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:			(40) Exterior Wall:		
						Slope=0			Thickness		
(5) Floor Cover:			(10) Heating and Cooling:			(14) Roof Cover:			Bsmnt Insul.		
			Gas Oil			Coal Stoker					
(6) Ceiling:			Hand Fired Boiler								

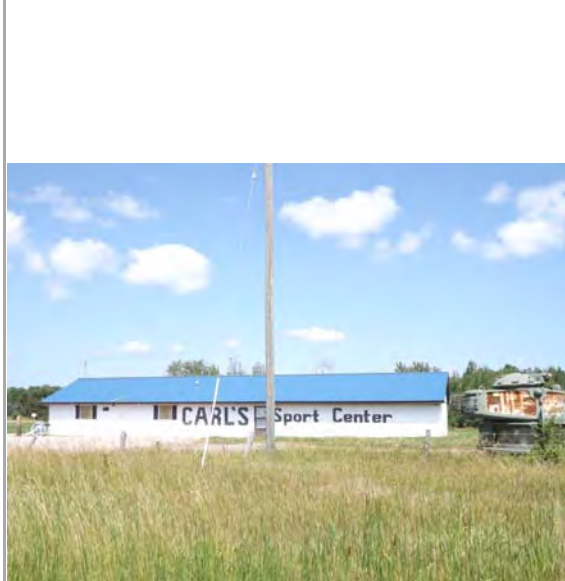
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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

Property Address	Class: 201 COMMERCIAL-IM	Zoning:	Building Permit(s)	Date	Number	Status
5415 S LACHANCE RD	School: MCBAIN - 57030		Commercial	07/17/2014	2014-0252	100%
Owner's Name/Address	P.R.E. 0%					
CARLSON CARL A 9676 W WATERGATE ROAD LAKE CITY MI 49651	MAP #:					
	2019 Est TCV 83,707 TCV/TFA: 38.33					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES						
SEC 33 T22N R8W S 500 FT OF W 400 FT OF S 1/2 OF NW 1/4 LYING N'LY OF HWY M-55. 89A M/L	X		* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			GROUP D 50/FF	400.00	96.92	1.0000 1.0000	50 100		20,000
			400 Actual Front Feet, 0.89 Total Acres Total Est. Land Value =						20,000

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates					
		Dirt Road	Description	Rate	Size	% Good	Cash Value	
		Gravel Road	D/W/P: 4in Ren. Conc.	5.68	288	94	1,538	
		Paved Road	Total Estimated Land Improvements True Cash Value =				1,538	
		Storm Sewer						
		Sidewalk						
		Water						
		Sewer						
	X	Electric						
		Gas						
		Curb						
		Street Lights						
		Standard Utilities						
		Underground Utils.						



Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Rolling	2019	10,000	31,900	41,900			28,957C
		Low	2018	10,000	34,300	44,300			28,279C
		High	2017	10,000	32,800	42,800			27,698C
		Landscaped	2016	10,000	32,300	42,300			27,451C
		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	10,000	34,300	44,300			28,279C
TPC	12/07/2015	INSPECTED	2017	10,000	32,800	42,800			27,698C
TPC	08/12/2014	INSPECTED	2016	10,000	32,300	42,300			27,451C

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Desc. of Bldg/Section: CAL 196 GUN SHOP  
 Calculator Occupancy: Stores - Warehouse Discount

Class: C		Construction Cost				
Floor Area: 2,184		High	Above Ave.	Ave.	X	Low
Gross Bldg Area: 2,184		** ** Calculator Cost Data ** **				
Stories Above Grd: 1		Quality: Low Cost				
Average Sty Hght : 10		Heat#1: Complete H.V.A.C. 100				
Bsmnt Wall Hght		Heat#2: No Heating or Cooling 0%				
Depr. Table : 4%		Ave. SqFt/Story: 2184				
Effective Age : 35		Ave. Perimeter: 220				
Physical %Good: 35		Has Elevators:				
Func. %Good : 100		*** Basement Info ***				
Economic %Good: 100		Area:				
1980 Year Built		Perimeter:				
Remodeled		Type:				
8 Overall Bldg Height		Heat: Hot Water, Radiant Floor				
Comments:		* Mezzanine Info *				
2014 NEW METAL ROOF		Area #1:				
		Type #1:				
		Area #2:				
		Type #2:				
		* Sprinkler Info *				
		Area:				
		Type: Low				

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

Class: C Quality: Low Cost  
 Stories: 1 Story Height: 10 Perimeter: 220  
 Overall Building Height: 8

Base Rate for Upper Floors = 43.56

(10) Heating system: Complete H.V.A.C. Cost/SqFt: 29.71 100%  
 Adjusted Square Foot Cost for Upper Floors = 73.27

Total Floor Area: 2,184 Base Cost New of Upper Floors = 160,022

Reproduction/Replacement Cost = 160,022  
 Eff.Age:35 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0  
 Total Depreciated Cost = 56,008

ECF (201A GENERAL COMMERCIAL ) 1.110 => TCV of Bldg: 1 = 62,169  
 Replacement Cost/Floor Area= 73.27 Est. TCV/Floor Area= 28.47

(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-Metallic		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\*\*\*





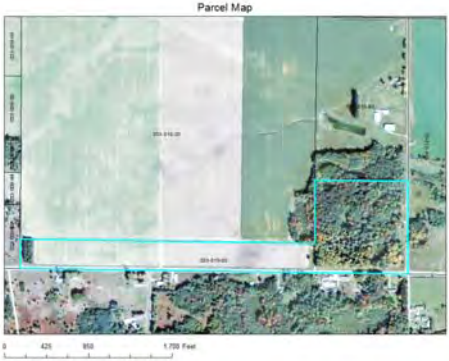
Sketch by Apex IVT

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
EISENGA BRYAN R & DIANE K	DEPT OF AGRICULTURE & RUR	0	12/02/2014	AFF	AGREEMENT	2015-00362		0.0
KRULEY ELIZABETH ESTATE	EISENGA BRYAN & DIANE K (	175,000	12/03/2008	WD	Arms Length	2008/4307		47.0

Property Address	Class: 101 AG - IMPROVED	Zoning:	Building Permit(s)	Date	Number	Status
5680 S BLODGETT RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 100% 01/22/2019 Qual. Ag.					
EISENGA BRYAN R & DIANE K 8101 S LUCAS RD MC BAIN MI 49657	MAP #: 2019 Est TCV 199,201 TCV/TFA: 154.66					

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 33 T22N R8W S 300 FT OF E 1/2 OF SW 1/4 & S 300 FT OF SE 1/4 & BEG 300 FT N OF SE COR OF SE 1/4, TH N 650 FT, W 950 FT, S 650 FT, E 950 FT TO POB. 41.4485 A.	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 *							
			Residentia PARTOF>80@	2000	100	20A	AG			42,900
			Residentia AG 3400/A							68,000
			41.45 Total Acres		Total Est. Land Value =					110,900



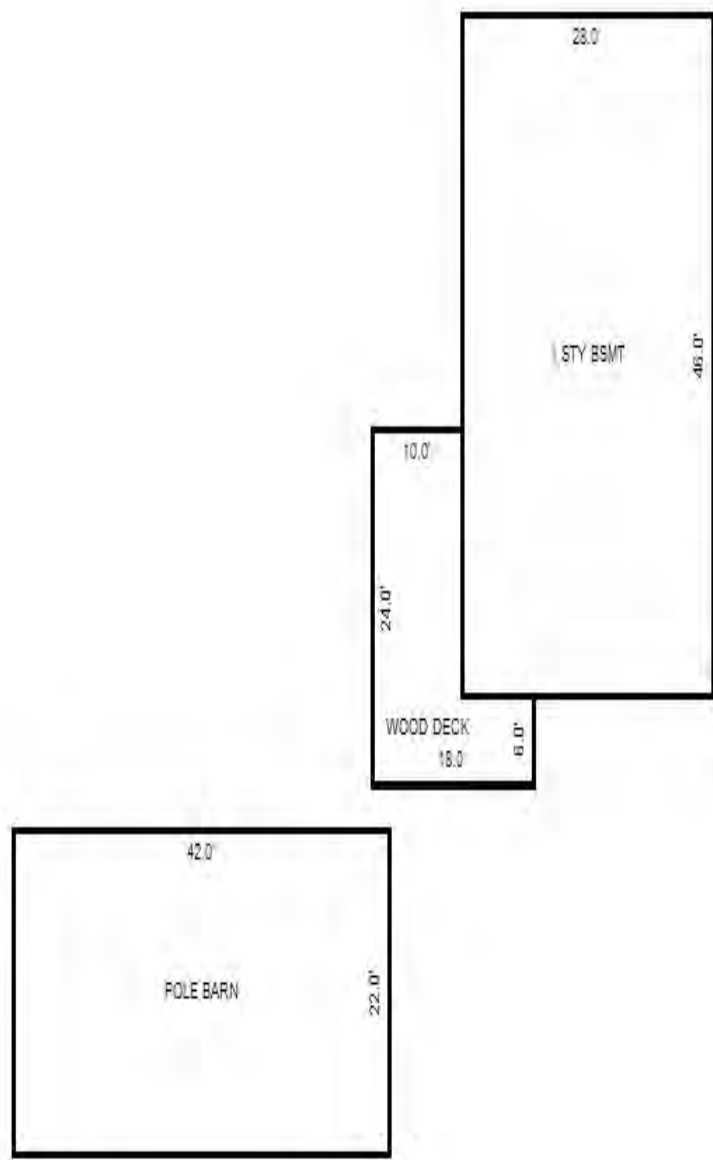
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2019	55,500	44,100	99,600			66,076C
		TPC 12/27/2017 INSPECTED	2018	57,500	39,800	97,300			64,528C
		TPC 12/07/2015 INSPECTED	2017	57,500	38,600	96,100			63,201C
			2016	55,300	36,400	91,700			62,638C

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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 288	Type Treated Wood	Year Built: 1977 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: 924 % 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 3 Bedrooms	Kitchen: Other: Other:					(12) Electric									
		150 Amps Service														
		(6) Ceilings														
(1) Exterior		X	Drywall													
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	No./Qual. of Fixtures		Ex.	X	Ord.		Min								
		No. of Elec. Outlets		Many	X	Ave.		Few								
(2) Windows		(7) Excavation														
X	Many Avg. Few	X	Large Avg. Small													
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor													
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish														
		Recreation SF Living SF Walkout Doors No Floor SF														
(3) Roof		(10) Floor Support														
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:	1	Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic											
X	Asphalt Shingle															
Chimney: Block																
				Lump Sum Items:												
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1288 SF Floor Area = 1288 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas											Cls CD		Blt 1977			
Stories Exterior Foundation Size Cost New Depr. Cost																
1 Story Siding Basement 1,288											Total:		126,645 82,319			
Other Additions/Adjustments																
Plumbing																
Average Fixture(s)											1		933 606			
Water/Sewer																
1000 Gal Septic											1		3,453 2,244			
Water Well, 50 Feet											1		1,962 1,275			
Deck																
Treated Wood											288		3,902 2,536			
Garages																
Class: CD Exterior: Pole (Unfinished)																
Base Cost											924		16,013 10,408			
Built-Ins																
Appliance Allow.											1		1,467 954			
Notes:											Totals:		154,375 100,342			
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV:													88,301			

\*\*\* 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.
		55,000	08/01/1998	WD	Download	316:1001		0.0

Property Address	Class: 102 AGRICULTURAL-	Zoning:	Building Permit(s)	Date	Number	Status
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M 55	School: MCBAIN - 57030					
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	P.R.E. 100% 08/01/1994 Qual. Ag.					
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Owner's Name/Address	MAP #:
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EISENGA BRUCE L & FRED A G TRUSTEES 20104 70TH AVENUE MARION MI 49665	2019 Est TCV 589,860
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	Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture		
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Taxpayer's Name/Address	Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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EISENGA BRUCE L & FRED A G TRUSTEES 20104 70TH AVENUE MARION MI 49665	X	Dirt Road								
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		Gravel Road								
--	--	-------------	--	--	--	--	--	--	--	--

		Paved Road								
--	--	------------	--	--	--	--	--	--	--	--

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

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

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

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

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

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

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

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

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

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

Tax Description	Topography of Site	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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PA 116 1983 SEC 33 T22N R8W (14*1999) BEG S 89 DEG 57'27"W 1317.35 FT & N 0 DEG 27'35"W 300 FT FROM S 1/4 COR TH N 0 DEG 27'35"W 2323.58 FT, S 89 DEG 49'48"E3013.60 FT, S 0 DEG 01'30"W 1669.66 FT, S O DEG 26'55"W 650 FT, N 89 N 89 DEG 57'27"W 3A.	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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2019	288,000	6,900	294,900			100,076C
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2018	304,000	6,900	310,900			97,731C
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2017	304,000	6,900	310,900			95,721C
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2016	288,000	6,900	294,900			94,868C
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Missaukee, Michigan



10-80 FOR 99

\*\*\* 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: 101 AG - IMPROVED	Zoning:	Building Permit(s)		Date	Number	Status			
5640 S BLODGETT RD		School: MCBAIN - 57030									
Owner's Name/Address		P.R.E. 86% 05/03/1999 Qual. Ag.									
EISENGA BRYAN R & DIANE K 8101 S LUCAS ROAD MC BAIN MI 49657		MAP #:		2019 Est TCV 200,112 TCV/TFA: 235.98							
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture							
PA 116 1983 SEC 33 T22N R8W (0*1999) BEG AT E 1/4 COR TH S 0 DEG 26'55"E 1670.35 FT, N 89 DEG 47'38"W 950 FT, N 0 DEG 01'30"E 1669.66 FT, S 89 DEG 49'48"E 936.19 FT TO POB. 36.16A.		Public Improvements		* Factors *							
3 POLE BARNs LISTED IN UNIT IN PLACE ARE ALL IN POOR CONDITION EXTENSIVE REMODEL OF HOUSE FOR 00 23500 LOSS PER TRIB FOR 99 (OUT BLDGS)		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value
		Topography of Site		AG SW 2016 30 - 65 ACRES	36.16	Acres	3300	100			119,328
		Level		Land Improvement Cost Estimates							
		Rolling		Description	Rate	Size	% Good	Cash Value			
		Low		Agricultural Local Cost Land Improvements					Total Est. Land Value = 119,328		
		High		Description	Rate	Size	% Good	Cash Value			
		Landscaped		8' DIAMETER WELL	15,750.00	1	88	13,860			
		Swamp		Total Estimated Land Improvements True Cash Value = 13,860							
		Wooded		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Pond		Who	When	What	2019	59,700	40,400	100,100	57,035C
		Waterfront		JWV 08/06/2018 INSPECTED	2018	65,100	34,100	99,200			55,699C
		Ravine		TPC 12/27/2017 INSPECTED	2017	65,100	34,100	99,200			54,554C
		Wetland			2016	66,900	30,500	97,400			54,068C
		Flood Plain									

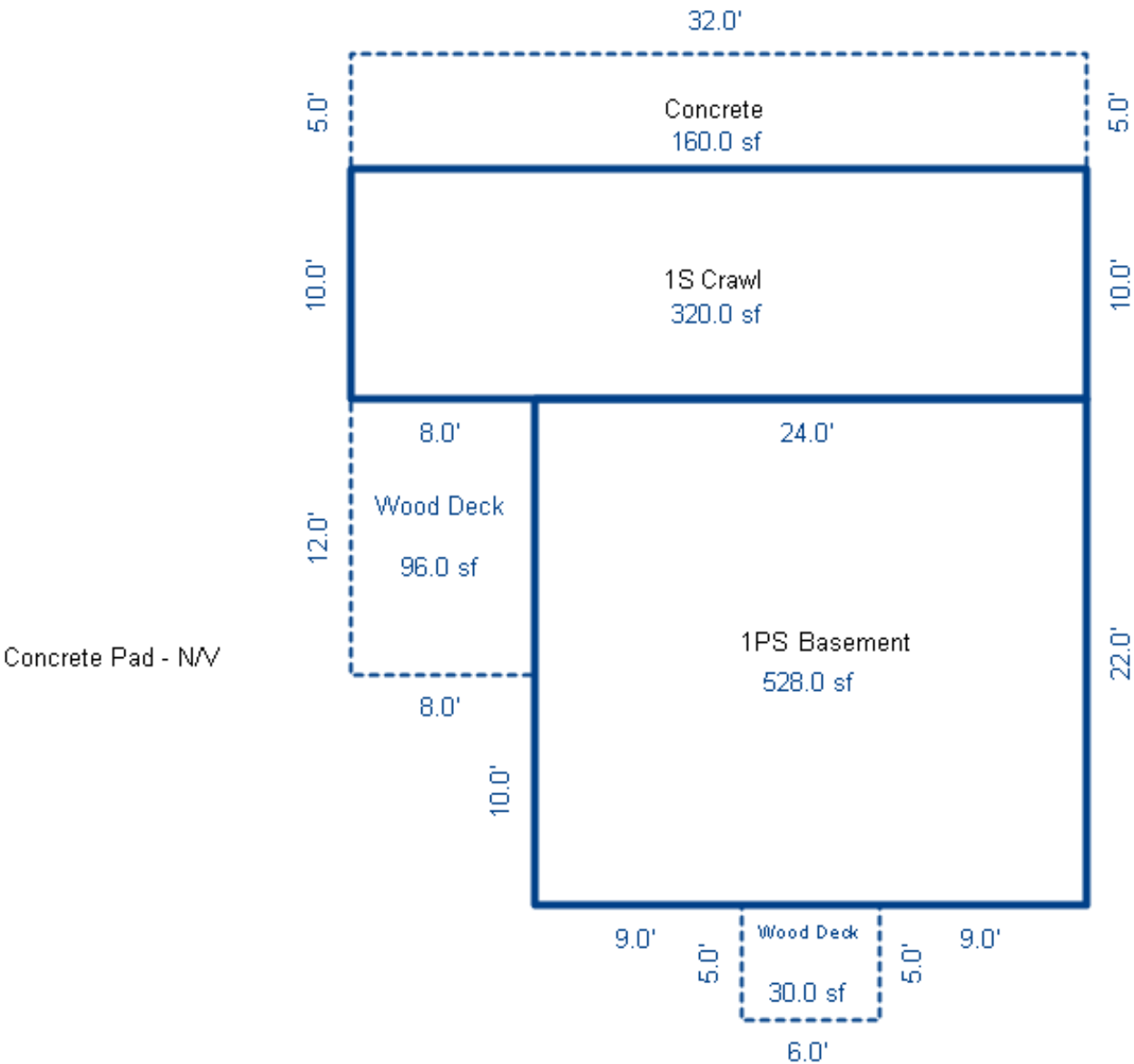


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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 96 30	Type Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:				
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G												
Building Style: 1S		Trim & Decoration		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: 40 Floor Area: 848 Total Base New : 93,765 Total Depr Cost: 56,260 Estimated T.C.V: 50,634		E.C.F. X 0.900		Bsmnt Garage: Carport Area: Roof:			
Yr Built 1900	Remodeled 1999	Ex	Ord	X	Min	Size of Closets			Central Air Wood Furnace								
Condition: Average		Lg	Ord	X	Small	Doors			(12) Electric								
Room List		(5) Floors		Kitchen: Other: Other:			60 Amps Service			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Space Heater Ground Area = 848 SF Floor Area = 848 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60				Cls CD Blt 1900			
1	Basement 1st Floor 2nd Floor Bedrooms	(6) Ceilings		No./Qual. of Fixtures			Ex. Ord. X Min			Building Areas							
(1) Exterior		X	Plaster	No. of Elec. Outlets			Many X Ave. Few			Stories Exterior Foundation Size Cost New Depr. Cost							
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		(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			1 Story Siding Mich Bsmnt. 528 1 Story Siding Crawl Space 320		Total: 80,777		50,776			
(2) Windows		Basement: 528 S.F. Crawl: 320 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Plumbing Average Fixture(s) 1 933 560 Water/Sewer 1000 Gal Septic 1 3,453 2,072 Water Well, 100 Feet 1 4,280 2,568 Deck Treated Wood 96 1,855 1,113 Ceramic Tile Floor 30 1,000 600 Built-Ins Appliance Allow. 1 1,467 880		Totals: 93,765		56,260			
X	Many Avg. X Few	X	Large Avg. Small	(9) Basement Finish			(14) Water/Sewer			Notes:							
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	Recreation SF Living SF Walkout Doors No Floor SF			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			ECF (101 AGRICULTURE) 0.900 => TCV:				50,634			
(3) Roof		(10) Floor Support		Lump Sum Items:													
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																
Chimney: Brick																	

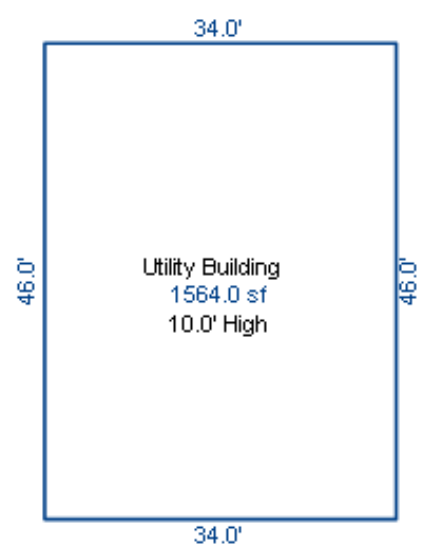
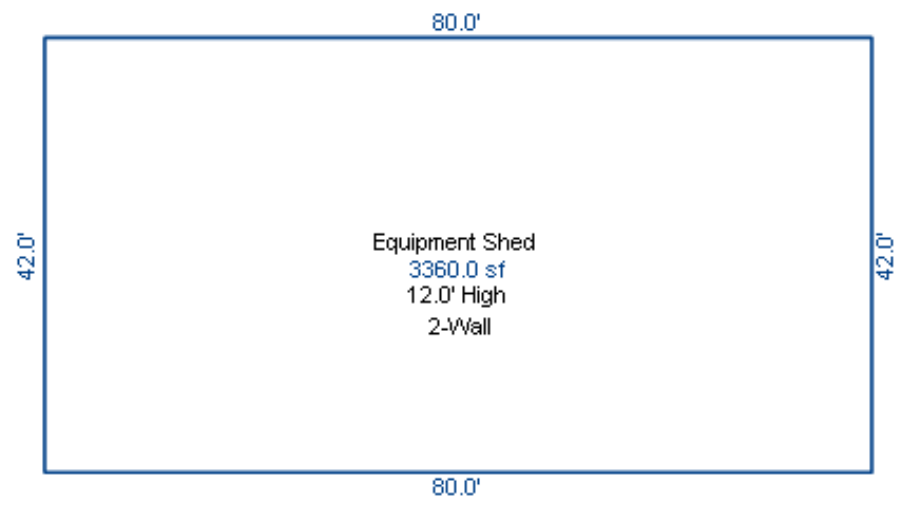
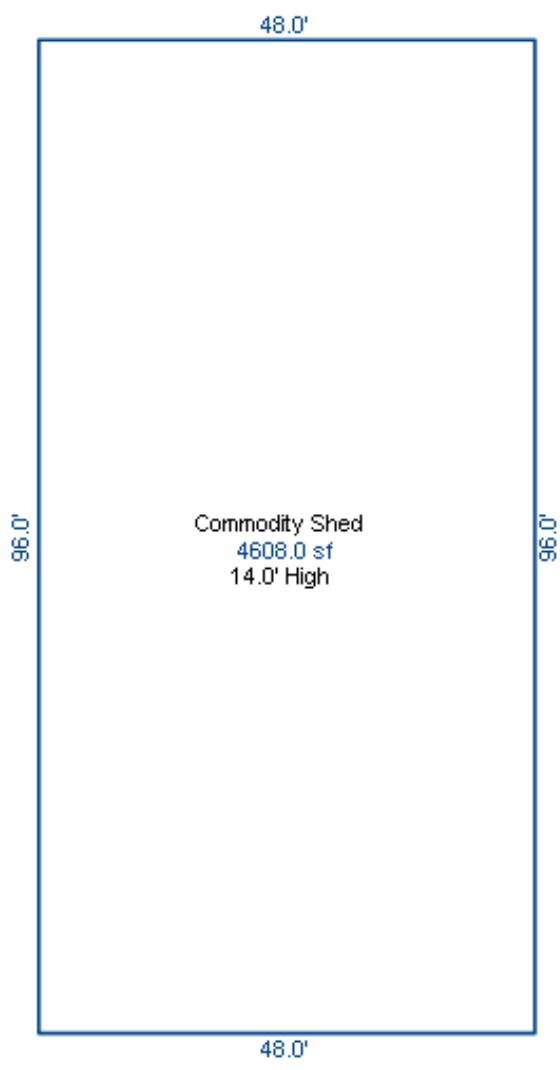
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



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



Building Type	Commodity Barns (Storage	Farm Implement (Equipmen	Farm Utility Storage She		
Year Built					
Class/Construction	D,Pole	D,Pole	D,Pole		
Quality/Exterior	Average	Average	Low Cost		
# of Walls, Perimeter	4 Wall, 288	4 Wall, 244	4 Wall, 160		
Height	14	12	10		
Heating System	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling		
Length/Width/Area	96 x 48 = 4608	80 x 42 = 3360	46 x 34 = 1564		
Cost New	\$ 52,485	\$ 47,309	\$ 9,165		
Phy./Func./Econ. %Good	35/40/100 14.0	45/40/100 18.0	35/40/100 14.0		
Depreciated Cost	\$ 7,348	\$ 8,516	\$ 1,283		
+ 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	35	45	35		
Est. True Cash Value	\$ 6,981	\$ 8,090	\$ 1,219		
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 16290 / All Cards: 16290					



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GOFF MICHAEL D & CARRIE M	REDES BENJAMIN	129,900	07/05/2018	WD	Arms Length	2018-02207	PTA	100.0
BALL SAMUEL & RACHEL	GOFF MICHAEL D & CARRIE M	105,500	05/07/2004	WD	Arms Length	04-0/2133		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8371 W BLUE RD			Pole Barn	05/26/2005	20050138	Complete

Owner's Name/Address	MAP #:	2019 Est TCV 123,393 TCV/TFA: 105.10
REDES BENJAMIN 2638 PLEASANT LAKE SHORE DR CADILLAC MI 49601		

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 34 T22N R8W BEG ON SEC LINE S 88 DEG 05' 20" E 789.63 FT E OF 1/4 COR COMMON TO SECS 27 & 34 TH S 05 DEG 58' 20" E 202.2 FT N 65DEG 56' 40" E 189.11 FT N 28 DEG 56' 40"E 56.92 FT N'LY ALG THRD OF CLAM RIVER TO PT BEING N 47 DEG 23' 50" W 132.23 FT FR PREVIOUS PT S 82 DEG 57' 40" W 124.88FT BEING CTR BLUE RD TO POB. .75 A.	X	Dirt Road		50/FF	175.00	186.69	1.0000	1.0000	50	100		8,750
		Gravel Road		175 Actual Front Feet, 0.75 Total Acres				Total Est. Land Value =	8,750			

Tax Description	X	Improved	Vacant	Land Improvement Cost Estimates				
				Description	Rate	Size % Good	Cash Value	
. SEC 34 T22N R8W BEG ON SEC LINE S 88 DEG 05' 20" E 789.63 FT E OF 1/4 COR COMMON TO SECS 27 & 34 TH S 05 DEG 58' 20" E 202.2 FT N 65DEG 56' 40" E 189.11 FT N 28 DEG 56' 40"E 56.92 FT N'LY ALG THRD OF CLAM RIVER TO PT BEING N 47 DEG 23' 50" W 132.23 FT FR PREVIOUS PT S 82 DEG 57' 40" W 124.88FT BEING CTR BLUE RD TO POB. .75 A.	X	X	X	D/W/P: 4in Ren. Conc.	6.21	1070	0	0
				Wood Frame	18.40	240	50	2,208
. SEC 34 T22N R8W BEG ON SEC LINE S 88 DEG 05' 20" E 789.63 FT E OF 1/4 COR COMMON TO SECS 27 & 34 TH S 05 DEG 58' 20" E 202.2 FT N 65DEG 56' 40" E 189.11 FT N 28 DEG 56' 40"E 56.92 FT N'LY ALG THRD OF CLAM RIVER TO PT BEING N 47 DEG 23' 50" W 132.23 FT FR PREVIOUS PT S 82 DEG 57' 40" W 124.88FT BEING CTR BLUE RD TO POB. .75 A.	X	X	X	Wood Frame	21.88	100	50	1,094
				Residential Local Cost Land Improvements				
. SEC 34 T22N R8W BEG ON SEC LINE S 88 DEG 05' 20" E 789.63 FT E OF 1/4 COR COMMON TO SECS 27 & 34 TH S 05 DEG 58' 20" E 202.2 FT N 65DEG 56' 40" E 189.11 FT N 28 DEG 56' 40"E 56.92 FT N'LY ALG THRD OF CLAM RIVER TO PT BEING N 47 DEG 23' 50" W 132.23 FT FR PREVIOUS PT S 82 DEG 57' 40" W 124.88FT BEING CTR BLUE RD TO POB. .75 A.	X	X	X	Description	Rate	Size % Good	Cash Value	
				LAND IMPROVE 1000	1,000.00	1	95	950
				Total Estimated Land Improvements True Cash Value = 4,252				

Comments/Influences	X	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		ADD 100 FT RIVER FRONTAGE FOR 05							



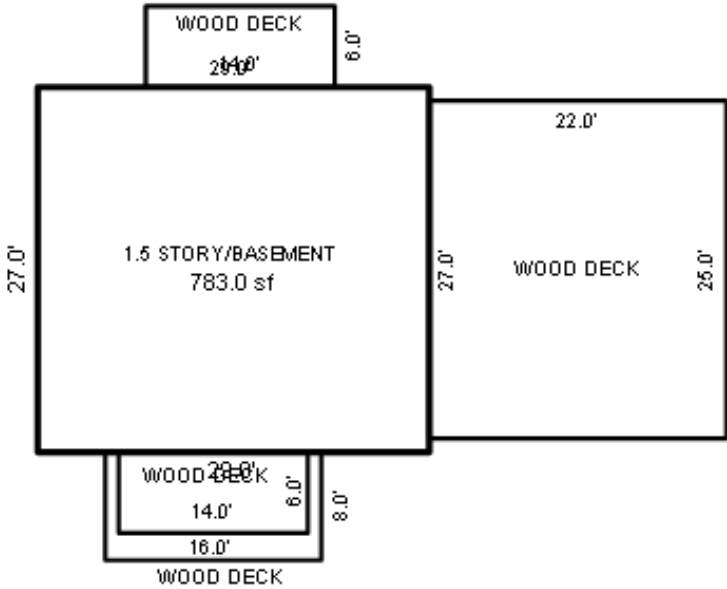
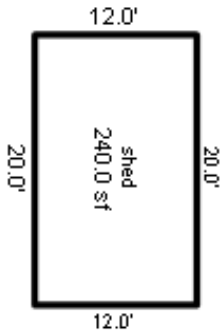
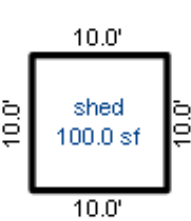
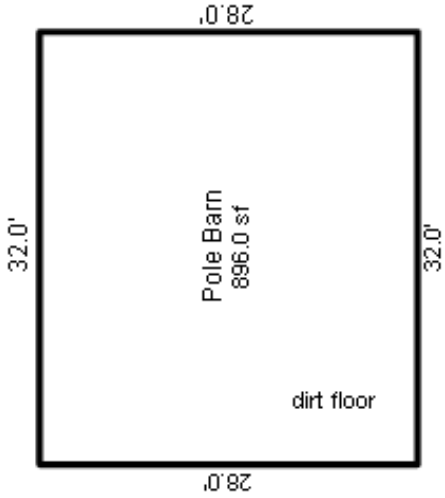
Who	When	What	2019	2018	2017	2016
TPC 12/27/2017	INSPECTED		4,400	4,400	4,400	4,400
TPC 03/26/2012	INSPECTED		57,300	56,400	54,700	51,600

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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: 2005 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 896 % Good: 0 Storage Area: 0 No Conc. Floor: 896																																																															
X	Wood Frame	X	Drywall X Paneled	X	Plaster Wood T&G																																																																								
Building Style: 1.5S		Trim & Decoration																																																																											
Yr Built 1965	Remodeled 2005	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																																																																						
		(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: 783 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0					Many			X	Ave.		Few																																																																
		(8) Basement					(13) Plumbing																																																																						
X	Many Avg. X Few	Large Avg. Small					1			Average Fixture(s)																																																																			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor				2			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																			
		(9) Basement Finish					(14) Water/Sewer																																																																						
		405	Recreation SF Living SF 1 Walkout Doors No Floor SF				Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic																																																																						
		(10) Floor Support					Lump Sum Items:																																																																						
X	Gable Hip Flat	Gambrel Mansard Shed					1			Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic																																																																			
X	Asphalt Shingle																																																																												
Chimney: Brick																																																																													
Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Air w/ Ducts Ground Area = 783 SF Floor Area = 1174 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 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>1.5 Story</td> <td>Siding</td> <td>Basement</td> <td>783</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>117,189</td> <td>87,890</td> </tr> </tbody> </table>														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.5 Story	Siding	Basement	783			Total:				117,189	87,890	Cls C		Blt 1965																																											
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																																								
1.5 Story	Siding	Basement	783																																																																										
Total:				117,189	87,890																																																																								
Other Additions/Adjustments Basement, Outside Entrance, Below Grade Plumbing Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet Deck Treated Wood Treated Wood Treated Wood Treated Wood Garages Class: CD Exterior: Pole (Unfinished) Base Cost No Concrete Floor Built-Ins Appliance Allow. Fireplaces Interior 1 Story Recreation Room														1		1,942		1,456																																																											
<table border="1"> <thead> <tr> <th>Item</th> <th>Area</th> <th>Cost</th> <th>Depr.</th> </tr> </thead> <tbody> <tr> <td>Basement, Outside Entrance, Below Grade</td> <td>1</td> <td>1,942</td> <td>1,456</td> </tr> <tr> <td>Average Fixture(s)</td> <td>1</td> <td>1,120</td> <td>840</td> </tr> <tr> <td>3 Fixture Bath</td> <td>1</td> <td>3,525</td> <td>2,644</td> </tr> <tr> <td>1000 Gal Septic</td> <td>1</td> <td>3,691</td> <td>2,768</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>4,407</td> <td>3,305</td> </tr> <tr> <td>Treated Wood</td> <td>84</td> <td>1,769</td> <td>1,327</td> </tr> <tr> <td>Treated Wood</td> <td>72</td> <td>1,624</td> <td>1,218</td> </tr> <tr> <td>Treated Wood</td> <td>128</td> <td>2,344</td> <td>1,758</td> </tr> <tr> <td>Treated Wood</td> <td>550</td> <td>6,100</td> <td>4,575</td> </tr> <tr> <td>Base Cost</td> <td>896</td> <td>15,608</td> <td>11,706</td> </tr> <tr> <td>No Concrete Floor</td> <td>896</td> <td>-4,148</td> <td>-3,111</td> </tr> <tr> <td>Appliance Allow.</td> <td>1</td> <td>2,099</td> <td>1,574</td> </tr> <tr> <td>Interior 1 Story</td> <td>1</td> <td>4,051</td> <td>3,038</td> </tr> <tr> <td>Recreation Room</td> <td>405</td> <td>5,941</td> <td>4,456</td> </tr> </tbody> </table>														Item	Area	Cost	Depr.	Basement, Outside Entrance, Below Grade	1	1,942	1,456	Average Fixture(s)	1	1,120	840	3 Fixture Bath	1	3,525	2,644	1000 Gal Septic	1	3,691	2,768	Water Well, 100 Feet	1	4,407	3,305	Treated Wood	84	1,769	1,327	Treated Wood	72	1,624	1,218	Treated Wood	128	2,344	1,758	Treated Wood	550	6,100	4,575	Base Cost	896	15,608	11,706	No Concrete Floor	896	-4,148	-3,111	Appliance Allow.	1	2,099	1,574	Interior 1 Story	1	4,051	3,038	Recreation Room	405	5,941	4,456	E.C.F. X 0.880		Total Base New : 167,262 Total Depr Cost: 125,444 Estimated T.C.V: 110,391	
Item	Area	Cost	Depr.																																																																										
Basement, Outside Entrance, Below Grade	1	1,942	1,456																																																																										
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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.
PICCARD PERRY & JANE TRUS	KLEIN KOSEPH & TINA	193,000	01/11/2017	WD	Arms Length	2017-00119	PTA	100.0
PICCARD PERRY & JANE E	PICCARD PERRY & JANE TRUS	0	05/15/2014	WD	WARRANTY DEED	2014-01867	PTA	0.0
LUCAS JEFFREY D & TAMRA (	PICCARD PERRY & JANE E (H	180,000	07/24/2006	WD	Arms Length	06-0/2930		100.0

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

8257 W BLUE RD	School: LAKE CITY - 57020					
	P.R.E. 0%					

Owner's Name/Address	MAP #:
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KLEIN KOSEPH & TINA 1465 POST AVE HOLLAND MI 49424	2019 Est TCV 195,082 TCV/TFA: 141.06
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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

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

Land Improvement Cost Estimates					
Description	Rate	Size	% Good	Cash Value	

X	<Site Value I> RIVER SITE			35,000	100	35,000
	Residentia 3 - 7 @\$2800	4.82 Acres		2800	100	13,499
		4.82 Total Acres				Total Est. Land Value = 48,499

	Wood Frame	22.41	96	71		1,527
	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 =					3,902

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
2019	24,200	73,300	97,500			93,286C
2018	24,200	66,900	91,100			91,100S
2017	24,700	64,800	89,500			69,573C
2016	22,200	61,100	83,300			68,953C

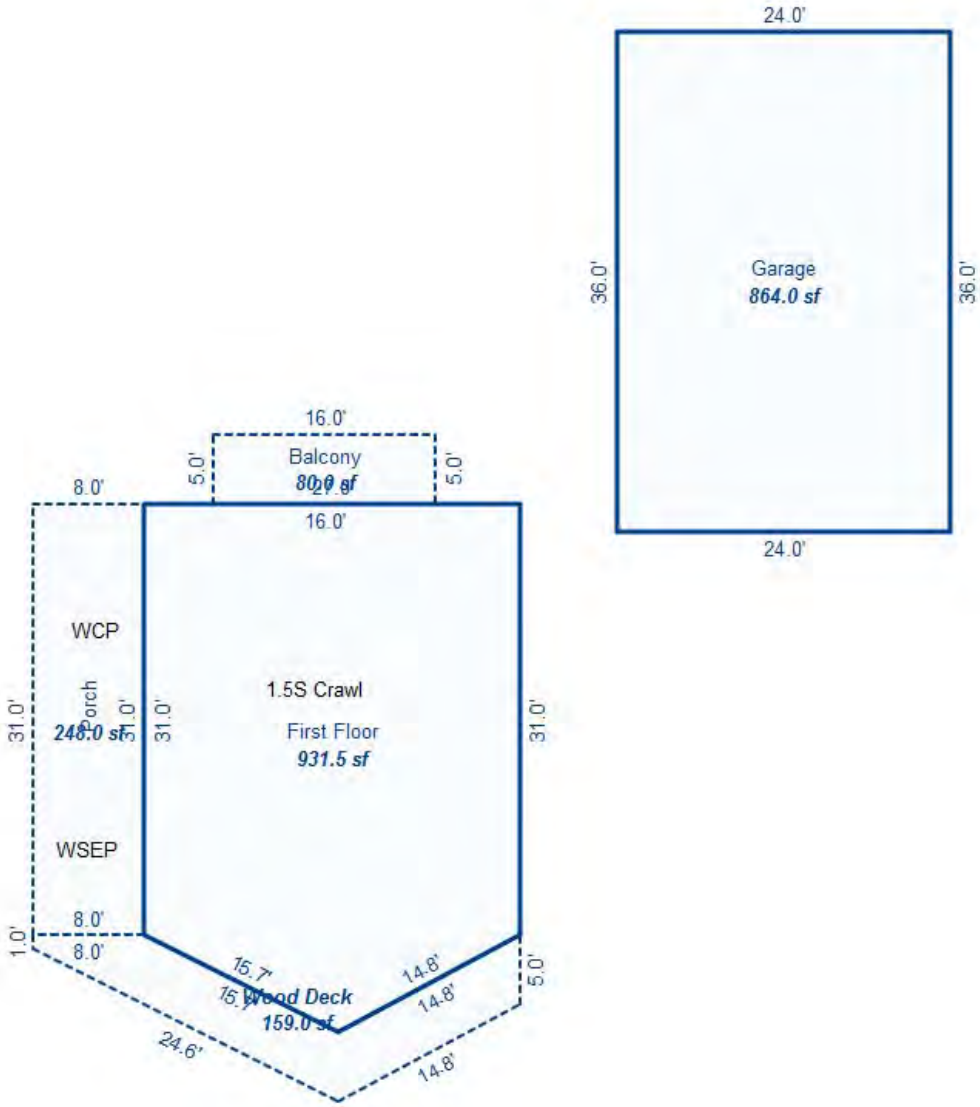
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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 WSEP (1 Story) 128 WCP (1 Story) 159 Treated Wood 80 Wood Balcony	Year Built: 1996 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 864 % 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 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 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	Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Air w/ Ducts Ground Area = 922 SF Floor Area = 1383 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85			Cls C 10 Blt 1991																																																																																						
	Insulation	(7) Excavation		No. of Elec. Outlets																																																																																															
(2) Windows		Basement: 0 S.F. Crawl: 922 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many			X	Ave.		Few	Building Areas																																																																																								
X	Many Avg. Few	X	Large Avg. Small	(13) Plumbing																																																																																															
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement		1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																															
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		14) Water/Sewer																																																																																															
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X	Gable Hip Flat	Gambrel Mansard Shed		Lump Sum Items:																																																																																															
X	Asphalt Shingle	(10) Floor Support		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic																																																																																															
Chimney: Metal																																																																																																			
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<table border="0"> <tr> <td colspan="6">Other Additions/Adjustments</td> </tr> <tr> <td>Plumbing</td> <td>Average Fixture(s)</td> <td></td> <td>1</td> <td>1,120</td> <td>952</td> </tr> <tr> <td></td> <td>2 Fixture Bath</td> <td></td> <td>1</td> <td>2,359</td> <td>2,005</td> </tr> <tr> <td>Water/Sewer</td> <td>1000 Gal Septic</td> <td></td> <td>1</td> <td>3,691</td> <td>3,137</td> </tr> <tr> <td></td> <td>Water Well, 100 Feet</td> <td></td> <td>1</td> <td>4,407</td> <td>3,746</td> </tr> <tr> <td>Porches</td> <td>WSEP (1 Story)</td> <td></td> <td>120</td> <td>5,250</td> <td>4,462</td> </tr> <tr> <td></td> <td>WCP (1 Story)</td> <td></td> <td>128</td> <td>4,412</td> <td>3,750</td> </tr> <tr> <td>Deck</td> <td>Treated Wood</td> <td></td> <td>159</td> <td>2,703</td> <td>2,298</td> </tr> <tr> <td>Balcony</td> <td>Wood Balcony</td> <td></td> <td>80</td> <td>2,474</td> <td>2,103</td> </tr> <tr> <td>Garages</td> <td colspan="5">Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)</td> </tr> <tr> <td></td> <td>Base Cost</td> <td></td> <td>864</td> <td>25,047</td> <td>21,290</td> </tr> <tr> <td>Built-Ins</td> <td>Appliance Allow.</td> <td></td> <td>1</td> <td>2,099</td> <td>1,784</td> </tr> <tr> <td>Fireplaces</td> <td>Wood Stove</td> <td></td> <td>1</td> <td>1,936</td> <td>1,646</td> </tr> <tr> <td colspan="3">Totals:</td> <td></td> <td>190,764</td> <td>162,137</td> </tr> </table>												Other Additions/Adjustments						Plumbing	Average Fixture(s)		1	1,120	952		2 Fixture Bath		1	2,359	2,005	Water/Sewer	1000 Gal Septic		1	3,691	3,137		Water Well, 100 Feet		1	4,407	3,746	Porches	WSEP (1 Story)		120	5,250	4,462		WCP (1 Story)		128	4,412	3,750	Deck	Treated Wood		159	2,703	2,298	Balcony	Wood Balcony		80	2,474	2,103	Garages	Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)						Base Cost		864	25,047	21,290	Built-Ins	Appliance Allow.		1	2,099	1,784	Fireplaces	Wood Stove		1	1,936	1,646	Totals:				190,764	162,137				
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Sketch by Apex Sketch

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SANDELL DEAN (FORMER SPOU	WENZLICK SUSAN W (SW)	0	01/14/2009	QC	Not Qualified	2009/300		0.0
		166,500	12/01/1998	WD	Download	314:17		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8261 W BLUE RD			Addition	05/31/2016	2016-0204	100%

Owner's Name/Address	MAP #:
WENZLICK SUSAN 8261 W BLUE ROAD LAKE CITY MI 49651	2019 Est TCV 165,144 TCV/TFA: 110.24

X	Improved	Vacant	Land Value Estimates for Land Table Riv	.CLAM RIVER AREA SUBS&SITES

Tax Description	Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 34 T22N R8W COMM AT NE COR OF SEC 34 TH S 89 DEG 56'20" W ALONG THE CENTERLINE OF BLUE RD 473.40 FT TH N 53 DEG 00' 28" W 353.63 FT TH N 77 DEG 45' 28" W 319.80 FT TH S 60 DEG 42' 32" W 295.33 FT TH S 71 DEG 25' 02" W 327.83 FT TO A PT ON CENTERLINE OF BLUE RD WHICH IS THE POB. TH E'LY ALONG THE ARC OF 882.16 FT RADIUS CURVE TO THE LEFT 236.40 FT (CHORD N 74 DEG 26' 55" E 235.70 FT) TH S 27 DEG 47' 28" E 139.09 FT TH S 46 DEG12' 32"W 80.26 FT TO AN IRON AT THE TOP OF BANK OF E'LY SIDE OF CLAM RIVER, TH CONT S 46 DEG 12'32"W 58 FT M/L TO THREAD OF CLAM RIVER. TH NW'LY & UP- STREAM ALG	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer								

X <th>Electric <th>Gas <th>Residential Local Cost Land Improvements </th></th></th>	Electric <th>Gas <th>Residential Local Cost Land Improvements </th></th>	Gas <th>Residential Local Cost Land Improvements </th>	Residential Local Cost Land Improvements

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

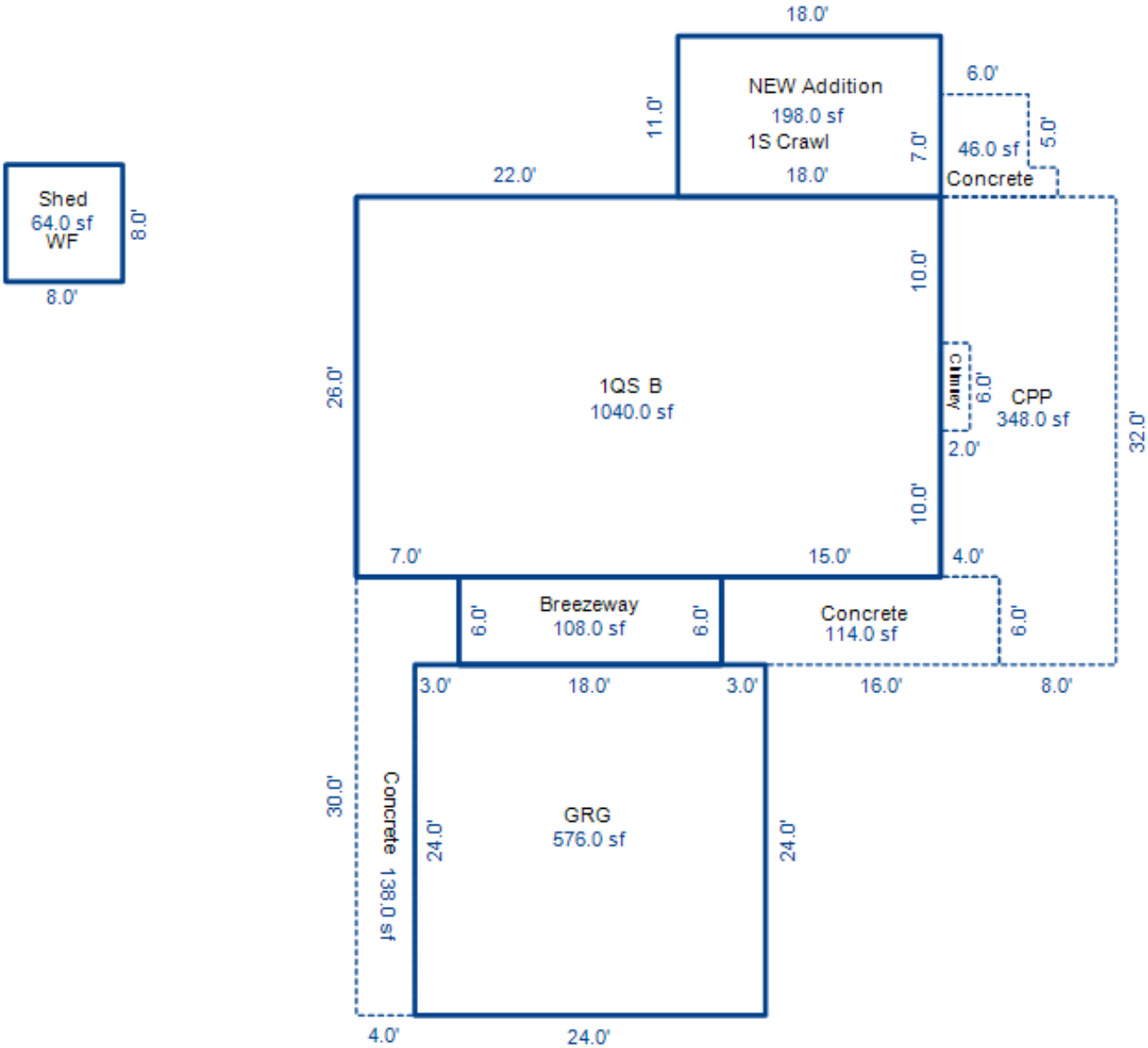


Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2019	15,000	67,600	82,600			72,859C
2018	15,000	62,900	77,900			71,152C
2017	15,000	61,000	76,000			69,689C
2016	15,000	50,100	65,100			61,437C

\*\*\* 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		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 348 260 108	Type CPP Treated Wood Brzwy, FW	Year Built: 1972 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: 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	X															
Building Style: 1.25S		Trim & Decoration																			
Yr Built 1972	Remodeled 2016	Ex	X	Ord		Min	Size of Closets		Lg	X	Ord		Small	Doors			Solid	X	H.C.		
Condition: Average		(5) Floors		Central Air Wood Furnace		(12) Electric		200 Amps Service		Class: C +5 Effec. Age: 35 Floor Area: 1,498 Total Base New : 226,968 Total Depr Cost: 152,493 Estimated T.C.V: 134,194		E.C.F. X 0.880		Bsmnt Garage:		Carport Area:		Roof:			
Room List		Basement 1st Floor 2nd Floor 2 Bedrooms		Kitchen: Other: Other:		No./Qual. of Fixtures		Ex. X Ord. Min		Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Electric Baseboard Ground Area = 1238 SF Floor Area = 1498 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Cls C 5 Blt 1972									
(1) Exterior		X	Drywall			No. of Elec. Outlets		Many X Ave. Few		Building Areas											
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 1040 S.F. Crawl: 198 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing		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		Stories Exterior Foundation Size Cost New Depr. Cost											
(2) Windows		Many Avg. Few	X	Large Avg. Small	(8) Basement		(14) Water/Sewer		Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic		1.25 Story Siding 1,040 1 Story Siding 198 Total: 159,023 103,347										
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						Other Additions/Adjustments Plumbing 2 Fixture Bath 1 2,359 1,533 Water/Sewer 1000 Gal Septic 1 3,691 2,399 Water Well, 100 Feet 1 4,407 2,865 Porches CPP 348 4,166 2,708 Deck Treated Wood 260 3,734 2,427 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 576 16,911 10,992 Door Opener 2 830 539											
X	Double Glass Patio Doors Storms & Screens	Recreation SF Living SF Walkout Doors No Floor SF								Built-Ins Appliance Allow. 1 2,099 1,364 Fireplaces Exterior 1 Story 1 4,942 3,212 Breezeways Frame Wall 108 5,641 3,667 Solar Room 180 19,165 17,440											
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:				Garages Base Cost 576 16,911 10,992 Door Opener 2 830 539											
X	Gable Hip Flat	Gambrel Mansard Shed									Built-Ins Appliance Allow. 1 2,099 1,364 Fireplaces Exterior 1 Story 1 4,942 3,212 Breezeways Frame Wall 108 5,641 3,667 Solar Room 180 19,165 17,440										
X	Asphalt Shingle									Chimney: Brick											
<<<<< 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.
BALL TAMARA & BALL MARIE	BALL SAMUEL & RACHEL	1	08/11/2015	QC	FAMILY SALE	2015-03071	PTA	0.0
BERENS EUGENE J LE	BALL TAMA, BALL M, BALL S	24,000	10/18/2013	WD	WARRANTY DEED	2013-03588 & 0	PTA	100.0
BERENS EUGENE J & NELLIE	BERENS EUGENE J LE	0	11/25/2008	WD	Not Qualified	2007/4333		0.0
PRICE JAY & KATHIE	BERENS EUGENE JOHN & NILL	0	01/08/2003	WD	PROBATE COURT	2003-00987		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
S DICKERSON RD			Pole Barn	10/11/2018	2018-0550	0%
			RELOCATE HOME	04/04/2017	2017-0084	100%

Owner's Name/Address	MAP #:	2019 Est TCV 39,034
BALL SAMUEL & RACHEL 1947 S DICKERSON RD LAKE CITY MI 49651		

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
2017-01412 S-5P0219 4/27/2017 SPLIT TO 003-00, 03-10, 03-20. PARCEL #1 BOOK OF SURVEYS S-5 P219 FOMERLY 4/21/2017 COMBINE WITH 034-003-90 REQUEST FROM SAM BALL ALL THAT PART OF SECTION 34 & 27 LYING S OF BLUE RE, E OF CLAM RIVER & N OF A LINE BEG S 0 DEG 05' 53" E 208' FROM NE COR OF NE 1/4 TH S 89 DEG 56' 54" W 283.98', S 79 DEG 18' 08" W 283.08' TO CLAIM RIVER. S34T22NR8W 3.32AC M/L FORMERLY 2013-03588 PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF H, RANGE 8 WEST; 05 MINUTES 53 NG THE EAST LINE E PLACE OF 00 DEGREES 05 138.85 FEAT ALONG CTION 34; THENCE TES 54 SECONDS N ON FILE***	X			<p>* Factors *</p> <p>Description Frontage Depth Front Depth Rate %Adj. Reason Value</p> <p>&lt;Site Value I&gt; RIVER SITE 35000 100 35,000</p> <p>178 Actual Front Feet, 2.13 Total Acres Total Est. Land Value = 35,000</p>

2018 Lake Township Parcel Map



2018 Lake Township Parcel Map

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

.NOT A NEGATIVE

7 completed ;

4-003-00;

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2019	17,500	2,000	19,500			18,944C
2018	17,500	1,000	18,500			18,500S
2017	17,500	1,300	18,800			15,786C
2016	15,000	1,300	16,300			15,646C

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Who	When	What
JWV	12/09/2017	INSPECTED
TPC	04/17/2017	INSPECTED
TPC	10/06/2015	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: S DICKERSON RD  
 Class: 402 RESIDENTIAL-V Zoning: Building Permit(s): Date: Number: Status:

School: LAKE CITY - 57020  
 P.R.E. 100% 01/24/2018

Owner's Name/Address: BALL SAMUEL & RACHEL  
 1947 S DICKERSON RD  
 LAKE CITY MI 49651  
 MAP #: 2019 Est TCV 8,000

Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
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.						
			* Factors *						
			<Site Value C>	.50	-1.0	AC M/L	8000 100	8,000	
			143 Actual Front Feet, 0.68 Total Acres					Total Est. Land Value =	8,000

Tax Description  
 4/27/2017 SPLIT FROM 009-034-003-00 TO 003-10, 003-20. PARCEL #2 BOOK OF SURVEYS S-5 P219 2017-01412 FORMERLY PART OF 4/21/2017 COMBINE WITH 034-003-90 REQUEST FROM SAM BALL ALL THAT PART OF SECTION 34 & 27 LYING S OF BLUE RE, E OF CLAM RIVER & N OF A LINE BEG S 0 DEG 05' 53" E 208' FROM NE COR OF NE 1/4 TH S 89 DEG 56' 54" W 283.98', S 79 DEG 18' 08" W 283.08' TO CLAIM RIVER. S34T22NR8W 3.32AC M/L FORMERLY PART OF 2013-03588 PART OF THE NORTHEAST QUARTER OF THE NORTHEAST

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



OWN 22 NORTH, TH 00 DEGREES 05 70 FEET ALONG THE N 34 TO THE PLACE TH 00 DEGREES 05 138.85 FEAT ALONG CTION 34; THENCE N ON FILE\*\*\*

7 completed ;  
 4-003-00;  
 -003-10,

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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	4,000	0	4,000			3,509C
TPC 05/02/2017 INSPECTED			2018	4,000	0	4,000			3,427C
			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: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)		Date	Number	Status			
5018 S DICKERSON RD		School: LAKE CITY - 57020									
Owner's Name/Address		P.R.E. 100% 01/24/2018									
BALL SAMUEL & RACHEL 1947 S DICKERSON RD LAKE CITY MI 49651		MAP #:		2019 Est TCV 97,880 TCV/TFA: 75.06							
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
		Public Improvements		* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				<Site Value C>	.50	-1.0	AC	M/L	8000	100	8,000
				143 Actual Front Feet, 0.68 Total Acres			Total Est. Land Value =		8,000		
				Land Improvement Cost Estimates							
				Description	Rate	Size	% Good	Cash Value			
				D/W/P: 4in Concrete	5.29	268	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									
		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	4,000	44,900	48,900		41,090C	
		JWV	12/09/2017	INSPECTED	2018	4,000	41,500	45,500		40,127C	
		TPC	05/02/2017	INSPECTED	2017	0	0	0		0	
					2016	0	0	0		0	

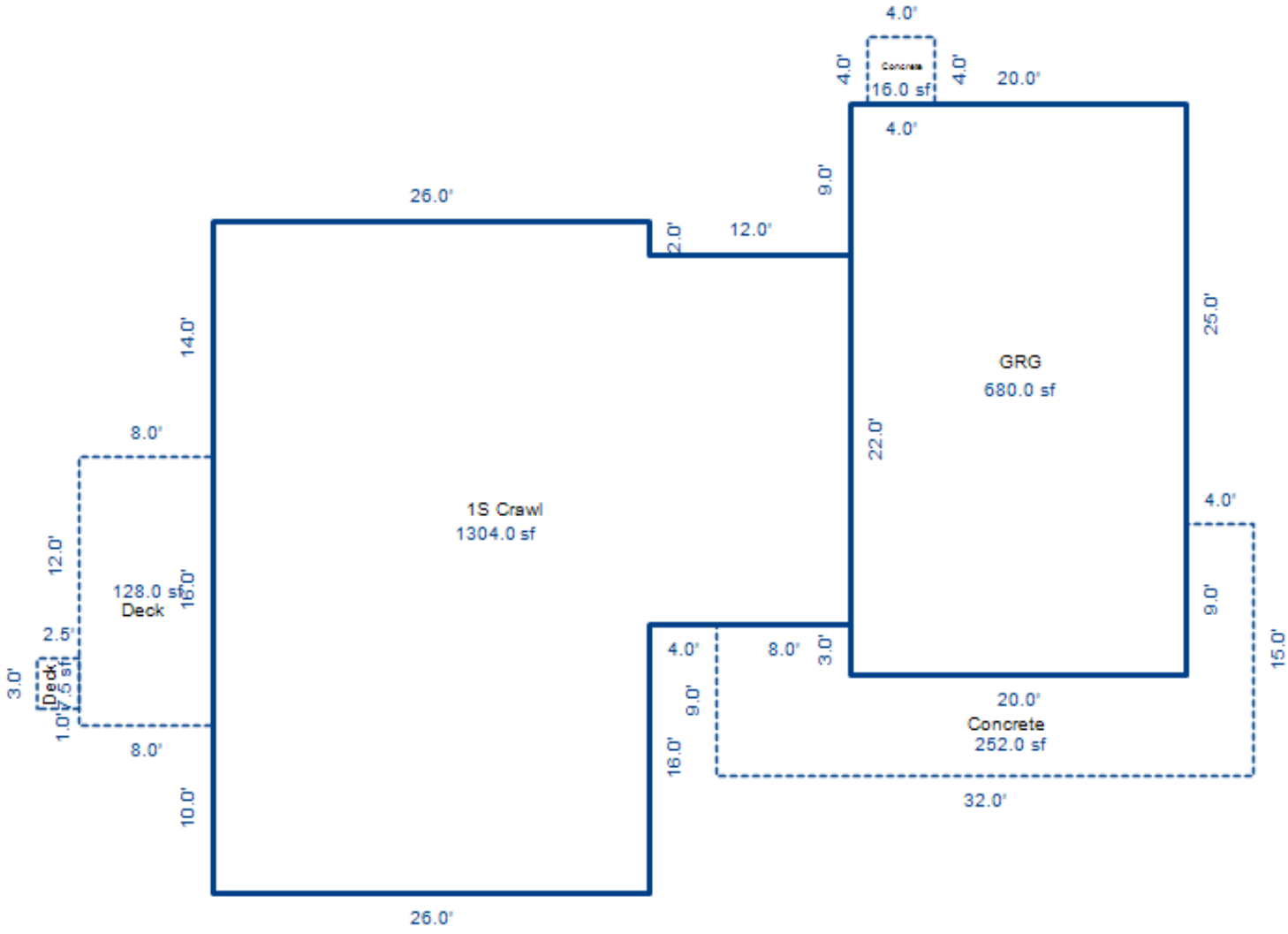


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage											
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 136	Type Treated Wood	Year Built: 2017 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 680 % 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 1987	Remodeled 2017	Ex	X	Ord		Min	Size of Closets																	
Condition: Average		Lg	X	Ord		Small	Doors			X	Ord		H.C.											
Room List		(5) Floors		Kitchen: Other: Other:			(12) Electric		200		Amps Service		Central Air Wood Furnace											
	Basement 1st Floor 2nd Floor 3 Bedrooms	(6) Ceilings		No./Qual. of Fixtures			Ex.		X	Ord.		Min												
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets			Many		X	Ave.		Few												
X	Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1304 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing		1	Average Fixture(s)														
(2) Windows	Many Avg. Few	X	Large Avg. Small	(8) Basement			1		3 Fixture Bath		2		2 Fixture Bath		Softener, Auto Softener, Manual Solar Water Heat									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer		Public Water Public Sewer		1		Water Well		1		1000 Gal Septic 2000 Gal Septic							
(3) Roof	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support			1		Water Well		1		1000 Gal Septic 2000 Gal Septic		Lump Sum Items:									
X	Asphalt Shingle			Joists: Unsupported Len: Cntr.Sup:																				
Chimney: Metal																								
Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE											Cls C		Blt 1987											
(11) Heating System: Forced Air w/ Ducts											Ground Area = 1304 SF		Floor Area = 1304 SF.											
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90											Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost	
1 Story											Siding		Crawl Space		1,304		Total:		128,188		115,370			
Other Additions/Adjustments											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, 50 Feet		1		2,038		1,834							
Deck											Treated Wood		136		2,441		2,197							
Garages											Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost		680		21,168		19,051					
											Door Opener		1		415		373							
Built-Ins											Appliance Allow.		1		2,099		1,889							
											Totals:		164,685		148,216									
Notes: 2017 MOVED FROM ADJ PIN 034-003-00 PERMIT 20170084											L263P13 1987 FRIENDSHIP 28'X44' DOUBLE-WIDE MOBILE HOME ID MY 714091ABW		ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.600 => TCV:		88,930									

\*\*\* 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		
5086 S DICKERSON RD		School: LAKE CITY - 57020		Addition		06/13/2013		2013-0223	100%			
Owner's Name/Address		P.R.E. 100% 11/19/1998		Addition		03/01/2005		20050038	Complete			
KLIFMAN RANDY & PAMELA 5086 S DICKERSON ROAD LAKE CITY MI 49651		MAP #:		2019 Est TCV 279,821 TCV/TFA: 125.42								
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				<Site Value I> RIVER SITE					35000	100		35,000
				339 Actual Front Feet, 3.80 Total Acres			Total Est. Land Value =		35,000			
				Land Improvement Cost Estimates								
				Description	Rate	Size	% Good	Cash Value				
				D/W/P: Asphalt Paving	2.35	2400	0	0				
				D/W/P: 4in Ren. Conc.	6.21	410	0	0				
				Wood Frame	20.99	128	94	2,526				
				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 =			7,276					
				Topography of Site								
				Level								
		X	Rolling									
				Low								
		X	High									
				Landscaped								
				Swamp								
				Wooded								
				Pond								
		X	Waterfront									
				Ravine								
				Wetland								
				Flood Plain								
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who	When	What	2019	17,500	122,400	139,900	97,960C			
		TPC 12/27/2017 INSPECTED			2018	17,500	111,800	129,300	95,665C			
		TPC 10/01/2013 INSPECTED			2017	17,500	108,500	126,000	93,698C			
					2016	15,000	102,200	117,200	92,863C			



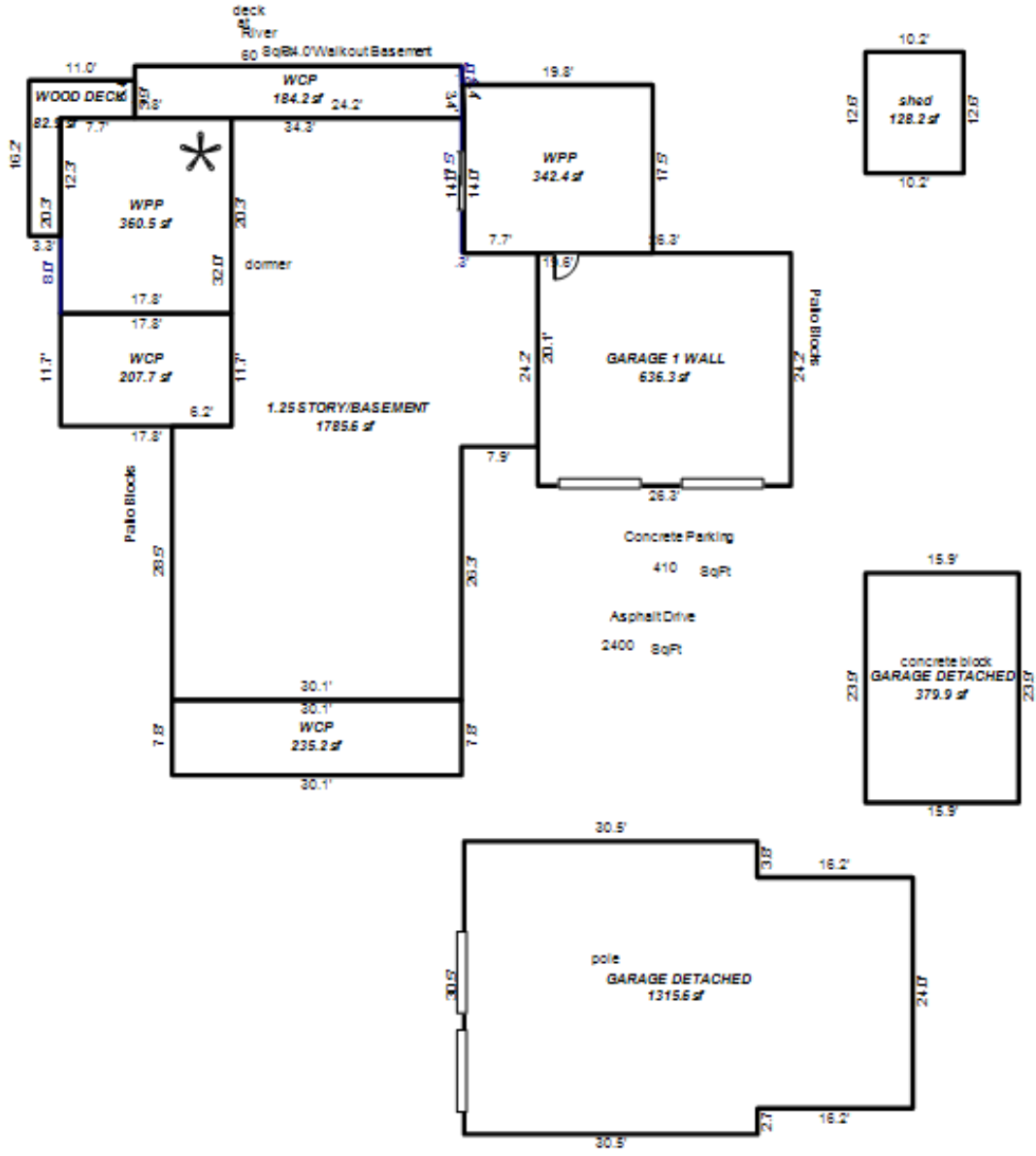
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	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 235 WCP (1 Story) 207 WCP (1 Story) 360 WPP 184 WCP (1 Story) 342 WPP 60 Treated Wood 82 Treated Wood 80 Brzwy, FW	Type	Year Built: 1998 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 636 % Good: 0 Storage Area: 0 No Conc. Floor: 0						
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G																
Building Style: 1S		Trim & Decoration		X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 30 Floor Area: 2,231 Total Base New : 385,651 Total Depr Cost: 269,937 Estimated T.C.V: 237,545			E.C.F. X 0.880			Bsmnt Garage: Carport Area: Roof:					
Yr Built	Remodeled	Size of Closets		Lg			X			Ord			Small								
1972	199	2013		Doors			X			Ord			Solid			H.C.					
Condition: Average		(5) Floors		Central Air Wood Furnace			(12) Electric			100			Amps Service								
Room List		Kitchen: Other: Other:		No./Qual. of Fixtures			Ex.			X			Ord.			Min					
	Basement 1st Floor 2nd Floor Bedrooms	(6) Ceilings		No. of Elec. Outlets			Many			X			Ave.			Few					
(1) Exterior		(7) Excavation		(13) Plumbing			1			Average Fixture(s)											
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	Basement: 1785 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		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 1S (11) Heating System: Forced Heat & Cool Ground Area = 1785 SF Floor Area = 2231 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.25 Story Siding Basement 1,785 Total: 248,567 173,978		
(2) Windows		(8) Basement		(14) Water/Sewer			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:											
X	Many Avg. X Few	Large Avg. X Small		8			Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			(9) Basement Finish			893			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	(9) Basement Finish		1000			Gable Hip Flat			Gambrel Mansard Shed			X			Asphalt Shingle					
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Chimney: Brick														

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



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

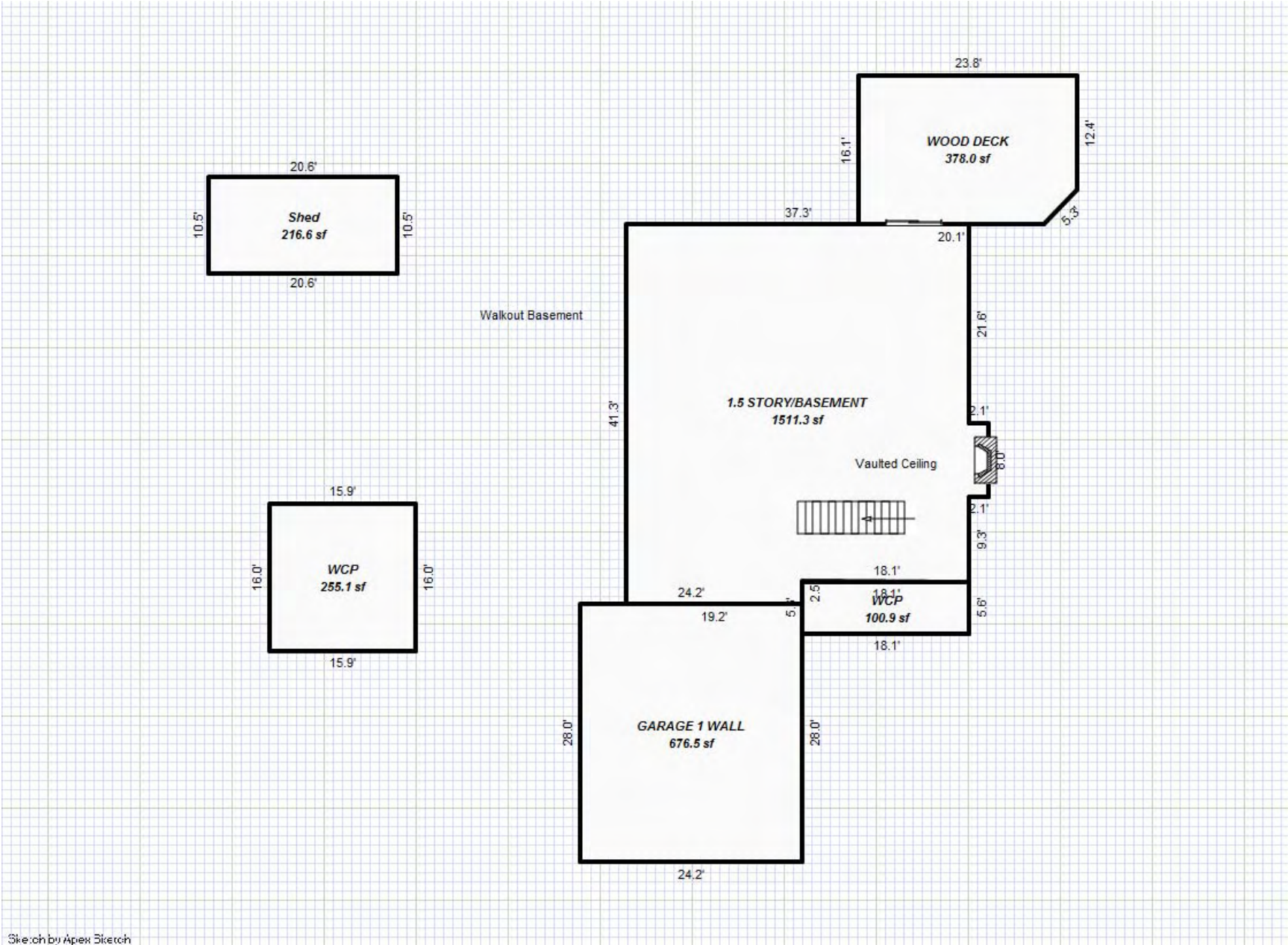
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ARENDS MATTHEW & LINDA	ARENDS MATTHEW & LINDA LI	0	05/13/2014	WD	WARRANTY DEED	2014-01945	PTA	0.0
JONES JERROLD T & MARILYN	ARENDS MATTHEW & LINDA	250,000	01/31/2014	WD	WARRANTY DEED	2014-00398	PTA	100.0
		47,000	04/01/1999	WD	Download	327:733		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status			
5122 S DICKERSON RD									
School: LAKE CITY - 57020									
P.R.E. 100% 02/07/2014									
Owner's Name/Address	MAP #:								
ARENDS MATTHEW & LINDA 5122 S DICKERSON RD LAKE CITY MI 49651	2019 Est TCV 303,154 TCV/TFA: 133.78								
Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
	Public Improvements		* Factors *						
SEC 34 T22N R8W (0*1998) BEG S 0 DEG 05'53"E 548.3 FT FROM NE CORTH S 0 DEG 05'53"E 81.14 FT, S 45 DEG 50'24"W 199.95 FT, S 74 DEG 28'32"W 483.94 FT, N 0 DEG 28'45"W 247.3 FT, S 86 DEG 40'45"E 122.89 FT, N 40 DEG 19' 28"E 119.78 FT, N 83 DEG 31'22"E 447.25 FT TO POB. 3.83A.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Description	Frontage	Depth	Rate %Adj. Reason	Value		
	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.	<Site Value I> RIVER SITE	247 Actual Front Feet, 3.83 Total Acres		35000 100	35,000		
Comments/Influences		247 Actual Front Feet, 3.83 Total Acres Total Est. Land Value = 35,000							
HOUSE ETC @50% FOR 01 COMP FOR 02 REMOVE SWAMP ADJ FOR 05..NOT A NEGATIVE FACTOR TO MARKIET VALUE 98 SPLIT FROM 003-00 FOR 99	Topography of Site		Land Improvement Cost Estimates						
	X	Level	Description	Rate	Size % Good	Cash Value			
	X	Rolling	Wood Frame	18.59	216 94	3,774			
	X	Low	Residential Local Cost Land Improvements						
	X	High	Description	Rate	Size % Good	Cash Value			
	X	Landscaped	LAND IMPROVE 1000	1,000.00	2 95	1,900			
	X	Swamp	Total Estimated Land Improvements True Cash Value = 5,674						
	X	Wooded	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
	X	Pond	2019	17,500	134,100	151,600			125,911C
	X	Waterfront	2018	17,500	129,800	147,300			122,960C
	X	Ravine	2017	17,500	125,800	143,300			120,431C
	X	Wetland	2016	15,000	118,500	133,500			119,357C
	X	Flood Plain							

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Building Type	(3) Roof (cont.)	(11) Heating/Cooling	(15) Built-ins	(15) Fireplaces	(16) Porches/Decks	(17) Garage																																																																																																																																																																									
X Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang (4) Interior Wood Frame Drywall Paneled Plaster Wood T&G Trim & Decoration Ex X Ord Min Size of Closets Lg X Ord Small Doors Solid X H.C.	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 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga Class: C +10 Effec. Age: 10 Floor Area: 2,266 Total Base New : 331,413 Total Depr Cost: 298,273 Estimated T.C.V: 262,480	Area Type 255 WCP (1 Story) 100 WCP (1 Story) 378 Treated Wood E.C.F. X 0.880	Year Built: 2000 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 676 % Good: 0 Storage Area: 0 No Conc. Floor: 0 Bsmnt Garage: Carport Area: Roof:																																																																																																																																																																									
Building Style: LOG		(12) Electric 200 Amps Service	Cost Est. for Res. Bldg: 1 Single Family LOG (11) Heating System: Forced Heat & Cool Ground Area = 1511 SF Floor Area = 2266 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90 Building Areas																																																																																																																																																																												
Yr Built 2000 Remodeled 0 Condition: Average	(5) Floors Kitchen: Other: Hardwood Other: (6) Ceilings (7) Excavation Basement: 1511 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0 (8) Basement Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor (9) Basement Finish 1700 Recreation SF Living SF 1 Walkout Doors No Floor SF	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 1 Water Well 1 1000 Gal Septic 2000 Gal Septic Lump Sum Items:	<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>1.5 Story</td> <td>Cedar Logs</td> <td>Basement</td> <td>1,511</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>245,144</td> <td>220,630</td> </tr> <tr> <td colspan="6">Other Additions/Adjustments</td> </tr> <tr> <td colspan="4">Basement, Outside Entrance, Below Grade</td> <td>1</td> <td>1,942</td> <td>1,748</td> </tr> <tr> <td colspan="6">Plumbing</td> </tr> <tr> <td colspan="4">Average Fixture(s)</td> <td>1</td> <td>1,120</td> <td>1,008</td> </tr> <tr> <td colspan="4">3 Fixture Bath</td> <td>1</td> <td>3,525</td> <td>3,172</td> </tr> <tr> <td colspan="6">Water/Sewer</td> </tr> <tr> <td colspan="4">1000 Gal Septic</td> <td>1</td> <td>3,691</td> <td>3,322</td> </tr> <tr> <td colspan="4">Water Well, 100 Feet</td> <td>1</td> <td>4,407</td> <td>3,966</td> </tr> <tr> <td colspan="6">Porches</td> </tr> <tr> <td colspan="4">WCP (1 Story)</td> <td>255</td> <td>6,984</td> <td>6,286</td> </tr> <tr> <td colspan="4">WCP (1 Story)</td> <td>100</td> <td>3,603</td> <td>3,243</td> </tr> <tr> <td colspan="6">Deck</td> </tr> <tr> <td colspan="4">Treated Wood</td> <td>378</td> <td>4,774</td> <td>4,297</td> </tr> <tr> <td colspan="6">Garages</td> </tr> <tr> <td colspan="6">Class: C Exterior: Siding Foundation: 42 Inch (Finished)</td> </tr> <tr> <td colspan="4">Base Cost</td> <td>676</td> <td>25,451</td> <td>22,906</td> </tr> <tr> <td colspan="4">Common Wall: 1 Wall</td> <td>1</td> <td>-2,038</td> <td>-1,834</td> </tr> <tr> <td colspan="4">Door Opener</td> <td>2</td> <td>830</td> <td>747</td> </tr> <tr> <td colspan="6">Built-Ins</td> </tr> <tr> <td colspan="4">Appliance Allow.</td> <td>1</td> <td>2,099</td> <td>1,889</td> </tr> <tr> <td colspan="6">Fireplaces</td> </tr> <tr> <td colspan="4">Exterior 1 Story</td> <td>1</td> <td>4,942</td> <td>4,448</td> </tr> <tr> <td colspan="6">&lt;&lt;&lt;&lt;&lt; Calculations too long. See Valuation printout for complete pricing. &gt;&gt;&gt;&gt;&gt;</td> </tr> </tbody> </table>				Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.5 Story	Cedar Logs	Basement	1,511			Total:				245,144	220,630	Other Additions/Adjustments						Basement, Outside Entrance, Below Grade				1	1,942	1,748	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)				255	6,984	6,286	WCP (1 Story)				100	3,603	3,243	Deck						Treated Wood				378	4,774	4,297	Garages						Class: C Exterior: Siding Foundation: 42 Inch (Finished)						Base Cost				676	25,451	22,906	Common Wall: 1 Wall				1	-2,038	-1,834	Door Opener				2	830	747	Built-Ins						Appliance Allow.				1	2,099	1,889	Fireplaces						Exterior 1 Story				1	4,942	4,448	<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>					
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Door Opener				2	830	747																																																																																																																																																																									
Built-Ins																																																																																																																																																																															
Appliance Allow.				1	2,099	1,889																																																																																																																																																																									
Fireplaces																																																																																																																																																																															
Exterior 1 Story				1	4,942	4,448																																																																																																																																																																									
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																																																																																																																																																																															
Room List		Central Air Wood Furnace																																																																																																																																																																													
Basement 1st Floor 2nd Floor 4 Bedrooms			Cls C 10 Blt 2000																																																																																																																																																																												
(1) Exterior Wood/Shingle Aluminum/Vinyl Brick X Pine/Cedar Insulation																																																																																																																																																																															
(2) Windows Many Avg. X Large Few Avg. Small																																																																																																																																																																															
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens																																																																																																																																																																															
(3) Roof Gable Hip Flat X Asphalt Shingle Chimney: Gambrel Mansard 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.
HUNT THOMAS & ANN	GENTRY JEFFREY P	129,900	09/19/2013	WD	WARRANTY DEED	2013-03277 WD	PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8251 W BLUE RD	School: LAKE CITY - 57020		Reroof	08/11/2006	20060263	Complete
	P.R.E. 100% 09/24/2013					

Owner's Name/Address	MAP #:
GENTRY JEFFREY P 8251 W BLUE RD LAKE CITY MI 49651	2019 Est TCV 160,688 TCV/TFA: 71.54

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS																																				
. SEC 34 T22N R8W BEG W'LY ON BLUE RD 1293.62 FT FROM NE COR TH W'LY ON BLUE RD 150.02 FT S 31 DEG 17' 28" E 139.96 FT N 80 DEG 38' 52" E TO CLAM RIVER NE'LY ALONG RIVER TO A PT LYING S 35 DEG 17' 28" E OF POB N 35 DEG 17' 28" W TO POB. APP .47 A.	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>50/FF</td> <td>100.00</td> <td>204.73</td> <td>1.0000</td> <td>1.0000</td> <td>50</td> <td>100</td> <td></td> <td>5,000</td> </tr> <tr> <td>&lt;Site Value B&gt; SITE 6000</td> <td></td> <td></td> <td></td> <td></td> <td>6000</td> <td>100</td> <td></td> <td>6,000</td> </tr> <tr> <td colspan="8">100 Actual Front Feet, 0.47 Total Acres</td> <td>Total Est. Land Value = 11,000</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	50/FF	100.00	204.73	1.0000	1.0000	50	100		5,000	<Site Value B> SITE 6000					6000	100		6,000	100 Actual Front Feet, 0.47 Total Acres								Total Est. Land Value = 11,000
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																															
50/FF	100.00	204.73	1.0000	1.0000	50	100		5,000																															
<Site Value B> SITE 6000					6000	100		6,000																															
100 Actual Front Feet, 0.47 Total Acres								Total Est. Land Value = 11,000																															

Public Improvements	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	5.00	48	0	0
X	Gas	2.35	900	0	0

Comments/Influences	Description	Rate	Size	% Good	Cash Value
ADD 100 FT RIVER FRONTAGE FOR 05	LAND IMPROVE 1000	1,000.00	1	95	950
	Total Estimated Land Improvements True Cash Value = 950				

Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Rolling	2019	5,500	74,800	80,300			60,520C
	Low	2018	5,500	66,100	71,600			59,102C
	High	2017	6,000	60,800	66,800			57,887C
	Landscaped	2016	6,000	60,300	66,300			57,371C
	Swamp							
	Wooded							
	Pond							
X	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							



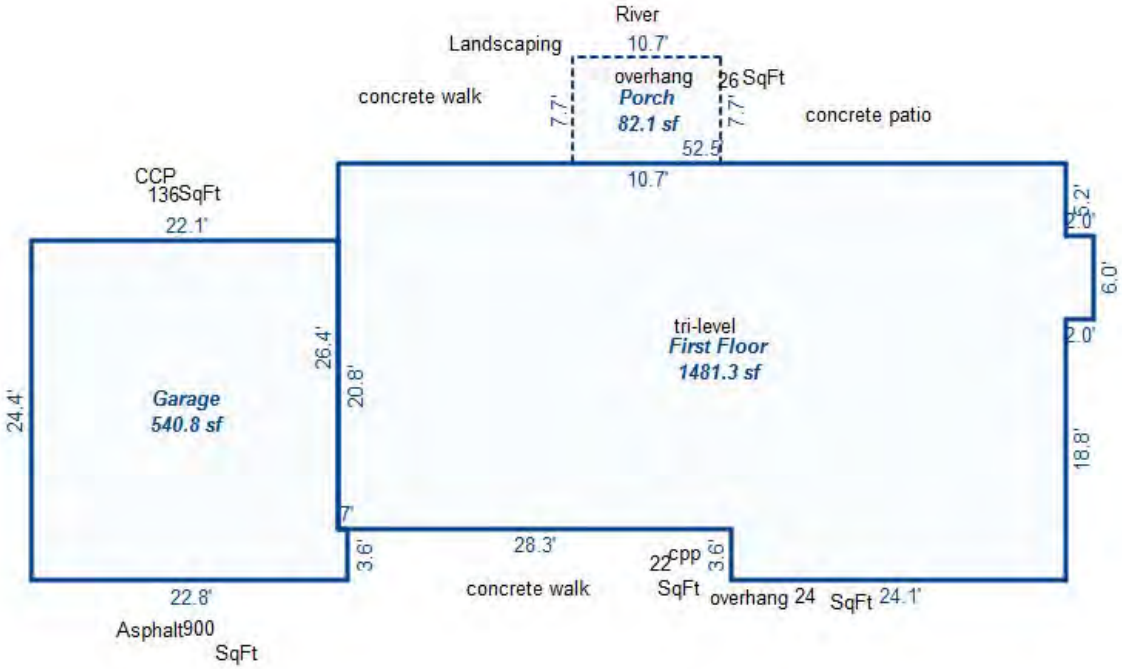
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	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: 1973 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: 540 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																						
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G							82	WCP (1 Story)																																																							
	Building Style: TRI		Trim & Decoration									136	CCP (1 Story)																																																							
	Yr Built 1973		Ex	X	Ord		Min																																																													
	Remodeled 0		Size of Closets																																																																	
	Condition: Average		Lg	X	Ord		Small																																																													
	Room List		Doors				Solid	X	H.C.																																																											
	Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors				Kitchen: Other: Other:																																																													
	(1) Exterior	X	Drywall				(12) Electric																																																													
	Wood/Shingle Aluminum/Vinyl Brick		Ex.	X	Ord.		Min																																																													
	Insulation		No. of Elec. Outlets																																																																	
	(2) Windows		Many	X	Ave.		Few																																																													
	Many Avg. Few		(7) Excavation				(13) Plumbing																																																													
	Large Avg. Small		Basement: 1481 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0				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																																																													
	(3) Roof		(8) Basement				(14) Water/Sewer																																																													
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor				Public Water Public Sewer Water Well 1 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																																																																	
	Gambrel Mansard Shed		(10) Floor Support																																																																	
	Asphalt Shingle Metal		Joists: Unsupported Len: Cntr.Sup:																																																																	
	Chimney: Metal																																																																			
<p>Cost Est. for Res. Bldg: 1 Single Family TRI  (11) Heating System: Forced Heat &amp; Cool  Ground Area = 1481 SF Floor Area = 2246 SF.  Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65  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>Tri-Level</td> <td>Siding</td> <td>Basement</td> <td>1,481</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Overhang</td> <td>24</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>221,125</td> <td>143,731</td> </tr> </tbody> </table> <p>Other Additions/Adjustments</p> <table border="1"> <thead> <tr> <th>Exterior</th> <th>Plumbing</th> <th>Porches</th> <th>Garages</th> <th>Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)</th> </tr> </thead> <tbody> <tr> <td>Brick Veneer</td> <td>Average Fixture(s) 2 Fixture Bath</td> <td>WCP (1 Story) CCP (1 Story)</td> <td>Base Cost Common Wall: 1 Wall</td> <td></td> </tr> <tr> <td></td> <td>Water/Sewer 1000 Gal Septic Ceramic Tile Floor Water Well, 50 Feet</td> <td></td> <td>Appliance Allow.</td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td>Fireplaces</td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td>Interior 1 Story</td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td>Totals:</td> <td>260,033 169,020</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	Tri-Level	Siding	Basement	1,481			1 Story	Siding	Overhang	24			Total:				221,125	143,731	Exterior	Plumbing	Porches	Garages	Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)	Brick Veneer	Average Fixture(s) 2 Fixture Bath	WCP (1 Story) CCP (1 Story)	Base Cost Common Wall: 1 Wall			Water/Sewer 1000 Gal Septic Ceramic Tile Floor Water Well, 50 Feet		Appliance Allow.					Fireplaces					Interior 1 Story					Totals:	260,033 169,020
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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.
SANDELL DEAN (FORMER SPOU	WENZLICK SUSAN W (SW)	0	01/14/2009	QC	Not Qualified	2009/301		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
W BLUE RD		School: LAKE CITY - 57020				
		P.R.E. 100% 01/19/1998				
Owner's Name/Address	MAP #:					
	2019 Est TCV 17,500					

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	175.00	114.50	1.0000	1.0000	100	100		17,500
175 Actual Front Feet, 0.46 Total Acres								Total Est. Land Value = 17,500

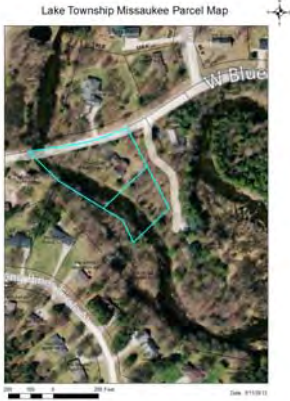
Tax Description  
 . SEC 34 T22N R8W BEG W'LY ON BLUE RD  
 1492.38 FT & S 27 DEG 47' 28" E 133.37 FT  
 FROM NE COR TH S 27 DEG 47' 28" E 150 FT  
 S 46 DEG 12' 32" W TO CLAM RIVER N'LY  
 ALONG RIVERTO A PT LYING S 46 DEG 12' 32"  
 W OF POB N 46 DEG 12' 32" E TO POB. APP  
 .46 A.

Comments/Influences  
 CHG ACRES FROM .14 TO .45..ADD 175 FT  
 RIVER FRONTAGE FOR 05

- 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
- Wooded
- Pond
- X Waterfront
- Ravine
- Wetland
- Flood Plain



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 Missaukee, Michigan

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	8,800	0	8,800			559C
2018	8,800	0	8,800			546C
2017	8,800	0	8,800			535C
2016	8,800	0	8,800			531C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GREGG DAVID W & LINDA J	DEZEEUW KENNETH WELLER &	131,000	04/22/2015	LC	LAND CONTRACT	2015-01718 & 0	PTA	0.0

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

S DICKERSON RD	School: LAKE CITY - 57020					
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	P.R.E. 100% 07/22/1994 Qual. Ag.					
--	----------------------------------	--	--	--	--	--

Owner's Name/Address	MAP #:
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DEZEEUW KENNETH WELLER & BRENDA KAY 7742 S LUCAS RD MC BAIN MI 49657	2019 Est TCV 144,238
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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 30 - 65 ACRES			34.66	Acres	3300	100		114,378
AG SW 2016 SURPLUS 1600/			10.00	Acres	1600	100		16,000
44.66 Total Acres Total Est. Land Value =								130,378

**Tax Description**  
 SEC 34 T22N R8W (6\*2001) S 1/2 OF NE 1/4 LYING S'LY OF HWY M-55 & W'LY OF DICKERSON ROAD EXC W 1/2 OF W 1/2 OF SW 1/4 OF NE 1/4 & EXC BEG S 89 DEG 55'24"W 1448.65 FT & N 0 DEG 05'53"W707.99 FT FROM E COR TH N 0 DEG 05'53"W 600 FT, N 89 DEG 58'05"E TO DICKERSON RDSE'LY ALONG DICKERSON RD TO A POINT N 89 89 DEG 58'05"E OF POB, TH S 89 DEG 58' 05"W 966.05 FT TO POB. 44.66A.

- 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.

Description	Rate	Size	% Good	Cash Value
Agricultural Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
8' DIAMETER WELL	15,750.00	1	88	13,860
Total Estimated Land Improvements True Cash Value =				13,860

**Comments/Influences**  
 01 SPLIT 15.2 AC TO 006-70, 006-60, & 006-50-555-00

**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	65,200	6,900	72,100			8,485C
2018	70,900	6,900	77,800			8,287C
2017	70,900	6,900	77,800			8,117C
2016	73,100	7,000	80,100			8,045C

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

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

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

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

Owner's Name/Address: GREGG DAVID W & LINDA J  
 1401 SUNNYSIDE DRIVE  
 CADILLAC MI 49601

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

<Site Value I> RIVER SITE 35000 100 35,000  
 412 Actual Front Feet, 2.48 Total Acres Total Est. Land Value = 35,000

Tax Description  
 SEC 34 T22N R8W (0\*2001) BEG N 0 DEG 05'53"W 1306.86 FT & S 89 DEG 58'05"W 884.65 FT FROM E 1/4 COR TH S 89 DEG 58'05"W 150.88 FT TO DICKERSON RD, S 40 DEG 14'42"E 423.83 FT, S 60 DEG 05'46"E 326.52 FT, N 11 DEG 08'00"W 341.53 FT TO CLAM RIVER, N 80 DEG 19'13"W 140.03 FT, N 88 DEG 59'21"W 112.17 FT, N 50 DEG 49'30"W 49.87 FT, N 27 DEG 31' 35"W 110.77 FT TO POB. 2.48A.

- 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

01 SPLIT FROM 006-00 FOR 02

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	17,500	0	17,500			1,349C
2018	17,500	0	17,500			1,318C
2017	17,500	0	17,500			1,291C
2016	15,000	0	15,000			1,280C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BALDWIN CARL & HELEN	DEZEEUW KENNETH	75,000	06/28/2017	WD	ESTATE SALE	2017-0254	PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
5272 S DICKERSON RD						
Owner's Name/Address	School: LAKE CITY - 57020					
DEZEEUW KENNETH 7742 S LUCAS RD MC BAIN MI 49657	P.R.E. 100% 07/05/2017 Qual. Ag.					
	MAP #:					
	2019 Est TCV 129,214 TCV/TFA: 103.54					

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 34 T22N R8W (0*2001) BEG S 89 DEG 55'24"W 1448.65 FT & N 0 DEG 05'53"W 707.99 FT FROM E 1/4 COR TH N 0 DEG 05'53"W 600 FT, N 89 DEG 58'05"E TO DICKERSON RD, SE'LY ALONG DICKERSON RD TO A POINT N 89 DEG 58'05"E OF POB, TH S 89 DEG 58'05"W 966.05 FT TO POB. 7.5A. EXCEPTING THEEFROM ANY PART OF THE ABOVE PREMISES LYING WITHIN THAT PART CONVEYED TO MICHIGAN STATE HIGHWAY COMMISSION AS RECORDED IN LIBER 182PAG 126 AND LIBER 182P129.	X	Dirt Road		Residentia AG 3400/A	5.50 Acres	3400	100		18,700
	X	Gravel Road		Residentia 1 - 2.99 @\$5500	2.00 Acres	5500	100		11,000
		Paved Road		7.50 Total Acres Total Est. Land Value =					29,700
		Storm Sewer							
		Sidewalk							
		Water							
		Sewer							
		Electric							
		Gas							
		Curb							
		Street Lights							
		Standard Utilities							
		Underground Utils.							

SEC 34 T22N R8W (0\*2001) BEG S 89 DEG 55'24"W 1448.65 FT & N 0 DEG 05'53"W 707.99 FT FROM E 1/4 COR TH N 0 DEG 05'53"W 600 FT, N 89 DEG 58'05"E TO DICKERSON RD, SE'LY ALONG DICKERSON RD TO A POINT N 89 DEG 58'05"E OF POB, TH S 89 DEG 58'05"W 966.05 FT TO POB. 7.5A. EXCEPTING THEEFROM ANY PART OF THE ABOVE PREMISES LYING WITHIN THAT PART CONVEYED TO MICHIGAN STATE HIGHWAY COMMISSION AS RECORDED IN LIBER 182PAG 126 AND LIBER 182P129.



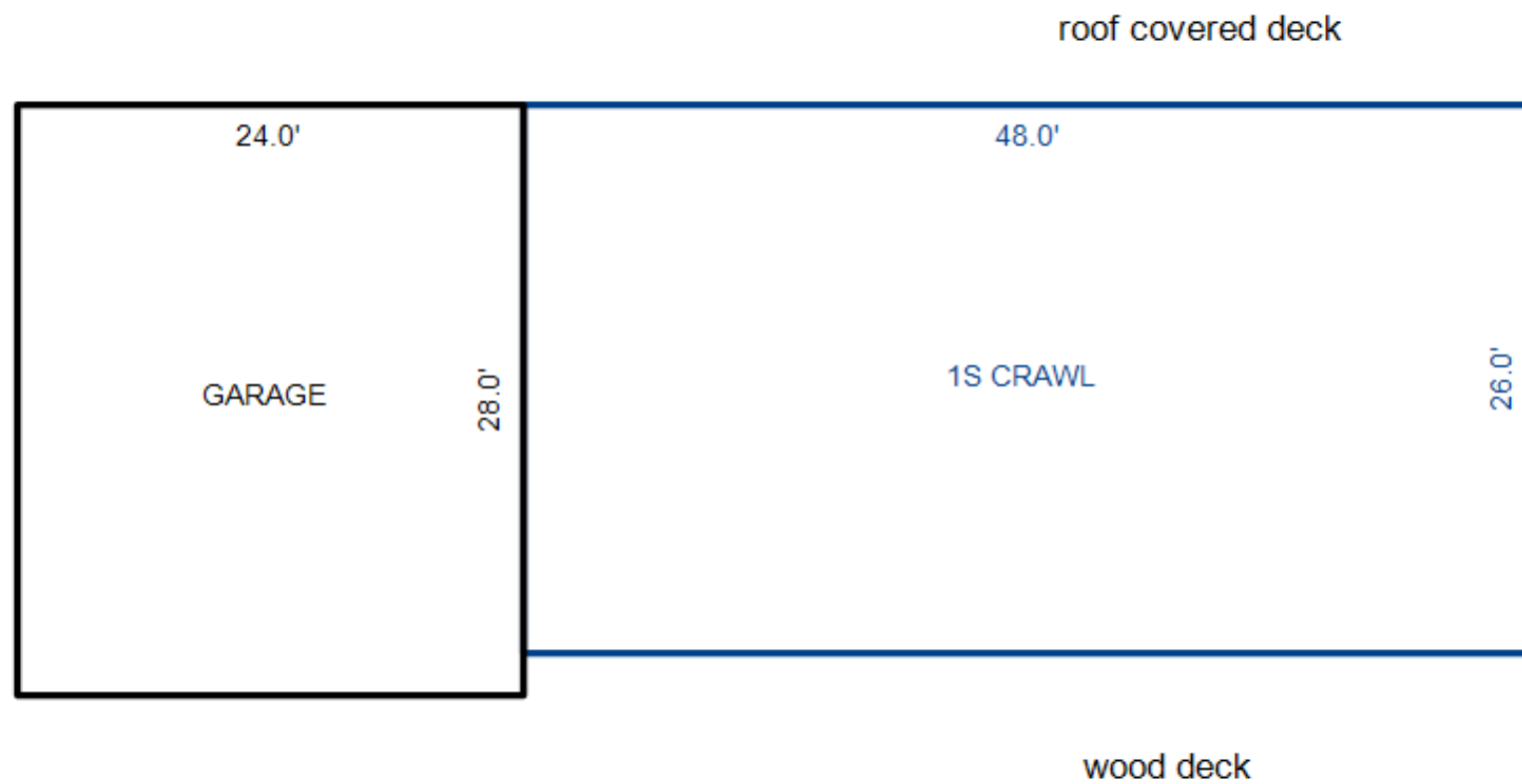
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Topography of Site							
X		Level							
		Rolling							
		Low							
		High							
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
			2019	14,900	49,700	64,600			61,440C
		TPC 12/27/2017 INSPECTED	2018	15,400	44,600	60,000			60,000S
		TPC 07/05/2017 INSPECTED	2017	9,600	44,800	54,400			44,709C
		TPC 10/29/2013 INSPECTED	2016	9,600	42,200	51,800			44,311C

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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 148 140	Type Treated Wood Treated Wood	Year Built: 1993 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 1 Area: 672 % 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			(12) Electric			Class: CD Effec. Age: 25 Floor Area: 1,248 Total Base New : 150,778 Total Depr Cost: 113,084 Estimated T.C.V: 99,514		E.C.F. X 0.880		Bsmnt Garage:		
Yr Built 1993	Remodeled 0	Ex	X	Ord		Min	200 Amps Service			Total Base New : 150,778		E.C.F. X 0.880		Carport Area:		
Condition: Average		Lg	X	Ord		Small	No Heating/Cooling			Total Depr Cost: 113,084				Roof:		
Room List		(5) Floors		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls CD		Blt 1993				
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric			(11) Heating System: Forced Air w/ Ducts			Ground Area = 1248 SF		Floor Area = 1248 SF.				
(1) Exterior		X	Drywall	Ex.	X	Ord.		Min	Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75							
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		No. of Elec. Outlets			Building Areas			Stories		Exterior		Foundation		
	Insulation	Basement: 0 S.F. Crawl: 1248 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many			X	Ave.		Few	1 Story		Siding		Crawl Space	
(2) Windows		(8) Basement		(13) Plumbing			Average Fixture(s)			Size		Cost New		Depr. Cost		
X	Many Avg.	X	Large Avg.	1			2			Total:		108,387		81,290		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		2			Average Fixture(s)			Plumbing		Average Fixture(s)		700		
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		1			3 Fixture Bath			Water/Sewer		Average Fixture(s)		933		
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		2			2 Fixture Bath			1000 Gal Septic		Average Fixture(s)		700		
X	Gable Hip Flat	Gambrel Mansard Shed		1			Softener, Auto			Water Well, 100 Feet		Average Fixture(s)		700		
X	Asphalt Shingle	(10) Floor Support		1			Softener, Manual			Deck		3 Fixture Bath		2,197		
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		1			Solar Water Heat			Treated Wood w/Roof (Deck Portion)		1		3,453		
		1		1			No Plumbing			Treated Wood w/Roof (Roof portion)		1		4,280		
		1		1			Extra Toilet			Treated Wood		148		2,520		
		1		1			Extra Sink			Garages		148		1,797		
		1		1			Separate Shower			Class: CD Exterior: Siding Foundation: 42 Inch (Finished)		140		2,433		
		1		1			Ceramic Tile Floor			Base Cost		672		22,855		
		1		1			Ceramic Tile Wains			Common Wall: 1 Wall		1		-1,906		
		1		1			Ceramic Tub Alcove			Built-Ins		1		1,467		
		1		1			Vent Fan			Appliance Allow.		1		1,467		
		1		1			Public Water			Fireplaces		1		1,630		
		1		1			Public Sewer			Wood Stove		1		1,222		
		1		1			Water Well			Totals:		150,778		113,084		
		1		1			1000 Gal Septic			Notes:						
		1		1			2000 Gal Septic			ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV:				99,514		
		1		1			Lump Sum Items:									

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



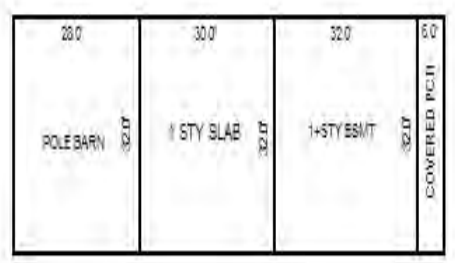
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)		Date	Number	Status		
5360 S DICKERSON RD		School: LAKE CITY - 57020								
Owner's Name/Address		P.R.E. 100% 04/15/2002								
BRADLEY RICHARD & CAROL 5360 S DICKERSON ROAD LAKE CITY MI 49651		MAP #:		2019 Est TCV 149,831 TCV/TFA: 20.86						
Taxpayer's Name/Address		X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
BRADLEY RICHARD & CAROL 5360 S DICKERSON ROAD LAKE CITY MI 49651		Public Improvements		* Factors *						
Tax Description		X		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
SEC 34 T22N R8W (0*2001) BEG 660.83 FT N OF E COR TH S 51 DEG 11'58"W 168.29 FT, N 49 DEG 26'53"W 300.79 FT, N 60 DEG 05'46"W 138.51 FT, N 11 DEG 08'00"W 341.53 FT TO CLAM RIVER, E'LY ALONG RIVER TO E SEC LINE EXC THAT PART OF E 120 FT		X		50/FF	343.00	0.00	1.0000 1.0000	50 100	17,150	
		X		Residentia 3 - 7 @\$2800	4.97 Acres		2800 100		13,916	
		X		343 Actual Front Feet, 4.97 Total Acres Total Est. Land Value =					31,066	
		X		Land Improvement Cost Estimates						
		X		Description	Rate	Size % Good	Cash Value			
		X		Residential Local Cost Land Improvements						
		X		Description	Rate	Size % Good	Cash Value			
		X		LAND IMPROVE 1000	1,000.00	1 94	940			
		X		Total Estimated Land Improvements True Cash Value =					940	
Topography of Site		X		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
Level		X		2019	15,500	59,400	74,900			59,982C
Rolling		X		2018	15,500	57,600	73,100			58,577C
Low		X		2017	16,000	53,900	69,900			57,373C
High		X		2016	16,000	53,500	69,500			56,862C
Landscaped		X								
Swamp		X								
Wooded		X								
Pond		X								
Waterfront		X								
Ravine		X								
Wetland		X								
Flood Plain		X								
Who		When		What						
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Licensed To: Township of Lake, County of		TPC 06/20/2011		INSPECTED						
Missaukee, Michigan										

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



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 192	Type CCP (1 Story)	Year Built: Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 896 % 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 1934	Remodeled 1970	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 2 2nd Floor 4 Bedrooms	Kitchen: Other: Other:		(12) Electric			150 Amps Service														
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures																	
X	Wood/Shingle Aluminum/Vinyl Brick Stone Insulation	X	Plaster				Ex.	X	Ord.		Min	No. of Elec. Outlets									
X	(2) Windows	Many Avg. Few	X	Large Avg. Small	(7) Excavation			Many	X	Ave.		Few	(13) Plumbing								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor	1	Average Fixture(s)	1	3 Fixture Bath	1	2 Fixture Bath	Other Additions/Adjustments											
X	(3) Roof	(8) Basement		Basement: 1024 S.F. Crawl: 0 S.F. Slab: 960 S.F. Height to Joists: 0.0			Softener, Auto 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	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer													
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Built-Ins											
Chimney:				Lump Sum Items:						Appliance Allow. Fireplaces Exterior 1 Story											
												Class: D Effec. Age: 40 Floor Area: 1,984 Total Base New : 186,825 Total Depr Cost: 112,096 Estimated T.C.V: 98,644			E.C.F. X 0.880			Bsmnt Garage: Carport Area: Roof:			
												Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1984 SF Floor Area = 1984 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60			Cls D Blt 1934						
												Building Areas									
												Stories Exterior Foundation Size Cost New Depr. Cost									
												1 Story Brick Slab 960									
												1+ Story Brick Mich Bsmnt. 1,024									
												Total: 155,013 95,699									
												Average Fixture(s) 1 778 467									
												2 Fixture Bath 1 1,633 980									
												Water/Sewer 1000 Gal Septic 1 3,235 1,941									
												Water Well, 100 Feet 1 4,178 2,507									
												Porches CCP (1 Story) 192 3,212 1,927									
												Garages Class: D Exterior: Pole (Unfinished) Base Cost 896 13,763 8,258									
												Built-Ins Appliance Allow. 1 1,243 746									
												Fireplaces Exterior 1 Story 1 3,770 2,262									
												Totals: 186,825 112,096									
												Notes: ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCv: 98,644									

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



Sketch by Apex IV™

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

Desc. of Bldg/Section:  
 Calculator Occupancy: Shed - Utility Light Commercial Building

Class: D,Pole  
 Floor Area: 5,200  
 Gross Bldg Area: 5,200  
 Stories Above Grd: 1  
 Average Sty Hght : 14  
 Bsmnt Wall Hght

Depr. Table : 4%  
 Effective Age : 40  
 Physical %Good: 35  
 Func. %Good : 100  
 Economic %Good: 100

Year Built  
 Remodeled

Overall Bldg  
 Height

Comments:

Construction Cost					
High	Above Ave.	Ave.	X	Low	
** ** Calculator Cost Data ** **					
Quality: Low Cost					
Heat#1: No Heating or Cooling 0%					
Heat#2: No Heating or Cooling 0%					
Ave. SqFt/Story: 5200					
Ave. Perimeter: 290					
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,Pole Quality: Low Cost  
 Stories: 1 Story Height: 14 Perimeter: 290

Base Rate for Upper Floors = 11.71

Adjusted Square Foot Cost for Upper Floors = 11.71

Total Floor Area: 5,200 Base Cost New of Upper Floors = 60,892

Reproduction/Replacement Cost = 60,892

Eff. Age: 40 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 35 /100/100/100/35.0  
 Total Depreciated Cost = 21,312

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 19,181  
 Replacement Cost/Floor Area= 11.71 Est. TCV/Floor Area= 3.69

(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\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
BRADLEY ROSS G & HELEN E	WILSON JEFFERY T & DAWN D	15,000	10/04/2005	WD	Arms Length	05-0/3907		100.0					
BRADLEY ERIC M	BRADLEY ROSS G & HELEN E	2,000	03/14/2005	WD	Not Qualified	05-0/1188		100.0					
Property Address		Class: 401 RESIDENTIAL-I		Zoning:		Building Permit(s)		Date	Number	Status			
5484 S DICKERSON RD		School: LAKE CITY - 57020											
Owner's Name/Address		P.R.E. 0%											
WILSON JEFFERY T & DAWN D 3058 18 MILE RD Marion MI 49665		MAP #:											
		2019 Est TCV 17,858 TCV/TFA: 19.33											
Taxpayer's Name/Address		X Improved		Vacant		Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
WILSON JEFFERY T & DAWN D 3058 18 MILE RD Marion MI 49665		Dirt Road		Gravel Road		Paved Road		Storm Sewer					
Tax Description		X Electric		Gas		Curb		Street Lights					
SEC 34 T22N R8W S 200 FT OF E 200 FT OF S 1/2 OF NE 1/4 LYING W'LY OF HWY R/W. .7461A		Standard Utilities		Underground Utils.		Topography of Site							
Comments/Influences		X Rolling		Low		High		Landscaped					
		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	4,000	4,900	8,900				8,499C	
		TPC 12/27/2017	INSPECTED		2018	4,000	4,300	8,300				8,300S	
		TPC 07/07/2011	INSPECTED		2017	4,000	4,300	8,300				8,298C	
					2016	4,000	4,700	8,700				8,224C	



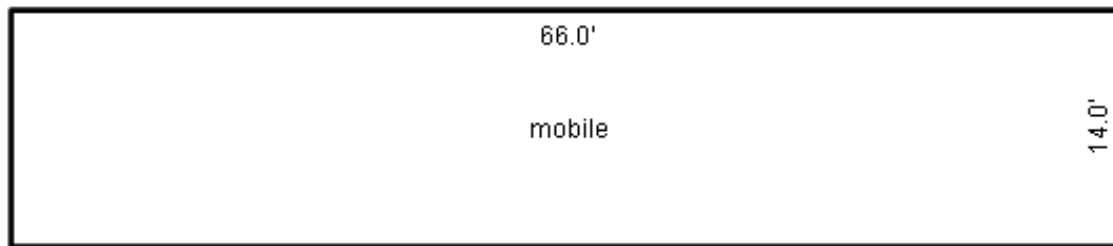
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	X	Gas	Oil	Elec.	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack 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:	20	Treated Wood
	Mobile Home			0	Front Overhang	0								
X	Wood Frame	Drywall Paneled		Plaster Wood T&G	(4) Interior			Class: Average Effec. Age: 30 Floor Area: Total Base New : 55,754 Total Depr Cost: 19,516 Estimated T.C.V: 9,758		E.C.F. X 0.500		Bsmnt Garage: Carport Area: Roof:		
Building Style: HUD		Trim & Decoration			Central Air Wood Furnace			Total Base New : 55,754 Total Depr Cost: 19,516 Estimated T.C.V: 9,758		E.C.F. X 0.500		Bsmnt Garage: Carport Area: Roof:		
Yr Built	Remodeled	Ex	X	Ord	Min	(12) Electric			Total Base New : 55,754 Total Depr Cost: 19,516 Estimated T.C.V: 9,758		E.C.F. X 0.500		Bsmnt Garage: Carport Area: Roof:	
1987	0	Size of Closets			150 Amps Service			Total Base New : 55,754 Total Depr Cost: 19,516 Estimated T.C.V: 9,758		E.C.F. X 0.500		Bsmnt Garage: Carport Area: Roof:		
Condition: Average		Lg	X	Ord	Small	(13) Plumbing			Total Base New : 55,754 Total Depr Cost: 19,516 Estimated T.C.V: 9,758		E.C.F. X 0.500		Bsmnt Garage: Carport Area: Roof:	
Room List		(5) Floors			No./Qual. of Fixtures			Total Base New : 55,754 Total Depr Cost: 19,516 Estimated T.C.V: 9,758		E.C.F. X 0.500		Bsmnt Garage: Carport Area: Roof:		
	Basement	Kitchen:			Ex. X Ord. Min			Total Base New : 55,754 Total Depr Cost: 19,516 Estimated T.C.V: 9,758		E.C.F. X 0.500		Bsmnt Garage: Carport Area: Roof:		
	1st Floor	Other:			No. of Elec. Outlets			Total Base New : 55,754 Total Depr Cost: 19,516 Estimated T.C.V: 9,758		E.C.F. X 0.500		Bsmnt Garage: Carport Area: Roof:		
	2nd Floor	Other:			Many X Ave. Few			Total Base New : 55,754 Total Depr Cost: 19,516 Estimated T.C.V: 9,758		E.C.F. X 0.500		Bsmnt Garage: Carport Area: Roof:		
	Bedrooms	(6) Ceilings			(7) Excavation			Total Base New : 55,754 Total Depr Cost: 19,516 Estimated T.C.V: 9,758		E.C.F. X 0.500		Bsmnt Garage: Carport Area: Roof:		
(1) Exterior		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			Total Base New : 55,754 Total Depr Cost: 19,516 Estimated T.C.V: 9,758		E.C.F. X 0.500		Bsmnt Garage: Carport Area: Roof:		
X	Wood/Shingle	Conc. Block			1 Average Fixture(s)			Total Base New : 55,754 Total Depr Cost: 19,516 Estimated T.C.V: 9,758		E.C.F. X 0.500		Bsmnt Garage: Carport Area: Roof:		
	Aluminum/Vinyl Brick	Poured Conc. Stone			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			Total Base New : 55,754 Total Depr Cost: 19,516 Estimated T.C.V: 9,758		E.C.F. X 0.500		Bsmnt Garage: Carport Area: Roof:		
Insulation		(9) Basement Finish			(14) Water/Sewer			Total Base New : 55,754 Total Depr Cost: 19,516 Estimated T.C.V: 9,758		E.C.F. X 0.500		Bsmnt Garage: Carport Area: Roof:		
(2) Windows		Recreation SF Living SF Walkout Doors No Floor SF			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Total Base New : 55,754 Total Depr Cost: 19,516 Estimated T.C.V: 9,758		E.C.F. X 0.500		Bsmnt Garage: Carport Area: Roof:		
X	Many	X	Large	Avg.	X	Avg.	Small	Notes:		E.C.F.		Bsmnt Garage:		
	Few							Small	ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV:		9,758			
X	Wood Sash	(10) Floor Support			Lump Sum Items:			Total Base New : 55,754 Total Depr Cost: 19,516 Estimated T.C.V: 9,758		E.C.F. X 0.500		Bsmnt Garage: Carport Area: Roof:		
	Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Joists: Unsupported Len: Cntr.Sup:			1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Total Base New : 55,754 Total Depr Cost: 19,516 Estimated T.C.V: 9,758		E.C.F. X 0.500		Bsmnt Garage: Carport Area: Roof:		
(3) Roof		Asphalt Shingle			Notes:			Total Base New : 55,754 Total Depr Cost: 19,516 Estimated T.C.V: 9,758		E.C.F. X 0.500		Bsmnt Garage: Carport Area: Roof:		
Chimney: Metal		Metal			Lump Sum Items:			Total Base New : 55,754 Total Depr Cost: 19,516 Estimated T.C.V: 9,758		E.C.F. X 0.500		Bsmnt Garage: Carport Area: Roof:		

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

Freight Car as Shed



Steps

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HARNICK JOSHUA L & JILL L	GOHN DARYL & COLLEEN	190,000	11/17/2014	WD	WARRANTY DEED	2014-03853		100.0
PIPPIN DONNA A	BRESTER & HARNICK (W/H)	220,000	08/10/2007	WD	Arms Length	2007/2923		100.0


Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8481 W WATERGATE RD		School: LAKE CITY - 57020	REPAIR	09/04/2014	2014-0361	100%

Owner's Name/Address	MAP #:	2019 Est TCV 264,397 TCV/TFA: 104.42
GOHN DARYL & COLLEEN 8481 W WATERGATE RD LAKE CITY MI 49651		

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS			
			Description	Frontage	Depth	Value
. SEC 34 T22N R8W W 1/2 OF W 1/2 OF SW 1/4 OF NE 1/4 LYING S'LY OF HWY M55 RELOCATED. APP 9A	X		Dirt Road	330.00	1185.27	13,200
			Gravel Road	330 Actual Front Feet, 8.98 Total Acres	1.0000 1.0000	13,200

Comments/Influences	X	Description	Rate	Size	% Good	Cash Value
			SPLIT FROM 006-00		D/W/P: 4in Ren. Conc.	6.21
	X	Metal Prefab	10.96	576	50	3,156

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

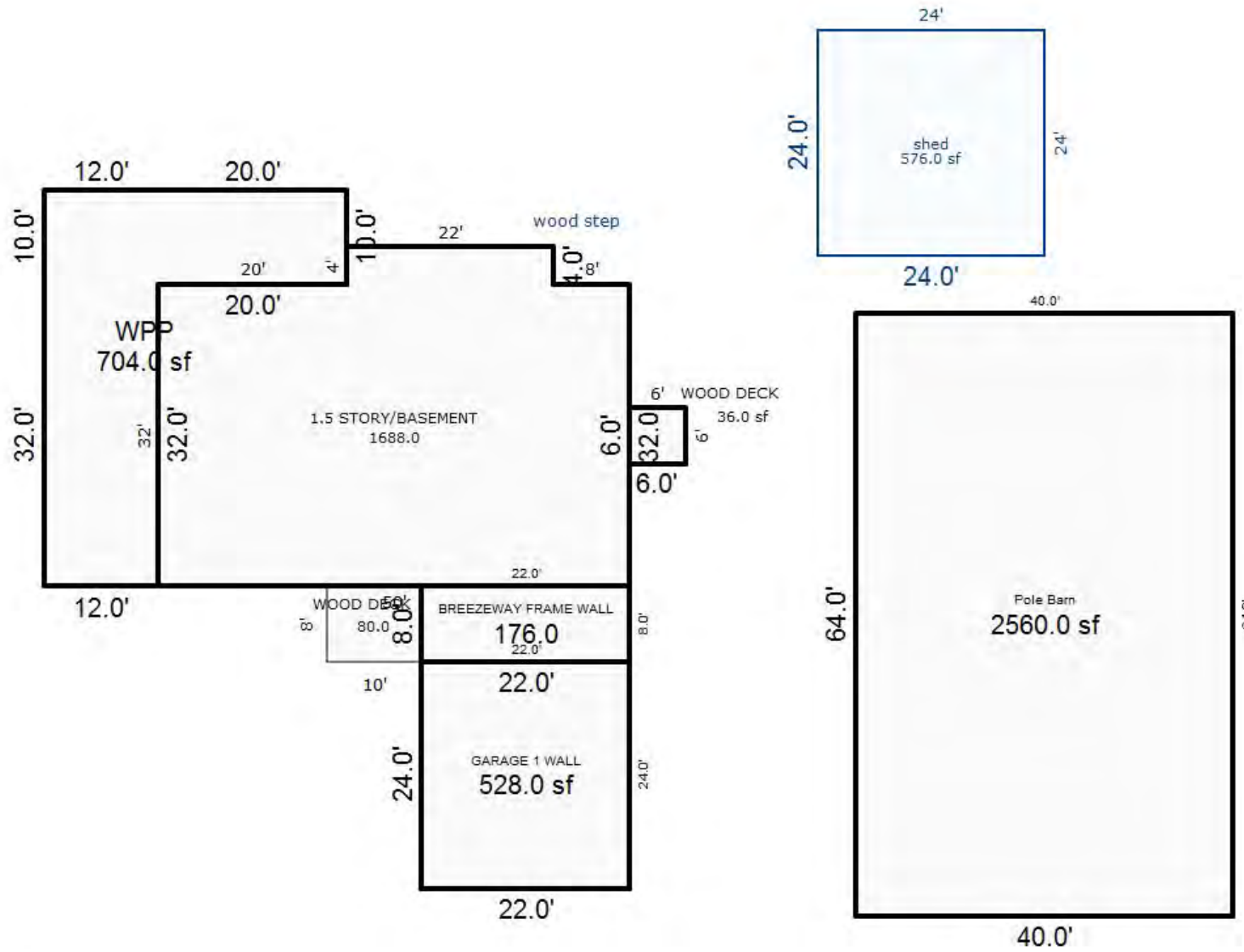
	Who	When	What	2018	6,600	110,700	117,300			104,153C
	TPC 12/27/2017 INSPECTED			2017	6,600	107,400	114,000			102,011C
				2016	6,600	101,100	107,700			101,102C
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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 704 20 80 32 176	Type WPP WPP Treated Wood Treated Wood Brzwy, FW	Year Built: 1993 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 528 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G																																																																																									
Building Style: 1.5S		Trim & Decoration																																																																																												
Yr Built 1993	Remodeled 0	Ex	X	Ord		Min	Size of Closets																																																																																							
Condition: Average		Lg	X	Ord		Small	Doors																																																																																							
Room List		(5) Floors																																																																																												
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:					(12) Electric 200 Amps Service																																																																																							
(1) Exterior		(6) Ceilings					No./Qual. of Fixtures Ex. X Ord. Min																																																																																							
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall				No. of Elec. Outlets Many X Ave. Few																																																																																							
(2) Windows		(7) Excavation					(13) Plumbing																																																																																							
X	Many Avg. X Few	Basement: 1688 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0					1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement					(14) Water/Sewer																																																																																							
X	Large Avg. X Small	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	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: Metal																																																																																														
Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 5 Blt 1993 (11) Heating System: Forced Heat & Cool, Wood Furnace Add-On Ground Area = 1688 SF Floor Area = 2532 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=78/100/100/100/78 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>1.5 Story</td> <td>Siding</td> <td>Basement</td> <td>1,688</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>255,103</td> <td>199,002</td> </tr> </tbody> </table> Other Additions/Adjustments <table border="1"> <thead> <tr> <th>Item</th> <th>Quantity</th> <th>Unit Cost</th> <th>Total Cost</th> </tr> </thead> <tbody> <tr> <td>Exterior Stone Veneer</td> <td>200</td> <td>28.81</td> <td>5,762</td> </tr> <tr> <td>Plumbing Average Fixture(s)</td> <td>1</td> <td>1,120</td> <td>1,120</td> </tr> <tr> <td>Plumbing 3 Fixture Bath</td> <td>1</td> <td>3,525</td> <td>3,525</td> </tr> <tr> <td>Plumbing 2 Fixture Bath</td> <td>1</td> <td>2,359</td> <td>2,359</td> </tr> <tr> <td>Water/Sewer 1000 Gal Septic</td> <td>1</td> <td>3,691</td> <td>3,691</td> </tr> <tr> <td>Water/Sewer Water Well, 50 Feet</td> <td>1</td> <td>2,038</td> <td>2,038</td> </tr> <tr> <td>Deck Treated Wood</td> <td>80</td> <td>21.825</td> <td>1,746</td> </tr> <tr> <td>Deck Treated Wood</td> <td>32</td> <td>33.3125</td> <td>1,066</td> </tr> <tr> <td>Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Base Cost</td> <td>528</td> <td>28.15</td> <td>14,856</td> </tr> <tr> <td>Common Wall: 1 Wall</td> <td>1</td> <td>-2,038</td> <td>-2,038</td> </tr> <tr> <td>Door Opener</td> <td>1</td> <td>415</td> <td>415</td> </tr> <tr> <td>Class: C Exterior: Pole (Unfinished)</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Base Cost</td> <td>2560</td> <td>18.27</td> <td>46,874</td> </tr> <tr> <td>Built-Ins Appliance Allow.</td> <td>1</td> <td>2,099</td> <td>2,099</td> </tr> </tbody> </table>													Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.5 Story	Siding	Basement	1,688			Total:				255,103	199,002	Item	Quantity	Unit Cost	Total Cost	Exterior Stone Veneer	200	28.81	5,762	Plumbing Average Fixture(s)	1	1,120	1,120	Plumbing 3 Fixture Bath	1	3,525	3,525	Plumbing 2 Fixture Bath	1	2,359	2,359	Water/Sewer 1000 Gal Septic	1	3,691	3,691	Water/Sewer Water Well, 50 Feet	1	2,038	2,038	Deck Treated Wood	80	21.825	1,746	Deck Treated Wood	32	33.3125	1,066	Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				Base Cost	528	28.15	14,856	Common Wall: 1 Wall	1	-2,038	-2,038	Door Opener	1	415	415	Class: C Exterior: Pole (Unfinished)				Base Cost	2560	18.27	46,874	Built-Ins Appliance Allow.	1	2,099	2,099
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																																																									
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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: 702 EXEMPT STATE	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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MICH STATE HWY COMM	2019 Est TCY 0					
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	Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS		
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	Public Improvements	* Factors *				
		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason Value

Taxpayer's Name/Address		SALES & EQ RATE		11.100 Acres	2,100 100	23,310
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MICH STATE HWY COMM	X			11.10 Total Acres	Total Est. Land Value =	23,310
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		Dirt Road				
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		Gravel Road				
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	X	Paved Road				
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		Storm Sewer				
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		Sidewalk				
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		Water				
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		Sewer				
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	X	Electric				
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		Gas				
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		Curb				
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		Street Lights				
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		Standard Utilities				
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		Underground Utils.				
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		Topography of Site				
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	X	Level				
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		Rolling				
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		Low				
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		High				
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		Landscaped				
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		Swamp				
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		Wooded				
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	X	Pond				
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		Waterfront				
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		Ravine				
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		Wetland				
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		Flood Plain				
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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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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: 703 EXEMPT COUNTY	Zoning:	Building Permit(s)		Date	Number	Status			
M-55		School: LAKE CITY - 57020									
Owner's Name/Address		P.R.E. 0%									
LAKE TOWNSHIP		MAP #:									
		2019 Est TCV 0									
		Improved	X	Vacant	Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES						
Taxpayer's Name/Address		Public Improvements		* Factors *							
LAKE TOWNSHIP		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		CLAM RIV 60/FF	1500.00	220.70	1.0000	1.0000	60	100	90,000
		Paved Road		1500 Actual Front Feet, 7.60 Total Acres				Total Est. Land Value =		90,000	
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
Tax Description		X Electric									
SEC 34 T22N R8W THAT PART OF N 1/2 OF NE 1/4 LYING S'LY & E'LY OF HWY M-55 R/W & THAT PART OF S 1/2 OF NE 1/4 LYING N'LY OF CLAM RIVER. 7.6A.		X Gas									
		X Curb									
		X Street Lights									
		Standard Utilities									
		Underground Utils.									
Comments/Influences		Topography of Site									
		Level									
		X Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		X Waterfront									
		Ravine									
		Wetland									
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2019	EXEMPT	EXEMPT	EXEMPT		EXEMPT	
		TPC 12/27/2017 INSPECTED			2018	EXEMPT	EXEMPT	EXEMPT		EXEMPT	
		TPC 06/20/2011 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.
DE VOS JAMES J & PATRICIA	DEVOS PATRICIA J & DEANA	0	07/30/2013	QC	RELATED PARTY	2013-02599	PTA	0.0

Property Address	Class: 102 AGRICULTURAL-	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. 100% 07/22/1994 Qual. Ag.					
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Owner's Name/Address	MAP #:
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DEVOS PATRICIA J & DEANA MARIE J/T 8538 PETERSON POITE 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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. SEC 34 T22N R8W S 1/2 OF N 1/2 OF SE 1/4. 40 A.	X	
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Comments/Influences	X	Value
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	X	
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	X	
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	X	
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	X	
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	X	
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
Property Address		Class: 101 AG - IMPROVED	Zoning:	Building Permit(s)		Date	Number	Status	
5560 S DICKERSON RD		School: LAKE CITY - 57020		New House		08/26/2011	2011-0613	100%	
Owner's Name/Address		P.R.E. 100% 07/22/1994							
BILLET WILLIAM N 5560 DICKERSON RD LAKE CITY MI 49651		MAP #:		2019 Est TCV 200,090 TCV/TFA: 41.24					
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture					
. SEC 34 T22N R8W N 1/2 OF N 1/2 OF SE 1/4. 40 A.		Public Improvements		* Factors *				Value	
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
14X70 MH FOR 99 NO PERMIT		Gravel Road		AG SW 2016 30 - 65 ACRES	40.00 Acres	3300	100		132,000
28X30 PB FOR 04		Paved Road		40.00 Total Acres				Total Est. Land Value =	132,000
REMOVE VALUES FOR FV BARN & 1440 SQ FT PB FOR 2010 (SEE PICS). ALSO HAS OLD MH & SEVERAL OUT BLDGS OF NO VALUE (SEE PICS). UIP MISC IS 16X30 PLASTIC GREENHOUSE ATTACHED TO SIDE OF PC GARAGE.		Storm Sewer		Land Improvement Cost Estimates					
		Sidewalk		Description	Rate	Size	% Good	Cash Value	
		Water		D/W/P: 4in Concrete	4.69	480	94	2,116	
		Sewer		Wood Frame	13.84	450	25	1,557	
		Electric		Total Estimated Land Improvements True Cash Value =				3,673	
		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	66,000	34,000	100,000		44,647C
TPC 12/27/2017 INSPECTED		2018	72,000	29,700	101,700			43,601C	
TPC 11/16/2012 INSPECTED		2017	72,000	27,300	99,300			42,705C	
TPC 08/26/2011 INSPECTED		2016	74,000	27,100	101,100			42,325C	

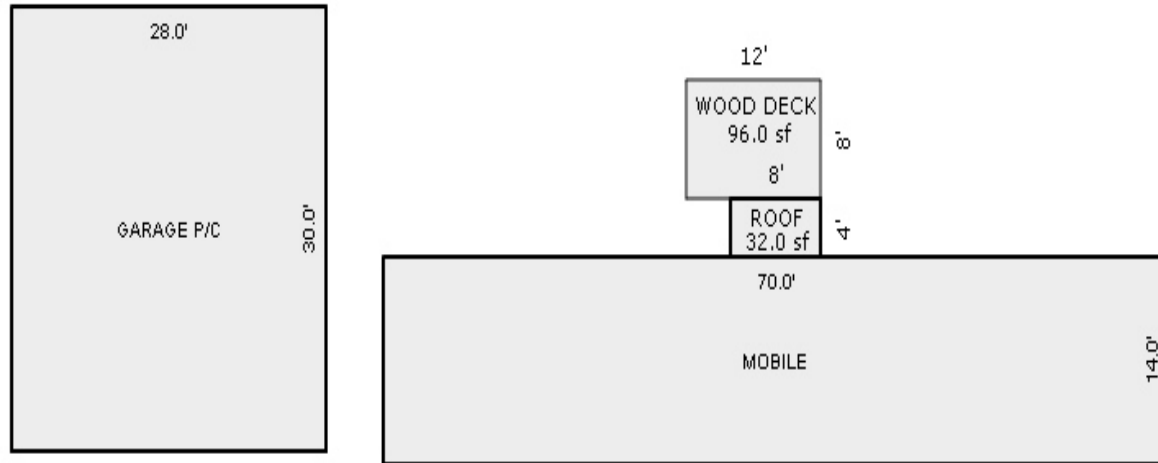


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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.	1	Appliance Allow.	Interior 1 Story	Area	Type	Year Built: 2003					
	Mobile Home		Insulation		Wood										Coal	Steam	Cook Top	Interior 2 Story
	Town Home	0	Front Overhang	X	Forced Warm Air			Garbage Disposal	Bath Heater	2nd/Same Stack	Class: D		Exterior: Pole					
	Duplex	0	Other Overhang		Wall Furnace								Vent Fan	Hot Tub	Exterior 1 Story	Brick Ven.: 0		
	A-Frame	(4) Interior		Warm & Cool Air			Unvented Hood	Vented Hood	Exterior 2 Story	Stone Ven.: 0	Common Wall: Detache							
X	Wood Frame	X	Drywall	Heat Pump						Jacuzzi Tub	Intercom	Prefab 1 Story	Foundation: 18 Inch	Finished ?:				
			Paneled				Jacuzzi repl.Tub	Oven	Prefab 2 Story				Auto. Doors: 0	Mech. Doors: 2				
Building Style: HUD		Trim & Decoration								Standard Range	Self Clean Range	Heat Circulator	Raised Hearth	Storage Area: 0				
Yr Built	Remodeled	Ex	Ord	X	Min				Wood Stove					Direct-Vented Ga	% Good: 0			
1970	0	Size of Closets					Trash Compactor	Central Vacuum		Microwave	Class: Low	Storage Area: 0						
Condition: Average		Lg	Ord	X	Small				Standard Range			Self Clean Range	Storage Area: 0					
Room List		Doors		Solid	X	H.C.				Total Base New : 53,426	E.C.F.		Bsmnt Garage:					
	Basement						Central Air					Total Depr Cost: 18,699	X	Carport Area:				
	1st Floor						Wood Furnace			Estimated T.C.V: 9,350	Roof:							
	2nd Floor						(12) Electric											
	Bedrooms						100 Amps Service											
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Mobile Home HUD		Cls Low		Blt 1970							
X	Wood/Shingle			Ex. Ord. X Min			(11) Heating System: Forced Warm Air											
	Aluminum/Vinyl			No. of Elec. Outlets			Ground Area = 980 SF Floor Area = 980 SF.											
	Brick			Many X Ave. Few			Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35											
	Insulation	(7) Excavation		(13) Plumbing			Building Areas											
(2) Windows		Basement: 0 S.F.		1 Average Fixture(s)			Type		Ext. Walls		Roof/Fnd.		Size		Cost New		Depr. Cost	
	Many Avg.	Crawl: 0 S.F.		1 3 Fixture Bath			Main Home		Siding		Comp.Shingle		980		Total:		35,739 12,508	
	X Large Avg.	Slab: 0 S.F.		2 Fixture Bath			Other Additions/Adjustments											
	X Small	Height to Joists: 0.0		Softener, Auto			Skirting, Metal or Vinyl, Vertical						168		1,376		482	
X	Wood Sash	(8) Basement		Softener, Manual			Plumbing						1		568		199	
	Metal Sash	Conc. Block		Solar Water Heat			Average Fixture(s)						96		1,446		506	
	Vinyl Sash	Poured Conc.		No Plumbing			Deck											
	Double Hung	Stone		Extra Toilet			Pine											
	Horiz. Slide	Treated Wood		Extra Sink			Garages											
	Casement	Concrete Floor		Separate Shower			Class: D Exterior: Pole (Unfinished)											
	Double Glass	(9) Basement Finish		Ceramic Tile Floor			Base Cost				840		13,054		4,569			
	Patio Doors	Recreation SF		Ceramic Tile Wains			Built-Ins											
	Storms & Screens	Living SF		Ceramic Tub Alcove			Appliance Allow.				1		1,243		435			
(3) Roof		Walkout Doors		Vent Fan			Notes:				Totals:		53,426		18,699			
	Gable	No Floor SF		(14) Water/Sewer			ECF (101 AGRICULTURE) 0.500 => TCV:								9,350			
	Hip			Public Water														
	Flat			Public Sewer														
X	Asphalt Shingle			Water Well														
				1000 Gal Septic														
				2000 Gal Septic														
	Chimney: Metal			Lump Sum Items:														

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



Sketch by Apex Medina™

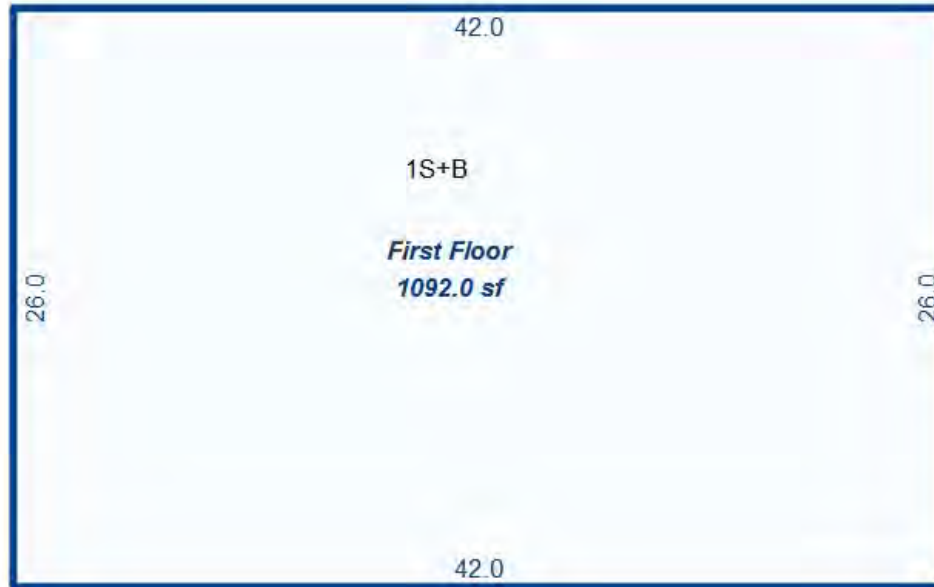
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	0	Front Overhang	0	Other Overhang		
	Mobile Home															
	Town Home	(4) Interior	Drywall Paneled	Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling					Class: D Effec. Age: 40 Floor Area: 1,092 Total Base New : 110,136 Total Depr Cost: 66,083 Estimated T.C.V: 39,650	E.C.F. X 0.600	Bsmnt Garage:	Carport Area: Roof:		
	Duplex															
	A-Frame	Wood Frame														
	Building Style: BOCA/STATE	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:	(5) Floors	X	(12) Electric 0 Amps Service										
	Yr Built 1980															
	Condition: Average	Insulation	Basement: 1092 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0	(8) Basement	1	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
	Room List	Wood/Shingle Aluminum/Vinyl Brick														
	Basement															
	1st Floor	Insulation	Basement: 1092 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0	(8) Basement	1	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
	2nd Floor															
	Bedrooms	Insulation	Basement: 1092 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0	(8) Basement	1	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
		Insulation	Basement: 1092 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0	(8) Basement	1	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										

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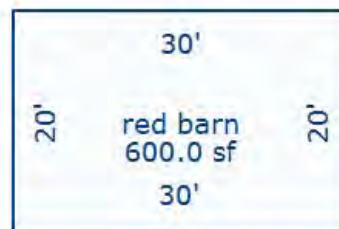
Outdoor boiler



Sketch by Apex Sketch

\*\*\* 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	12			
Heating System	No Heating/Cooling			
Length/Width/Area	30 x 20 = 600			
Cost New	\$ 13,812			
Phy./Func./Econ. %Good	25/25/100 6.3			
Depreciated Cost	\$ 863			
+ Unit-In-Place Items	\$ 0			
Description, Size X Rate X %Good = Cost  Itemized ->  Unit-In-Place ->  Items ->				
E.C.F.	X 0.950			
% Good	25			
Est. True Cash Value	\$ 820			
Comments:	SALVAGE VALUE			
Total Estimated True Cash Value of Agricultural Improvements / This Card: 820 / All Cards: 820				



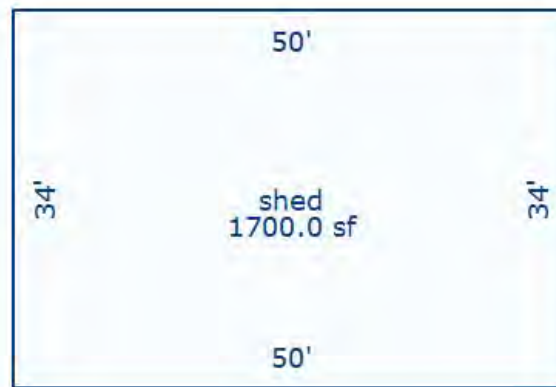
Sketch by Apex Sketch

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

Desc. of Bldg/Section: MOST WESTERLY STORAGE SHED Calculator Occupancy: Shed - Utility Light Commercial Building		<<<<< Calculator Cost Computations >>>>>	
Class: S Floor Area: 1,700 Gross Bldg Area: 2,780 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght		Class: S Quality: Low Cost Stories: 1 Story Height: 12 Perimeter: 168	
Depr. Table : 4% Effective Age : 45 Physical %Good: 35 Func. %Good : 100 Economic %Good: 100		Base Rate for Upper Floors = 14.60  Adjusted Square Foot Cost for Upper Floors = 14.60	
Year Built Remodeled		Total Floor Area: 1,700 Base Cost New of Upper Floors = 24,820	
Overall Bldg Height		Reproduction/Replacement Cost = 24,820	
Comments:		Eff. Age: 45 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 35 /100/100/100/35.0 Total Depreciated Cost = 8,687	
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: 1700 Ave. Perimeter: 168 Has Elevators:		ECF (101 AGRICULTURE) 0.850 => TCV of Bldg: 1 = 7,384 Replacement Cost/Floor Area= 14.60 Est. TCV/Floor Area= 4.34	
*** 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			

(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		Few Average	
		3-Piece Baths		Wash Bowls		Average	
		2-Piece Baths		Water Heaters		Many	
		Shower Stalls		Wash Fountains		Unfinished	
		Toilets		Water Softeners		Typical	
(4) Floor Structure:				Flex Conduit		Incandescent	
				Rigid Conduit		Fluorescent	
				Armored Cable		Mercury	
				Non-Metallic		Sodium Vapor	
				Bus Duct		Transformer	
(5) Floor Cover:		(9) Sprinklers:		(13) Roof Structure: Slope=0		(40) Exterior Wall:	
						Thickness	
						Bsmnt Insul.	
(6) Ceiling:		(10) Heating and Cooling:		(14) Roof Cover:			
		Gas Oil		Coal Stoker			
				Hand Fired Boiler			

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



Sketch by Apex Sketch

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

Desc. of Bldg/Section:  
 Calculator Occupancy: Sheds - Equipment 3 Wall Shed

Class: S  
 Floor Area: 1,080  
 Gross Bldg Area: 2,780  
 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

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: 1080					
Ave. Perimeter: 132					
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: 12 Perimeter: 132

Base Rate for Upper Floors = 22.45

Adjusted Square Foot Cost for Upper Floors = 22.45

Total Floor Area: 1,080 Base Cost New of Upper Floors = 24,246

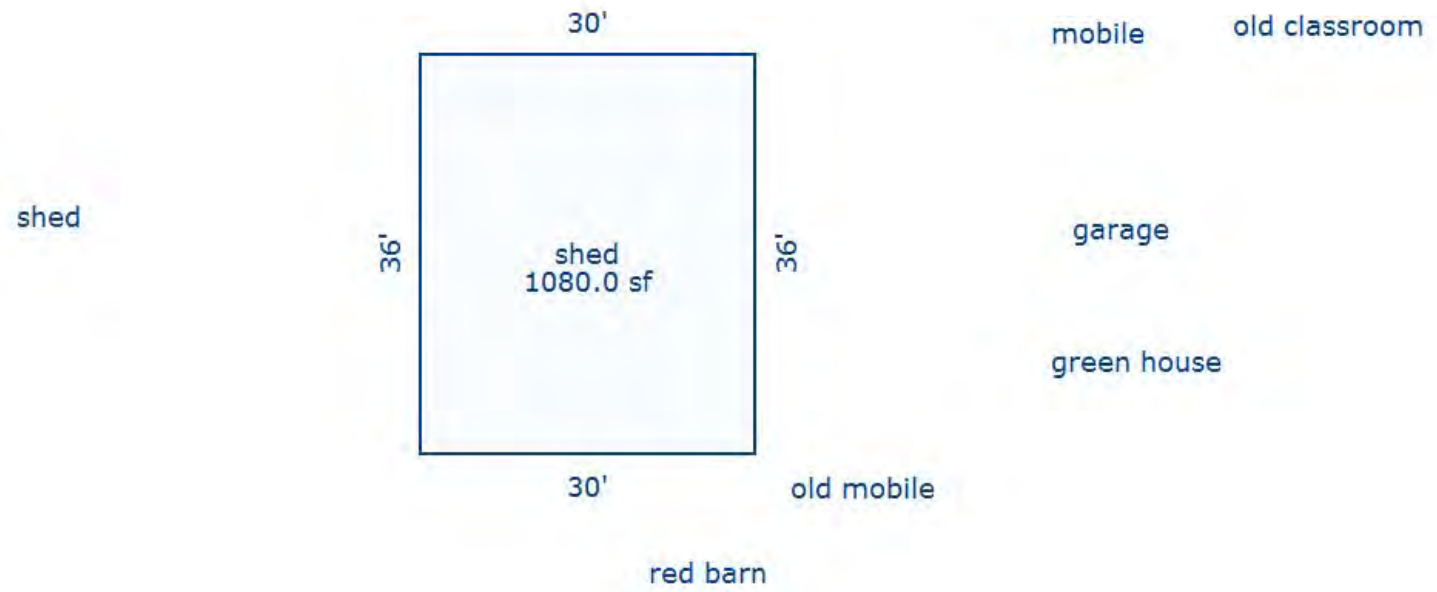
Reproduction/Replacement Cost = 24,246

Eff. Age: 45 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 35 /100/100/100/35.0  
 Total Depreciated Cost = 8,486

ECF (101 AGRICULTURE) 0.850 => TCV of Bldg: 2 = 7,213  
 Replacement Cost/Floor Area= 22.45 Est. TCV/Floor Area= 6.68

(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\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DEZEEUW LOIS TRUST	DEZEEUW KENNETH W & BREND	0	04/19/2016	QC	FAMILY SALE	2016-01512	PTA	0.0
DEZEEUW DAIRY FARMS LLC	DEZEEUW LOIS G TRUST	0	03/13/2012	QC	QUIT CLAIM	2015-00528		0.0
DEZEEUW DAIRY FARMS LLC	DEZEEUW KENNETH W & BREND	99	04/16/2008	QC	Not Qualified	2008/1394		0.0

Property Address	Class: 102 AGRICULTURAL-	Zoning:	Building Permit(s)	Date	Number	Status
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W WATERGATE RD	School: MCBAIN - 57030					
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	P.R.E. 100% 07/22/1994 Qual. Ag.					
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Owner's Name/Address	MAP #:
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DEZEEUW KENNETH W & BRENDA K 9773 W FALMOUTH RD MC BAIN MI 49657	2019 Est TCV 508,860
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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 121 - 400 Acres	150.00	Acres	150.00	Acres	3300	100		495,000
150.00 Total Acres Total Est. Land Value =								495,000

Land Improvement Cost Estimates			
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Description	Rate	Size	% Good	Cash Value
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Agricultural Local Cost Land Improvements				
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Description	Rate	Size	% Good	Cash Value
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8' DIAMETER WELL	15,750.00	1	88	13,860
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Total Estimated Land Improvements True Cash Value =				13,860
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Topography of Site			
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X Level			
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Rolling			
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Low			
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High			
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Landscaped			
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Swamp			
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Wooded			
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Pond			
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Waterfront			
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Ravine			
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Wetland			
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Flood Plain			
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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Who	When	What	2019	247,500	6,900	254,400	54,523C
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TPC 12/27/2017 INSPECTED			2018	270,000	6,900	276,900	53,246C
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			2017	270,000	6,900	276,900	52,151C
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			2016	251,300	6,900	258,200	51,686C
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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
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	School: MCBAIN - 57030					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:					
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MICH STATE HWY COMM		2019 Est TCV 0				
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	Improved	X	Vacant	Land Value Estimates for Land Table Ind.INDUSTRIAL		
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	Public Improvements	* Factors *			
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		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
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		2011 CNTY &2012SALES	9.99 Acres		4,000	100		39,960
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			9.99 Total Acres		Total Est. Land Value =			39,960
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Taxpayer's Name/Address	X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.							
MICH STATE HWY COMM								

Tax Description								
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. SEC 34 T22N R8W BEG ON W SEC LINE 554.54 FT N OF 1/4 POST TH N 52 DEG 35' 56" E 233.23 FT TH N 84 DEG 48' 8" E 25.25 FT TH N 84 DEG 34' 49" E 178.25 FT TH S 5 DEG 38' 31" E 50 FT TH N 84 DEG 17' 44" E 50.27 FT TH N 5 DEG 46' 1" W 50 FT TH ON A 22993.31 FT RADIUS LH CURVE 702.29 FT TH S 7 DEG 31' 1" E 40 FT TH N 82 DEG 25' 14" E 50.25 FT TH N 7 DEG 38' 31" W 40 FT TH ON A 22993.31 FT RADIUS LH CURVE 1473.36 FT TH N ON 1/4 LINE 152.89 FT TH ON A 22843.31 FT RADIUS RH CURVE 1493.32 FT TH N 7 DEG 38'31"W 20 FT TH S 82 DEG 35'14"W 49.79 FT TH S 7 DEG 31'1"E 20 FT TH ON A 22843.31 FT RADIUS RH CURVE 697.71 FT THN 5 DEG 46'1"W 80 FT TH S 84 DEG 17'44"W49.66 FT TH S 5 DEG 38'31"E 80 FT TH S 84 DEG 34'49"W 177.08 FT TH S 84 DEG 48'8"W 12.28 FT TH N 60 DEG 5'37"W TO W LINE OF SEC TH S TO POB, ALSO W 50 FT OFN 50 FT OF S 1129.54 FT OF NW1/4. ***BALANCE OF DESCRIPTION ON FILE***	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

Comments/Influences	TPC 12/27/2017 INSPECTED	2018	EXEMPT	EXEMPT	EXEMPT			EXEMPT
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		2017	0	0	0			0
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		2016	0	0	0			0
--	--	------	---	---	---	--	--	---

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Missaukee, Michigan

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DEZEEUW DAIRY FARMS LLC	DEZEEUW KENNETH W & BREND	99	04/16/2008	QC	Not Qualified	2008/1394		0.0

Property Address	Class: 101 AG - IMPROVED	Zoning:	Building Permit(s)	Date	Number	Status
W CADILLAC RD	School: MCBAIN - 57030					
	P.R.E. 100% 07/22/1994 Qual. Ag.					

Owner's Name/Address	MAP #:	2019 Est TCV 589,873
DEZEEUW KENNETH W & BRENDA K MANY BLESSINGS DAIRY FARM 7742 S LUCAS RD MC BAIN MI 49657		

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture				
PA 116 1982 SEC 34 T22N R8W SW 1/4 EXC BEG 1800 FT E OF SW COR TH E 135 FT, N 225 FT, W 135 FT, S 225 FT TO POB. 159.3027A. FARMLAND DEV RIGHTS AGREEMENT DATED 3-6-02 REMOVED & REPLACED 12-29-08 FOR A TERM OF 34 YEARS, COMM. ON 1-1-1982 AND ENDING 3-31-2015.	X		* Factors *				
			Description	Frontage	Depth	Rate %Adj. Reason	Value
			AG SW 2016 IRRIGATED	3600/	119.91 Acres	3600 100	431,676
			AG SW 2016 UNTILLABLE		35.50 Acres	1800 100	63,900
			155.41 Total Acres		Total Est. Land Value =		495,576
			Land Improvement Cost Estimates				
			Description	Rate	Size % Good	Cash Value	
			Agricultural Local Cost Land Improvements				
			Description	Rate	Size % Good	Cash Value	
			8' DIAMETER WELL	15,750.00	1 88	13,860	
			Total Estimated Land Improvements True Cash Value =				13,860

Comments/Influences
Added Free-Stall Barn for 09

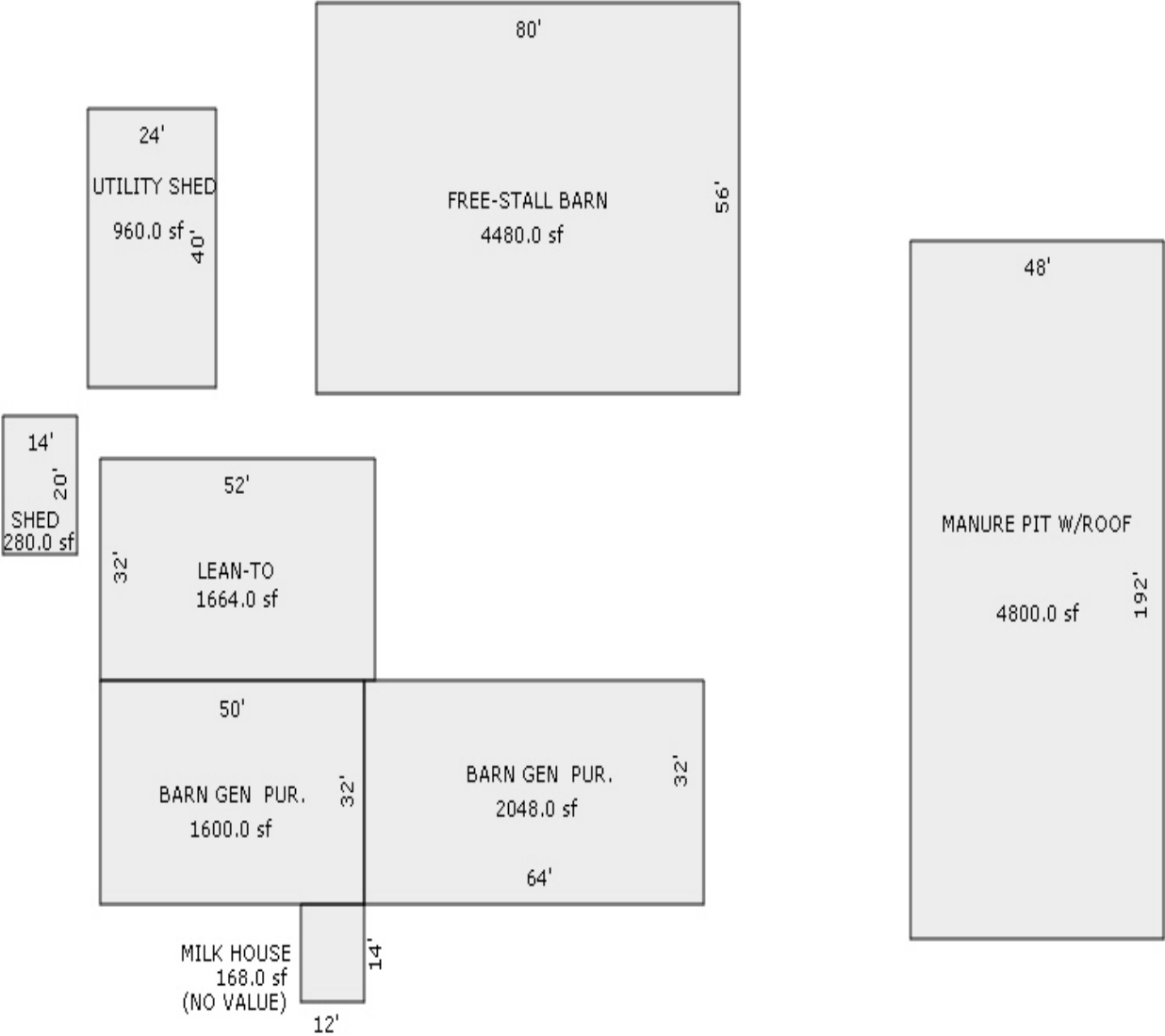


Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level							
X Rolling							
Low							
X High							
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
X Wetland							
Flood Plain							

Who	When	What	2019	2018	2017	2016
TPC 12/27/2017	INSPECTED		247,800	258,000	258,000	247,800
TPC 05/19/2014	INSPECTED					
TPC 06/17/2013	INSPECTED					

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

Building Type	Barn - General Purpose	Barn - General Purpose	Utility Lean-Tos	Farm Utility Buildings	Barn - Free-Stall
Year Built	1941	1961	1965	1956	1965
Class/Construction	D,Frame	D,Frame	D,Pole	D,Frame	D,Pole
Quality/Exterior	Low Cost	Low Cost	Low Cost	Low Cost	Low Cost
# of Walls, Perimeter	4 Wall, 164	4 Wall, 200	Lean-To, 168	4 Wall, 128	4 Wall, 272
Height	30	30	10	8	10
Heating System	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling
Length/Width/Area	50 x 32 = 1600	64 x 36 = 2304	52 x 32 = 1664	40 x 24 = 960	80 x 56 = 4480
Cost New	\$ 41,888	\$ 57,484	\$ 7,326	\$ 9,580	\$ 42,470
Phy./Func./Econ. %Good	35/50/100 17.5	35/90/100 31.5	35/90/100 31.5	35/75/100 26.3	35/75/100 26.3
Depreciated Cost	\$ 7,330	\$ 18,107	\$ 2,308	\$ 2,515	\$ 11,148
+ 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	35	35	35	35	35
Est. True Cash Value	\$ 6,964	\$ 17,202	\$ 2,192	\$ 2,389	\$ 10,591
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 39338 / All Cards: 80437					



Sketch by Apex Medina™

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

Building Type	Toolshed	Barn - Free-Stall		
Year Built	1944			
Class/Construction	D,Frame	D,Pole		
Quality/Exterior	Low Cost	Cheap		
# of Walls, Perimeter	4 Wall, 68	4 Wall, 476		
Height	8	10		
Heating System	No Heating/Cooling	No Heating/Cooling		
Length/Width/Area	20 x 14 = 280	190 x 48 = 9120		
Cost New	\$ 3,110	\$ 59,006		
Phy./Func./Econ. %Good	25/100/100 25.0	72/100/100 72.0		
Depreciated Cost	\$ 778	\$ 42,484		
+ 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	25	72		
Est. True Cash Value	\$ 739	\$ 40,360		
Comments:		STATE MANDATED MANURE PI		
Total Estimated True Cash Value of Agricultural Improvements / This Card: 41099 / All Cards: 80437				

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DEZEEUW DAIRY FARMS LLC	DEZEEUW KENNETH W & BREND	0	02/11/2015	WD	LAND CONTRACT	2015-00529	PTA	0.0
DEZEEUW DAIRY FARMS LLC	DEZEEUW KENNETH W & BREND	0	03/13/2012	WD	LAND CONTRACT	2012-00756	PTA	0.0
DEZEEUW DAIRY FARMS LLC	DEZEEUW KENNETH W & BREND	50,000	01/01/2002	LC	FAMILY SALE		PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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8670 W CADILLAC RD	School: MCBAIN - 57030					
	P.R.E. 0%					

Owner's Name/Address	MAP #:
DEZEEUW KENNETH W & BRENDA K MANY BLESSINGS DAIRY FARM 7742 S LUCAS RD MC BAIN MI 49657	2019 Est TCV 95,378 TCV/TFA: 65.15

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
135 Actual Front Feet, 0.70 Total Acres						Total Est. Land Value = 8,000

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

SEC 34 T22N R8W BEG 1800 FT E OF SW COR OF SW 1/4 TH E 135 FT, N 225 FT, W 135 FT S 225 FT TO POB. .6973A.	X	Dirt Road			
		Gravel Road			
		Paved Road			
		Storm Sewer			
		Sidewalk			
		Water			
		Sewer			

Comments/Influences		Residential Local Cost Land Improvements			
Description	Rate	Size %	Good	Cash Value	

RENTAL HOUSE MOVE ALL BLDGS TO 012-00 FROM 101 TO 401 FOR 04	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
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	X	Level						
		Rolling						
		Low						
		High						
		Landscaped						
		Swamp						
		Wooded						
		Pond						
		Waterfront						
		Ravine						
		Wetland						
		Flood Plain						



Who	When	What	2019	4,000	43,700	47,700		34,074C
		TPC 12/27/2017 INSPECTED	2018	4,000	37,000	41,000		33,276C
			2017	4,000	35,900	39,900		32,592C
			2016	3,800	33,700	37,500		32,302C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 120 80	Type CCP (1 Story) Brzwy, FW	Year Built: Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 560 % Good: 75 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame		Drywall Paneled	X	Plaster Wood T&G											
Building Style: 1.75S		Trim & Decoration														
Yr Built 1920	Remodeled 0	Ex	X	Ord		Min	Size of Closets									
Condition: Average		Lg	X	Ord		Small	Doors									
Room List		(5) Floors		Central Air Wood Furnace												
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric			100 Amps Service									
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.75S			Cls D			Blt 1920			
X	Wood/Shingle Aluminum/Vinyl Brick			Ex. Ord. X Min			(11) Heating System: Forced Air w/ Ducts									
Insulation				No. of Elec. Outlets			Ground Area = 996 SF Floor Area = 1464 SF.									
(2) Windows				Many Ave. X Few			Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70									
X	Many Avg. Few	X	Large Avg. Small	(7) Excavation			Building Areas									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 372 S.F. Crawl: 624 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) 3 Fixture Bath 2 Fixture Bath Softener, Auto 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 Crawl Space 624 1 Story Siding Basement 372			Total: 114,906 80,434						
X	Gable Hip Flat	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer			Other Additions/Adjustments									
X	Asphalt Shingle	(9) Basement Finish		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing									
Chimney: Brick		Recreation SF Living SF Walkout Doors No Floor SF		Lump Sum Items:			Average Fixture(s) 1 778 545 Water/Sewer 1 3,235 2,264 1000 Gal Septic 1 1,895 1,326 Porches CCP (1 Story) 120 2,114 972 * Garages Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 560 12,706 9,529 * Built-Ins Appliance Allow. 1 1,243 870 Breezeways Frame Wall 80 3,216 2,251 Totals: 140,093 98,191									
		(10) Floor Support					Notes:									
		Joists: Unsupported Len: Cntr.Sup:					ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 86,408									

\*\*\* 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.
HENDRICKS ALBERT & MYRNA	DEZEEUW KENNETH & BRENDA	0	02/28/2014	WD	LAND CONTRACT	2014-01030		0.0
HENDRICKS ALBERT	DEZEEUW KENNETH & BRENDA	120,000	02/18/2004	LC	LAND CONTRACT	04-0/1095		100.0

Property Address	Class: 102 AGRICULTURAL-	Zoning:	Building Permit(s)	Date	Number	Status
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CADILLAC RD	School: MCBAIN - 57030					
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	P.R.E. 100% 07/22/1994 Qual. Ag.					
--	----------------------------------	--	--	--	--	--

Owner's Name/Address	MAP #:
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DEZEEUW KENNETH & BRENDA MANY BLESSINGS DAIRY FARM 7742 S LUCAS RD MC BAIN MI 49657	2019 Est TCV 277,860
--	----------------------

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

Public Improvements	* Factors *		
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2016 66 - 120 Acres	80.00 Acres				3300	100		264,000
80.00 Total Acres Total Est. Land Value =								264,000

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

. PA 116 1985 SEC 34 T22N R8W S 1/2 OF SE 1/4. 80A. FARMLAND DEV RIGHTS AGREEMENT 1-1-1985 TO 12-31-2014.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer				
--	---	---	--	--	--	--

Comments/Influences	X	Description	Rate	Size	% Good	Cash Value
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	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.	8' DIAMETER WELL 15,750.00	1	88	13,860
--	---	--	-------------------------------	---	----	--------

Total Estimated Land Improvements True Cash Value = 13,860						
--	--	--	--	--	--	--

Topography of Site
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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	132,000	6,900	138,900			76,049C
2018	144,000	6,900	150,900			74,267C
2017	144,000	6,900	150,900			72,740C
2016	144,000	6,900	150,900			72,092C



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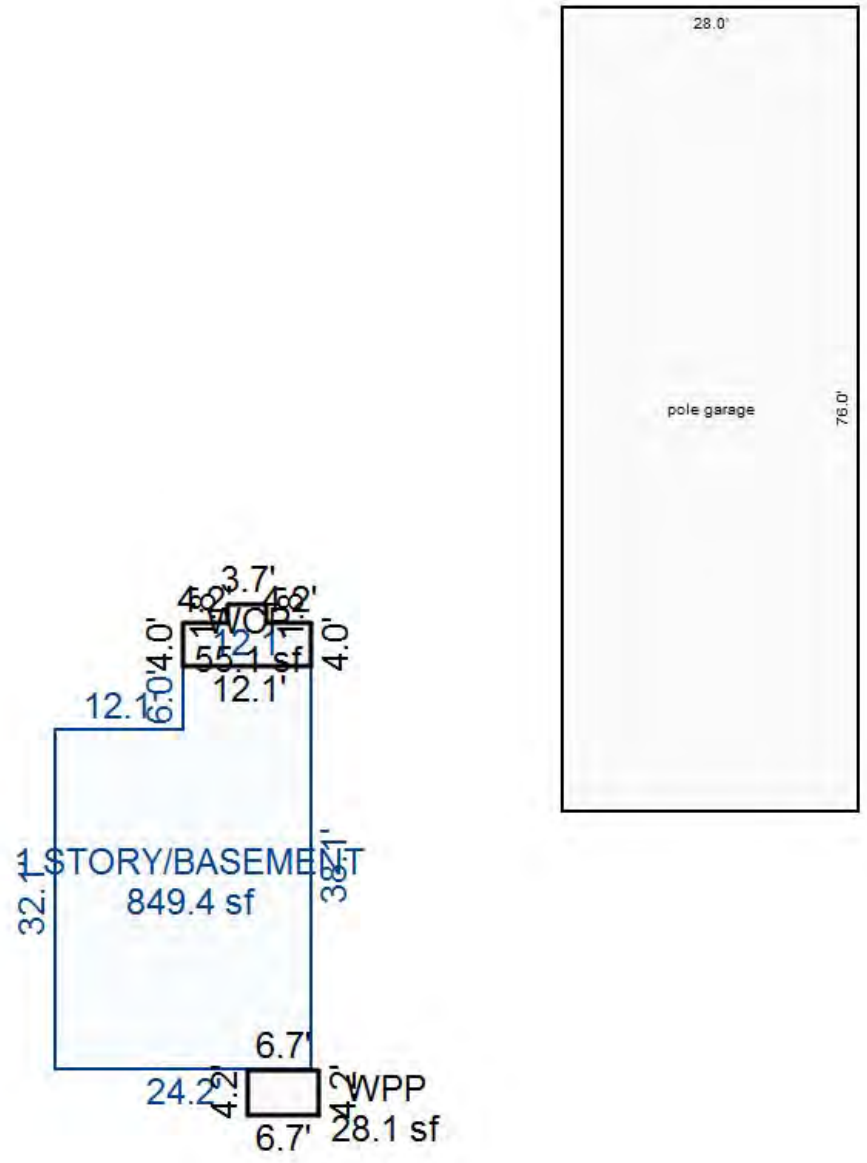
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)		Date	Number	Status			
7021 W BLUE RD		School: MCBAIN - 57030		New House		04/29/2014	2014-0093	100%			
Owner's Name/Address		P.R.E. 100% 07/22/1994									
MULDER HAROLD D 7021 W BLUE RD LAKE CITY MI 49651		MAP #: 2019 Est TCV 120,677 TCV/TFA: 40.54									
Taxpayer's Name/Address		X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
MULDER HAROLD D 7021 W BLUE RD LAKE CITY MI 49651		Public Improvements		* Factors *							
Tax Description		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
. SEC 35 T22N R8W E 1/4 OF NE 1/4 OF NE 1/4 EXC N'LY 75 FT THEREOF. 9.4318 A.		Gravel Road		GROUP H \$75/FF	330.00	1244.76	1.0000	1.0000	75	100	24,750
Comments/Influences		Paved Road		330 Actual Front Feet, 9.43 Total Acres				Total Est. Land Value =		24,750	
Topography of Site		Storm Sewer		Land Improvement Cost Estimates							
Level		Sidewalk		Description	Rate	Size	% Good	Cash Value			
X Rolling		Water		D/W/P: 4in Ren. Conc.	5.57	72	0	0			
X Low		Sewer		Residential Local Cost Land Improvements							
High		Electric		Description	Rate	Size	% Good	Cash Value			
Landscaped		Gas		LAND IMPROVE 1000	0.00	0	95	950			
Swamp		Curb		Total Estimated Land Improvements True Cash Value =					950		
X Wooded		Street Lights		Year		Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Pond		Standard Utilities		Who	When	What	2019	12,400	47,900	60,300	54,912C
Waterfront		Underground Utils.		TPC 12/27/2017	INSPECTED		2018	12,400	45,700	58,100	53,625C
X Wetland				TPC 08/05/2014	INSPECTED		2017	12,400	45,300	57,700	52,523C
Flood Plain				TPC 03/26/2012	INSPECTED		2016	12,400	42,900	55,300	52,055C



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





Sketch by Apex Sketch

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

Desc. of Bldg/Section:  
 Calculator Occupancy: Shed - Utility Light Commercial Building

Class: D,Pole  
 Floor Area: 2,128  
 Gross Bldg Area: 2,128  
 Stories Above Grd: 1  
 Average Sty Hght : 14  
 Bsmnt Wall Hght

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

1974 Year Built  
 Remodeled

Overall Bldg Height

Comments:

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: 2128  
 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: D,Pole Quality: Low Cost  
 Stories: 1 Story Height: 14 Perimeter: 0

Base Rate for Upper Floors = 13.05

Adjusted Square Foot Cost for Upper Floors = 13.05

Total Floor Area: 2,128 Base Cost New of Upper Floors = 27,771

Reproduction/Replacement Cost = 27,771  
 Total Depreciated Cost = 9,720

Eff. Age: 35 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 35 /100/100/100/35.0

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 8,748  
 Replacement Cost/Floor Area= 13.05 Est. TCV/Floor Area= 4.11

(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.					
Property Address		Class: 402 RESIDENTIAL-V		Zoning:	Building Permit(s)	Date	Number	Status					
W BLUE RD		School: MCBAIN - 57030											
		P.R.E. 100% 07/22/1994											
Owner's Name/Address		MAP #:											
MULDER HAROLD D 7021 W BLUE RD LAKE CITY MI 49651		2019 Est TCV 24,750											
		Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS								
Taxpayer's Name/Address		Public Improvements		* Factors *									
MULDER HAROLD D 7021 W BLUE RD LAKE CITY MI 49651		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
		Gravel Road		GROUP H \$75/FF	330.00	1226.00	1.0000	1.0000	75	100		24,750	
		Paved Road		330 Actual Front Feet, 9.29 Total Acres				Total Est. Land Value =					24,750
		Storm Sewer											
		Sidewalk											
		Water											
		Sewer											
Tax Description		X Electric											
		X Gas											
		Curb											
		Street Lights											
		Standard Utilities											
		Underground Utils.											
		Topography of Site											
		X Level											
		Rolling											
		X Low											
		X High											
		Landscaped											
		X Swamp											
		X Wooded											
		Pond											
		Waterfront											
		Ravine											
		Wetland											
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2019	12,400	0	12,400		6,082C			
		TPC 12/27/2017 INSPECTED			2018	12,400	0	12,400		5,940C			
					2017	12,400	0	12,400		5,818C			
					2016	12,400	0	12,400		5,767C			



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FOWLER DON & D & FOWLER M	FOUTS JAMES B & TRIBLEY S	68,000	02/04/2014	WD	WARRANTY DEED	2014-00489 WD	PTA	100.0
GREEN TREE FINANCIAL SERV	FOWLER DON & FOWLER MATTH	49,000	02/07/2007	WD	Not Qualified	07-0/565		100.0
BUDD LEON & DAVIDSON GENE	GREEN TREE FINANCIAL SERV	85,762	11/04/2006	SD	Not Qualified	05-0/4500		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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7249 W BLUE RD  
 School: LAKE CITY - 57020  
 P.R.E. 0%

Owner's Name/Address  
 MAP #:

FOUTS JAMES B & TRIBLEY SHANNON M  
 5179 N 600 E  
 ROCHESTER IN 46975  
 2019 Est TCV 95,411 TCV/TFA: 61.16

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

Tax Description  
 . SEC 35 T22N R8W W 1/2 OF W 1/2 OF NE 1/4 OF NE 1/4 EXC THAT PART N OF A LINE 75 FT S OF BEG 1.07 FT S 52' 56" W & 225.18 FT S 89 DEG7' 4" E OF NE SEC COR TH ON A 17188.734 FT RADIUS LH CURVE 3057.41 FT CHORD BEARING S 85 DEG 47' 11.5" W 3053.39 FT TO END. 9.4318 A.

Removed grg for 09. (no value)

X	Public Improvements	* Factors *				Value				
		Description	Frontage	Depth	Rate %Adj. Reason					
X	Dirt Road	GROUP H \$75/FF	330.00	1244.76	1.0000	1.0000	75	100	24,750	
X	Gravel Road	330 Actual Front Feet, 9.43 Total Acres				Total Est. Land Value =				24,750
X	Paved Road									
X	Storm Sewer									
X	Sidewalk									
X	Water									
X	Sewer									
X	Electric									
X	Gas									
	Curb									
	Street Lights									
	Standard Utilities									
	Underground Utils.									

Topography of Site

X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Rolling	2019	12,400	35,300	47,700			37,236C
	Low	2018	12,400	29,400	41,800			36,364C
	High	2017	12,400	27,300	39,700			35,617C
	Landscaped	2016	12,400	22,900	35,300			35,300S
	Swamp							
	Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							



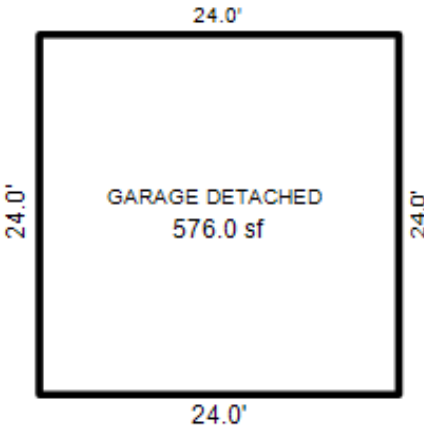
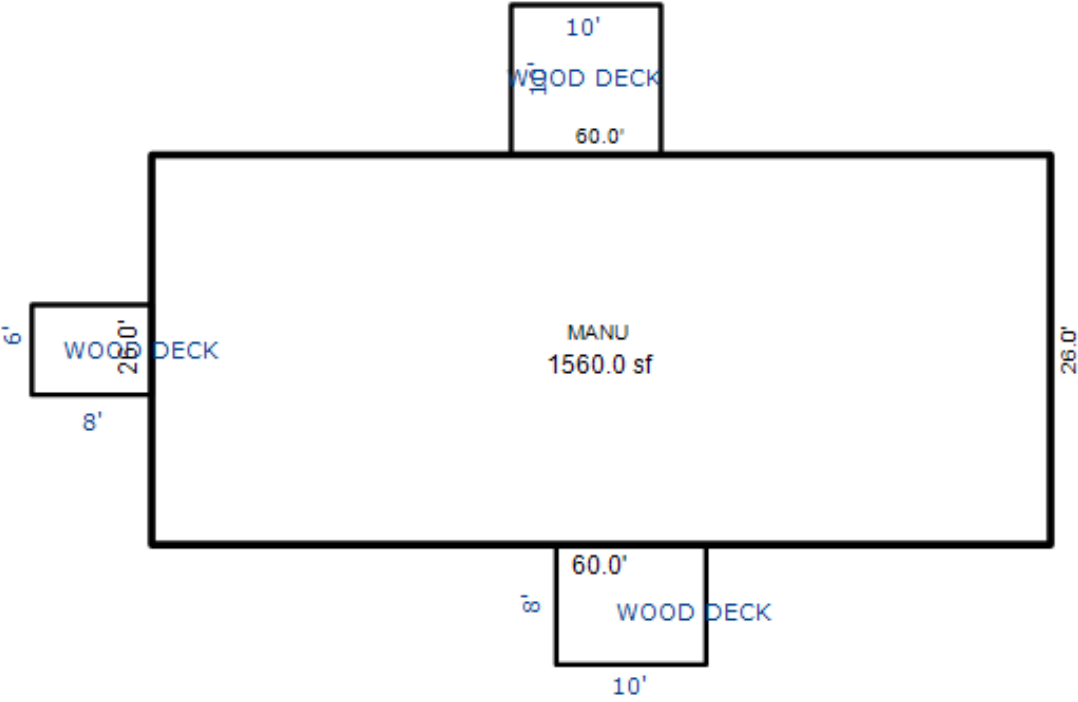
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil 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 1 Prefab 1 Story 1 Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 100 48 80	Type Treated Wood Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	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 1998	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									
		150 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										
(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	Basement: 0 S.F. Crawl: 1560 S.F. Slab: 0 S.F. Height to Joists: 0.0														
		(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													
X	Asphalt Shingle	(10) Floor Support														
		Joists: Unsupported Len: Cntr.Sup:														
		Chimney: Metal														
		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic														
		Lump Sum Items:														
Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE											Cls D		Blt 1998			
(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					
Stories Exterior Foundation Size Cost New Depr. Cost											1 Story Siding Crawl Space 1,560		Total: 118,907 104,638			
Other Additions/Adjustments											Plumbing					
Average Fixture(s)											1		778 685			
2 Fixture Bath											1		1,633 1,437			
Water/Sewer											1000 Gal Septic		1 3,235 2,847			
Water Well, 50 Feet											1		1,895 1,668			
Deck											Treated Wood		100 1,843 1,622			
Ceramic Tile Floor											48		1,256 1,105			
Treated Wood											80		1,642 1,445			
Built-Ins											Appliance Allow.		1 1,243 1,094			
Fireplaces											Prefab 1 Story		1 1,396 1,228			
Totals:											133,828		117,769			
Notes: 1998 CENTURY #MX9948281ABF											ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.600 =>		TCV: 70,661			

\*\*\* 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.
TRIBLEY DOROTHY J	TRIBLEY DOROTHY J	0	08/04/2017	QC	FAMILY SALE	2017-02470	PTA	0.0
TRIBLEY JOHN III & DOROTH	TRIBLEY DOROTHY J	0	09/29/2016	QC	RELATED PARTY	2016-03351	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7139 W BLUE RD	School: LAKE CITY - 57020		Garage	07/23/1980	1980-1994	0%
	P.R.E. 100% 07/22/1994		Addition	07/30/1979	1979-1604	100%
Owner's Name/Address	MAP #:					
TRIBLEY DOROTHY J 7139 W BLUE ROAD LAKE CITY MI 49651	2019 Est TCV 115,557 TCV/TFA: 68.78					

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 35 T22N R8W E 1/2 OF W 1/2 OF NE 1/4 OF NE 1/4 EXC N'LY 75 FT THEREOF. 9.4318 A.	X	Dirt Road		GROUP H \$75/FF	330.00	1244.76	1.0000	1.0000	75	100	24,750
		Gravel Road		330 Actual Front Feet, 9.43 Total Acres			Total Est. Land Value =				24,750

Comments/Influences	X	Description	Land Improvement Cost Estimates			Cash Value	
			Rate	Size	% Good		
	X	Water	D/W/P: 4in Concrete	4.60	580	0	0
	X	Sewer	D/W/P: 3.5 Concrete	4.39	130	0	0
	X	Electric	Residential Local Cost Land Improvements				
	X	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

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
Rolling	X	Low	2019	12,400	45,400	57,800			45,860C
High		Landscaped	2018	12,400	41,600	54,000			44,786C
Swamp		Wooded	2017	12,400	42,500	54,900			43,865C
Pond		Waterfront	2016	12,400	40,000	52,400			43,474C
Ravine		Wetland							
Flood Plain									

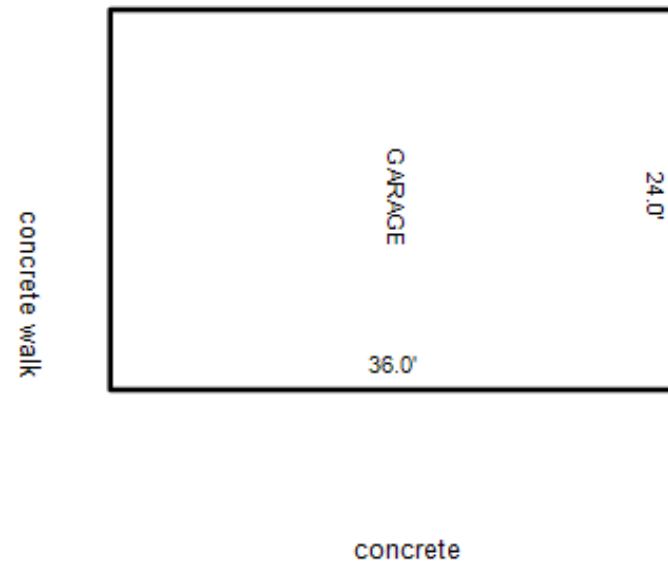
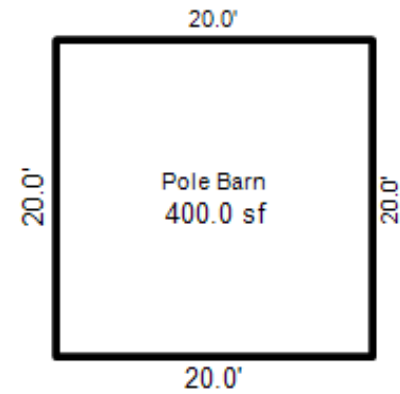
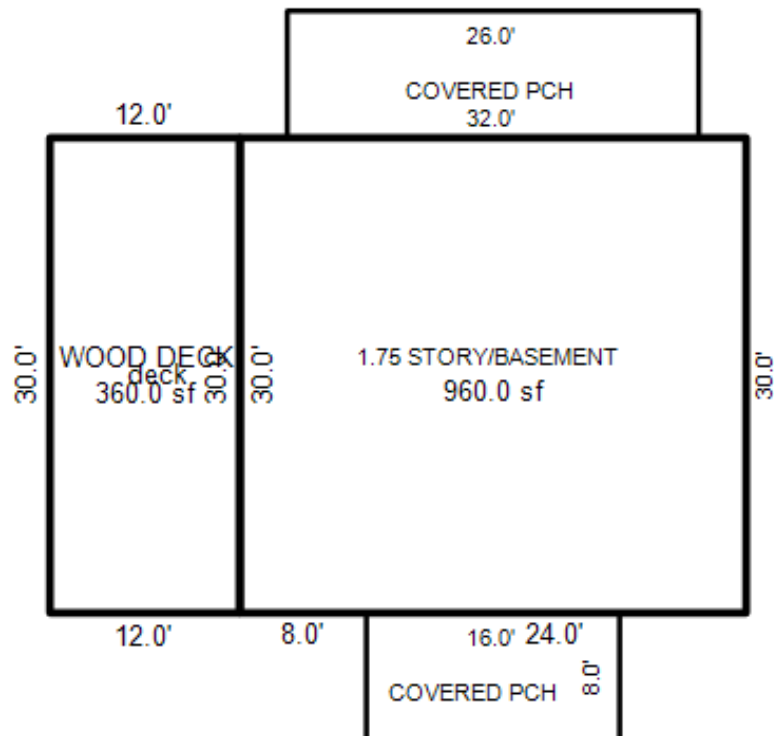


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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 208 128 360	Type CCP (1 Story) CCP (1 Story) Treated Wood	Year Built: 1980 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 864 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame		Drywall Paneled	X	Plaster Wood T&G											
Building Style: 1.75S		Trim & Decoration														
Yr Built 1940	Remodeled 1980	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			100 Amps Service									
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.75S			Cls D			Blt 1940			
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 = 960 SF Floor Area = 1680 SF.						
(2) Windows		(7) Excavation		Average Fixture(s)			Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60			Building Areas						
X	Many Avg. Few	X	Large Avg. Small	1			1			Stories Exterior Foundation Size Cost New Depr. Cost						
X	Wood Sash Metal Sash Vinyl Sash	Basement: 960 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		3 Fixture Bath			1.75 Story Siding Basement			Total: 127,655 76,593						
X	Double Hung Horiz. Slide Casement	(8) Basement		2 Fixture Bath			Other Additions/Adjustments									
X	Double Glass Patio Doors Storms & Screens	8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			Average Fixture(s) 1 778 467						
(3) Roof		(9) Basement Finish		Water/Sewer			Porches			1000 Gal Septic 1 3,235 1,941 Water Well, 50 Feet 1 1,895 1,137						
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer			Decks			CCP (1 Story) 208 3,438 2,063 CCP (1 Story) 128 2,243 1,346						
X	Asphalt Shingle	(10) Floor Support		Public Water Public Sewer Water Well			Garages			Treated Wood 360 4,414 2,648						
	Chimney:	Joists: Unsupported Len: Cntr.Sup:		1 1000 Gal Septic 1 2000 Gal Septic			Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 864 17,790 10,674			Class: D Exterior: Pole (Unfinished) Base Cost 400 7,492 4,495						
		Lump Sum Items:					Built-Ins Appliance Allow.			Totals: 170,183 102,110						
							Notes:			ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 89,857						

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		250,000	10/01/2002	WD	Download	02-0:4762		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7421 W BLUE RD	School: LAKE CITY - 57020		Pole Barn	07/18/2007	20070458	Complete

Owner's Name/Address	MAP #:
GISCHIA JEFFREY T & DEBORAH A 7421 W BLUE ROAD LAKE CITY MI 49651	2019 Est TCV 437,052 TCV/TFA: 130.62

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
SEC 35 T22N R8W (2*2001) N 660 FT OF W 990 FT OF SW 1/4 OF NE 1/4. 15A.	X			* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value Residential 8 - 17 @\$2000 15.00 Acres 2000 100 30,000 15.00 Total Acres Total Est. Land Value = 30,000

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates
PRICED WORKSHOP AS FIN GRG 2ND STY ADD'N, GRG,BWY ETC FOR 04 01 SPLIT 25 AC TO 005-40 FOR 02 0 DIV RTS REMAINING	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Description Rate Size % Good Cash Value D/W/P: 3.5 Concrete 5.00 384 71 1,363 Wood Frame 17.86 308 71 3,906 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 = 10,019

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	Rolling	2019	15,000	203,500	218,500			155,200C
		Low	2018	15,000	180,500	195,500			151,563C
		High	2017	14,300	175,100	189,400			148,446C
		Landscaped	2016	15,800	164,900	180,700			147,122C
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
	X	PRIVATE RD							

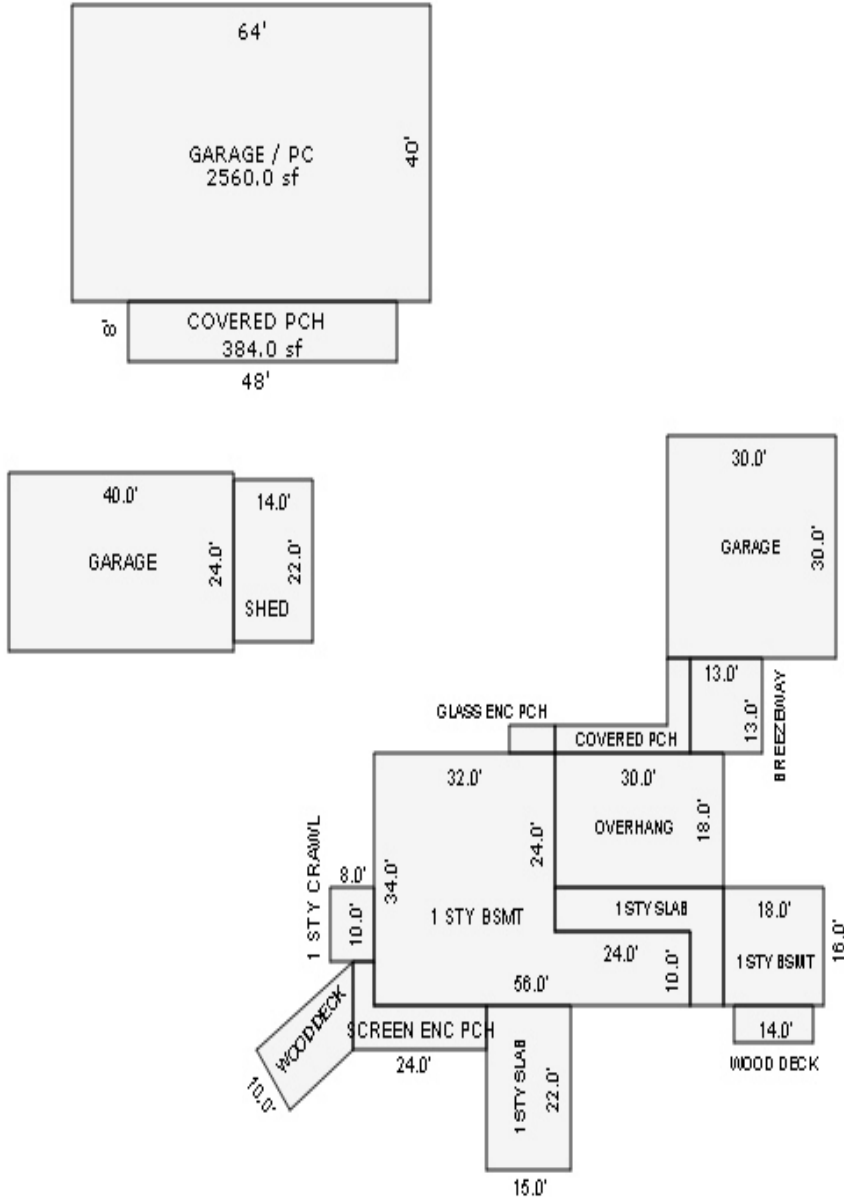


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 Licensed To: Township of Lake, County of  
 Missaukee, Michigan

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																															
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Building Style: 1S		Trim & Decoration																																																												
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Condition: Average		Lg	X	Ord		Small	Doors																																																							
Room List		(5) Floors		Kitchen: Other: Other:			(12) Electric																																																							
	Basement 1st Floor 2nd Floor 4 Bedrooms						200 Amps Service																																																							
(1) Exterior		X Drywall		No./Qual. of Fixtures			Ex. X Ord. Min																																																							
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets			Many X Ave. Few																																																							
Insulation		(7) Excavation		(13) Plumbing																																																										
(2) Windows		Basement: 1616 S.F. Crawl: 80 S.F. Slab: 1110 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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Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 2806 SF Floor Area = 3346 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85 Building Areas															Cls C 10 Blt 1977																																															
<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>1,328</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>80</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Basement</td> <td>288</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>780</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>330</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Overhang</td> <td>540</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>326,108</td> <td>277,176</td> </tr> </tbody> </table>															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Basement	1,328			1 Story	Siding	Crawl Space	80			1 Story	Siding	Basement	288			1 Story	Siding	Slab	780			1 Story	Siding	Slab	330			1 Story	Siding	Overhang	540			Total:				326,108	277,176
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Other Additions/Adjustments Basement, Outside Entrance, Below Grade 1 1,942 1,651 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 WSEP (1 Story) 172 6,899 5,864 WCP (1 Story) 48 2,287 1,944 WCP (1 Story) 132 4,521 3,843 CGEP (1 Story) 32 2,805 2,384 WCP (1 Story) 384 9,531 8,101 Deck Treated Wood 70 1,604 1,363 Treated Wood 157 2,680 2,278																																																														
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																																																														

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Sketch by Apex Medina™

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

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

School: LAKE CITY - 57020      P.R.E. 100% 07/01/2003

Owner's Name/Address: GISCHIA JEFFREY T & DEBORAH A  
7421 W BLUE ROAD  
LAKE CITY MI 49651      MAP #:      2019 Est TCV 50,000

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF	>20	\$2000	25.00	Acres	2000	100		50,000
25.00 Total Acres      Total Est. Land Value =								50,000

Improved  Vacant       Public Improvements

Tax Description: SEC 35 T22N R8W (11\*TRACT\*2001) SW 1/4 OF NE 1/4 EXC N 660 FT OF W 990 FT THOF. 25A.

Comments/Influences: 01 SPLIT FROM 005-00 FOR 02 11 DIV RTS (TRACT)

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

X Electric  
Gas  
Curb  
Street Lights  
Standard Utilities  
Underground Utils.



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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	25,000	0	25,000			21,841C
2018	25,000	0	25,000			21,330C
2017	25,000	0	25,000			20,892C
2016	26,300	0	26,300			20,706C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.																																																																																																													
		16,900	05/01/1997	WD	Download	311:72		0.0																																																																																																													
Property Address		Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)		Date	Number	Status																																																																																																													
7341 W BLUE RD		School: MCBAIN - 57030																																																																																																																			
Owner's Name/Address		P.R.E. 100% 05/03/1999																																																																																																																			
DUVALL GREGORY A & SHERYL F 7341 W BLUE RD LAKE CITY MI 49651		MAP #:		2019 Est TCV 210,800 TCV/TFA: 138.68																																																																																																																	
Taxpayer's Name/Address		X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES																																																																																																																	
CHEMICAL BANK WEST P O BOX 749 127 S MAIN STREET LAKE CITY MI 49651		X		<table border="1"> <thead> <tr> <th colspan="2">Public Improvements</th> <th colspan="2">* Factors *</th> <th colspan="2"></th> <th>Value</th> </tr> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate %Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>2013 EQ RATES&amp;SALES</td> <td></td> <td></td> <td>17.500</td> <td>Acres</td> <td>2,529</td> <td>100</td> <td>44,250</td> </tr> <tr> <td colspan="3"></td> <td>17.50</td> <td>Total Acres</td> <td colspan="2">Total Est. Land Value =</td> <td>44,250</td> </tr> </tbody> </table>					Public Improvements		* Factors *				Value	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	2013 EQ RATES&SALES			17.500	Acres	2,529	100	44,250				17.50	Total Acres	Total Est. Land Value =		44,250																																																																														
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X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 40 432	Type WCP (1 Story) Treated Wood	Year Built: 1998 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 15 Floor Area: 1,520 Total Base New : 221,392 Total Depr Cost: 188,182 Estimated T.C.V: 165,600			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 = 1520 SF Floor Area = 1520 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85			Cls C Blt 1998		
Yr Built	Remodeled	Ex X Ord Min		No./Qual. of Fixtures			Ex. X Ord. Min			Building Areas					
1998	0	Size of Closets		No. of Elec. Outlets			Many X Ave. Few			Stories Exterior Foundation Size Cost New Depr. Cost					
Condition: Average		Lg X Ord Small		(13) Plumbing			Average Fixture(s)			1 Story Siding Basement 1,520					
Room List		Doors Solid X H.C.		(14) Water/Sewer			1 Average Fixture(s)			Total: 165,441 140,625					
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		Public Water Public Sewer Water Well			2 3 Fixture Bath			Other Additions/Adjustments					
(1) Exterior		(6) Ceilings		200 Amps Service			2 2 Fixture Bath			Plumbing					
X	Wood/Shingle Aluminum/Vinyl Brick	X Drywall		No. of Elec. Outlets			2 Softener, Auto			Average Fixture(s)					
X	Insulation			(13) Plumbing			2 Softener, Manual			3 Fixture Bath					
(2) Windows				(14) Water/Sewer			2 Solar Water Heat			Water/Sewer					
X	Many Avg. Few	X	Large Avg. Small	2 No Plumbing			2 Extra Toilet			1000 Gal Septic					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		2 Extra Sink			2 Separate Shower			Water Well, 50 Feet					
X	Casement	(9) Basement Finish		2 Extra Sink			2 Separate Shower			Porches					
X	Double Glass	Recreation SF		2 Ceramic Tile Floor			2 Ceramic Tile Wains			WCP (1 Story)					
X	Patio Doors	Living SF		2 Ceramic Tile Floor			2 Ceramic Tub Alcove			Deck					
X	Storms & Screens	Walkout Doors		2 Ceramic Tub Alcove			2 Vent Fan			Treated Wood					
(3) Roof		No Floor SF		2 Vent Fan			(14) Water/Sewer			Garages					
X	Gable Hip Flat	Gambrel Mansard Shed		2 Vent Fan			Public Water			Class: C Exterior: Siding Foundation: 42 Inch (Finished)					
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		2 Vent Fan			Public Sewer			Base Cost					
	Chimney:			2 Vent Fan			Water Well			Common Wall: 1/2 Wall					
				2 Vent Fan			1000 Gal Septic			Class: D Exterior: Pole (Unfinished)					
				2 Vent Fan			2000 Gal Septic			Base Cost					
				2 Vent Fan			Lump Sum Items:			Built-Ins					
				2 Vent Fan						Appliance Allow.					
				2 Vent Fan						Totals:					
				2 Vent Fan						Notes:					
				2 Vent Fan						ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCY:					

\*\*\* 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
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	School: MCBAIN - 57030					
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Owner's Name/Address	P.R.E. 0%					
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	MAP #:					
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MICH STATE HWY COMM	2019 Est TCV 0					
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	Improved	X	Vacant	Land Value Estimates for Land Table .		
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	Public Improvements	* Factors *					
		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value

Taxpayer's Name/Address	Dirt Road						0
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MICH STATE HWY COMM	Gravel Road						0
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	Paved Road						0
--	------------	--	--	--	--	--	---

	Storm Sewer						0
--	-------------	--	--	--	--	--	---

	Sidewalk						0
--	----------	--	--	--	--	--	---

	Water						0
--	-------	--	--	--	--	--	---

	Sewer						0
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	Electric						0
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	Gas						0
--	-----	--	--	--	--	--	---

	Curb						0
--	------	--	--	--	--	--	---

	Street Lights						0
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	Standard Utilities						0
--	--------------------	--	--	--	--	--	---

	Underground Utils.						0
--	--------------------	--	--	--	--	--	---

	Topography of Site						0
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	Level						0
--	-------	--	--	--	--	--	---

	Rolling						0
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	Low						0
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	High						0
--	------	--	--	--	--	--	---

	Landscaped						0
--	------------	--	--	--	--	--	---

	Swamp						0
--	-------	--	--	--	--	--	---

	Wooded						0
--	--------	--	--	--	--	--	---

	Pond						0
--	------	--	--	--	--	--	---

	Waterfront						0
--	------------	--	--	--	--	--	---

	Ravine						0
--	--------	--	--	--	--	--	---

	Wetland						0
--	---------	--	--	--	--	--	---

	Flood Plain						0
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	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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Who	When	What	2019	EXEMPT	EXEMPT	EXEMPT	EXEMPT
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	TPC 12/27/2017	INSPECTED	2018	EXEMPT	EXEMPT	EXEMPT	EXEMPT
--	----------------	-----------	------	--------	--------	--------	--------

			2017	0	0	0	0
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			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.
MICH STATE HWY COMM	VAN DRIE BUILDING CO INC	3,500	06/07/2004	QC	Not Qualified	04-0/2755		100.0

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

School: MCBAIN - 57030  
 P.R.E. 0%  
 MAP #:

Owner's Name/Address: VANDRIE BUILDING CO INC  
 7591 S US-131  
 CADILLAC MI 49601  
 2019 Est TCV 6,000

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

Tax Description: SEC 35 T22N R8W (0\*2004) 1.17 A M/L  
 THAT PART OF W/2 OF NW/4 OF NE/4 LYING N OF A LINE 75FT NW'LY OF C/L OF HWY M55.  
 Comments/Influences: 04 SPLIT FROM MDOT FOR 05

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
* Factors *								
<Site Value B> SITE 6000					6000	100		6,000
138 Actual Front Feet, 1.17 Total Acres Total Est. Land Value =								6,000

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

Topography of Site

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	3,000	0	3,000			2,753C
2018	3,000	0	3,000			2,689C
2017	6,000	0	6,000			2,634C
2016	6,000	0	6,000			2,611C

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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	FORD DAVID & DAWN (H/W)	20,000	06/29/2007	WD	Arms Length	2007/2375		100.0
PRICE JAY W & KATHIE I	PRICE KATHIE I LIVING TRU	0	03/21/2005	QC	Not Qualified	05-0/1349		0.0
		80,000	08/01/2000	WD	Download	339:79		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
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W BLUE RD	School: MCBAIN - 57030					
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	P.R.E. 100% 06/29/2007					
--	------------------------	--	--	--	--	--

Owner's Name/Address	MAP #:
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FORD DAVID & DAWN 7367 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 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	330.00	708.84	1.0000	1.0000	40	100	13,200
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330 Actual Front Feet, 5.37 Total Acres						Total Est. Land Value =	13,200
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Tax Description	X	Dirt Road
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. SEC 35 T22N R8W S 1/2 OF E 1/2 OF W 1/2 OF NW 1/4 OF NE 1/4 & W 33 FT OF N 1/2 OF E 1/2 OF W 1/2 OF NW 1/4 OF NE 1/4 LYING S OF HWY M-55. 5.37A.	X	Gravel Road
--	---	-------------

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

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

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

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

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

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

		Curb
--	--	------

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

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

		Underground Utils.
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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
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2019	6,600	0	6,600			6,600S
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2018	6,600	0	6,600			6,600S
------	-------	---	-------	--	--	--------

2017	6,600	0	6,600			6,600S
------	-------	---	-------	--	--	--------

2016	6,600	0	6,600			6,600S
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)		Date	Number	Status		
7397 W BLUE RD		School: MCBAIN - 57030		Garage		07/12/2011	2011-0340	100%		
Owner's Name/Address		P.R.E. 73% 04/15/2002								
FORD DAVID 7397 W BLUE ROAD LAKE CITY MI 49651		MAP #:		2019 Est TCV 234,613 (10,000 MCL 211.2						
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES						
. SEC 35 T22N R8W N 1/2 OF E 1/2 OF W 1/2 OF NW 1/4 OF NE 1/4 LYING S OF M-55 RELOCATED EXC W 33 FT THOF. 3A.		Public Improvements		* Factors *						
ADD NEW DETACHED FIN GRG FOR 94 ADD'N TO SAME GRG FOR 97 DECK FOR 98		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
		Gravel Road		B GRADE 125/FF	296.00	441.49	1.0000 1.0000	125 100	37,000	
		Paved Road		296 Actual Front Feet, 3.00 Total Acres					Total Est. Land Value =	37,000
Comments/Influences		Storm Sewer		Land Improvement Cost Estimates						
		Sidewalk		Description	Rate	Size	% Good	Cash Value		
		Water		D/W/P: Asphalt Paving	2.35	5900	0	0		
		Sewer		Residential Local Cost Land Improvements						
		Electric		Description	Rate	Size	% Good	Cash Value		
		Gas		LAND IMPROVE 5000	5,000.00	2	95	9,500		
		Curb		Total Estimated Land Improvements True Cash Value =					9,500	
		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	18,500	98,800	117,300	78,323C			
TPC 12/27/2017	INSPECTED		2018	18,500	90,500	109,000	76,488C			
TPC 07/22/2014	INSPECTED		2017	18,500	88,400	106,900	74,915C			
TPC 08/26/2011	INSPECTED		2016	18,500	84,000	102,500	74,247C			



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

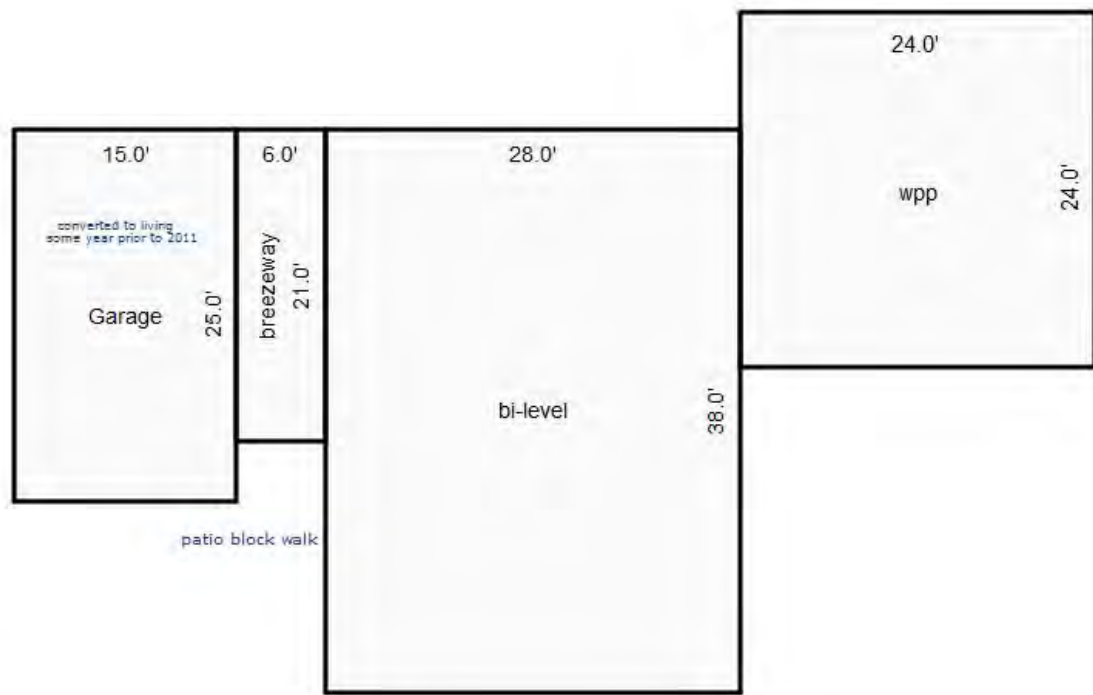
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher 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 576 274 126	Type WPP WPP Brzwy, FW	Year Built: 2011 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 1295 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G									
Building Style: BI		Trim & Decoration												
Yr Built 1986	Remodeled 2014	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										
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: 375 S.F. Height to Joists: 0.0		Many			X	Ave.		Few				
X	Many Avg. Few	X	Large Avg. Small	(13) Plumbing										
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor	1	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
(3) Roof		(9) Basement Finish		(14) Water/Sewer										
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors No Floor SF	Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic										
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:										
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		1 1										
				Notes:										
				ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCY:										
				Cost Est. for Res. Bldg: 1 Single Family BI										
				(11) Heating System: Forced Air w/ Ducts										
				Ground Area = 1439 SF Floor Area = 2290 SF.										
				Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75										
				Building Areas										
				Stories Exterior Foundation Size Cost New Depr. Cost										
				Bi-Level Siding Bi-Lev. 80% 1,064										
				1 Story Siding Slab 375										
				Total: 191,369 143,524										
				Other Additions/Adjustments										
				Plumbing										
				Average Fixture(s)										
				Water/Sewer										
				1000 Gal Septic										
				Water Well, 50 Feet										
				Porches										
				WPP										
				Ceramic Tile Floor										
				WPP										
				Built-Ins										
				Appliance Allow.										
				Breezeways										
				Frame Wall										
				Garages										
				Class: C Exterior: Pole (Unfinished)										
				Base Cost										
				Carports										
				Aluminum										
				Totals:										
				245,931										
				184,445										

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



WPP around Pool

2011 pole garage



Electronics

asphalt drive

Sketch by Apex Sketch

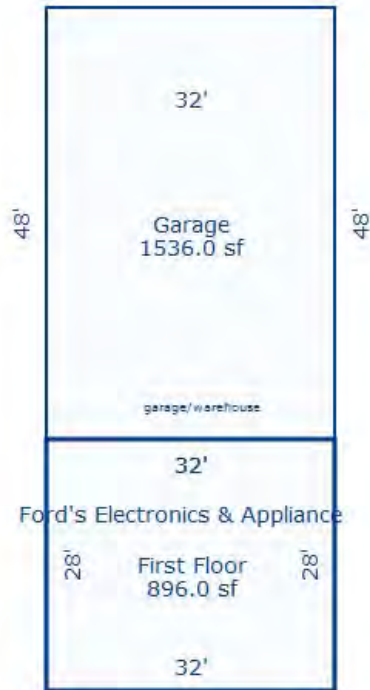
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Desc. of Bldg/Section: FORD'S ELECTRONICS Calculator Occupancy: Warehouses - Storage	
Class: D Floor Area: 2,432 Gross Bldg Area: 2,432 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght	Construction Cost
	High Above Ave. Ave. X Low
Depr. Table : 3% Effective Age : 20 Physical %Good: 54 Func. %Good : 100 Economic %Good: 100	** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: Wall or Floor Furnace 100 Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 2432 Ave. Perimeter: 216 Has Elevators:
	*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor
1983 Year Built 1996 Remodeled	Area: Perimeter: Type: Heat: Hot Water, Radiant Floor
8 Overall Bldg Height	* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:
Comments:	* Sprinkler Info * Area: Type: Low

<<<<< Calculator Cost Computations >>>>>	
Class: D Quality: Low Cost	Stories: 1 Story Height: 8 Perimeter: 216
Overall Building Height: 8	
Base Rate for Upper Floors = 27.22	
(10) Heating system: Wall or Floor Furnace Cost/SqFt: 3.07 100%	
Adjusted Square Foot Cost for Upper Floors = 30.29	
Total Floor Area: 2,432	Base Cost New of Upper Floors = 73,665
Reproduction/Replacement Cost = 73,665	
Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /100/100/100/54.0	Total Depreciated Cost = 39,779
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 35,801	
Replacement Cost/Floor Area= 30.29 Est. TCV/Floor Area= 14.72	

(1) Excavation/Site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:
(2) Foundation:	(8) Plumbing:	Outlets:	(40) Exterior Wall:
X Poured Conc Brick/Stone Block	Many Above Ave. Average Typical Few None	Few Average Many Unfinished Typical	
(3) Frame:	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners	Thickness Bsmnt Insul.
(4) Floor Structure:	(9) Sprinklers:	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	(13) Roof Structure: Slope=0
(5) Floor Cover:	(10) Heating and Cooling:	Incandescent Fluorescent Mercury Sodium Vapor Transformer	
(6) Ceiling:	Gas Oil Coal Stoker Hand Fired Boiler	(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.
PRICE KATHIE I LIVING TRU	OSBORN ROBERT & MOLLIE	500,000	03/16/2011	LC	LAND CONTRACT	2011-00740	PTA	100.0
PRICE JAY W & KATHIE I	PRICE KATHIE I LIVING TRU	0	03/21/2005	QC	Not Qualified	05-0/1349		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7451 W BLUE RD	School: MCBAIN - 57030		ALTERATION	11/13/2014	2014-0524	100%
	P.R.E. 86% 04/11/2011		New House	05/27/2005	20050031	100%

Owner's Name/Address	MAP #:	2019 Est TCV 633,681 TCV/TFA: 146.01
OSBORN ROBERT & MOLLIE 7451 W BLUE RD LAKE CITY MI 49651		

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS					
. SEC 35 T22N R8W W 1/2 OF W 1/2 OF NW 1/4 OF NE 1/4 EXC THAT PART N OF A LINE 75 FT S OF BEG 1.07 FT S 52' 56" E & 225.18 FT S 89 DEG7' 4" E OF NE SEC COR TH ON A 17188.734 FT RADIUS LH CURVE 3053.39 FT CHORD BEARING S 85 DEG 47' 11.5" W 3057.41 FT TO END. 8.04 A.	X		* Factors *					
			Description	Frontage	Depth	Rate %Adj. Reason	Value	
			GROUP H \$75/FF	330.00	1108.80	1.0000 1.0000	75 100	
			330 Actual Front Feet, 8.40 Total Acres				Total Est. Land Value =	24,750

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates				
NEW HOUSE & PB @45% FOR 02 COMP FOR 04	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Description	Rate	Size % Good	Cash Value	
	X	Electric	D/W/P: Asphalt Paving	2.74	1750 0	0	
	X	Gas	D/W/P: 4in Ren. Conc.	7.79	700 0	0	
	X	Curb	D/W/P: 4in Ren. Conc.	7.79	350 0	0	
		Street Lights	D/W/P: 4in Ren. Conc.	7.79	504 0	0	
		Standard Utilities	Wood Frame	24.15	195 50	2,354	
		Underground Utils.	Residential Local Cost Land Improvements				
			Description	Rate	Size % Good	Cash Value	
			LAND IMPROVE 2500	2,500.00	2 94	4,700	
			Total Estimated Land Improvements True Cash Value =				7,054

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

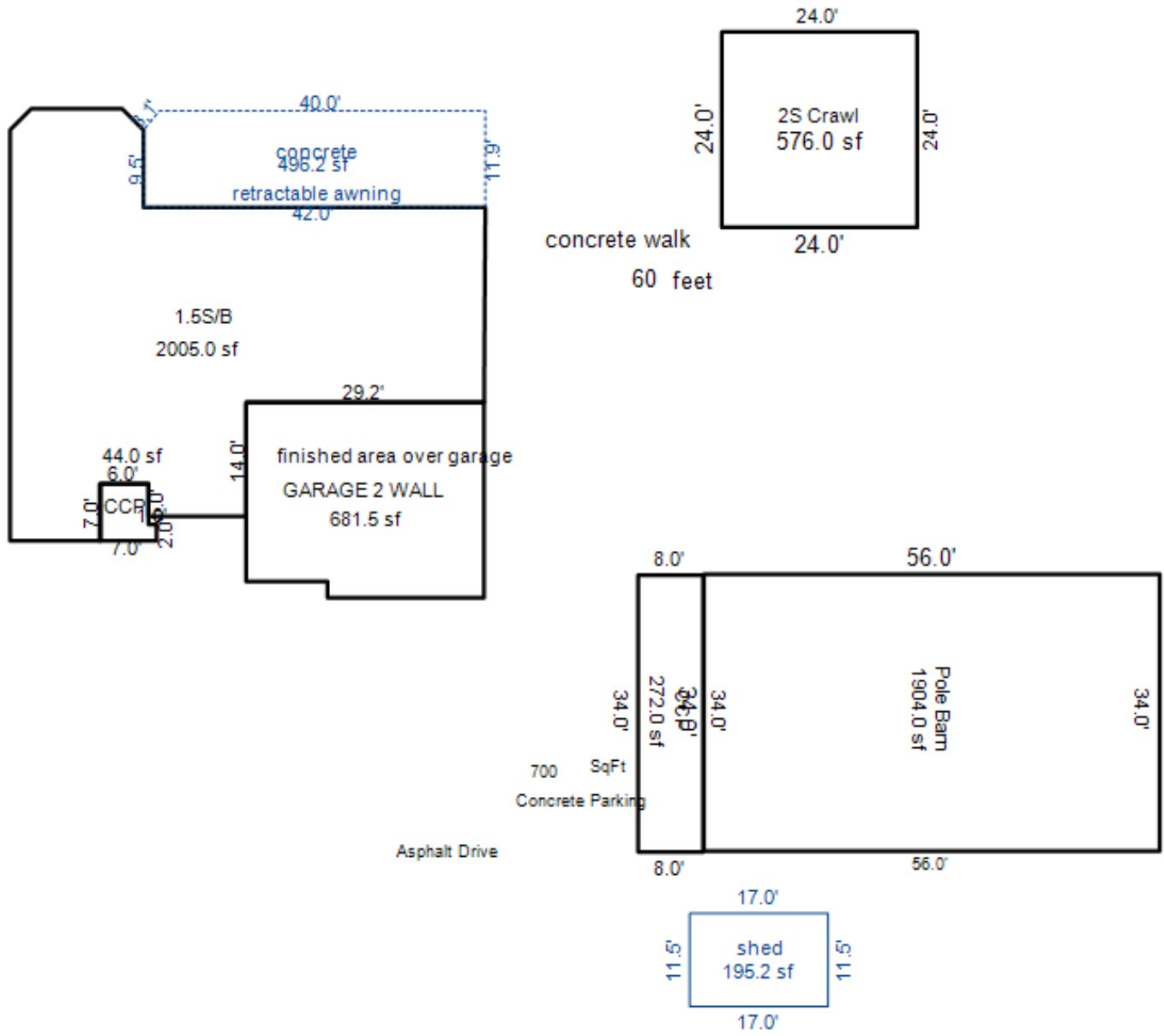
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	12,400	304,400	316,800			214,345C
2018	12,400	259,300	271,700			209,322C
2017	12,400	248,500	260,900			205,017C
2016	12,400	230,900	243,300			203,189C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage																																																																																																				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2001 Car Capacity: Class: B Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 681 % 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	X	Ex		Ord		Min																																																																																																													
Condition: Average		X	Lg		Ord		Small																																																																																																													
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Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Heat & Cool Ground Area = 2005 SF Floor Area = 3092 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 Story</td> <td>Siding</td> <td>Basement</td> <td>830</td> <td></td> <td></td> </tr> <tr> <td>1.5 Story</td> <td>Siding</td> <td>Basement</td> <td>1,175</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Overhang</td> <td>500</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>386,795</td> <td>348,113</td> </tr> </tbody> </table> 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</td> <td>2,514</td> <td>2,263</td> </tr> <tr> <td>3 Fixture Bath</td> <td>2</td> <td>15,864</td> <td>14,278</td> </tr> <tr> <td>Water/Sewer</td> <td></td> <td></td> <td></td> </tr> <tr> <td>1000 Gal Septic</td> <td>1</td> <td>4,640</td> <td>4,176</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>4,968</td> <td>4,471</td> </tr> <tr> <td>Porches</td> <td></td> <td></td> <td></td> </tr> <tr> <td>CCP (1 Story)</td> <td>44</td> <td>1,440</td> <td>1,296</td> </tr> <tr> <td>CCP (1 Story)</td> <td>496</td> <td>13,486</td> <td>12,137</td> </tr> <tr> <td>CCP (1 Story)</td> <td>272</td> <td>7,534</td> <td>6,781</td> </tr> <tr> <td>Garages</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4">Class: B Exterior: Siding Foundation: 42 Inch (Finished)</td> </tr> <tr> <td>Base Cost</td> <td>681</td> <td>38,456</td> <td>34,610</td> </tr> <tr> <td>Common Wall: 2 Wall</td> <td>1</td> <td>-5,533</td> <td>-4,980</td> </tr> <tr> <td>Door Opener</td> <td>2</td> <td>1,161</td> <td>1,045</td> </tr> <tr> <td colspan="4">Class: B Exterior: Pole (Unfinished)</td> </tr> <tr> <td>Storage Over Garage</td> <td>1500</td> <td>24,660</td> <td>22,194</td> </tr> <tr> <td>Base Cost</td> <td>1904</td> <td>54,550</td> <td>49,095</td> </tr> </tbody> </table> Built-Ins <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Basement	830			1.5 Story	Siding	Basement	1,175			1 Story	Siding	Overhang	500			Total:				386,795	348,113	Average Fixture(s)	Size	Cost	Depr. Cost	1	1	2,514	2,263	3 Fixture Bath	2	15,864	14,278	Water/Sewer				1000 Gal Septic	1	4,640	4,176	Water Well, 100 Feet	1	4,968	4,471	Porches				CCP (1 Story)	44	1,440	1,296	CCP (1 Story)	496	13,486	12,137	CCP (1 Story)	272	7,534	6,781	Garages				Class: B Exterior: Siding Foundation: 42 Inch (Finished)				Base Cost	681	38,456	34,610	Common Wall: 2 Wall	1	-5,533	-4,980	Door Opener	2	1,161	1,045	Class: B Exterior: Pole (Unfinished)				Storage Over Garage	1500	24,660	22,194	Base Cost	1904	54,550	49,095
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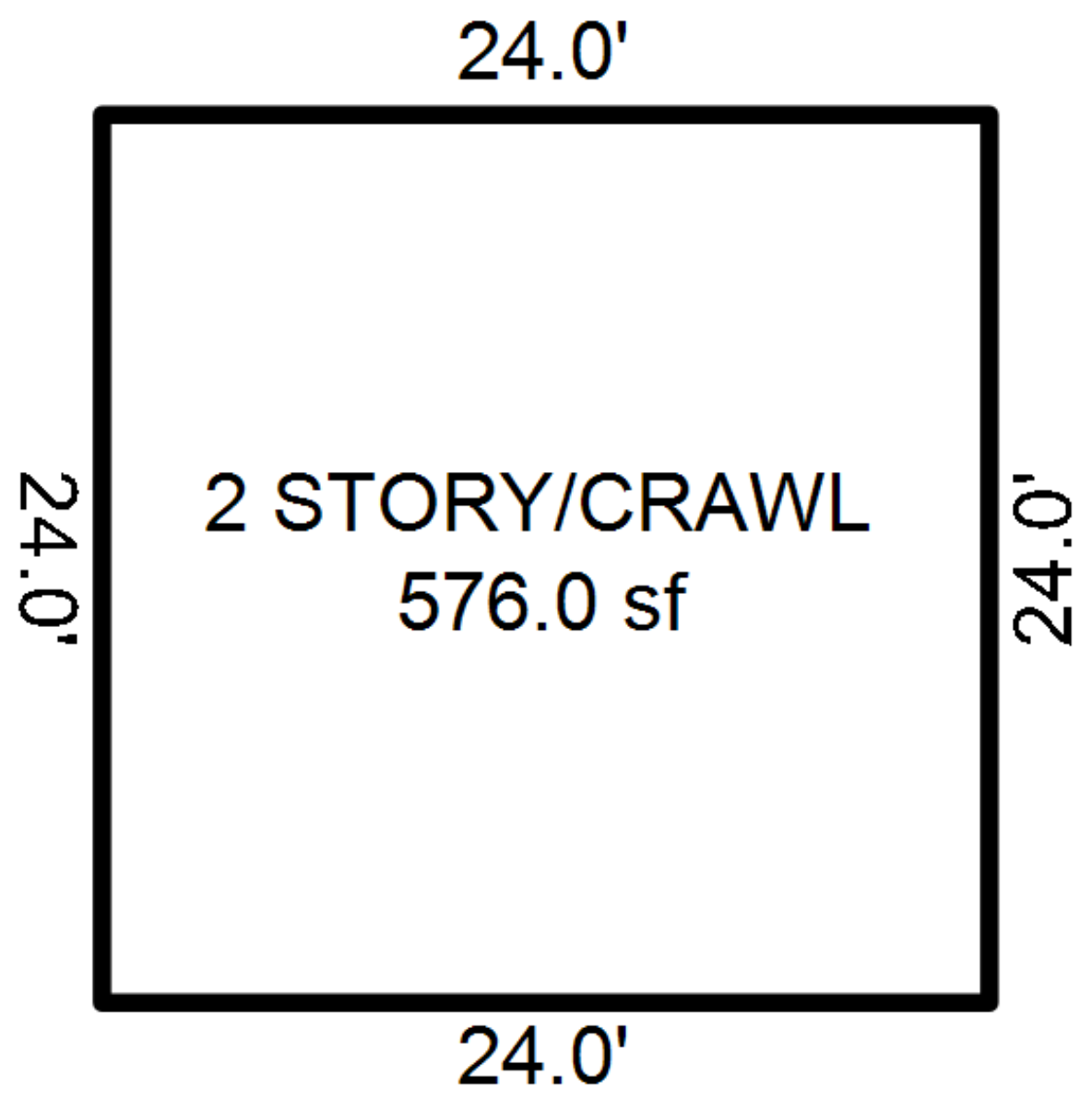
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 20	Type CPP	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 10 Floor Area: 1,248 Total Base New : 160,003 Total Depr Cost: 144,003 Estimated T.C.V: 126,723		E.C.F. X 0.880		Bsmnt Garage: Carport Area: Roof:	
Building Style: 2S		Trim & Decoration		Central Air Wood Furnace			(12) Electric		Cost Est. for Res. Bldg: 2 Single Family 2S (11) Heating System: Forced Heat & Cool Ground Area = 576 SF Floor Area = 1248 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90		Cls BC		Blt 2005	
Yr Built 2005	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures		Building Areas		Size	Cost New	Depr. Cost	
Condition: Average		Lg	X	Ord		Small	No. of Elec. Outlets		Stories Exterior Foundation		576			
Room List		Size of Closets		200			Amps Service		1 Story Siding Overhang		96			
Basement 1st Floor 2nd Floor 3 Bedrooms		Kitchen: Other: Other:		200			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	1,649	1,484	
(1) Exterior		(5) Floors		(6) Ceilings			(13) Plumbing		Other Additions/Adjustments					
Wood/Shingle Aluminum/Vinyl Brick		X Drywall		Ex. X Ord. Min			1		Plumbing					
X Pine/Cedar Insulation		(7) Excavation		Basement: 0 S.F. Crawl: 576 S.F. Slab: 0 S.F. Height to Joists: 0.0			1		Water/Sewer					
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1		Public Water Public Sewer Water Well					
X Many Avg. X Avg. Few Small		(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			1		1000 Gal Septic 2000 Gal Septic					
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:			1		Lump Sum Items:					
(3) Roof		Gable Hip Flat		Gambrel Mansard Shed		1		1000 Gal Septic 2000 Gal Septic		Notes:		ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV:		126,723
Chimney:														

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



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



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

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

School: MCBAIN - 57030      P.R.E. 100% 07/01/2003

Owner's Name/Address: GISCHIA JEFFREY T & DEBORAH A      MAP #:      2019 Est TCV 48,000

7421 W BLUE ROAD      Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

LAKE CITY MI 49651      Improved    X    Vacant      \* Factors \*

Tax Description: SEC 35 T22N R8W (11\*TRACT\*2001) SE 1/4 OF NE 1/4. 40A.

Comments/Influences:      Description      Frontage      Depth      Front      Depth      Rate      %Adj.      Reason      Value

X    Dirt Road      Residential LTDACCESS@\$1200      40.00 Acres      1200      100      48,000

Gravel Road      40.00 Total Acres      Total Est. Land Value =      48,000

Paved Road

Storm Sewer

Sidewalk

Water

Sewer

Electric

Gas

Curb

Street Lights

Standard Utilities

Underground Utils.

Topography of Site

X    Level

Rolling

Low

High

Landscaped

Swamp

Wooded

Pond

Waterfront

Ravine

Wetland

Flood Plain

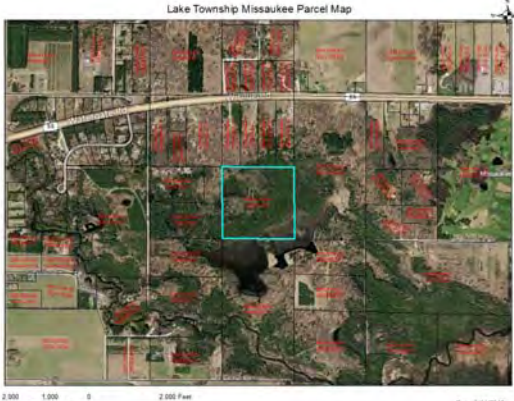
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2019	24,000	0	24,000			21,097C
			2018	24,000	0	24,000			20,603C
			2017	24,000	0	24,000			20,180C
			2016	20,000	0	20,000			20,000S

Who    When    What    2019    24,000    0    24,000          21,097C

2018    24,000    0    24,000          20,603C

2017    24,000    0    24,000          20,180C

2016    20,000    0    20,000          20,000S



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

Property Address	Class: 702 EXEMPT STATE	Zoning:	Building Permit(s)	Date	Number	Status
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	School: MCBAIN - 57030					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:					
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MICH STATE HWY COMM	2019 Est TCV 0					
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	Improved	X	Vacant	Land Value Estimates for Land Table .		
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	Public Improvements	* Factors *						
		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value

Taxpayer's Name/Address	Dirt Road							0
MICH STATE HWY COMM	Gravel Road		10.47	Total Acres			Total Est. Land Value =	0

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

Tax Description								
-----------------	--	--	--	--	--	--	--	--

SEC 35 T22N R8W HWY M-55 R/W LYING OVER & ACROSS NW 1/4.10.47A.								
---	--	--	--	--	--	--	--	--

Comments/Influences								
---------------------	--	--	--	--	--	--	--	--

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

		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	Who	When	What	2019	EXEMPT	EXEMPT	EXEMPT	EXEMPT
	TPC 12/27/2017	INSPECTED		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.

Property Address: M-55      Class: 703 EXEMPT COUNTY      Zoning:      Building Permit(s):      Date:      Number:      Status:

School: MCBAIN - 57030      P.R.E. 0%      MAP #:      2019 Est TCV 0

Owner's Name/Address: LAKE TOWNSHIP

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

SEC 35 T22N R8W ALL THAT PART OF NW 1/4 LYING S'LY OF HWY M-55 RELOCATED, N OF CLAM RIVER & W OF CLAM RIVER ESTATES SUBDIVISION. APPROX 6.9A.      X      Dirt Road      Gravel Road      Paved Road      Storm Sewer      Sidewalk      Water      Sewer      X      Electric      X      Gas      Curb      Street Lights      Standard Utilities      Underground Utils.      CLAM RIV 60/FF 700.00 429.38 1.0000 1.0000 60 100 42,000      700 Actual Front Feet, 6.90 Total Acres      Total Est. Land Value =      42,000

Comments/Influences:      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
2019	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2018	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2017	0	0	0			0
2016	0	0	0			0

Who:      When:      What:      TPC 12/27/2017 INSPECTED

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

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

GISCHIA JEFFREY T & DEBORAH A      MAP #:

7421 W BLUE ROAD      2019 Est TCV 4,950

LAKE CITY MI 49651      Improved    X    Vacant      Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

Tax Description      X    Dirt Road      \* Factors \*

. SEC 35 T22N R8W E 4 RDS OF NE 1/4 OF NW      Gravel Road      Description    Frontage    Depth    Front    Depth    Rate    %Adj.    Reason      Value

1/4 LYING S'LY OF HWY M-55. 1.55 A.      Paved Road      GROUP H \$75/FF    66.001023.00    1.0000    1.0000    75    100      4,950

Comments/Influences      Storm Sewer      66 Actual Front Feet, 1.55 Total Acres      Total Est. Land Value =      4,950

ACCESS TO BACK 40      Sidewalk      Water      Sewer      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      X    PRIVATE RD

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

Who      When      What      2019      2,500      0      2,500                2,500S

TPC 12/27/2017 INSPECTED      2018      2,500      0      2,500                2,500S

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Licensed To: Township of Lake, County of      2016      2,500      0      2,500                2,500S

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.
VANDERLAAN MATTHEW	SAWMILLER JEREMY & HILARY	127,000	08/14/2014	WD	WARRANTY DEED	2014-02819	PTA	100.0
COVENANT CAPITAL INC	VANDERLAAN MATTHEW	145,000	01/28/2011	WD	RELATED PARTY	2011-333WD	PTA	100.0
COVENANT CAPITAL INC	VANDERLAAN JAMES A & TERI	145,000	01/28/2011	WD	RELATED PARTY	2011-332WD	PTA	100.0
HINDS MARY K	FANNIE MAE	0	01/11/2010	QC	Reference	2010/53		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
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W BLUE RD	School: LAKE CITY - 57020					
	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 5,000

Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
Public Improvements			* Factors * ADJACENT BLUE RD ESTATES

Tax Description	X	Description	Frontage	Depth	Rate	%Adj.	Reason	Value
. SEC 35 T22N R8W THAT PART OF NE 1/4 OF NW 1/4 LYING N OF RE-CONSTRUCTED M-55 & N'LY & E'LY OF BLUE RD. .9325 A.	X	<Site Value A> GROUP A	\$5000	5000	100			5,000

Comments/Influences		0.930 Acres	0	100				0
		0.93 Total Acres	Total Est. Land Value =					5,000

IRREGULAR SHAPE. .EASEMENTS (N OF M55 E OF BLUE RD ESTATES)	X	Electric
	X <td>Gas</td>	Gas
	X <td>Curb</td>	Curb
		Street Lights
		Standard Utilities
		Underground Utils.



Topography of Site	X	Level
	X <td>Rolling</td>	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			2,500S
2018	2,500	0	2,500			2,500S
2017	2,500	0	2,500			2,500S
2016	3,000	0	3,000			3,000S

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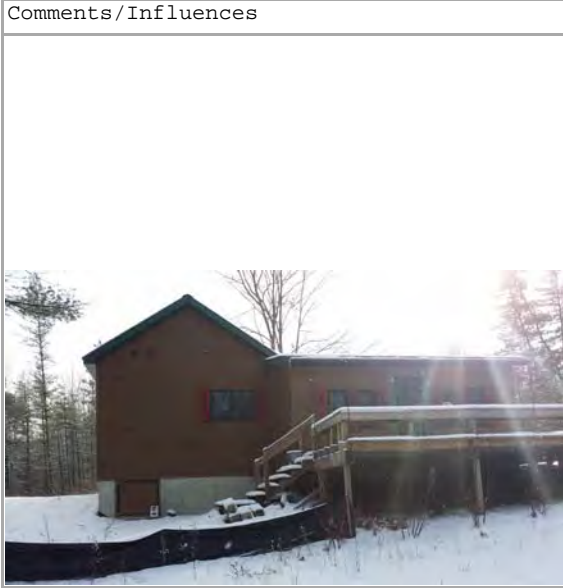
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WEIMEISTER LYNN A J/T	GILMER D H & WEIMEISTER L	0	09/19/2013	QC	QUIT CLAIM	2013-03531	PTA	0.0
WEIMEISTER LYNN A ETAL	WEIMEISTER J R & WEIMEIST	0	07/23/2013	QC	QUIT CLAIM	2013-02509	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
5271 S DICKERSON RD			Pole Barn	01/23/2018	2018-0015	100%
	P.R.E. 0%		Addition	07/13/2017	2017-0310	100%
Owner's Name/Address	MAP #:					
WEIMEISTER J R & WEIMEISTER L A J/T 6902 HOBBLEBUSH LN KALAMAZOO MI 49009	2019 Est TCV 121,250 TCV/TFA: 113.11					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS			
			Description	Frontage	Depth	Value
. SEC 35 T22N R8W A PARCEL OF LAND BEG AT A PT WHERE CLAM RIVER INTERSECTS N & S SEC LINE ON OLD M-55 ON THE S SIDE OF CLAM RIVER, TH S 250 FT; TH E 365 FT; TH N 500 FT; TO RIVER TH W 365 FT, ALONG RIVER TO POB. 3.1422 A.	X		* Factors *			
			<Site Value I> RIVER SITE	35000	100	35,000
			365 Actual Front Feet, 3.14 Total Acres			Total Est. Land Value = 35,000

Tax Description	X	Public Improvements	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
. SEC 35 T22N R8W A PARCEL OF LAND BEG AT A PT WHERE CLAM RIVER INTERSECTS N & S SEC LINE ON OLD M-55 ON THE S SIDE OF CLAM RIVER, TH S 250 FT; TH E 365 FT; TH N 500 FT; TO RIVER TH W 365 FT, ALONG RIVER TO POB. 3.1422 A.	X	Dirt Road				
	X	Gravel Road				
	X	Paved Road				
	X	Storm Sewer				
	X	Sidewalk				
	X	Water				
	X	Sewer				
	X	Electric				
	X	Gas				
	X	Curb				
	X	Street Lights				
	X	Standard Utilities				
	X	Underground Utils.				
	X	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				



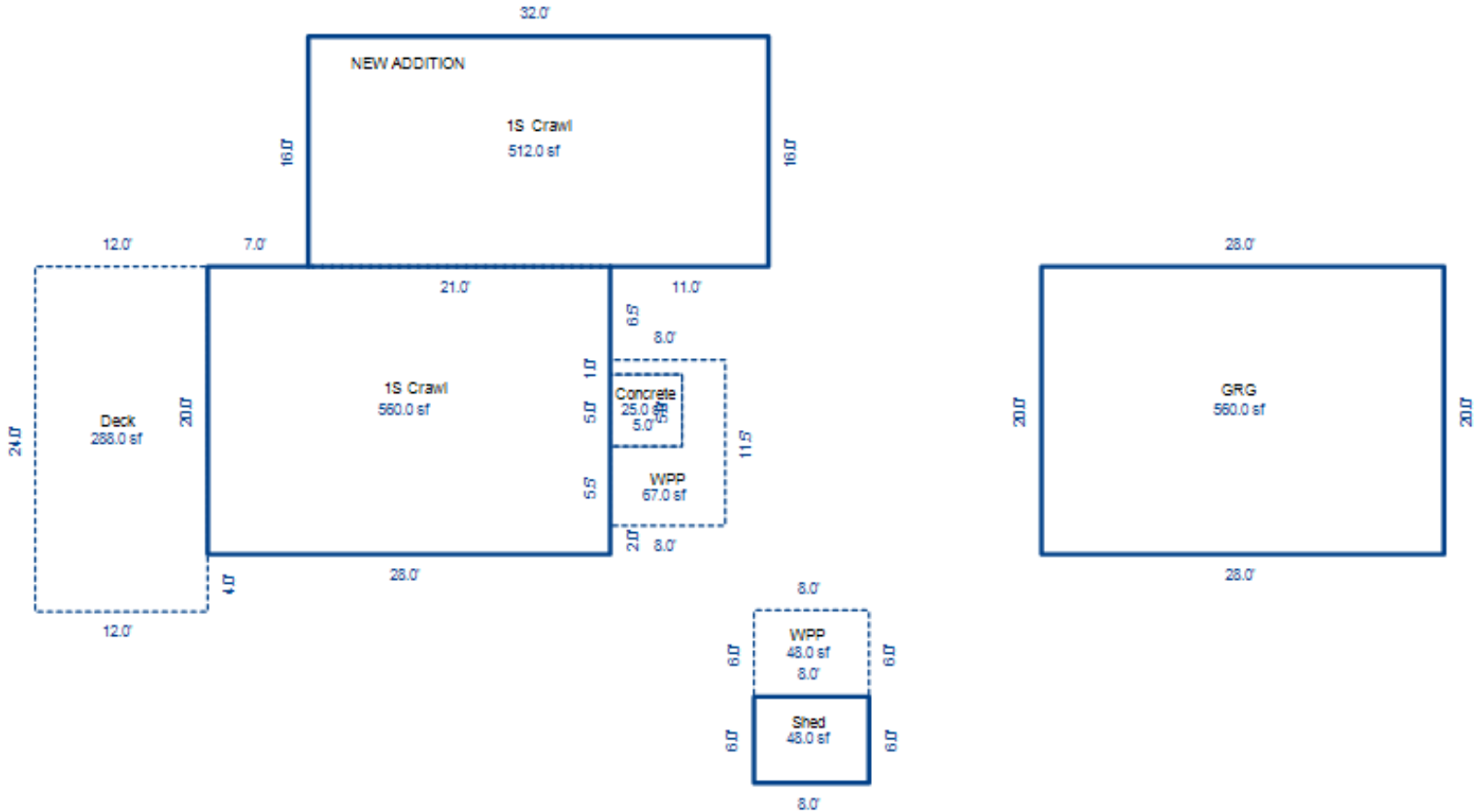
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	17,500	43,100	60,600			37,582C
2018	17,500	38,600	56,100			36,702C
2017	17,500	12,900	30,400			11,952C
2016	15,000	12,800	27,800			11,846C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Ga	Area 67 48 288	Type WPP WPP Treated Wood	Year Built: 2017 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: 560 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame		Drywall Paneled		Plaster Wood T&G													
Building Style: 1S		Trim & Decoration																
Yr Built	Remodeled	Ex	X	Ord		Min	Size of Closets											
1938	2017	Lg	X	Ord		Small	Doors											
Condition: Average							Solid X											
Room List		(5) Floors		Central Air Wood Furnace			(12) Electric			Class: C Effec. Age: 30 Floor Area: 1,072 Total Base New : 138,897 Total Depr Cost: 97,228 Estimated T.C.V: 85,561			E.C.F. X 0.880		Bsmnt Garage: Carport Area: Roof:			
	Basement 1st Floor 2nd Floor 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 = 1072 SF Floor Area = 1072 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70			Cls C		Blt 1938			
(1) Exterior				Ex.			Ord.			Min								
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets			Many			Ave.			Few					
	Insulation	(7) Excavation		(13) Plumbing			1			Average Fixture(s)								
(2) Windows		Basement: 0 S.F. Crawl: 1072 S.F. Slab: 0 S.F. Height to Joists: 0.0		1			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1			1000 Gal Septic 2000 Gal Septic					
X	Many Avg. Few	X	Large Avg. Small	(8) Basement		(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			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			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 1			1000 Gal Septic 2000 Gal Septic								
X	Asphalt Shingle																	
Chimney: Metal																		
Notes:													Totals:		138,897		97,228	
													ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 =>		TCV:		85,561	

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



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



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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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5511 S DICKERSON RD	School: LAKE CITY - 57020					
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	P.R.E. 100% 03/31/1998					
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Owner's Name/Address	MAP #:					
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MERRITT GARY A 5511 S DICKERSON ROAD LAKE CITY MI 49651	2019 Est TCV 146,608 TCV/TFA: 96.96					
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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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Taxpayer's Name/Address		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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MERRITT GARY A 5511 S DICKERSON ROAD LAKE CITY MI 49651	X	Dirt Road	500.00	633.87	1.0000	1.0000	100	100		50,000
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		500 Actual Front Feet, 7.28 Total Acres				Total Est. Land Value =	50,000
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		Land Improvement Cost Estimates			
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		Description	Rate	Size	% Good	Cash Value
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		D/W/P: 3.5 Concrete	5.00	168	71	596
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		Total Estimated Land Improvements True Cash Value =				596
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Tax Description	X	Electric				
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SEC 35 T22N R8W N 1/2 OF NW 1/4 OF NW 1/4 OF SW 1/4 & S 170 FT OF SW 1/4 OF SW 1/4 OF NW 1/4 S OF CLAM RIVER. 7.2758 A.		Gas				
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Comments/Influences		Curb				
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		Street Lights				
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		Standard Utilities				
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		Underground Utils.				
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		Topography of Site				
--	--	--------------------	--	--	--	--

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

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

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

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

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

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

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

	X	Pond				
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		Waterfront				
--	--	------------	--	--	--	--

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

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

		Flood Plain				
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		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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Who	When	What	2019	25,000	48,300	73,300		49,861C
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TPC 12/27/2017 INSPECTED			2018	25,000	45,200	70,200		48,693C
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			2017	25,000	43,800	68,800		47,692C
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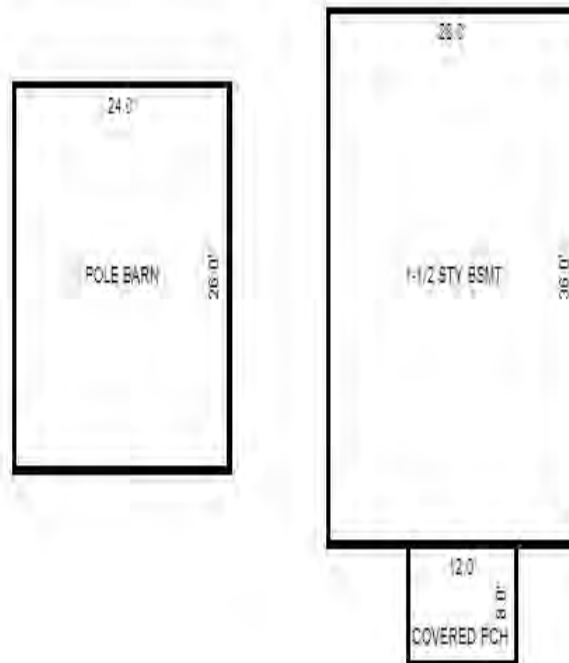
			2016	25,000	41,200	66,200		47,267C
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 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: 1975 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: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G									
Building Style: 1.5S		Trim & Decoration		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: 35 Floor Area: 1,512 Total Base New : 167,856 Total Depr Cost: 109,104 Estimated T.C.V: 96,012		E.C.F. X 0.880		Bsmnt Garage: Carport Area: Roof:	
Yr Built 1975	Remodeled 0	Ex	X	Ord		Min	Central Air Wood Furnace		Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Space Heater Ground Area = 1008 SF Floor Area = 1512 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65				Cls C -5 Blt 1975	
Condition: Average		Lg	X	Ord		Small	(12) Electric 150 Amps Service		Building Areas					
Room List		(5) Floors		No./Qual. of Fixtures			No. of Elec. Outlets		Stories Exterior Foundation Size Cost New Depr. Cost					
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Other:		Ex. X Ord. Min			Many X Ave. Few		1.5 Story Siding Basement 1,008 Total: 138,427 89,976					
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing		Other Additions/Adjustments					
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	Basement: 1008 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			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 Porches WCP (1 Story) 96 3,540 2,301 Garages Class: C Exterior: Pole (Unfinished) Base Cost 624 13,416 8,720 Built-Ins Appliance Allow. 1 2,099 1,364		Totals: 167,856 109,104					
(2) Windows		(8) Basement		(14) Water/Sewer			Notes:							
X	Many Avg. X Few	8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TC							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Lump Sum Items:										
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF												
X	Gable Hip Flat	(10) Floor Support												
X	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:												
X	Asphalt Shingle													
Chimney: Block														

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



Sketch by Apex IVT

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

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
5521 S DICKERSON RD						
Owner's Name/Address	School: LAKE CITY - 57020					
RODGERS MICHAEL L 5521 S DICKERSON RD LAKE CITY MI 49651	P.R.E. 100% 07/22/1994					
	MAP #:					
	2019 Est TCV 124,122 TCV/TFA: 107.74					

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 35 T22N R8W THAT PART OF E 3/4 OF N 1/2 OF N 1/2 OF N 1/2 OF SW 1/4 & OF E 3/4 OF S 1/2 OF NW 1/4 LYING W'LY & S'LY OF CLAM RIVER. 6.25 A.	X	Dirt Road		GROUP I 100/FF	430.00	633.14	1.0000	1.0000	100	100	43,000
Comments/Influences		Gravel Road		430 Actual Front Feet, 6.25 Total Acres Total Est. Land Value = 43,000							
CHG DEP..CHG CLASS FROM CD GAVE LOC ALLOWANCE	X	Paved Road									
STIP TRIB PETITIION FOR 94 REMOVE LOC ALLOWANCE FOR 05		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									

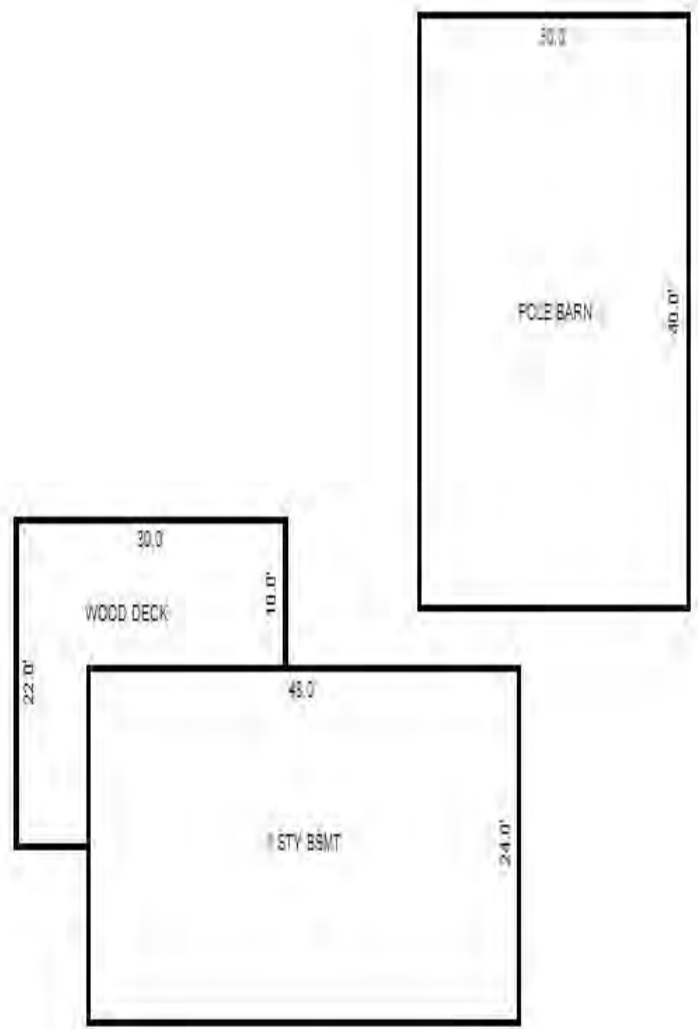


Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2019	21,500	40,600	62,100			46,382C
TPC 12/27/2017	INSPECTED		2018	21,500	35,200	56,700			45,295C
			2017	21,500	34,100	55,600			44,364C
			2016	21,500	32,100	53,600			43,969C

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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 372	Type 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: 1200 % Good: 67 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: D Effec. Age: 33 Floor Area: 1,152 Total Base New : 138,715 Total Depr Cost: 92,184 Estimated T.C.V: 81,122		E.C.F. X 0.880		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Total Base New : 138,715		E.C.F. X 0.880		Bsmnt Garage:	
Yr Built 1976	Remodeled 0	Ex	X	Ord	Min	150 Amps Service			Total Depr Cost: 92,184		E.C.F. X 0.880		Carport Area:		
Condition: Average		Lg	X	Ord	Small	No Heating/Cooling			Estimated T.C.V: 81,122		E.C.F. X 0.880		Roof:		
Room List		(5) Floors		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls D		Blt 1976			
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric			Clas D			Blt 1976					
(1) Exterior		X	Drywall	Ex. X Ord. Min			No. of Elec. Outlets			Total Base New : 138,715		E.C.F. X 0.880		Total Depr Cost: 92,184	
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Many X Ave. Few			(13) Plumbing			Total Depr Cost: 92,184		E.C.F. X 0.880		Estimated T.C.V: 81,122	
(2) Windows		Basement: 1152 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		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			Plumbing			Total Depr Cost: 92,184		E.C.F. X 0.880		Estimated T.C.V: 81,122	
X	Many Avg. X Few	Large Avg. X Small		(8) Basement			Water/Sewer			Total Depr Cost: 92,184		E.C.F. X 0.880		Estimated T.C.V: 81,122	
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			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Total Depr Cost: 92,184		E.C.F. X 0.880		Estimated T.C.V: 81,122	
(3) Roof		Recreation SF Living SF 1 Walkout Doors No Floor SF		(14) Water/Sewer			Lump Sum Items:			Total Depr Cost: 92,184		E.C.F. X 0.880		Estimated T.C.V: 81,122	
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support			Notes:			Total Depr Cost: 92,184		E.C.F. X 0.880		Estimated T.C.V: 81,122	
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Notes:			ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCVC			Total Depr Cost: 92,184		E.C.F. X 0.880		Estimated T.C.V: 81,122	
Chimney: Brick										Total Depr Cost: 92,184		E.C.F. X 0.880		Estimated T.C.V: 81,122	

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



Sketch by Apex IVT

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: 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% 04/21/2009										
VANHOUTEN CLIFFORD 5659 S DICKERSON Lake City MI 49651		MAP #:		2019 Est TCV 10,000								
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
. SEC 35 T22N R8W W 1/2 OF S 1/2 OF N 1/2 OF NW 1/4 OF SW 1/4. 5A.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		Residentia PARTOF	>10@	\$2000	5.00	Acres	2000	100		10,000
		Paved Road		5.00 Total Acres				Total Est. Land Value =		10,000		
		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	5,000	0	5,000		4,557C		
		TPC 12/27/2017 INSPECTED			2018	5,000	0	5,000		4,451C		
					2017	5,000	0	5,000		4,360C		
					2016	5,300	0	5,300		4,322C		



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
Property Address								
S DICKERSON RD		Class: 402 RESIDENTIAL-V		Zoning:		Building Permit(s)		Date
S DICKERSON RD		School: LAKE CITY - 57020						Number
S DICKERSON RD		P.R.E. 100% 04/21/2009						Status
Owner's Name/Address								
VANHOUTEN CLIFFORD		MAP #:						
5659 S DICKERSON RD		2019 Est TCV 10,000						
Lake City MI 49651		Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS			
Tax Description		Public Improvements				* Factors *		
. SEC 35 T22N R8W E 1/2 OF S 1/2 OF N 1/2 OF NW 1/4 OF SW 1/4 LYING WzLY OF CLAM RIVER. 5A.		Dirt Road		Description		Frontage	Depth	Front
Comments/Influences		Gravel Road		Residentia PARTOF>10@\$2000		5.00 Acres	2000	100
SAME OWNER OWNS FRONT 5 ACRES		Paved Road		5.00 Total Acres		Total Est. Land Value =		10,000
		Storm Sewer						
		Sidewalk						
		Water						
		Sewer						
		Electric						
		Gas						
		Curb						
		Street Lights						
		Standard Utilities						
		Underground Utils.						
		Topography of Site						
		X Level						
		Rolling						
		Low						
		High						
		Landscaped						
		Swamp						
		Wooded						
		Pond						
		Waterfront						
		Ravine						
		Wetland						
		Flood Plain						
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Who		When	What	2019	5,000	0	5,000	4,390C
TPC 12/27/2017 INSPECTED				2018	5,000	0	5,000	4,288C
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Licensed To: Township of Lake, County of Missaukee, Michigan				2016	5,300	0	5,300	4,163C

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHOLTEN MELVIN B	SCHOLTEN ARLENE M	0	09/23/2016	DC	CERTIFICATE OF DEATH	2106-03414		0.0
		3,500	05/01/1996	WD	Download	315:1372		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
5675 S DICKERSON RD	School: LAKE CITY - 57020		Modular	04/28/2005	20050089	Complete

Owner's Name/Address	MAP #:	2019 Est TCV 106,537 TCV/TFA: 80.47
SCHOLTEN ARLENE M 5675 S DICKERSON RD 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 35 T22N R8W S 134 FT OF W 225 FT OF N/2 OF S/2 OF NW/4 OF SW/4. .6921 A M/L	X			Dirt Road	134	225.00	1.0000	1.0000	40	100	5,360
Comments/Influences				134 Actual Front Feet, 0.69 Total Acres Total Est. Land Value = 5,360							

Comments/Influences	X	Electric	Land Improvement Cost Estimates				
			Description	Rate	Size % Good	Cash Value	
SPLIT .5657 AC TO 019-75 FOR 97 05 SPLIT .70 AC. TO 019-10 FOR 06	X		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	X	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain
	X												



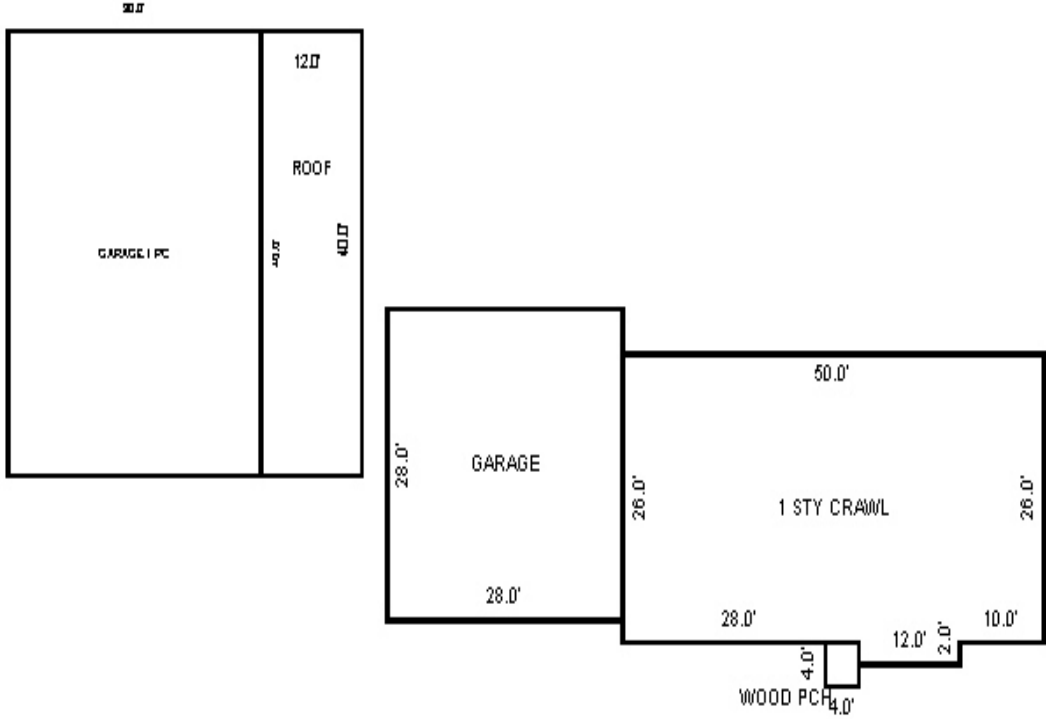
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC 12/27/2017 INSPECTED			2019	2,700	50,600	53,300			42,511C
			2018	2,700	48,100	50,800			41,515C
			2017	2,700	44,700	47,400			40,662C
			2016	2,700	37,600	40,300			40,300S

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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 16 480	Type WPP Roof Cover Onl	Year Built: 2005 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 784 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G													
Building Style: BOCA/STATE		Trim & Decoration																
Yr Built 2005	Remodeled 0	Ex	X	Ord		Min	Size of Closets											
Condition: Average		Lg	X	Ord		Small	Doors											
Room List		(5) Floors		Kitchen: Other: Other:			(12) Electric											
	Basement 1st Floor 2nd Floor 3 Bedrooms						0 Amps Service											
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE			Cls C -5 Blt 2005								
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall	Ex.	X	Ord.		Min	(11) Heating System: Forced Air w/ Ducts Ground Area = 1324 SF Floor Area = 1324 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=91/100/100/100/91									
(2) Windows		(7) Excavation		No. of Elec. Outlets			Building Areas											
X	Many Avg. Few	X	Large Avg. Small	Many	X	Ave.		Few	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost				
(3) Roof		(8) Basement		(13) Plumbing			Other Additions/Adjustments											
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 0 S.F. Crawl: 1324 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			Plumbing Average Fixture(s) 1 1,120 1,019 3 Fixture Bath 1 3,525 3,208 Water/Sewer 1000 Gal Septic 1 3,691 3,359 Water Well, 100 Feet 1 4,407 4,010 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 784 23,308 Common Wall: 1 Wall 1 -2,038 -1,855 Door Opener 1 415 378 Class: D Exterior: Pole (Unfinished) Base Cost 1200 17,388 15,823 Built-Ins Appliance Allow. 1 2,099 1,910 Porches WPP 16 643 585 Deck w/Roof (Roof portion) 480 5,578 5,076 Totals: 183,551 167,046											
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish		(14) Water/Sewer			Notes: MODULAR ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.600 => TCV: 100,228										
X	Asphalt Shingle	Recreation SF Living SF Walkout Doors No Floor SF		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic														
Chimney:		(10) Floor Support		Lump Sum Items:														

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



Sketch by Apex IV™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHOLTEN MELVIN & ARLENE	DICK RONALD L & BETTE JO,	0	04/15/2005	WD	Not Qualified	05-0/1348		100.0

Property Address	Class: 101 AG - IMPROVED	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. 100% 04/15/2005					
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Owner's Name/Address	MAP #:
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DICK RONALD L & BETTE JO TRUSTEES RONALD L & BETTE JO DICK FAM TRUST 5721 S DICKERSON RD MC BAIN MI 49657	2019 Est TCV 53,947
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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			12.10 Acres		3300	100		39,930
12.10 Total Acres Total Est. Land Value =								39,930

Land Improvement Cost Estimates			
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Description	Rate	Size	% Good	Cash Value
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Agricultural Local Cost Land Improvements				
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Description	Rate	Size	% Good	Cash Value
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8' DIAMETER WELL	15,750.00	1	89	14,017
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Total Estimated Land Improvements True Cash Value =				14,017
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Standard Utilities				
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Underground Utils.				
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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
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2019	20,000	7,000	27,000			14,201C
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2018	21,800	7,000	28,800			13,869C
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2017	21,800	7,000	28,800			13,584C
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2016	22,400	7,000	29,400			13,463C
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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.
SECRETARY OF HOUSING & UR	THOMAS ROGER L & CHARLENE	28,778	03/06/2012	WD	HUD SALE	2012-00761	PTA	100.0
US BANK	SECRETARY OF HOUSING & UR	1	10/03/2011	CD	COVENANT DEED	2011-03294 CD	PTA	0.0
STURTEVANT SCOTT L	US BANK	103,895	08/20/2010	SD	SHERIFF'S DEED	2010-4046SD	PTA	0.0
MCVEAN KATHLEEN (FORMER S	STURTEVANT SCOTT L (SM)	0	07/21/2008	QC	Not Qualified	2008/2867		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
5663 S DICKERSON RD	School: LAKE CITY - 57020		Pole Barn	12/02/2004	20040460	Complete
	P.R.E. 0%					

Owner's Name/Address	MAP #:
THOMAS ROGER L & CHARLENE 3820 S LACHANCE RD LAKE CITY MI 49651	2019 Est TCV 71,514 TCV/TFA: 49.12

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	127.00	298.40	1.0000	1.0000	40 100	5,080
127 Actual Front Feet, 0.87 Total Acres						Total Est. Land Value = 5,080

Tax Description  
 2012-00761 WD the East 154 feet of the West 554 feet of the North 160 feet of the North 1/2 of the South 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 35, Town 22 North, Range 8 West, Lake Township, Missaukee County, Michigan and also the North 33 feet of the West 400 feet of the North 1/2 of the South 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 35, Town 22 North, Range 8 West, Lake Township, Missaukee County, Michigan.

X	Topography of Site	Description	Rate	Size % Good	Cash Value
X	Dirt Road	Fencing: Wd, Solid, 6 ft.	20.40	48 0	0
X	Gravel Road	Wood Frame	13.59	576 50	3,914
X	Paved Road	Wood Frame	17.76	96 50	852
X	Storm Sewer	Residential Local Cost Land Improvements			
X	Sidewalk	Description	Rate	Size % Good	Cash Value
X	Water	LAND IMPROVE 1000	1,000.00	1 95	950
X	Sewer	Total Estimated Land Improvements True Cash Value = 5,716			
X	Electric				
X	Gas				
X	Curb				
X	Street Lights				
X	Standard Utilities				
X	Underground Utils.				



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	2,500	33,300	35,800			23,432C
2018	2,500	26,700	29,200			22,883C
2017	2,500	24,900	27,400			22,413C
2016	2,500	21,200	23,700			22,214C

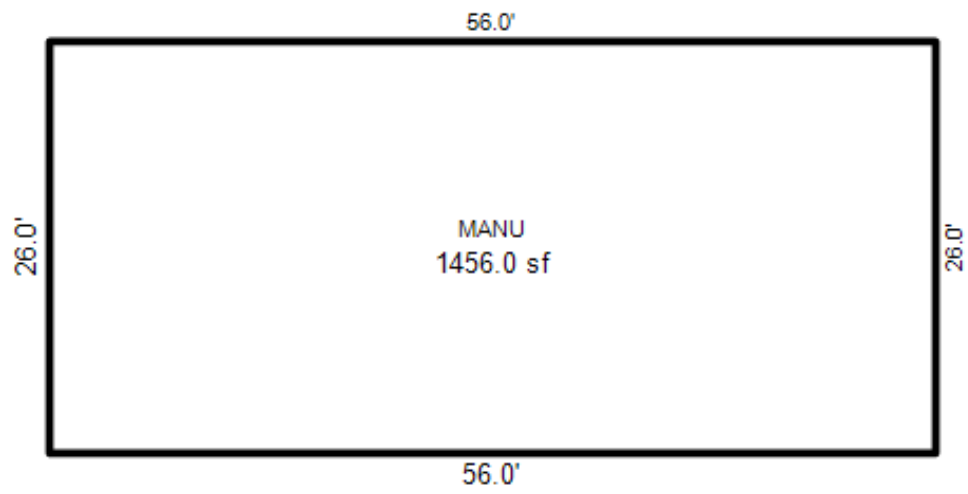
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Who	When	What
TPC	12/27/2017	INSPECTED
TPC	06/05/2017	INSPECTED
TPC	06/14/2015	INSPECTED

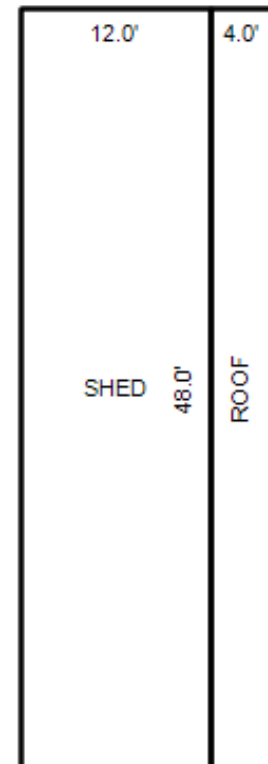
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame	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 192	Type Roof Cover Onl	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:					
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: D Effec. Age: 15 Floor Area: 1,456 Total Base New : 119,057 Total Depr Cost: 101,197 Estimated T.C.V: 60,718		E.C.F. X 0.600		Bsmnt Garage: Carport Area: Roof:					
Building Style: BOCA/STATE		Trim & Decoration		Central Air Wood Furnace			(12) Electric		Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE		Cls D		Blt 1995					
Yr Built 1995	Remodeled 0	Ex	X	Ord	Min	200 Amps Service			Ground Area = 1456 SF Floor Area = 1456 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85		Total: 105,121		89,351					
Condition: Average		Lg	X	Ord	Small	(13) Plumbing			Building Areas		Size		Cost New		Depr. Cost			
Room List		(5) Floors		No./Qual. of Fixtures			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		Piers		1,456		105,121		89,351	
(1) Exterior		Kitchens: Other: Other:		No. of Elec. Outlets			Plumbing		Average Fixture(s)		Average Fixture(s)		1		778		661	
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall	Many X Ave. Few			3 Fixture Bath		2 Fixture Bath		3 Fixture Bath		1		2,463		2,094	
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement			Softener, Auto		Softener, Manual		Solar Water Heat		Water/Sewer		1000 Gal Septic		Water Well, 100 Feet	
X	Many Avg. Few	X	Large Avg. Small	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains	
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		(9) Basement Finish			Ceramic Tub Alcove		Vent Fan		(14) Water/Sewer		Public Water		Public Sewer		Water Well	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Recreation SF Living SF Walkout Doors No Floor SF		Joists: Unsupported Len: Cntr.Sup:			1 1000 Gal Septic		2000 Gal Septic		Lump Sum Items:		1 1000 Gal Septic		2000 Gal Septic		Lump Sum Items:	
X	Double Glass Patio Doors Storms & Screens	Recreation SF Living SF Walkout Doors No Floor SF		Joists: Unsupported Len: Cntr.Sup:			1 1000 Gal Septic		2000 Gal Septic		Lump Sum Items:		1 1000 Gal Septic		2000 Gal Septic		Lump Sum Items:	
Chimney: Metal		Recreation SF Living SF Walkout Doors No Floor SF		Joists: Unsupported Len: Cntr.Sup:			1 1000 Gal Septic		2000 Gal Septic		Lump Sum Items:		1 1000 Gal Septic		2000 Gal Septic		Lump Sum Items:	
Notes: 1995 REDMAN		Recreation SF Living SF Walkout Doors No Floor SF		Joists: Unsupported Len: Cntr.Sup:			1 1000 Gal Septic		2000 Gal Septic		Lump Sum Items:		1 1000 Gal Septic		2000 Gal Septic		Lump Sum Items:	
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.600 => TCv:		Recreation SF Living SF Walkout Doors No Floor SF		Joists: Unsupported Len: Cntr.Sup:			1 1000 Gal Septic		2000 Gal Septic		Lump Sum Items:		1 1000 Gal Septic		2000 Gal Septic		Lump Sum Items:	

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



shed



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
JPMORGAN CHASE BANK	BARTHOLOMEW JEREMY A	49,900	05/29/2014	CD	BANK SALE	2014-01918	PTA	100.0							
HOSE JEREMY & CARRIE H&W	JPMORGAN CHASE BANK	63,750	01/10/2014	SD	SHERIFF'S DEED	2014-00257SD		0.0							
VAN HULST KENNETH & BONNE	HOSE JEREMY B & CARRIE R	0	05/21/2004	WD	Not Qualified	04-0/3015		0.0							
VANHULST KENNETH E ETAL	HOSE JEREMY & CARRIE	88,000	05/05/2004	WD	Not Qualified	04-0/2200		100.0							
Property Address		Class: 401 RESIDENTIAL-I		Zoning:		Building Permit(s)		Date	Number	Status					
5661 S DICKERSON RD		School: LAKE CITY - 57020													
Owner's Name/Address		P.R.E. 100% 03/31/2015													
BARTHOLOMEW JEREMY A 5661 S DICKERSON RD LAKE CITY MI 49651		MAP #:													
		2019 Est TCV 105,100 TCV/TFA: 76.38													
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS										
SEC 35 T22N R8W (3*2004) N 160 FT OF W 300 FT OF N 1/2 OF S 1/2 OF NW 1/4 OF SW 1/4 EXC N 33 FT THOF. .8747 A		X	Public Improvements		* Factors *										
Comments/Influences		Dirt Road		Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
Split for 94		Gravel Road		40/FF		127.00	300.00	1.0000	1.0000	40	100		5,080		
96 Split .30 Ac to 019-75 for 97		Paved Road		127 Actual Front Feet, 0.88 Total Acres		Total Est. Land Value =						5,080			
04 Split .29 Ac to 019-94 for 05		Storm Sewer		Land Improvement Cost Estimates											
Exempt..(Adjacent Land Owner)		Sidewalk		Description		Rate	Size	% Good			Cash Value				
		Water		D/W/P: 4in Ren. Conc.		5.57	1200	0			0				
		Sewer		Fencing: Wire Mesh, #9		2.84	100	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															
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		2,500		50,100		52,600		42,004C	
TPC 12/27/2017 INSPECTED		2018		2,500		46,800		49,300				41,020C			
TPC 05/05/2015 INSPECTED		2017		2,500		43,100		45,600				40,177C			
		2016		2,500		42,800		45,300				39,819C			



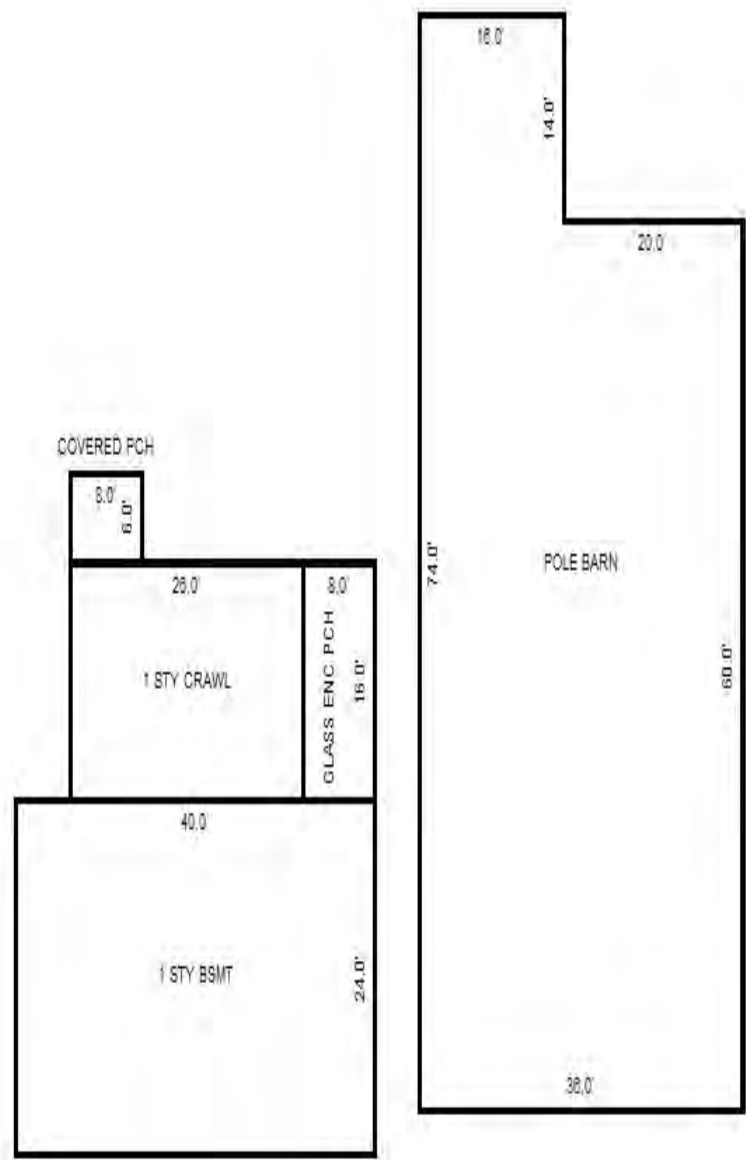
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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 128 48	Type CGEP (1 Story) WCP (1 Story)	Year Built: Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 2384 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 40 Floor Area: 1,376 Total Base New : 187,634 Total Depr Cost: 112,579 Estimated T.C.V: 99,070		E.C.F. X 0.880		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			(12) Electric			150 Amps Service					
Yr Built 1973	Remodeled 0	Ex	X	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S		Cls CD		Blt 1973		
Condition: Average		Lg	X	Ord	Small	No. of Elec. Outlets			Ground Area = 1376 SF Floor Area = 1376 SF.						
Room List		Doors		Solid	X	H.C.	(13) Plumbing			Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60					
Basement	1st Floor	Kitchen:		Other:			Average Fixture(s)			Building Areas					
2nd Floor	Bedrooms	Other:		Other:			1			Stories Exterior Foundation Size Cost New Depr. Cost					
(1) Exterior		(4) Interior		(6) Ceilings			2			1 Story Siding Basement 960					
Wood/Shingle	Aluminum/Vinyl	Drywall		Exc.			3			1 Story Siding Crawl Space 416					
Brick	Insulation	(7) Excavation		Basement: 960 S.F.			2			Total: 130,562		78,337			
(2) Windows		(8) Basement		Crawl: 416 S.F.			Average Fixture(s)			Plumbing					
Many	X	Avg.	X	Avg.	Small	Slab: 0 S.F.			Other Additions/Adjustments						
Wood Sash	Metal Sash	Conc. Block		Poured Conc.			3			Plumbing					
Vinyl Sash	Double Hung	Stone		Treated Wood			2			Water/Sewer					
Horiz. Slide	Casement	Concrete Floor		No Plumbing			Average Fixture(s)			1000 Gal Septic		1		3,453 2,072	
Double Glass	Patio Doors	(9) Basement Finish		Recreation SF			3			Water Well, 50 Feet		1		1,962 1,177	
X	Storms & Screens	Recreation SF		Living SF			Average Fixture(s)			Porches					
(3) Roof		Walkout Doors		No Floor SF			3			CGEP (1 Story)		128		6,147 3,688	
Gable	Gambrel	(10) Floor Support		Public Water			3			WCP (1 Story)		48		2,070 1,242	
Hip	Mansard	Joists:		Public Sewer			3			Built-Ins					
Flat	Shed	Unsupported Len:		Water Well			3			Appliance Allow.		1		1,467 880	
Chimney:		Cntr.Sup:		1000 Gal Septic			3			Fireplaces					
				2000 Gal Septic			3			Interior 1 Story		1		3,567 2,140	
				Lump Sum Items:			3			Garages					
							3			Class: D Exterior: Pole (Unfinished)					
							3			Base Cost		2384		34,544 20,726	
							3			Notes:		Totals:		187,634 112,579	
							3			ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV:				99,070	

\*\*\* 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.
SECRETARY OF HOUSING & UR	THOMAS ROGER L & CHARLENE	28,778	03/06/2012	WD	HUD SALE	2012-00761		100.0
US BANK NA	SECRETARY OF HOUSING & UR	1	10/03/2011	CD	COVENANT DEED	2011-03294 CD		0.0
STURTEVANT SCOTT L	US BANK	103,893	08/20/2010	SD	SHERIFF'S DEED	2010-4046SD	PTA	0.0
MCVEAN KATHLEEN STURTEVAN	STURTEVANT SCOTT L (S/M)	0	08/21/2008	QC	Not Qualified	2008/2867		0.0

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

S DICKERSON RD	School: LAKE CITY - 57020					
	P.R.E. 0%					

Owner's Name/Address	MAP #:
THOMAS ROGER L & CHARLENE 3820 S LACHANCE RD LAKE CITY MI 49651	2019 Est TCV 2,500

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

Tax Description			GROUP E 25/FF 100.00 127.00 1.0000 1.0000 25 100					2,500	
2012-0761 WD Parcel 2: Part of the Southwest 1/4 of Section 35, Town 22 North, Range 8 West, Lake Township, Missaukee County, Michigan more fully described to wit: Commencing at the West 1/4 comer of Section 35; thence South 00 degrees 00 minutes 44 seconds West, 653.46 feet along the West line of said Section 35; thence South 89 degrees 45 minutes 09 seconds East, 300.00 feet; thence South 00 degrees 00 minutes 39 seconds West, 33.00 feet to the point of beginning; thence South 89 degrees 45			100 Actual Front Feet, 0.29 Total Acres					Total Est. Land Value =	2,500

2012-0761 WD Parcel 2: Part of the Southwest 1/4 of Section 35, Town 22 North, Range 8 West, Lake Township, Missaukee County, Michigan more fully described to wit: Commencing at the West 1/4 comer of Section 35; thence South 00 degrees 00 minutes 44 seconds West, 653.46 feet along the West line of said Section 35; thence South 89 degrees 45 minutes 09 seconds East, 300.00 feet; thence South 00 degrees 00 minutes 39 seconds West, 33.00 feet to the point of beginning; thence South 89 degrees 45

- 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



The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2019	1,300	0	1,300			844C
TPC 12/27/2017	INSPECTED		2018	1,300	0	1,300			825C
TPC 06/14/2015	INSPECTED		2017	1,300	0	1,300			809C
			2016	1,300	0	1,300			802C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status				
S DICKERSON RD	School: LAKE CITY - 57020	P.R.E. 100% 04/21/2009								
Owner's Name/Address	MAP #:	2019 Est TCV 340								
VANHOUTEN CLIFFORD 5659 S DICKERSON Lake City MI 49651	Improved <input checked="" type="checkbox"/> Vacant <input checked="" type="checkbox"/>	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS								
Tax Description	Public Improvements	* Factors *								
. SEC 35 T22N R8W BEG S 0 DEG 0'44" W 653.46 FT & S 89 DEG45'09" E 1170.38 FT FROM W 1/4 COR TH S 89 DEG 45'09" E 150 FT, S 0 DEG 01'27" W100 FT N 44 DEG 46'54" W 90 FT, N 66 DEG59'12" W 94.04 FT TO POB. .17A.	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 PARTOF>10@\$2000	0.17 Acres	2000	100					340
IRREGULAR SHAPE..SAME OWNER OWNS ADJOINING PCLS. REDUCED NEG SIZE ADJ FOR 05..IS BUILDABLE LOT.	Topography of Site	0.17 Total Acres Total Est. Land Value = 340								
	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	200	0	200			200S		
	TPC 12/27/2017 INSPECTED	2018	200	0	200			200S		
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		2017	200	0	200			200S		
		2016	200	0	200			200S		

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

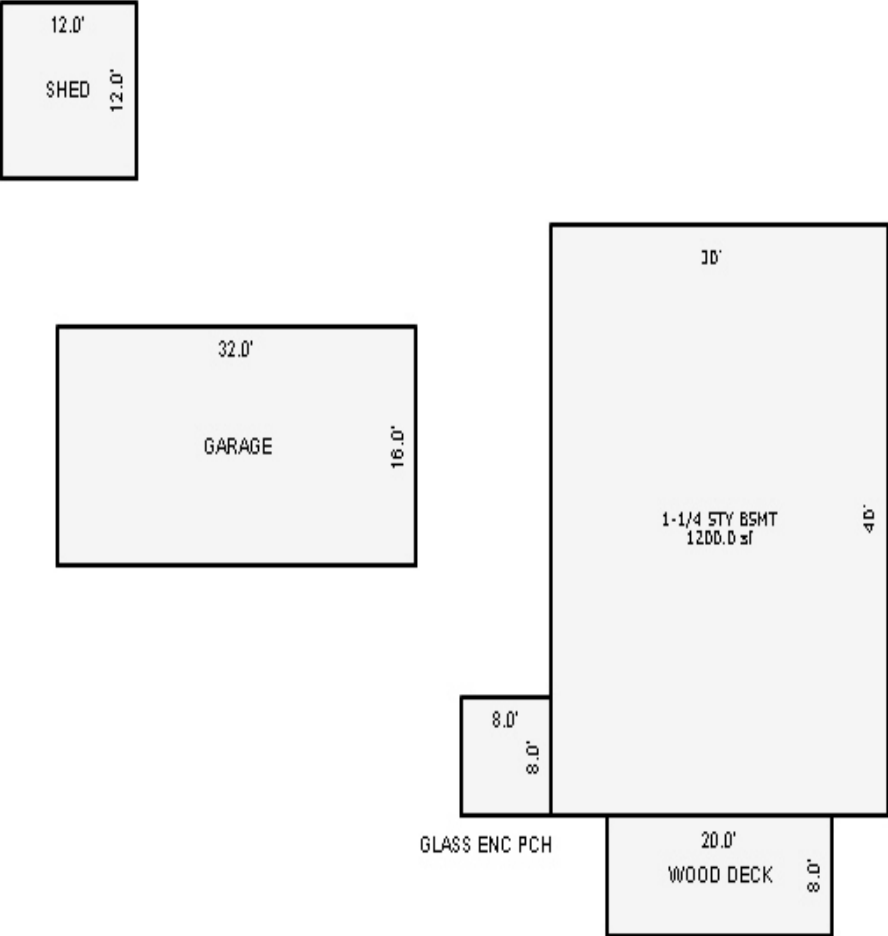
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: 401 RESIDENTIAL-I		Zoning:	Building Permit(s)	Date	Number	Status		
5759 S DICKERSON RD		School: LAKE CITY - 57020		Addition		05/25/2006	20060124	Complete		
Owner's Name/Address		P.R.E. 100% 07/22/1994		MAP #:						
SNELLER RONALD L & CYNTHIA R 5759 S DICKERSON LAKE CITY MI 49651		2019 Est TCV 143,618 TCV/TFA: 95.75								
Taxpayer's Name/Address		X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
SNELLER RONALD L & CYNTHIA R 5759 S DICKERSON LAKE CITY MI 49651		Public Improvements		* Factors *						
Tax Description		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
. SEC 35 T22N R8W W 1/2 OF S 1/2 OF S 1/2 OF NW 1/4 OF SW 1/4. 5 A.		Gravel Road		Residentia 3 - 7 @\$2800	5.00 Acres			2800 100	14,000	
Comments/Influences		Paved Road		5.00 Total Acres Total Est. Land Value =					14,000	
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Storm Sewer		Land Improvement Cost Estimates						
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Sidewalk		Description	Rate	Size	% Good	Cash Value		
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Water Sewer		Wood Frame	20.49	144	65	1,918		
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Electric Gas		Total Estimated Land Improvements True Cash Value =					1,918	
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Curb								
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Street Lights								
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Standard Utilities								
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Underground Utils.								
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Topography of Site								
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Rolling		2019	7,000	64,800	71,800			52,246C
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Low		2018	7,000	59,600	66,600			51,022C
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		High		2017	7,500	57,800	65,300			49,973C
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Landscaped		2016	7,500	54,400	61,900			49,528C
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Swamp								
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Wooded								
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Pond								
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Waterfront								
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Ravine								
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Wetland								
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Flood Plain								
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Who	When	What	2019	7,000	64,800	71,800		52,246C
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		TPC	12/27/2017	INSPECTED	2018	7,000	59,600	66,600		51,022C
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan					2017	7,500	57,800	65,300		49,973C
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan					2016	7,500	54,400	61,900		49,528C



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


Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough	Insulation	X	Gas	Oil	Elec.	1	Appliance Allow.	Interior 1 Story	Area	Type	Year Built:	
	Mobile Home												0	Front Overhang
	Town Home	0	Other Overhang	X	Forced Air w/o Ducts					2nd/Same Stack	160	Treated Wood	Class: CD	
	Duplex	(4) Interior		Forced Air w/ Ducts					Garbage Disposal	Two Sided			Exterior: Siding	
	A-Frame			Forced Hot Water					Bath Heater	Exterior 1 Story			Brick Ven.: 0	
X	Wood Frame	X	Drywall	Electric Baseboard					Vent Fan	Exterior 2 Story			Stone Ven.: 0	
			Paneled	Elec. Ceil. Radiant					Hot Tub	Prefab 1 Story			Common Wall: Detache	
			Plaster	Elec. Radiant (in-floor)					Unvented Hood	Prefab 2 Story			Foundation: 18 Inch	
			Wood T&G	Electric Wall Heat					Vented Hood	Heat Circulator			Finished?:	
Building Style:		Trim & Decoration		Space Heater					Intercom	Raised Hearth			Auto. Doors: 0	
1.25S		Ex	X	Ord		Min			Jacuzzi Tub	Wood Stove			Mech. Doors: 0	
Yr Built	Remodeled	Size of Closets		Wall/Floor Furnace					Jacuzzi repl.Tub	Direct-Vented Ga			Area: 512	
1900	2007	Lg	X	Ord		Small			Oven	Class: C			% Good: 0	
Condition: Average		Doors		Solid	X	H.C.			Microwave	Effec. Age: 17			Storage Area: 0	
Room List		(5) Floors		Central Air					Standard Range	Floor Area: 1,500			E.C.F.	
	Basement	Kitchen:		Wood Furnace					Self Clean Range	Total Base New : 174,704			X 0.880	
	1st Floor	Other:		(12) Electric					Sauna	Total Depr Cost: 145,114			Bsmnt Garage:	
	2nd Floor	Other:		100 Amps Service					Trash Compactor	Estimated T.C.V: 127,700			Carport Area:	
	4 Bedrooms	(6) Ceilings		No./Qual. of Fixtures					Central Vacuum				Roof:	
(1) Exterior		X	Drywall	Ex. Ord. X Min					Security System					
X	Wood/Shingle	No. of Elec. Outlets		Many Ave. X Few					Cost Est. for Res. Bldg: 1 Single Family 1.25S				Cls C Blt 1900	
	Aluminum/Vinyl	(7) Excavation		(13) Plumbing					(11) Heating System: Forced Air w/ Ducts					
	Brick	Basement: 1200 S.F.		1 Average Fixture(s)					Ground Area = 1200 SF Floor Area = 1500 SF.					
	Insulation	Crawl: 0 S.F.		1 3 Fixture Bath					Phy/Ab.Phy/Func/Econ/Comb. % Good=83/100/100/100/83					
(2) Windows		Slab: 0 S.F.		2 Fixture Bath					Building Areas					
X	Many	X	Large	Softener, Auto					Stories Exterior Foundation Size Cost New Depr. Cost					
	Avg.		Avg.	Softener, Manual					1.25 Story Siding Mich Bsmnt. 1,200					
	Few		Small	Solar Water Heat					Total: 143,757 126,439					
X	Wood Sash	(8) Basement		No Plumbing					Other Additions/Adjustments					
X	Metal Sash	Conc. Block		Extra Toilet					Plumbing					
	Vinyl Sash	Poured Conc.		Extra Sink					Average Fixture(s)					
	Double Hung	Stone		Separate Shower					1 1,120 930					
	Horiz. Slide	Treated Wood		Ceramic Tile Floor					Water/Sewer					
	Casement	Concrete Floor		Ceramic Tile Wains					1000 Gal Septic					
	Double Glass	(9) Basement Finish		Ceramic Tub Alcove					Water Well, 50 Feet					
	Patio Doors	Recreation SF		Vent Fan					Porches					
	Storms & Screens	Living SF		(14) Water/Sewer					WGEP (1 Story)					
(3) Roof		Walkout Doors		Public Water					Deck					
X	Gable	No Floor SF		Public Sewer					Treated Wood					
	Hip	(10) Floor Support		1 Water Well					Garages					
	Flat	Joists:		1 1000 Gal Septic					Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
X	Asphalt Shingle	Unsupported Len:		2000 Gal Septic					Base Cost					
		Cntr.Sup:		Lump Sum Items:					Built-Ins					
	Chimney: Brick								Appliance Allow.					
									Totals:					
									1 2,099 1,742					
									714 145,114					
									Notes:					
									ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCY:				127,700	

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



Sketch by Apex Medina™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)		Date	Number	Status		
5601 S RIVERVIEW DR		School: MCBAIN - 57030								
Owner's Name/Address		P.R.E. 100% 05/01/1995								
SAYLON GEORGE A SR TRUSTEE 5601 RIVERVIEW DR LAKE CITY MI 49651		MAP #:		2019 Est TCV 278,724 TCV/TFA: 224.78						
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
. SEC 35 T22N R8W ALL THAT PART OF SE 1/4 OF NW 1/4 LYING N'LY & E'LY OF CLAM RIVER EXC E 66 FT THOF ALSO N 22 AC OF NE 1/4 OF SW 1/4 LYING N'LY & E'LY OF CLAM RIVER EXC E 66FT THOF ALSO N 66 FT OF E 200 FT OF SW 1/4 OF NW 1/4 . 55.903A.		Public Improvements		* Factors *						
Comments/Influences		X Electric Gas		Description Frontage Depth Front Depth Rate %Adj. Reason Value						
VERY NICE PROPERTY..HOUSE COMPLETELY REDONE NEW GRG FOR 97		X Curb Street Lights Standard Utilities Underground Utils.		<Site Value I> RIVER SITE 35000 100 35,000						
Topography of Site		X Rolling		SALES & EQ RATE 55.900 Acres 1,579 100 88,260						
Level		X Low		55.90 Total Acres Total Est. Land Value = 123,260						
X High		X Landscaped		Land Improvement Cost Estimates						
X Swamp		X Wooded		Description Rate Size % Good Cash Value						
X Pond		X Waterfront		Residential Local Cost Land Improvements						
X Ravine		X Wetland		Description Rate Size % Good Cash Value						
X Flood Plain		X Flood Plain		LAND IMPROVE 2500 2,500.00 1 95 2,375						
				Total Estimated Land Improvements True Cash Value = 2,375						
2012 LakeTownship Missaukee Tax Map		Who When What		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		TPC 12/27/2017 INSPECTED		2019	61,600	77,800	139,400			96,169C
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan				2018	61,600	71,600	133,200			93,916C
				2017	61,600	69,500	131,100			91,985C
				2016	59,100	65,400	124,500			91,165C

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




Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 120 192	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 384 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: 1S		Trim & Decoration														
Yr Built 1964	Remodeled 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:		100 Amps Service			Class: C +5 Effec. Age: 22 Floor Area: 1,240 Total Base New : 220,284 Total Depr Cost: 173,965 Estimated T.C.V: 153,089					E.C.F. X 0.880		Bsmnt Garage: Carport Area: Roof:		
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S							Cls C 5 Blt 1964		
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Ex.	X	Ord.		Min	(11) Heating System: Forced Air w/ Ducts Ground Area = 1240 SF Floor Area = 1240 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=78/100/100/100/78							
	Insulation	(7) Excavation		No. of Elec. Outlets			Building Areas									
(2) Windows		Basement: 1240 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	Large Avg. Small	1	Average Fixture(s)		1 Story Siding Basement 1,240									
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(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			Other Additions/Adjustments Basement, Outside Entrance, Below Grade Plumbing Average Fixture(s) Water/Sewer 1000 Gal Septic Water Well, 50 Feet Porches WCP (1 Story) Deck Treated Wood Garages									
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 384 12,791 9,977 Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 720 19,850 17,071 * Storage Over Garage 660 6,884 5,920									
X	Gable Hip Flat	800 Recreation SF Living SF 1 Walkout Doors No Floor SF		Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic			Built-Ins Appliance Allow. 1 2,099 1,637 Fireplaces Exterior 1 Story 1 4,942 3,855 Recreation Room 800 11,736 9,154									
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 384 12,791 9,977 Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 720 19,850 17,071 * Storage Over Garage 660 6,884 5,920									
	Chimney: Block	Joists: Unsupported Len: Cntr.Sup:					Built-Ins Appliance Allow. 1 2,099 1,637 Fireplaces Exterior 1 Story 1 4,942 3,855 Recreation Room 800 11,736 9,154									
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																

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



Sketch by Apex IV™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)		Date	Number	Status				
W BLUE RD X		School: MCBAIN - 57030										
Owner's Name/Address		P.R.E. 100% 07/22/1994										
GISCHIA JEFFREY T & DEBORAH A 7421 W BLUE ROAD LAKE CITY MI 49651		MAP #:		2019 Est TCV 4,950								
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
. SEC 35 T22N R8W E 66 FT OF SE 1/4 OF NW 1/4 EXC S 330 FTTHOF. 1.5A.		Public Improvements		* Factors *								
Comments/Influences		X		Description		Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
SERVES AS EASEMENT ACCESS TO 005 & 028		X		GROUP H \$75/FF		66.00	990.00	1.0000	1.0000	75	100	4,950
		X		66 Actual Front Feet, 1.50 Total Acres		Total Est. Land Value =				4,950		
		X		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	2,500	0	2,500		2,500S			
TPC 12/27/2017 INSPECTED				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.
TOTTON EDWARD & MARIANNE	SELVES (LE) ETAL JT*	0	10/29/2009	QC	Not Qualified	2009/3780		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
5485 S RIVERVIEW DR	School: MCBAIN - 57030		New House	05/30/1990	1990-5215	100%
	P.R.E. 100% 07/22/1994					
Owner's Name/Address	MAP #:					
TOTTON EDWARD & MARIANNE (LE) 5485 RIVERVIEW DR LAKE CITY MI 49651	2019 Est TCV 211,146 TCV/TFA: 125.68					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS				
		Public Improvements		Description	Frontage	Depth	Rate %Adj.	Reason
. SEC 35 T22N R8W E 200 FT OF SW 1/4 OF NW 1/4 EXC N 282 FT THOF. 4.4628A.	X	Dirt Road		<Site Value I> RIVER SITE			35000 100	35,000
Comments/Influences		Gravel Road		200 Actual Front Feet, 4.46 Total Acres			Total Est. Land Value =	35,000
		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
		Fencing: Wd, Split, 2 Rail	12.51	100	0	0
		D/W/P: 3.5 Concrete	5.00	1488	0	0
		Wood Frame	18.27	256	50	2,338
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 =						4,713

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							
	Wooded							
	Pond							
X	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							



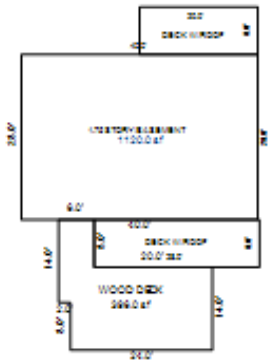
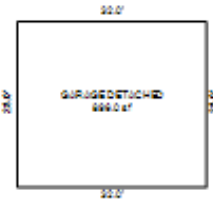
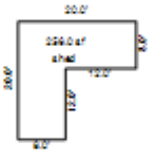
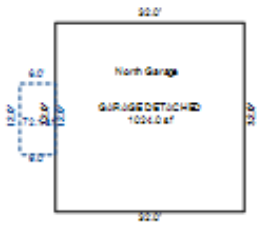
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2019	17,500	88,100	105,600			86,947C
			2018	17,500	87,400	104,900			84,910C
			2017	17,500	84,800	102,300			83,164C
			2016	15,000	79,900	94,900			82,423C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1991 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 896 % Good: 0 Storage Area: 0 No Conc. Floor: 0																					
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G							160 160 72	Pine Pine Roof Cover Onl																						
Building Style: LOG		Trim & Decoration																																	
Yr Built	Remodeled	Ex	X	Ord		Min																													
1991	0	Size of Closets																																	
Condition: Average		Lg	X	Ord		Small																													
Room List		(5) Floors																																	
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:																																	
		(6) Ceilings																																	
(1) Exterior		Ex.		X	Ord.	Min																													
X	Wood/Shingle Aluminum/Vinyl Brick Log Insulation	No. of Elec. Outlets		Many	X	Ave.	Few																												
(2) Windows		(7) Excavation																																	
X	Many Avg. Few	X	Large Avg. Small	Basement: 1120 S.F. Crawl: 0 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	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor																																
(3) Roof		(9) Basement Finish																																	
X	Gable Hip Flat	Gambrel Mansard Shed	750	Recreation SF Living SF 1 Walkout Doors No Floor SF																															
X	Asphalt Shingle	(10) Floor Support																																	
Chimney: Metal		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 LOG (11) Heating System: Forced Air w/ Ducts Ground Area = 1120 SF Floor Area = 1680 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 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>1.5 Story</td> <td>Pine Logs</td> <td>Basement</td> <td>1,120</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>169,266</td> <td>126,925</td> </tr> </tbody> </table>														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.5 Story	Pine Logs	Basement	1,120			Total:				169,266	126,925	E.C.F. X 0.880		Class: C +5 Effec. Age: 25 Floor Area: 1,680 Total Base New : 259,782 Total Depr Cost: 194,809 Estimated T.C.V: 171,432	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																														
1.5 Story	Pine Logs	Basement	1,120																																
Total:				169,266	126,925																														
Other Additions/Adjustments Basement, Outside Entrance, Below Grade Plumbing Average Fixture(s) Water/Sewer 1000 Gal Septic Water Well, 50 Feet Deck Pine w/Roof (Deck Portion) Pine w/Roof (Roof portion) Pine w/Roof (Deck Portion) Pine w/Roof (Roof portion) w/Roof (Roof portion)														1		1,942		1,456																	
Garages Class: CD Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 896 28,340 Door Opener 2 736 552 Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 1024 24,996 18,747 Built-Ins Appliance Allow. 1 2,099 1,574 Fireplaces																																			
<<<< 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.
KING MARGARET M	SAWMILLER JOHN & PAT	1	07/11/2017	QC	RELATED PARTY	2017-02167	PTA	0.0
BOCKMAN RAMOND R & FIESEL	MARGARET M KING	0	02/29/2016	OTH	CERTIFICATE OF DEATH	SOC SEC DEATH		0.0
BOCKMAN RAYMOND R	FIESEL LORI A	10	02/05/2014	QC	QUIT CLAIM	2014-01537	PTA	0.0
HAMMING GENEVIEVE (DEC) &	BOCKMAN RAYMOND R & KING	56,000	08/22/2011	WD	WARRANTY DEED	2011-02665	PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
5285 S RIVERVIEW DR	School: MCBAIN - 57030					
	P.R.E. 100% 09/17/2018					
Owner's Name/Address	MAP #:					
SAWMILLER JOHN & PAT 5285 RIVERVIEW DR LAKE CITY MI 49651	2019 Est TCV 79,128 TCV/TFA: 54.35					

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 35 T22N R8W N 282 FT OF E 200 FT OF SW1/4 OF NW1/4 EXC N 66 FT THOF. .9918A.	X		<Site Value C>	.50	-1.0	AC M/L			8000	100			8,000
Comments/Influences			200 Actual Front Feet, 0.99 Total Acres Total Est. Land Value = 8,000										

Tax Description	X	Public Improvements	Land Improvement Cost Estimates				
			Description	Rate	Size	% Good	Cash Value
Comments/Influences	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	D/W/P: Asphalt Paving	2.04	900	0	0
			Residential Local Cost Land Improvements				
Comments/Influences	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Description	Rate	Size <td>% Good</td> <td>Cash Value</td>	% 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	4,000	35,600	39,600			29,747C
Rolling	2018	4,000	31,000	35,000		35,000W	29,050C
Low	2017	4,000	29,100	33,100			28,453C
High	2016	3,800	24,400	28,200			28,200S
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							



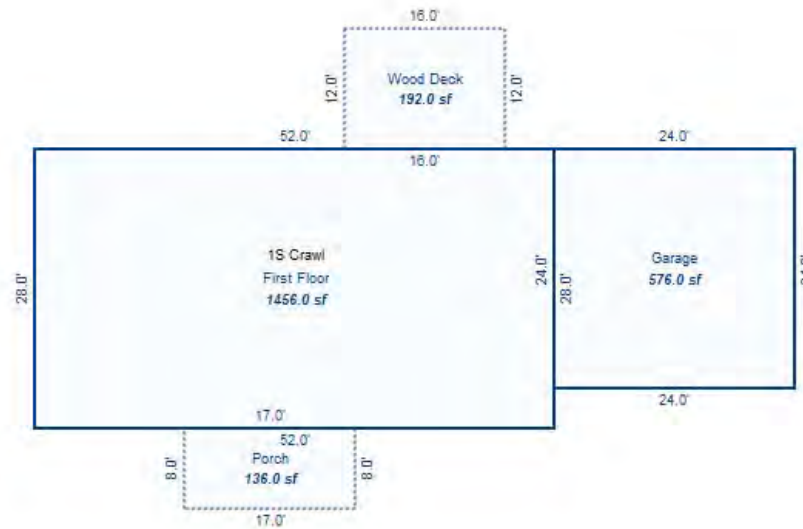
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 192 136	Type Treated Wood Pine	Year Built: 1988 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 576 % 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 1988		Remodeled 0		Ex X Ord Min			Size of Closets								
Condition: Average		Lg X Ord Small		Doors Solid X H.C.			Central Air Wood Furnace			Class: D +10 Effec. Age: 25 Floor Area: 1,456 Total Base New : 155,972 Total Depr Cost: 116,963 Estimated T.C.V: 70,178		E.C.F. X 0.600		Bsmnt Garage: Carport Area: Roof:	
Room List		(5) Floors					(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 BOCA/STATE					Cls D 10 Blt 1988			
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 = 1456 SF Floor Area = 1456 SF.								
(2) Windows				Many X Ave. Few			Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75								
X	Many Avg. X Few	Large Avg. X Small		(7) Excavation			Building Areas								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(8) Basement			Stories Exterior Foundation Size Cost New Depr. Cost								
Double Glass Patio Doors Storms & Screens				Basement: 0 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			1 Story Siding Crawl Space 1,456		Total: 123,656 92,729			
(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	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor					Average Fixture(s) 3 Fixture Bath 3 Fixture Bath								
Chimney: Metal		(10) Floor Support					Water/Sewer								
		Joists: Unsupported Len: Cntr.Sup:					1000 Gal Septic 2000 Gal Septic								
							Lump Sum Items:								
							Public Water Public Sewer Water Well								
							Garages								
							Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)								
							Base Cost 576 14,688								
							Common Wall: 1 Wall 1 -1,753								
							Door Opener 1 327 245								
							Built-Ins								
							Appliance Allow. 1 1,243 932								
							Fireplaces								
							Interior 1 Story 1 3,134 2,350								
							Totals: 155,972 116,963								
							Notes: '88 FAIRMONT MANU								
							ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.600 => TCv:							70,178	

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





Sketch by Apex Sketch

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

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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7580 W CADILLAC RD	School: MCBAIN - 57030					
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	P.R.E. 100% 07/22/1994					
--	------------------------	--	--	--	--	--

Owner's Name/Address	MAP #:
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ZUIDERVEEN LARRY A & APRIL E 7580 W CADILLAC ROAD MC BAIN MI 49657	2019 Est TCV 188,049 TCV/TFA: 144.65
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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 *		RIVER FRONTAGE		
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value I> RIVER SITE					35000	100		35,000
300 Actual Front Feet, 2.77 Total Acres						Total Est. Land Value =		35,000

Tax Description		Land Improvement Cost Estimates	
-----------------	--	---------------------------------	--

X	Dirt Road	Description	Rate	Size	% Good	Cash Value
	Gravel Road	D/W/P: 4in Ren. Conc.	6.21	450	0	0
	Paved Road	D/W/P: 3.5 Concrete	5.00	200	0	0
	Storm Sewer	D/W/P: Asphalt Paving	2.35	1500	0	0
	Sidewalk	Wood Frame	22.41	96	76	1,635
	Water	Residential Local Cost Land Improvements				
	Sewer	Description	Rate	Size	% Good	Cash Value
	Electric	LAND IMPROVE 2500	2,500.00	1	95	2,375
	Gas	Total Estimated Land Improvements True Cash Value = 4,010				
	Curb					
	Street Lights					
	Standard Utilities					
	Underground Utils.					

Comments/Influences
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Topography of Site
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X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Rolling	2019	17,500	76,500	94,000			73,176C
X	Low	2018	17,500	70,500	88,000			71,461C
X	High	2017	15,000	68,100	83,100			69,992C
	Landscaped	2016	15,000	64,100	79,100			69,368C
X	Swamp							
X	Wooded							
	Pond							
X	Waterfront							
	Ravine							
X	Wetland							
X	Flood Plain							



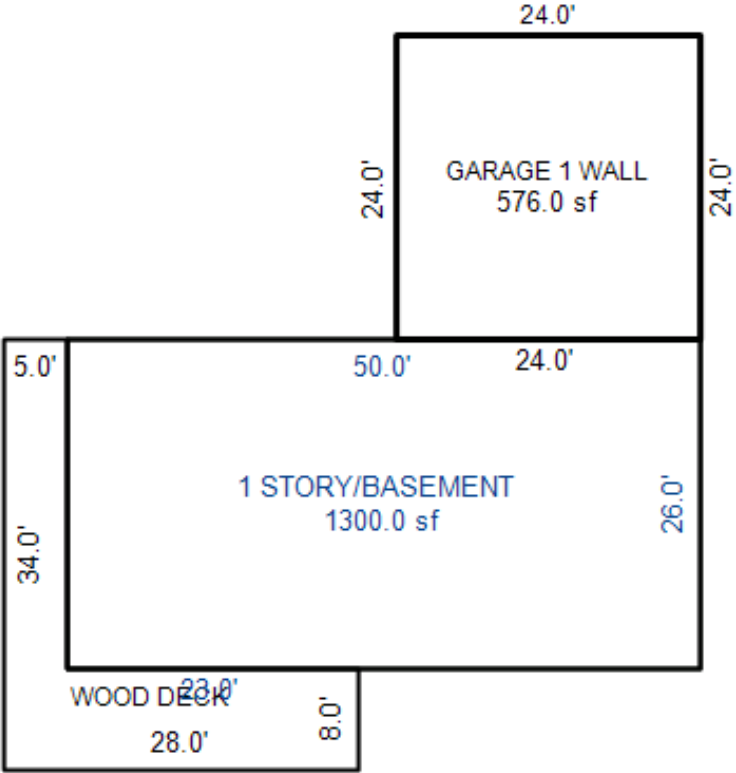
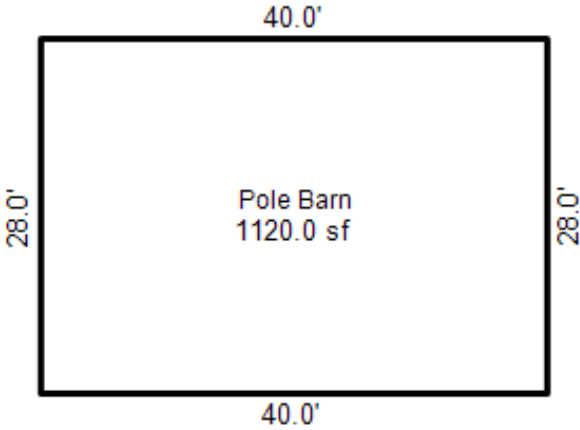
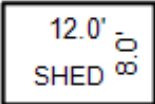
Who	When	What	2019	17,500	76,500	94,000		73,176C
		TPC 12/27/2017 INSPECTED	2018	17,500	70,500	88,000		71,461C
		TPC 06/05/2017 INSPECTED	2017	15,000	68,100	83,100		69,992C
			2016	15,000	64,100	79,100		69,368C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																												
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 354	Type 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: 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 1986	Remodeled 0	Ex	X	Ord		Min																																																																																																			
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Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																																																																				
1 Story	Siding	Basement	1,300																																																																																																						
Total:				144,773	108,579																																																																																																				
Other Additions/Adjustments Plumbing <table border="1"> <thead> <tr> <th>Average Fixture(s)</th> <th></th> <th></th> <th></th> <th></th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Average Fixture(s)</td> <td></td> <td>1</td> <td>1,120</td> <td>840</td> </tr> <tr> <td>2</td> <td>3 Fixture Bath</td> <td></td> <td>1</td> <td>3,525</td> <td>2,644</td> </tr> <tr> <td>2</td> <td>2 Fixture Bath</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Softener, Auto</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Softener, Manual</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Solar Water Heat</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>No Plumbing</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Extra Toilet</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Extra Sink</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Separate Shower</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Ceramic Tile Floor</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Ceramic Tile Wains</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Ceramic Tub Alcove</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Vent Fan</td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>													Average Fixture(s)					1	Average Fixture(s)		1	1,120	840	2	3 Fixture Bath		1	3,525	2,644	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								
Average Fixture(s)																																																																																																									
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	Softener, Auto																																																																																																								
	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:													149,039																																																																																												

\*\*\* 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.
KORTMAN CODY L	POTTER ROBERT	154,000	09/16/2016	WD	Arms Length	2016-03186	PTA	100.0
VANDERMEULEN SCOTT	KORTMAN CODY L	135,000	09/12/2013	WD	WARRANTY DEED	2013-03211		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7480 W CADILLAC RD						
Owner's Name/Address	School: MCBAIN - 57030					
POTTER ROBERT 7480 W CADILLAC RD MC BAIN MI 49657	P.R.E. 100% 10/01/2016					
	MAP #:					
	2019 Est TCV 159,182 TCV/TFA: 126.33					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS					
		Public Improvements		Description	Frontage	Depth	* Factors *	RIVER FRONTAGE	Value
. SEC 35 T22N R8W BEG 791 FT N OF SE COR OF SW 1/4 TH E AND PAR WITH S SEC LINE 180 FT TH N TO CEN THREAD LINE OF CLAM RIVER TH W'LY AND N'LY ALONG SAID CEN THREAD TO THE E LINE OF SE 1/4 OF SW 1/4 TH S TO POB SUBJECT TO EASEMENTS OF RECORD, ALSO BEG 791 FT N OF SE COR OF SW 1/4 THW 100 FT, N TO THREAD OF CLAM RIVER E'LY ALG RIVER TO N-S 1/4 LINE, S TO POB. 1.8349A.				GROUP I 100/FF	280.00	482.69	1.0000 1.0000	100 100	28,000
				280 Actual Front Feet, 3.10 Total Acres Total Est. Land Value = 28,000					
Comments/Influences	X	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					



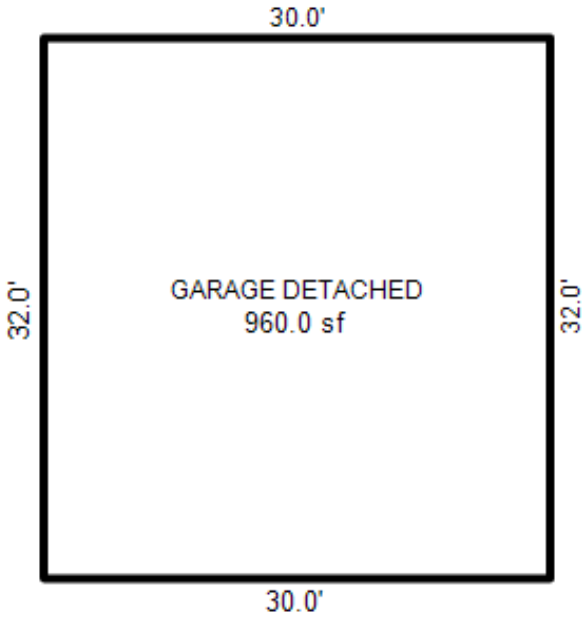
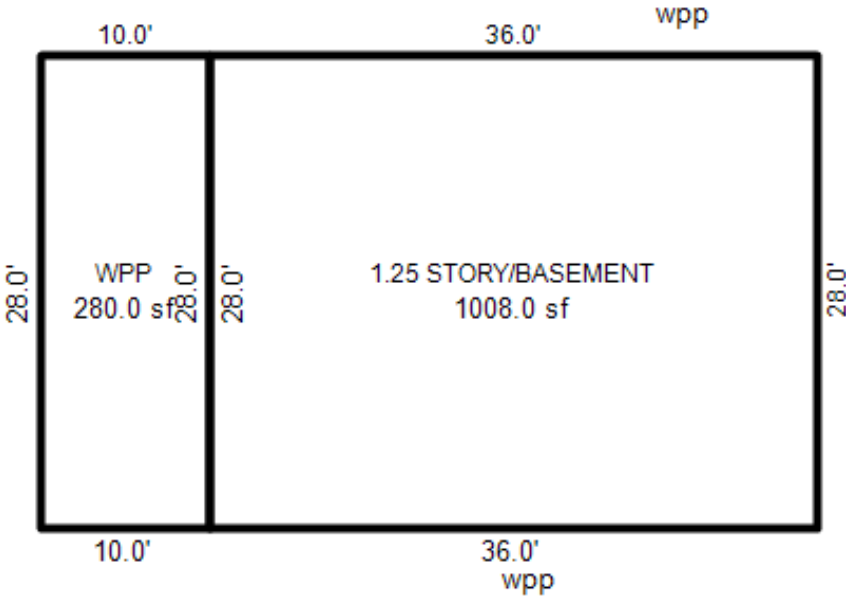
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level							
X Rolling							
Low							
High							
Landscaped							
X Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
X Wetland							
Flood Plain							
X PRIVATE RD							
Who When What	2019	14,000	65,600	79,600			76,697C
TPC 12/27/2017 INSPECTED	2018	14,000	60,900	74,900			74,900S
TPC 06/05/2017 INSPECTED	2017	10,500	66,700	77,200			77,200S
TPC 09/28/2016 INSPECTED	2016	10,500	61,400	71,900			62,772C

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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: 2002 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 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					1		280 72 64	WPP WPP WPP		
Building Style: 1.25S		Trim & Decoration		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1.25S			Class: C +5 Effec. Age: 24 Floor Area: 1,260 Total Base New : 194,735 Total Depr Cost: 147,991 Estimated T.C.V: 130,232		E.C.F. X 0.880		Cls C 5 Blt 1994	
Yr Built 1994	Remodeled 0	Ex X Ord Min		(12) Electric			Ground Area = 1008 SF Floor Area = 1260 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76								
Condition: Average		Lg X Ord Small		200 Amps Service			Building Areas								
Room List		(5) Floors		No./Qual. of Fixtures			Stories Exterior Foundation Size Cost New Depr. Cost								
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		Ex. X Ord. Min			1.25 Story Siding Basement 1,008 Total: 137,814 104,731								
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Other Additions/Adjustments								
X	Wood/Shingle Aluminum/Vinyl Brick			Many X Ave. Few			Basement, Outside Entrance, Below Grade			1		1,942		1,476	
	Insulation	Basement: 1008 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			Plumbing								
(2) Windows		(8) Basement		1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Average Fixture(s) 2 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet								
X	Many Avg. X Few	Large Avg. X Small		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Porches								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(9) Basement Finish		(14) Water/Sewer			WPP 280 3,833 2,913 WPP 72 1,948 1,480 WPP 64 1,830 1,391								
X	Double Glass Patio Doors Storms & Screens	Recreation SF Living SF 1 Walkout Doors No Floor SF		Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic			Garages								
(3) Roof		(10) Floor Support		Lump Sum Items:			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)								
X	Gable Hip Flat	Gambrel Mansard Shed		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Base Cost 960 27,206 20,677 Door Opener 2 830 631								
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1 1000 Gal Septic 2000 Gal Septic			Built-Ins								
Chimney:							Appliance Allow. 1 2,099 1,595 Fireplaces Exterior 2 Story 1 6,089 4,628 Wood Stove 1 1,936 1,471								
Totals: 194,735 147,991															
<<<<< 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.
SHAFFER ANNELIESE & GERAL	WADE JEREMY L & REBECCA M	155,000	09/29/2017	WD	Arms Length	2017-03009	PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7380 W CADILLAC RD	School: MCBAIN - 57030					
	P.R.E. 100% 10/23/2017					
Owner's Name/Address	MAP #:					
WADE JEREMY L & REBECCA M 7380 CADILLAC RD MC BAIN MI 49657	2019 Est TCV 136,694 TCV/TFA: 142.99					

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 35 T22N R8W BEG 791 FT N OF THE SE COR OF SW 1/4 TH E AND PAR WITH S SEC LINE 1000 FT TH N TO CEN THREAD LINE OF CLAM RIVER TH W'LY AND N'LY ALONG CEN THREAD TO E LINE OF SE 1/4 OF SW 1/4 TH S TO POB EXC W 180 FT THEREOF SUBJECT TO EASEMENTS OF RECORD. 4.6376 A.	X	Dirt Road		50/FF	820.00	279.36	1.0000	1.0000	50	100	41,000
		Gravel Road		820 Actual Front Feet, 5.26 Total Acres						Total Est. Land Value =	41,000
Comments/Influences	X	Paved Road		Land Improvement Cost Estimates							
		Storm Sewer		Description	Rate	Size % Good	Cash Value				
	X	Sidewalk		Residential Local Cost Land Improvements							
		Water		Description	Rate	Size % Good	Cash Value				
	X	Sewer		LAND IMPROVE 2500	2,500.00	1	95	2,375			
		Electric		Total Estimated Land Improvements True Cash Value =							2,375
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		Rolling	X								
		Low	X								
		High	X								
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront	X								
		Ravine									
		Wetland									
		Flood Plain									

2013 Lake Township Parcel Map



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	20,500	47,800	68,300			68,300S
2018	20,500	46,600	67,100			67,100S
2017	20,500	48,400	68,900			55,505C
2016	20,500	45,600	66,100			55,010C

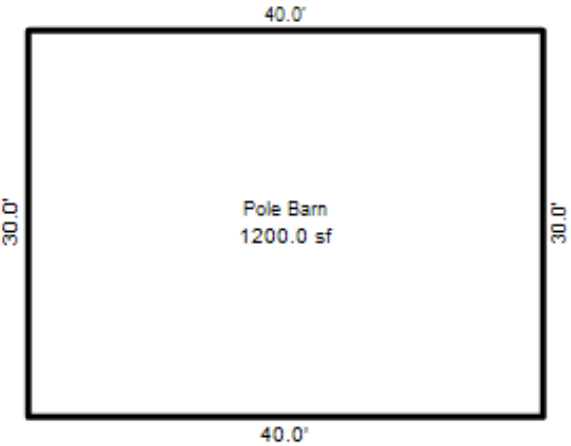
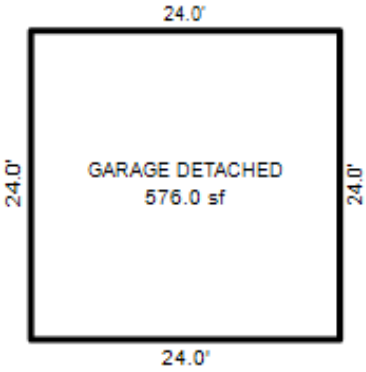
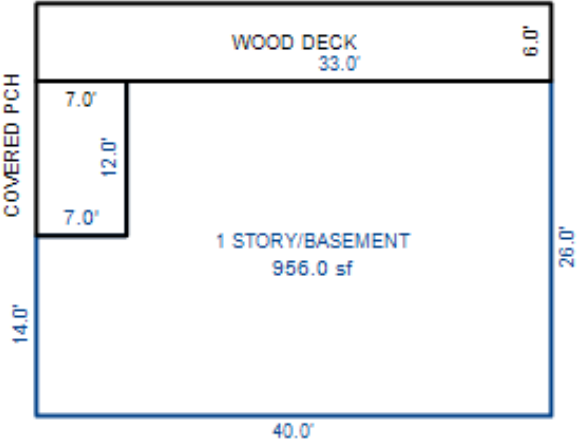
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																						
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood		Oil Coal	X	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 84 240	Type WCP (1 Story) Treated Wood	Year Built: 1969 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0																		
X	Wood Frame		(4) Interior Drywall X Paneled	X	Plaster Wood T&G																													
Building Style: 1S		Trim & Decoration																																
Yr Built 1969	Remodeled 1978	Ex	X	Ord		Min	Size of Closets		Lg	X	Ord		Small	Doors			Solid	X	H.C.															
Condition: Average																																		
Room List		(5) Floors		Central Air Wood Furnace																														
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(12) Electric		200		Amps Service																										
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures		Ex.		X	Ord.		Min																							
X	Wood/Shingle Aluminum/Vinyl Brick					No. of Elec. Outlets		Many	X	Ave.		Few																						
	Insulation	(7) Excavation		(13) Plumbing		1		Average Fixture(s)																										
(2) Windows		Basement: 956 S.F. Crawl: 0 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	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		550		Recreation SF Living SF Walkout Doors No Floor SF																										
X	Double Glass Patio Doors Storms & Screens																																	
(3) Roof		(10) Floor Support		(14) Water/Sewer		Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:																										
X	Gable Hip Flat	Gambrel Mansard Shed																																
X	Asphalt Shingle																																	
Chimney:																																		
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Electric Baseboard Ground Area = 956 SF Floor Area = 956 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 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>956</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>98,289</td> <td>63,887</td> </tr> </tbody> </table>													Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Basement	956			Total:				98,289	63,887	Cls CD		Blt 1969	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																													
1 Story	Siding	Basement	956																															
Total:				98,289	63,887																													
Other Additions/Adjustments Basement, Outside Entrance, Below Grade Plumbing Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet Porches WCP (1 Story) Deck Treated Wood Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Class: D Exterior: Pole (Unfinished) Base Cost Built-Ins Appliance Allow. Fireplaces Interior 1 Story Recreation Room													1		1,639		1,065																	
													1		2,929		1,904																	
													1		3,453		2,244																	
													1		4,280		2,782																	
													84		2,986		1,941																	
													240		3,463		2,251																	
													576		15,022		9,764																	
													1200		17,388		11,302																	
													1		1,467		954																	
													1		3,567		2,319																	
													550		7,733		5,026																	
<<<<< 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

5659 S DICKERSON RD      School: MCBAIN - 57030      P.R.E. 100% 04/21/2009

Owner's Name/Address      MAP #:

VANHOUTEN CLIFFORD      2019 Est TCV 197,429 TCV/TFA: 106.78

5659 S DICKERSON      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

Taxpayer's Name/Address      X      Dirt Road      <Site Value I> RIVER SITE      35000      100      35,000

VANHOUTEN CLIFFORD      Gravel Road      5.000 Acres      0      100      0

5659 S DICKERSON      Paved Road      5.00 Total Acres      Total Est. Land Value =      35,000

LAKE CITY MI 49651      Storm Sewer      Land Improvement Cost Estimates      Description      Rate      Size % Good      Cash Value

Tax Description      X      Electric      Residential Local Cost Land Improvements      Description      Rate      Size % Good      Cash Value

. SEC 35 T22N R8W BEG 350 FT E & 250 FT N      Gas      LAND IMPROVE 5000      5,000.00      1      95      4,750

OF SW COR OF NE 1/4 OF SW 1/4 TH N TO      Curb      Total Estimated Land Improvements True Cash Value =      4,750

THREADLINE OF CLAM R NW'LY ALONG R TO W      Street Lights

LINE OF NE 1/4 OF SW 1/4 S TO PT 350 FT N      Standard Utilities

OF SW COR OF NE 1/4 OF SW 1/4 SE'LY TO      Underground Utils.

POB. 5 A.      Topography of Site

X      Level

X      Rolling

Low

High

Landscaped

Swamp

Wooded

Pond

X      Waterfront

Ravine

Wetland

Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	17,500	81,200	98,700			64,737C
2018	17,500	71,500	89,000			63,220C
2017	17,500	69,400	86,900			61,920C
2016	15,000	65,400	80,400			61,368C

Who      When      What      2019      17,500      81,200      98,700                64,737C

TPC 12/27/2017 INSPECTED      2018      17,500      71,500      89,000                63,220C

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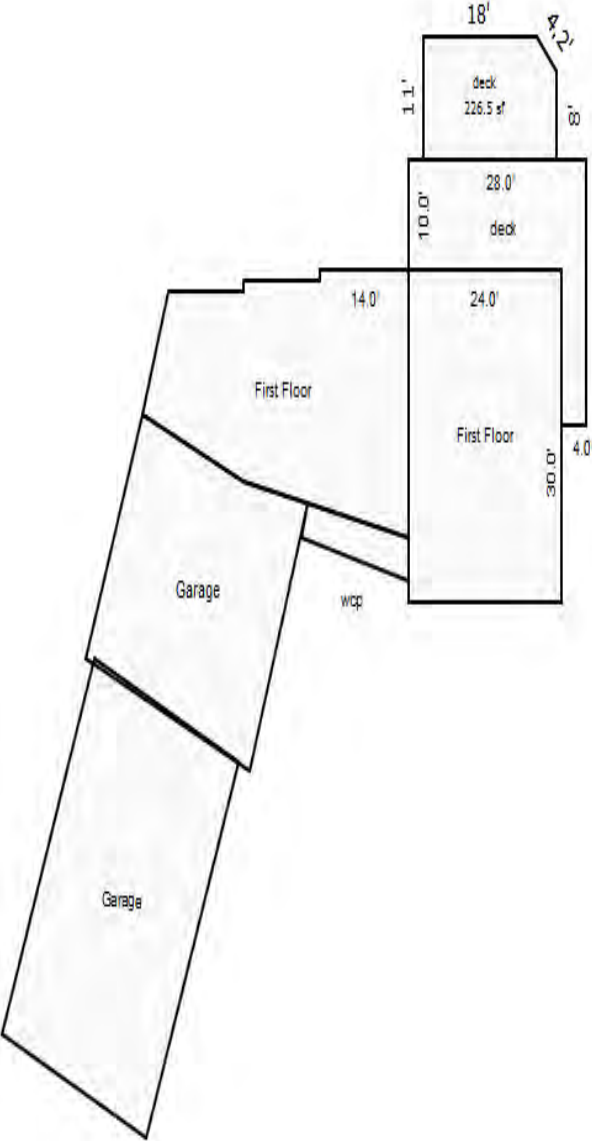
Licensed To: Township of Lake, County of      2016      15,000      65,400      80,400                61,368C

Missaukee, Michigan

\*\*\* 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.
DURAND ELINOR TRUST	VANHOUTEN CLIFFORD & SALL	102,500	05/17/2017	WD	Arms Length	2017-01665	PTA	100.0
VANHOUTEN CLIFFORD & SALL	DICK SCOTT	102,500	05/17/2017	LC	Arms Length	2017-01566	PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7650 W CADILLAC RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 100% 06/05/2017					
DICK SCOTT 7650 W CADILLAC RD MC BAIN MI 49657	MAP #: 2019 Est TCV 105,416 TCV/TFA: 115.59					

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
2017-01665 SEC 35 T22N R8W BEG 770 FT W & 791 FT N OF SE COR OF SW 1/4 TH E 200 FT N TO THRD LINE OF CLAM RIVER W'LY & N'LY ALG RIVER TO N LINE OF SE 1/4 OF SW 1/4 W TO PT 350 FT E OF NW COR OF SE 1/4 OF SW 1/4 S'LY TO POB. 3.6 A M/L INCLUDING AN EASEMENT FOR INGRESS & EGRESS BEG AT PT 850' W OF THE S1/4 POST OF SEC35 T22N R8W TH N 991'; TH EAST 2 RODS; TH S 991'; TH WEST 2 RODS TO POB.	X	Dirt Road		<Site Value I> RIVER SITE 35000 100					35,000
		Gravel Road		200 Actual Front Feet, 3.60 Total Acres					Total Est. Land Value = 35,000
		Paved Road		Land Improvement Cost Estimates					
		Storm Sewer		Description	Rate	Size	% Good	Cash Value	
		Sidewalk		Fencing: Wd, Split, 2 Rail	11.79	50	94	555	
		Water		Wood Frame	16.28	252	35	1,436	
		Sewer		Total Estimated Land Improvements True Cash Value =				1,991	

Comments/Influences

CORRECT RIVER FRONTAGE FOR 05 WAS ON



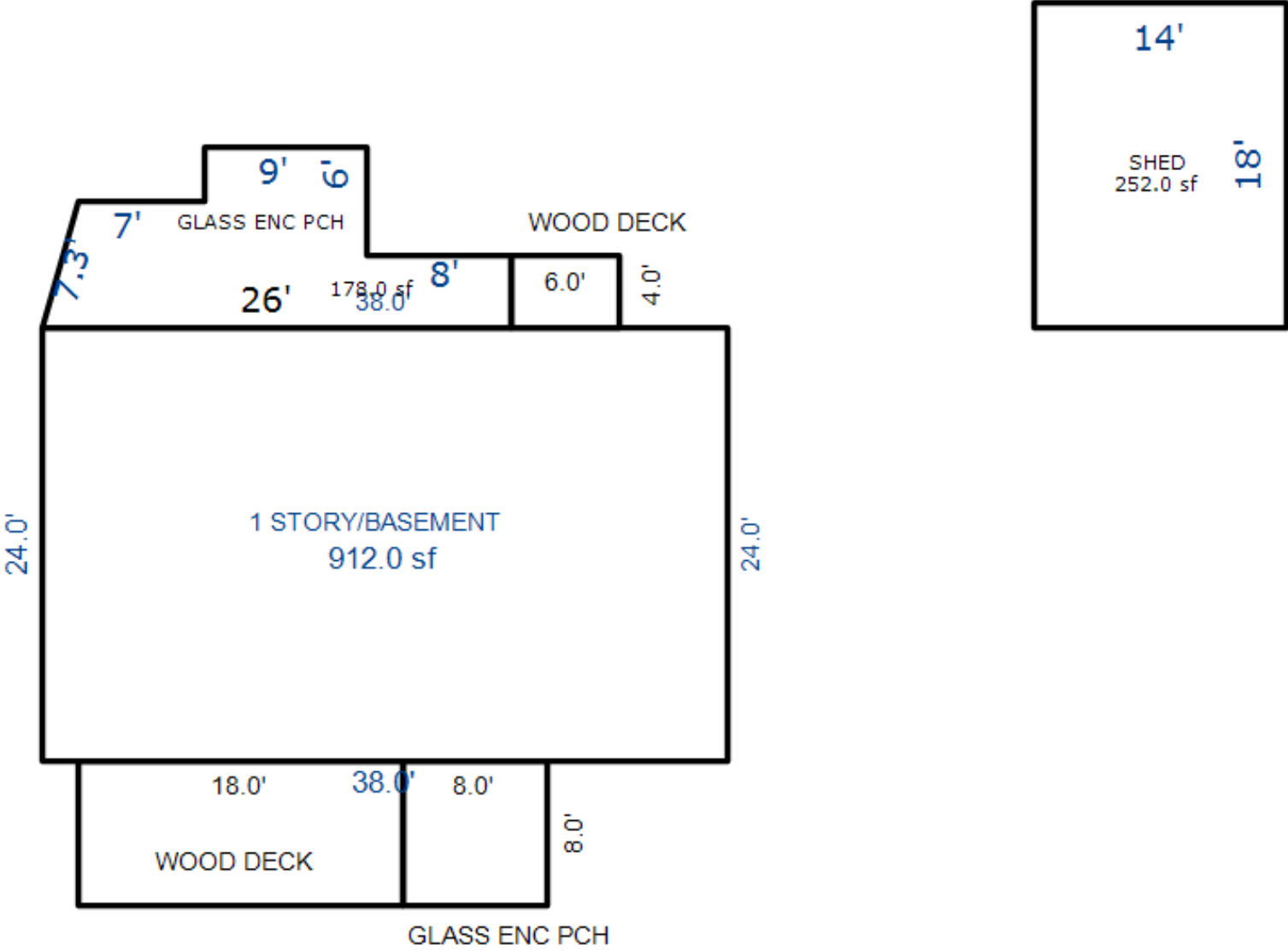
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2019	17,500	35,200	52,700			50,995C
X Rolling	2018	17,500	32,300	49,800			49,800S
Low	2017	10,000	32,600	42,600			32,230C
X High	2016	10,000	30,700	40,700			31,943C
Landscaped	Who When What						
Swamp	TPC 12/27/2017 INSPECTED						
Wooded	TPC 06/05/2017 INSPECTED						
Pond							
X Waterfront							
Ravine							
X 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	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	X Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 64 178 144 24	Type WGEP (1 Story) WGEP (1 Story) Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:				
X	Wood Frame		(4) Interior Drywall Paneled Plaster Wood T&G	X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 40 Floor Area: 912 Total Base New : 134,806 Total Depr Cost: 77,756 Estimated T.C.V: 68,425			E.C.F. X 0.880		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1S		Trim & Decoration Ex X Ord Min		(12) Electric 200 Amps Service			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Electric Baseboard Ground Area = 912 SF Floor Area = 912 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60			Cls CD		Blt 1973				
Yr Built 1973	Remodeled 0	Size of Closets Lg Ord X Small Doors Solid X H.C.		No./Qual. of Fixtures Ex. X Ord. Min			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 912 Total: 94,536 56,722									
Condition: Average		(5) Floors Kitchen: Other: Other:		No. of Elec. Outlets Many X Ave. Few			Other Additions/Adjustments Basement, Outside Entrance, Below Grade Plumbing Average Fixture(s) Water/Sewer 1000 Gal Septic Water Well, 50 Feet Porches WGEP (1 Story) Ceramic Tile Floor WGEP (1 Story) Deck Treated Wood Treated Wood Built-Ins Appliance Allow. Recreation Room			Total: 94,536 56,722		1 1,639 983				
Room List Basement 1st Floor 2nd Floor 3 Bedrooms		(6) Ceilings		(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			Notes: ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 68,425									
(1) Exterior X Wood/Shingle Aluminum/Vinyl Brick Insulation		(7) Excavation Basement: 912 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic Lump Sum Items:												
(2) Windows X Many Avg. X Large Avg. Small Few		(8) Basement 8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor														
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens		(9) Basement Finish 912 Recreation SF Living SF 1 Walkout Doors No Floor SF														
(3) Roof X Gable Hip Flat Gambrel Mansard Shed X Asphalt Shingle Chimney: Metal		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:														

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



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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHOLTEN MELVIN B & ARLEN	DICK RONALD L & BETTE JO	325,000	04/15/2005	WD	Not Qualified	05-0/1348		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
5721 S DICKERSON RD	School: MCBAIN - 57030		Pole Barn	05/10/2005	20050112	Complete
	P.R.E. 100% 04/15/2005					

Owner's Name/Address	MAP #:
DICK RONALD L & BETTE J TRUSTEES RONALD L & BETTE JO DICK FAM TRUST 5721 S DICKERSON RD MC BAIN MI 49657	2019 Est TCV 198,207 TCV/TFA: 124.50

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

Tax Description	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	<Site Value I> RIVER SITE	35000	100					35,000
. SEC 35 T22N R8W THAT PART OF NE 1/4 OF SW 1/4 LYING W & S OF CLAM RIVER EXC W 350 FT THEREOF. 5.3 A.			5.300 Acres	0	100					0
Comments/Influences			5.30 Total Acres	Total Est. Land Value =						35,000

NEW PC GRG ON CHILD FOR 06.	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Wood Frame	21.25	120	94				2,397
			Residential Local Cost Land Improvements							

Land Improvement Cost Estimates			Description	Rate	Size	% Good	Cash Value
			LAND IMPROVE 2500	2,500.00	1	95	2,375
			Total Estimated Land Improvements True Cash Value =				4,772

Topography of Site
Level

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

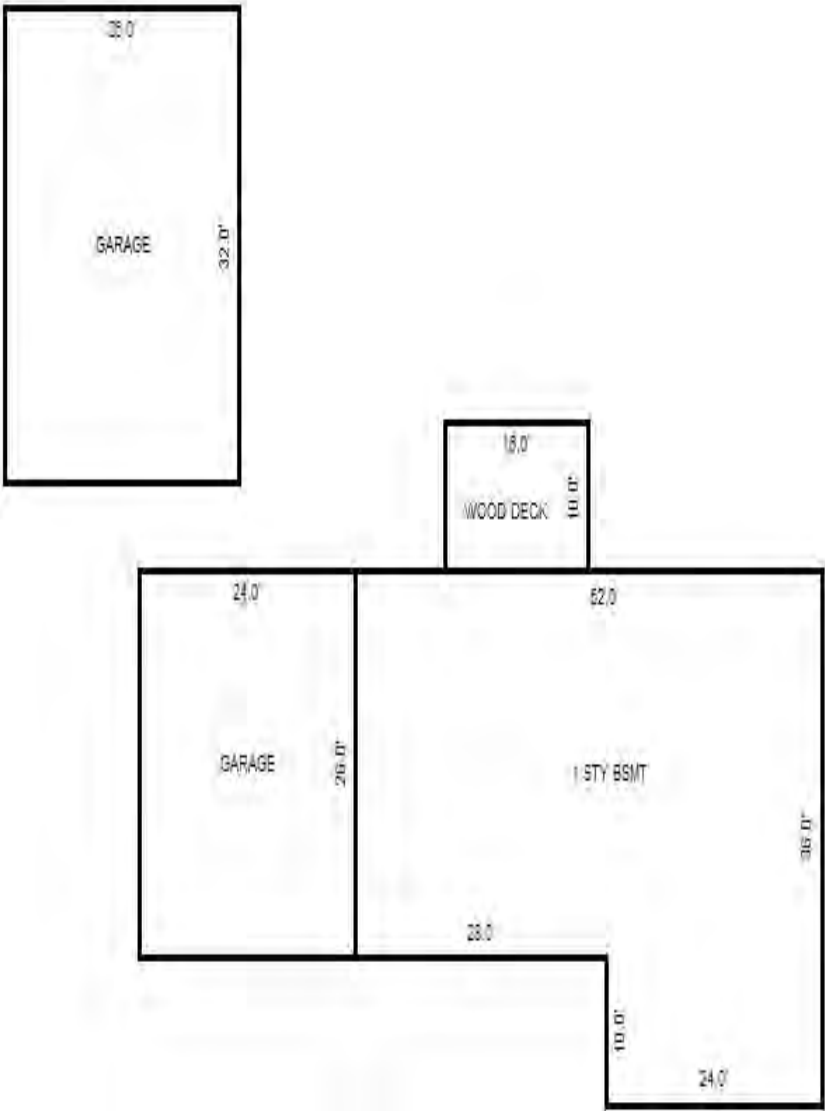
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	17,500	81,600	99,100			84,923C
2018	17,500	79,400	96,900			82,933C
2017	17,500	77,000	94,500			81,228C
2016	15,000	72,600	87,600			80,504C

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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 160	Type Treated Wood	Year Built: 1973 Car Capacity: Class: D Exterior: Brick Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0																			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G																														
Building Style: 1S		Trim & Decoration																																	
Yr Built 1973	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																															
		(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																													
(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		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor																																
		(8) Basement																																	
		Basement: 1592 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0																																	
(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: Brick		1		1000 Gal Septic																															
		1		2000 Gal Septic																															
		Lump Sum Items:																																	
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1592 SF Floor Area = 1592 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 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>Brick</td> <td>Basement</td> <td>1,592</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>178,929</td> <td>116,303</td> </tr> </tbody> </table>														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Brick	Basement	1,592			Total:				178,929	116,303	Cls C		Blt 1973	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																														
1 Story	Brick	Basement	1,592																																
Total:				178,929	116,303																														
Other Additions/Adjustments Basement, Outside Entrance, Below Grade Plumbing Average Fixture(s) 2 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet Deck Treated Wood Garages Class: D Exterior: Brick Foundation: 42 Inch (Unfinished) Base Cost 624 18,614 12,099 Common Wall: 1 Wall 1 -2,323 -1,510 Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 832 17,264 11,222 Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 2304 44,490 28,918 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.
		170,000	10/01/2001	WD	Download	01-0:4092		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
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W BLUE RD	School: MCBAIN - 57030					
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	P.R.E. 100% 07/01/2003					
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Owner's Name/Address	MAP #:					
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GISCHIA JEFFREY T & DEBORAH A 7421 W BLUE ROAD LAKE CITY MI 49651	2019 Est TCV 68,520					
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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						25,320
---	-----------	--	--	--	--	--	--------

	Gravel Road						
--	-------------	--	--	--	--	--	--

	Paved Road						
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	Storm Sewer						
--	-------------	--	--	--	--	--	--

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

X	Flood Plain						
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	PRIVATE RD						
--	------------	--	--	--	--	--	--

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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			2019	34,300	0	34,300			23,912C
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		TPC 12/27/2017 INSPECTED	2018	34,300	0	34,300			23,352C
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			2017	34,300	0	34,300			22,872C
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			2016	34,300	0	34,300			22,668C
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ARNOLD ALLAN & DONNA	MUSSELMAN JOHN & MARIA	0	03/01/2005	PLC	Not Qualified	05-0/728		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7575 W BLUE RD						
Owner's Name/Address	School: LAKE CITY - 57020					
MUSSELMAN JOHN & MARIA 6459 CLAIR SHORE DR APOLLO BEACH FL 33572	P.R.E. 0%					
	MAP #:					
	2019 Est TCV 232,444 TCV/TFA: 135.46					

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 35 T22N R8W (2*2005) BEG N 89 D 40' 12" W 66 FT, S 00 D 01' 58" W 725.78 FT, N 89 D 43' 12" W 809.86 FT FROM NE COR OF SW 1/4 TO E BANK OF CLAM RIVER & POB: TH S 89D 43' 12" E 809.86 FT, N 00 D 01' 58" E 725.78 FT, S 89 D 40' 12" E 66 FT, S 00D 01' 58" W 872.15 FT, S 87 D 42' 21' W 133.54 FT, S 05D 15' 27" E 125.60 FT, S 52D 03' 58" W 265.53 FT, S 64D 48' 34" W 171.06 FT, N 60 D 38' 49" W 117.18 FT TO E'LY BANK OF CLAM RIVER, TH N &W ALONG RIVER TO POB. ALSO E 66 FT OF S 330 FT OF SE1/4/ OF NW 1/4 6 2 A.				Residentia 8000/A	6.20 Acres	8000	100	49,600
				6.20 Total Acres Total Est. Land Value =				49,600

SEC 35 T22N R8W (2\*2005) BEG N 89 D 40' 12" W 66 FT, S 00 D 01' 58" W 725.78 FT, N 89 D 43' 12" W 809.86 FT FROM NE COR OF SW 1/4 TO E BANK OF CLAM RIVER & POB: TH S 89D 43' 12" E 809.86 FT, N 00 D 01' 58" E 725.78 FT, S 89 D 40' 12" E 66 FT, S 00D 01' 58" W 872.15 FT, S 87 D 42' 21' W 133.54 FT, S 05D 15' 27" E 125.60 FT, S 52D 03' 58" W 265.53 FT, S 64D 48' 34" W 171.06 FT, N 60 D 38' 49" W 117.18 FT TO E'LY BANK OF CLAM RIVER, TH N &W ALONG RIVER TO POB. ALSO E 66 FT OF S 330 FT OF SE1/4/ OF NW 1/4 6 2 A.



X	Description	* Factors *		Rate	%Adj.	Reason	Value
		Depth	Front Depth				
	Land Improvement Cost Estimates						
	Water			24.51	80	74	1,451
	Sewer						
	Residential Local Cost Land Improvements						
X	Description	* Factors *		Rate	% Good	Cash Value	
		Depth	Front Depth				
	LAND IMPROVE 2500			2,500.00	1	95	2,375
	Total Estimated Land Improvements True Cash Value =						3,826

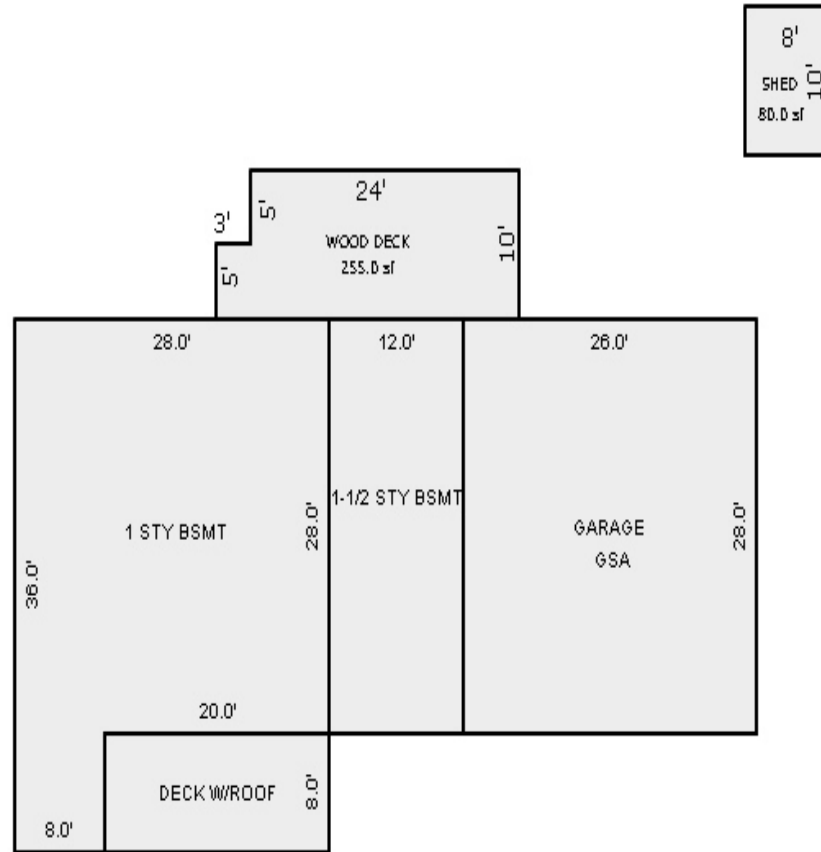
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	24,800	91,400	116,200			73,443C
2018	24,800	83,400	108,200			71,722C
2017	24,800	80,900	105,700			70,247C
2016	24,800	76,200	101,000			69,621C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story 1 Prefab 1 Story 1 Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 160 255 80	Type Pine Treated Wood Roof Cover Onl	Year Built: 1993 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 728 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			1	Class: C +5 Effec. Age: 15 Floor Area: 1,716 Total Base New : 239,316 Total Depr Cost: 203,430 Estimated T.C.V: 179,018	E.C.F. X 0.880		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1.25S		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Total Base New : 239,316 Total Depr Cost: 203,430 Estimated T.C.V: 179,018		E.C.F. X 0.880		Bsmnt Garage: Carport Area: Roof:	
Yr Built 1993	Remodeled 1994	Ex	X Ord	Min	200 Amps Service			Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Forced Hot Water Ground Area = 1184 SF Floor Area = 1716 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85			Cls C 5 Blt 1993				
Condition: Average		Lg	X Ord	Small	No./Qual. of Fixtures			Building Areas			Total: 177,411		150,812		
Room List		(5) Floors		No. of Elec. Outlets			Plumbing			Other Additions/Adjustments		Basement, Outside Entrance, Below Grade		1,942 1,651	
	Basement 1st Floor 2nd Floor 4 Bedrooms	Kitchen: Other: Other:		Ex. X Ord. Min			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			1.5 Story Siding 336 1 Story Siding 848 1 Story Siding 364		Total: 177,411		150,812	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Plumbing			Other Additions/Adjustments		Basement, Outside Entrance, Below Grade		1,942 1,651	
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall	Ex. X Ord. Min			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			1.5 Story Siding 336 1 Story Siding 848 1 Story Siding 364		Total: 177,411		150,812	
(2) Windows		(7) Excavation		No. of Elec. Outlets			Plumbing			Other Additions/Adjustments		Basement, Outside Entrance, Below Grade		1,942 1,651	
X	Many Avg. X Few	Large Avg. X Small		Ex. X Ord. Min			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			1.5 Story Siding 336 1 Story Siding 848 1 Story Siding 364		Total: 177,411		150,812	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		Ex. X Ord. Min			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			1.5 Story Siding 336 1 Story Siding 848 1 Story Siding 364		Total: 177,411		150,812	
X	Double Glass Patio Doors Storms & Screens	172 Recreation SF Living SF 1 Walkout Doors No Floor SF		Ex. X Ord. Min			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			1.5 Story Siding 336 1 Story Siding 848 1 Story Siding 364		Total: 177,411		150,812	
(3) Roof		(8) Basement		No. of Elec. Outlets			Plumbing			Other Additions/Adjustments		Basement, Outside Entrance, Below Grade		1,942 1,651	
X	Gable Hip Flat	Gambrel Mansard Shed		Ex. X Ord. Min			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			1.5 Story Siding 336 1 Story Siding 848 1 Story Siding 364		Total: 177,411		150,812	
X	Asphalt Shingle	172 Recreation SF Living SF 1 Walkout Doors No Floor SF		Ex. X Ord. Min			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			1.5 Story Siding 336 1 Story Siding 848 1 Story Siding 364		Total: 177,411		150,812	
Chimney: Metal		(9) Basement Finish		No. of Elec. Outlets			Plumbing			Other Additions/Adjustments		Basement, Outside Entrance, Below Grade		1,942 1,651	
		172 Recreation SF Living SF 1 Walkout Doors No Floor SF		Ex. X Ord. Min			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			1.5 Story Siding 336 1 Story Siding 848 1 Story Siding 364		Total: 177,411		150,812	
		(10) Floor Support		No. of Elec. Outlets			Plumbing			Other Additions/Adjustments		Basement, Outside Entrance, Below Grade		1,942 1,651	
		172 Recreation SF Living SF 1 Walkout Doors No Floor SF		Ex. X Ord. Min			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			1.5 Story Siding 336 1 Story Siding 848 1 Story Siding 364		Total: 177,411		150,812	
		(11) Heating/Cooling		No. of Elec. Outlets			Plumbing			Other Additions/Adjustments		Basement, Outside Entrance, Below Grade		1,942 1,651	
		172 Recreation SF Living SF 1 Walkout Doors No Floor SF		Ex. X Ord. Min			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			1.5 Story Siding 336 1 Story Siding 848 1 Story Siding 364		Total: 177,411		150,812	
		(12) Electric		No. of Elec. Outlets			Plumbing			Other Additions/Adjustments		Basement, Outside Entrance, Below Grade		1,942 1,651	
		172 Recreation SF Living SF 1 Walkout Doors No Floor SF		Ex. X Ord. Min			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			1.5 Story Siding 336 1 Story Siding 848 1 Story Siding 364		Total: 177,411		150,812	
		(13) Plumbing		No. of Elec. Outlets			Plumbing			Other Additions/Adjustments		Basement, Outside Entrance, Below Grade		1,942 1,651	
		172 Recreation SF Living SF 1 Walkout Doors No Floor SF		Ex. X Ord. Min			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			1.5 Story Siding 336 1 Story Siding 848 1 Story Siding 364		Total: 177,411		150,812	
		(14) Water/Sewer		No. of Elec. Outlets			Plumbing			Other Additions/Adjustments		Basement, Outside Entrance, Below Grade		1,942 1,651	
		172 Recreation SF Living SF 1 Walkout Doors No Floor SF		Ex. X Ord. Min			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			1.5 Story Siding 336 1 Story Siding 848 1 Story Siding 364		Total: 177,411		150,812	
		(15) Fireplaces		No. of Elec. Outlets			Plumbing			Other Additions/Adjustments		Basement, Outside Entrance, Below Grade		1,942 1,651	
		172 Recreation SF Living SF 1 Walkout Doors No Floor SF		Ex. X Ord. Min			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			1.5 Story Siding 336 1 Story Siding 848 1 Story Siding 364		Total: 177,411		150,812	
		(16) Porches/Decks		No. of Elec. Outlets			Plumbing			Other Additions/Adjustments		Basement, Outside Entrance, Below Grade		1,942 1,651	
		172 Recreation SF Living SF 1 Walkout Doors No Floor SF		Ex. X Ord. Min			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			1.5 Story Siding 336 1 Story Siding 848 1 Story Siding 364		Total: 177,411		150,812	
		(17) Garage		No. of Elec. Outlets			Plumbing			Other Additions/Adjustments		Basement, Outside Entrance, Below Grade		1,942 1,651	
		172 Recreation SF Living SF 1 Walkout Doors No Floor SF		Ex. X Ord. Min			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			1.5 Story Siding 336 1 Story Siding 848 1 Story Siding 364		Total: 177,411		150,812	

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



Sketch by Apex Medina™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: 402 RESIDENTIAL-V		Zoning:	Building Permit(s)	Date	Number	Status			
W BLUE RD		School: LAKE CITY - 57020									
Owner's Name/Address		P.R.E. 0%									
MUSSELMAN JOHN & MARIA 6459 CLAIR SHORE DR Apollo Beach FL 33572		MAP #:									
		2019 Est TCV 46,400									
		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 8000/A	5.80 Acres	8000	100		46,400		
				5.80 Total Acres Total Est. Land Value =				46,400			
Tax Description		X	Dirt Road								
SEC 35 T22N R8W (2*2005) BEG AT NE COR OF SW/4 TH S 00 D 01' 58" W 872.15 FT, S 87 D 42' 21" W 133.54 FT, S 05 D 15' 27" E 125.6 FT S 52D 03' 38" W 265.53 FT, S 64 D 48' 34" W 171.06 FT, N 60 D 38' 49" W 117.18 FT TO THE E'LY BANK OF CLAM RIVER & POB. TH S 60D 38' 49" E 117.18 FT, N 64D 48' 34' E 171.06 FT, N 52D 05' 58" E 265.53 FT, N 05D 15' 27" W 125.6 FT, N 87D 42' 21" E 133.54 FT, S 00 D 01' 58" W 77.85 FT N 89D 58' 02" E 66 FT, S 00D 00' 08" W 434.38 FT, TO THE N & E BANK OF CLAM RIVER, TH N &W ALONG RIVER TO POB. --5.8 A.--		X	Gravel Road								
Split on 10/19/2005 from 009-035-028-60;		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								
		X	Landscaped								
		X	Swamp								
		X	Wooded								
		X	Pond								
		X	Waterfront								
		X	Ravine								
		X	Wetland								
		X	Flood Plain								
		X	PRIVATE RD		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Who	When	What	2019	23,200	0	23,200			14,544C
		TPC 12/27/2017	INSPECTED		2018	23,200	0	23,200			14,204C
		TPC 05/21/2013	INSPECTED		2017	23,200	0	23,200			13,912C
					2016	23,200	0	23,200			13,788C



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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.
SHUPE TIMOTHY & ELLEN TRU	SHUPE TIMOTHY & ELLEN	0	06/24/2013	QC	QUIT CLAIM	2013-02224 QD	PTA	0.0
SHUPE TIMOTHY & ELLEN	SHUPE TIMOTHY & ELLEN TRU	0	06/24/2013	QC	QUIT CLAIM	2013-02226	PTA	0.0
SHUPE TIMOTHY & ELLEN (H/	SHUPE TIMOTHY & ELLEN TRU	0	02/13/2006	WD	Not Qualified	06-0/571		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7477 W BLUE RD	School: MCBAIN - 57030		Addition	04/26/2013	2013-0112	100%
	P.R.E. 100% 04/01/2013					

Owner's Name/Address	MAP #:
SHUPE TIMOTHY & ELLEN TRUST 7477 W BLUE RD LAKE CITY MI 49651	2019 Est TCV 261,267 TCV/TFA: 189.60

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
X	Dirt Road		50/FF	1300.00	0.00	1.0000	0.0000	50	100*		0
	Gravel Road		Residentia 18 -29 @\$2000		26.06	Acres		2000	100		52,128
	Paved Road		* denotes lines that do not contribute to the total acreage calculation.								
	Storm Sewer		1300 Actual Front Feet, 26.06 Total Acres							Total Est. Land Value =	52,128
	Sidewalk										
	Water		Land Improvement Cost Estimates								
	Sewer		Description	Rate	Size	% Good	Cash Value				
X	Electric		D/W/P: 4in Ren. Conc.	6.21	600	0	0				
	Gas		Wood Frame	21.88	100	94	2,057				
	Curb		Wood Frame	18.56	220	94	3,838				
	Street Lights		Residential Local Cost Land Improvements								
	Standard Utilities		Description	Rate	Size	% Good	Cash Value				
	Underground Utils.		LAND IMPROVE 2500	2,500.00	1	95	2,375				
			Total Estimated Land Improvements True Cash Value =								8,270

**Tax Description**  
 . SEC 35 T22N R8W W 1/2 OF SE 1/4 LYING N'LY OF CLAM RIVEREXC N 715 FT THOF. ALSO BEG 950 FT S OF NE COR OF SW 1/4 TH W 66 FT, S TO CLAM RIVER, E'LY ALONG RIVER TO N-S 1/4 LINE,N TO POB.  
 FORMERLY DESCRIBED AS: . SEC 35 T22N R8W W 1/2 OF SE 1/4 LYING N'LY OF CLAM RIVEREXC N 715 FT THOF. ALSO BEG 950 FT S OF NE COR OF SW 1/4 TH W 66 FT, S TO CLAM RIVER, E'LY ALONG RIVER TO N-S 1/4 LINE,N TO POB. 33.4333A.



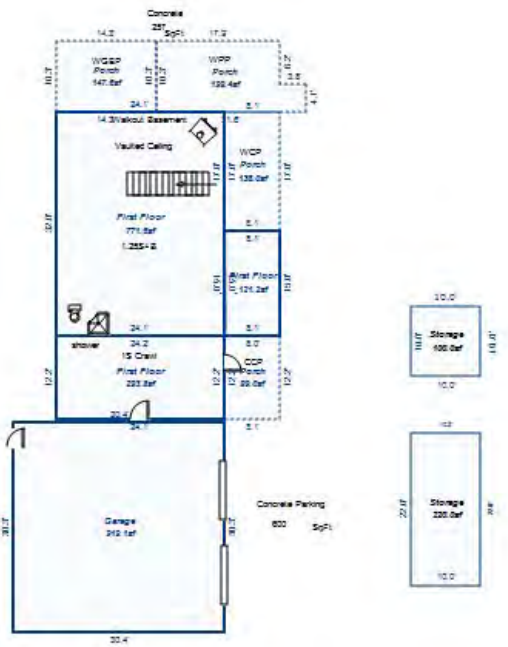
**Comments/Influences**  
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Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level							
X	Rolling							
X	Low							
X	High							
	Landsaped							
	Swamp							
X	Wooded							
	Pond							
X	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							
X	PRIVATE RD							
Who	When	What	2019	26,100	104,500	130,600		101,693C
TPC 12/27/2017	INSPECTED		2018	26,100	94,600	120,700		99,310C
TPC 06/17/2013	INSPECTED		2017	26,100	91,800	117,900		97,268C
TPC 06/03/2013	INSPECTED		2016	26,100	86,500	112,600		96,401C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story 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: 2013 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 919 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G											
Building Style: 1.25S		Trim & Decoration														
Yr Built 2001	Remodeled 2013	Ex	X Ord		Min	Size of Closets										
Condition: Average		Lg	X Ord		Small	Doors			Solid X H.C.							
Room List		(5) Floors		Central Air Wood Furnace			(12) Electric			150 Amps Service						
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Other:		(6) Ceilings			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.25S			Cls C 10 Blt 2001			
(1) Exterior	X Drywall			Ex. X Ord. Min			No. of Elec. Outlets			Ground Area = 1185 SF Floor Area = 1378 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95						
X	Wood/Shingle Aluminum/Vinyl Brick			(7) Excavation			(13) Plumbing			Building Areas						
	Insulation	Basement: 771 S.F. Crawl: 414 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 1.25 Story Siding 1 1 Story Siding 1 1 Story Siding			Foundation Basement Crawl Space Crawl Space			Size 771 293 121		Total: 155,791 148,001	
(2) Windows	Many Avg. Few X Large Avg. Small	(8) Basement		8 Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor			Other Additions/Adjustments Basement, Outside Entrance, Below Grade			Plumbing Average Fixture(s) 2 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet			Cost New 1,942		Depr. Cost 1,845	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(9) Basement Finish		771 Recreation SF Living SF 1 Walkout Doors No Floor SF			Porches WGEP (1 Story) WPP WCP (1 Story) CCP (1 Story)			Porches WGEP (1 Story) WPP WCP (1 Story) CCP (1 Story)			Size 147 199 138 99		Cost New 9,368 3,445 4,680 2,111	
(3) Roof	X Gable Hip Flat X Gambrel Mansard Shed	(10) Floor Support		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Deck Treated Wood Treated Wood w/Roof (Deck Portion) Treated Wood w/Roof (Roof portion)			Deck Treated Wood Treated Wood w/Roof (Deck Portion) Treated Wood w/Roof (Roof portion)			Size 384 9 9		Cost New 4,823 312 154	
X	Asphalt Shingle	Chimney:		Lump Sum Items:			Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 919 31,935 30,338			Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 919 31,935 30,338						

\*\*\* 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.
PARKER LYNNWOOD L & HANDY	DICK RONALD L & BETTE JO	280,000	05/31/2006	WD	Arms Length	06-0/2015		100.0

Property Address	Class: 102 AGRICULTURAL-	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. 100% 02/24/2015 Qual. Ag.					
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Owner's Name/Address	MAP #:
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DICK RONALD L & BETTE J TRUSTEES 5721 S DICKERSON ROAD MC BAIN MI 49657	2019 Est TCV 187,242
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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 30 - 65 ACRES	52.54 Acres			3300	100		173,382
		52.54 Total Acres			Total Est. Land Value =				173,382

Tax Description	X	Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
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SEC 35 T22N R8W (7*2014) SW 1/4 OF SW 1/4 EXC BEG N 0 DEG 41'15"E 243.9 FT FROM SW COR, TH N 0 DEG 41'15"E 313.62 FT, S 88 DEG 22'54"E 317.6 FT, S 08 DEG 04'01"E 146.12 FT, S 10 DEG 49'47"W 167.54 FT, N 89 DEG 08'54"W 310.31 FT TO POB. ALSO BEG 770 FT W OF SE COR OF SE 1/4 OF SW 1/4, TH N 791 FT, NW'LY TO A PT 350 FT E OF NW COR OF SE 1/4 OF SW 1/4, W 350 FT, S TO S SEC LINE, E TO POB. 52.54 A M/L. SPLIT ON 02/12/2015 INTO 009-035-029-70; FORMERLY: 2012 PER OWNER REQUEST COMBINED	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer					
--	---	---	--	--	--	--	--

	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.	8' DIAMETER WELL	15,750.00	1	88	13,860
		Total Estimated Land Improvements True Cash Value =					13,860

Topography of Site	X	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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	X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	2019	86,700	6,900	93,600		56,739C
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			2018	94,600	6,900	101,500		55,410C
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			2017	94,600	6,900	101,500		54,271C
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			2016	97,200	6,900	104,100		53,787C
--	--	--	------	--------	-------	---------	--	---------

		Who	When	What				
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		TPC 12/27/2017	INSPECTED					
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		TPC 06/14/2015	INSPECTED					
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		5 completed OF 2.34A HOUSE, 5-029-00; -029-10;						
--	--	--	--	--	--	--	--	--



F SW 1/4. 40A.  
FT W OF SE COR OF 1 FT, NW'LY TO A SE 1/4 OF SW 1/4 NE, E TO POB.  
N ON FILE\*\*\*

5 completed OF 2.34A HOUSE, 5-029-00; -029-10;

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHOLTEN MELVIN & ARLENE	DICK RONALD L & BETTE JO	0	04/15/2005	WD	Not Qualified	05-0/1348		100.0

Property Address	Class: 101 AG - IMPROVED	Zoning:	Building Permit(s)	Date	Number	Status
S DICKERSON RD			Pole Barn	11/30/2005	20050396	Complete

Owner's Name/Address	MAP #:	2019 Est TCV 40,164 TCV/TFA: 0.00
DICK RONALD L & BETTE JO TRUSTEES RONALD L & BETTE JO DICK FAM TRUST 5721 S DICKERSON MC BAIN MI 49657		

Taxpayer's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture							
DICK RONALD L & BETTE JO TRUSTEES 5721 S DICKERSON MC BAIN MI 49657	X		* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			AG SW 2016 SURPLUS	1600/	2.41	Acres	1600	100		3,856
			2.41 Total Acres			Total Est. Land Value =				3,856

Tax Description	X	Electric	Gas	Curb	Street Lights	Standard Utilities	Underground Utils.
SEC 35 T22N R8W BEG AT SW COR OF NE 1/4 OF SW 1/4 TH N 350 FT, S 73 DEG 51'13"E 364.3 FT, S 250FT, W 350 FT TO POB. 2.41A.	X						

Comments/Influences	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
PROPERTY HAS RIVER ACCESS THRU	X Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	2019	1,900	18,200	20,100			15,552C
		2018	2,000	15,900	17,900			15,188C
		2017	2,000	15,400	17,400			14,876C
		2016	2,200	14,400	16,600			14,744C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 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: 2 Area: 2208 % Good: 0 Storage Area: 0 No Conc. Floor: 2208	E.C.F. X 0.880	Bsmnt Garage: Carport Area: Roof:			
	Mobile Home												0 Front Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump	
	Town Home	0 Other Overhang	X No Heating/Cooling			Central Air Wood Furnace									
	Duplex	(4) Interior	Trim & Decoration			(12) Electric									
	A-Frame	Drywall Paneled	Plaster Wood T&G			0 Amps Service									
	Wood Frame	Ex	Ord	Min	No./Qual. of Fixtures										
Building Style: GRG		Size of Closets			Ex.		Ord.	Min							
Yr Built 2006	Remodeled 0	Lg			Ord	Small									
Condition: Average		Doors			Solid	H.C.									
Room List		(5) Floors			Kitchen:										
	Basement	Other:			Other:										
	1st Floor	(6) Ceilings			No. of Elec. Outlets										
	2nd Floor	Basement: 0 S.F.			Many		Ave.	Few							
	Bedrooms	Crawl: 0 S.F.			Average Fixture(s)										
(1) Exterior		Slab: 0 S.F.			3 Fixture Bath										
	Wood/Shingle	Height to Joists: 0.0			2 Fixture Bath										
	Aluminum/Vinyl	(8) Basement			Softener, Auto										
	Brick	Conc. Block			Softener, Manual										
	Insulation	Poured Conc.			Solar Water Heat										
(2) Windows		Stone			No Plumbing										
	Many	Treated Wood			Extra Toilet										
	Avg.	Concrete Floor			Extra Sink										
	Few	(9) Basement Finish			Separate Shower										
	Large	Recreation SF			Ceramic Tile Floor										
	Avg.	Living SF			Ceramic Tile Wains										
	Small	Walkout Doors			Ceramic Tub Alcove										
	Wood Sash	No Floor SF			Vent Fan										
	Metal Sash	(10) Floor Support			(14) Water/Sewer										
	Vinyl Sash	Joists:			Public Water										
	Double Hung	Unsupported Len:			Public Sewer										
	Horiz. Slide	Cntr.Sup:			Water Well										
	Casement	1000 Gal Septic			2000 Gal Septic										
	Double Glass	Lump Sum Items:													
	Patio Doors														
	Storms & Screens														
(3) Roof															
	Gable														
	Hip														
	Flat														
	Asphalt Shingle														
	Chimney:														
<p>Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 2006                      (11) Heating System: No Heating/Cooling                      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                      Garages                      Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)                      Base Cost 2208 53,654 50,971                      No Concrete Floor 2208 -10,223 -9,712                      Totals: 43,431 41,259</p> <p>Notes:                      ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 =&gt; TCv: 36,308</p>															

\*\*\* 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.
DICK BETTE JO FAMILY TRUS	ZORN JASON & ASHLEY	105,000	02/25/2015	LC	Split Improved	2015-00657	PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
5921 S DICKERSON RD	School: LAKE CITY - 57020					
	P.R.E. 100% 03/20/2015					
Owner's Name/Address	MAP #:					
ZORN JASON & ASHLEY 5921 S DICKERSON ROAD MC BAIN MI 49657	2019 Est TCV 146,624 TCV/TFA: 74.28					

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	
SPLIT ON 02/11/2015 FROM 009-035-029-00; THE SW 1/4 OF SEC 35 T22N R8W LAKE TOWNSHIP MISSAUKEE COUNTY MICHIGAN COM SW CNR OF SAID SECTION THENCE N00DEG41'15"E ALONG THE WEST SEC LINE 243.9' TO POB THENCE CONTINUING N00DEG 41'19"E ALONG SAID LINE 313.62' THENCE S88DEG 22'54"E 317.60' THENCE S08DEG 04'01"E 146.12' THENCE S10DEG49'47"W 167.54' THENCE N89DEG 08'54"W 310.31' TO POB 2.34A M/L SUBJECT TO THE ROW FOR DICKERSON RD ACROSS THE WESTERLY 33' THEREOF AS DEPICTED ON THE CERTIFICATE OF SURVEY				40/FF	313.62	289.00	1.0000	1.0000	40 100	12,545
					314 Actual Front Feet, 2.08 Total Acres			Total Est. Land Value =	12,545	

SPLIT ON 02/11/2015 FROM 009-035-029-00;  
THE SW 1/4 OF SEC 35 T22N R8W LAKE  
TOWNSHIP MISSAUKEE COUNTY MICHIGAN COM SW  
CNR OF SAID SECTION THENCE N00DEG41'15"E  
ALONG THE WEST SEC LINE 243.9' TO POB  
THENCE CONTINUING N00DEG 41'19"E ALONG  
SAID LINE 313.62' THENCE S88DEG 22'54"E  
317.60' THENCE S08DEG 04'01"E 146.12'  
THENCE S10DEG49'47"W 167.54' THENCE  
N89DEG 08'54"W 310.31' TO POB 2.34A M/L  
SUBJECT TO THE ROW FOR DICKERSON RD  
ACROSS THE WESTERLY 33' THEREOF AS  
DEPICTED ON THE CERTIFICATE OF SURVEY



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

Land Improvement Cost Estimates	Rate	Size	% Good	Cash Value
Description				
D/W/P: Crushed Rock	1.66	2000	0	0
Wood Frame	15.24	462	50	3,520
Residential Local Cost Land Improvements				
Description				
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				4,470

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							
Who	When	What	2019	6,300	67,000	73,300	64,611C
TPC 12/27/2017	INSPECTED		2018	6,300	60,300	66,600	63,097C
TPC 03/20/2015	INSPECTED		2017	6,300	55,500	61,800	61,800S
			2016	6,300	55,100	61,400	61,400S

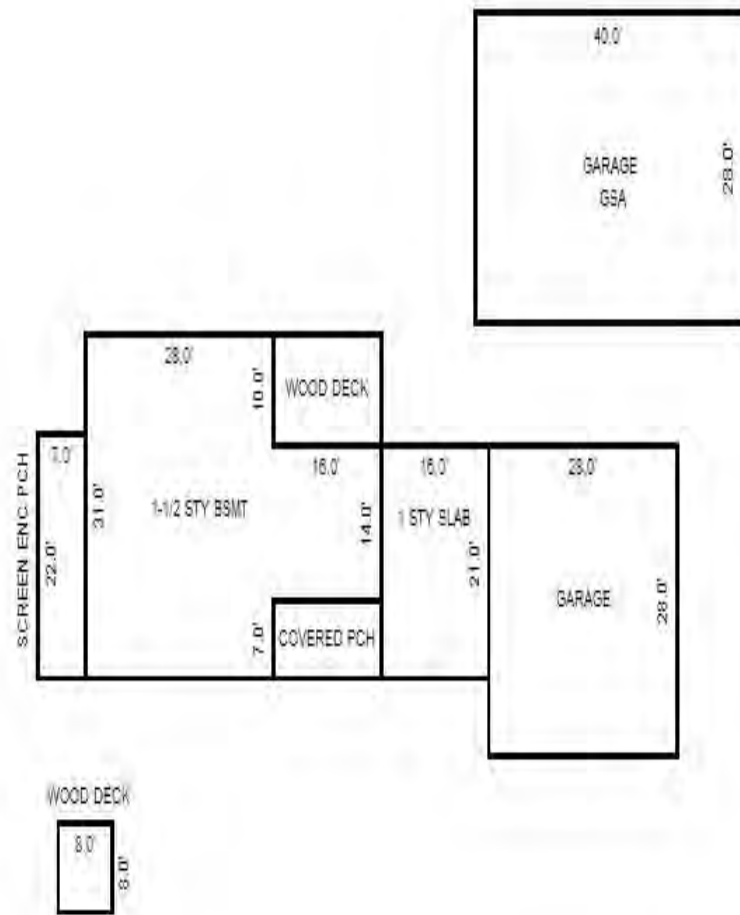
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area Type	Year Built: 1983 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 784 % 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 1909	Remodeled 1945	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: CD Effec. Age: 45 Floor Area: 1,974 Total Base New : 259,905 Total Depr Cost: 147,283 Estimated T.C.V: 129,609			E.C.F. X 0.880		Bsmnt Garage: Carport Area: Roof:					
	Basement 1st Floor 2nd Floor 4 Bedrooms	Kitchen: Other: Other:		(6) Ceilings			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Air w/ Ducts Ground Area = 1428 SF Floor Area = 1974 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55			Cls CD		Blt 1909					
(1) Exterior	X	Drywall		Ex.	X	Ord.		Min	No. of Elec. Outlets			Building Areas								
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Many			X	Ave.		Few	(13) Plumbing									
(2) Windows	X	Many Avg. Few	X	Large Avg. Small	Basement: 1092 S.F. Crawl: 0 S.F. Slab: 336 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			1.5 Story Siding 1 Story Siding Foundation Basement Slab			Size 1,092 336		Cost New 159,715		Depr. Cost 92,179			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor	(8) Basement			(14) Water/Sewer			Other Additions/Adjustments Plumbing Average Fixture(s) Water/Sewer 1000 Gal Septic Water Well, 100 Feet Porches CSEP (1 Story) CCP (1 Story) Deck Treated Wood Treated Wood			Total: 1 1 154 112 160 64		933 3,453 4,280 4,626 2,166 2,654 1,503		513 1,899 2,354 2,544 1,191 1,460 827			
(3) Roof	X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish		(10) Floor Support			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Common Wall: 1 Wall Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Storage Over Garage Base Cost Class: CD Exterior: Pole (Unfinished) Storage Over Garage			784 20,964 1 -1,906 1000 1120 560		11,530 -1,048 9,280 27,216 5,197		11,530 -1,048 5,104 14,969 2,858	
	Chimney: Metal	Recreation SF Living SF Walkout Doors No Floor SF		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			<<<< 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: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
W CADILLAC RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 08/25/1997					
ZUIDERVEEN LARRY 7580 W CADILLAC ROAD MC BAIN MI 49657	MAP #: 2019 Est TCV 29,358					

	Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
Tax Description	Public Improvements			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
SEC 35 T22N R8W S 791 FT OF E 770 FT OF SE 1/4 OF SW 1/413.98A.	X			SALES & EQ RATE			13.980 Acres	2,100	100	29,358
Comments/Influences				13.98 Total Acres Total Est. Land Value = 29,358						

PROPERTY NOW HAS RIVER ACCESS THRU 022-00..SAME OWNER  
ADD +10 FOR ROAD FOR 05  
SPLIT FROM 029-50 FOR 98

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

Topography of Site

- X Level
- 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	14,700	0	14,700			6,076C
2018	14,700	0	14,700			5,934C
2017	14,700	0	14,700			5,812C
2016	14,700	0	14,700			5,761C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PARKER PATRICK DEE	PARKER PATRICK D & CAROL	0	01/31/2005	QC	Not Qualified	05-0/395		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7260 W CADILLAC RD						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 100% 07/22/1994					
	MAP #:					
	2019 Est TCV 205,968 TCV/TFA: 155.10					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS					
				Description	Frontage	Depth	Rate %Adj.	Reason	Value
. SEC 35 T22N R8W BEG AT S 1/4 POST TH N 791 FT E 1000 FT N TO C/L OF CLAM R E ALONG R TO E LINE OF SW 1/4 OF SE 1/4 S TO SEC LINE W TO POB & W 10 FT OF N 300 FT OF S 600 FT OF SE 1/4 OF SE 1/4. 18.6677A.	X	Public Improvements		Residentia AG 3400/A	24.58 Acres	3400	100		83,569
				24.58 Total Acres		Total Est. Land Value =			83,569

Comments/Influences	X	Land Improvement Cost Estimates			
		Description	Rate	Size % Good	Cash Value
60X60 HORSE BARN @45% FOR 03 REMOVE SWAMP ADJ FOR 05..NOT A NEGATIVE FACTROR TO OVERALL MARKET VALUE	X	Electric	8.35	200 94	1,570
		Total Estimated Land Improvements True Cash Value = 1,570			

60X60 HORSE BARN @45% FOR 03 REMOVE SWAMP ADJ FOR 05..NOT A NEGATIVE FACTROR TO OVERALL MARKET VALUE



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

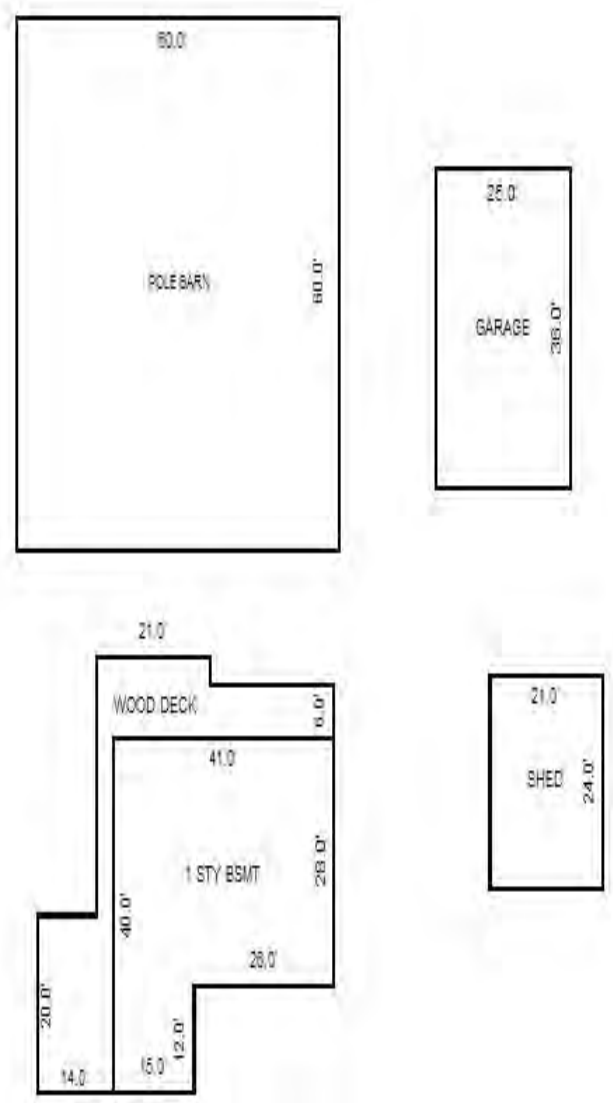
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2019	41,800	61,200	103,000			74,698C
2018	44,200	56,700	100,900			72,948C
2017	44,200	54,900	99,100			71,448C
2016	44,200	51,700	95,900			70,811C

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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 688	Type Treated Wood	Year Built: 1973 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 900 % 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 1973	Remodeled 0	Ex	X	Ord		Min	Size of Closets									
Condition: Average		Lg	X	Ord		Small	Doors		X	Ord		H.C.				
Room List		(5) Floors		Central Air Wood Furnace												
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(12) Electric			200		Amps Service							
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Ex.		X	Ord.		Min				
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets			Many		X	Ave.		Few				
	Insulation	(7) Excavation		(13) Plumbing			1		Average Fixture(s)							
(2) Windows		Basement: 1328 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			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	Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1		Average Fixture(s)							
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			1		Public Water							
(3) Roof		(10) Floor Support		Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1		Public Water							
X	Gable Hip Flat		Gambrel Mansard Shed	Lump Sum Items: 500			1		Water Well							
X	Asphalt Shingle	Chimney: Brick					1		1000 Gal Septic							
							1		2000 Gal Septic							
							500		Lump Sum Items: 504 SQ FT FV BARN							
									Class: CD Effec. Age: 35 Floor Area: 1,328 Total Base New : 211,239 Total Depr Cost: 137,306 Estimated T.C.V: 120,829		E.C.F. X 0.880		Bsmnt Garage: Carport Area: Roof:			
									Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1328 SF Floor Area = 1328 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas				Cls CD Blt 1973			
									Stories Exterior Foundation Size Cost New Depr. Cost							
									1 Story Siding Basement 1,328 Total: 129,970 84,481							
									Other Additions/Adjustments							
									Exterior							
									Brick Veneer		324		3,888 2,527			
									Plumbing							
									Average Fixture(s)		1		933 606			
									Water/Sewer							
									1000 Gal Septic		1		3,453 2,244			
									Water Well, 50 Feet		1		1,962 1,275			
									Deck							
									Treated Wood		688		6,901 4,486			
									Garages							
									Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)							
									Base Cost		900		20,898 13,584			
									Class: D Exterior: Pole (Unfinished)							
									Base Cost		3600		52,164 33,907			
									No Concrete Floor		3600		-15,228 -9,898			
									Built-Ins							
									Appliance Allow.		1		1,467 954			
									Fireplaces							
									Exterior 1 Story		1		4,331 2,815			
									Lump Sum Items							
									504 SQ FT FV BARN		500		325			
									<<<<< 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.

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

School: MCBAIN - 57030  
 P.R.E. 0%  
 MAP #:

Owner's Name/Address: BARRETT PATRICIA A TRUSTEE  
 17351 LAKE AVENUE  
 WEST OLIVE MI 49460

2019 Est TCV 159,862

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 66 - 120 \$2000 79.93 Acres 2000 100 159,862  
 79.93 Total Acres Total Est. Land Value = 159,862

Tax Description: SEC 35 T22N R8W E 1/2 OF SE 1/4 EXC W 10 FT OF N 300 FT OF S 600 FT OF SE 1/4 OF SE 1/4. 79.9311A.

Comments/Influences: COMBINED W/ 031,32,33 FOR 95 VERY NICE 80 W/RIVER PC GRG COMPLETE FOR 05 (DIRT FLOOR)

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



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2019	79,900	0	79,900			56,793C
			2018	79,900	0	79,900			55,462C
			2017	87,900	0	87,900			54,322C
			2016	71,900	0	71,900			53,838C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: 201 COMMERCIAL-IM	Zoning:	Building Permit(s)		Date	Number	Status				
5300 S MOREY RD		School: LAKE CITY - 57020		Commercial		04/14/2009	20090108	Complete				
Owner's Name/Address		P.R.E. 0%		MAP #:		2019 Est TCV 1,277,042 TCV/TFA: 131.65						
MISSAUKEE GOLF ASSOCIATION P O BOX 336 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 36 T22N R8W NE 1/4 EXC BEG 18 RDS N OF SE COR OF NE 1/4 OF NE 1/4 TH W 16 RDS N 10 RDS E 16 RDS S 10 RDS TO POB & EXC N 75 FT THEREOF & EXC THAT PART NE'LY OF BEG 300 FT S OF NE COR TH N 44 DEG 40' 59" W TO INTERSECTION WITH PREVIOUS EXCEPTION. 153.2922 A.		X	Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		X	Gravel Road	COMMERCIAL	100 AC +/-	147.55	Acres	2000	100		295,100	
		X	Paved Road	COMMERCIAL ROW		5.75	Acres	0	100		0	
		X	Storm Sewer	153.30 Total Acres Total Est. Land Value = 295,100								
		X	Sidewalk	Land Improvement Cost Estimates								
		X	Water	Description	Rate	Size	% Good	Cash Value				
		X	Sewer	Commercial	Local Cost	Land Improvements						
		X	Electric	Description	Rate	Size	% Good	Arch	Mult	Cash Value		
		X	Gas	PAVING	0.50	46000	86	100		19,780		
			Curb	Total Estimated Land Improvements True Cash Value = 19,780								
			Street Lights									
			Standard Utilities									
			Underground Utils.									
		Topography of Site										
		X	Level									
		X	Rolling									
			Low									
			High									
		X	Landscaped									
		X	Swamp									
		X	Wooded									
		X	Pond									
			Waterfront									
			Ravine									
			Wetland									
			Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2019	147,600	490,900	638,500		429,574C		
		JWV	08/06/2018	INSPECTED	2018	147,600	700,100	847,700		419,506C		
		TPC	12/27/2017	INSPECTED	2017	153,300	490,900	644,200		410,878C		
		TPC	05/08/2017	INSPECTED	2016	153,300	438,600	591,900		407,214C		



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Desc. of Bldg/Section: CAL 30  
 Calculator Occupancy: Clubhouses

Class: D  
 Floor Area: 5,380  
 Gross Bldg Area: 9,700  
 Stories Above Grd: 1  
 Average Sty Hght : 10  
 Bsmnt Wall Hght : 10

Depr. Table : 2%  
 Effective Age : 30  
 Physical %Good: 55  
 Func. %Good : 100  
 Economic %Good: 100

1990	Year Built Remodeled
10	Overall Bldg Height

Comments:  
 BSM'T HAS EMPLOYEE KITCHEN FACILITIES..  
 REST NOT FINISHED

Construction Cost					
	High	Above Ave.	X	Ave.	Low
**	**	Calculator Cost Data		**	**
Quality: Low Cost					
Heat#1: Package Heating & Cooling					100
Heat#2: Heat Pump System					0%
Ave. SqFt/Story: 5380					
Ave. Perimeter: 344					
Has Elevators:					
*** Basement Info ***					
Area: 5060					
Perimeter: 304					
Type: Utility Basement					
Heat: Hot Water, Radiant Floor					
* Mezzanine Info *					
Area #1:					
Type #1:					
Area #2:					
Type #2:					
* Sprinkler Info *					
Area:					
Type: Average					

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

Class: D Quality: Low Cost  
 Stories: 1 Story Height: 10 Perimeter: 344  
 Overall Building Height: 10

Base Rate for Upper Floors = 62.65  
 Utility Basement Basement, Base Rate for Basement = 31.87  
 (Basement Fireproofing Rate = 0.00)

(10) Heating system: Package Heating & Cooling Cost/SqFt: 15.41 100%  
 Bsmnt Heating system: Hot Water, Radiant Floor Cost/SqFt: 15.71  
 Adjusted Square Foot Cost for Upper Floors = 78.06  
 Adjusted Square Foot Cost for Basement = 47.58

Total Floor Area: 5,380 Base Cost New of Upper Floors = 419,963  
 Basement Area: 5,060 Base Cost New of Basement = 240,755

Reproduction/Replacement Cost = 660,718  
 Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 55 /100/100/100/55.0  
 Total Depreciated Cost = 363,395

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

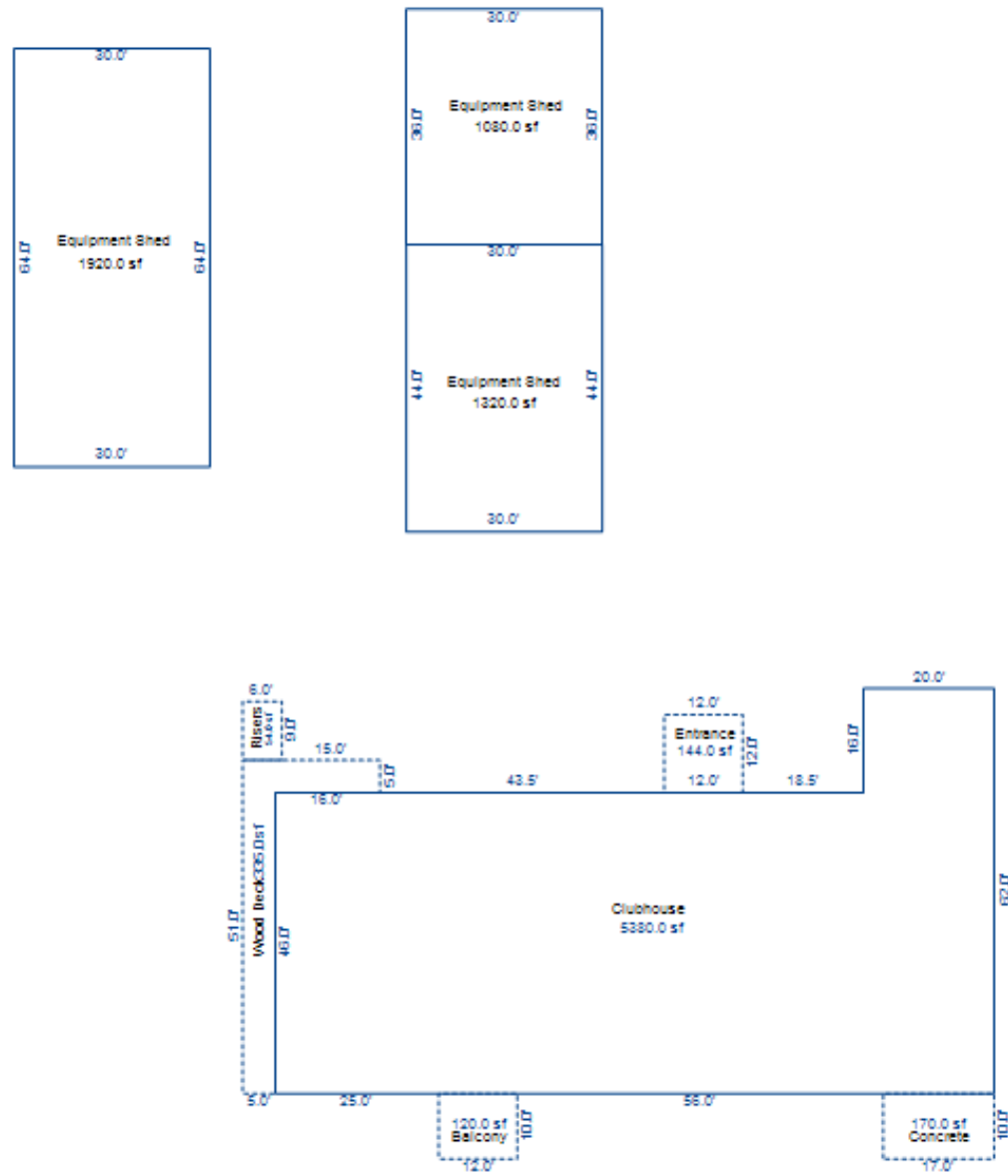
Costs taken from Segregated Cost Section 1: Apartments, Clubs, Hotels

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

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

(1) Excavation/Site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:
(2) Foundation:	(8) Plumbing:	Outlets:	1 Single Unit (Self-contained) Ki
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\*\*\*

Desc. of Bldg/Section: Calculator Occupancy: Sheds - Equipment 4 Wall Building	
Class: D,Pole Floor Area: 2,400 Gross Bldg Area: 9,700 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght	Construction Cost
	High Above Ave. Ave. X Low
Depr. Table : 4% Effective Age : 16 Physical %Good: 52 Func. %Good : 100 Economic %Good: 100	** ** Calculator Cost Data ** ** Quality: Average Heat#1: Hot Water, Radiant Floor 100 Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 2400 Ave. Perimeter: 220 Has Elevators:
	*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor
1977 Year Built Remodeled	* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:  * Sprinkler Info * Area: Type: Average
12 Overall Bldg Height	
Comments:	

<<<<< Calculator Cost Computations >>>>>	
Class: D,Pole Quality: Average	Stories: 1 Story Height: 12 Perimeter: 220
Overall Building Height: 12	
Base Rate for Upper Floors = 20.03	
(10) Heating system: Hot Water, Radiant Floor Cost/SqFt: 9.58 100%	
Adjusted Square Foot Cost for Upper Floors = 29.61	
Total Floor Area: 2,400	Base Cost New of Upper Floors = 71,064
Reproduction/Replacement Cost = 71,064	
Eff.Age:16 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 52 /100/100/100/52.0	Total Depreciated Cost = 36,953
ECF (201C COMMERCIAL GROUP C) 0.530 => TCV of Bldg: 2 = 19,585	
Replacement Cost/Floor Area= 29.61 Est. TCV/Floor Area= 8.16	

(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		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		(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\*\*\*

Desc. of Bldg/Section: Calculator Occupancy: Sheds - Equipment 4 Wall Building		<<<<< Calculator Cost Computations >>>>> Class: D,Pole Quality: Average Stories: 1 Story Height: 12 Perimeter: 188 Overall Building Height: 12						
Class: D,Pole Floor Area: 1,920 Gross Bldg Area: 9,700 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> ** ** Calculator Cost Data ** ** Quality: Average Heat#1: Hot Water, Radiant Floor 100 Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 1920 Ave. Perimeter: 188 Has Elevators:		High	Above Ave.	Ave.	X	Low
High	Above Ave.	Ave.	X	Low				
Depr. Table : 2% Effective Age : 8 Physical %Good: 85 Func. %Good : 100 Economic %Good: 100		Base Rate for Upper Floors = 20.33 (10) Heating system: Hot Water, Radiant Floor Cost/SqFt: 9.72 100% Adjusted Square Foot Cost for Upper Floors = 30.05 Total Floor Area: 1,920 Base Cost New of Upper Floors = 57,696 Reproduction/Replacement Cost = 57,696 Total Depreciated Cost = 49,042 Eff.Age:8 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 85 /100/100/100/85.0						
1993	Year Built Remodeled	Area: Perimeter: Type: Heat: Hot Water, Radiant Floor						
12	Overall Bldg Height	*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor						
Comments:		* Mezzanine Info * Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: Type: Average						
(1) Excavation/Site Prep:		(7) Interior:						
(2) Foundation:		(8) Plumbing:						
X	Poured Conc	Footings	Block					
(3) Frame:		Many Above Ave. Average Typical Few None Total Fixtures 3-Piece Baths Urinals 2-Piece Baths Wash Bowls Shower Stalls Water Heaters Toilets Wash Fountains Water Softeners						
(4) Floor Structure:		(9) Sprinklers:						
(5) Floor Cover:		(10) Heating and Cooling:						
(6) Ceiling:		Gas Oil Coal Stoker Hand Fired 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.						

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

Desc. of Bldg/Section: LAND IMPROVEMENTS: COURSE Calculator Occupancy: Clubhouses		<<<<< Segregated Cost Computations >>>>>					
Class: D Floor Area Gross Bldg Area: 9,700 Stories Above Grd Average Sty Hght Bsmnt Wall Hght		Construction Cost				Costs taken from Segregated Cost Section 1: Apartments, Clubs, Hotels	
		High	Above Ave.	Ave.	X	Low	Cost # or Height Col. Rate SqFt Adj. Adj. Cost
Depr. Table : 2.5% Effective Age : 10 Physical %Good: 78 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** ** Quality: Excellent Heat#1: Zoned A.C. Warm & Cooled Air 0% Heat#2: Zoned A.C. Warm & Cooled Air 0% Ave. SqFt/Story Ave. Perimeter Has Elevators:				Item Description	
Year Built Remodeled		*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor				Architectural Multiplier: 0.00  Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 78 /100/100/100/78.0 Total Cost New = 0  Reproduction/Replacement Cost = 0 Total Depreciated Cost = 0	
Overall Bldg Height		* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:				Unit in Place Items /CI17/GOLC/COSR/CLAIL 75664.29 18 1.00 100 1,361,957	
Comments:		* Sprinkler Info * Area: Type:				ECF (201C COMMERCIAL GROUP C) 0.530 => TCV of Bldg: 4 = 721,837	

(1) Excavation/Site Prep:		(7) Interior:			(11) Electric and Lighting:		(39) Miscellaneous:		
(2) Foundation:		(8) Plumbing:			Outlets:		Fixtures:		
X	Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	Few Average	Few Average	
(3) Frame:		Total Fixtures			Urinals		Many Unfinished	Many Unfinished	
(4) Floor Structure:		3-Piece Baths			Wash Bowls		Typical	Typical	
(5) Floor Cover:		2-Piece Baths			Water Heaters		Flex Conduit	Incandescent	
(6) Ceiling:		Shower Stalls			Wash Fountains		Rigid Conduit	Fluorescent	
		Toilets			Water Softeners		Armored Cable	Mercury	(40) Exterior Wall:
							Non-Metalic	Sodium Vapor	Thickness
							Bus Duct	Transformer	Bsmnt Insul.
							(13) Roof Structure: Slope=0		
							(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.
WILLIAMS ARVILLA J (WIDOW)	SELF & CORWIN CAROL JT	0	08/24/2007	QC	Not Qualified	2007/3103		0.0
WILLIAMS JACK (DECEASED)	WILLIAMS ARVILLA J (HIS W	0	08/03/2007	OTH	Not Qualified	2007/3102		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
5190 S MOREY RD						
	School: LAKE CITY - 57020					
	P.R.E. 100% 08/29/2014					
Owner's Name/Address	MAP #:		2019 Est TCV 80,769 TCV/TFA: 42.83			
WILLIAMS ARVILLA J & CORWIN CAROL 720 E HOUGHTON LAKE RD LAKE CITY MI 49651						

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES																																								
. SEC 36 T22N R8W IN NE 1/4 OF NE 1/4 BEG 18 RDS N OF SE COR W 16 RDS N 10 RDS E 16 RDS S 10 RDS TO BEG. 1 A.	X		<table border="1"> <thead> <tr> <th colspan="8">* Factors *</th> </tr> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>GROUP H 75/FF</td> <td>165.00</td> <td>264.00</td> <td>1.0000</td> <td>1.0000</td> <td>75</td> <td>100</td> <td></td> <td>12,375</td> </tr> <tr> <td colspan="8">165 Actual Front Feet, 1.00 Total Acres Total Est. Land Value =</td> <td>12,375</td> </tr> </tbody> </table>						* Factors *								Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	GROUP H 75/FF	165.00	264.00	1.0000	1.0000	75	100		12,375	165 Actual Front Feet, 1.00 Total Acres Total Est. Land Value =								12,375
* Factors *																																											
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																																			
GROUP H 75/FF	165.00	264.00	1.0000	1.0000	75	100		12,375																																			
165 Actual Front Feet, 1.00 Total Acres Total Est. Land Value =								12,375																																			

Comments/Influences

10/4/2013 ARVILLA HAS GIVEN AWAY THE MOBILE HOME. IT'S IN PROCESS OF BEING MOVED OFF THE PROPERTY. TITLE IS ALREADY SIGNED OVER TO A NEW OWNER. - TIM



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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2019	6,200	34,200	40,400			29,023C
X Rolling	2018	6,200	29,800	36,000			28,343C
X Low	2017	6,200	27,600	33,800			27,761C
X High	2016	6,200	27,700	33,900			27,514C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
Who	When	What					
TPC	12/27/2017	INSPECTED					
TPC	10/29/2013	INSPECTED					

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 80 80	Type CCP (1 Story) Brzwy, FW	Year Built: 1968 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: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G									
Building Style: 1S		Trim & Decoration												
Yr Built 1965	Remodeled 1983	Ex	X Ord		Min									
Condition: Average		Lg	X Ord		Small									
Room List		(5) Floors		Central Air Wood Furnace										
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Other:		(12) Electric 200 Amps Service										
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures Ex. X Ord. Min										
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall	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: 1166 S.F. Slab: 0 S.F. Height to Joists: 0.0	1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		(14) Water/Sewer										
X	Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic										
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Lump Sum Items:										
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF												
X	Gable Hip Flat	(10) Floor Support												
X	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:												
X	Asphalt Shingle													
Chimney: Metal														
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1166 SF Floor Area = 1166 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 Crawl Space 1,166 Total: 93,743 56,246 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 Porches CCP (1 Story) 80 1,472 883 Garages Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 672 14,616 8,770 Built-Ins Appliance Allow. 1 1,243 746 Breezeways Frame Wall 80 2,559 1,535 Totals: 119,541 71,725										E.C.F. X 0.880		Cls D Blt 1965		
Notes: ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCY:												63,118		

\*\*\* 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: 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 8 - 17	@\$2000	10.26	Acres	2000	100			20,526
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		10.26 Total Acres						Total Est. Land Value =	20,526
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Taxpayer's Name/Address	Dirt Road									
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MICH STATE HWY COMM	Gravel Road									
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	Paved Road									
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	Storm Sewer									
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	Sidewalk									
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	Water									
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	Sewer									
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	Electric									
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	Gas									
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	Curb									
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	Street Lights									
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	Standard Utilities									
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	Underground Utils.									
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	Topography of Site									
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	Level									
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	Rolling									
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	Low									
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	High									
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	Landscaped									
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	Swamp									
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	Wooded									
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	Pond									
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	Waterfront									
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	Ravine									
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	Wetland									
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	Flood Plain									
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	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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	Who	When	What	2019	EXEMPT	EXEMPT	EXEMPT
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	TPC 12/27/2017	INSPECTED		2018	EXEMPT	EXEMPT	EXEMPT
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	TPC 04/08/2016	INSPECTED		2017	0	0	0
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				2016	0	0	0
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 Missaukee, Michigan

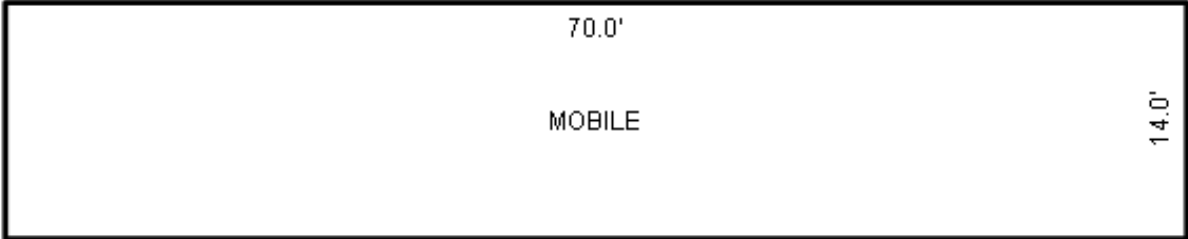
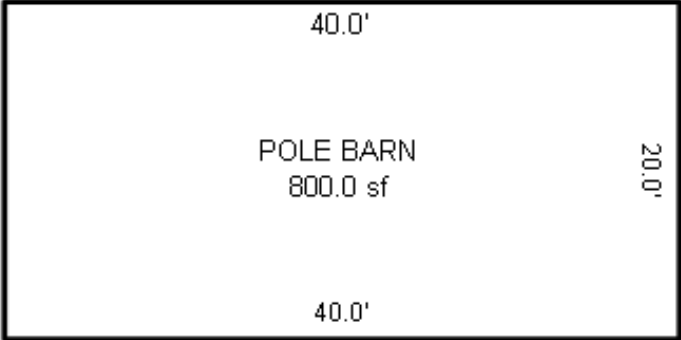
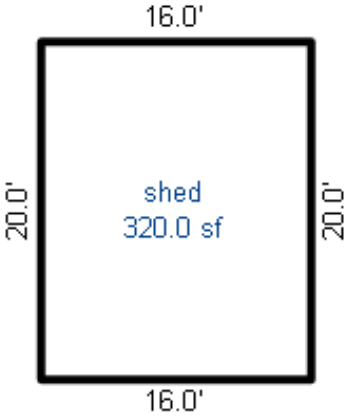
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
		30,000	07/01/1998	WD	Download	320:711		0.0			
Property Address		Class: 401 RESIDENTIAL-I		Zoning:	Building Permit(s)	Date	Number	Status			
6693 W BLUE RD		School: LAKE CITY - 57020									
Owner's Name/Address		P.R.E. 100% 05/03/1999									
GILSON DONALD W JR & PENNY L 6693 W BLUE ROAD LAKE CITY MI 49651		MAP #:									
		2019 Est TCV 53,986 TCV/TFA: 55.09									
		X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
Taxpayer's Name/Address		Public Improvements		* Factors *				Value			
GILSON DONALD W JR & PENNY L 6693 W BLUE ROAD LAKE CITY MI 49651		X	Dirt Road	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		X	Gravel Road	GROUP H \$75/FF	236.50	3683.72	1.0000	1.0000	75	100	17,738
		X	Paved Road	237 Actual Front Feet, 20.00 Total Acres				Total Est. Land Value =		17,738	
		X	Storm Sewer	Land Improvement Cost Estimates							
		X	Sidewalk	Description	Rate	Size	% Good	Cash Value			
		X	Water	Wood Frame	15.80	320	50	2,528			
		X	Sewer	Total Estimated Land Improvements True Cash Value =				2,528			
Tax Description		X	Electric								
SEC 36 T22N R8W NE 1/4 OF NW 1/4 EXC N 75 FT THOF AND EXC BEG 75 FT S OF NE COR TH S 462 FT, W 684 FT, N 273 FT, W 240 FT, N 189 FT, E 924 FT TO POB & EXC W 1/2 OF W 1/2 THOF. 19.999A.		X	Gas								
Comments/Influences		X	Curb								
		X	Street Lights								
		X	Standard Utilities								
		X	Underground Utils.								
		X	Topography of Site								
		X	Level								
		X	Rolling								
		X	Low								
		X	High								
		X	Landscaped								
		X	Swamp								
		X	Wooded								
		X	Pond								
		X	Waterfront								
		X	Ravine								
		X	Wetland								
		X	Flood Plain								
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		TPC 12/27/2017	INSPECTED		2019	8,900	18,100	27,000			27,000S
		TPC 03/26/2012	INSPECTED		2018	8,900	26,000	34,900			30,080C
					2017	8,900	24,200	33,100			29,462C
					2016	8,900	20,300	29,200			29,200S

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack 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: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 800 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame		Drywall Paneled	X	Plaster Wood T&G										
Building Style: HUD		Trim & Decoration													
Yr Built 1998	Remodeled 0	Ex	X	Ord		Min									
Condition: Average		Lg	X	Ord		Small									
Room List		(5) Floors		Central Air Wood Furnace											
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric											
		(6) Ceilings		No./Qual. of Fixtures											
(1) Exterior		Ex.	X	Ord.		Min									
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	No. of Elec. Outlets													
		Many	X	Ave.		Few									
(2) Windows		(7) Excavation		(13) Plumbing											
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan								
X	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												
X	Asphalt Shingle	(10) Floor Support													
		Chimney: Metal	Joists: Unsupported Len: Cntr.Sup:			1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic									
				Lump Sum Items:											
Cost Est. for Res. Bldg: 1 Single Family HUD (11) Heating System: Forced Air w/ Ducts Ground Area = 980 SF Floor Area = 980 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas										Cls CD		Blt 1998			
Stories Exterior Foundation Size Cost New Depr. Cost															
1 Story Siding Piers 980															
Total: 80,987 64,789															
Other Additions/Adjustments															
Plumbing															
Average Fixture(s)										1		933 746			
Water/Sewer															
1000 Gal Septic										1		3,453 2,762			
Water Well, 100 Feet										1		4,280 3,424			
Garages															
Class: CD Exterior: Pole (Unfinished)															
Base Cost										800		14,256 11,405			
Built-Ins															
Appliance Allow.										1		1,467 1,174			
Totals:										105,376		84,300			
Notes:															
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.400 => TCv:												33,720			

\*\*\* 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.
GRAY RUTH ANNE	GRAY RUTH ANNE & GRAY ALA	1	06/11/2018	QC	FAMILY SALE	2018-01991	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6689 W BLUE RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 05/03/1999					
GRAY RUTH ANNE & GRAY ALAN D 6689 W BLUE ROAD LAKE CITY MI 49651	MAP #: 2019 Est TCV 81,529 TCV/TFA: 55.01					

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 36 T22N R8W (0*1998) N 264 FT OF W 306 FT OF NE 1/4 OF NW 1/4EXC N 75 FT THOF AND EXC W 66 FT THOF. 1.04A.	X		Dirt Road	236	188.00	1.0000	1.0000	50	100	11,800	
Comments/Influences			Gravel Road	236 Actual Front Feet, 1.02 Total Acres						Total Est. Land Value =	11,800

Comments/Influences	X	Land Improvement Cost Estimates				Rate	Size	% Good	Cash Value
		Description	Rate	Size	% Good				
98 SPLIT FROM 034-00 FOR 99	X	Water	15.84	160	50	1,267			
	X	Sewer	13.84	360	50	2,491			
	X	Electric	Total Estimated Land Improvements True Cash Value =						3,758
	X	Gas							
		Curb							
		Street Lights							
		Standard Utilities							
		Underground Utils.							



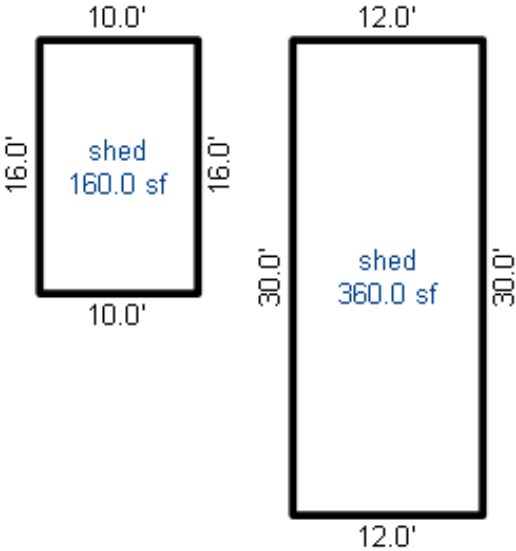
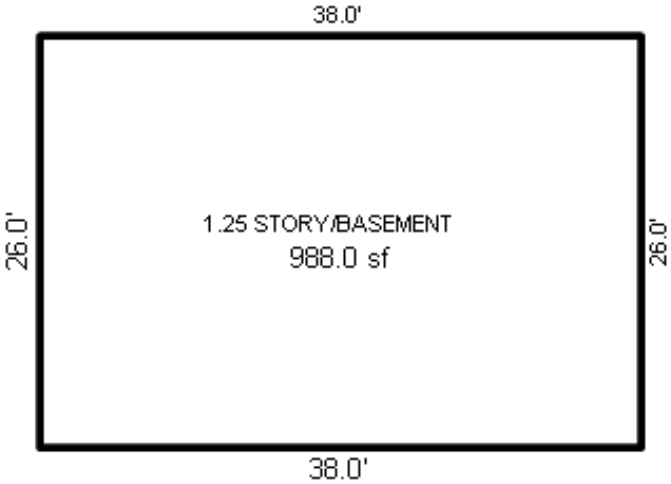
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2019	5,900	34,900	40,800			27,629C
Rolling	2018	5,900	29,500	35,400			26,982C
Low	2017	5,900	27,100	33,000			26,428C
High	2016	5,900	26,900	32,800			26,193C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage											
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:									
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior Trim & Decoration Ex X Ord Min Size of Closets Lg X Ord Small Doors Solid X H.C.			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: D Effec. Age: 40 Floor Area: 1,482 Total Base New : 124,946 Total Depr Cost: 74,967 Estimated T.C.V: 65,971		E.C.F. X 0.880		Bsmnt Garage: Carport Area: Roof:									
Building Style: 1.5S		Yr Built 1950		Remodeled 0		Condition: Average		Room List		(5) Floors		Kitchen: Other: Other:		(6) Ceilings		(12) Electric		0 Amps Service		Central Air Wood Furnace		Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Air w/ Ducts Ground Area = 988 SF Floor Area = 1482 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Basement 988 Total: 117,795 70,676		Cls D Blt 1950	
(1) Exterior		X	Drywall	X	Ex.		Ord.		Min	No. of Elec. Outlets Many X Ave. Few		(7) Excavation		Basement: 988 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		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: 124,946 74,967		Notes: ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCY: 65,971			
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X								(13) Plumbing		(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:					
(2) Windows		X	Many Avg. Few	X	Large Avg. Small	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Chimney: Block															
(3) Roof		X	Gable Hip Flat		Gambrel Mansard Shed	X Asphalt Shingle		Chimney: Block																	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GRAY RUTH ANNE	GRAY RUTH ANNE & GRAY ALA	1	06/11/2018	QC	FAMILY SALE	2018-01991	PTA	0.0
GRAY RUTH ANNE	SAPP ARTHUR W JR	0	02/15/2005	PLC	Arms Length	05-0/558		0.0
SAPP ARTHUR W JR & JEANET	GRAY RUTH ANNE	20,000	02/15/2005	WD	Arms Length	05-0/559		100.0
		30,000	12/01/2001	WD	Download	01-0:4855		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
W BLUE RD						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 100% 02/15/2005					
	MAP #:					
	2019 Est TCV 9,158					

Improved	X	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES					
Public Improvements			* Factors * 160 X 231					
			Description	Frontage	Depth	Rate %Adj.	Reason	Value
			2013 EQ RATES&SALES	0.848 Acres	10,800	100		9,158
			0.85 Total Acres Total Est. Land Value =					9,158

Tax Description  
 SEC 36 T22N R8W (0\*1998) BEG 306 FT E & 75 FT S OF NW COR OF NE 1/4 OF NW 1/4 TH S 231 FT, E 160 FT, N 231 FT, W 160 FT TO POB. .85A.

Comments/Influences  
 98 SPLIT FROM 034-00 FOR 99

- 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	4,600	0	4,600			3,442C
2018	4,600	0	4,600			3,362C
2017	4,600	0	4,600			3,293C
2016	4,600	0	4,600			3,264C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GRAY RUTH ANNE	WHALEY JEANNETTE M SAPP	15,000	04/04/2006	PLC	Not Qualified	06-0/1000		0.0
SAPP ARTHUR W JR & JEANET	SAPP JEANNETTE M	0	01/11/2005	QC	Not Qualified	05-0/546		0.0

Property Address	Class: 201 COMMERCIAL-IM	Zoning:	Building Permit(s)	Date	Number	Status
W BLUE RD	School: LAKE CITY - 57020		Commercial	08/23/2018	2018-0429	100%
Owner's Name/Address	P.R.E. 0%		HUD/NATIONAL STD	08/23/2018	2018-0430	100%
WHALEY JEANNETTE M SAPP 3417 W BEELER ROAD LAKE CITY MI 49651	MAP #:					
	2019 Est TCV 78,852 TCV/TFA: 41.07					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES			
			Description	Frontage	Depth	Value
SEC 36 T22N R8W (0*1998) BEG 466 FT E & 75 FT S OF NW COR OF NE 1/4 OF NW 1/4 TH S 231 FT, E 194 FT, N 231 FT, W 194 FT TO POB. 1.029A.	X		Dirt Road			
			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
98 SPLIT FROM 034-00 FOR 99	X	Wood Frame	17.76	160 50	1,421
		Total Estimated Land Improvements True Cash Value =			1,421

Topography of Site	X	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Level	2019	7,500	31,900	39,400		
Rolling								
Low								
High								
Landscaped								
Swamp								
Wooded								
Pond								
Waterfront								
Ravine								
Wetland								
Flood Plain								

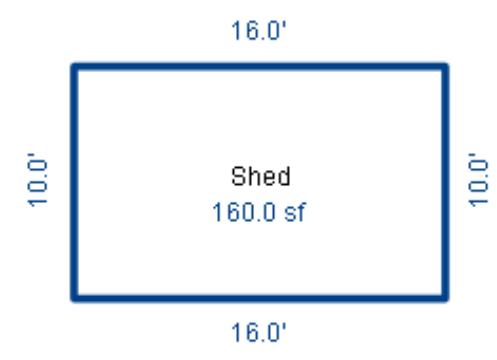
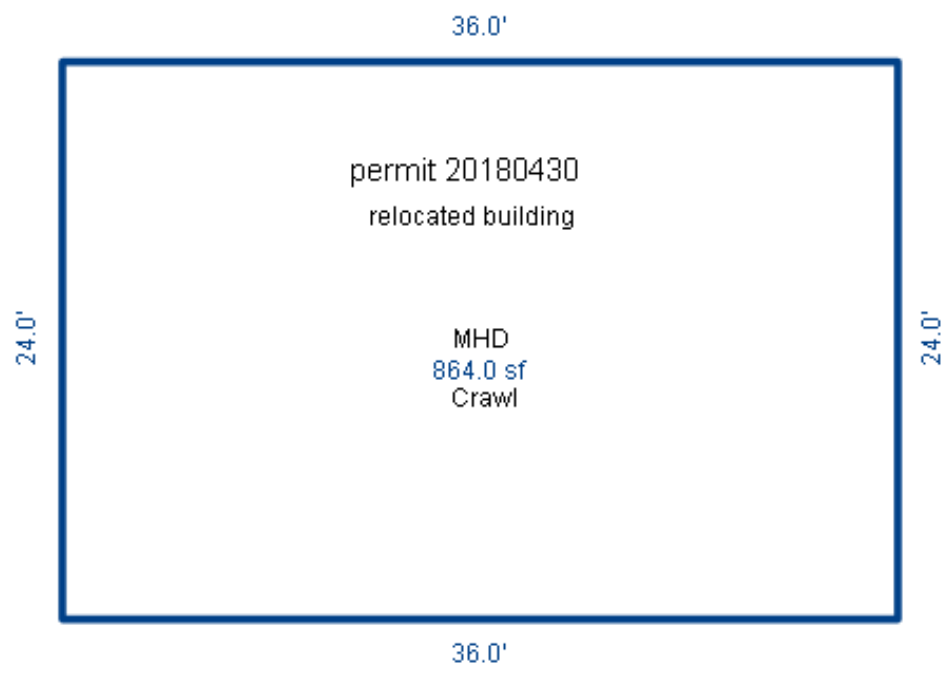


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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
JWV	10/18/2018	INSPECTED	2018	7,500	4,800	12,300			2,758C
JWV	08/06/2018	INSPECTED	2017	7,500	6,700	14,200			2,702C
JWV	08/06/2018	INSPECTED	2016	12,100	5,200	17,300			2,678C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																														
X	Single Family		Eavestrough	Gas	Oil	Elec.	1	Appliance Allow.		Interior 1 Story	Area	Type	Year Built:	Car Capacity:																																																																																														
	Mobile Home		Insulation	Wood	Coal	Steam									Interior 2 Story	Class:																																																																																												
	Town Home	0	Front Overhang	X	Forced Air w/o Ducts	Forced Air w/ Ducts	Forced Hot Water	Dishwasher	Garbage Disposal	Bath Heater	Vent Fan	Hot Tub	Unvented Hood	Vented Hood	Intercom		Jacuzzi Tub	Jacuzzi repl.Tub	Oven	Microwave	Standard Range	Self Clean Range	Sauna	Trash Compactor	Central Vacuum	Security System	Class: CD	Effec. Age: 35	Floor Area: 864	Total Base New : 90,927	Total Depr Cost: 59,102	Estimated T.C.V: 32,506	E.C.F. X 0.550	% Good:	Storage Area:	No Conc. Floor:																																																																								
	Duplex	0	Other Overhang													Forced Air w/o Ducts																					Forced Hot Water	Electric Baseboard	Electric 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	(12) Electric	0	Amps Service	Cost Est. for Res. Bldg: 1 Single Family HUD	Clas CD	Blt 0																																																						
	A-Frame		(4) Interior	Trim & Decoration			No./Qual. of Fixtures			Ex. Ord. Min			No. of Elec. Outlets			Many Ave. Few			(7) Excavation			Basement: 0 S.F.			Crawl: 864 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			864 Recreation SF			Living SF			Walkout Doors			No Floor SF			(10) Floor Support			Joists:			Unsupported Len:			Cntr.Sup:			Public Water			Public Sewer			Water Well			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:														
	Wood Frame		Drywall		Plaster	Size of Closets			Lg Ord Small			Doors Solid H.C.			(5) Floors			Kitchen:			Other:			Other:			(6) Ceilings			(1) Exterior			Wood/Shingle			Aluminum/Vinyl			Brick			Insulation			(2) Windows			Many Avg. Few			Large Avg. Small			Wood Sash			Metal Sash			Vinyl Sash			Double Hung			Horiz. Slide			Casement			Double Glass			Patio Doors			Storms & Screens			(3) Roof			Gable			Gambrel			Hip			Mansard			Flat			Shed			Asphalt Shingle			Chimney:			
	Building Style: HUD		Trim & Decoration	Ex Ord Min			Size of Closets			Lg Ord Small			Doors Solid H.C.			(5) Floors			Kitchen:			Other:			Other:			(6) Ceilings			(1) Exterior			Wood/Shingle			Aluminum/Vinyl			Brick			Insulation			(2) Windows			Many Avg. Few			Large Avg. Small			Wood Sash			Metal Sash			Vinyl Sash			Double Hung			Horiz. Slide			Casement			Double Glass			Patio Doors			Storms & Screens			(3) Roof			Gable			Gambrel			Hip			Mansard			Flat			Shed			Asphalt Shingle			Chimney:		
	Yr Built	Remodeled	Trim & Decoration			Size of Closets			Lg Ord Small			Doors Solid H.C.			(5) Floors			Kitchen:			Other:			Other:			(6) Ceilings			(1) Exterior			Wood/Shingle			Aluminum/Vinyl			Brick			Insulation			(2) Windows			Many Avg. Few			Large Avg. Small			Wood Sash			Metal Sash			Vinyl Sash			Double Hung			Horiz. Slide			Casement			Double Glass			Patio Doors			Storms & Screens			(3) Roof			Gable			Gambrel			Hip			Mansard			Flat			Shed			Asphalt Shingle			Chimney:			
	0 RELOCA	2018	Trim & Decoration			Size of Closets			Lg Ord Small			Doors Solid H.C.			(5) Floors			Kitchen:			Other:			Other:			(6) Ceilings			(1) Exterior			Wood/Shingle			Aluminum/Vinyl			Brick			Insulation			(2) Windows			Many Avg. Few			Large Avg. Small			Wood Sash			Metal Sash			Vinyl Sash			Double Hung			Horiz. Slide			Casement			Double Glass			Patio Doors			Storms & Screens			(3) Roof			Gable			Gambrel			Hip			Mansard			Flat			Shed			Asphalt Shingle			Chimney:			
	Condition: Average		Trim & Decoration			Size of Closets			Lg Ord Small			Doors Solid H.C.			(5) Floors			Kitchen:			Other:			Other:			(6) Ceilings			(1) Exterior			Wood/Shingle			Aluminum/Vinyl			Brick			Insulation			(2) Windows			Many Avg. Few			Large Avg. Small			Wood Sash			Metal Sash			Vinyl Sash			Double Hung			Horiz. Slide			Casement			Double Glass			Patio Doors			Storms & Screens			(3) Roof			Gable			Gambrel			Hip			Mansard			Flat			Shed			Asphalt Shingle			Chimney:			
	Room List		Trim & Decoration			Size of Closets			Lg Ord Small			Doors Solid H.C.			(5) Floors			Kitchen:			Other:			Other:			(6) Ceilings			(1) Exterior			Wood/Shingle			Aluminum/Vinyl			Brick			Insulation			(2) Windows			Many Avg. Few			Large Avg. Small			Wood Sash			Metal Sash			Vinyl Sash			Double Hung			Horiz. Slide			Casement			Double Glass			Patio Doors			Storms & Screens			(3) Roof			Gable			Gambrel			Hip			Mansard			Flat			Shed			Asphalt Shingle			Chimney:			
	Basement		Trim & Decoration			Size of Closets			Lg Ord Small			Doors Solid H.C.			(5) Floors			Kitchen:			Other:			Other:			(6) Ceilings			(1) Exterior			Wood/Shingle			Aluminum/Vinyl			Brick			Insulation			(2) Windows			Many Avg. Few			Large Avg. Small			Wood Sash			Metal Sash			Vinyl Sash			Double Hung			Horiz. Slide			Casement			Double Glass			Patio Doors			Storms & Screens			(3) Roof			Gable			Gambrel			Hip			Mansard			Flat			Shed			Asphalt Shingle			Chimney:			
	1st Floor		Trim & Decoration			Size of Closets			Lg Ord Small			Doors Solid H.C.			(5) Floors			Kitchen:			Other:			Other:			(6) Ceilings			(1) Exterior			Wood/Shingle			Aluminum/Vinyl			Brick			Insulation			(2) Windows			Many Avg. Few			Large Avg. Small			Wood Sash			Metal Sash			Vinyl Sash			Double Hung			Horiz. Slide			Casement			Double Glass			Patio Doors			Storms & Screens			(3) Roof			Gable			Gambrel			Hip			Mansard			Flat			Shed			Asphalt Shingle			Chimney:			
	2nd Floor		Trim & Decoration			Size of Closets			Lg Ord Small			Doors Solid H.C.			(5) Floors			Kitchen:			Other:			Other:			(6) Ceilings			(1) Exterior			Wood/Shingle			Aluminum/Vinyl			Brick			Insulation			(2) Windows			Many Avg. Few			Large Avg. Small			Wood Sash			Metal Sash			Vinyl Sash			Double Hung			Horiz. Slide			Casement			Double Glass			Patio Doors			Storms & Screens			(3) Roof			Gable			Gambrel			Hip			Mansard			Flat			Shed			Asphalt Shingle			Chimney:			
	2 Bedrooms		Trim & Decoration			Size of Closets			Lg Ord Small			Doors Solid H.C.			(5) Floors			Kitchen:			Other:			Other:			(6) Ceilings			(1) Exterior			Wood/Shingle			Aluminum/Vinyl			Brick			Insulation			(2) Windows			Many Avg. Few			Large Avg. Small			Wood Sash			Metal Sash			Vinyl Sash			Double Hung			Horiz. Slide			Casement			Double Glass			Patio Doors			Storms & Screens			(3) Roof			Gable			Gambrel			Hip			Mansard			Flat			Shed			Asphalt Shingle			Chimney:			
	(1) Exterior		Trim & Decoration			Size of Closets			Lg Ord Small			Doors Solid H.C.			(5) Floors			Kitchen:			Other:			Other:			(6) Ceilings			(1) Exterior			Wood/Shingle			Aluminum/Vinyl			Brick			Insulation			(2) Windows			Many Avg. Few			Large Avg. Small			Wood Sash			Metal Sash			Vinyl Sash			Double Hung			Horiz. Slide			Casement			Double Glass			Patio Doors			Storms & Screens			(3) Roof			Gable			Gambrel			Hip			Mansard			Flat			Shed			Asphalt Shingle			Chimney:			
	Wood/Shingle		Trim & Decoration			Size of Closets			Lg Ord Small			Doors Solid H.C.			(5) Floors			Kitchen:			Other:			Other:			(6) Ceilings			(1) Exterior			Wood/Shingle			Aluminum/Vinyl			Brick			Insulation			(2) Windows			Many Avg. Few			Large Avg. Small			Wood Sash			Metal Sash			Vinyl Sash			Double Hung			Horiz. Slide			Casement			Double Glass			Patio Doors			Storms & Screens			(3) Roof			Gable			Gambrel			Hip			Mansard			Flat			Shed			Asphalt Shingle			Chimney:			
	Aluminum/Vinyl		Trim & Decoration			Size of Closets			Lg Ord Small			Doors Solid H.C.			(5) Floors			Kitchen:			Other:			Other:			(6) Ceilings			(1) Exterior			Wood/Shingle			Aluminum/Vinyl			Brick			Insulation			(2) Windows			Many Avg. Few			Large Avg. Small			Wood Sash			Metal Sash			Vinyl Sash			Double Hung			Horiz. Slide			Casement			Double Glass			Patio Doors			Storms & Screens			(3) Roof			Gable			Gambrel			Hip			Mansard			Flat			Shed			Asphalt Shingle			Chimney:			
	Brick		Trim & Decoration			Size of Closets			Lg Ord Small			Doors Solid H.C.			(5) Floors			Kitchen:			Other:			Other:			(6) Ceilings			(1) Exterior			Wood/Shingle			Aluminum/Vinyl			Brick			Insulation			(2) Windows			Many Avg. Few			Large Avg. Small			Wood Sash			Metal Sash			Vinyl Sash			Double Hung			Horiz. Slide			Casement			Double Glass			Patio Doors			Storms & Screens			(3) Roof			Gable			Gambrel			Hip			Mansard			Flat			Shed			Asphalt Shingle			Chimney:			
	Insulation		Trim & Decoration			Size of Closets			Lg Ord Small			Doors Solid H.C.			(5) Floors			Kitchen:			Other:			Other:			(6) Ceilings			(1) Exterior			Wood/Shingle			Aluminum/Vinyl			Brick			Insulation			(2) Windows			Many Avg. Few			Large Avg. Small			Wood Sash			Metal Sash			Vinyl Sash			Double Hung			Horiz. Slide			Casement			Double Glass			Patio Doors			Storms & Screens			(3) Roof			Gable			Gambrel			Hip			Mansard			Flat			Shed			Asphalt Shingle			Chimney:			
	(2) Windows		Trim & Decoration			Size of Closets			Lg Ord Small			Doors Solid H.C.			(5) Floors			Kitchen:			Other:			Other:			(6) Ceilings			(1) Exterior			Wood/Shingle			Aluminum/Vinyl			Brick			Insulation			(2) Windows			Many Avg. Few			Large Avg. Small			Wood Sash			Metal Sash			Vinyl Sash			Double Hung			Horiz. Slide			Casement			Double Glass			Patio Doors			Storms & Screens			(3) Roof			Gable			Gambrel			Hip			Mansard			Flat			Shed			Asphalt Shingle			Chimney:			
	Many Avg. Few	Large Avg. Small	Trim & Decoration			Size of Closets			Lg Ord Small			Doors Solid H.C.			(5) Floors			Kitchen:			Other:			Other:			(6) Ceilings			(1) Exterior			Wood/Shingle			Aluminum/Vinyl			Brick			Insulation			(2) Windows			Many Avg. Few			Large Avg. Small			Wood Sash			Metal Sash			Vinyl Sash			Double Hung			Horiz. Slide			Casement			Double Glass			Patio Doors			Storms & Screens			(3) Roof			Gable			Gambrel			Hip			Mansard			Flat			Shed			Asphalt Shingle			Chimney:			
	Wood Sash		Trim & Decoration			Size of Closets			Lg Ord Small			Doors Solid H.C.			(5) Floors			Kitchen:			Other:			Other:			(6) Ceilings			(1) Exterior			Wood/Shingle			Aluminum/Vinyl			Brick			Insulation			(2) Windows			Many Avg. Few			Large Avg. Small			Wood Sash			Metal Sash			Vinyl Sash			Double Hung			Horiz. Slide			Casement			Double Glass			Patio Doors			Storms & Screens			(3) Roof			Gable			Gambrel			Hip			Mansard			Flat			Shed			Asphalt Shingle			Chimney:			
	Metal Sash		Trim & Decoration			Size of Closets			Lg Ord Small			Doors Solid H.C.			(5) Floors			Kitchen:			Other:			Other:			(6) Ceilings			(1) Exterior			Wood/Shingle			Aluminum/Vinyl			Brick			Insulation			(2) Windows			Many Avg. Few			Large Avg. Small			Wood Sash			Metal Sash			Vinyl Sash			Double Hung			Horiz. Slide			Casement			Double Glass			Patio Doors			Storms & Screens			(3) Roof			Gable			Gambrel			Hip			Mansard			Flat			Shed			Asphalt Shingle			Chimney:			
	Vinyl Sash		Trim & Decoration			Size of Closets			Lg Ord Small			Doors Solid H.C.			(5) Floors			Kitchen:			Other:			Other:			(6) Ceilings			(1) Exterior			Wood/Shingle			Aluminum/Vinyl			Brick			Insulation			(2) Windows			Many Avg. Few			Large Avg. Small			Wood Sash			Metal Sash			Vinyl Sash			Double Hung			Horiz. Slide			Casement			Double Glass			Patio Doors			Storms & Screens			(3) Roof			Gable			Gambrel			Hip			Mansard			Flat			Shed			Asphalt Shingle			Chimney:			
	Double Hung		Trim & Decoration			Size of Closets			Lg Ord Small			Doors Solid H.C.			(5) Floors			Kitchen:			Other:			Other:			(6) Ceilings			(1) Exterior			Wood/Shingle			Aluminum/Vinyl			Brick			Insulation			(2) Windows			Many Avg. Few			Large Avg. Small			Wood Sash			Metal Sash			Vinyl Sash			Double Hung			Horiz. Slide			Casement			Double Glass			Patio Doors			Storms & Screens			(3) Roof			Gable			Gambrel			Hip			Mansard			Flat			Shed			Asphalt Shingle			Chimney:			
	Horiz. Slide		Trim & Decoration			Size of Closets			Lg Ord Small			Doors Solid H.C.			(5) Floors			Kitchen:			Other:			Other:			(6) Ceilings			(1) Exterior			Wood/Shingle			Aluminum/Vinyl			Brick			Insulation			(2) Windows			Many Avg. Few			Large Avg. Small			Wood Sash			Metal Sash			Vinyl Sash			Double Hung			Horiz. Slide			Casement			Double Glass			Patio Doors			Storms & Screens			(3) Roof			Gable			Gambrel			Hip			Mansard			Flat			Shed			Asphalt Shingle			Chimney:			
	Casement		Trim & Decoration			Size of Closets			Lg Ord Small			Doors Solid H.C.			(5) Floors			Kitchen:			Other:			Other:			(6) Ceilings			(1) Exterior			Wood/Shingle			Aluminum/Vinyl			Brick			Insulation			(2) Windows			Many Avg. Few			Large Avg. Small			Wood Sash			Metal Sash			Vinyl Sash			Double Hung			Horiz. Slide			Casement			Double Glass			Patio Doors			Storms & Screens			(3) Roof			Gable			Gambrel			Hip			Mansard			Flat			Shed			Asphalt Shingle			Chimney:			
	Double Glass		Trim & Decoration			Size of Closets			Lg Ord Small			Doors Solid H.C.			(5) Floors			Kitchen:			Other:			Other:			(6) Ceilings			(1) Exterior			Wood/Shingle			Aluminum/Vinyl			Brick			Insulation			(2) Windows			Many Avg. Few			Large Avg. Small			Wood Sash			Metal Sash			Vinyl Sash			Double Hung			Horiz. Slide			Casement			Double Glass			Patio Doors			Storms & Screens			(3) Roof			Gable			Gambrel																					

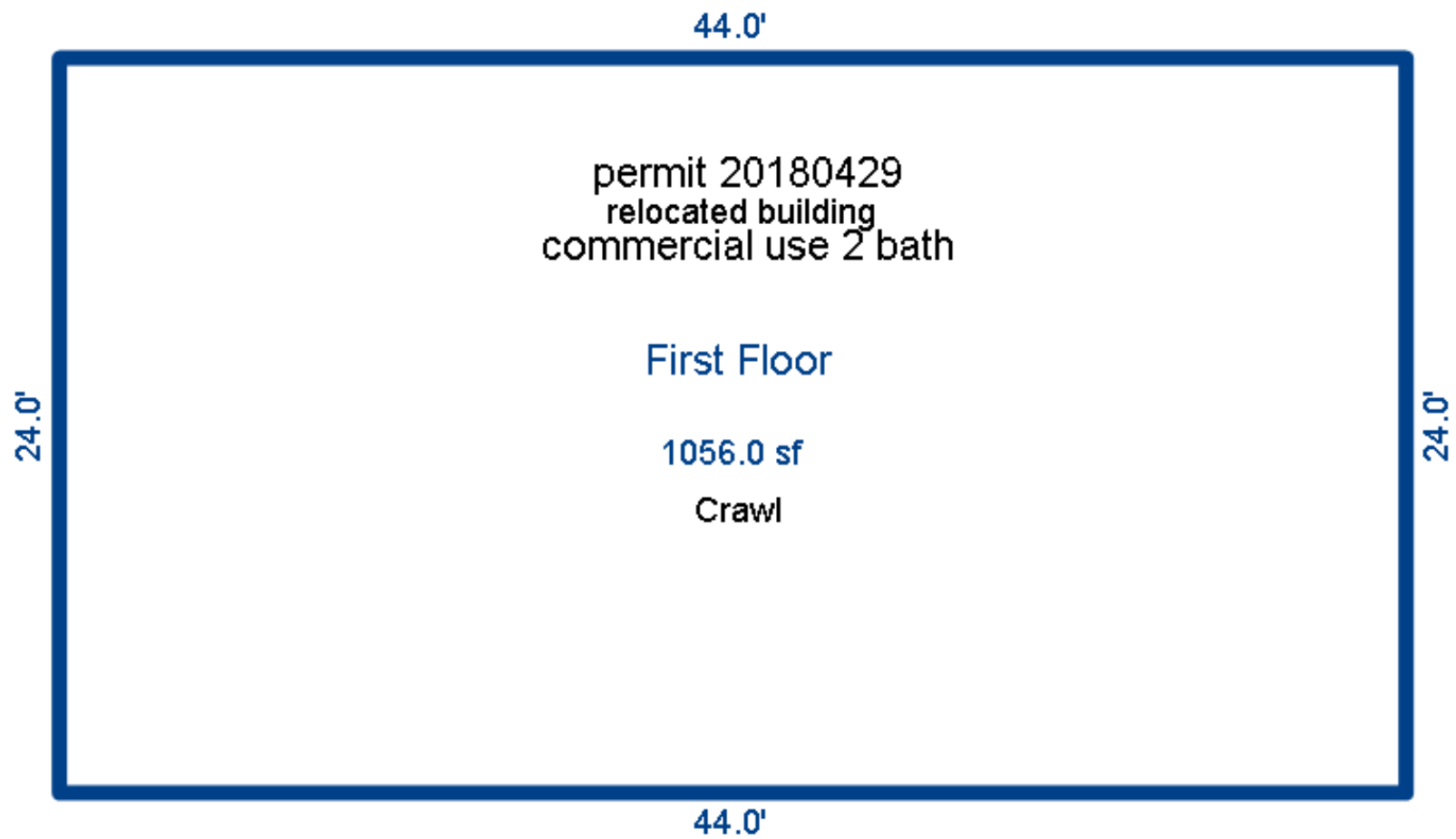


\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Desc. of Bldg/Section: Calculator Occupancy: Office Buildings		<<<<< Calculator Cost Computations >>>>>	
Class: D		Class: D      Quality: Low Cost	
Floor Area: 1,056		Stories: 1      Story Height: 8      Perimeter: 136	
Gross Bldg Area: 1,056		Base Rate for Upper Floors = 73.97	
Stories Above Grd: 1		(10) Heating system: Forced Air Furnace      Cost/SqFt: 14.64      100%	
Average Sty Hght : 8		Adjusted Square Foot Cost for Upper Floors = 88.61	
Bsmnt Wall Hght		Total Floor Area: 1,056      Base Cost New of Upper Floors =      93,573	
Depr. Table : 2.5%		Reproduction/Replacement Cost =      93,573	
Effective Age : 35		Eff. Age: 35      Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 41 /100/100/100/41.0	
Physical %Good: 41		Total Depreciated Cost =      38,365	
Func. %Good : 100		ECF (201B COMMERCIAL GROUP B)      0.780 => TCV of Bldg: 1 =      29,925	
Economic %Good: 100		Replacement Cost/Floor Area= 88.61      Est. TCV/Floor Area= 28.34	
Year Built Remodeled		Area: Perimeter: Type: Heat:	
Overall Bldg Height		*** Basement Info ***	
Comments: PERMIT 20180429 RELCOATED BUILDING COMMERCIAL USE		* Mezzanine Info *	
		* Sprinkler Info *	
Area #1: Type #1: Area #2: Type #2:  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\*\*\*



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		97,350	01/01/2002	WD	Download	02-0:0249		0.0

Property Address	Class: 702 EXEMPT STATE	Zoning:	Building Permit(s)	Date	Number	Status
6535 W BLUE RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
COMMUNITY CHURCH OF CHRIST 6110 W BLUE ROAD LAKE CITY MI 49651	MAP #:					
	2019 Est TCV 0 TCV/TFA: 0.00					

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 36 T22N R8W (0*1998) N 537 FT OF E 330 FT OF NE 1/4 OF NW 1/4 EXC N 75 FT THOF. 3.5A.	X		Dirt Road							
			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	
TO TE FOR 03.. CHURCH	X	Residential Local Cost Land Improvements				
	X	Description	Rate	Size % Good	Cash Value	
	X	LAND IMPROVE 5000	5,000.00	1 95	4,750	
		Total Estimated Land Improvements True Cash Value =			4,750	

Topography of Site	X	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								



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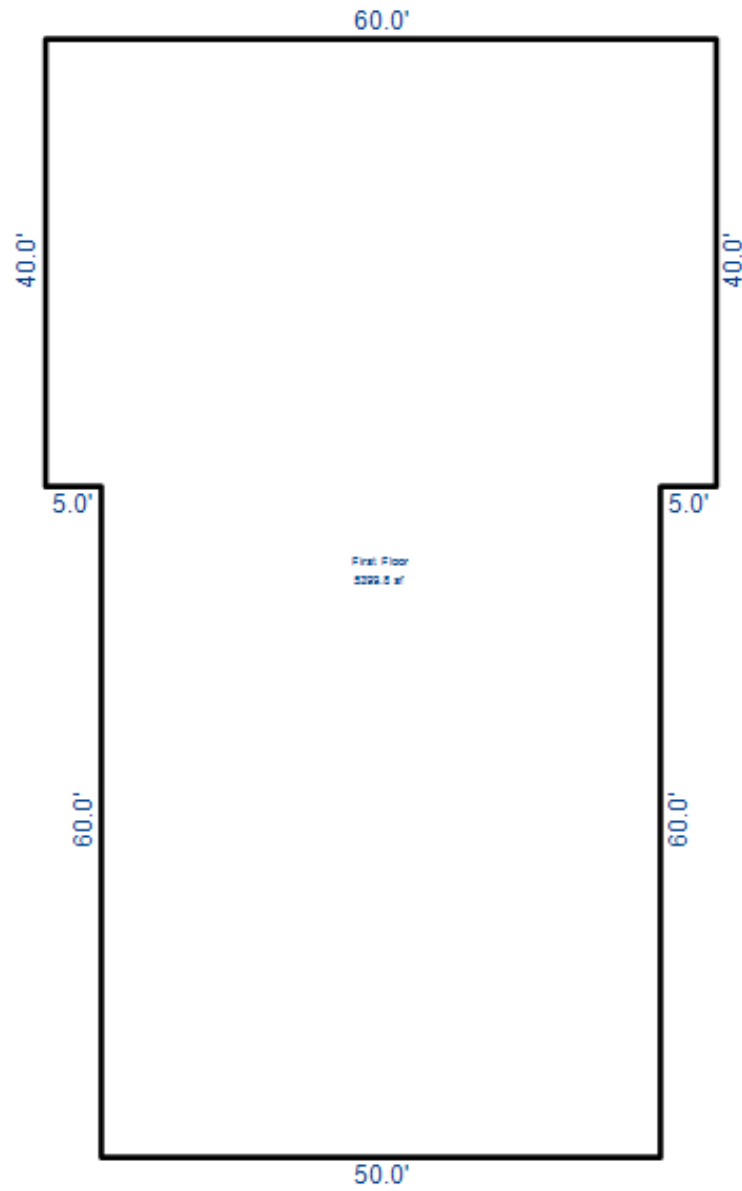
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Desc. of Bldg/Section: Calculator Occupancy: Visitor Centers		Calculator Cost Computations	
Class: D,Pole		Class: D,Pole Quality: Average	
Floor Area: 5,400		Stories: 1 Story Height: 16 Perimeter: 319	
Gross Bldg Area: 5,400		Base Rate for Upper Floors = 107.02	
Stories Above Grd: 1		(10) Heating system: Package Heating & Cooling Cost/SqFt: 21.86 100%	
Average Sty Hght : 16		Adjusted Square Foot Cost for Upper Floors = 128.88	
Bsmnt Wall Hght		Total Floor Area: 5,400 Base Cost New of Upper Floors = 695,952	
Depr. Table : 2.5%		Reproduction/Replacement Cost = 695,952	
Effective Age : 20		Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0	
Physical %Good: 60		Total Depreciated Cost = 417,571	
Func. %Good : 100		ECF (201B COMMERCIAL GROUP B) 0.780 => TCV of Bldg: 1 = 325,706	
Economic %Good: 100		Replacement Cost/Floor Area= 128.88 Est. TCV/Floor Area= 60.32	
Year Built Remodeled		Area: Perimeter: Type:	
Overall Bldg Height		Heat: Hot Water, Radiant Floor	
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		(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\*\*\*





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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GRAY RUTH ANNE	GRAY RUTH ANNE & GRAY ALA	1	06/11/2018	QC	FAMILY SALE	2018-01991	PTA	0.0
GRAY RUTH ANNE	SAPP ARTHUR W JR	0	02/15/2005	PLC	Not Qualified	05-0/558		0.0
SAPP ARTHUR W JR & JEANET	GRAY RUTH ANNE	0	01/15/2005	WD	Not Qualified	05-0/559		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% 02/15/2005					
Owner's Name/Address	MAP #:					
GRAY RUTH ANNE & GRAY ALAN D 6689 W BLUE ROAD LAKE CITY MI 49651	2019 Est TCV 8,000					

Taxpayer's Name/Address	Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
				Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
GRAY RUTH ANNE 6689 W BLUE RD LAKE CITY MI 49651	X			50/FF	160.00	231.00	1.0000	1.0000	50 100	8,000
				160 Actual Front Feet, 0.85 Total Acres Total Est. Land Value = 8,000						

Tax Description	X	Public Improvements
SEC 36 T22N R8W (0*1998) BEG 306 FT E & 306 FT S OF NW COR OF NE 1/4 OF NW 1/4 TH S 231 FT, E 160 FT, N 231 FT, W 160 FT TO POB. .85A.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer
Comments/Influences	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	4,000	0	4,000			3,213C
2018	4,000	0	4,000			3,138C
2017	4,000	0	4,000			3,074C
2016	4,000	0	4,000			3,047C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GRAY RUTH ANNE	WHALEY JEANNETTE M SAPP	15,000	04/04/2006	PLC	Not Qualified	06-0/1000		0.0
SAPP ARTHUR W JR & JEANET	SAPP JEANNETTE M	0	01/11/2005	QC	Not Qualified	05-0/546		0.0

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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WHALEY JEANNETTE M SAPP 3417 W BEELEER ROAD LAKE CITY MI 49651	2019 Est TCV 8,000
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Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
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Public Improvements	* Factors *
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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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194 Actual Front Feet, 1.03 Total Acres								Total Est. Land Value =	8,000
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Tax Description	X	Electric	Gas	Curb	Street Lights	Standard Utilities	Underground Utils.
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SEC 36 T22N R8W (0*1998) BEG 330 FT W & 306 FT S OF NE COR OF NE 1/4 IF NW 1/4 TH S 231 FT, W 194 FT, N 231 FT, E 194 FT TO POB. 1.03A.	X						
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Comments/Influences	X	Topography of Site
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98 SPLIT FROM 034-00 FOR 99	X	Level
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	X	Rolling
--	---	---------

		Low
--	--	-----

		High
--	--	------

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

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

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

		Pond
--	--	------

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

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

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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2019	4,000	0	4,000			2,824C
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2018	4,000	0	4,000			2,758C
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2017	4,000	0	4,000			2,702C
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2016	6,000	0	6,000			2,678C
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Who	When	What
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TPC 12/27/2017	INSPECTED	
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TPC 05/08/2017	INSPECTED	
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TPC 12/02/2016	INSPECTED	
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)		Date	Number	Status				
6763 W BLUE RD		School: LAKE CITY - 57020		Addition		04/20/2005	20050071	Complete				
Owner's Name/Address		P.R.E. 100% 07/22/1994										
COCHRANE GEORGE E 6763 W BLUE ROAD LAKE CITY MI 49651		MAP #: 2019 Est TCV 101,781 TCV/TFA: 73.12										
Taxpayer's Name/Address		X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS								
COCHRANE GEORGE E 6763 W BLUE ROAD LAKE CITY MI 49651		Public Improvements		* Factors *								
Tax Description		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 36 T22N R8W W 1/2 OF W 1/2 OF NE 1/4 OF NW 1/4 LYINGS'LY OF S R/W LINE HWY M-55. 9.4318 A.		X Gravel Road		Residentia 8 - 17 @\$2000	9.43 Acres		2000	100				18,860
Comments/Influences		X Paved Road		9.43 Total Acres Total Est. Land Value =					18,860			
		X Storm Sewer		Land Improvement Cost Estimates								
		X Sidewalk		Description	Rate	Size	% Good	Cash Value				
		X Water		Residential Local Cost Land Improvements								
		X Sewer		Description	Rate	Size	% Good	Cash Value				
		X Electric		LAND IMPROVE 1000	1,000.00	1	95	950				
		X Gas		Total Estimated Land Improvements True Cash Value =								950
		X Curb										
		X Street Lights										
		X Standard Utilities										
		X Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		X Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		X Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2019	9,400	41,500	50,900			42,090C	
		TPC 12/27/2017 INSPECTED			2018	9,400	38,300	47,700			41,104C	
					2017	9,000	35,600	44,600			40,259C	
					2016	9,900	30,000	39,900			39,900S	

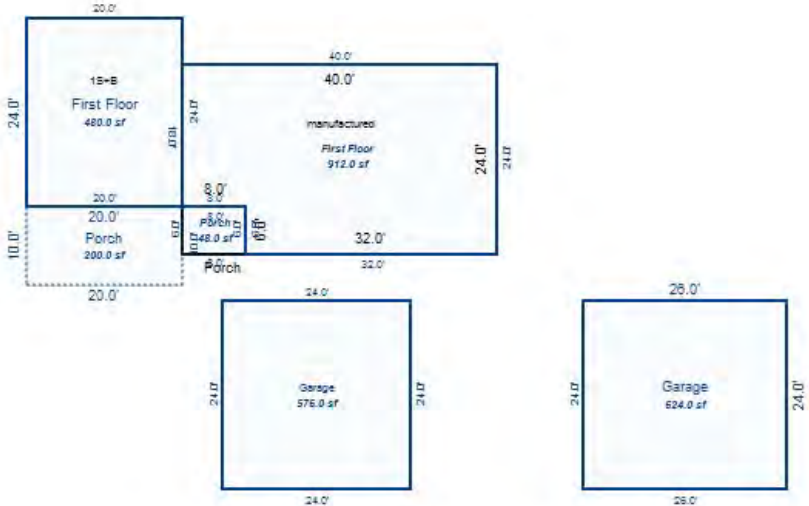


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Ga	Area 48	Type WCP (1 Story)	Year Built: 1981 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 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 1981	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					No./Qual. of Fixtures									
(1) Exterior							X Ex.									
X	Wood/Shingle Aluminum/Vinyl Brick						Ord.									
							Min									
							No. of Elec. Outlets									
							Many		X	Ave.						
							Few									
(2) Windows		(7) Excavation					(13) Plumbing									
X	Insulation	Basement: 480 S.F. Crawl: 912 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									
		(8) Basement														
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor					(14) Water/Sewer									
X		(9) Basement Finish					Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic									
X		Recreation SF Living SF Walkout Doors No Floor SF					Lump Sum Items:									
(3) Roof		(10) Floor Support														
X	Gable Hip Flat	Gambrel Mansard Shed														
X	Asphalt Shingle															
Chimney: Metal																
Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE											Cls	C	Blt	1981		
(11) Heating System: Forced Air w/ Ducts																
Ground Area = 1392 SF Floor Area = 1392 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	Crawl Space	912			
1 Story											Siding	Basement	480			
Other Additions/Adjustments											Total:		145,087	113,169		
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			
Porches											WCP (1 Story)	48	2,287	1,166	*	
Garages											Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost											576	16,911	13,191			
Door Opener											1	415	324			
Built-Ins											Appliance Allow.	1	2,099	1,637		
Fireplaces											Direct-Vented Gas	1	2,293	1,789		
Totals:												175,941	136,619			
Notes:											ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.600 => TCVC: 81,971					

\*\*\* 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.
JOHNSTON ROBERT R ETAL TC	JOHNSTON ROBERT R ETAL JT	0	07/16/2007	QC	Not Qualified	2007/3158		75.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
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W BLUE RD	School: MCBAIN - 57030					
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	P.R.E. 0%					
--	-----------	--	--	--	--	--

Owner's Name/Address	MAP #:					
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JOHNSTON ROBERT R & JOHNSTON TODD E & MICHAEL R 2082 NORTHSIDE DR TWIN LAKE MI 49457	2019 Est TCV 155,454					
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Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS			
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Public Improvements	* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value

Residentia 66 - 120	\$2000	77.73 Acres	2000	100			155,454
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		77.73 Total Acres			Total Est. Land Value =		155,454
--	--	-------------------	--	--	-------------------------	--	---------

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

. SEC 36 T22N R8W W 1/2 OF NW 1/4 EXC THAT PART N OF A LINE 75 FT S OF BEG ON W SEC LINE 2.55 FT S OF NW COR TH ON A 17188 FT RADIUS RH CURVE 225.19 FT CHORD BEARING S 89 DEG 29' 35" E 225.18 FT TH S 89 DEG 7' 4" E 1500 FT TO END. 77.7273 A.	X	Gravel Road					
---	---	-------------	--	--	--	--	--

	X	Paved Road					
--	---	------------	--	--	--	--	--

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

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

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

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

Comments/Influences	X	Electric					
---------------------	---	----------	--	--	--	--	--

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

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

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

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

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

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

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

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

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

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

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

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

		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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2019	77,700	0	77,700			55,153C
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2018	77,700	0	77,700			53,861C
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2017	85,500	0	85,500			52,754C
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2016	70,000	0	70,000			52,284C
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		124,000	08/01/2002	WD	Download	02-0:3595		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6540 W WALENJUS RD			Deck/Porch	04/16/2008	20080095	Complete
			Pole Barn	10/14/2004	20040411	Complete

Owner's Name/Address	MAP #:	2019 Est TCV 140,680 TCV/TFA: 133.98
LAW DOUGLAS R & ZITA I 6540 W WALENJUS RD LAKE CITY MI 49651		

Taxpayer's Name/Address	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
LAW DOUGLAS R & ZITA I 6540 W WALENJUS RD LAKE CITY MI 49651	X			* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				SALES & EQ RATE			10.000	Acres	2,100	100	21,000
							10.00	Total Acres	Total Est.	Land Value =	21,000

Tax Description	X	Electric	Gas	Curb	Street Lights	Standard Utilities	Underground Utils.
. SEC 36 T22N R8W NE 1/4 OF SE 1/4 OF NW 1/4. 10 A.	X						

Comments/Influences	HS IS OK	LAW IS IN MILITARY



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	10,500	59,800	70,300			57,993C
2018	10,500	57,200	67,700			56,634C
2017	10,500	55,500	66,000			55,470C
2016	10,500	52,400	62,900			54,976C

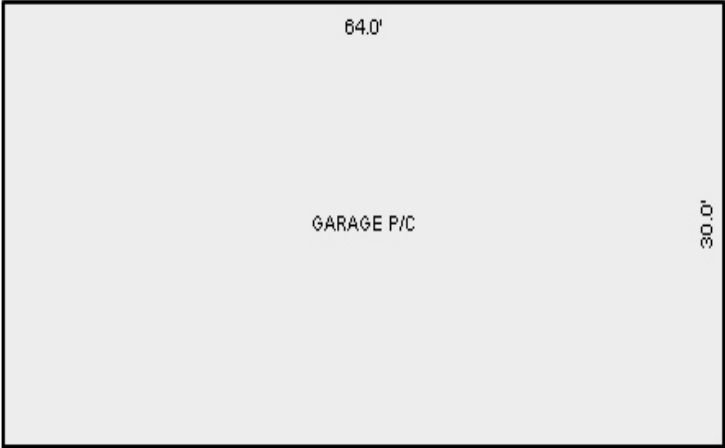
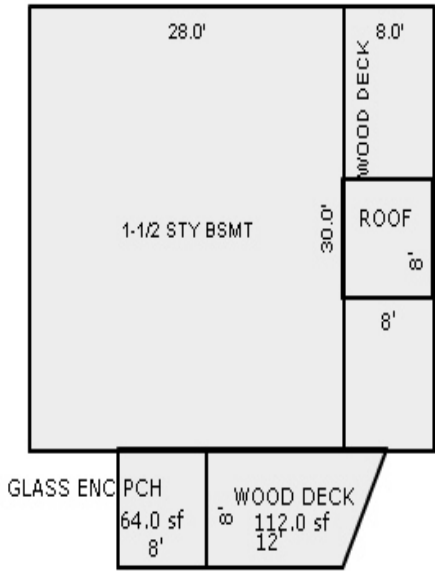
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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 64 240 112	Type WGEP (1 Story) Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:				
X	Wood Frame		Drywall Paneled			Plaster Wood T&G											
Building Style: 1.25S		Trim & Decoration															
Yr Built 1982	Remodeled 2003	Ex	X	Ord		Min	Size of Closets										
Condition: Average		Lg	X	Ord		Small	Doors										
Room List		(5) Floors		Central Air Wood Furnace			(12) Electric			Class: C +5 Effec. Age: 30 Floor Area: 1,050 Total Base New : 180,441 Total Depr Cost: 130,605 Estimated T.C.V: 114,932		E.C.F. X 0.880		Bsmnt Garage: Carport Area: Roof:			
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(6) Ceilings			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Forced Air w/ Ducts Ground Area = 840 SF Floor Area = 1050 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70		Cls C 5 Blt 1982					
(1) Exterior				X Ex.			Ord.										
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets			Many			X Ave.		Few					
Insulation		(7) Excavation		(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			Stories Exterior Foundation Size Cost New Depr. Cost 1.25 Story Siding Basement 840 Total: 118,029 82,628							
(2) Windows		Basement: 840 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			Other Additions/Adjustments Basement, Outside Entrance, Below Grade Plumbing Average Fixture(s) Water/Sewer 1000 Gal Septic Water Well, 50 Feet Porches WGEP (1 Story) Deck Treated Wood Treated Wood Built-Ins Appliance Allow. Garages		1 1,942 1,359 1 1,120 784 1 3,691 2,584 1 2,038 1,427 64 5,441 3,809 240 3,545 2,481 112 2,120 1,484 1 2,099 1,469					
X	Many Avg. Few	X	Large Avg. Small	(8) Basement		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing Average Fixture(s) Water/Sewer 1000 Gal Septic Water Well, 50 Feet Porches WGEP (1 Story) Deck Treated Wood Treated Wood Built-Ins Appliance Allow. Garages		1 1,120 784 1 3,691 2,584 1 2,038 1,427 64 5,441 3,809 240 3,545 2,481 112 2,120 1,484 1 2,099 1,469						
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish			(14) Water/Sewer			Class: D Exterior: Pole (Unfinished) Base Cost Unit-in-Place Cost Items ROOF STRUCT. (SQ FT) Recreation Room		1920 27,821 26,152 64 272 267 840 12,323 6,161 Totals: 180,441 130,605					
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Lump Sum Items:			Notes: ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TC			1 2,099 1,469						
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						1 2,099 1,469							
Chimney:																	

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



Sketch by Apex Medina™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LUTZ KEITH E & MARILYN A	STROM DAVID A	0	06/22/2015	WD	Split Vacant	2015-0176	PTA	0.0
LUTZ KEITH & MARILYN (H/W	LUTZ KEITH E & MARILYN A	0	02/09/2006	WD	Not Qualified	06-0/593		0.0

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

School: LAKE CITY - 57020  
 P.R.E. 100% 12/19/2000

Owner's Name/Address: LUTZ KEITH E & MARILYN A TRUST  
 P O BOX 471  
 LAKE CITY MI 49651  
 MAP #: 2019 Est TCV 14,000

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	Value
Residentia 3 - 7 @\$2800	5.00 Acres		2800	100		14,000
5.00 Total Acres Total Est. Land Value =						14,000

Tax Description: SEC 36 T22N R8W S 1/2 OF SE 1/4 OF SE 1/4 OF NW 1/4 5A  
 6/22/2015 SPLIT/EXEMPT TRANSFER 10A TO ADJ PIN.  
 FORMERLY SEC 36 T22N R8W S 1/2 OF SE 1/4 OF NW 1/4 EXC N 1/2 OF SE 1/4 OF SE 1/4 OF NW 1/4. 15A.

- 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	7,000	0	7,000			2,363C
2018	7,000	0	7,000			2,308C
2017	7,500	0	7,500			2,261C
2016	7,500	0	7,500			2,241C



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LUTZ KEITH E & MARILYN A	STROM DAVID A & KATHY L	24,000	06/22/2015	WD	Split Vacant	2015-02176	PTA	100.0
ALDERDEN WILLIAM & SUSAN	STROM DAVID A & KATHY L	220,000	06/03/2014	WD	WARRANTY DEED	2014-03807	PTA	100.0
		172,000	12/01/1998	WD	Download	324:788		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6666 W WALENJUS RD	School: LAKE CITY - 57020		Deck/Porch	02/04/2016	2016-0041	100%

Owner's Name/Address	MAP #:	2019 Est TCV 293,601 TCV/TFA: 95.57
STROM DAVID A & KATHY L 6666 W WALENJUS LAKE CITY MI 49651		

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
Dirt Road								
Gravel Road								
Paved Road								
Storm Sewer								
Sidewalk								
Water								
Sewer								
Electric								
Gas								
Wood Frame								
Curb								
Street Lights								
Standard Utilities								
Underground Utils.								
Residentia 18 -29 @\$2000					20.00 Acres	2000	100	40,000
20.00 Total Acres					Total Est. Land Value =			40,000

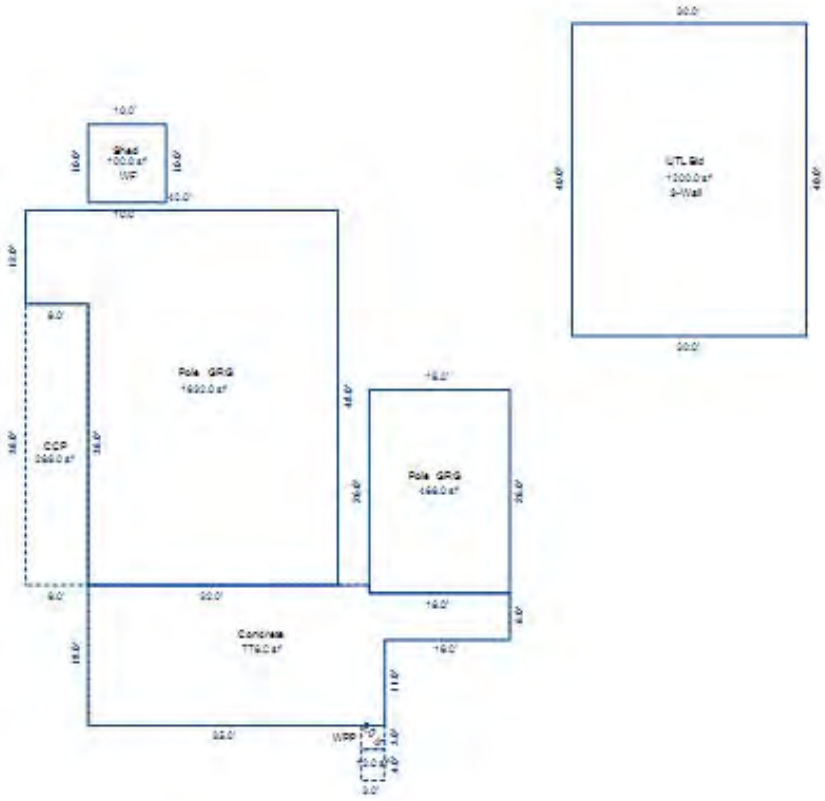
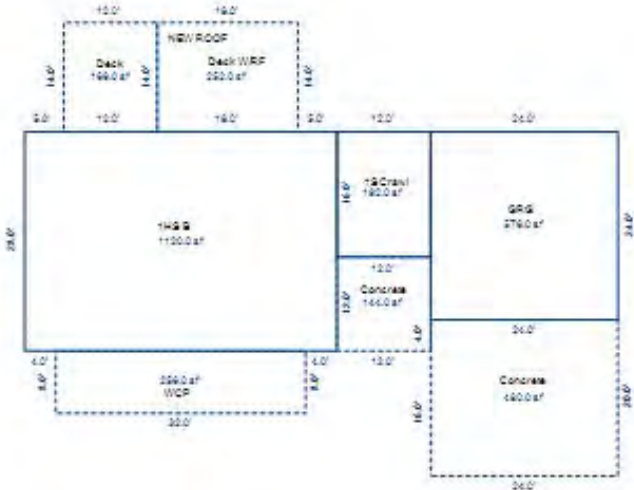
Tax Description	X	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
SEC 36 T22N R8W NW 1/4 OF SE 1/4 OF NW 1/4. 10A M/L & 2015-02176 THE SW 1/4 OF SE 1/4 OF NW 1/4 OF SEC36T22NR8W 10A M/L		Level	2019	20,000	126,800	146,800			127,094C
Comments/Influences		Rolling	2018	20,000	115,200	135,200			124,116C
ADD A/C, SHED, 2 RS, & DECK FOR 10. 2015-02176 THE SW 1/4 OF SE 1/4 OF NW 1/4 OF SEC36T22NR8W - EXEMPT TRANSFER OF PARCEL BOUNDRY FROM 009-036-007-00 LUTZ		Low	2017	20,000	111,800	131,800			121,564C
		High	2016	20,000	90,900	110,900			105,515C
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
		PRIVATE RD							



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





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Desc. of Bldg/Section:  
 Calculator Occupancy: Sheds - Equipment 3 Wall Shed

Class: D,Pole  
 Floor Area: 1,200  
 Gross Bldg Area: 1,200  
 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

1995 Year Built  
 2016 Remodeled

Overall Bldg Height

Comments:  
 1995-2016 NO CONCRETE

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: 1200  
 Ave. Perimeter: 140  
 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: 140

Base Rate for Upper Floors = 19.87

Adjusted Square Foot Cost for Upper Floors = 19.87

Total Floor Area: 1,200 Base Cost New of Upper Floors = 23,844

Reproduction/Replacement Cost = 23,844  
 Total Depreciated Cost = 10,491

Eff. Age: 20 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 44 /100/100/100/44.0

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 9,442  
 Replacement Cost/Floor Area= 19.87 Est. TCV/Floor Area= 7.87

(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\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.								
GREAT WATER INVESTMENTS L	DEKAM CHRISTOPHER & SAMAN	157,700	03/23/2018	WD	Arms Length	2018-00849	PTA	100.0								
SECRETARY OF HUD	GREAT WATER INVESTMENTS L	71,000	09/27/2017	WD	BANK SALE	2017-02995	PTA	100.0								
PNC MORTGAGE	SECRETARY OF HUD	1	02/16/2017	WD	BANK SALE	2017-00710	PTA	0.0								
GRUNDER KORY	PNC MORTGAGE	86,100	08/12/2016	SD	SHERIFF'S DEED	2016-02732	PTA	0.0								
Property Address		Class: 401 RESIDENTIAL-I		Zoning:		Building Permit(s)		Date	Number	Status						
6520 W WALENJUS RD		School: MCBAIN - 57030		Addition		05/01/2006		20060075	Complete							
Owner's Name/Address		P.R.E. 100% 04/03/2018		MAP #:		2019 Est TCV 156,466 TCV/TFA: 82.18										
DEKAM CHRISTOPHER & SAMANTHA 6520 W WALENJUS RD LAKE CITY MI 49651		X Improved		Vacant		Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS										
Tax Description		X		Dirt Road		* Factors *										
.N 1/2 OF SE 1/4 OF SE 1/4 OF NW 1/4 OF SECTION 36, T22N R8W., INCLUDING AN EASEMENT OVER AND ACROSS THE WEST 33 FEET OF THE W 1/2 OF THE NW 1/4 OF SEC 36 T22N R8W. 5 A M/L		Gravel Road		Paved Road		Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
Comments/Influences		X		Storm Sewer		Residentia 3 - 7 @\$2800		5.00	Acres	2800	100				14,000	
				Sidewalk		5.00 Total Acres		Total Est. Land Value =						14,000		
				Water		Land Improvement Cost Estimates										
				Sewer		Description		Rate	Size	% Good	Cash Value					
				Street Lights		Description		Rate	Size	% Good	Cash Value					
				Standard Utilities		LAND IMPROVE 1000		1,000.00	1	95	950					
				Underground Utils.		Total Estimated Land Improvements		True Cash Value =		950						
				Topography of Site												
				Level												
				X Rolling												
				Low												
				High												
				Landscaped												
				Swamp												
				Wooded												
				Pond												
				Waterfront												
				Ravine												
				Wetland												
				Flood Plain												
				X PRIVATE RD		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
				Who		When	What	2019	7,000	71,200	78,200			78,200S		
				TPC 12/27/2017		INSPECTED	2018	7,000	63,400	70,400			70,400S			
				TPC 12/20/2013		INSPECTED	2017	7,500	61,500	69,000			67,096C			
							2016	7,500	63,100	70,600			66,498C			



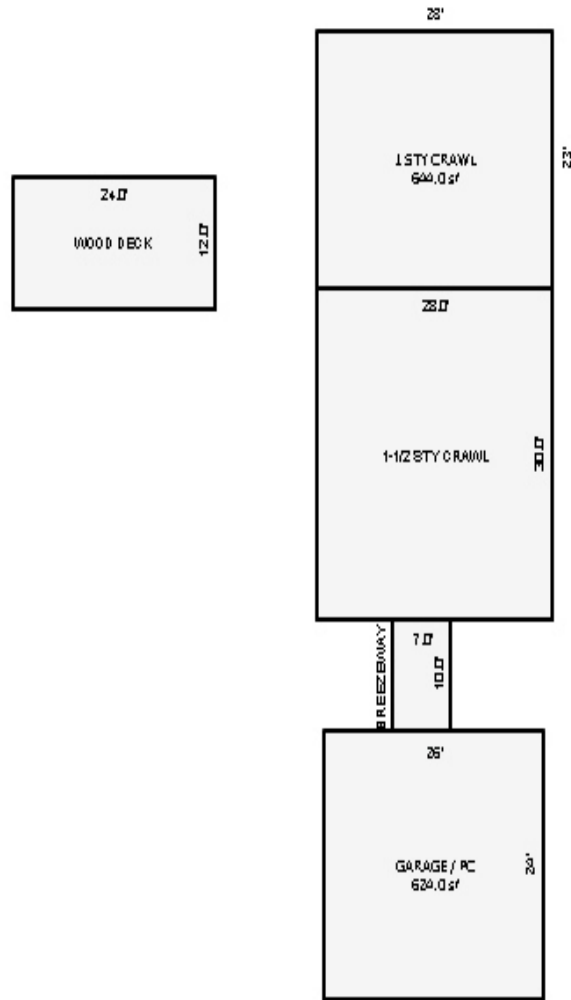
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



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 288	Type Treated Wood 70 Brzwy, FW	Year Built: 1982 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: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame		Drywall Paneled			Plaster Wood T&G									
Building Style: 1.5S		Trim & Decoration													
Yr Built 1982 200	Remodeled 2006	Ex	X	Ord		Min	Size of Closets								
Condition: Average		Lg	X	Ord		Small	Doors								
Room List		(5) Floors		Central Air Wood Furnace											
	Basement 1st Floor 2nd Floor 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 1.5S					Cls C		Blt 1982	
X	Wood/Shingle Aluminum/Vinyl Brick	X	Ex.		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			1.5 Story Siding 1 Story Siding								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 0 S.F. Crawl: 1484 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement			Other Additions/Adjustments Plumbing Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet Deck Treated Wood Garages Class: C Exterior: Pole (Unfinished) Base Cost								
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Built-Ins Appliance Allow. Fireplaces Exterior 1 Story Breezeways Frame Wall								
X	Gable Hip Flat	Recreation SF Living SF 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:								
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Totals:								
	Chimney:	Joists: Unsupported Len: Cntr.Sup:					70 3,656 2,559								
										207,030		160,814		141,516	

\*\*\* 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.
LUTZ KEITH E & MARILYN A	STROM DAVID A	24,000	06/22/2015	PTA	Split Vacant	PTA	PTA	0.0
LUTZ KEITH (MM)	LUTZ KEITH E & MARILYN A	0	02/09/2006	WD	Not Qualified	06-0/592		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6561 W WALENJUS RD						

Owner's Name/Address	MAP #:	2019 Est TC	2019 Est TC	2019 Est TC	2019 Est TC
LUTZ KEITH E & MARILYN A TRUST PO BOX 471 LAKE CITY MI 49651		262,872	262,872	262,872	262,872

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS				
THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 & THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 EXCEPT THE EAST 660.00 FEET OF THE NORTHWEST 1/4, OF THE SOUTHEAST 1/4 OF SECTION 36, T22N-R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN. SUBJECT TO THE RIGHT-OF-WAY FOR WALENJUS ROAD ACROSS THE NORTHERLY 33' THEREOF, AS DEPICTED ON THE CERTIFICATE OF SURVEY. SUBJECT TO ALL AGREEMENTS, COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD, IF ANY. SPLIT ON 7/18/2016 INTO 009-036-009-60, 009-036-009-70, 009-036-009-80	X			* Factors *				
				Description	Frontage	Depth	Rate %Adj. Reason	Value
				SALES & EQ RATE	60.300	Acres	1,566 100	94,420
				60.30 Total Acres Total Est. Land Value =				94,420

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.					
Total Estimated Land Improvements			5.00	800	71	2,840
True Cash Value =						2,840



Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	2019	47,200	84,200	131,400			88,737C
X	Rolling	2018	47,200	77,400	124,600			86,658C
X	Low	2017	47,200	75,100	122,300			84,876C
X	High	2016	58,400	70,600	129,000			92,904C
X	Landscaped							
X	Swamp							
X	Wooded							
X	Pond							
X	Waterfront							
X	Ravine							
X	Wetland							
X	Flood Plain							

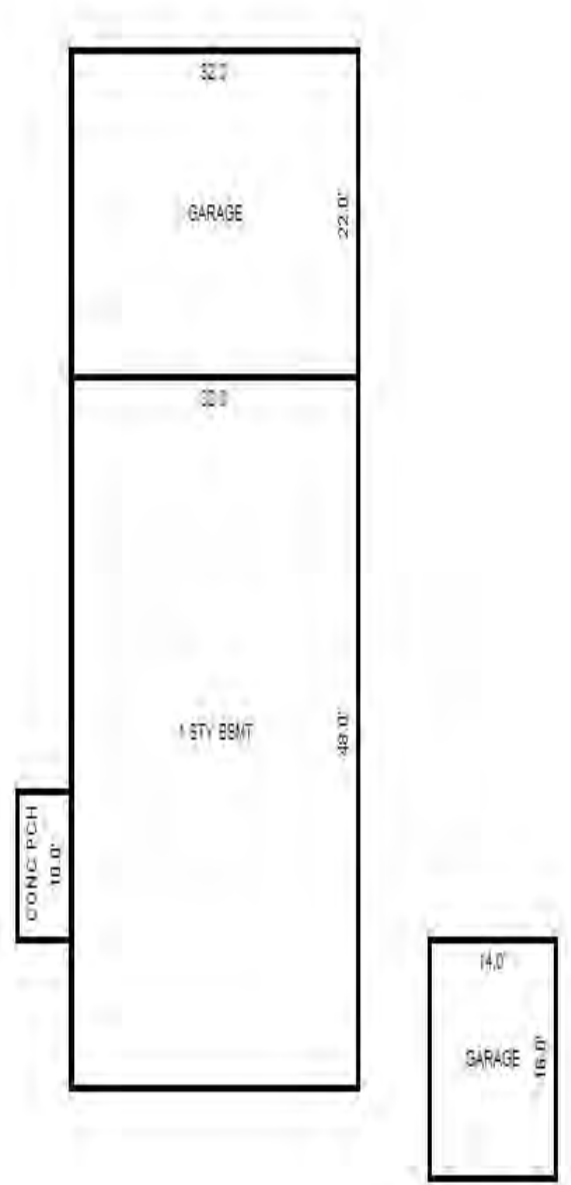
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Who	When	What	2019	2018	2017	2016
TPC	12/27/2017	INSPECTED	47,200	47,200	47,200	58,400
TPC	07/19/2016	INSPECTED	47,200	47,200	47,200	58,400
TPC	03/26/2012	INSPECTED	47,200	47,200	47,200	58,400

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage								
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 60	Type CPP	Year Built: 1979 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 704 % Good: 0 Storage Area: 0 No Conc. Floor: 0						
X	Wood Frame		Drywall Paneled		Plaster Wood T&G	(4) Interior Trim & Decoration Ex X Ord Min Size of Closets Lg X Ord Small Doors Solid X H.C.			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			1 Class: C +5 Effec. Age: 30 Floor Area: 1,536 Total Base New : 271,874 Total Depr Cost: 188,196 Estimated T.C.V: 165,612		E.C.F. X 0.880		Bsmnt Garage:						
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Total Base New : 271,874 Total Depr Cost: 188,196 Estimated T.C.V: 165,612		E.C.F. X 0.880		Carport Area: Roof:								
Yr Built 1979	Remodeled 0	Size of Closets		0 Amps Service			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1536 SF Floor Area = 1536 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 1,536 Total: 175,255 122,696		Cls C 5 Blt 1979								
Condition: Average		Doors		(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic Lump Sum Items:			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,536 Total: 175,255 122,696		Other Additions/Adjustments Basement, Outside Entrance, Below Grade 1 1,942 1,359		Plumbing Average Fixture(s) 1 1,120 784 3 Fixture Bath 1 3,525 2,467 2 Fixture Bath 1 2,359 1,651		Water/Sewer 1000 Gal Septic 1 3,691 2,584 Water Well, 100 Feet 1 4,407 3,085		Porches CPP 60 1,061 743		Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 704 21,690 15,183 Common Wall: 1 Wall 1 -2,038 -1,427		
Room List		(5) Floors		Kitchen: Other: Other:			(6) Ceilings X Ex. Ord. Min No. of Elec. Outlets Many X Ave. Few			(7) Excavation Basement: 1536 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement 8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		(9) Basement Finish 1536 Recreation SF Living SF 1 Walkout Doors No Floor SF		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		(15) Fireplaces 1 Class: C Exterior: Block Foundation: 18 Inch (Unfinished) Base Cost 224 8,879 4,084 * Built-Ins Appliance Allow. 1 2,099 1,469 Fireplaces Exterior 2 Story 1 6,089 4,262 Basement Living Area 1536 41,795 29,256				
Basement	1st Floor	2nd Floor	2 Bedrooms	(7) Excavation		(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic Lump Sum Items:		Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,536 Total: 175,255 122,696		Other Additions/Adjustments Basement, Outside Entrance, Below Grade 1 1,942 1,359		Plumbing Average Fixture(s) 1 1,120 784 3 Fixture Bath 1 3,525 2,467 2 Fixture Bath 1 2,359 1,651		Water/Sewer 1000 Gal Septic 1 3,691 2,584 Water Well, 100 Feet 1 4,407 3,085		Porches CPP 60 1,061 743		Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 704 21,690 15,183 Common Wall: 1 Wall 1 -2,038 -1,427	
(1) Exterior		(2) Windows		(7) Excavation Basement: 1536 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement 8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			(9) Basement Finish 1536 Recreation SF Living SF 1 Walkout Doors No Floor SF		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		(15) Fireplaces 1 Class: C Exterior: Block Foundation: 18 Inch (Unfinished) Base Cost 224 8,879 4,084 * Built-Ins Appliance Allow. 1 2,099 1,469 Fireplaces Exterior 2 Story 1 6,089 4,262 Basement Living Area 1536 41,795 29,256		(16) Porches/Decks Area Type 60 CPP		(17) Garage Year Built: 1979 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 704 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Shingle Aluminum/Vinyl Brick Insulation	(2) Windows		(7) Excavation Basement: 1536 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement 8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			(9) Basement Finish 1536 Recreation SF Living SF 1 Walkout Doors No Floor SF		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		(15) Fireplaces 1 Class: C Exterior: Block Foundation: 18 Inch (Unfinished) Base Cost 224 8,879 4,084 * Built-Ins Appliance Allow. 1 2,099 1,469 Fireplaces Exterior 2 Story 1 6,089 4,262 Basement Living Area 1536 41,795 29,256		(16) Porches/Decks Area Type 60 CPP		(17) Garage Year Built: 1979 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 704 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Many Avg. Few X Large Avg. Small	(2) Windows		(7) Excavation Basement: 1536 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement 8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			(9) Basement Finish 1536 Recreation SF Living SF 1 Walkout Doors No Floor SF		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		(15) Fireplaces 1 Class: C Exterior: Block Foundation: 18 Inch (Unfinished) Base Cost 224 8,879 4,084 * Built-Ins Appliance Allow. 1 2,099 1,469 Fireplaces Exterior 2 Story 1 6,089 4,262 Basement Living Area 1536 41,795 29,256		(16) Porches/Decks Area Type 60 CPP		(17) Garage Year Built: 1979 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 704 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(2) Windows		(7) Excavation Basement: 1536 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement 8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			(9) Basement Finish 1536 Recreation SF Living SF 1 Walkout Doors No Floor SF		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		(15) Fireplaces 1 Class: C Exterior: Block Foundation: 18 Inch (Unfinished) Base Cost 224 8,879 4,084 * Built-Ins Appliance Allow. 1 2,099 1,469 Fireplaces Exterior 2 Story 1 6,089 4,262 Basement Living Area 1536 41,795 29,256		(16) Porches/Decks Area Type 60 CPP		(17) Garage Year Built: 1979 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 704 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
(3) Roof		(2) Windows		(7) Excavation Basement: 1536 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement 8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			(9) Basement Finish 1536 Recreation SF Living SF 1 Walkout Doors No Floor SF		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		(15) Fireplaces 1 Class: C Exterior: Block Foundation: 18 Inch (Unfinished) Base Cost 224 8,879 4,084 * Built-Ins Appliance Allow. 1 2,099 1,469 Fireplaces Exterior 2 Story 1 6,089 4,262 Basement Living Area 1536 41,795 29,256		(16) Porches/Decks Area Type 60 CPP		(17) Garage Year Built: 1979 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 704 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Gable Hip Flat	Gambrel Mansard Shed	(2) Windows		(7) Excavation Basement: 1536 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement 8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			(9) Basement Finish 1536 Recreation SF Living SF 1 Walkout Doors No Floor SF		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		(15) Fireplaces 1 Class: C Exterior: Block Foundation: 18 Inch (Unfinished) Base Cost 224 8,879 4,084 * Built-Ins Appliance Allow. 1 2,099 1,469 Fireplaces Exterior 2 Story 1 6,089 4,262 Basement Living Area 1536 41,795 29,256		(16) Porches/Decks Area Type 60 CPP		(17) Garage Year Built: 1979 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 704 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Asphalt Shingle	(2) Windows		(7) Excavation Basement: 1536 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement 8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			(9) Basement Finish 1536 Recreation SF Living SF 1 Walkout Doors No Floor SF		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		(15) Fireplaces 1 Class: C Exterior: Block Foundation: 18 Inch (Unfinished) Base Cost 224 8,879 4,084 * Built-Ins Appliance Allow. 1 2,099 1,469 Fireplaces Exterior 2 Story 1 6,089 4,262 Basement Living Area 1536 41,795 29,256		(16) Porches/Decks Area Type 60 CPP		(17) Garage Year Built: 1979 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 704 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
Chimney: Brick		(2) Windows		(7) Excavation Basement: 1536 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement 8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			(9) Basement Finish 1536 Recreation SF Living SF 1 Walkout Doors No Floor SF		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		(15) Fireplaces 1 Class: C Exterior: Block Foundation: 18 Inch (Unfinished) Base Cost 224 8,879 4,084 * Built-Ins Appliance Allow. 1 2,099 1,469 Fireplaces Exterior 2 Story 1 6,089 4,262 Basement Living Area 1536 41,795 29,256		(16) Porches/Decks Area Type 60 CPP		(17) Garage Year Built: 1979 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 704 % Good: 0 Storage Area: 0 No Conc. Floor: 0				

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



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.							
LUTZ KEITH E & MARILYN A	HERWERYER JOSH & MEGHAN	18,500	07/22/2016	QC	Arms Length	2016-03147	PTA	100.0							
Property Address		Class: 401 RESIDENTIAL-I		Zoning:		Building Permit(s)		Date	Number	Status					
6305 W WALENJUS RD		School: LAKE CITY - 57020		New House		10/14/2016		2016-0531	100%						
Owner's Name/Address		P.R.E. 100% 11/01/2017		MAP #:		2019 Est TCV 179,797 TCV/TFA: 111.81									
HERWERYER JOSH & MEGHAN 6305 W WALNJUS RD LAKE CITY MI 49651		X Improved		Vacant		Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS									
Tax Description		Public Improvements		* Factors *											
2016-02437 PART OF THE NW 1/4 OF THE SE 1/4 OF SECTION 36, T22N-R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 36; THENCE N88°12'29"W, ALONG THE EAST-WEST 1/4. LINE OF SAID SECTION 1313.18 FEET; THENCE S00°58'04"W, 500.00 FEET TO THE POB; THENCE, CONTINUING S00°58'04"W, 801.37 FEET TO THE SOUTH 1/16TH LINE; THENCE N88°15'46"W, ALONG SAID ,1/16TH LINE, 330.00 FEET; THENCE N00°58'04"E, 801.68 FEET; THENCE S88°12'29"E, 330.00 FEET TO THE POB CONTAINING 6.07+- ACRES. TOGETHER WITH AND SUBJECT TO AN EASEMENT DESCRIBED BELOW. AS DEPICTED ON THE CERTIFICATE OF		X		Dirt Road		Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X		Gravel Road		Residentia 3 - 7 @\$2800		6.07	Acres	2800	100			16,996	
		X		Paved Road		6.07 Total Acres		Total Est. Land Value =						16,996	
		X		Storm Sewer		Land Improvement Cost Estimates									
		X		Sidewalk		Description		Rate	Size	% Good	Cash Value				
		X		Water		D/W/P: 3.5 Concrete		5.00	277	0	0				
		X		Sewer		D/W/P: 3.5 Concrete		5.00	22	0	0				
		X		Electric		Residential Local Cost Land Improvements									
		X		Gas		Description		Rate	Size	% Good	Cash Value				
		X		Curb		LAND IMPROVE 1000		1,000.00	1	95	950				
		X		Street Lights		Total Estimated Land Improvements True Cash Value =						950			
		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	8,500	81,400	89,900		80,524C		
		X		JWV		05/27/2017	INSPECTED	2018	8,500	70,700	79,200		78,637C		
		X		JWV		12/24/2016	INSPECTED	2017	9,100	40,300	49,400	49,400W	49,400S		
		X		JWV		12/03/2016	INSPECTED	2016	0	0	0	0W	0		

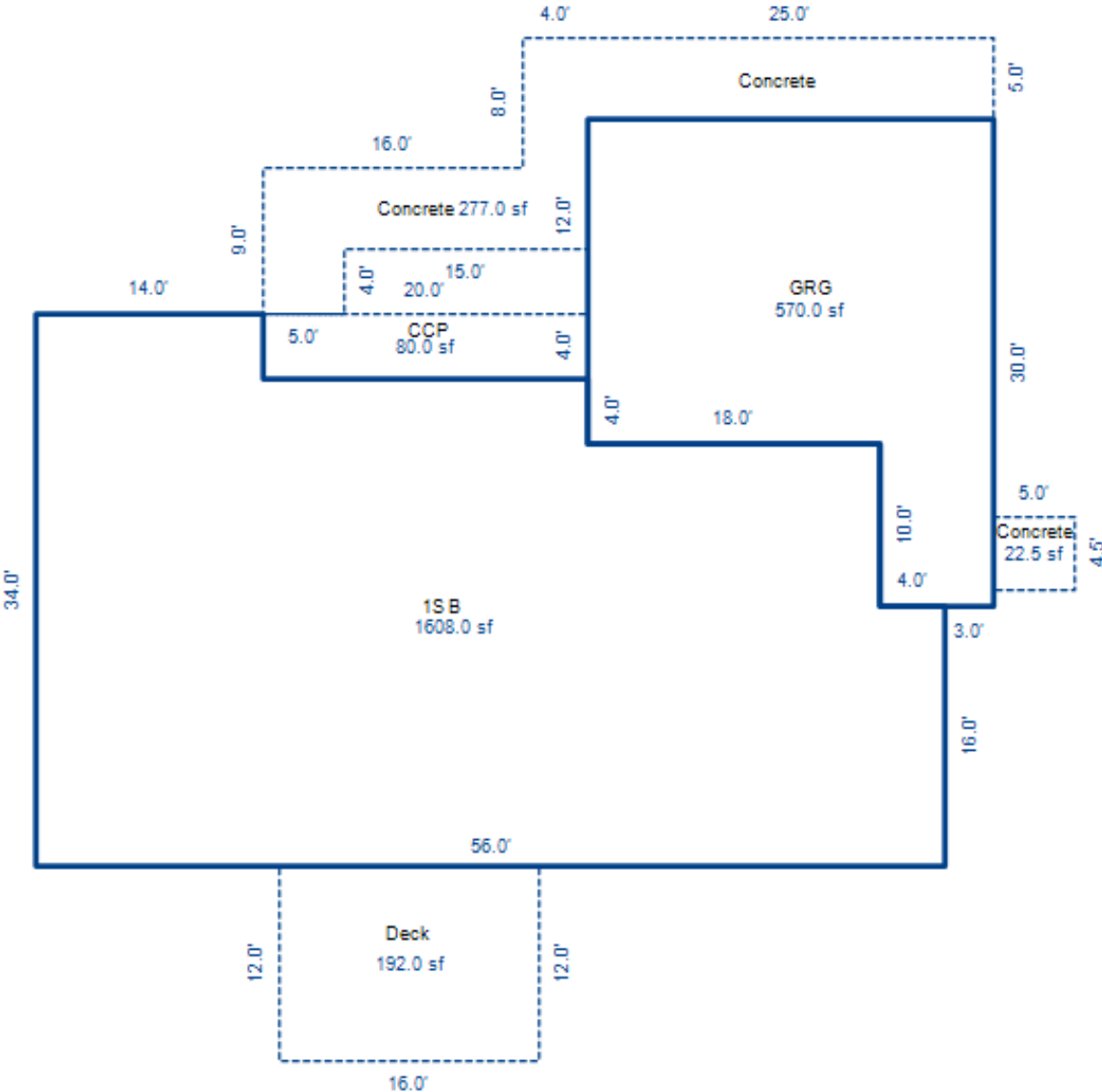


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family	0	Eavestrough	Gas	Oil	Elec.	Appliance Allow.	Interior 1 Story	Area	Type	Year Built: 2017	80	CCP (1 Story)	Car Capacity:	Class: C	Exterior: Siding	
	Mobile Home		Insulation	Wood	Coal	Steam											Cook Top
	Town Home	0	Front Overhang	Forced Air w/o Ducts			Garbage Disposal	2nd/Same Stack			Common Wall: 1.5 Wal			Foundation: 42 Inch	Finished ?:	Auto. Doors: 0	
	Duplex	0	Other Overhang	Forced Air w/ Ducts			Bath Heater	Two Sided			Storage Area: 0			% Good: 0	Mech. Doors: 0	Area: 570	
	A-Frame	(4) Interior		Forced Hot Water			Vent Fan	Exterior 1 Story			Storage Area: 0			% Conc. Floor: 0			
	Wood Frame		Drywall	Electric Baseboard			Hot Tub	Exterior 2 Story			Bsmnt Garage:						
			Paneled	Elec. Ceil. Radiant			Unvented Hood	Prefab 1 Story			Carport Area:						
			Plaster	Elec. Ceil. Radiant (in-floor)			Vented Hood	Prefab 2 Story			Roof:						
			Wood T&G	Electric Wall Heat			Intercom	Heat Circulator									
Building Style: 1S		Trim & Decoration		Space Heater			Jacuzzi Tub	Raised Hearth									
			Ex	Ord	Min	Wall/Floor Furnace	Jacuzzi repl.Tub	Wood Stove									
Yr Built 2016	Remodeled 0	Size of Closets		Forced Heat & Cool			Oven	Direct-Vented Ga									
			Lg	Ord	Small	Heat Pump	Microwave	Class: C									
Condition: Average		Doors		Solid	H.C.	No Heating/Cooling	Standard Range	Effec. Age: 1									
Room List		(5) Floors		Central Air			Self Clean Range	Floor Area: 1,608									
	Basement	Kitchen:		Wood Furnace			Sauna	Total Base New : 185,781									
	1st Floor	Other:		(12) Electric			Trash Compactor	Total Depr Cost: 183,922									
	2nd Floor	Other:		0 Amps Service			Central Vacuum	Estimated T.C.V: 161,851									
	Bedrooms	(6) Ceilings		No./Qual. of Fixtures			Security System										
(1) Exterior				Ex.			Cost Est. for Res. Bldg: 1 Single Family 1S										
	Wood/Shingle			Ord.			(11) Heating System: No Heating/Cooling										
	Aluminum/Vinyl			Min			Ground Area = 1608 SF Floor Area = 1608 SF.										
	Brick			No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99										
	Insulation			Many			Building Areas										
(2) Windows				Ave.			Stories Exterior Foundation Size										
	Many			Few			1 Story Siding Basement										
	Avg.			Average Fixture(s)			Total: 166,918 165,248										
	Few			3 Fixture Bath			Other Additions/Adjustments										
	Large			2 Fixture Bath			Basement, Outside Entrance, Below Grade										
	Avg.			Softener, Auto			Plumbing										
	Small			Softener, Manual			3 Fixture Bath										
(3) Roof				Solar Water Heat			Porches										
	Wood Sash			No Plumbing			CCP (1 Story)										
	Metal Sash			Extra Toilet			Deck										
	Vinyl Sash			Extra Sink			Treated Wood										
	Double Hung			Separate Shower			Garages										
	Horiz. Slide			Ceramic Tile Floor			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)										
	Casement			Ceramic Tile Wains			Base Cost										
	Double Glass			Ceramic Tub Alcove			Common Wall: 1.5 Wall										
	Patio Doors			Vent Fan			Totals: 185,781 183,922										
	Storms & Screens			(14) Water/Sewer			Notes:										
	1			Public Water			ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV:										
	No Floor			Public Sewer			161,851										
(10) Floor Support				Water Well													
	Recreation SF			1000 Gal Septic													
	Living SF			2000 Gal Septic													
	Walkout Doors			Lump Sum Items:													
	No Floor																

\*\*\* 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		
6561 W WALENJUS RD		School: LAKE CITY - 57020		P.R.E. 100% 08/04/2016						
Owner's Name/Address		MAP #:		2019 Est TCV 16,996						
LUTZ KEITH E & MARILYN A TRUST PO BOX 471 LAKE CITY MI 49651		Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS					
Tax Description		Public Improvements		* Factors *						
PART OF THE NW 1/4 OF THE SE 1/4 OF SECTION 36, T22N-R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 36; THENCE N88°12'29"W, ALONG THE EAST-WEST 1/4. LINE OF SAID SECTION 1643.18 FEET; THENCE S00°58'04"W, 500.00 FEET TO THE POB; THENCE, CONTINUING S00°58'04"W, 801.68 FEET TO THE SOUTH 1/16TH LINE; THENCE N88°15'46"W, ALONG SAID ,1/16TH LINE, 330.00 FEET; THENCE N00°58'04"E, 802.00 FEET; THENCE S88°12'29"E, 330.00 FEET; THENCE S88°12'29"E, 330.00 FEET. NG 6.07+- ACRES. T TO AN EASEMENT CTED ON THE S, COVENANTS. ONS OF RECORD, IF SS AND EGRESS AND ORTHWEST 1/4. OF N ON FILE***		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
		Topography of Site		Residentia 3 - 7 @\$2800	6.07 Acres	2800	100			16,996
		Level		6.07 Total Acres				Total Est. Land Value =	16,996	
		X Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		X Ravine								
		Wetland								
		Flood Plain								
6 completed ;		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
6-009-00;		2019	8,500	0	8,500			3,531C		
-009-80;		2018	8,500	0	8,500			3,449C		
009-60;		2017	9,100	0	9,100			3,379C		
-----		2016	0	0	0		OW	0		
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Who	When	What						
		TPC 12/27/2017	INSPECTED							
		TPC 08/01/2016	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			
6561 W WALENJUS RD		School: LAKE CITY - 57020		P.R.E. 100% 08/04/2016							
Owner's Name/Address		MAP #:		2019 Est TCV 16,500							
LUTZ KEITH E & MARILYN A TRUST PO BOX 471 LAKE CITY MI 49651		Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
Tax Description		Public Improvements		* Factors *							
PART OF THE NW 1/4 OF THE SE 1/4 OF SECTION 36, T22N-R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 36; THENCE N88°12'29"W, ALONG THE EAST-WEST 1/4, LINE OF SAID SECTION 1643.18 FEET, TO POB: THENCE S00°58'04"W, 500.00FEET; THENCE N88°12'29"W, 330.00 FEET; THENCE N00°58'04'E, 500.00 FEET, TO THE EAST-WEST 1/4 LINE OF SAID SECTION; THENCE S88°12'29"E, ALONG SAID LINE. 330.00 FEET TO THE POB. CONTAINING 3.78±		X			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
 <p>LAKE TOWNSHIP PARCEL MAP</p>		X			50/FF	330.00	500.00	1.0000	1.0000	50 100	16,500
<p>6 completed ;</p> <p>6-009-00;</p> <p>-009-80,</p> <p>009-60;</p> <p>-----</p>		X			330 Actual Front Feet, 3.79 Total Acres Total Est. Land Value = 16,500						
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Topography of Site									
		X			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
					2019	8,300	0	8,300			2,200C
					2018	8,300	0	8,300			2,149C
					2017	6,600	0	6,600			2,105C
					2016	0	0	0		OW	0

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LUTZ KEITH E & MARILYN A	POGUE JOHN & RENEE	18,000	09/18/2013	WD	WARRANTY DEED	2013-03223	PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6255 W WALENJUS RD	School: LAKE CITY - 57020		New House	10/24/2013	2013-0539	100%
	P.R.E. 100% 11/01/2014					

Owner's Name/Address	MAP #:
POGUE JOHN & RENEE 6255 W WALLENJUS RD LAKE CITY MI 49651	2019 Est TCV 206,380 TCV/TFA: 123.51

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

		40/FF	330.00	500.00	1.0000	1.0000	40	100	13,200	
		330 Actual Front Feet, 3.79 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	6.21	520	0	0		
	X	Sewer	Residential Local Cost Land Improvements					

	X	Electric						
	X	Gas						
	X	Curb	2,500.00	1	95	2,375		
	X	Street Lights	Total Estimated Land Improvements True Cash Value =					2,375

		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	6,600	96,600	103,200			80,593C
2018	3,300	86,100	89,400			75,405C
2017	3,300	84,400	87,700			73,855C
2016	3,300	79,400	82,700			73,197C

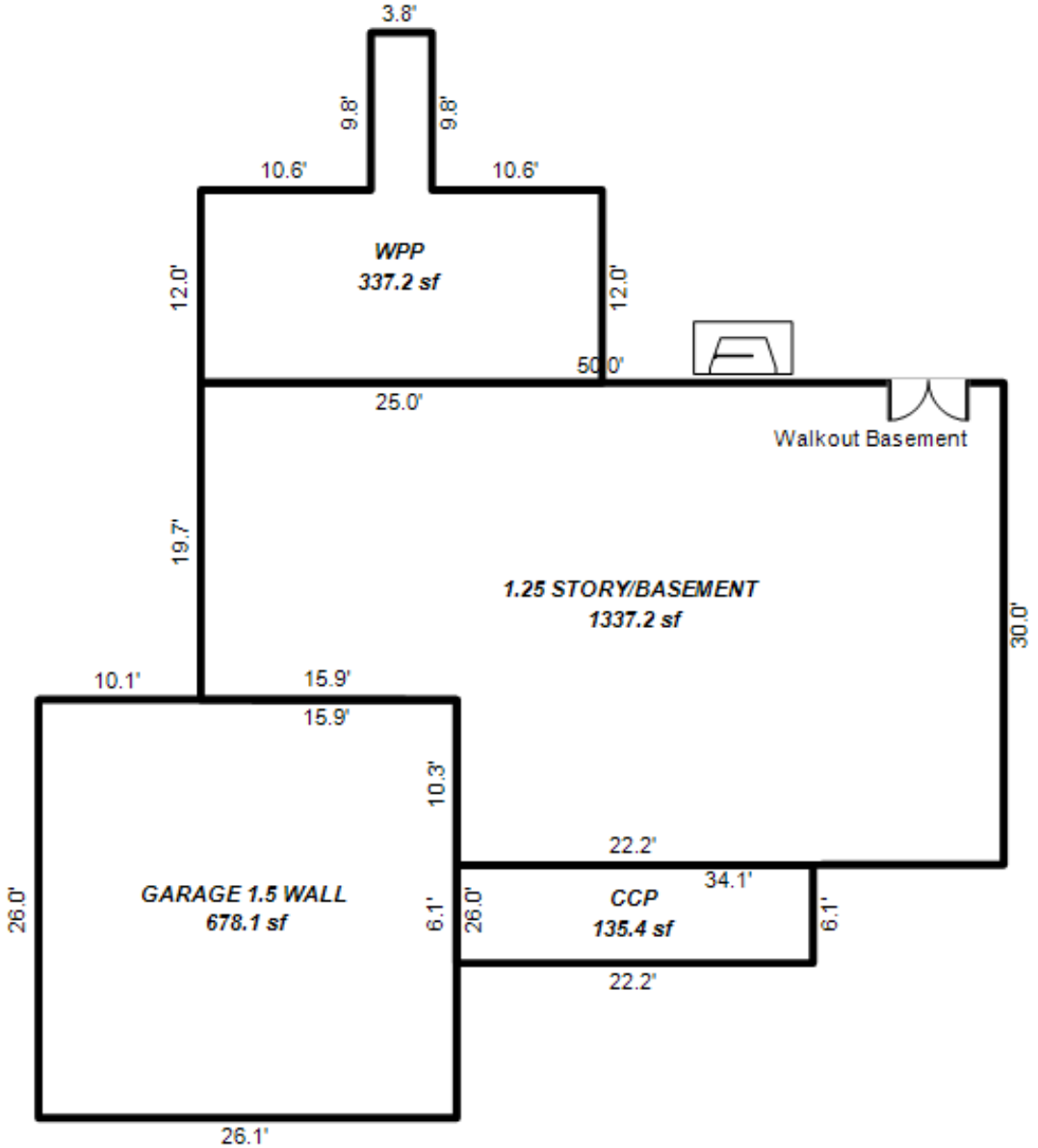


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2014 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: 678 % Good: 0 Storage Area: 0 No Conc. Floor: 0	Bsmnt Garage:	Carport Area:	Roof:		
	Mobile Home													0 Front Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling
Town Home	0 Other Overhang	Central Air Wood Furnace	Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 1337 SF Floor Area = 1671 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97	Building Areas	Stories Exterior Foundation Size Cost New Depr. Cost	1.25 Story Siding Basement 1,337	Total: 189,368 183,672								
Duplex	(4) Interior							(12) Electric	Other Additions/Adjustments	Basement, Outside Entrance, Below Grade	1	1,942	1,884		
A-Frame		Drywall Paneled	Plaster Wood T&G	No./Qual. of Fixtures	Plumbing	Average Fixture(s)	1							1,120	1,086
Wood Frame	Trim & Decoration							Ex Ord Min	No. of Elec. Outlets	Many Ave. Few	3 Fixture Bath	1	3,525		
		Building Style: 1S	Size of Closets	Lg Ord Small	(13) Plumbing	1	2 Fixture Bath							1	2,359
Yr Built 2014	Remodeled 0							Doors Solid H.C.	(14) Water/Sewer	1	Softener, Auto	1	3,691		
		Condition: Average	Room List	(5) Floors	Public Water	1	Softener, Manual							1	2,038
Basement	Kitchen:							Kitchen:	Public Sewer	1	Solar Water Heat	1	21,126		
		1st Floor	Other:	Other:	Water Well	1	No Plumbing							1	-2,038
2nd Floor	Other:							Other:	Ceramic Tile Floor	1	Extra Toilet	1	415		
		Bedrooms	(6) Ceilings	No./Qual. of Fixtures	Ceramic Tile Wains	1	Extra Sink							1	223,546
(1) Exterior	(7) Excavation							Ex. Ord. Min	Ceramic Tub Alcove	1	Separate Shower	1	Totals:		
		Wood/Shingle	Basement: 1337 S.F.	No. of Elec. Outlets	Vent Fan	1	Water Well, 50 Feet							1	
Aluminum/Vinyl	Crawl: 0 S.F.							Many Ave. Few	(9) Basement Finish	1	Ceramic Tile Floor	1			
		Brick	Slab: 0 S.F.	(10) Floor Support	Ceramic Tub Alcove	1	Ceramic Tile Floor							1	
Insulation	Height to Joists: 0.0							Recreation SF	Vent Fan	1	Ceramic Tile Floor	1			
		(2) Windows	(8) Basement	Living SF	(11) Heating/Cooling	1	Ceramic Tile Floor							1	
Many Avg. Few	Wood Sash							Walkout Doors	(12) Electric	1	Ceramic Tile Floor	1			
		Large Avg. Small	Metal Sash	No Floor SF	(13) Plumbing	1	Ceramic Tile Floor							1	
Wood Sash	Vinyl Sash							No Floor SF	(14) Water/Sewer	1	Ceramic Tile Floor	1			
		Double Hung	Horiz. Slide	Conc. Block	(15) Fireplaces	1	Ceramic Tile Floor							1	
Casement	Double Glass							Poured Conc.	(16) Porches/Decks	1	Ceramic Tile Floor	1			
		Storms & Screens	(3) Roof	Stone	(17) Garage	1	Ceramic Tile Floor							1	
Asphalt Shingle	Gable							Treated Wood	(18) Other	1	Ceramic Tile Floor	1			
		Chimney:	Hip	Concrete Floor	(19) Other	1	Ceramic Tile Floor							1	
Gambrel	Flat							No Floor SF	(20) Other	1	Ceramic Tile Floor	1			
		Mansard	Shed	(21) Other	(22) Other	1	Ceramic Tile Floor							1	
Notes:	Lump Sum Items:							(23) Other	(24) Other	1	Ceramic Tile Floor	1			
		ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 190,805		(25) Other	(26) Other	1	Ceramic Tile Floor							1	

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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
WALEJUS RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 0%					
BARRETT PATRICIA A TRUSTEE 17351 LAKE AVENUE WEST OLIVE MI 49460	MAP #:	2019 Est TCV 206,591 TCV/TFA: 248.31				

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
		Public Improvements			Description	Frontage	Depth	Rate	%Adj.	Reason
. SEC 36 T22N R8W N 1/2 OF NW 1/4 OF SW 1/4. 20A.	X	Dirt Road		<Site Value I>	RIVER SITE		35000	100		35,000
		Gravel Road		Residentia PARTOF>80@\$2000	20.00 Acres		2000	100		40,000
		Paved Road		20.00 Total Acres			Total Est. Land Value =			75,000

Comments/Influences

SPLIT OFF 40 AC IN 92  
SPLIT OFF 20 AC IN 93



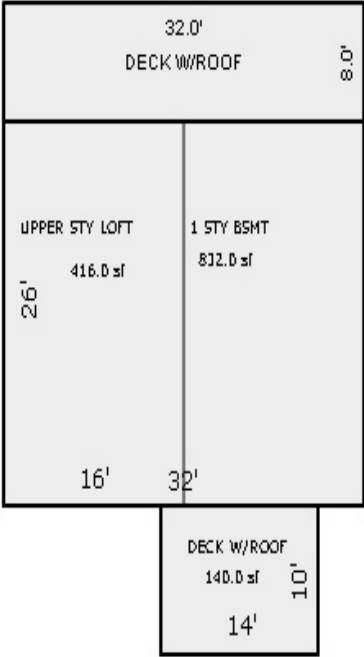
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2019	37,500	65,800	103,300			44,173C
TPC	12/27/2017	INSPECTED	2018	37,500	67,400	104,900			43,138C
			2017	37,500	65,300	102,800			42,251C
			2016	33,000	61,500	94,500			41,875C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 256 140	Type Pine Treated Wood	Year Built: 2005 Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 1800 % Good: 0 Storage Area: 0 No Conc. Floor: 1800	
X	Wood Frame		Drywall Paneled		Plaster Wood T&G												
Building Style: LOG		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 Bedrooms	Kitchen: Other: Other:		200 Amps Service													
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family LOG										
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		Basement: 832 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet Deck Pine w/Roof (Deck Portion) Pine w/Roof (Roof portion) Treated Wood w/Roof (Deck Portion) Treated Wood w/Roof (Roof portion)							
X	Many Avg. Few	X	Large Avg. Small	(8) Basement		14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish			Lump Sum Items:										
X	Casement	832		Recreation SF Living SF Walkout Doors No Floor SF													
X	Double Glass																
X	Patio Doors																
X	Storms & Screens																
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:													
X	Gable Hip Flat	Gambrel Mansard Shed															
X	Asphalt Shingle																
Chimney:																	
										Class: C Effec. Age: 12 Floor Area: 832 Total Base New : 169,930 Total Depr Cost: 149,536 Estimated T.C.V: 131,591		E.C.F. X 0.880		Bsmnt Garage: Carport Area: Roof:			
										Total: 832		Total: 101,189		Total: 89,045			
										Total: 1,120		Total: 3,525		Total: 3,102			
										Total: 2,359		Total: 3,691		Total: 3,248			
										Total: 4,407		Total: 2,949		Total: 2,595			
										Total: 3,116		Total: 2,488		Total: 2,189			
										Total: 1,880		Total: 1,880		Total: 1,654			
										Total: 2,099		Total: 26,082		Total: 22,952			
										Total: 1800		Total: -7,614		Total: -6,700			
										Total: 832		Total: 22,639		Total: 19,922			
										Totals: 169,930		Totals: 149,536					
										Notes: ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TC		Notes: ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TC		Notes: ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TC			

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



Sketch by Apex Medina™

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VANDER PLOEG MICHAEL AKA	VANDER PLOEG MARVIN & CAR	0	09/10/2015	WD	LIFE ESTATE	2015-03123		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
X WALEJUS	School: MCBAIN - 57030					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
VANDER PLOEG MARVIN & CAROLYN J 4115 LAKERIDGE DRIVE HOLLAND MI 49424	2019 Est TCV 40,000					

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			Residentia PARTOF	>40	\$2000	20.00	Acres	2000	100	40,000
X Gravel Road			20.00 Total Acres					Total Est. Land Value =	40,000	
X Paved Road										
X Storm Sewer										
X Sidewalk										
X Water										
X Sewer										
X Electric										
X Gas										
X Curb										
X Street Lights										
X Standard Utilities										
X Underground Utils.										

Tax Description	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
. SEC 36 T22N R8W S 1/2 OF NW 1/4 OF SW 1/4. 20A.	Level	2019	20,000	0	20,000			9,132C
Comments/Influences	X Rolling	2018	20,000	0	20,000			8,918C
	Low	2017	20,000	0	20,000			8,735C
	High	2016	18,000	0	18,000			8,658C
	Landscaped							
	X Swamp							
	X Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							
	X PRIVATE RD							



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VANDER PLOEG MICHAEL AKA	VANDER PLOEG MARVIN & CAR	0	09/10/2015	WD	LIFE ESTATE	2015-03123		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
WALEJUS RD	School: MCBAIN - 57030		VIOLATION LETTER	05/22/2018	2018-9999	100%
Owner's Name/Address	P.R.E. 0%		New House	03/19/2011	2011-01050	100%
VANDER PLOEG MARVIN & CAROLYN J 4115 LAKERIDGE DRIVE HOLLAND MI 49424	MAP #:					
	2019 Est TCV 206,357 TCV/TFA: 220.47					

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 36 T22N R8W SW 1/4 OF SW 1/4. 40A.	X	Dirt Road		<Site Value I> RIVER SITE				35000	100	35,000
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 =		115,000

ADD 600 FT RIVER FRONTAGE FOR 05 PREV YRS?	X	Land Improvement Cost Estimates		Description		Rate	Size % Good	Cash Value
		Description						
	X	Water	Wood Frame			18.40	240 50	2,208
	X	Sewer	Total Estimated Land Improvements True Cash Value =					2,208
	X	Electric						
		Gas						
		Curb						
		Street Lights						
		Standard Utilities						
		Underground Utils.						

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



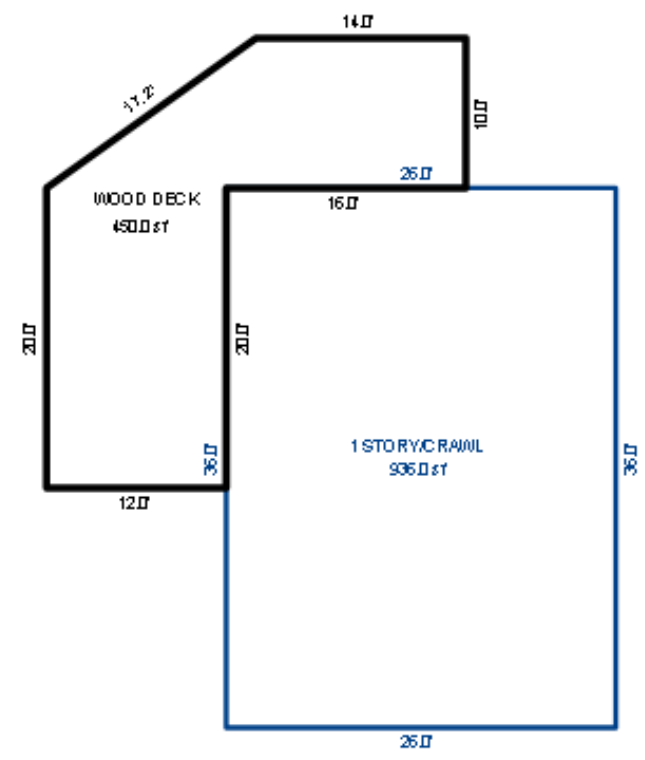
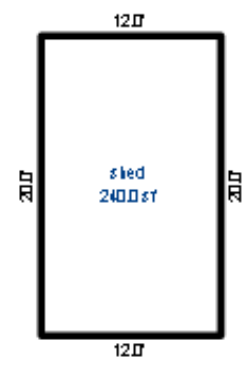
Who	When	What	2019	57,500	45,700	103,200			39,528C
TPC 12/27/2017	INSPECTED		2018	57,500	23,700	81,200			18,387C
			2017	57,500	22,900	80,400			18,009C
			2016	51,000	21,600	72,600			17,849C

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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	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 450	Type WPP	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
	Mobile Home														Wood Frame
Town Home		(4) Interior		Central Air Wood Furnace			(12) Electric			Total Base New : 112,561		E.C.F. X 0.880		Bsmnt Garage:	
Duplex		Trim & Decoration		(13) Plumbing			Cost Est. for Res. Bldg: 1 Single Family 1S			Total Depr Cost: 101,306		E.C.F. X 0.880		Carport Area:	
A-Frame		Ex Ord Min		No./Qual. of Fixtures			(11) Heating System: Forced Air w/ Ducts			Total T.C.V: 89,149				Roof:	
Building Style: 1S		Size of Closets		Ex. Ord. Min			Ground Area = 936 SF Floor Area = 936 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90					
Yr Built 2000		Lg Ord Small		Many Ave. Few			Building Areas			Stories Exterior Foundation Size		Cost New		Depr. Cost	
Remodeled 0		Doors Solid H.C.		(7) Excavation			1 Story Siding Crawl Space			936		95,511		85,961	
Condition: Average		(5) Floors		Basement: 0 S.F. Crawl: 936 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s)			Total:		1,120		1,008	
Room List		Kitchen: Other: Other:		(8) Basement			1 3 Fixture Bath			Plumbing		Average Fixture(s)		1,120	
Basement		Conc. Block		Recreation SF			1 2 Fixture Bath			Water/Sewer		1000 Gal Septic		3,322	
1st Floor		Poured Conc.		Living SF			Softener, Auto			Solar Water Heat		1000 Gal Septic		3,966	
2nd Floor		Stone		Walkout Doors			Softener, Manual			Porches		WPP		5,733	
Bedrooms		Treated Wood		No Floor SF			Separate Shower			Built-Ins		Appliance Allow.		2,099	
(1) Exterior		Concrete Floor		(9) Basement Finish			Ceramic Tile Floor			Totals:		112,561		101,306	
Wood/Shingle				Recreation SF			Ceramic Tile Wains			Notes:		ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCY:		89,149	
Aluminum/Vinyl				Living SF			Ceramic Tub Alcove								
Brick				Walkout Doors			Vent Fan								
Insulation				No Floor SF			(14) Water/Sewer								
(2) Windows							Public Water								
Many Avg. Few							Public Sewer								
Large Avg. Small							Water Well								
Wood Sash							1000 Gal Septic								
Metal Sash							2000 Gal Septic								
Vinyl Sash							Lump Sum Items:								
Double Hung															
Horiz. Slide															
Casement															
Double Glass															
Patio Doors															
Storms & Screens															
(3) Roof															
Gable															
Hip															
Flat															
Asphalt Shingle															
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: 402 RESIDENTIAL-V		Zoning:	Building Permit(s)	Date	Number	Status				
X WALEJUS RD		School: MCBAIN - 57030										
Owner's Name/Address		P.R.E. 0%										
TACOMA DANIEL J & TACOMA TIMOTHY P 9331 S BLODGETT RD MC BAIN MI 49657		MAP #:										
		2019 Est TCV 48,000										
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
. SEC 36 T22N R8W SE 1/4 OF SW 1/4. 40 A.		Public Improvements		* Factors *								
Comments/Influences		X Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		Residentia LTDACCESS@	\$1200	40.00	Acres	1200	100			48,000
		Paved Road		40.00 Total Acres				Total Est. Land Value =		48,000		
		Storm Sewer										
		Sidewalk										
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		X Rolling										
		X Low										
		High										
		Landscaped										
		X Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		X Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X PRIVATE RD		2019	24,000	0	24,000			21,097C		
		TPC 12/27/2017 INSPECTED		2018	24,000	0	24,000			20,603C		
				2017	24,000	0	24,000			20,180C		
				2016	20,000	0	20,000			20,000S		



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SWEET NORMAN JAMES	SWEET NORMAN JAMES & STEV	0	06/14/2005	QC	Not Qualified	05-0/2461		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
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S MOREY 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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SWEET NORMAN JAMES & SWEET STEVEN AUSTON 9896 NEFF ROAD EDMORE MI 48829	2019 Est TCV 122,000
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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 *	RIVER FRONTAGE
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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SALES & EQ RATE		80.00	Total Acres		1,525	100		122,000
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							Total Est. Land Value =	122,000
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Tax Description	X	Dirt Road
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. SEC 36 T22N R8W E 1/2 OF SE 1/4. 80 A.	X	Gravel Road
--	---	-------------

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

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

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

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

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

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

		Curb
--	--	------

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

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

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

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

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

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

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

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

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

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

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

		Pond
--	--	------

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

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

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

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

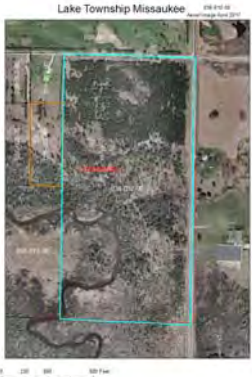
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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Who	When	What	2019	61,000	0	61,000			30,643C
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TPC 12/27/2017 INSPECTED			2018	61,000	0	61,000			29,925C
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			2017	61,000	0	61,000			29,310C
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			2016	61,000	0	61,000			29,049C
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		11,500	10/01/1997	WD	Download	314:968		0.0

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

School: MCBAIN - 57030  
 P.R.E. 0%  
 MAP #:

Owner's Name/Address: TACOMA DANIEL J ETAL  
 9331 S BLODGETT RD  
 MC BAIN MI 49657

2019 Est TCV 48,000

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

Public Improvements \* Factors \* RIVER FRONTAGE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia LTDACCESS@	\$1200	40.00	Acres	1200	100			48,000
40.00 Total Acres Total Est. Land Value =								48,000

Tax Description: . SEC 36 T22N R8W SW 1/4 OF SE 1/4. 40 A.

Comments/Influences: LANDLOCKED



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

Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	24,000	0	24,000			12,157C
2018	24,000	0	24,000			11,873C
2017	24,000	0	24,000			11,629C
2016	20,000	0	20,000			11,526C

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