

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MAHER LORAIN M TRUSTEE	GRAMS TRUST	450,000	06/29/2018	WD	Arms Length	2018-02106	PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
105 S NORA DR	School: LAKE CITY - 57020		Demolition/Removal	08/30/2018	2018-0452	100%

Owner's Name/Address	MAP #:	2019 Est TCV	TCV/TFA:
GRAMS TRUST 605 POINSETTIA AVE CORONA DEL MAR CA 92625		134,452	0.00

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS			
			Description	Frontage	Depth	Value
. SECS 2 & 1 T22N R8W LOTS 1, 2, & 37. REDMAN ISLE.	X		GROUP B 1200/FF	123.71	128.00	119,486
Comments/Influences			138 Actual Front Feet, 0.34 Total Acres			119,486

FF COMPUTED BY	X Sewer	X Electric	X Gas	X Curb	X Street Lights	X Standard Utilities	X Underground Utils.	Land Improvement Cost Estimates		
								Description	Rate	Cash Value
87.17 +48.57								D/W/P: 3.5 Concrete	5.00	640
DEPTH 77.28+20.21+23.79+128.6/2								Total Estimated Land Improvements True Cash Value =		640

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

													2018	53,700	101,600	155,300			149,665C
													2017	51,300	98,200	149,500			146,587C
													2016	55,700	90,600	146,300			145,280C

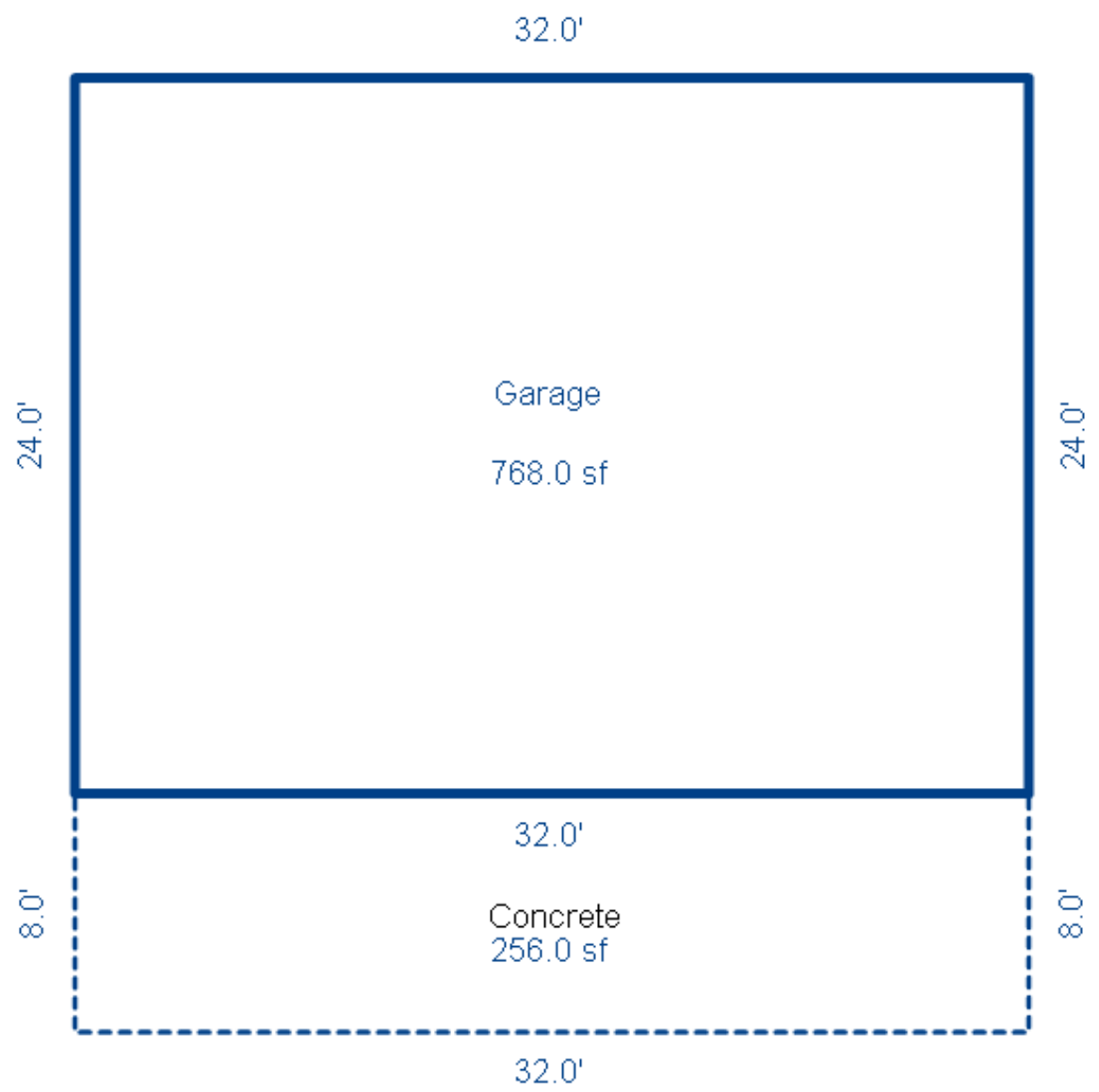


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1981 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							
Building Style: GRG		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												
(2) Windows		(7) Excavation													
X	Many Avg. X Few	Large Avg. X Small													
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor													
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish													
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF													
X	Gable Hip Flat	Gambrel Mansard Shed													
X	Asphalt Shingle	(10) Floor Support													
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:													
		1													
		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic													
		Lump Sum Items:													
Cost Est. for Res. Bldg: 1 Single Family GRG (11) Heating System: Forced Air w/ Ducts Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas												Cls C		Blt 1978	
Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Plumbing 3 Fixture Bath 1 -3,525 -2,115 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 768 20,759 12,455 Water/Sewer Public Sewer 1 1,134 680 Local Cost Items SANITARY SEWER 1 0 0 * Totals: 18,368 11,020												E.C.F. X 1.300			
Notes:												ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCVC:		14,326	

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MAHER LORAIN M TRUSTEE	GRAMS TRUST	450,000	06/29/2018	WD	Multiple Improved	2018-02106	PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
105 S NORA DR			Demolition/Removal	08/30/2018	2018-04522	0%
	P.R.E. 0%		REPAIR	10/04/2013	2013-0498	100%
Owner's Name/Address	MAP #:		2019 Est TCV 126,828			
GRAMS TRUST 605 POINSETTIA AVE CORONA DEL MAR CA 92625						

Improved	X	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS						
Public Improvements			* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			GROUP A 1800	75.48	118.93	0.9334	1.0000	1800 100	126,828
			97 Actual Front Feet, 0.18 Total Acres				Total Est. Land Value =		126,828

Tax Description
. SECS 2 & 1 T22N R8W LOTS 3 & 38 REDMAN ISLE.

Comments/Influences

LOT SIZE ADJUSTED FOR EROSION

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

Topography of Site

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



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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	63,400	0	63,400			63,400S
2018	60,800	59,000	119,800			82,123C
2017	60,800	56,900	117,700			80,434C
2016	61,300	54,400	115,700			79,717C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MAHER KEVIN & LORRAIN (H/	MAURY RICHARD & BARBARA (	35,000	07/25/2007	PLC	Not Qualified	2007/2678		0.0
MAURY BARBARA (DC OF)	MAURY RICHARD C (HER HUSB	0	02/27/2006	OTH	Not Qualified	2007/3875		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
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S NORA DR	School: LAKE CITY - 57020					
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	P.R.E. 100% 11/06/2007					
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Owner's Name/Address	MAP #:
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MAURY RICHARD C 117 NORA DR LAKE CITY MI 49651	2019 Est TCV 129,990
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Improved	X	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS			
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Public Improvements	* Factors *				Rate %Adj.	Reason	Value
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	Description	Frontage	Depth	Front	Depth	1800	100	129,990
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	GROUP A 1800	78.19	122.00	0.9236	1.0000	100 Actual Front Feet, 0.19 Total Acres		Total Est. Land Value = 129,990
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Tax Description	X	Value
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. SECS 2 & 1 T22N R8W LOTS 4 & 39 REDMAN ISLE.	X	
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Comments/Influences	X	Value
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LOT SIZE ADJUSTED FOR EROSION	X	
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MAURY BARBARA J (DC OF)	MAURY RICHARD C (HER HUSB)	0	02/27/2006	OTH	Not Qualified	2007/3875		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
117 S NORA DR						
Owner's Name/Address	School: LAKE CITY - 57020					
MAURY RICHARD C 117 S NORA DR LAKE CITY MI 49651	P.R.E. 100% 11/06/2007					
	MAP #:					
	2019 Est TCV 290,269 TCV/TFA: 192.36					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS								
		Public Improvements		Description	Frontage	Depth	Rate %Adj.	Reason	Value			
. SECS 2 & 1 T22N R8W LOTS 5 & 40 REDMAN ISLE.	X	Dirt Road		GROUP A 1800	68.67	110.00	0.9603	1.0000	1800	100		118,697
Comments/Influences		Gravel Road		79 Actual Front Feet, 0.16 Total Acres				Total Est. Land Value =				118,697

Comments/Influences	X	Description	Rate	Size	% Good	Cash Value	
							Land Improvement Cost Estimates
	X	Water	D/W/P: 3.5 Concrete	5.00	141	0	0
	X	Sewer	D/W/P: 4in Concrete	5.29	180	0	0
	X	Electric	Wood Frame	21.88	100	50	1,094
	X	Gas	Residential Local Cost Land Improvements				
		Curb	Description	Rate	Size	% Good	Cash Value
		Street Lights	LAND IMPROVE 1000	1,000.00	1	95	950
		Standard Utilities	Total Estimated Land Improvements True Cash Value =				2,044
		Underground Utils.					

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



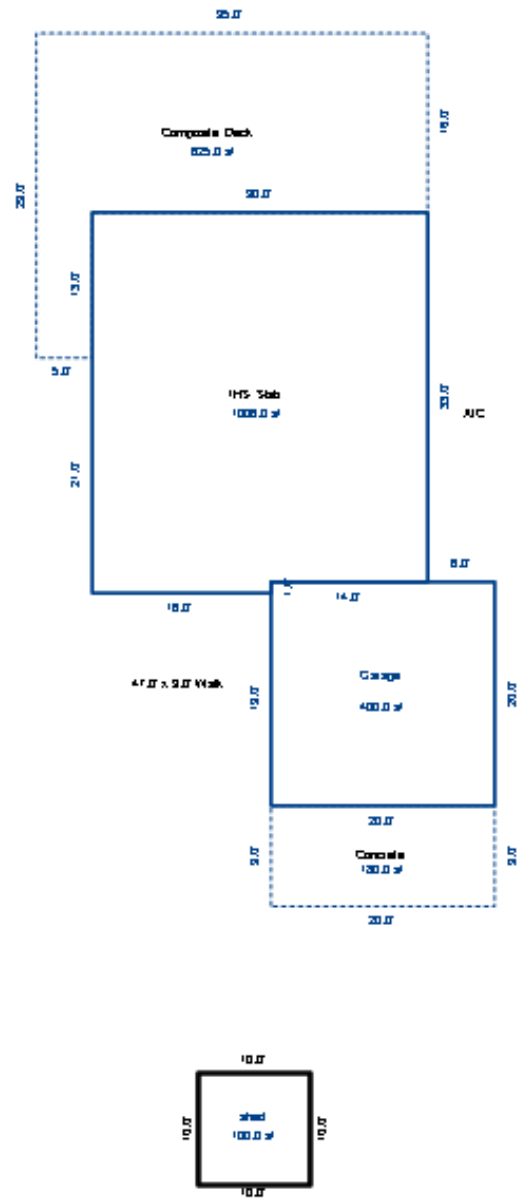
Who	When	What	2019	2018	2017	2016
JWV	06/11/2018	INSPECTED	59,300	61,400	61,400	61,900
TPC	12/27/2017	INSPECTED	85,800	70,300	67,900	62,700
TPC	03/11/2012	INSPECTED	145,100	131,700	129,300	124,600

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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	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 625	Type Composite	Year Built: 1974 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 400 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame		Drywall X Paneled		Plaster Wood T&G									
Building Style: 1.5S		Trim & Decoration												
Yr Built 1974	Remodeled 0		Ex	X	Ord		Min							
Condition: Average			Lg	X	Ord		Small							
Room List			Doors		Solid	X	H.C.							
	Basement 1st Floor 2nd Floor 4 Bedrooms		(5) Floors				Kitchen: Other: Other:			(12) Electric				
	(1) Exterior		(6) Ceilings				No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.5S			Cls C 5 Blt 1974	
X	Wood/Shingle Aluminum/Vinyl Brick Insulation		X				Ex.	X	Ord.		Min		(11) Heating System: Forced Heat & Cool	
	(2) Windows		(7) Excavation				No. of Elec. Outlets			Ground Area = 1006 SF Floor Area = 1509 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75	
X	Many Avg.	X	Large Avg.				Many	X	Ave.		Few		Building Areas	
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass X Patio Doors X Storms & Screens		(8) Basement				(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost			1.5 Story Siding Slab 1,006 Total: 144,853 108,621	
	(3) Roof		(9) Basement Finish				Average Fixture(s)			Other Additions/Adjustments			Plumbing	
X	Gable Hip Flat		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor				1	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Garages			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)	
X	Asphalt Shingle		(10) Floor Support				Public Water			Base Cost			400 14,716 11,037	
	Chimney: Metal		Recreation SF Living SF Walkout Doors No Floor SF				1	Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Common Wall: 1 Wall			1 -2,038 -1,528	
			(14) Water/Sewer				Ceramic Tub Alcove			Door Opener			1 415 311	
			Joists: Unsupported Len: Cntr.Sup:				Vent Fan			Water/Sewer			Public Sewer 1 1,134 850 Water Well, 100 Feet 1 4,407 3,305	
			Lump Sum Items:				Ceramic Tub Alcove			Built-Ins			Appliance Allow. 1 2,099 1,574	
							Public Water			Deck			Composite 625 7,194 5,395	
							Public Sewer			Local Cost Items			SANITARY SEWER 1 0 0 *	
							Water Well			Notes:			Totals: 173,900 130,405	
							1000 Gal Septic			ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCY:			169,527	
							2000 Gal Septic							

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KOLHAGEN ROGER A & JANET	KOLHAGEN ROGER A & JANET	100	09/11/2018	QC	Arms Length	2018-03178	PTA	0.0
		235,000	06/01/2002	WD	Download	02-0:2806		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
131 NORA DR			Garage	10/03/2005	20050333	Complete

Owner's Name/Address	MAP #:	2019 Est TCV 322,496 TCV/TFA: 196.64
KOLHAGEN ROGER A & JANET K TRUST 131 NORA DR LAKE CITY MI 49651		

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS																											
. SECS 2 & 1 T22N R8W LOTS 6 & 41 REDMAN ISLE.	X		<table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>GROUP A 1800</td> <td>63.00</td> <td>118.00</td> <td>0.9855</td> <td>1.0000</td> <td>1800</td> <td>100</td> <td></td> <td>111,752</td> </tr> <tr> <td colspan="8">63 Actual Front Feet, 0.17 Total Acres</td> <td>Total Est. Land Value = 111,752</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	GROUP A 1800	63.00	118.00	0.9855	1.0000	1800	100		111,752	63 Actual Front Feet, 0.17 Total Acres								Total Est. Land Value = 111,752
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																						
GROUP A 1800	63.00	118.00	0.9855	1.0000	1800	100		111,752																						
63 Actual Front Feet, 0.17 Total Acres								Total Est. Land Value = 111,752																						

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

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

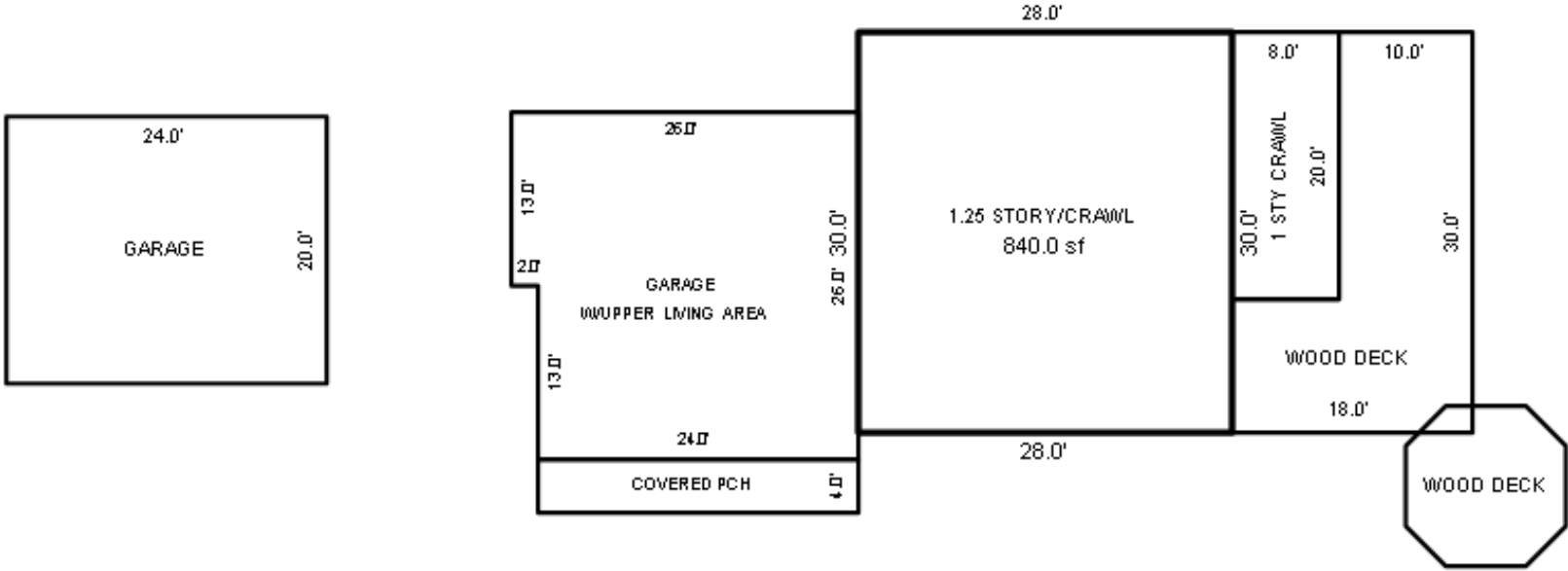
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	55,900	105,300	161,200			141,506C
2018	55,900	102,800	158,700			138,190C
2017	55,900	97,300	153,200			135,348C
2016	56,000	89,700	145,700			134,141C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	X Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 380 128 136	Type Treated Wood Treated Wood Treated Wood	Year Built: 1974 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 1 Area: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame		(4) Interior Drywall X Paneled Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: 1.25S		Trim & Decoration												
Yr Built 1974	Remodeled 2006	Ex	X Ord	Min	Size of Closets									
Condition: Average		Lg	X Ord	Small	Doors									
Room List		(5) Floors		Central Air Wood Furnace										
	Basement 5 1st Floor 2 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(12) Electric 200 Amps Service										
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.25S						Cls C 10 Blt 1974	
X	Wood/Shingle Aluminum/Vinyl Brick	X	Tile	Ex.	X Ord.	Min	(11) Heating System: Electric Baseboard							
Insulation		No. of Elec. Outlets		Many			Ground Area = 1000 SF Floor Area = 1640 SF.							
(2) Windows		(7) Excavation		X Ave.			Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75							
X	Many Avg. Few	X	Large Avg. Small	(13) Plumbing			Building Areas							
Wood Sash Metal Sash Vinyl Sash Double Hung X Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens		Basement: 0 S.F. Crawl: 1000 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Stories Exterior Foundation Size Cost New Depr. Cost							
(3) Roof		(8) Basement		(14) Water/Sewer			1.25 Story Siding Crawl Space 840							
X	Gable Hip Flat	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			1 Story Siding Crawl Space 160							
Chimney: Brick		(9) Basement Finish		Lump Sum Items:			1 Story Siding Overhang 430							
		Recreation SF Living SF Walkout Doors No Floor SF					Total: 152,830 114,611							
		(10) Floor Support					Other Additions/Adjustments							
		Joists: Unsupported Len: Cntr.Sup:					Plumbing							
							Average Fixture(s) 1 1,120 840							
							Deck							
							Treated Wood 380 4,788 3,591							
							Treated Wood 128 2,344 1,758							
							Treated Wood 136 2,441 1,831							
							Garages							
							Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)							
							Base Cost 480 14,899 11,174							
							Door Opener 1 415 311							
							Class: C Exterior: Siding Foundation: 42 Inch (Finished)							
							Base Cost 650 24,726 18,544							
							Common Wall: 1 Wall 1 -2,038 -1,528							
							Door Opener 2 830 622							
							Water/Sewer							
							Public Sewer 1 1,134 850							
							Water Well, 100 Feet 1 4,407 3,305							
							Built-Ins							
							Appliance Allow. 1 2,099 1,574							
<<<< 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.
RINK ROBERT A TRUST	RINK CHRISTOPHER & GAIL	140,000	06/11/2018	WD	LAND CONTRACT	2018-03009		0.0
RINK JAMES A	RINK JAMES A TRUST	0	11/29/2017	WD	FAMILY SALE	2018-03011	PTA	0.0
RINK CHRISTOPHER & GAIL	RINK JAMES A	198,000	01/02/2015	QC	RELATED PARTY	2018-03010	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
141 S NORA DR						
Owner's Name/Address	School: LAKE CITY - 57020					
RINK JAMES A TRUST 1918 PELICAN COURT TROY MI 48084	P.R.E. 0%					
	MAP #:					
	2019 Est TCV 248,573 TCV/TFA: 160.58					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS							
			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value		
. SECS 2 & 1 T22N R8W LOTS 7 & 42 REDMAN ISLE.	X		GROUP A 1800	65.33	127.00	0.9748	1.0000	1800	100	114,634
Comments/Influences			73 Actual Front Feet, 0.18 Total Acres Total Est. Land Value = 114,634							



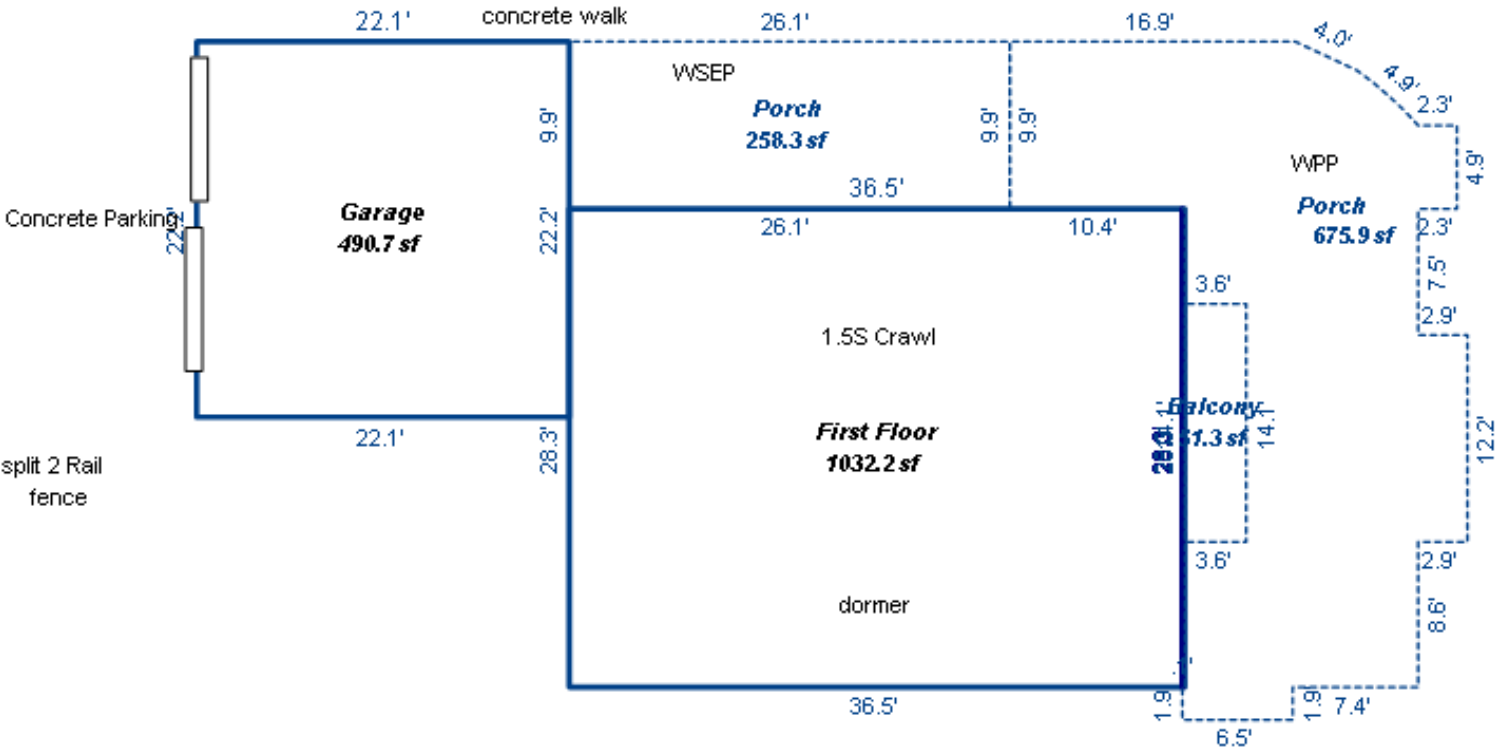
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Dirt Road X Gravel Road X Paved Road X Storm Sewer X Sidewalk X Water X Sewer X Electric X Gas X Curb X Street Lights X Standard Utilities X Underground Utils.	2019	57,300	67,000	124,300			88,264C
X High X Landscaped X Swamp X Wooded X Pond X Waterfront X Ravine X Wetland X Flood Plain	2018	57,300	61,600	118,900			86,196C
	2017	57,300	57,400	114,700			84,424C
	2016	57,600	54,800	112,400			83,671C

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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 258 675 51	Type CSEP (1 Story) WPP Wood Balcony	Year Built: 1971 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 490 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Plaster X Paneled Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling													
Building Style: 1.5S		Trim & Decoration																
Yr Built 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 3 Bedrooms	Kitchen: Other: Other:		(12) Electric 200 Amps Service														
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.5S			Cls C -5 Blt 1971								
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall	Ex.	X	Ord.		Min	No. of Elec. Outlets			Ground Area = 1032 SF Floor Area = 1548 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60						
(2) Windows		(7) Excavation		Many			X	Ave.		Few	Building Areas							
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1032 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(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			1.5 Story Siding Crawl Space			Total: 1,032 129,206 77,523								
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Other Additions/Adjustments											
X	Gable Hip Flat	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing Average Fixture(s) Porches CSEP (1 Story) WPP Balcony Wood Balcony Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Common Wall: 1/2 Wall Water/Sewer Public Sewer Water Well, 100 Feet Built-Ins Appliance Allow. Local Cost Items SANITARY SEWER			1 1,120 672 258 7,771 4,663 675 8,539 5,123 51 1,577 946 490 16,885 10,131 1 -1,019 -611 1 1,134 680 1 4,407 2,644 1 2,099 1,259 1 0 0								
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Notes:			Totals: 171,719 103,030								
Chimney: Block							ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCY:			133,939								

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RINK CHRISTOPHER P REV TR	RINK COTTAGE LLC	10	12/10/2012	WD	WARRANTY DEED	2012-04140 WD	PTA	0.0
RINK ROBERT A & ELEANOR	RINK CHRISTOPHER P REV TR	398,165	09/28/2012	WD	RELATED PARTY	2012-03242 FID	PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
151 S NORA DR	School: LAKE CITY - 57020		Addition	04/24/2012	2012-0137	100%
Owner's Name/Address	P.R.E. 0%		ALTERATION	12/31/2011	2011-9996	100%
RINK COTTAGE LLC 1379 PEBBLE RIDGE DR ROCHESTER MI 48307	MAP #:		Addition	01/10/2005	20050007	100%
	2019 Est TCV 343,179 TCV/TFA: 189.60					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS						
			Description	Frontage	Depth	Rate %Adj. Reason	Value		
. SECS 2 & 1 T22N R8W LOTS 8 & 43 REDMAN ISLE.	X		GROUP A 1800	63.67	140.00	0.9824 1.0000	1800 100	112,579	
Comments/Influences			68 Actual Front Feet, 0.20 Total Acres Total Est. Land Value = 112,579						
ADD 2ND STY TO GRG..PRICE AS OVERHANG	X		Land Improvement Cost Estimates						
	X		Description			Rate	Size % Good	Cash Value	
	X		D/W/P: 3.5 Concrete			5.00	1476 0	0	
	X		Residential Local Cost Land Improvements						
	X		Description			Rate	Size % Good	Cash Value	
			LAND IMPROVE 2500			2,500.00	1 95	2,375	
			Total Estimated Land Improvements True Cash Value =						2,375



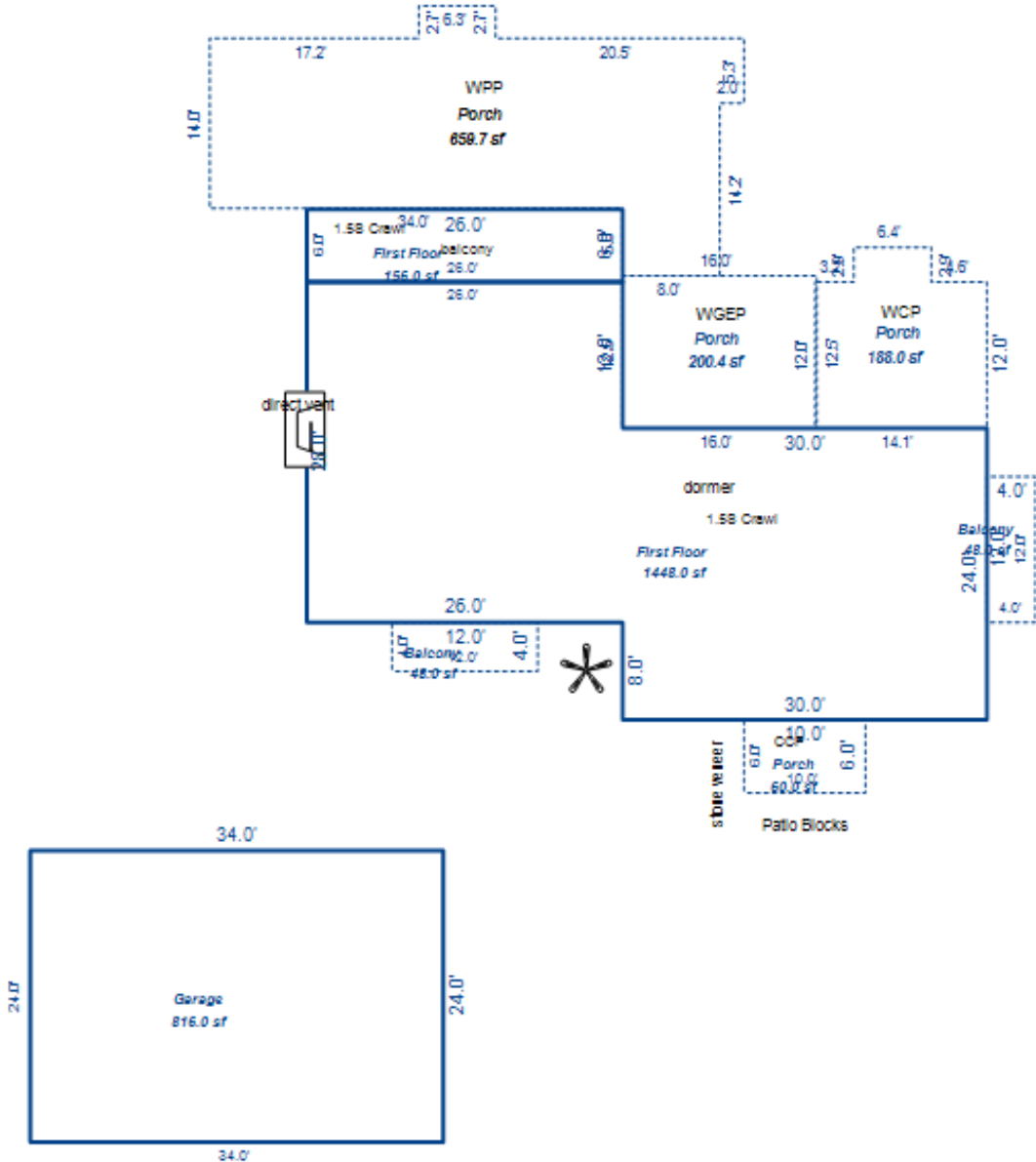
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level							
Rolling							
Low							
X High							
X Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							
Who When What	2019	56,300	115,300	171,600			146,572C
TPC 12/27/2017 INSPECTED	2018	56,300	101,300	157,600			143,137C
TPC 10/26/2012 INSPECTED	2017	56,300	97,900	154,200			140,193C
TPC 03/11/2012 INSPECTED	2016	56,500	90,300	146,800			138,943C

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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: 1985 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 3 Area: 816 % Good: 0 Storage Area: 816 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G							60 200 188 659 96 48	CCP (1 Story) WGEP (1 Story) WCP (1 Story) WPP Wood Balcony Wood Balcony				
Building Style: 1.5S		Trim & Decoration		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 35 Floor Area: 1,810 Total Base New : 270,091 Total Depr Cost: 175,558 Estimated T.C.V: 228,225			E.C.F. X 1.300			Bsmnt Garage: Carport Area: Roof:				
Yr Built 1970 198	Remodeled 2012	Ex	X	Ord		Min											
Condition: Average		Lg	X	Ord		Small											
Room List		(5) Floors		Central Air Wood Furnace													
	Basement 7 1st Floor 3 2nd Floor 4 Bedrooms	Kitchen: Other: Other:		(12) Electric 200 Amps Service													
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.5S			Cls C 10 Blt 1970							
X	Wood/Shingle Aluminum/Vinyl Brick Vinyl Insulation	X	Drywall	Ex.	X	Ord.		Min	(11) Heating System: Forced Heat & Cool Ground Area = 1448 SF Floor Area = 1810 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65								
(2) Windows		(7) Excavation		No. of Elec. Outlets			Building Areas										
X	Many Avg. X Few			Many	X	Ave.		Few	Stories Exterior Foundation Size Cost New Depr. Cost 1.25 Story Siding Crawl Space 1,448 Total: 189,667 123,283								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement		(13) Plumbing			Other Additions/Adjustments										
X	Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	1	Average Fixture(s)	Exterior Stone Veneer 64 1,844 1,199											
(3) Roof		(9) Basement Finish		2	3 Fixture Bath	Plumbing Average Fixture(s) 3 Fixture Bath 1 3,525 2,291 2 Fixture Bath 1 2,359 1,533											
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors No Floor SF	1	2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	Porches CCP (1 Story) 60 1,348 876 WGEP (1 Story) 200 11,456 7,446 WCP (1 Story) 188 5,852 3,804 WPP 659 8,343 5,423											
X	Asphalt Shingle	(10) Floor Support		(14) Water/Sewer			Balcony Wood Balcony 96 2,968 1,929 Wood Balcony 48 1,484 965										
Chimney:		Joists: Unsupported Len: Cntr.Sup:		1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic	Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 816 23,974 15,583 Storage Over Garage 816 8,511 5,532											
		Lump Sum Items:		Water/Sewer Public Sewer 1 1,134 737 Water Well, 100 Feet 1 4,407 2,865													

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

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

Owner's Name/Address	MAP #:
RINK COTTAGE LLC 1379 PEBBLE RIDGE DR ROCHESTER MI 48307	2019 Est TCV 106,195

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

Tax Description	X	Dirt Road						
		Gravel Road						
. SECS 2 & 1 T22N R8W LOTS 9 & 44 REDMAN ISLE.		Paved Road						
Comments/Influences		Storm Sewer						
		Sidewalk						

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

		66 Actual Front Feet, 0.20 Total Acres						Total Est. Land Value =	106,195
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Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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X	Level	2019	53,100	0	53,100			53,100S
	Rolling							
	Low							
	High							
	Landscaped							
	Swamp							
	Wooded							
	Pond							
X	Waterfront	2018	53,200	0	53,200			53,200S
	Ravine							
	Wetland							
	Flood Plain							

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2017	53,200	0	53,200			53,172C
			2016	53,300	0	53,300			52,698C

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

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

Owner's Name/Address	MAP #:
RINK COTTAGE LLC 1379 PEBBLE RIDGE DR ROCHESTER MI 48307	2019 Est TCV 110,923

Improved	X	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
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Public Improvements	* Factors *
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	62.33	121.00	0.9886	1.0000	1800	100		110,923
66 Actual Front Feet, 0.17 Total Acres								Total Est. Land Value = 110,923

Tax Description	X
. SECS 2 & 1 T22N R8W LOTS 10 & 45 REDMAN ISLE.	

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 Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	55,500	0	55,500			55,500S
2018	55,500	0	55,500			55,500S
2017	55,500	0	55,500			55,500S
2016	55,600	0	55,600			55,600S



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: 401 RESIDENTIAL-I		Zoning:	Building Permit(s)	Date	Number	Status				
181 S NORA DR		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 0%		MAP #:								
LANGTRY RAYMOND 54841 CONGAREE DRIVE MACOMB MI 48042		2019 Est TCV 233,470 TCV/TFA: 213.80										
Taxpayer's Name/Address		X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS								
LANGTRY RAYMOND 54841 CONGAREE DRIVE MACOMB MI 48042		Public Improvements		* Factors *								
Tax Description		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SECS 2 & 1 T22N R8W LOTS 11 & 46 REDMAN ISLE.		Gravel Road		GROUP A 1800	71.00	110.00	0.9508	1.0000	1800	100		121,506
Comments/Influences		Paved Road		71 Actual Front Feet, 0.18 Total Acres					Total Est. Land Value =	121,506		
AFF GRG FOR 07 NOT PREV ON ROLL.		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description								
		Water		Rate								
		Sewer		Size % Good								
		Electric		Cash Value								
		Gas		Description								
		Curb		Residential Local Cost Land Improvements								
		Street Lights		Rate								
		Standard Utilities		Size % Good								
		Underground Utils.		Cash Value								
		Topography of Site		LAND IMPROVE 1000								
		Level		1,000.00								
		Rolling		1 95								
		Low		Total Estimated Land Improvements True Cash Value =								
		High		950								
		Landscaped		950								
		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	60,800	55,900	116,700	88,830C				
TPC 12/27/2017 INSPECTED				2018	60,800	51,500	112,300	86,749C				
TPC 03/11/2012 INSPECTED				2017	60,800	49,700	110,500	84,965C				
				2016	61,300	45,900	107,200	84,208C				

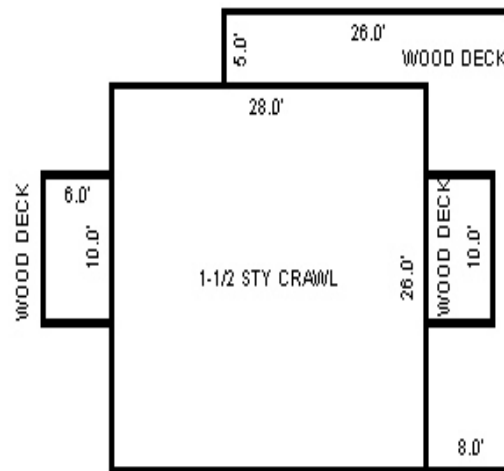
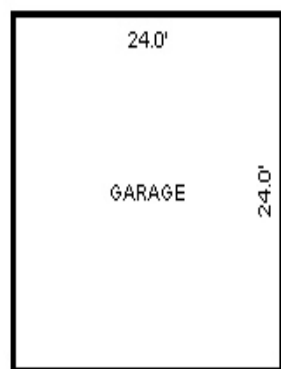


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood Oil Coal X Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 338 60 60	Type Pine Pine Pine	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 87 Storage Area: 0 No Conc. Floor: 0																																																																	
X	Wood Frame		(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		Central Air Wood Furnace		Class: C -5 Effec. Age: 35 Floor Area: 1,092 Total Base New : 125,011 Total Depr Cost: 85,395 Estimated T.C.V: 111,014		E.C.F. X 1.300	Bsmnt Garage: Carport Area: Roof:																																																																	
Building Style: 1.5S		Trim & Decoration																																																																											
Yr Built 1967	Remodeled 0	Ex	X Ord	Min	Size of Closets																																																																								
Condition: Average		Lg	X Ord	Small	Doors		Solid X H.C.																																																																						
Room List		(5) Floors																																																																											
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(12) Electric		150 Amps Service																																																																							
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures		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) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																							
(2) Windows		Basement: 0 S.F. Crawl: 728 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement																																																																									
X	Many Avg. X Large Avg. Small	(9) Basement Finish																																																																											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																																																							
(3) Roof		(10) Floor Support				Lump Sum Items:																																																																							
X	Gable Hip Flat	Gambrel Mansard Shed		Joists: Unsupported Len: Cntr.Sup:																																																																									
X	Asphalt Shingle																																																																												
Chimney:																																																																													
Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Electric Baseboard Ground Area = 728 SF Floor Area = 1092 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>1.5 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>728</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>93,885</td> <td>61,022</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>Plumbing Average Fixture(s)</td> <td>1</td> <td>1,120</td> <td>728</td> </tr> <tr> <td>Deck Pine</td> <td>338</td> <td>3,535</td> <td>2,298</td> </tr> <tr> <td>Pine</td> <td>60</td> <td>1,188</td> <td>772</td> </tr> <tr> <td>Pine</td> <td>60</td> <td>1,188</td> <td>772</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>576</td> <td>18,824</td> <td>16,377</td> </tr> <tr> <td>Water/Sewer Public Sewer</td> <td>1</td> <td>1,134</td> <td>737</td> </tr> <tr> <td>Water Well, 50 Feet</td> <td>1</td> <td>2,038</td> <td>1,325</td> </tr> <tr> <td>Built-Ins Appliance Allow.</td> <td>1</td> <td>2,099</td> <td>1,364</td> </tr> <tr> <td>Local Cost Items SANITARY SEWER</td> <td>1</td> <td>0</td> <td>0</td> </tr> <tr> <td>Totals:</td> <td></td> <td>125,011</td> <td>85,395</td> </tr> </tbody> </table> Notes: ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCv: 111,014												Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.5 Story	Siding	Crawl Space	728			Total:				93,885	61,022	Item	Quantity	Unit Cost	Total Cost	Plumbing Average Fixture(s)	1	1,120	728	Deck Pine	338	3,535	2,298	Pine	60	1,188	772	Pine	60	1,188	772	Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				Base Cost	576	18,824	16,377	Water/Sewer Public Sewer	1	1,134	737	Water Well, 50 Feet	1	2,038	1,325	Built-Ins Appliance Allow.	1	2,099	1,364	Local Cost Items SANITARY SEWER	1	0	0	Totals:		125,011	85,395
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Sketch by Apex IV™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: 401 RESIDENTIAL-I		Zoning:		Building Permit(s)		Date	Number	Status		
191 S NORA DR		School: LAKE CITY - 57020		Deck/Porch		05/02/2004		20040102	Complete			
Owner's Name/Address		P.R.E. 0%		MAP #:		2019 Est TCV 518,804 TCV/TFA: 142.92						
MULDER JOHN A 301 ST LAWRENCE BLVD NORTHVILLE MI 48168		X	Improved		Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS						
Tax Description		Public Improvements		* Factors *								
. SECS 2 & 1 T22N R8W LOTS 12 & 47 REDMAN ISLE.		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Gravel Road		GROUP A 1800 69.00 105.00 0.9589 1.0000 1800 100								
NEW 26X36 2 STY GRG FOR 93		Paved Road		69 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 119,100								
NEW HOUSE 50% FOR 03 COMP FOR 96		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		D/W/P: 3.5 Concrete	5.00	432	0	0				
		Sewer		D/W/P: Patio Blocks	11.84	132	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												
X Waterfront												
Ravine												
Wetland												
Flood Plain												
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
Who		When	What	2019	59,600	199,800	259,400			182,331C		
TPC 12/27/2017		INSPECTED		2018	59,600	168,700	228,300			178,058C		
TPC 09/08/2014		INSPECTED		2017	59,600	162,700	222,300			174,396C		
TPC 03/11/2012		INSPECTED		2016	60,000	155,600	215,600			172,841C		

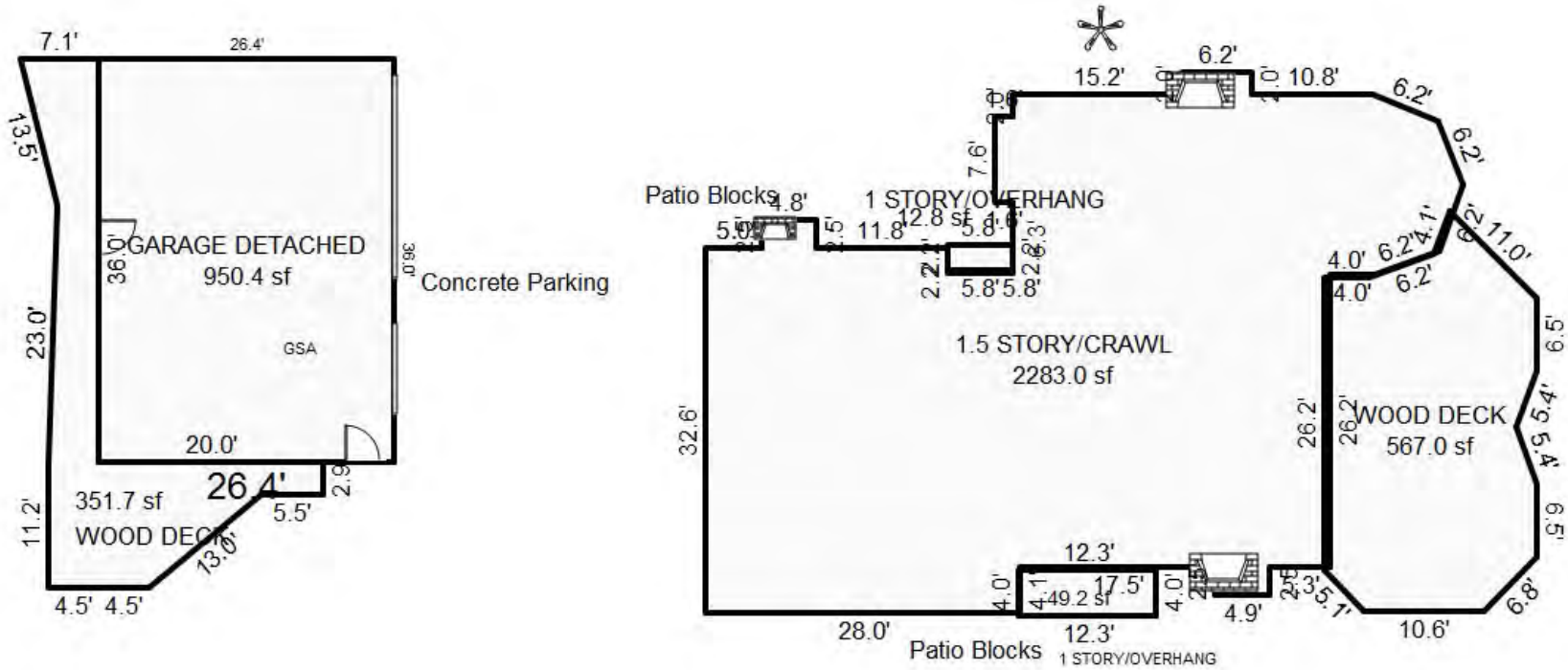


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 2 Exterior 1 Story 1 Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 12 567 351	Type CCP (1 Story) Treated Wood Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 950 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Plaster X Paneled Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 30 Floor Area: 3,630 Total Base New : 437,212 Total Depr Cost: 306,003 Estimated T.C.V: 397,804		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:			
Building Style: 2S		Trim & Decoration		Central Air Wood Furnace			(12) Electric		Cost Est. for Res. Bldg: 1 Single Family 2S		Cls C 10 Blt 1970			
Yr Built 1970	Remodeled 1994	Ex	X Ord	Min	200 Amps Service			Ground Area = 2283 SF Floor Area = 3630 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70						
Condition: Average		Lg	X Ord	Small	No./Qual. of Fixtures			Building Areas						
Room List		(5) Floors		No. of Elec. Outlets			Stories		Foundation					
	Basement 1st Floor 2nd Floor 5 Bedrooms	Kitchen: Other: Other:		Ex. X Ord. Min			2	2 Story	Siding	Crawl Space	1,286			
(1) Exterior		X Drywall		No. of Plumbing			1	1 Story	Siding	Crawl Space	997			
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		(13) Plumbing			2	1 Story	Siding	Overhang	12			
(2) Windows		Basement: 0 S.F. Crawl: 2283 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1	1 Story	Siding	Overhang	49			
X	Many Avg. X Few	Large Avg. X Small		(8) Basement			Other Additions/Adjustments							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish			Plumbing							
X	Double Glass Patio Doors Storms & Screens	Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath							
(3) Roof		(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Deck							
X	Gable Hip Flat	Gambrel Mansard Shed		Lump Sum Items:			Treated Wood Treated Wood							
X	Asphalt Shingle	Chimney: Brick		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Garages							
							Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 950 26,980 18,886 Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 936 24,121 16,885 Storage Over Garage 450 4,694 3,286 Water/Sewer Public Sewer 1 1,134 794 Water Well, 100 Feet 1 4,407 3,085 Built-Ins Appliance Allow. 1 2,099 1,469							
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>														

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Sketch by Apex Sketch

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KEEGAN PATRICK J & ESTHER	KEEGAN ESTHER V TRUST	0	10/19/2004	QC	Not Qualified	04-0/4670		0.0

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

Owner's Name/Address	MAP #:
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KEEGAN ESTHER V TRUST 12421 CONCORD COURT PLYMOUTH MI 48170	2019 Est TCV 383,593 TCV/TFA: 201.47
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X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS					
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Public Improvements	* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value

GROUP A 1800	60.00	108.00	1.0000	1.0000	1800	100	108,000
60 Actual Front Feet, 0.15 Total Acres						Total Est. Land Value =	108,000

Taxpayer's Name/Address		Land Improvement Cost Estimates				Rate	Size % Good	Cash Value
Description		Description						

KEEGAN ESTHER V TRUST 12421 CONCORD COURT PLYMOUTH MI 48170	X	Dirt Road						
	X	Gravel Road						
	X	Paved Road						
	X	Storm Sewer						
	X	Sidewalk						
	X	Water	D/W/P: 3.5 Concrete		5.76	939 73	3,949	
	X	Sewer	Wood Frame		31.38	80 72	1,807	
	X	Electric	Total Estimated Land Improvements True Cash Value =					5,756
	X	Gas						
	X	Curb						

Tax Description	Topography of Site
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. SECS 2 & 1 T22N R8W LOTS 13 & 48 REDMAN ISLE.	Street Lights
	Standard Utilities
	Underground Utils.

Comments/Influences

EXTENSIVE REMODELING FOR 95 (100,000 +) ADD AC FOR 07.



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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	54,000	137,800	191,800			122,595C
2018	54,000	123,600	177,600			119,722C
2017	54,000	116,200	170,200			117,260C
2016	54,000	112,100	166,100			116,215C

*** Information herein deemed reliable 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 25 852	Type CCP (1 Story) Treated Wood	Year Built: 1984 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1.5 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled	Plaster Wood T&G	X	Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: 1S		Trim & Decoration													
Yr Built 1973	Remodeled 1994	Ex	X Ord	Min	Size of Closets										
Condition: Average		Lg	X Ord	Small	Doors										
Room List		(5) Floors		X Central Air Wood Furnace											
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(12) Electric											
		(6) Ceilings		No./Qual. of Fixtures											
(1) Exterior	X Drywall	Ex.	X Ord.	Min	No. of Elec. Outlets										
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	Many	X Ave.	Few	(13) Plumbing										
(2) Windows	X Many Avg. Few	X Large Avg. Small	Basement: 0 S.F. Crawl: 1904 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
X	Wood Sash Metal Sash Vinyl Sash Double Hung X Horiz. Slide X Casement Double Glass Patio Doors X Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(8) Basement											
(3) Roof	X Gable Hip Flat	X Gambrel Mansard Shed	(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF										
X	Asphalt Shingle	(10) Floor Support		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic											
Chimney: Brick		Lump Sum Items:													
Cost Est. for Res. Bldg: 1 Single Family 1S										Cls BC		Blt 1973			
(11) Heating System: Electric Baseboard, Air Conditioning															
Ground Area = 1904 SF Floor Area = 1904 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 Crawl Space 1,904															
Total: 238,309 166,816															
Other Additions/Adjustments															
Plumbing															
Average Fixture(s) 1 1,649 1,154															
3 Fixture Bath 2 10,369 7,258															
Porches															
CCP (1 Story) 25 800 560															
Garages															
Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)															
Base Cost 576 24,376 17,063															
Common Wall: 1.5 Wall 1 -3,548 -2,484															
Water/Sewer															
Public Sewer 1 1,452 1,016															
Water Well, 100 Feet 1 4,739 3,317															
Built-Ins															
Appliance Allow. 1 3,016 2,111															
Fireplaces															
Exterior 1 Story 1 6,471 4,530															
Deck															
Treated Wood 852 8,895 6,226															
Local Cost Items															
SANITARY SEWER 1 0 0 *															
Totals: 296,528 207,567															
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>															

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Sketch by Apex IVT

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KEEGAN PATRICK J & ESTHER	KEEGAN ESTHER V TRUST	0	10/19/2004	QC	Not Qualified	04-0/4670		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
S NORA DR						
Owner's Name/Address	School: LAKE CITY - 57020					
KEEGAN ESTHER V TRUST 12421 CONCORD COURT PLYMOUTH MI 48170	P.R.E. 0%					
	MAP #:					
	2019 Est TCV 23,930					

Improved	X	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE D 900/FF	30.00	107.00	1.0000	0.8863	900	100		23,930
30 Actual Front Feet, 0.07 Total Acres								Total Est. Land Value = 23,930

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

Comments/Influences

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

Topography of Site

- X Level
- 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	12,000	0	12,000			12,000S
2018	12,600	0	12,600			12,362C
2017	12,600	0	12,600			12,108C
2016	12,000	0	12,000			12,000S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
ROWLAND CONNIE L	ROWLAND ROBERT S	0	11/20/2015	QC	RELATED PARTY	2016-00332		0.0				
ROWLAND SARAH JANE TRUST	ROWLAND ROBERT S & CONNIE	260,000	01/25/2013	PTA	FAMILY SALE	PTA	PTA	100.0				
ROWLAND ROBERT E (SPOUSE	ROWLAND SARAH J	0	09/09/1996	OTH	Not Qualified	06-0/2774		0.0				
ROWLAND ROBERT E & SARAH	ROWLAND SARAH JANE TRUST	0	06/11/1996	QC	Not Qualified	06-0/2775		0.0				
Property Address		Class: 402 RESIDENTIAL-V		Zoning:	Building Permit(s)	Date	Number	Status				
S NORA DR		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 0%										
ROWLAND ROBERT S 46080 ROCKLEDGE DR PLYMOUTH MI 48170		MAP #:										
		2019 Est TCV 23,930										
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS							
. SECS 2 & 1 T22N R8W S'LY 1/2 OF LOTS 14 & 49 REDMAN ISLE.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
		Gravel Road		GRADE D 900/FF	30.00	107.00	1.0000	0.8863	900	100	SURPLUS	23,930
		Paved Road		30 Actual Front Feet, 0.07 Total Acres				Total Est. Land Value =		23,930		
		Storm Sewer										
		Sidewalk										
		Water										
		X Sewer										
		X Electric										
		X Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
Who		When	What	2019	12,000	0	12,000		12,000S			
TPC 12/27/2017 INSPECTED		2018	12,600	0	12,600			12,362C				
TPC 03/11/2012 INSPECTED		2017	12,600	0	12,600			12,108C				
		2016	12,000	0	12,000			12,000S				



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROWLAND CONNIE L	ROWLAND ROBERT S	0	11/20/2015	QC	RELATED PARTY	2016-00332		0.0
ROWLAND SARAH JANE TRUST	ROWLAND ROBERT S & CONNIE	260,000	01/25/2013	PTA	FAMILY SALE	PTA	PTA	100.0
ROWLAND SARAH J & ROBERT	ROWLAND SARA J TRUST	0	01/11/2013	PTA	FAMILY SALE	PTA	PTA	0.0
ROWLAND ROBERT E (SPOUSE	ROWLAND SARAH JANE	0	09/09/1996	QC	QUIT CLAIM	06-0/2774		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
221 S NORA DR	School: LAKE CITY - 57020		Reroof	10/12/2005	20050356	100%
	P.R.E. 0%					

Owner's Name/Address	MAP #:
ROWLAND ROBERT S 46080 ROCKLEDGE DR PLYMOUTH MI 48170	2019 Est TCV 331,403 TCV/TFA: 151.19

X	Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS						
Public Improvements			* Factors *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
GROUP A 1800	50.00	108.00	0.9951	1.0000	1800	100		89,555	
GRADE D 900/FF	11.00	108.00	0.9959	0.8888	900	100	SURPLUS	8,763	
61 Actual Front Feet, 0.15 Total Acres Total Est. Land Value =								98,317	

Tax Description	X	Improved	Vacant	Land Improvement Cost Estimates						
. SECS 2 & 1 T22N R8W LOTS 15 & 50 REDMAN ISLE.	X	Dirt Road	Gravel Road	Description	Rate	Size	% Good	Cash Value		
	X	Paved Road	Storm Sewer	D/W/P: 3.5 Concrete	5.00	934	71	3,316		
	X	Sidewalk	Water	Total Estimated Land Improvements True Cash Value =				3,316		
	X	Sewer	Electric							
	X	Gas	Curb							
		Street Lights	Standard Utilities							
		Underground Utils.	Underground Utils.							

Comments/Influences	X	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	X	Waterfront	Ravine	Wetland	Flood Plain
GRG IS PARTIALLY ON LOT 014-50	X									X				

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	49,200	116,500	165,700			141,147C
2018	49,400	104,400	153,800			137,839C
2017	49,400	98,800	148,200			135,004C
2016	49,200	94,600	143,800			133,800C

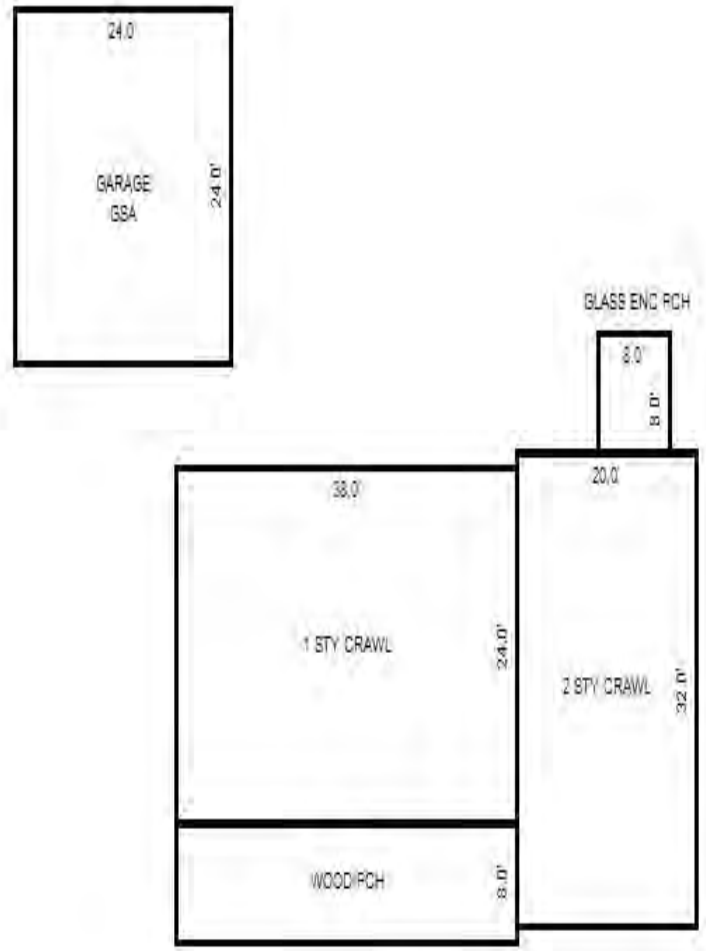


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood Oil Coal X Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 304 64	Type WPP WGEP (1 Story)	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 288 No Conc. Floor: 0	
X	Wood Frame		(4) Interior Drywall X Paneled Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Central Air Wood Furnace		Class: C +10 Effec. Age: 29 Floor Area: 2,192 Total Base New : 248,944 Total Depr Cost: 176,746 Estimated T.C.V: 229,770		E.C.F. X 1.300	Bsmnt Garage: Carport Area: Roof:	
Building Style: 1S		Trim & Decoration Ex X Ord Min		(12) Electric 0 Amps Service		Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Electric Baseboard Ground Area = 1552 SF Floor Area = 2192 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71		Building Areas				Cls C 10 Blt 1968	
Yr Built	Remodeled	Size of Closets Lg X Ord Small		No./Qual. of Fixtures Ex. X Ord. Min		Stories Exterior Foundation Size Cost New Depr. Cost							
1968	1993	Doors Lg X Ord Small Solid X H.C.		No. of Elec. Outlets Many X Ave. Few		1 Story Siding Crawl Space 912 2 Story Siding Crawl Space 640		Total: 209,781 148,940					
Condition: Average		(5) Floors Kitchen: Other: Other:		(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		Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,120 795 3 Fixture Bath 1 3,525 2,503							
Room List		(6) Ceilings X Drywall		(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:		Porches WPP 304 3,891 2,763 WGEP (1 Story) 64 5,441 3,863							
Basement	1st Floor	(7) Excavation Basement: 0 S.F. Crawl: 1552 S.F. Slab: 0 S.F. Height to Joists: 0.0				Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 576 16,911 12,007 Storage Over Garage 288 3,004 2,133							
2nd Floor	3 Bedrooms	(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor				Water/Sewer Public Sewer 1 1,134 805 Water Well, 50 Feet 1 2,038 1,447							
(1) Exterior		(9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF				Built-Ins Appliance Allow. 1 2,099 1,490 Local Cost Items SANITARY SEWER 1 0 0							
Wood/Shingle	Aluminum/Vinyl	(10) Floor Support Joists: Unsupported Len: Cntr.Sup:				Totals: 248,944 176,746							
Brick	Insulation					Notes: ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCY: 229,770							
(2) Windows													
X Many Avg. Few	X Large Avg. Small												
X Wood Sash	X Metal Sash												
X Vinyl Sash	X Double Hung												
X Horiz. Slide	X Casement												
X Double Glass	X Storms & Screens												
(3) Roof													
X Gable	X Gambrel												
X Hip	X Mansard												
X Flat	X Shed												
X Asphalt Shingle													
Chimney: Metal													

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



Sketch by Apex IVT

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

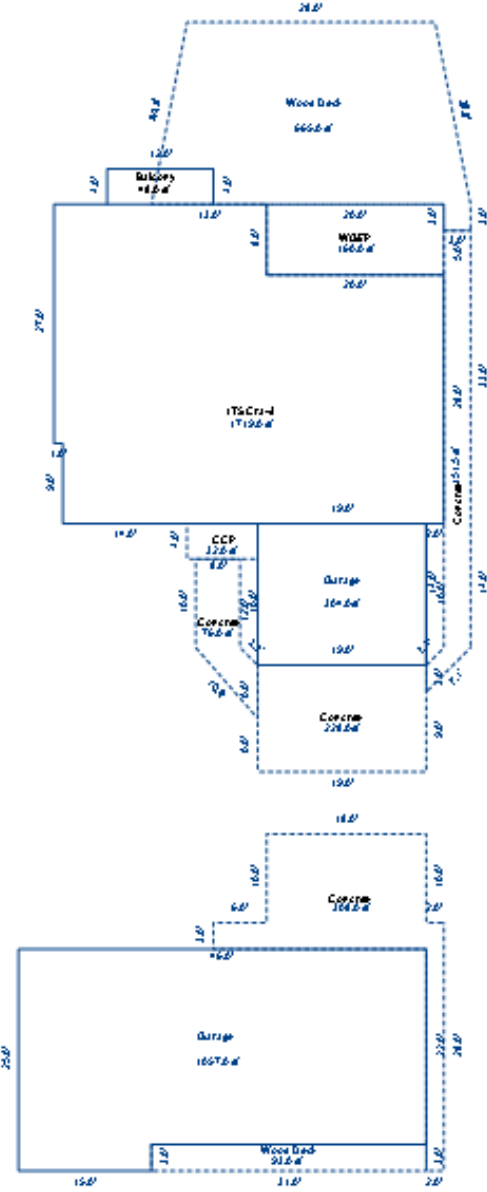
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
SMOES LARRY R & SHELLY	SOMES LARY & SHELLY TRUST	1	05/04/2018	WD	FAMILY SALE	2018-00883	PTA	0.0				
CUSTER THELMA A (DECEASED)	SMOES LARRY	0	06/26/2007	OTH	Not Qualified	2007/2928		100.0				
CUSTER THELMA A	CUSTER THELMA A ETAL (J/T	1	09/02/2005	QC	Not Qualified	05-0/3778		0.0				
CUSTER THELMA A TRUST	CUSTER THEMLA A	1	09/01/2005	QC	Not Qualified	05-0/3777		0.0				
Property Address		Class: 401 RESIDENTIAL-I		Zoning:		Building Permit(s)		Date	Number	Status		
231 S NORA DR		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 0%		MAP #:								
SOMES LARY & SHELLY TRUST 7268 WESTWOOD DR Jenison MI 49428		2019 Est TCV 439,058 TCV/TFA: 145.96										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS								
. SECS 2 & 1 T22N R8W LOTS 16 & 51 REDMAN ISLE.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRG AND WD ON LOT 51		Gravel Road		GROUP A 1800	61.00	117.00	0.9951	1.0000	1800	100		109,257
4-20-06..TT Mrs Custer. She's in nursing home and house is vacant. Jenison is son's address. PRE ok.		Paved Road		61 Actual Front Feet, 0.16 Total Acres				Total Est. Land Value =		109,257		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description				Rate	Size	% Good	Cash Value	
		Water		D/W/P: 3.5 Concrete	5.00	227	0	0	0			
		Sewer		D/W/P: 4in Concrete	5.29	228	0	0	0			
		Electric		D/W/P: 4in Concrete	5.29	308	0	0	0			
		Gas		Residential Local Cost Land Improvements								
		Curb		Description				Rate	Size	% Good	Cash Value	
		Street Lights		LAND IMPROVE 2500	2,500.00	1	95	2,375				
		Standard Utilities		Total Estimated Land Improvements True Cash Value =				2,375				
		Underground Utils.										
Topography of Site		Level										
X Rolling		Low										
X High		Landscaped										
X Swamp		Wooded										
X Pond		Waterfront										
X 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	54,600	164,900	219,500		166,200C		
		JWV	06/11/2018	INSPECTED	2018	54,600	134,100	188,700		162,305C		
		TPC	12/27/2017	INSPECTED	2017	54,600	129,600	184,200		158,967C		
		TPC	03/11/2012	INSPECTED	2016	54,700	119,500	174,200		157,550C		



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area Type	Year Built: 1987 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 304 % Good: 0 Storage Area: 0 No Conc. Floor: 0																	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G																									
Building Style: 1.75S		Trim & Decoration																												
Yr Built 1986	Remodeled 0	Ex	X	Ord		Min	Size of Closets																							
Condition: Average		Lg	X	Ord		Small	Doors																							
Room List		(5) Floors		Central Air Wood Furnace																										
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric			200 Amps Service																							
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures																										
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Ex.	X	Ord.		Min																						
X	Insulation	No. of Elec. Outlets		Many	X	Ave.		Few																						
(2) Windows		(7) Excavation		(13) Plumbing																										
X	Many Avg. Few	X	Large Avg. Small	1	Average Fixture(s)																									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Basement: 0 S.F. Crawl: 1719 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	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	Recreation SF Living SF Walkout Doors No Floor SF		Lump Sum Items:																										
X	Asphalt Shingle	(10) Floor Support		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																										
Chimney: Brick																														
Cost Est. for Res. Bldg: 1 Single Family 1.75S (11) Heating System: Forced Heat & Cool Ground Area = 1719 SF Floor Area = 3008 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1.75 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>1,719</td> <td></td> <td></td> </tr> <tr> <td colspan="3"></td> <td>Total:</td> <td>272,423</td> <td>190,718</td> </tr> </tbody> </table> Other Additions/Adjustments Exterior Brick Veneer 468 6,103 4,272 Plumbing Average Fixture(s) 1 1,120 784 3 Fixture Bath 1 3,525 2,467 Porches WGEP (1 Story) 160 9,910 6,937 CCP (1 Story) 32 795 556 Deck Treated Wood 665 6,909 4,836 Treated Wood 93 1,870 1,309 Treated Wood 300 4,095 2,866 Balcony Wood Balcony 48 1,484 1,039 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 304 12,415 8,690 Common Wall: 1 Wall 1 -2,038 -1,427 Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 1057 28,486 19,940 Water/Sewer <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>													Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.75 Story	Siding	Crawl Space	1,719						Total:	272,423	190,718
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																									
1.75 Story	Siding	Crawl Space	1,719																											
			Total:	272,423	190,718																									

*** 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.
WOOD ANN LOUISE TR		0	01/06/2011	DC	DEATH CERTIFICATE	2011-0050DC	PTA	0.0
WOOD NORMAN A	WOOD ANN LOUISE TR	0	08/08/2007	WD	FAMILY SALE	2011-00051WD	PTA	0.0
WOOD ANN LOUISE TR		0	08/08/2007	WD	FAMILY SALE	2011-0051WD TR	PTA	0.0

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

Owner's Name/Address	MAP #:
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WOOD ANN LOUISE TR 16828 LOCHMOOR CIRCLE EAST Northville MI 48168	2019 Est TCV 360,822 TCV/TFA: 185.61
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X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
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Public Improvements	* Factors *	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.		GROUP A 1800	61.00	125.00	0.9951	1.0000	1800	100		109,257
		61 Actual Front Feet, 0.17 Total Acres Total Est. Land Value =									109,257

Tax Description	Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
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. SECS 2 & 1 T22N R8W LOTS 17 & 52 REDMAN ISLE.	D/W/P: 3.5 Concrete		5.00	500	86	2,150
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Comments/Influences	Total Estimated Land Improvements True Cash Value = 2,150					
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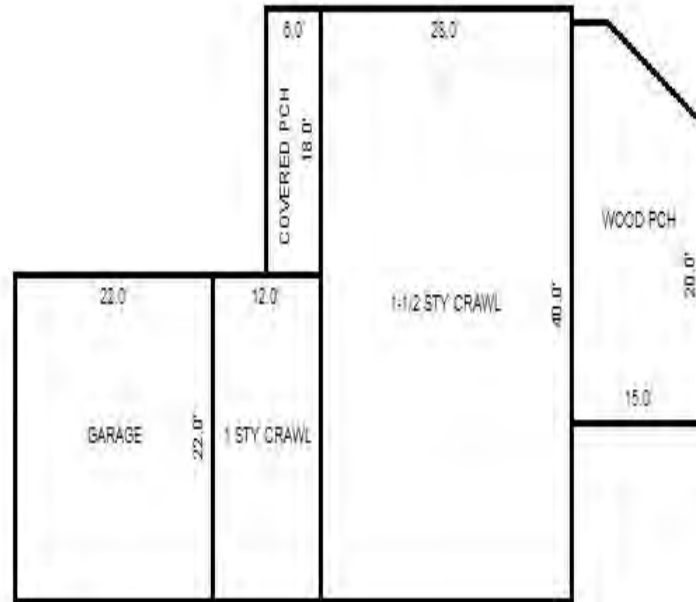
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2019	54,600	125,800	180,400			132,664C
Rolling	2018	54,600	116,800	171,400			129,555C
Low	2017	54,600	110,500	165,100			126,891C
High	2016	54,700	105,800	160,500			125,760C
Landscaped							
Swamp							
Wooded							
Pond							
X 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 108 384	Type CCP (1 Story) WPP	Year Built: 1995 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 484 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G													
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1S			Class: C +10 Effec. Age: 15 Floor Area: 1,944			E.C.F. X 1.300			Bsmnt Garage:		
Yr Built 1995	Remodeled 0	Ex	X	Ord		Min	(12) Electric			Total Base New : 225,733			Storage Area: 0			Roof:		
Condition: Average		Lg	X	Ord		Small	200 Amps Service			Total Depr Cost: 191,858			Mech. Doors: 1			Area: 484		
Room List		(5) Floors		No./Qual. of Fixtures			Building Areas			Estimated T.C.V: 249,415			Cls C 10 Blt 1995					
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		Ex. X Ord. Min			Stories Exterior Foundation Size Cost New Depr. Cost			1.5 Story Siding Crawl Space 1,120								
(1) Exterior		X	Drywall	No. of Elec. Outlets			1 Story Siding Crawl Space 264			Total: 185,468 157,632								
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		(13) Plumbing			Other Additions/Adjustments											
(2) Windows		Basement: 0 S.F. Crawl: 1384 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			Plumbing			Average Fixture(s) 1 1,120 952								
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			Porches			3 Fixture Bath 1 3,525 2,996								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish			Garages			CCP (1 Story) 108 2,287 1,944								
X	Double Glass Patio Doors Storms & Screens	Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			WPP 384 4,900 4,165								
(3) Roof		(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Base Cost 484 16,742 14,231			Common Wall: 1 Wall 1 -2,038 -1,732								
X	Gable Hip Flat	Gambrel Mansard Shed		Lump Sum Items:			Water/Sewer			Public Sewer 1 1,134 964								
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water Well, 100 Feet			Water Well, 100 Feet 1 4,407 3,746								
Chimney: Metal							Built-Ins			Appliance Allow. 1 2,099 1,784								
							Fireplaces			Exterior 2 Story 1 6,089 5,176								
							Local Cost Items			SANITARY SEWER 1 0 0 *								
							Totals:			225,733 191,858								
<<<<< 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.
GOING JOYCE & ROBERT TRUS	TRAUSCH THOMAS C & JULIA	200,000	08/04/2014	PTA	RELATED PARTY	2014-02708	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
251 S NORA DR	School: LAKE CITY - 57020	REPAIR	06/04/2018	2018-0207	100%	

Owner's Name/Address	MAP #:
TRAUSCH THOMAS C & JULIA E 405 HARRISON COURT VERNON HILLS IL 60061	2019 Est TCV 278,921 TCV/TFA: 184.47

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS								
. SECS 2 & 1 T22N R8W LOTS 18 & 53 REDMAN ISLE.	X		* Factors *								
Comments/Influences			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
NEW GRG ON LOT 53 FOR 02	X		GROUP A 1800	61.00	135.00	0.9951	1.0000	1800	100		109,257

Land Improvement Cost Estimates			Description	Rate	Size	% Good	Cash Value	
X	Dirt Road		Fencing: Wd, Solid, 6 ft.	23.44	30	0	0	
X	Gravel Road		D/W/P: 4in Concrete	5.29	628	0	0	
X	Paved Road		D/W/P: 4in Concrete	5.29	1478	0	0	
X	Storm Sewer		Residential Local Cost Land Improvements					
X	Sidewalk		Description	Rate	Size	% Good	Cash Value	
X	Water		LAND IMPROVE 2500	2,500.00	1	100	2,500	
X	Sewer		Total Estimated Land Improvements True Cash Value =					2,500
X	Electric							
X	Gas							
X	Curb							
X	Street Lights							
X	Standard Utilities							
X	Underground Utils.							

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	54,600	84,900	139,500			103,947C
2018	54,600	83,400	138,000			101,511C
2017	54,600	80,600	135,200			99,424C
2016	54,700	74,300	129,000			98,538C

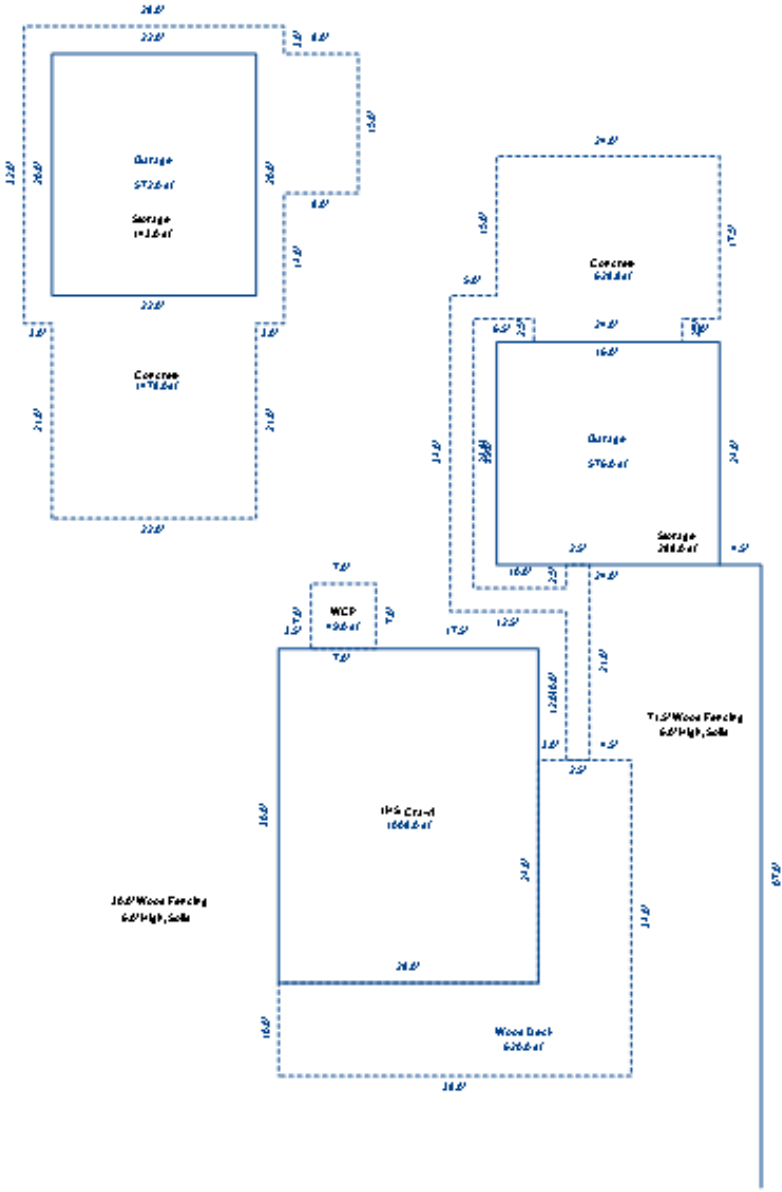


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*** Information herein deemed reliable but not guaranteed***

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 49 620	Type WPP Treated Wood	Year Built: 1976 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 400 No Conc. Floor: 0													
X	Wood Frame		Drywall Paneled		Plaster Wood T&G																								
Building Style: 1.5S		Trim & Decoration																											
Yr Built 1976	Remodeled 0	Ex	X	Ord		Min	Size of Closets																						
Condition: Average		Lg	X	Ord		Small	Doors																						
Room List		(5) Floors		Central Air Wood Furnace			(12) Electric																						
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		0 Amps Service																									
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Ex. X Ord. Min																						
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets			Many X Ave. Few																						
	Insulation	(7) Excavation		(13) Plumbing																									
(2) Windows		Basement: 0 S.F. Crawl: 1008 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																									
X	Many Avg. Few	X	Large Avg. Small	(8) Basement		(14) Water/Sewer																							
X	Wood Sash Metal Sash Vinyl Sash	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																									
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors	(9) Basement Finish		Lump Sum Items:																									
X	Storms & Screens	Recreation SF Living SF Walkout Doors No Floor SF																											
(3) Roof		(10) Floor Support																											
X	Gable Hip Flat	Gambrel Mansard Shed																											
X	Asphalt Shingle																												
Chimney: Brick																													
Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Air w/ Ducts Ground Area = 1008 SF Floor Area = 1512 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=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>1.5 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>1,008</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>139,839</td> <td>90,894</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,120 728 Porches WPP 49 1,551 1,008 Deck Treated Wood 620 6,597 4,288 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 576 16,911 10,992 Storage Over Garage 400 4,172 2,712 Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 572 16,828 10,938 Storage Over Garage 143 1,491 969 Water/Sewer Public Sewer 1 1,134 737 Water Well, 50 Feet 1 2,038 1,325 Built-Ins Appliance Allow. 1 2,099 1,364 Fireplaces Interior 1 Story 1 4,051 2,633 Local Cost Items <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>												Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.5 Story	Siding	Crawl Space	1,008			Total:				139,839	90,894
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																								
1.5 Story	Siding	Crawl Space	1,008																										
Total:				139,839	90,894																								

*** 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.
BAKER LAWRENCE WAYNE	LAWRENCE WAYNE BAKER QPT	0	12/16/2010	WD	RELATED PARTY	2010-5490	PTA	0.0
BAKER LAWRENCE W & GLADYS	BAKER LAWRENCE WAYNE	0	12/15/2010	PTA	RELATED PARTY	2010-5489WD	PTA	0.0

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

Owner's Name/Address	MAP #:
BAKER LAWRENCE W LAWRENCE WAYNE BAKER QPT 2862 MEADOWOOD LANE BLOOMFIELD HILLS MI 48302	2019 Est TCV 437,342 TCV/TFA: 161.98

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS																											
SECS 2 & 1 T22N R8W LOTS 19 & 54 REDMAN ISLE.	X		<table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>GROUP A 1800</td> <td>59.00</td> <td>151.00</td> <td>1.0051</td> <td>1.0000</td> <td>1800</td> <td>100</td> <td></td> <td>106,737</td> </tr> <tr> <td colspan="8">59 Actual Front Feet, 0.20 Total Acres</td> <td>Total Est. Land Value = 106,737</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	GROUP A 1800	59.00	151.00	1.0051	1.0000	1800	100		106,737	59 Actual Front Feet, 0.20 Total Acres								Total Est. Land Value = 106,737
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																						
GROUP A 1800	59.00	151.00	1.0051	1.0000	1800	100		106,737																						
59 Actual Front Feet, 0.20 Total Acres								Total Est. Land Value = 106,737																						

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates										
ADD'L GRG ON LOT 54 FOR 2008, CHG GRG DIM FROM 360 SQ TO 720, ADD OHG, DECK, SEWER. ADD B'WAY TO HOUSE GRG.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water	<table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>D/W/P: 3.5 Concrete</td> <td>5.00</td> <td>855</td> <td>50</td> <td>2,137</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	D/W/P: 3.5 Concrete	5.00	855	50	2,137
Description	Rate	Size	% Good	Cash Value									
D/W/P: 3.5 Concrete	5.00	855	50	2,137									

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	53,400	165,300	218,700			162,503C
2018	53,400	139,300	192,700			158,695C
2017	53,400	134,400	187,800			155,431C
2016	53,300	128,600	181,900			154,045C

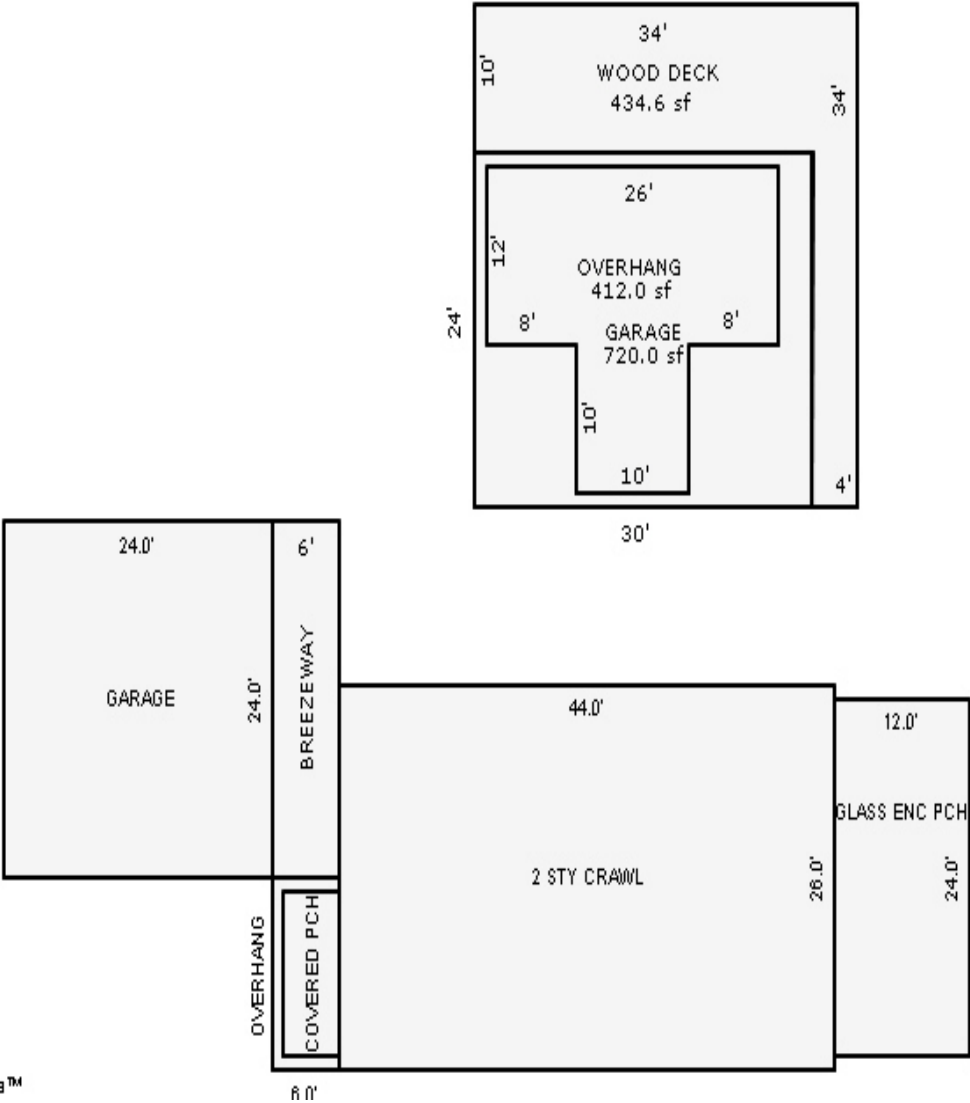


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 288 78 434 144	Type WGEP (1 Story) CCP (1 Story) Treated Wood Brzwy, FW	Year Built: 1975 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0																
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			1	Class: C +5 Effec. Age: 30 Floor Area: 2,700 Total Base New : 329,085 Total Depr Cost: 250,802 Estimated T.C.V: 326,043			E.C.F. X 1.300	Bsmnt Garage: Carport Area: Roof:																	
Building Style: 2S		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 2S (11) Heating System: Forced Heat & Cool Ground Area = 1144 SF Floor Area = 2700 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70			Cls C 5 Blt 1975																		
Yr Built 1975	Remodeled 1994	Ex	X	Ord		Min	No./Qual. of Fixtures			Building Areas			Stories		Exterior		Foundation		Size		Cost New		Depr. Cost								
Condition: Average		Lg	X	Ord		Small	No. of Elec. Outlets			Plumbing			2 Story		Siding		Crawl Space		1,144				*								
Room List		(5) Floors		Kitchen: Other: Other:			(13) Plumbing			1 Story			Siding		Overhang		412		Total:		239,991		180,840								
Basement	1st Floor	Kitchens:		No. of Elec. Outlets			Average Fixture(s)			Other Additions/Adjustments			Plumbing		Average Fixture(s)		1		1,200		851										
2nd Floor	Bedrooms	Other:		Many			3 Fixture Bath			Plumbing			3 Fixture Bath		Solar Water Heat		1		3,525		2,679										
(1) Exterior		(6) Ceilings		Height to Joists: 0.0			2 Fixture Bath			Softener, Auto			Softener, Manual			No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan	
Wood/Shingle	Aluminum/Vinyl	Drywall		Basement: 0 S.F.			1 Average Fixture(s)			Porches			WGEP (1 Story)		288		14,668		12,468		*										
Brick	Insulation	(7) Excavation		Crawl: 1144 S.F.			2 3 Fixture Bath			Deck			CCP (1 Story)		78		1,711		1,608		*										
(2) Windows		(8) Basement		Slab: 0 S.F.			Softener, Manual			Garages			Treated Wood		434		5,221		4,072		*										
X	Many Avg. Few	X	Large Avg. Small	Height to Joists: 0.0			No Plumbing			Class: C Exterior: Siding Foundation: 42 Inch (Finished)			Base Cost		576		22,654		17,217												
Wood Sash	Metal Sash	Conc. Block		Recreation SF			No Plumbing			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			Common Wall: 1 Wall		1		-2,038		-1,427												
Vinyl Sash	Double Hung	Poured Conc.		Living SF			Extra Toilet			Base Cost			Water/Sewer		2		2,267		1,723												
Horiz. Slide	Casement	Stone		Walkout Doors			Extra Sink			Water Well, 100 Feet			Public Sewer		1		4,407		3,349												
Double Glass	Patio Doors	Treated Wood		No Floor SF			Separate Shower			Built-Ins			Appliance Allow.		1		2,099		1,595												
Storms & Screens	(3) Roof	Concrete Floor		(9) Basement Finish			Ceramic Tile Floor			Fireplaces			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																		
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support			Ceramic Tub Alcove																								
X	Asphalt Shingle	Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:			Vent Fan																								
				Public Water			Lump Sum Items:																								
				Public Sewer																											
				Water Well																											
				1000 Gal Septic																											
				2000 Gal Septic																											

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



Sketch by Apex Medina™

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

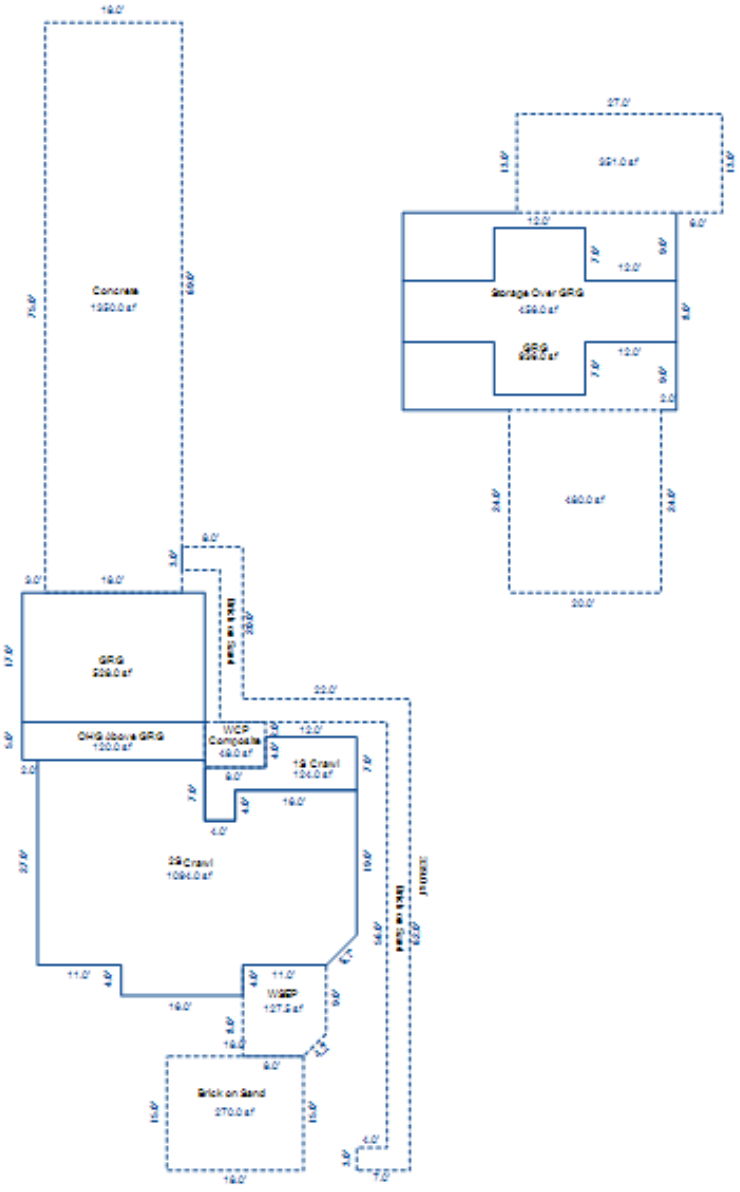
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)		Date	Number	Status				
271 S NORA DR		School: LAKE CITY - 57020		Reroof		05/06/2016	2016-0143	100%				
Owner's Name/Address		P.R.E. 100% 07/27/1994		MAP #:		2019 Est TCV 438,806 TCV/TFA: 180.43						
STANHOPE ROBERT G & KRISTY L 271 NORA DRIVE LAKE CITY MI 49651		X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS								
Tax Description		Public Improvements		* Factors *								
. SECS 2 & 1 T22N R8W LOTS 20, 21, 55 & 56 REDMAN ISLE.		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Gravel Road		GROUP A 1800	60.00	167.00	0.8123	1.0000	1800	100		87,723
ADD OHG, WD, & SEWER TO GRG FOR 08.		Paved Road		GRADE D 900/FF	60.00	167.00	0.8409	1.0129	900	100	SURPLUS #21	45,995
		Storm Sewer		120 Actual Front Feet, 0.46 Total Acres					Total Est. Land Value =		133,719	
		Sidewalk		Land Improvement Cost Estimates								
		Water		Description			Rate	Size % Good		Cash Value		
		Sewer		D/W/P: 4in Concrete			5.29	1350	0	0		
		Electric		D/W/P: Brick on Sand			13.67	339	0	0		
		Gas		D/W/P: Brick on Sand			13.67	270	0	0		
		Curb		D/W/P: 4in Concrete			5.29	480	0	0		
		Street Lights		Wood Frame			21.25	120	50	1,275		
		Standard Utilities		Residential Local Cost Land Improvements								
		Underground Utils.		Description			Rate	Size % Good		Cash Value		
		Topography of Site		LAND IMPROVE 5000			5,000.00	1	95	4,750		
		X Level		Total Estimated Land Improvements True Cash Value = 6,025								
		Rolling		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Low		2019	66,900	152,500	219,400			186,431C		
		High		2018	68,100	132,100	200,200			182,062C		
		Landscaped		2017	68,100	127,600	195,700			178,318C		
		Swamp		2016	68,400	110,600	179,000			176,728C		
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Who	When	What								
		TPC	12/27/2017	INSPECTED								
		JWV	10/01/2016	INSPECTED								
		TPC	03/11/2012	INSPECTED								



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 48 127 360	Type WCP (1 Story) WSEP (1 Story) Treated Wood	Year Built: 1991 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 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 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			(12) Electric			Class: C +5 Effec. Age: 25 Floor Area: 2,432 Total Base New : 267,861 Total Depr Cost: 201,906 Estimated T.C.V: 262,478			E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:	
	Basement 3 1st Floor 3 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 Heat & Cool Ground Area = 1218 SF Floor Area = 2432 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75			Cls C 5 Blt 1991			
(1) Exterior		X	Drywall	Ex.	X	Ord.		Min	Building Areas							
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	No. of Elec. Outlets		Many	X	Ave.		Few	Stories Exterior Foundation Size Cost New Depr. Cost							
(2) Windows		(7) Excavation		(13) Plumbing			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			2 Story Siding Crawl Space 1,094 1 Story Siding Crawl Space 124 1 Story Siding Overhang 120						
X	Many Avg. Few	X	Large Avg. Small	(8) Basement		14) Water/Sewer			Other Additions/Adjustments							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			Exterior Brick Veneer 192 2,504 1,878 Plumbing Average Fixture(s) 1 1,120 840 3 Fixture Bath 1 3,525 2,644 Porches WCP (1 Story) 48 2,287 1,715 WSEP (1 Story) 127 5,484 4,113 Deck Treated Wood 360 4,622 4,483 *									
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Garages			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)						
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors No Floor SF		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Base Cost 528 17,757 13,318 Common Wall: 1 Wall 1 -2,038 -1,528 Door Opener 1 415 311 Water/Sewer Public Sewer 1 1,134 850 Water Well, 100 Feet 1 4,407 3,305								
X	Asphalt Shingle	(10) Floor Support		10) Floor Support			Built-Ins			<<<< Calculations too long. See Valuation printout for complete pricing. >>>>						
Chimney:		Joists: Unsupported Len: Cntr.Sup:		1000 Gal Septic 2000 Gal Septic												

*** 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	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 351	Type Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 936 % Good: 0 Storage Area: 456 No Conc. Floor: 0			
X	Wood Frame		(4) Interior Drywall Paneled				Plaster Wood T&G									
Building Style: GRG		Trim & Decoration														
Yr Built 0	Remodeled 0	Ex	X	Ord			Min									
Condition: Average		Lg	X	Ord			Small									
Room List		(5) Floors		(12) Electric			Central Air Wood Furnace			Class: C Effec. Age: 25 Floor Area: 0 Total Base New : 37,523 Total Depr Cost: 28,141 Estimated T.C.V: 36,583		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:		
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		No./Qual. of Fixtures			(13) Plumbing			Cost Est. for Res. Bldg: 2 Single Family GRG (11) Heating System: Space Heater Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75		Cls C		Blt 0		
(1) Exterior					Ex.	X	Ord.		Min	Building Areas						
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		No. of Elec. Outlets			Average Fixture(s)			Stories Exterior Foundation		Size	Cost New	Depr. Cost		
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many			X	Ave.		Few	Other Additions/Adjustments					
X	Many Avg. Few	X	Large Avg. Small	(8) Basement		1			Deck							
	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		Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Treated Wood				351	4,542	3,406			
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)									
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			Base Cost Solar Water Heat Door Opener Water/Sewer Public Sewer				936	26,676	20,007			
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Storage Over Garage				456	4,756	3,567			
	Chimney:	Joists: Unsupported Len: Cntr.Sup:					Door Opener				1	415	311			
Notes: ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCY: 36,583																

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

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
291 S NORA DR			Garage	07/24/2006	20060222	80%
	P.R.E. 0%		Demolition/Removal	08/09/2004	20040302	Complete
Owner's Name/Address	MAP #:					
ADAMS DARYL M & CARRIE L 23926 ARGYLE ST Novi MI 48374	2019 Est TCV 335,104 TCV/TFA: 179.01					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS								
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
. SECS 2 & 1 T22N R8W LOTS 22 & 57 & NE'LY 16 FT OF LOT 58. REDMAN ISLE.	X		Dirt Road	60.00	172.00	1.0000	1.0000	1800	100	108,000	
Comments/Influences			Gravel Road	60 Actual Front Feet, 0.24 Total Acres						Total Est. Land Value =	108,000

2010 2nd story of garage is studs only. Roof is uninsulated. COMPLETE REMODEL W/ ADD'N TO STY HEIGHT FOR 99	X	Public Improvements	Land Improvement Cost Estimates				Rate	Size % Good	Cash Value
			Description	Local Cost	Land Improvements	Residential			
	X	Dirt Road							
	X	Gravel Road							
	X	Paved Road							
	X	Storm Sewer							
	X	Sidewalk							
	X	Water							
	X	Sewer							
	X	Electric				1,000.00	1	97	
	X	Gas						970	
		Curb						Total Estimated Land Improvements True Cash Value =	970
		Street Lights							
		Standard Utilities							
		Underground Utils.							

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



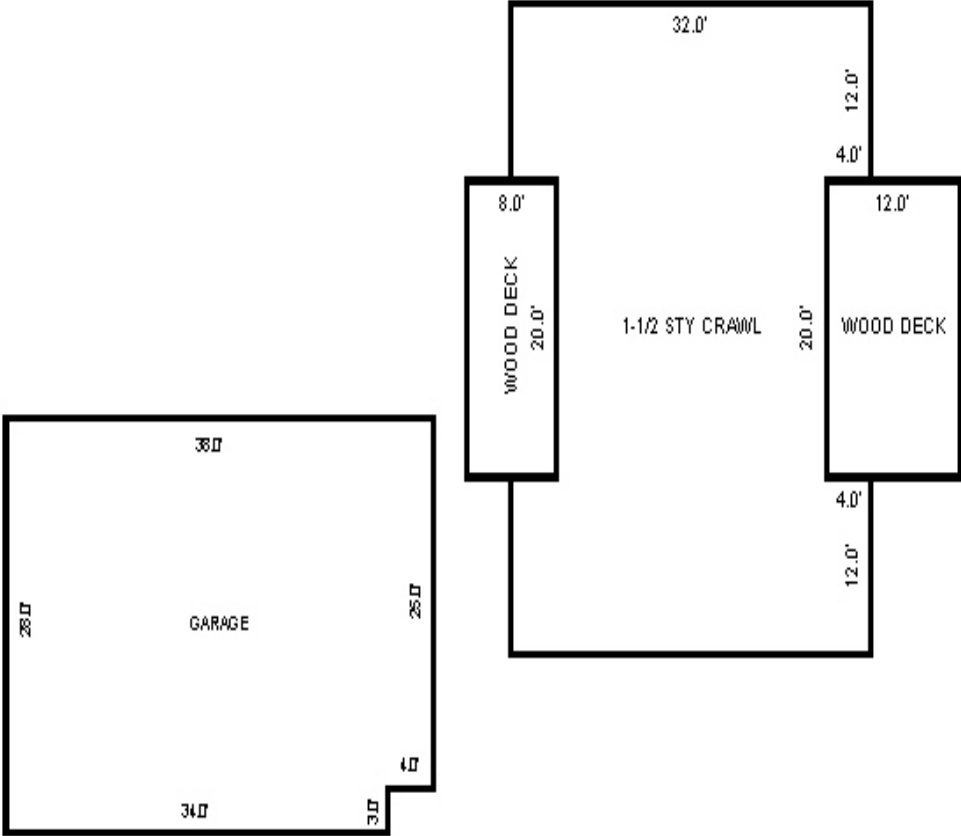
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	54,000	113,600	167,600			146,843C
2018	54,000	95,900	149,900			143,402C
2017	54,000	92,600	146,600			140,453C
2016	54,000	85,400	139,400			139,201C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 240 160	Type Treated Wood Treated Wood	Year Built: 2006 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 1052 % Good: 0 Storage Area: 701 No Conc. Floor: 0	
X	Wood Frame		(4) Interior Drywall X Paneled		Plaster Wood T&G			X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						
Building Style: 1.5S		Trim & Decoration Ex X Ord Min		Size of Closets Lg X Ord Small						Class: C +5 Effec. Age: 30 Floor Area: 1,872 Total Base New : 248,481 Total Depr Cost: 173,949 Estimated T.C.V: 226,134		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:	
Yr Built 1967	Remodeled 1998	Doors Solid X H.C.		Central Air Wood Furnace			(12) Electric 200 Amps Service			Total Base New : 248,481 Total Depr Cost: 173,949 Estimated T.C.V: 226,134		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:	
Condition: Average		(5) Floors		Kitchen: Other: Other:			No./Qual. of Fixtures Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Heat & Cool Ground Area = 1248 SF Floor Area = 1872 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70		Cls C 5 Blt 1967			
Room List		Basement 4 1st Floor 2 2nd Floor Bedrooms		(6) Ceilings			No. of Elec. Outlets Many X Ave. Few			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Crawl Space 1,248 Total: 179,683 125,791					
(1) Exterior		Wood/Shingle Aluminum/Vinyl Brick Insulation		(7) Excavation Basement: 0 S.F. Crawl: 1248 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			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,120 784 3 Fixture Bath 1 3,525 2,467					
(2) Windows		Many X Large Avg. Avg. X Few Small		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			Deck Treated Wood 240 3,545 2,481 Treated Wood 160 2,714 1,900					
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		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			Garages Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished) Storage Over Garage 701 9,562 6,693 Base Cost 1052 36,641 25,649 Water/Sewer Public Sewer 1 1,134 794 Water Well, 100 Feet 1 4,407 3,085			Built-Ins Appliance Allow. 1 2,099 1,469 Fireplaces Interior 1 Story 1 4,051 2,836 Local Cost Items SANITARY SEWER 1 0 0		Totals: 248,481 173,949		*	
(3) Roof		Gable X Gambrel Hip Mansard Flat Shed		Chimney: Brick			Notes: ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCV: 226,134								
X Asphalt Shingle															

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



Sketch by Apex IV™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WAINRIGHT KENNETH C & ENG	ENGLISH MAROLE TRUST	0	02/28/2008	WD	Not Qualified	2008/1822		0.0

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

Owner's Name/Address	P.R.E.	MAP #:
ENGLISH MAROLE & WAINRIGHT K TTEE ENGLISH MAROLE TRUST 301 S NORA DR LAKE CITY MI 49651	0%	2019 Est TCV 445,052 TCV/TFA: 157.60

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS																											
. SECS 2 & 1 T22N R8W LOTS 23 & 58 EXC NE'LY 16 FT OF LOT 58. REDMAN ISLE.	X		<table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>GROUP A 1800</td> <td>60.00</td> <td>164.00</td> <td>1.0000</td> <td>1.0000</td> <td>1800</td> <td>100</td> <td></td> <td>108,000</td> </tr> <tr> <td colspan="8">60 Actual Front Feet, 0.23 Total Acres</td> <td>Total Est. Land Value = 108,000</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	GROUP A 1800	60.00	164.00	1.0000	1.0000	1800	100		108,000	60 Actual Front Feet, 0.23 Total Acres								Total Est. Land Value = 108,000
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																						
GROUP A 1800	60.00	164.00	1.0000	1.0000	1800	100		108,000																						
60 Actual Front Feet, 0.23 Total Acres								Total Est. Land Value = 108,000																						

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates										
NEW HOUSE & GRG FOR 94 ADD'N TO HOUSE, NEW GRG & GSA FOR 96 ADD'N FOR 00 ADD OHG, WD, & SEWER TO GRG FOR 08.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk	<table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>D/W/P: 4in Ren. Conc.</td> <td>6.21</td> <td>480</td> <td>0</td> <td>0</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	D/W/P: 4in Ren. Conc.	6.21	480	0	0
Description	Rate	Size	% Good	Cash Value									
D/W/P: 4in Ren. Conc.	6.21	480	0	0									

Comments/Influences	X	Public Improvements	Residential Local Cost Land Improvements															
NEW HOUSE & GRG FOR 94 ADD'N TO HOUSE, NEW GRG & GSA FOR 96 ADD'N FOR 00 ADD OHG, WD, & SEWER TO GRG FOR 08.	X	Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	<table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>LAND IMPROVE 2500</td> <td>2,500.00</td> <td>1</td> <td>95</td> <td>2,375</td> </tr> <tr> <td colspan="4">Total Estimated Land Improvements True Cash Value =</td> <td>2,375</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	LAND IMPROVE 2500	2,500.00	1	95	2,375	Total Estimated Land Improvements True Cash Value =				2,375
Description	Rate	Size	% Good	Cash Value														
LAND IMPROVE 2500	2,500.00	1	95	2,375														
Total Estimated Land Improvements True Cash Value =				2,375														

Topography of Site	X	Level
	X	Rolling



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

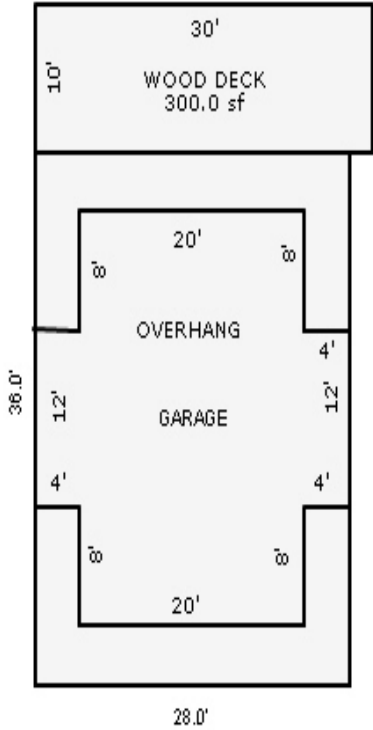
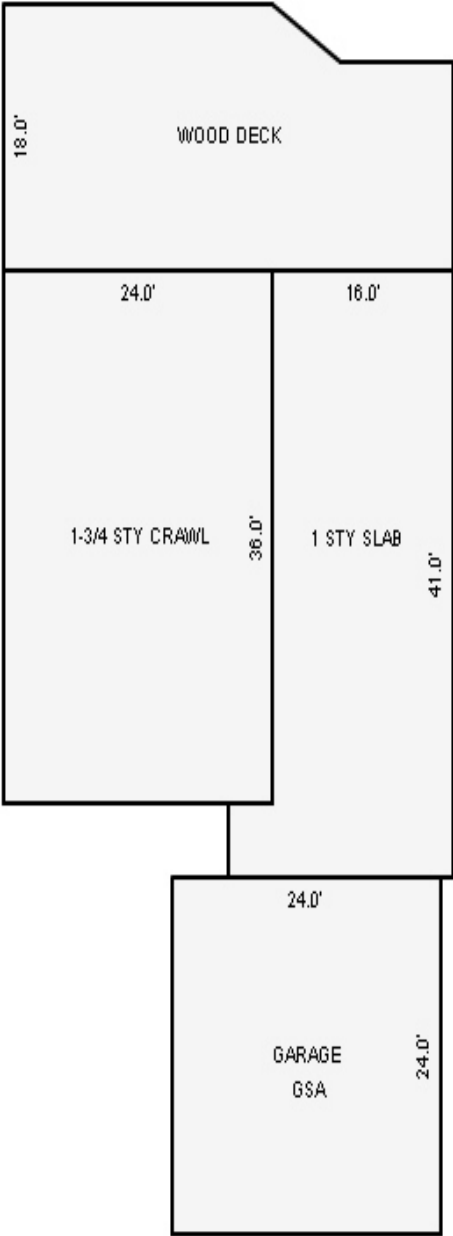
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	54,000	168,500	222,500			173,841C
2018	54,000	148,200	202,200			169,767C
2017	54,000	143,100	197,100			166,276C
2016	54,000	132,000	186,000			164,793C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga	Area 656 300	Type Treated Wood Treated Wood	Year Built: 1993 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 200 No Conc. Floor: 0	
X	Wood Frame		(4) Interior Drywall Paneled	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling										
Building Style: 1.75S		Trim & Decoration													
Yr Built 1993	Remodeled 1999	Ex	X Ord	Min	Size of Closets										
Condition: Average		Lg	X Ord	Small	Doors										
Room List		(5) Floors		Central Air Wood Furnace											
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric 200 Amps Service											
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.75S					Cls C		Blt 1993	
X	Wood/Shingle Aluminum/Vinyl Brick			Ex. X Ord. Min			(11) Heating System: Forced Air w/ Ducts								
	Insulation			No. of Elec. Outlets			Ground Area = 1520 SF Floor Area = 2824 SF.								
(2) Windows		(7) Excavation		Many X Ave. Few			Phy/Ab.Phy/Func/Econ/Comb. % Good=84/100/100/100/84								
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 864 S.F. Slab: 656 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) 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	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		1 Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost								
(3) Roof				1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1.75 Story Siding Crawl Space 864 1 Story Siding Slab 656 1 Story Siding Overhang 656								
X	Gable Hip Flat			(14) Water/Sewer			Total: 226,928 193,471								
X	Asphalt Shingle			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Other Additions/Adjustments								
Chimney: Metal				Lump Sum Items:			Plumbing								
							Average Fixture(s) 1 1,120 941 Deck Treated Wood 656 6,842 5,747 Treated Wood 300 4,095 3,440								
							Garages								
							Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)								
							Base Cost 576 18,824 15,812								
							Storage Over Garage 200 2,086 1,752								
							Door Opener 1 415 349								
							Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)								
							Base Cost 1008 28,234 23,717								
							Storage Over Garage 288 3,004 2,523								
							Door Opener 2 830 697								
							Water/Sewer								
							Public Sewer 2 2,267 1,904								
							Water Well, 100 Feet 1 4,407 3,702								
							Built-Ins								
							Appliance Allow. 1 2,099 1,763								
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>															

*** 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.													
CUDEBACK JEFFREY AND CHE	WESTDROP DANA M	390,000	08/13/2018	WD	Arms Length	2018-02634	PTA	100.0													
CUDEBACK CURTIS MOORE		0	03/21/2015	DC	CERTIFICATE OF DEATH	SOC SEC DEATH		0.0													
CUDEBACK BILLIE JEAN	CUDEBACK JEFFREY AND CHE	0	02/28/2014	DC	CERTIFICATE OF DEATH	SOC SEC DEATH		0.0													
JAMES DAVID A	CUDEBACK BILLIE J & JEFF	0	04/23/2001	QC	QUIT CLAIM	2001-01780	PTA	0.0													
Property Address		Class: 401 RESIDENTIAL-I		Zoning:		Building Permit(s)		Date	Number	Status											
311 S NORA DR		School: LAKE CITY - 57020		New House		06/29/2010		20100313	EXPIRED												
Owner's Name/Address		P.R.E. 100% 08/20/2018		Addition		09/12/2006		20060296	Complete												
WESTDROP DANA M 311 S NORA DR LAKE CITY MI 49651		MAP #:		2019 Est TCV 371,460 TCV/TFA: 186.20																	
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS															
. SECS 2 & 1 T22N R8W LOTS 24 & 59 REDMAN ISLE.		X		Public Improvements		* Factors *															
Comments/Influences		X		Dirt Road		Description		Frontage		Depth		Front		Depth		Rate %Adj.		Reason		Value	
		X		Gravel Road		GROUP A 1800		60.00		144.00		1.0000		1.0000		1800		100		108,000	
		X		Paved Road		60 Actual Front Feet, 0.20 Total Acres														Total Est. Land Value = 108,000	
		X		Storm Sewer		Land Improvement Cost Estimates															
		X		Sidewalk		Description		Rate		Size % Good		Cash Value									
		X		Water		Dock: Light posts		32.57		64 94		1,959									
		X		Sewer		D/W/P: 4in Ren. Conc.		6.21		800 94		4,670									
		X		Electric		Total Estimated Land Improvements True Cash Value =					6,629										
		X		Gas																	
		X		Curb																	
		X		Street Lights																	
		X		Standard Utilities																	
		X		Underground Utils.																	
		X		Topography of Site																	
		X		Level																	
		X		Rolling																	
		X		Low																	
		X		High																	
		X		Landscaped																	
		X		Swamp																	
		X		Wooded																	
		X		Pond																	
		X		Waterfront																	
		X		Ravine																	
		X		Wetland																	
		X		Flood Plain																	
		X		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value					
		X		Who		When		What		2019		54,000		131,700		185,700				185,700S	
		X		TPC 12/27/2017		INSPECTED		2018		54,000		115,900		169,900						131,020C	
		X		TPC 12/04/2015		INSPECTED		2017		54,000		110,200		164,200						128,326C	
		X		TPC 10/26/2012		INSPECTED		2016		54,000		101,800		155,800						127,182C	

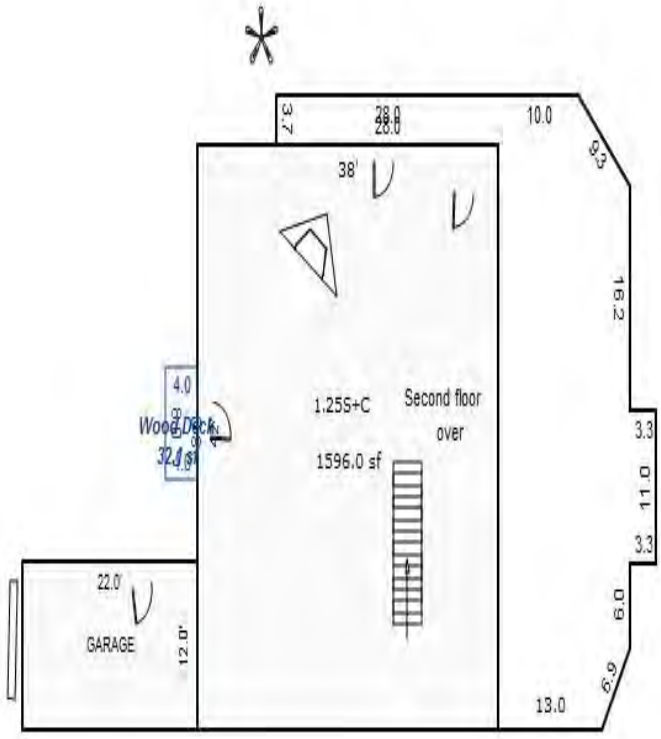


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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 32 865	Type Treated Wood Treated Wood	Year Built: 1971 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 264 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame		(4) Interior Drywall X Paneled			Plaster Wood T&G									
Building Style: 1.25S		Trim & Decoration		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: 30 Floor Area: 1,995 Total Base New : 221,581 Total Depr Cost: 155,106 Estimated T.C.V: 201,638		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:	
Yr Built 1971	Remodeled 2010	Size of Closets		X			Central Air Wood Furnace			Total Base New : 221,581 Total Depr Cost: 155,106 Estimated T.C.V: 201,638		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:	
Condition: Average		X Lg		Ord			Small			Total Base New : 221,581 Total Depr Cost: 155,106 Estimated T.C.V: 201,638		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:	
Room List		(5) Floors		X			(12) Electric 100 Amps Service			Total Base New : 221,581 Total Depr Cost: 155,106 Estimated T.C.V: 201,638		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:	
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		X			No./Qual. of Fixtures Ex. X Ord. Min			Total Base New : 221,581 Total Depr Cost: 155,106 Estimated T.C.V: 201,638		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:	
(1) Exterior		(6) Ceilings		X			No. of Elec. Outlets Many X Ave. Few			Total Base New : 221,581 Total Depr Cost: 155,106 Estimated T.C.V: 201,638		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:	
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X Drywall		X			(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			Total Base New : 221,581 Total Depr Cost: 155,106 Estimated T.C.V: 201,638		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:	
(2) Windows		(7) Excavation		X			(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Total Base New : 221,581 Total Depr Cost: 155,106 Estimated T.C.V: 201,638		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:	
X	Many Avg. X Few	Large Avg. X Small		X			Lump Sum Items:			Total Base New : 221,581 Total Depr Cost: 155,106 Estimated T.C.V: 201,638		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		X			(15) Fireplaces Appliance Allow. Fireplaces Interior 1 Story Local Cost Items SANITARY SEWER			Total Base New : 221,581 Total Depr Cost: 155,106 Estimated T.C.V: 201,638		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:	
(3) Roof		(8) Basement		X			Notes: RESIDENCE ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCV: 201,638			Total Base New : 221,581 Total Depr Cost: 155,106 Estimated T.C.V: 201,638		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:	
X	Gable Hip Flat	Gambrel Mansard Shed		X			Totals: 1 0 1 4,051 2,836 1 0 0			Total Base New : 221,581 Total Depr Cost: 155,106 Estimated T.C.V: 201,638		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:	
X	Asphalt Shingle	Recreation SF Living SF Walkout Doors No Floor SF		X			Totals: 1 0 1 4,051 2,836 1 0 0			Total Base New : 221,581 Total Depr Cost: 155,106 Estimated T.C.V: 201,638		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:	
Chimney: Block		(9) Basement Finish		X			Notes: RESIDENCE ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCV: 201,638			Total Base New : 221,581 Total Depr Cost: 155,106 Estimated T.C.V: 201,638		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:	

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

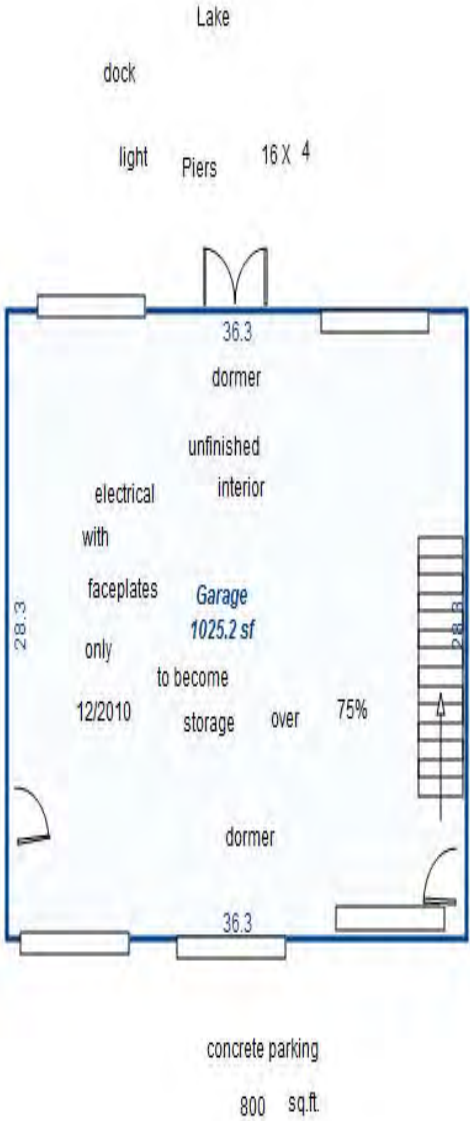


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																							
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2010 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 5 Mech. Doors: 0 Area: 1596 % Good: 80 Storage Area: 769 No Conc. Floor: 0																																																																									
X	Wood Frame		Drywall Paneled	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 2010	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																																																																																	
		Doors		Solid	X	H.C.	0 Amps Service																																																																														
		(6) Ceilings		No./Qual. of Fixtures																																																																																	
(1) Exterior				Ex.	X	Ord.	Min																																																																														
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets																																																																																	
Insulation		(7) Excavation		Many	X	Ave.	Few																																																																														
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing																																																																																	
X	Many Avg.	X	Large Avg.	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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Chimney:		Joists: Unsupported Len: Cntr.Sup:		1			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																																																														
				Lump Sum Items:																																																																																	
Cost Est. for Res. Bldg: 2 Single Family GRG Cls C Blt 2010 (11) Heating System: Forced Air w/ Ducts Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96 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>Plumbing</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>3 Fixture Bath</td> <td></td> <td></td> <td>1</td> <td>-3,525</td> <td>-3,384</td> </tr> <tr> <td>2 Fixture Bath</td> <td></td> <td></td> <td>1</td> <td>2,359</td> <td>2,265</td> </tr> <tr> <td>Garages</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="6">Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)</td> </tr> <tr> <td>Storage Over Garage</td> <td></td> <td></td> <td>769</td> <td>8,021</td> <td>6,417</td> </tr> <tr> <td>Door Opener</td> <td></td> <td></td> <td>5</td> <td>2,074</td> <td>1,659</td> </tr> <tr> <td>Base Cost</td> <td></td> <td></td> <td>1596</td> <td>43,012</td> <td>34,410</td> </tr> <tr> <td>Water/Sewer</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Public Sewer</td> <td></td> <td></td> <td>1</td> <td>1,134</td> <td>1,089</td> </tr> <tr> <td colspan="4">Totals:</td> <td>53,075</td> <td>42,456</td> </tr> </tbody> </table> Notes: D.G. ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCv: 55,193														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	Plumbing						3 Fixture Bath			1	-3,525	-3,384	2 Fixture Bath			1	2,359	2,265	Garages						Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)						Storage Over Garage			769	8,021	6,417	Door Opener			5	2,074	1,659	Base Cost			1596	43,012	34,410	Water/Sewer						Public Sewer			1	1,134	1,089	Totals:				53,075	42,456
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Sketch by Apex Medina™

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: 401 RESIDENTIAL-I		Zoning:	Building Permit(s)	Date	Number	Status				
321 S NORA DR		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 0%										
VYSE RONALD L ETAL 1955 VASSAR ROAD REESE MI 48757		MAP #:		2019 Est TCV 440,493 TCV/TFA: 152.95								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS								
. SECS 2 & 1 T22N R8W LOTS 25 & 60 REDMAN ISLE.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		GROUP A 1800	60.00	124.00	1.0000	1.0000	1800	100		108,000
		Paved Road		60 Actual Front Feet, 0.17 Total Acres					Total Est. Land Value =		108,000	
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description								
		Water		Rate								
		X Sewer		Residential Local Cost Land Improvements								
		X Electric		Description								
		X Gas		LAND IMPROVE 1000								
		Curb		1,000.00								
		Street Lights		1 94								
		Standard Utilities		Total Estimated Land Improvements True Cash Value =								
		Underground Utils.		940								
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
Who		When	What	2019	54,000	166,200	220,200	171,784C				
TPC 12/27/2017 INSPECTED				2018	54,000	139,900	193,900	167,758C				
TPC 12/20/2010 INSPECTED				2017	54,000	134,900	188,900	164,308C				
				2016	54,000	129,000	183,000	162,843C				



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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1975 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame		Drywall Paneled	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling								20 128 108	WCP (1 Story) Treated Wood Wood Balcony		Bsmnt Garage: Carport Area: Roof:
Building Style: 2S		Trim & Decoration		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 2S			Class: C +10 Effec. Age: 25 Floor Area: 2,880 Total Base New : 331,198 Total Depr Cost: 255,041 Estimated T.C.V: 331,553			E.C.F. X 1.300		Cls C 10 Blt 1975	
Yr Built 1975	Remodeled 1996	Ex X Ord Min		(12) Electric			Ground Area = 1440 SF Floor Area = 2880 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75			Building Areas						
Condition: Average		Lg X Ord Small		200 Amps Service			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost						
Room List		(5) Floors		No./Qual. of Fixtures			2 Story Siding Crawl Space			Total: 255,643 196,843						
	Basement 4 1st Floor 2nd Floor 4 Bedrooms	Kitchen: Other: Other:		X Ex. Ord. Min			Other Additions/Adjustments			Average Fixture(s) 1 1,120 862						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Plumbing			3 Fixture Bath 2 7,051 5,429						
X	Wood/Shingle Aluminum/Vinyl Brick			X Many Ave. Few			Deck			Treated Wood 128 2,344 1,805						
Insulation		(7) Excavation		(13) Plumbing			Balcony			Wood Balcony 108 3,339 2,571						
(2) Windows		Basement: 0 S.F. Crawl: 1440 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s)			Garages			Class: C Exterior: Siding Foundation: 42 Inch (Finished)						
X	Many Avg. Few	X	Large Avg. Small	3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			Base Cost 576 22,654 17,444						
X	Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide Casement	(8) Basement		(14) Water/Sewer			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			Common Wall: 1/2 Wall 1 -1,019 -764						
X	Double Glass Patio Doors X Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Door Opener 1 415 320			Base Cost 736 22,360 17,217						
(3) Roof		(9) Basement Finish		Lump Sum Items:			Storage Over Garage 736 7,676 5,911			Door Opener 2 830 639						
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors No Floor SF					Water/Sewer			Public Sewer 1 1,134 873						
X	Asphalt Shingle	(10) Floor Support					Public Sewer 1 4,407 3,393			Water Well, 100 Feet 1						
Chimney:		Joists: Unsupported Len: Cntr.Sup:					Built-Ins			Appliance Allow. 1 2,099 1,616						

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

Property Address: 331 S NORA DR
 Class: 401 RESIDENTIAL-I Zoning: Building Permit(s): Date: Number: Status:

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

Owner's Name/Address: FRIEND WILLIAM G & BONNIE
 198 SOUTH COLLEGE RD
 MASON MI 48854
 2019 Est TCV 261,658 TCV/TFA: 164.15

X	Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	50.00	112.00	0.9548	1.0000	1800	100		85,933
GRADE D 900/FF	20.00	112.00	0.9622	0.8985	900	100		15,562
70 Actual Front Feet, 0.18 Total Acres Total Est. Land Value =								101,495

Tax Description: . SECS 2 & 1 T22N R8W LOTS 26 & 61 REDMAN ISLE.

Comments/Influences: REMOVE NEG 10% LOC ADJ FOR 05..LOT IS COMPARABLE TO ALL ADJACENT LOTS

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

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	720	50	1,685
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =				2,655



- 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	50,700	80,100	130,800			118,678C
2018	51,200	75,000	126,200			115,897C
2017	51,200	70,500	121,700			113,514C
2016	51,100	68,000	119,100			112,502C

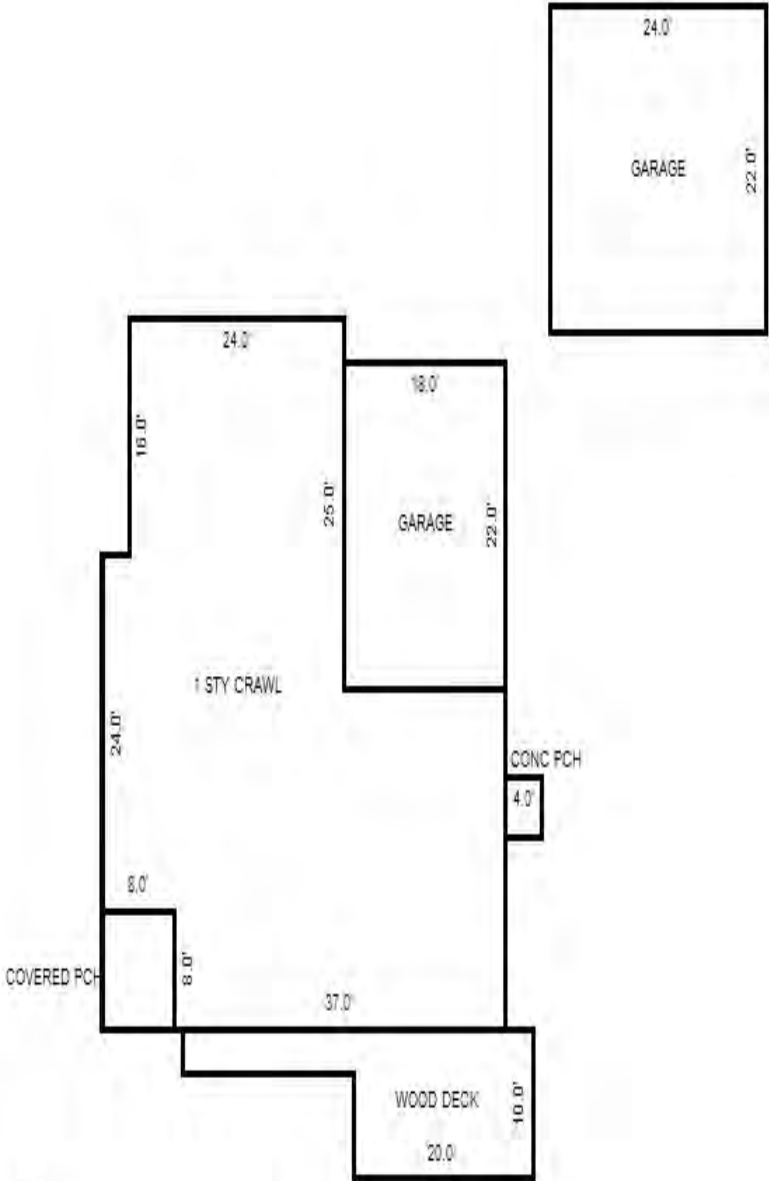
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Who	When	What
TPC	12/27/2017	INSPECTED
TPC	11/02/2015	INSPECTED
TPC	12/20/2010	INSPECTED

*** 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 64 16 307	Type CCP (1 Story) CPP Treated Wood	Year Built: 1979 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 396 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																								
X	Wood Frame	X	Drywall Plaster X Paneled Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																																			
Building Style: 1S		Trim & Decoration																																																						
Yr Built 1979	Remodeled 0	Ex	X	Ord		Min	Size of Closets																																																	
Condition: Average		Lg	X	Ord		Small	Doors			Solid	X	H.C.																																												
Room List		(5) Floors		Central Air Wood Furnace																																																				
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(12) Electric			200		Amps Service																																															
(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			1		Average Fixture(s)																																															
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1594 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	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																																																				
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF																																																				
(3) Roof		(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1		Lump Sum Items:																																															
X	Gable Hip Flat	Gambrel Mansard Shed					1		Water Well, 50 Feet																																															
X	Asphalt Shingle								Built-Ins																																															
Chimney: Metal									Appliance Allow.																																															
									Local Cost Items																																															
									SANITARY SEWER		1		0 0 *																																											
<p>Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1594 SF Floor Area = 1594 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas</p> <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>1,594</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>133,761</td> <td>93,632</td> </tr> </tbody> </table> <p>Other Additions/Adjustments</p> <table border="1"> <thead> <tr> <th>Plumbing</th> <th>Average Fixture(s)</th> <th>Cost</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Average Fixture(s)</td> <td>1</td> <td>933</td> <td>653</td> </tr> <tr> <td>3 Fixture Bath</td> <td>1</td> <td>2,929</td> <td>2,050</td> </tr> </tbody> </table> <p>Porches</p> <table border="1"> <thead> <tr> <th>CCP (1 Story)</th> <th>CPP</th> <th>Deck</th> <th>Garages</th> </tr> </thead> <tbody> <tr> <td>64</td> <td>16</td> <td>307</td> <td></td> </tr> <tr> <td>1,313</td> <td>320</td> <td>4,068</td> <td>2,848</td> </tr> </tbody> </table> <p>Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 396 13,100 9,170 Common Wall: 1 Wall 1 -1,906 -1,334 Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 528 14,135 9,894</p> <p>Water/Sewer Public Sewer 1 1,006 704 Water Well, 50 Feet 1 1,962 1,373</p> <p>Built-Ins Appliance Allow. 1 1,467 1,027</p> <p>Local Cost Items SANITARY SEWER 1 0 0 *</p>															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	1,594			Total:				133,761	93,632	Plumbing	Average Fixture(s)	Cost	Depr. Cost	Average Fixture(s)	1	933	653	3 Fixture Bath	1	2,929	2,050	CCP (1 Story)	CPP	Deck	Garages	64	16	307		1,313	320	4,068	2,848
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																			
1 Story	Siding	Crawl Space	1,594																																																					
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<p><<<< Calculations too long. See Valuation printout for complete pricing. >>>></p>																																																								

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PURDY WAYNE E & RUDOLPH E	DETWILER GARY TRUST	180,000	05/30/2014	WD	WARRANTY DEED	2014-01946	PTA	100.0
PURDY ROBERTA B	PURDY WAYNE E & RUDOLPH E	1	12/31/2012	WD	WARRANTY DEED	2012-03087		100.0

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

Owner's Name/Address	MAP #:
DETWILER GARY TRUST 3131 E BEECHWOOD DR MIDLAND MI 48640	2019 Est TCV 254,238 TCV/TFA: 119.42

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
. SECS 2 & 1 T22N R8W LOTS 27, 62 & 63 & BEG 30 FT N 65 DEG 28' E OF NW COR OF LOT 28 TH TO NE COR TH TO SE COR TH TO A PT ON WATERS EDGE 31 FT E'LY OF S COR TH N'LY TO POB REDMAN ISLE.	X		

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X Dirt Road	GROUP A	1800	60.00	114.00	0.8579	1.0000	1800	100	92,655
X Gravel Road	GRADE D	900/FF	40.00	114.00	0.8801	0.9033	900	100	28,620
X Paved Road	100 Actual Front Feet, 0.26 Total Acres								121,275

Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
X D/W/P: 3.5 Concrete		4.68	1602	0	0

Residential Local Cost Land Improvements	Description	Rate	Size	% Good	Cash Value
X Gas	LAND IMPROVE	2500	2,500.00	1	97
X Curb	Total Estimated Land Improvements True Cash Value =				2,425

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2019	60,600	66,500	127,100			121,360C

X Rolling	2018	61,400	60,800	122,200			118,516C
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X Low	2017	61,400	58,700	120,100			116,079C
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X High	2016	61,800	56,100	117,900			115,044C
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X Landscaped							
--------------	--	--	--	--	--	--	--

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

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

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

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

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

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

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

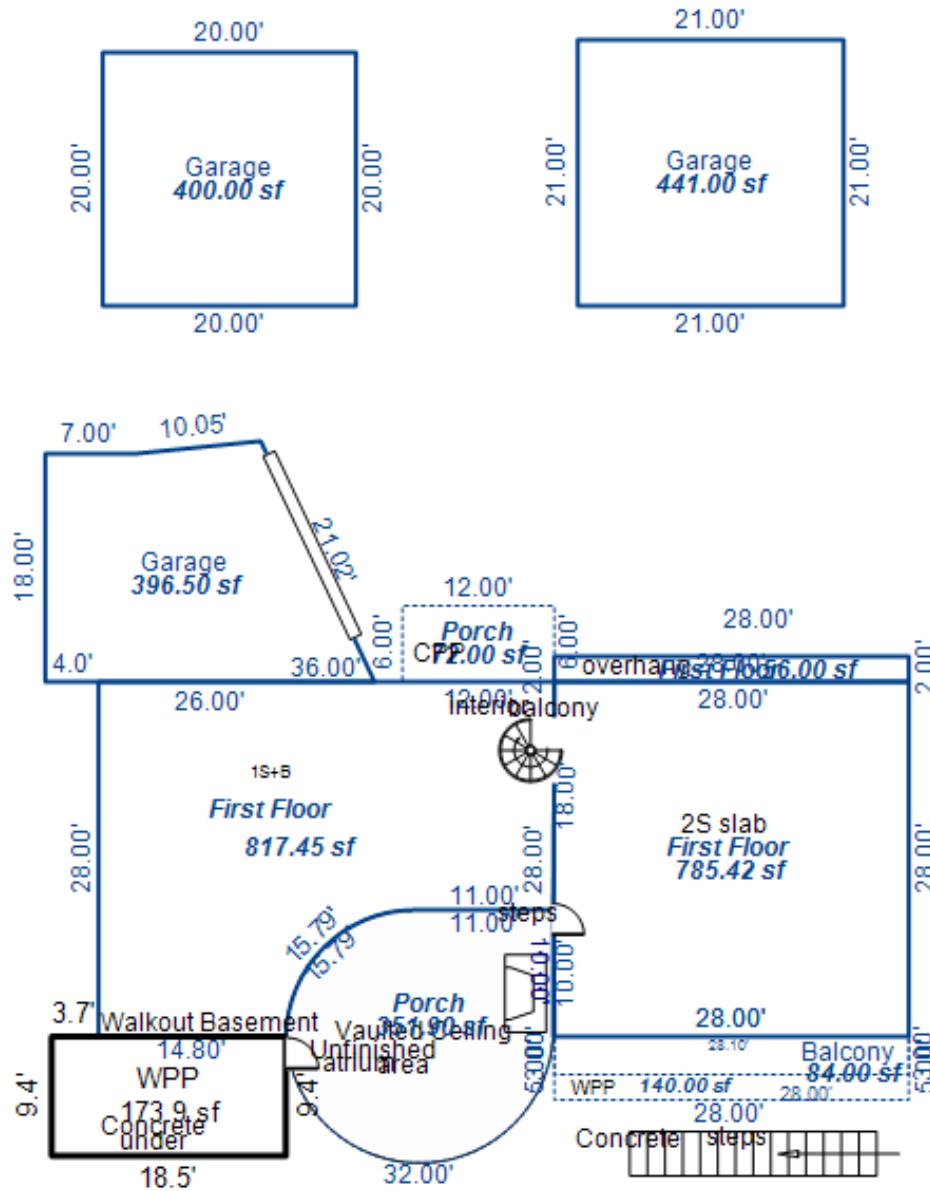


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil 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	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: 1979 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 396 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	X	Drywall Plaster X Paneled Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: BI		Trim & Decoration														
Yr Built 1979		Remodeled 0		Ex X Ord Min			Size of Closets									
Condition: Average		Lg X Ord Small		Doors Solid X H.C.			Central Air Wood Furnace									
Room List		(5) Floors					(12) Electric									
	Basement 1st Floor 2nd Floor 5 Bedrooms	Kitchen: Other: Other:					0 Amps Service									
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family BI						Cls CD		Blt 1979	
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	X	Ex.		Ord.		Min	(11) Heating System: Forced Air w/ Ducts Ground Area = 1602 SF Floor Area = 2129 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/60/100/39 Functional Depreciation because of: ATRIUM WINDOWS MBOR'14						
	Insulation	(7) Excavation		No. of Elec. Outlets			Building Areas									
(2) Windows		Basement: 817 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		X Many Ave. Few			(13) Plumbing									
X	Many Avg. Few	X	Large Avg. Small	1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Stories Exterior Foundation Size Cost New Depr. Cost									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement		1 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			Bi-Level Siding Bi-Lev. 60% 785 1 Story Siding Basement 817 1 Story Siding Overhang 56									
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Other Additions/Adjustments			Total: 168,941 65,887									
(3) Roof		1 Recreation SF Living SF Walkout Doors No Floor SF		Basement, Outside Entrance, Below Grade 1 1,639 639			Plumbing									
X	Gable Hip Flat	Gambrel Mansard Shed		Plumbing			Average Fixture(s) 1 933 364 3 Fixture Bath 1 2,929 1,142									
X	Asphalt Shingle	(10) Floor Support		Porches			Ceramic Tile Floor 72 1,120 437 WPP 140 2,496 973 WPP 173 2,851 1,112 CGEP (2 Story) 351 20,646 8,052									
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		Deck			Treated Wood 140 2,433 949									
		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic		Balcony			Wood Balcony 84 2,365 922									
		Lump Sum Items:		Garages			Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 396 13,100 5,109 Common Wall: 1 Wall 1 -1,906 -743									
				Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			<<<<< 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.
SCHULTZ NEIL A & CARYN R	ZAINEA MICHAEL A & ANN M	358,000	06/15/2007	WD	Arms Length	2007/2217		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
361 S NORA DR			Garage	08/24/2007	20070590	Complete
	P.R.E. 0%		New House	08/24/2007	20070589	Complete
Owner's Name/Address	MAP #:					
ZAINEA MICHAEL A & ANN M 19559 WALTHAM RD BEVERLY HILLS MI 48025	2019 Est TCV 503,361 TCV/TFA: 175.39					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS							
		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
PCL A OF THE SURVEY RECORDED IN LIBER S-4 PG 77. (PART OF LOTS 29, 30 & 65). REDMAN ISLE.	X	Dirt Road		GROUP A 1800	60.00	118.75	0.8399	1.0000	1800	100	90,707
		Gravel Road		GRADE D 900/FF	47.34	118.75	0.8647	0.9144	900	100	33,688
		Paved Road		107 Actual Front Feet, 0.29 Total Acres					Total Est. Land Value =		124,395
Comments/Influences		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description				Rate	Size % Good	Cash Value	
00 SPLIT 44.50 LAKEFRNT AND LOT 64 TO 030-00 FOR 01	X	Water		D/W/P: 4in Ren. Conc.				6.21	1541	0	0
	X	Sewer		Residential Local Cost Land Improvements							
	X	Electric		Description				Rate	Size % Good	Cash Value	
		Gas		LAND IMPROVE 2500				2,500.00	1	95	2,375
		Curb		Total Estimated Land Improvements True Cash Value =							2,375
		Street Lights									
		Standard Utilities									
		Underground Utils.									

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



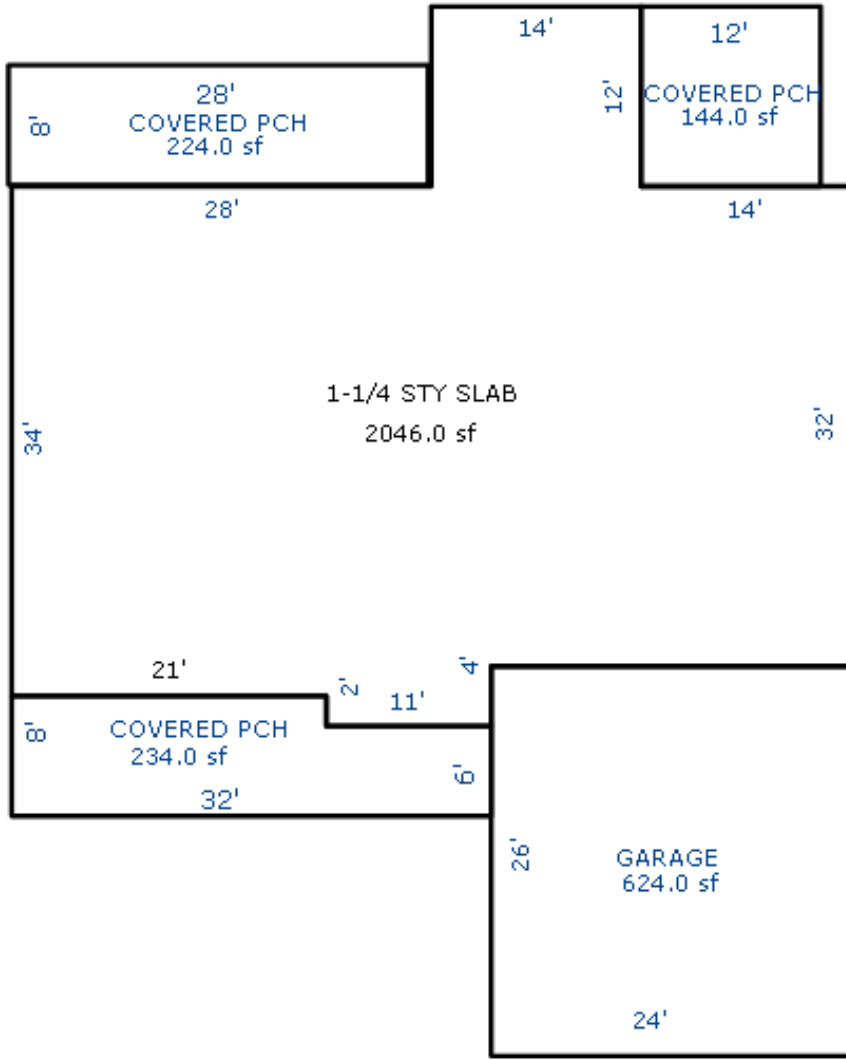
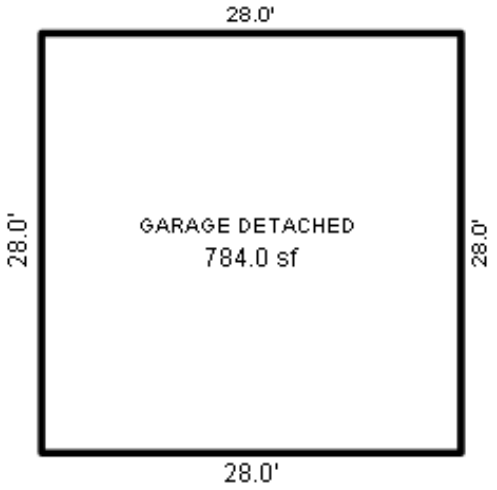
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	62,200	189,500	251,700			203,661C
2018	63,100	174,700	237,800			198,888C
2017	63,100	165,300	228,400			194,798C
2016	63,500	152,500	216,000			193,061C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack 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: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled			Plaster Wood T&G												
Building Style: 1.25S		Trim & Decoration		X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +5 Effec. Age: 10 Floor Area: 2,870 Total Base New : 321,872 Total Depr Cost: 289,685 Estimated T.C.V: 376,591			E.C.F. X 1.300			Bsmnt Garage: Carport Area: Roof:		
Yr Built 2007	Remodeled 0	Ex	X Ord	Min	Size of Closets			Central Air Wood Furnace			224 WCP (1 Story) 234 WCP (1 Story) 144 WCP (1 Story)							
Condition: Average		Lg	X Ord	Small	Doors			200 Amps Service			Total Base New : 321,872 Total Depr Cost: 289,685 Estimated T.C.V: 376,591			Bsmnt Garage: Carport Area: Roof:				
Room List		(5) Floors		Kitchen: Other: Other:			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1.25S			Cls C 5 Blt 2007					
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(6) Ceilings			No./Qual. of Fixtures			Ground Area = 2046 SF Floor Area = 2870 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90					
(1) Exterior		X	Drywall	Ex.	X Ord.	Min	No. of Elec. Outlets			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost					
X	Wood/Shingle Aluminum/Vinyl Brick						(7) Excavation			1.25 Story Siding Slab 2,046 1 Story Siding Overhang 312			Total: 258,047 232,242					
	Insulation	Basement: 0 S.F. Crawl: 0 S.F. Slab: 2046 S.F. Height to Joists: 0.0		(8) Basement			(13) Plumbing			Other Additions/Adjustments								
X	Many Avg. Few	X	Large Avg. Small	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			Average Fixture(s) 1 1,120 1,008					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer			Porches			WCP (1 Story) 224 6,523 5,871 WCP (1 Story) 234 6,683 6,015 WCP (1 Story) 144 4,836 4,352					
X	Double Glass Patio Doors Storms & Screens	Recreation SF Living SF Walkout Doors No Floor SF		(10) Floor Support			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			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 1 415 373 Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 784 18,753 16,878					
X	Asphalt Shingle	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:			Water/Sewer			Water/Sewer			Public Sewer 1 1,134 1,021 Water Well, 100 Feet 1 4,407 3,966					
	Chimney:	Lump Sum Items:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Built-Ins			Appliance Allow. 1 2,099 1,889								
		SANITARY SEWER 1 0 0		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>									*					

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



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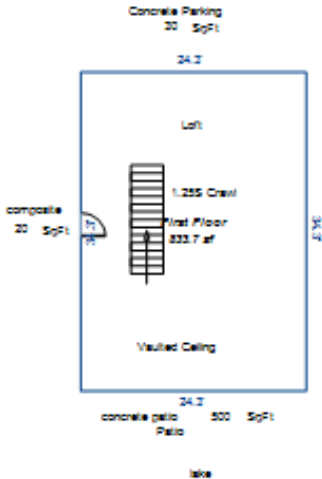
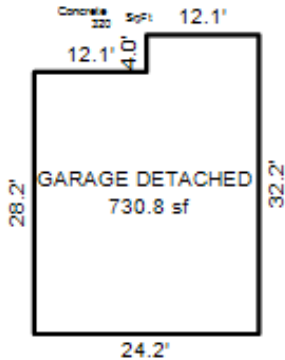
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)		Date	Number	Status			
351 S NORA DR		School: LAKE CITY - 57020		Pole Barn		10/21/2014	2014-0478	100%			
Owner's Name/Address		P.R.E. 0%		New House		04/23/2001	2001-0095	100%			
VANTIL PHILLIP B & NANCY K 3514 NEW HOLLAND ROAD HUDSONVILLE MI 49426		MAP #:		2019 Est TCV 265,125 TCV/TFA: 254.68							
Taxpayer's Name/Address		X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS							
VANTIL PHILLIP B & NANCY K 3514 NEW HOLLAND ROAD HUDSONVILLE MI 49426		Public Improvements		* Factors *							
Tax Description		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value		
PCL B OF THE SURVEY RECORDED IN LIBER S-4 PG 77. (PART OF LOTS 28, 29 & 64). REDMAN ISLE.		Gravel Road		GROUP A 1800	44.00	128.00	1.0975 1.0000	1800 100	86,923		
Comments/Influences		Paved Road		44 Actual Front Feet, 0.13 Total Acres					Total Est. Land Value =	86,923	
00 SPLIT FROM 029-00 FOR 01 INC LOT 64 NEW HOUSE @ 45% FOR 02 COMP FOR 04		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
		Water		D/W/P: 4in Ren. Conc.					6.21	30 0	0
		Sewer		D/W/P: 4in Ren. Conc.					6.21	500 0	0
		Electric		D/W/P: 4in Ren. Conc.					6.21	320 0	0
		Gas		D/W/P: 4in Ren. Conc.					6.21	20 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
Topography of Site											
X Level											
Rolling											
Low											
X High											
Landscaped											
Swamp											
Wooded											
Pond											
X Waterfront											
Ravine											
Wetland											
Flood Plain											
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2019	43,500	89,100	132,600	99,589C		
		TPC 12/27/2017	INSPECTED		2018	43,500	83,100	126,600	97,255C		
		TPC 11/02/2015	INSPECTED		2017	43,500	78,600	122,100	95,255C		
		TPC 12/23/2014	INSPECTED		2016	42,800	72,500	115,300	94,406C		



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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2015 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 730 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G										
Building Style: 1.25S		Trim & Decoration													
Yr Built 2001	Remodeled 201	Ex	X	Ord		Min	Size of Closets								
Condition: Average		Lg	X	Ord		Small	Doors								
Room List		(5) Floors		Central Air Wood Furnace											
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Other:		(12) Electric			150 Amps Service								
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures											
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Ex.	X	Ord.		Min							
X	Insulation	No. of Elec. Outlets		Many	X	Ave.		Few							
(2) Windows		(7) Excavation		(13) Plumbing											
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 833 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		(9) Basement Finish											
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer								
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic								
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:											
Chimney:															
Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Forced Air w/ Ducts Ground Area = 833 SF Floor Area = 1041 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.25 Story Siding Crawl Space 833 Total: 104,850 92,258 Other Additions/Adjustments Exterior Stone Veneer 44 1,268 1,116 Plumbing Average Fixture(s) 1 1,120 986 Garages Class: C Exterior: Pole (Finished) Base Cost 730 19,695 17,332 Door Opener 1 415 365 Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 627 19,964 17,568 Water/Sewer Public Sewer 1 1,134 998 Water Well, 100 Feet 1 4,407 3,878 Built-Ins Appliance Allow. 1 2,099 1,847 Local Cost Items SANITARY SEWER 1 0 0 Totals: 154,952 136,348										Notes: 2015 GARAGE ECF (4520 NORTHSORE LAKE MISSAUKEE AREA) 1.300 => TCV: 177,252					

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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			
381 S NORA DR		School: LAKE CITY - 57020		ALTERATION		08/23/2012	2012-0412	100%			
Owner's Name/Address		P.R.E. 0%	MAP #:		2019 Est TCV 303,086 TCV/TFA: 200.45						
KUIPERS TERRY & SHEILA 9977 108TH ST MIDDLEVILLE MI 49333		X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS							
Tax Description		Public Improvements		* Factors *							
. SECS 2 & 1 T22N R8W LOTS 31 & 66 REDMAN ISLE.		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Comments/Influences		Gravel Road		GROUP A 1800	60.00	168.00	1.0000	1.0000	1800	100	108,000
REMOVE NEG 10% LOC ADJ (WAS GIVEN FOR POSSIBLE OIL CONTAMINATION OF REDMANS NEXT DOOR IN 1993) NO LONGER AN ISSUE.		Paved Road		60 Actual Front Feet, 0.23 Total Acres				Total Est. Land Value =		108,000	
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description	Rate	Size	% Good	Cash Value			
		Water		D/W/P: 3.5 Concrete	5.00	1030	71	3,656			
		X Sewer		Total Estimated Land Improvements True Cash Value = 3,656							
		X Electric									
		X Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		X Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2019	54,000	97,500	151,500			116,163C
		TPC 12/27/2017	INSPECTED		2018	54,000	89,500	143,500			113,441C
		TPC 12/02/2013	INSPECTED		2017	54,000	86,400	140,400			111,108C
		TPC 10/26/2012	INSPECTED		2016	54,000	79,800	133,800			110,117C



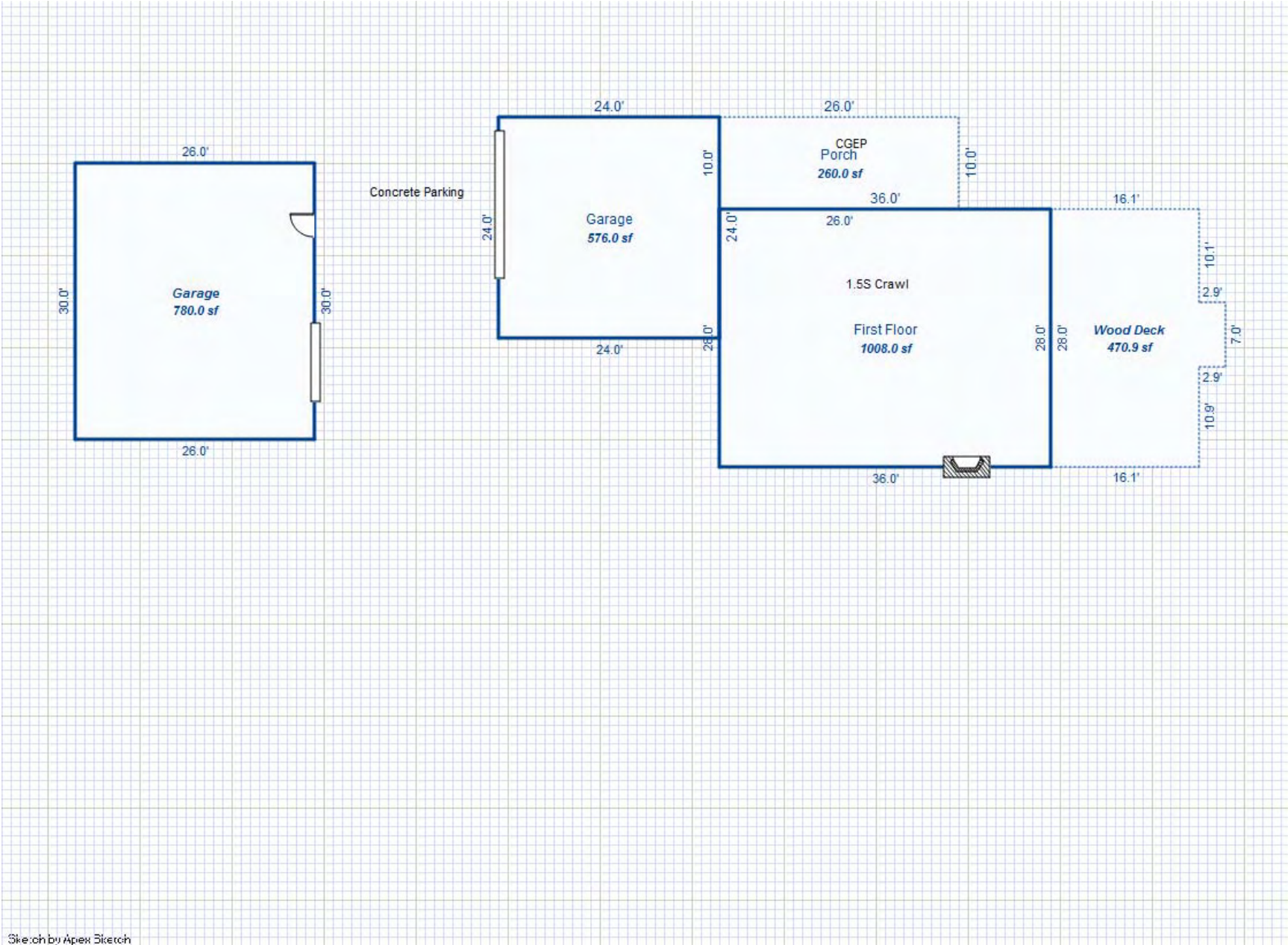
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*** Information herein deemed reliable but not guaranteed***

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 260 470	Type CGEP (1 Story) Treated Wood	Year Built: 1972 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: 1.5S		Trim & Decoration														
Yr Built 1979	Remodeled 2013	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 Insulation	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 = 1008 SF Floor Area = 1512 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas			Cls C 5 Blt 1979			
(2) Windows		(7) Excavation		No. of Elec. Outlets												
X	Many Avg. Few	X	Large Avg. Small	Many			X	Ave.	Few	Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Crawl Space 1,008 Total: 139,839 97,893						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Casement	Basement: 0 S.F. Crawl: 1008 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing												
X	Horiz. Slide Double Glass Patio Doors Storms & Screens	(8) Basement		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
(3) Roof		(9) Basement Finish		(14) Water/Sewer												
X	Gable Hip Flat	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic												
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:												
Chimney: Brick		Recreation SF Living SF Walkout Doors No Floor SF		Public Sewer Water Well, 50 Feet Built-Ins Appliance Allow. Fireplaces Exterior 1 Story Local Cost Items												

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

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



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

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

Owner's Name/Address: KUIPERS TERRY & SHEILA
 9977 108TH ST
 MIDDLEVILLE MI 49333

2019 Est TCV 108,000

Improved	X	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS							
Public Improvements			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			GROUP A 1800	60.00	183.00	1.0000	1.0000	1800	100	108,000
			60 Actual Front Feet, 0.25 Total Acres Total Est. Land Value =							108,000

Taxpayer's Name/Address: KUIPERS TERRY & SHEILA
 9977 108TH ST
 MIDDLEVILLE MI 49333

Tax Description: . SECS 2 & 1 T22N R8W LOTS 32 & 68 REDMAN ISLE.

Comments/Influences: Comments/Influences



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	54,000	0	54,000			46,491C
2018	54,000	0	54,000			45,402C
2017	54,000	0	54,000			44,469C
2016	54,000	0	54,000			44,073C

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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.
MOMBER LAURENCE A	MOMBER LAURENCE A TRUST	0	12/31/2010	TR	FAMILY SALE	2011-00103WD	PTA	0.0

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

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

Owner's Name/Address: MOMBER LAURENCE A TRUST
 6956 PEACH RIDGE NW
 GRAND RAPIDS MI 49504
 2019 Est TCV 108,000

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

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

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

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

Topography of Site

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	54,000	0	54,000			43,082C
2018	54,000	0	54,000			42,073C
2017	54,000	0	54,000			41,208C
2016	54,000	0	54,000			40,841C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
KEEGAN MICHAEL J	KEEGAN PATRICK & ESTHER (	0	12/19/2008	QC	Not Qualified	2008/4560		0.0			
KEEGAN PATRICK & ESTHER &	KEEGAN MICHAEL J & CATHER	0	12/19/2008	QC	Not Qualified	2008/4558		0.0				
KEEGAN PATRICK & ESTER &M	KEEGAN MICHAEL & CATHERIN	0	12/19/2008	WD	Not Qualified	2009/0282		0.0				
		190,000	08/01/1999	WD	Arms Length	02-0:5489		0.0				
Property Address		Class: 401 RESIDENTIAL-I		Zoning:		Building Permit(s)		Date	Number	Status		
421 S NORA DR		School: LAKE CITY - 57020		New House		05/28/2004		20040157	Complete			
Owner's Name/Address		P.R.E. 0%		MAP #:		2019 Est TCV 490,701 TCV/TFA: 203.44						
KEEGAN MICHAEL J & CATHERINE 10985 FELLOWS CREEK DR PLYMOUTH MI 48170		X	Improved		Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS						
Tax Description		Public Improvements		* Factors *								
PCLS A & E AS SHOWN IN BOOK OF SURVEYS S-4 P190 (LOT 34, & PART OF LOT 35 & LOT 70) REDMAN'S ISLE.		X	Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		X	Gravel Road	GROUP A 1800	100.00	143.00	0.7789	1.0000	1800	100		140,202
02 SPLIT TO 035 & 036 FOR 03 ADJUSTED LOT 71 TO APPROX LETTICH COVE RATE.		X	Paved Road	GRADE D 900/FF	38.00	33.00	0.8120	0.6228	900	100	SURPLUS	17,295
		X	Storm Sewer	138 Actual Front Feet, 0.36 Total Acres Total Est. Land Value = 157,497								
		X	Sidewalk	Land Improvement Cost Estimates								
		X	Water	Description	Rate			Size % Good		Cash Value		
		X	Sewer	Residential Local Cost Land Improvements								
		X	Electric	Description	Rate			Size % Good		Cash Value		
		X	Gas	LAND IMPROVE 2500	2,500.00			1 100		2,500		
		X	Curb	Total Estimated Land Improvements True Cash Value = 2,500								
		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	78,700	166,700	245,400		200,594C			
TPC 12/27/2017 INSPECTED		2018	79,200	147,700	226,900			195,893C				
TPC 10/10/2011 INSPECTED		2017	79,200	142,700	221,900			191,864C				
		2016	81,700	131,600	213,300			190,153C				

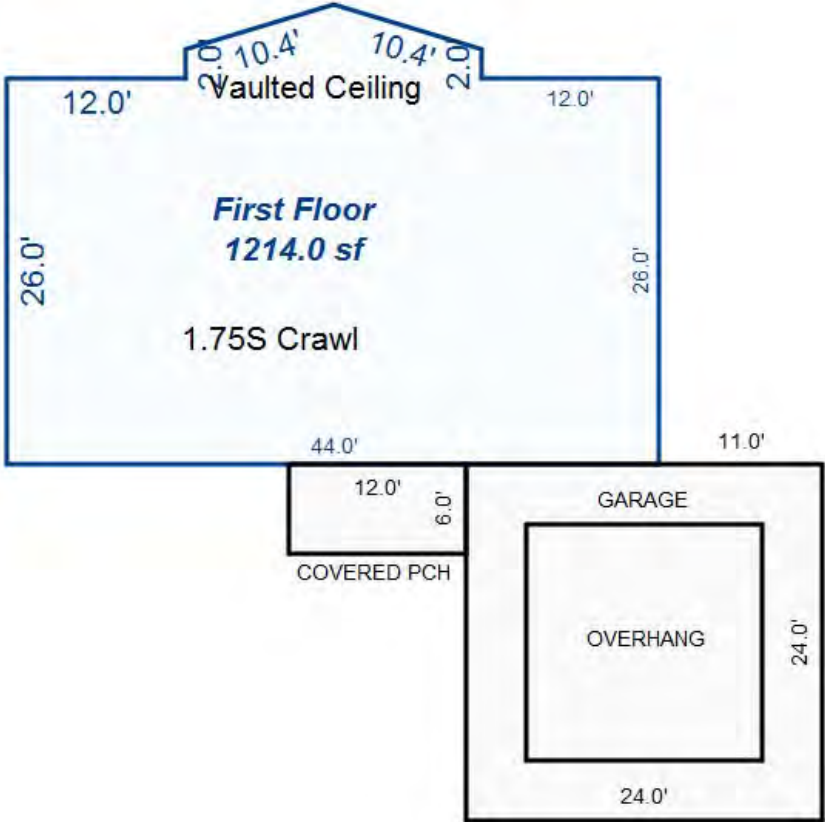


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage																							
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 72	Type CCP (1 Story)	Year Built: 2004 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0																										
X	Wood Frame		Drywall Paneled		Plaster Wood T&G																																		
Building Style: 1.75S		Trim & Decoration																																					
Yr Built 2004	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																																
		0 Amps Service																																					
		(6) Ceilings																																					
(1) Exterior		No./Qual. of Fixtures																																					
X	Wood/Shingle Aluminum/Vinyl Brick	Ex.	X	Ord.		Min																																	
		No. of Elec. Outlets																																					
		Many	X	Ave.		Few																																	
		(7) Excavation																																					
		Basement: 0 S.F. Crawl: 1214 S.F. Slab: 0 S.F. Height to Joists: 0.0																																					
		(8) Basement																																					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																																				
X	Double Glass Patio Doors Storms & Screens		Recreation SF Living SF Walkout Doors No Floor SF																																				
		(9) Basement Finish																																					
		(10) Floor Support																																					
X	Gable Hip Flat		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																				
X	Asphalt Shingle		Lump Sum Items:																																				
Chimney:																																							
Cost Est. for Res. Bldg: 1 Single Family 1.75S (11) Heating System: Forced Heat & Cool Ground Area = 1214 SF Floor Area = 2412 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=92/100/100/100/92 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1.75 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>1,214</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Overhang</td> <td>288</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>227,935</td> <td>209,700</td> </tr> </tbody> </table>										Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.75 Story	Siding	Crawl Space	1,214			1 Story	Siding	Overhang	288			Total:				227,935	209,700	E.C.F. X 1.300		Class: C +10 Effec. Age: 8 Floor Area: 2,412 Total Base New : 276,477 Total Depr Cost: 254,389 Estimated T.C.V: 330,706		Bsmnt Garage: Carport Area: Roof:	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																		
1.75 Story	Siding	Crawl Space	1,214																																				
1 Story	Siding	Overhang	288																																				
Total:				227,935	209,700																																		
Other Additions/Adjustments Exterior Stone Veneer 248 7,145 6,573 Plumbing Average Fixture(s) 1 1,120 1,030 3 Fixture Bath 2 7,051 6,487 2 Fixture Bath 1 2,359 2,170 Porches CCP (1 Story) 72 1,592 1,496 * Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 576 22,654 20,842 Common Wall: 1/2 Wall 1 -1,019 -937 Water/Sewer Public Sewer 1 1,134 1,043 Water Well, 100 Feet 1 4,407 4,054 Built-Ins Appliance Allow. 1 2,099 1,931 Local Cost Items SANITARY SEWER 1 0 0 *										Totals: 276,477 254,389		<<<<< 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.
MULDER JOHN A	KEEGAN PATRICK G & KATHER	175,000	10/21/2008	LC	Not Qualified	2008/4137		100.0

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

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

Owner's Name/Address: KEEGAN PATRICK G & KATHERINE ETAL
 46502 DARWOOD CT
 Plymouth MI 48170
 2019 Est TCV 154,425

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

Tax Description	Public Improvements	* Factors *				Rate %Adj. Reason	Value
		Description	Frontage	Depth	Front Depth		
PARCELS B & D AS SHOWN IN BOOK OF SURVEYS S-4 P-190 REDMAN'S ISLE. (PARTS OF LOTS 35, 36, & 71)	X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	GROUP A 1800	100.00	161.94	0.8579 1.0000	1800 100	154,425
		100 Actual Front Feet, 0.37 Total Acres Total Est. Land Value =					154,425

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



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	77,200	0	77,200			73,747C
2018	77,200	0	77,200			72,019C
2017	77,200	0	77,200			70,538C
2016	79,200	0	79,200			69,909C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MULDER JOHN & ELINORE	MULDER JOHN & ELINORE (H/	0	12/30/2008	QC	Not Qualified	2008/4571		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
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S NORA DR	School: LAKE CITY - 57020					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:					
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KEEGAN PATRICK & ESTHER & C/O KEEGAN PATRICK 46502 DARWOOD CT PLYMOUTH MI 48170	2019 Est TCV 223,867					
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Improved	X	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS			
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Public Improvements	* Factors *						
	Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value

	GROUP H 1400/FF	145.00	143.00	0.5730	1.0000	1400 100	116,317
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	GROUP J 450/FF	239.00	90.00	1.0000	1.0000	450 100 SURPLUS	107,550
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	384 Actual Front Feet, 0.97 Total Acres						Total Est. Land Value =	223,867
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Tax Description	X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.						
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PARCEL C AS SHOWN IN BOOK OF SURVEYS S-4 P-190 (PART OF LOTS 36 & 71). REDMAN'S ISLE.							
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Comments/Influences							
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02 SPLIT FROM 034 FOR 03 ADJ BACK SIDE TO APPROX LETTICH COVE RATE	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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*** Information herein deemed reliable but not guaranteed***

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

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
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S NORA DR	School: LAKE CITY - 57020					
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Owner's Name/Address	P.R.E. 0%					
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KUIPERS TERRY & SHEILA	MAP #:					
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9977 108TH ST	2019 Est TCV 8,000					
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MIDDLEVILLE MI 49333	Improved	X	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS		
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Tax Description	Public Improvements	* Factors *		74X45IRR	
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. SECS 2 & 1 T22N R8W LOT 67 REDMAN ISLE.	Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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Comments/Influences	X Gravel Road	<Site Value J> GROUP J SITE 8K	8000	100	REDMOND ISLE BACK LOT	8				
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	X Paved Road	74 Actual Front Feet, 0.08 Total Acres	Total Est. Land Value =		8,000
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	X Storm Sewer				
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	X Sidewalk				
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	X Water				
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	X Sewer				
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	X Electric				
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	X Gas				
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	Curb				
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	Street Lights				
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	Standard Utilities				
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	Underground Utils.				
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	Topography of Site				
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	X Level				
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	Rolling				
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	X High				
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	Landscaped				
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	Swamp				
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	Wooded				
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	Pond				
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	X 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	4,000	0	4,000	1,355C
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TPC 12/27/2017 INSPECTED			2018	4,000	0	4,000	1,324C
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			2017	4,000	0	4,000	1,297C
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			2016	3,500	0	3,500	1,286C
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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

7679 W WHITE BIRCH AVE School: LAKE CITY - 57020 P.R.E. 0% MAP #:

Owner's Name/Address 2019 Est TCV 202,952 TCV/TFA: 197.81

RUPPEL JAMES H & FAYTHE B
17450 MARTINSVILLE
BELLEVILLE MI 48111

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

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

. SEC 2 T22N R8W LOT 1 REDMAN'S MISSAUKEE LAKE PLAT. X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils. GROUP A 1800 60.00 143.00 1.0000 1.0000 1800 100 60 Actual Front Feet, 0.20 Total Acres Total Est. Land Value = 108,000

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

X D/W/P: 4in Concrete 4.92 280 25 344

X Total Estimated Land Improvements True Cash Value = 344

X 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

X Who When What 2019 54,000 47,500 101,500 89,946C

X TPC 12/27/2017 INSPECTED 2018 54,000 44,700 98,700 98,700M 87,838C

X TPC 02/20/2012 INSPECTED 2017 54,000 40,800 94,800 86,032C

X TPC 10/10/2011 INSPECTED 2016 54,000 40,500 94,500 85,265C



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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 310 144	Type Treated Wood Brzwy, FW	Year Built: 1987 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame		(4) Interior Drywall X 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: 45 Floor Area: 1,026 Total Base New : 132,319 Total Depr Cost: 72,775 Estimated T.C.V: 94,608									
Yr Built 1965	Remodeled 0	Ex	X	Ord		Min	(12) Electric 200 Amps Service									
Condition: Average		Lg	X	Ord		Small	No./Qual. of Fixtures Ex. X Ord. Min									
Room List		(5) Floors		No. of Elec. Outlets Many X Ave. Few			(13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1026 SF Floor Area = 1026 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55		Building Areas		Cls CD Blt 1965		
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Other:		(6) Ceilings X Tile			Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 1,026 Total: 91,518 50,335			Other Additions/Adjustments						
(1) Exterior		(7) Excavation		(8) Basement			Plumbing Average Fixture(s) 1 933 513			Deck Treated Wood 310 4,095 2,252						
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	Basement: 0 S.F. Crawl: 1026 S.F. Slab: 0 S.F. Height to Joists: 0.0		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 480 14,899 8,194 Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 308 9,887 5,438			Water/Sewer Public Sewer 1 1,006 553 Water Well, 50 Feet 1 1,962 1,079						
(2) Windows		(9) Basement Finish		(14) Water/Sewer			Built-Ins Appliance Allow. 1 1,467 807 Breezeways Frame Wall 144 6,552 3,604 Local Cost Items SANITARY SEWER 1 0 0			Totals: 132,319 72,775						
X	Many Avg. X Few	X	Large Avg. Small	Recreation SF Living SF Walkout Doors No Floor SF			(10) Floor Support Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes: ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCY: 94,608						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens	(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:												
(3) Roof		Chimney:														
X	Gable Hip Flat	Gambrel Mansard Shed														
X	Asphalt Shingle															

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



Sketch by Apex IVT

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PRAY JOSEPH	PRAY JOSEPH E TRUST	0	02/03/2011	WD	WARRANTY DEED	2011-00889	PTA	0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
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W WHITE BIRCH AVE	School: LAKE CITY - 57020					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:
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PRAY JOSEPH E TRUST 405 W SEMINARY CHARLOTTE MI 48813	2019 Est TCV 108,000
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Improved	X	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
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Public Improvements	* Factors *
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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GROUP A 1800	60.00	144.00	1.0000	1.0000	1800	100		108,000
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60 Actual Front Feet, 0.20 Total Acres								Total Est. Land Value = 108,000
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Tax Description	X	Value
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. SEC 2 T22N R8W LOT 2 REDMAN'S MISSAUKEE LAKE PLAT.	X	
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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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	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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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.
PRAY JOSEPH	PRAY JOSEPH TRUST	0	02/03/2011	WD	WARRANTY DEED	2011-00889	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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7659 W WHITE BIRCH AVE	School: LAKE CITY - 57020					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:
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PRAY JOSEPH TRUST 405 W SEMINARY CHARLOTTE MI 48813	2019 Est TCV 229,775 TCV/TFA: 212.75
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X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
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Public Improvements	* Factors *
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	60.00	148.00	1.0000	1.0000	1800	100		108,000
60 Actual Front Feet, 0.20 Total Acres								Total Est. Land Value = 108,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	396	50	926
D/W/P: Patio Blocks	10.83	48	71	369
Total Estimated Land Improvements True Cash Value =				1,295

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



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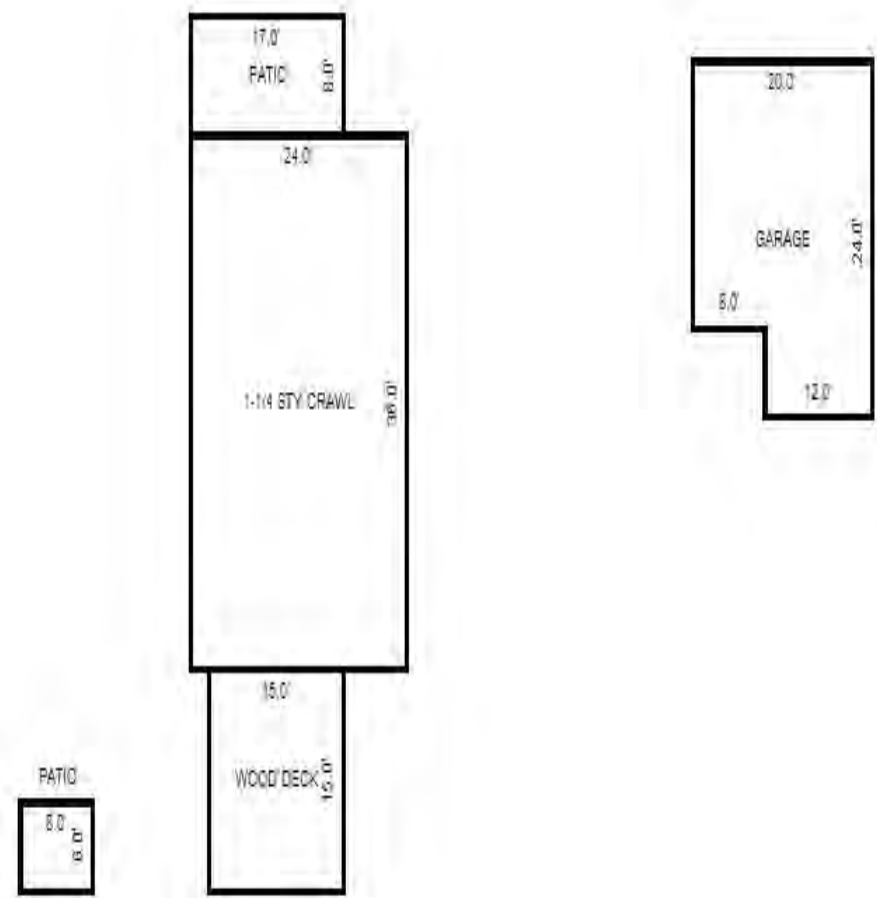
X	Level
X	Rolling
X	Low
X	High
X	Landscaped
X	Swamp
X	Wooded
X	Pond
X	Waterfront
X	Ravine
X	Wetland
X	Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	54,000	60,900	114,900			70,366C
2018	54,000	40,900	94,900			68,717C
2017	54,000	38,700	92,700			67,304C
2016	54,000	35,700	89,700			66,704C

*** Information herein deemed reliable 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	0 0	Eavestrough Insulation Front Overhang Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 225	Type Treated Wood	Year Built: 1963 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 432 % Good: 0 Storage Area: 0 No Conc. Floor: 0																													
	Wood Frame		Drywall X Paneled		Plaster Wood T&G	(4) Interior								Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Class: Fair Effec. Age: 25 Floor Area: 1,080 Total Base New : 123,570 Total Depr Cost: 92,677 Estimated T.C.V: 120,480		Bsmnt Garage: Carport Area: Roof:																									
Building Style: 1.25S		Trim & Decoration		X	Ex	Ord	X Min	(12) Electric		E.C.F.		X 1.300		Bsmnt Garage:																													
Yr Built 1963	Remodeled 0	Size of Closets			100 Amps Service		Total Base New : 123,570 Total Depr Cost: 92,677 Estimated T.C.V: 120,480		Storage Area: 0 No Conc. Floor: 0		Carport Area: Roof:																																
Condition: Average		Lg	X Ord	Small	Central Air Wood Furnace		Cost Est. for Res. Bldg: 1 A-Frame 1.25S		Cls Good		Blt 1963																																
Room List		(5) Floors		No./Qual. of Fixtures			No. of Elec. Outlets			Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost																					
X	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(6) Ceilings			Many			Ave.			X Few			(7) Excavation		Basement: 0 S.F. Crawl: 864 S.F. Slab: 0 S.F. Height to Joists: 0.0		(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		Plumbing		Average Fixture(s) 2 Fixture Bath		Deck		Treated Wood		Garages		Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost		432		13,837		10,378	
	(1) Exterior		Basement: 1st Floor 2nd Floor 3 Bedrooms		(7) Excavation			(8) Basement			Plumbing			Average Fixture(s) 2 Fixture Bath		Deck		Treated Wood		Garages		Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost		432		13,837		10,378													
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(2) Windows		(9) Basement Finish			(14) Water/Sewer			Fireplaces			Appliance Allow.		Interior 1 Story		Local Cost Items		SANITARY SEWER		Totals:		123,570		92,677		*																
	(2) Windows		Many Avg. X Avg. Few Small		(9) Basement Finish			(14) Water/Sewer			Fireplaces			Appliance Allow.		Interior 1 Story		Local Cost Items		SANITARY SEWER		Totals:		123,570		92,677		*															
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(3) Roof		(10) Floor Support			Lump Sum Items:			Notes:			ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCV:		120,480																												
	(3) Roof		Gable Hip X Flat Gambrel Mansard Shed		(10) Floor Support			Lump Sum Items:			Notes:			ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCV:		120,480																											
Chimney: Metal																																											

*** 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.
WILLIAMS DONALD C & VIRGI	WILLIAMS DONALD C & VIRGI	0	09/19/2017	QC	FAMILY SALE	2017-03028		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7649 W WHITE BIRCH AVE						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2019 Est TCV 320,454 TCV/TFA: 224.41					

WILLIAMS DONALD C & VIRGINIA TRUST 1321 LENOX GREENS DR SUN CITY CENTER FL 33573	X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS							
	Public Improvements		* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			GROUP A 1800	60.00	156.00	1.0000	1.0000	1800	100	108,000
			60 Actual Front Feet, 0.22 Total Acres						Total Est. Land Value =	108,000
			Land Improvement Cost Estimates							
			Description	Rate	Size	% Good	Cash Value			
			D/W/P: 4in Ren. Conc.	6.21	400	0	0			
			D/W/P: 3.5 Concrete	5.00	130	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	

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



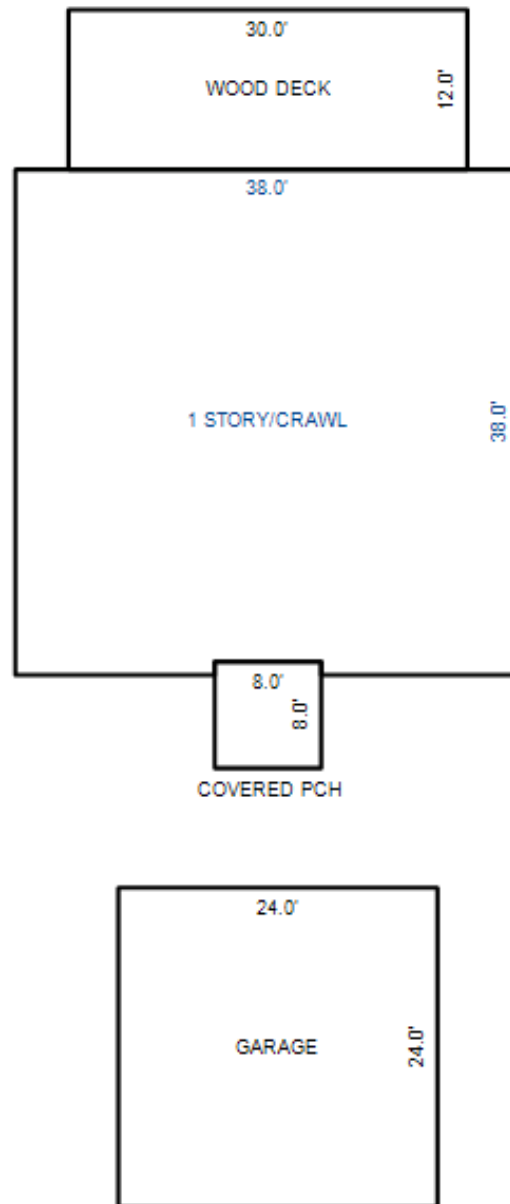
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
Level							
Rolling							
Low							
X High							
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							
Who When What	2019	54,000	106,200	160,200			136,631C
TPC 12/27/2017 INSPECTED	2018	54,000	94,900	148,900			133,429C
TPC 02/20/2012 INSPECTED	2017	54,000	89,800	143,800			130,685C
	2016	54,000	86,000	140,000			129,520C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family	Eavestrough		X	Gas	Oil	1	Appliance Allow.	Interior 1 Story		Area	Type	Year Built: 2003			
	Mobile Home	Insulation			Wood	Coal			Elec.	Cook Top			Interior 2 Story		64 WCP (1 Story)		Car Capacity:
	Town Home	0	Front Overhang	Forced Air w/o Ducts				Dishwasher	2nd/Same Stack		360	Treated Wood	Class: C			
	Duplex	0	Other Overhang	Forced Air w/ Ducts				Garbage Disposal	Two Sided				Exterior: Siding			
	A-Frame	(4) Interior		Forced Hot Water				Bath Heater	Exterior 1 Story		Exterior: Stone Ven.: 0		Common Wall: Detache			
X	Wood Frame	X	Drywall	X	Electric Baseboard				Vent Fan	Exterior 2 Story		Foundation: 18 Inch		Finished?:		
			Paneled		Elec. Ceil. Radiant				Hot Tub	Prefab 1 Story		Auto. Doors: 0		Mech. Doors: 0		
Building Style: 1S		Trim & Decoration		Radiant (in-floor)				Unvented Hood	Prefab 2 Story		E.C.F.		Storage Area: 0			
Yr Built	Remodeled	Ex	X	Ord	Electric Wall Heat				Vented Hood	Heat Circulator		Area: 576		% Good: 0		
2003	0				Space Heater				Intercom	Raised Hearth		Storage Area: 0		Conc. Floor: 0		
Condition: Average			Lg	X	Ord	Wall/Floor Furnace				Wood Stove	Total Base New : 180,772		Bsmnt Garage:		Carport Area:	
Room List			Doors		Solid	X	H.C.	Forced Heat & Cool			Estimated T.C.V: 211,504		Roof:			
Basement		(5) Floors		Central Air				Microwave	Class: C		E.C.F.		Roof:			
1st Floor		Kitchen:		Wood Furnace				Standard Range	Effec. Age: 10		X 1.300		Roof:			
2nd Floor		Other:		(12) Electric				Self Clean Range	Floor Area: 1,428				Roof:			
4 Bedrooms		Other:		200 Amps Service				Sauna	Total Base New : 180,772				Roof:			
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures				Trash Compactor	Total Depr Cost: 162,695				Roof:			
X	Wood/Shingle	X	Drywall	Ex. X Ord. Min				Central Vacuum	Estimated T.C.V: 211,504				Roof:			
X	Aluminum/Vinyl			No. of Elec. Outlets				Security System	Cost Est. for Res. Bldg: 1 Single Family 1S				Roof:			
	Brick			Many X Ave. Few					(11) Heating System: Forced Heat & Cool				Roof:			
	Insulation	(7) Excavation		(13) Plumbing					Ground Area = 1428 SF Floor Area = 1428 SF.				Roof:			
(2) Windows		Basement: 0 S.F.		Average Fixture(s)					Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90				Roof:			
X	Many Avg. Few	X	Large Avg. Small	Crawl: 1428 S.F.			1	1	Building Areas				Roof:			
				Slab: 0 S.F.			2	2	Stories Exterior Foundation Size Cost New Depr. Cost				Roof:			
				Height to Joists: 0.0					1 Story Siding Crawl Space 1,428				Roof:			
X	Wood Sash	(8) Basement		Total: 146,528 131,876					Other Additions/Adjustments				Roof:			
X	Metal Sash	Conc. Block		Average Fixture(s)					Plumbing				Roof:			
X	Vinyl Sash	Poured Conc.		3 Fixture Bath					Average Fixture(s)				Roof:			
X	Double Hung	Stone		2 Fixture Bath					3 Fixture Bath				Roof:			
X	Horiz. Slide	Treated Wood		Softener, Auto					Solar Water Heat				Roof:			
X	Casement	Concrete Floor		Softener, Manual					No Plumbing				Roof:			
(3) Roof		(9) Basement Finish		Solar Water Heat					Porches				Roof:			
X	Gable	Recreation SF		No Plumbing					WCP (1 Story)				Roof:			
X	Hip	Living SF		Extra Toilet					Deck				Roof:			
X	Flat	Walkout Doors		Extra Sink					Treated Wood				Roof:			
X	Asphalt Shingle	No Floor SF		Separate Shower					Garages				Roof:			
Chimney:		(10) Floor Support		Ceramic Tile Floor					Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				Roof:			
		Joists:		Ceramic Tile Wains					Base Cost				Roof:			
		Unsupported Len:		Ceramic Tub Alcove					Water/Sewer				Roof:			
		Cntr.Sup:		Vent Fan					Public Sewer				Roof:			
		Lump Sum Items:		(14) Water/Sewer					Water Well, 50 Feet				Roof:			
				Public Water					Built-Ins				Roof:			
				Public Sewer					Appliance Allow.				Roof:			
				Water Well					Local Cost Items				Roof:			
				1000 Gal Septic					SANITARY SEWER				Roof:			
				2000 Gal Septic					Totals:				Roof:			
									1 0				Roof:			
									180,772 162,695				Roof:			
									Notes:				Roof:			
									ECF (4520 NORTHSORE LAKE MISSAUKEE AREA) 1.300 => TCV:				Roof:			
									211,504				Roof:			

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.												
BROWN MARY	BROWN DONALD J & MARY C H	0	06/07/2013	QC	QUIT CLAIM	2013-01994 QD		0.0												
CARNEY JAMES A	BROWN MARY	0	01/02/2011	QC	RELATED PARTY	2010-4892QC	PTA	50.0												
KONECKI LORETTA	BROWN MARY C (UNDIVIDED 1	1	11/24/2010	QC	QUIT CLAIM	2010-05271QC	PTA	25.0												
PIERCE CHARLOTTE	BROWN MARY (UND 1/4 INT)	0	07/01/2009	QC	Not Qualified	2009/2514		25.0												
Property Address		Class: 401 RESIDENTIAL-I		Zoning:		Building Permit(s)		Date	Number	Status										
7639 W WHITE BIRCH AVE		School: LAKE CITY - 57020		Garage		06/26/2012		2012-0278	100%											
Owner's Name/Address		P.R.E. 0%		MAP #:		2019 Est TCV 228,588 TCV/TFA: 187.98														
BROWN DONALD J & MARY C 1624 GRAND AVENUE KALAMAZOO MI 49006-4419		X Improved		Vacant		Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS														
Tax Description		Public Improvements		* Factors *																
. SEC 2 T22N R8W LOT 5 REDMAN'S MISSAUKEE LAKE PLAT.		Dirt Road		Description		Frontage		Depth		Front		Depth		Rate %Adj.		Reason		Value		
Comments/Influences		X Gravel Road		GROUP A 1800		60.00		169.00		1.0000		1.0000		1800		100		108,000		
		X Paved Road		60 Actual Front Feet, 0.23 Total Acres		Total Est. Land Value =												108,000		
		X Storm Sewer		Land Improvement Cost Estimates																
		X Sidewalk		Description		Rate		Size % Good		Cash Value										
		X Water		D/W/P: 3.5 Concrete		5.00		489 50		1,222										
		X Sewer		Wood Frame		21.25		120 94		2,397										
		X Electric		Total Estimated Land Improvements True Cash Value =							3,619									
		X Gas																		
		Curb																		
		Street Lights																		
		Standard Utilities																		
		Underground Utils.																		
		Topography of Site																		
		X Level																		
		Rolling																		
		Low																		
		High																		
		X Landscaped																		
		Swamp																		
		Wooded																		
		Pond																		
		X Waterfront																		
		Ravine																		
		Wetland																		
		Flood Plain																		
		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/ Other		Taxable Value						
		Who		When		What		2019		54,000		60,300		114,300				102,876C		
		TPC 12/27/2017		INSPECTED		2018		54,000		55,000		109,000						100,465C		
		TPC 12/28/2012		INSPECTED		2017		54,000		50,300		104,300						98,399C		
		TPC 02/20/2012		INSPECTED		2016		54,000		49,900		103,900						97,522C		

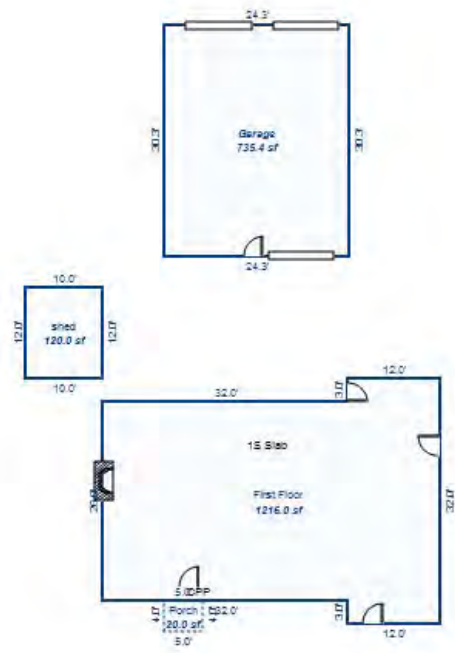


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	X Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 20	Type CPP	Year Built: 2012 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 3 Area: 735 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	Drywall X Paneled	Plaster Wood T&G	X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace		Class: C Effec. Age: 40 Floor Area: 1,216 Total Base New : 149,960 Total Depr Cost: 89,976 Estimated T.C.V: 116,969		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1S		Trim & Decoration		X No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Space Heater Ground Area = 1216 SF Floor Area = 1216 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		Building Areas		Cls C		Blt 1963			
Yr Built 1963 GAR	Remodeled 0	Ex	Ord	X	Min	No. of Elec. Outlets		Stories Exterior Foundation Size Cost New Depr. Cost								
Condition: Average		Lg	X	Ord	Small	(13) Plumbing		1 Story Siding Slab 1,216		Total: 116,757		70,055				
Room List	(5) Floors	Kitchen: Other: Other:		(12) Electric			Average Fixture(s)		Other Additions/Adjustments							
Basement 1st Floor 2nd Floor Bedrooms				125 Amps Service			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) Garages		1 1,120		672			
(1) Exterior	X	Tile				(14) Water/Sewer		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 735 22,337 13,402 Water/Sewer Public Sewer 1 1,134 680 Water Well, 50 Feet 1 2,038 1,223 Built-Ins Appliance Allow. 1 2,099 1,259 Fireplaces Interior 1 Story 1 4,051 2,431 Porches CPP 20 424 254 Local Cost Items SANITARY SEWER 1 0 0								
X	Wood/Shingle Aluminum/Vinyl Brick					Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Notes: ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCV:								
Insulation	(7) Excavation	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1216 S.F. Height to Joists: 0.0		Lump Sum Items:												
(2) Windows	X	Many Avg. Few	X	Large Avg. Small												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish												
			Recreation SF Living SF Walkout Doors No Floor SF													
(3) Roof	X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support												
	X	Asphalt Shingle		Joists: Unsupported Len: Cntr.Sup:												
Chimney: Block																

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



Sketch by Apex Sketch

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

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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7629 W WHITE BIRCH AVE	School: LAKE CITY - 57020					
	P.R.E. 0%					

Owner's Name/Address	MAP #:
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CARNEY JAMES A 4124 ECHO GLEN DR DALLAS TX 75244	2019 Est TCV 203,906 TCV/TFA: 226.56
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X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
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Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water X Sewer X Electric X Gas Curb Street Lights Standard Utilities Underground Utils.		GROUP A 1800	62.00	169.00	0.9902	1.0000	1800	100		110,508
		62 Actual Front Feet, 0.24 Total Acres Total Est. Land Value = 110,508								

Tax Description	Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
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SEC 2 T22N R8W LOT 6 REDMAN'S MISSAUKEE LAKE PLAT.	D/W/P: 3.5 Concrete		4.68	400	50	936
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Comments/Influences	Total Estimated Land Improvements True Cash Value =	936
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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X Level	2019	55,300	46,700	102,000			95,429C
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X Rolling	2018	55,300	45,200	100,500			93,193C
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X Low	2017	55,300	42,800	98,100			91,277C
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X High	2016	55,300	39,600	94,900			90,463C
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X Landscaped							
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X Swamp							
---------	--	--	--	--	--	--	--

X Wooded							
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X Pond							
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X Waterfront							
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X Ravine							
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X Wetland							
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X Flood Plain							
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Who	When	What	2019	55,300	46,700	102,000		95,429C
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TPC 12/27/2017 INSPECTED			2018	55,300	45,200	100,500		93,193C
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TPC 02/20/2012 INSPECTED			2017	55,300	42,800	98,100		91,277C
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			2016	55,300	39,600	94,900		90,463C
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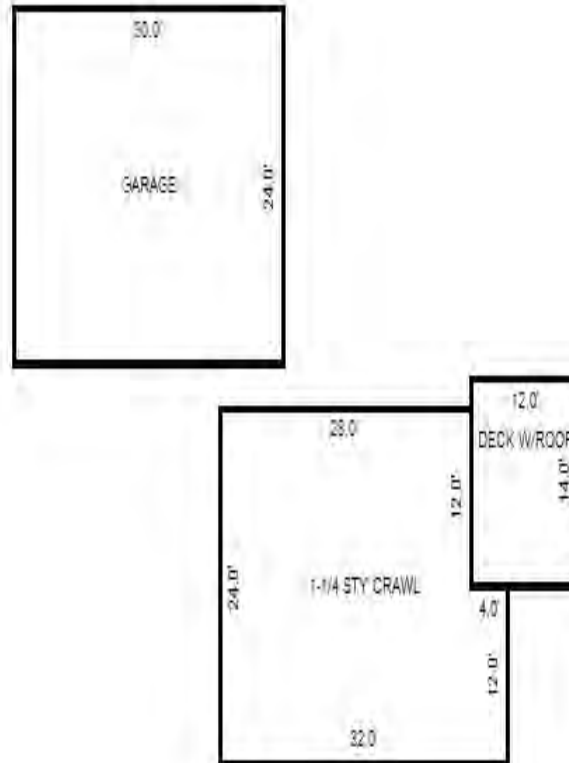
*** Information herein deemed reliable but not guaranteed***



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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	Gas Wood	Oil Coal	X Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 168	Type Pine	Year Built: 1968 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame		(4) Interior Drywall Paneled	X	Plaster Wood T&G											
Building Style: 1.25S		Trim & Decoration														
Yr Built 1968	Remodeled 0	Ex	Ord	X	Min	Size of Closets										
Condition: Average		Lg	Ord	X	Small	Doors										
Room List		(5) Floors		Central Air Wood Furnace												
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric 125 Amps Service												
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.25S			Cls CD		Blt 1968				
X	Wood/Shingle Aluminum/Vinyl Brick			Ex.	X	Ord.	Min	(11) Heating System: Electric Baseboard Ground Area = 720 SF Floor Area = 900 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68								
	Insulation			No. of Elec. Outlets			Building Areas									
(2) Windows		(7) Excavation		Many			X	Ave.	Few	Stories Exterior Foundation Size Cost New Depr. Cost						
X	Many Avg. X Large Few Small	Basement: 0 S.F. Crawl: 720 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1.25 Story Siding Crawl Space			720 Total: 77,375		52,614				
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			Other Additions/Adjustments Plumbing Average Fixture(s) Deck Pine w/Roof (Deck Portion) Pine w/Roof (Roof portion) Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Water/Sewer Public Sewer Water Well, 50 Feet Built-Ins Appliance Allow. Local Cost Items SANITARY SEWER			1 933 634 168 2,186 1,486 168 2,008 1,365 720 17,662 12,010 1 1,006 684 1 1,962 1,334 1 1,467 998						
(3) Roof		(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer			1 0 1 0		Totals: 104,599		71,125		
X	Gable Hip Flat X Gambrel Mansard Shed	(10) Floor Support		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Notes: ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCVC			1 0 1 0		Totals: 104,599		71,125		
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:										92,462		
Chimney:																

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



Sketch by Apex IVT

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

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

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

Owner's Name/Address	MAP #:
COOK LINDA L & HARTMANN JEROME J 7619 W WHITE BIRCH AVE LAKE CITY MI 49651	2019 Est TCV 230,212 TCV/TFA: 181.56

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS					
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
. SEC 2 T22N R8W LOT 7 REDMAN'S MISSAUKEE LAKE PLAT. Comments/Influences NEGATIVE MISC ADJ IS FOR PARTIAL BASEMENT - RAY	X		* Factors *					
			GROUP A 1800	62.00	198.00	0.9902	1.0000	1800 100	110,508
			62 Actual Front Feet, 0.28 Total Acres Total Est. Land Value = 110,508					
			Land Improvement Cost Estimates					
			Description		Rate	Size % Good	Cash Value	
			D/W/P: 3.5 Concrete		4.68	442 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
X Level
Rolling
Low
X High
Landscaped
Swamp
Wooded
Pond
X Waterfront
Ravine
Wetland
Flood Plain



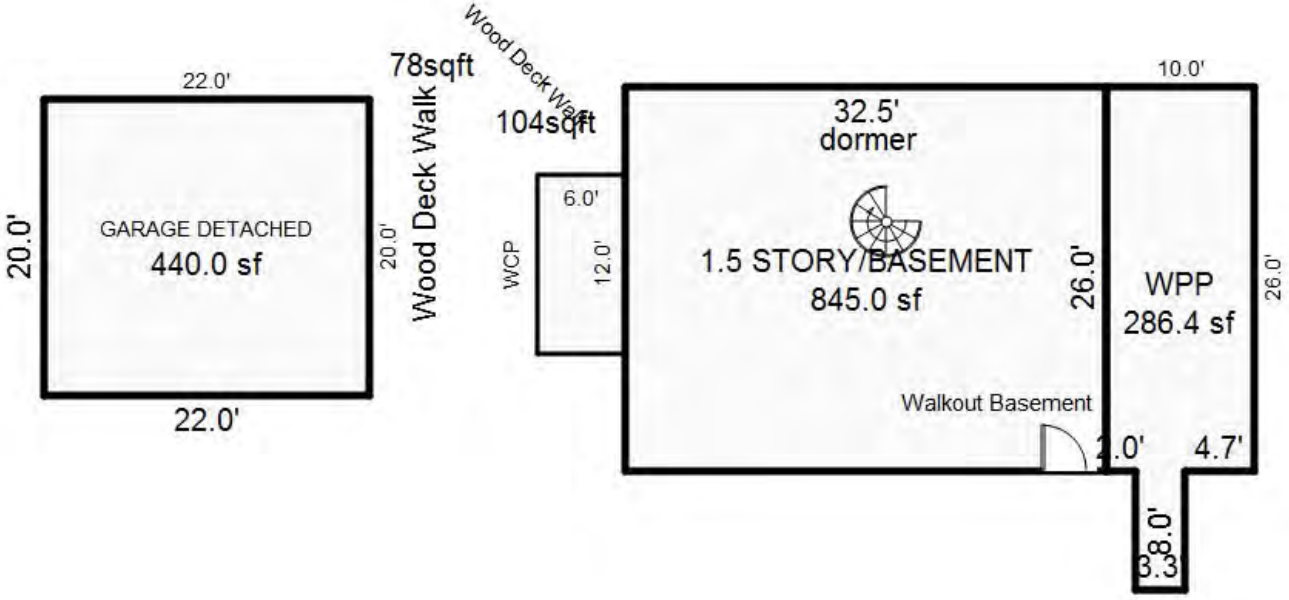
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	55,300	59,800	115,100			111,820C
2018	55,300	56,800	112,100			109,200C
2017	55,300	52,900	108,200			106,954C
2016	55,300	50,700	106,000			106,000S

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area Type	Year Built: 1972 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 440 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G								72 WCP (1 Story) 286 WPP 78 Treated Wood 104 Treated Wood			
Building Style: 1.5S		Trim & Decoration		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 40 Floor Area: 1,268 Total Base New : 152,250 Total Depr Cost: 91,349 Estimated T.C.V: 118,754			E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:				
Yr Built 1972	Remodeled 0	Ex	X	Ord		Min	Central Air Wood Furnace									
Condition: Average		Size of Closets		(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1.5S					Cls CD Blt 1972				
Room List		(5) Floors		125 Amps Service			Ground Area = 845 SF Floor Area = 1268 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60									
	Basement 1st Floor 2nd Floor 4 Bedrooms	Kitchen: Other: Other:		No./Qual. of Fixtures			Building Areas									
(1) Exterior		X		Tile		Ex. X Ord. Min										
X	Wood/Shingle Aluminum/Vinyl Brick	No. of Elec. Outlets		Many X Ave. Few			Stories Exterior Foundation Size Cost New Depr. Cost									
Insulation		(7) Excavation		(13) Plumbing			1.5 Story Siding Basement 845									
(2) Windows		Basement: 845 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			Total: 114,052 68,431									
X	Many Avg. Few X Large Avg. Small	(8) Basement		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer			Basement, Outside Entrance, Below Grade Plumbing Average Fixture(s) 3 Fixture Bath Porches WCP (1 Story) WPP Deck Treated Wood Treated Wood Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Water/Sewer Public Sewer Water Well, 50 Feet Built-Ins Appliance Allow. Fireplaces Interior 2 Story Wood Stove			1 1,639 983		1 933 560 1 2,929 1,757 72 2,725 1,635 286 3,392 2,035 78 1,654 992 104 1,951 1,171 440 12,452 7,471 1 1,006 604 1 1,962 1,177 1 1,467 880 1 4,458 2,675 1 1,630 978				
(3) Roof		(9) Basement Finish		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:									
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors No Floor SF		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>									
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:												
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:														

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



Sketch by Apex Sketch

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HASKE KRAIG J & ANGELA J	BOHAC ANTHONY G & PAGGY A	234,000	11/17/2016	WD	Arms Length	2016-03797	PTA	100.0
ROLES FRANKE E & KAREN A	HASKE KRAIG J & ANGELA J	214,000	03/30/2012	WD	WARRANTY DEED	2012-00932	PTA	100.0
LAZA STEPHEN U	LAZA STEPHEN U ESTATE OF	0	10/22/2011	CD	CERTIFICATE OF DEATH	LETTER: KAREN	PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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7609 W WHITE BIRCH AVE	School: LAKE CITY - 57020					
	P.R.E. 0%					

Owner's Name/Address	MAP #:
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BOHAC ANTHONY G & PAGGY A 3107 W JUDDVILLE RD OWOSSO MI 48867	2019 Est TCV 239,860 TCV/TFA: 237.96
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X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
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Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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X	Dirt Road	GROUP A 1800	60.00	206.00	1.0000	1.0000	1800	100		108,000
	Gravel Road	60 Actual Front Feet, 0.28 Total Acres								Total Est. Land Value =

Tax Description	X	Land Improvement Cost Estimates
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. SEC 2 T22N R8W LOT 8 REDMAN'S MISSAUKEE LAKE PLAT.	X	Dock: Light posts	32.57	240	0	0
Comments/Influences		D/W/P: 3.5 Concrete	5.00	560	0	0

	X	Electric	11.84	384	0	0
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	X	Gas	Residential Local Cost Land Improvements			
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Description	Rate	Size	% Good	Cash Value
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Street Lights	LAND IMPROVE 2500	2,500.00	1 95	2,375
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Standard Utilities	Total Estimated Land Improvements True Cash Value =			2,375
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Underground Utils.				
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Topography of Site

X Level

Rolling

X High

Landscaped

Swamp

Wooded

Pond

X Waterfront

Ravine

Wetland

Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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Who	When	What	2019	54,000	65,900	119,900		116,573C
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TPC 12/27/2017 INSPECTED	2018	54,000	61,200	115,200		113,841C
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TPC 10/10/2011 INSPECTED	2017	54,000	57,500	111,500		111,500S
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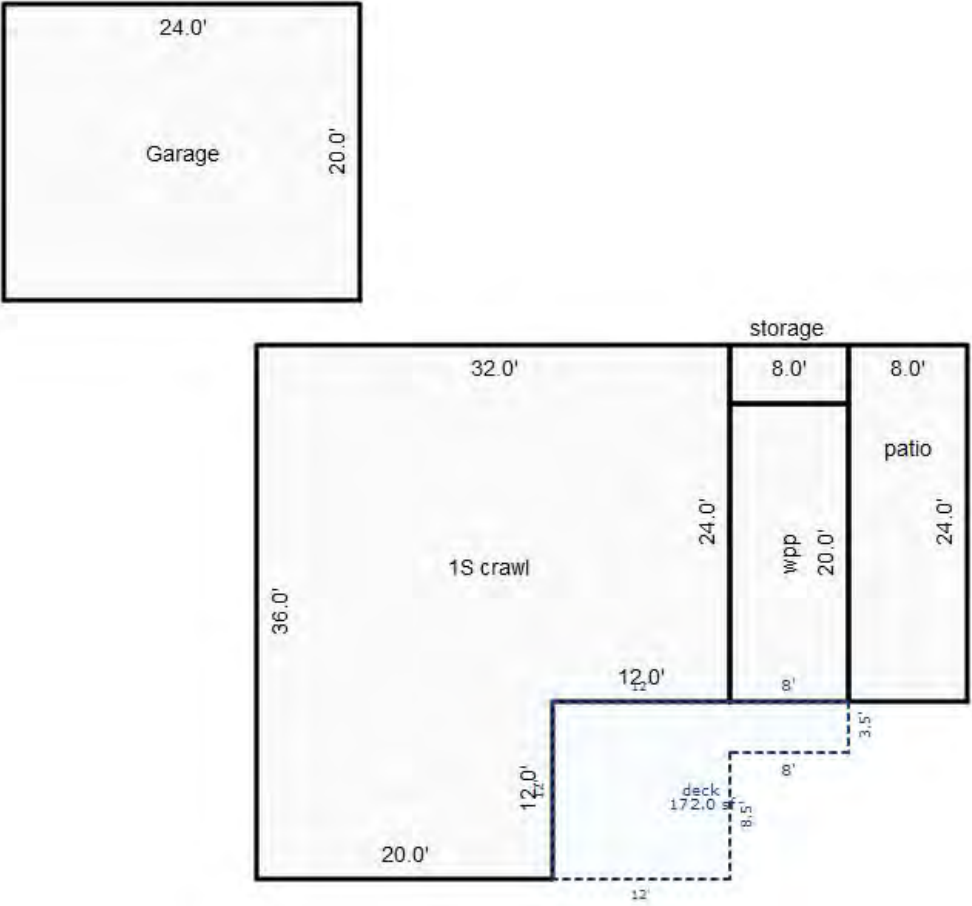
	2016	54,000	55,500	109,500		103,840C
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																																											
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	X	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 192 172	Type WPP Treated Wood	Year Built: 1964 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																									
X	Wood Frame		(4) Interior Drywall X Paneled Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																																																																																																		
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace				Class: C +5 Effec. Age: 30 Floor Area: 1,008 Total Base New : 142,277 Total Depr Cost: 99,604 Estimated T.C.V: 129,485				E.C.F. X 1.300		Bsmnt Garage:																																																																																																									
Yr Built 1964	Remodeled 1980	Ex X Ord Min		(12) Electric										Carport Area: Roof:																																																																																																									
Condition: Average		Lg Ord X Small		200 Amps Service																																																																																																																			
Room List		(5) Floors		No./Qual. of Fixtures										Cls C 5 Blt 1964																																																																																																									
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		Ex. X Ord. Min																																																																																																																			
(1) Exterior		X Tile		No. of Elec. Outlets																																																																																																																			
X	Wood/Shingle Aluminum/Vinyl Brick Insulation			Many X Ave. Few																																																																																																																			
(2) Windows		(7) Excavation		(13) Plumbing																																																																																																																			
X	Many Avg. X Few	Basement: 0 S.F. Crawl: 1008 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																																																			
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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.
SIEGRIST MICHAEL E & MARG	RINK JEFFREY A TRUST	230,000	08/18/2016	WD	Arms Length	2016-02784	PTA	100.0
		229,900	06/01/2002	WD	Download	02-0:2615		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7599 W WHITE BIRCH AVE			New House	07/31/2018	2018-0362	0%

Owner's Name/Address	P.R.E.	MAP #:
RINK JEFFREY A TRUST 4407 DEVONSHIRE DR TROY MI 48098	0%	2019 Est TCV 262,308 TCV/TFA: 160.73

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
. SEC 2 T22N R8W LOT 9 REDMAN'S MISSAUKEE LAKE PLAT.			

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X Dirt Road	GROUP A 1800	60.00	207.00	1.0000	1.0000	1800	100		108,000
X Gravel Road	60 Actual Front Feet, 0.28 Total Acres								108,000
X Paved Road	Total Est. Land Value =								108,000

Comments/Influences	X	Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value	
	X	Water	Fencing: Wd, Solid, 6 ft.	23.44	16	94	352	
	X	Sewer	Dock: Light posts	32.57	390	0	0	
	X	Electric	D/W/P: 3.5 Concrete	5.00	496	0	0	
	X	Gas	Residential Local Cost Land Improvements					
		Curb	Description	Rate	Size	% Good	Cash Value	
		Street Lights	LAND IMPROVE 2500	2,500.00	1	95	2,375	
		Standard Utilities	Total Estimated Land Improvements True Cash Value =				2,727	
		Underground Utils.						

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

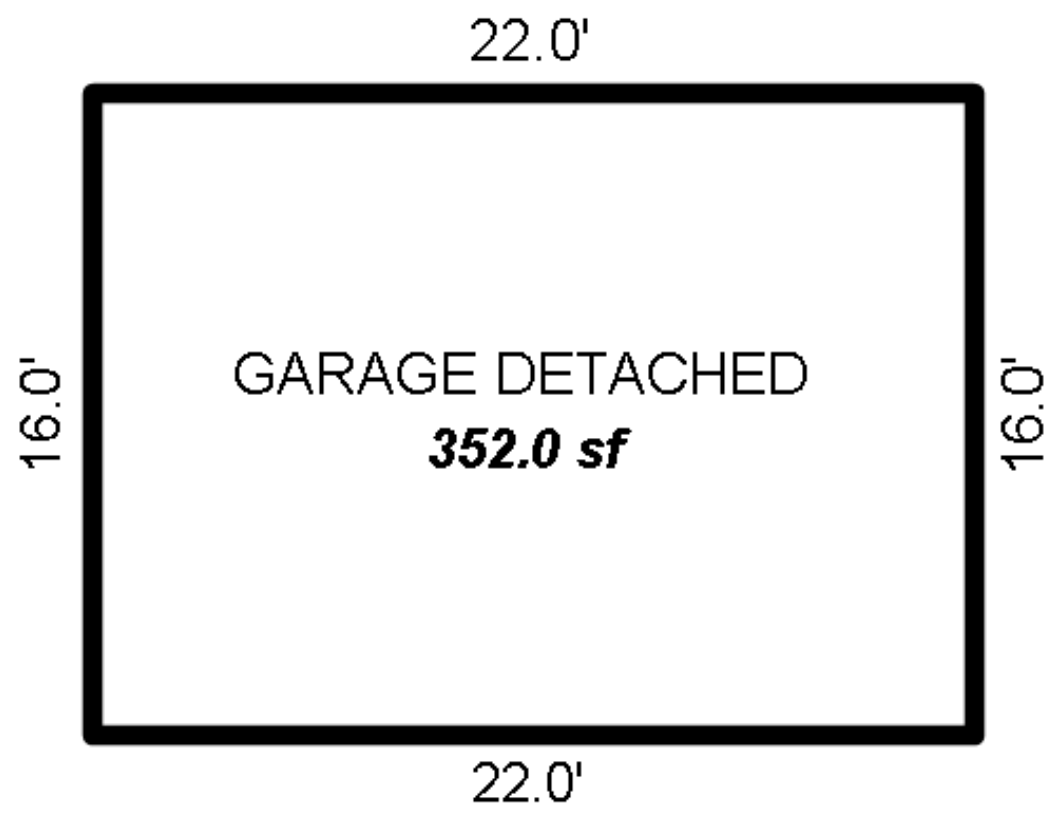
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	54,000	77,200	131,200			128,405C
2018	54,000	60,500	114,500			113,228C
2017	54,000	56,900	110,900			110,900S
2016	54,000	54,900	108,900			103,331C

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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: 1966 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 352 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump X No Heating/Cooling			Central Air Wood Furnace			Class: C +5 Effec. Age: 30 Floor Area: 0 Total Base New : 8,965 Total Depr Cost: 6,277 Estimated T.C.V: 8,160			E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:			
Building Style: GRG		Trim & Decoration			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family GRG			Cls C 5 Blt 1966								
Yr Built 1966	Remodeled 0	Ex X Ord Min			200 Amps Service			Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70			Building Areas								
Condition: Average		Lg X Ord Small			(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost											
Room List		(5) Floors			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 3 Fixture Bath Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 352 12,098 8,469 Class: C Exterior: Block Foundation: 18 Inch (Unfinished) Common Wall: 1/2 Wall 1 -1,075 -752 Base Cost 37 1,467 1,027 Local Cost Items SANITARY SEWER 1 0 0			Totals: 8,965 6,277								
Basement 1st Floor 2nd Floor 3 Bedrooms		Kitchen: Other: Other:			(14) Water/Sewer			Notes: 2018 HOUSE DEMO AND OLD GARAGE REMAINS ECF (4520 NORTSHORE LAKE MISSAUKEE AREA) 1.300 => TCV: 8,160											
(1) Exterior		(6) Ceilings			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic														
X	Wood/Shingle Aluminum/Vinyl Brick	No./Qual. of Fixtures Ex. X Ord. Min			Lump Sum Items:														
Insulation		No. of Elec. Outlets Many X Ave. Few																	
(2) Windows		(7) Excavation																	
X	Many Avg. X Large Avg. Small	Basement: 0 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) Basement																	
(3) Roof		(9) Basement Finish																	
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors No Floor SF																	
X	Asphalt Shingle	(10) Floor Support																	
Chimney:		Joists: Unsupported Len: Cntr.Sup:																	

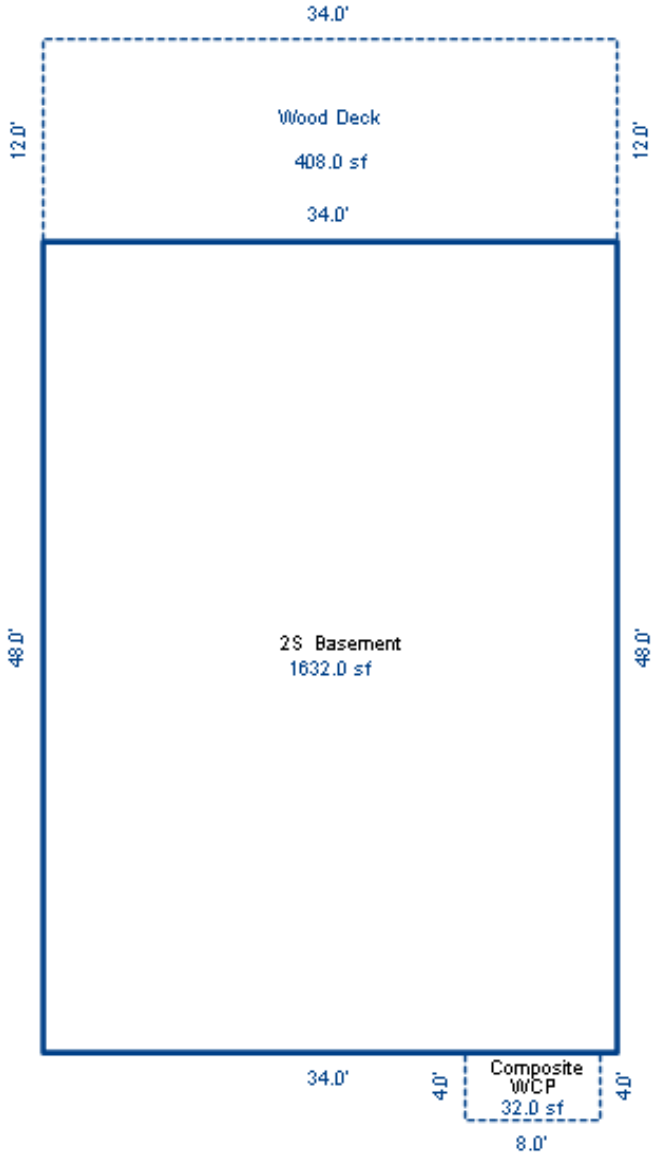
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road

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage
X	Single Family		Eavestrough	Gas	Oil	Elec.	Appliance Allow.		Interior 1 Story	Area	Type	Year Built:			
	Mobile Home		Insulation	Wood	Coal	Steam							Cook Top	Interior 2 Story	
	Town Home	0	Front Overhang	X	Forced Air w/o Ducts			Dishwasher	2nd/Same Stack	32	WCP (1 Story)	Class:			
	Duplex	0	Other Overhang		Forced Air w/ Ducts								Garbage Disposal	Two Sided	408	Treated Wood	Exterior:
	A-Frame	(4) Interior			Forced Hot Water			Bath Heater	Exterior 1 Story			Exterior Ven.:			
	Wood Frame		Drywall	Electric Baseboard			Vent Fan			Exterior 2 Story			Stone Ven.:		
			Paneled	Elec. Ceil. Radiant				Hot Tub	Prefab 1 Story					Common Wall:	
	Building Style:	Trim & Decoration			Elec. Ceil. Radiant (in-floor)					Unvented Hood	Prefab 2 Story				Foundation:
	2S	Ex	Ord	Min	Electric Wall Heat			Vented Hood	Heat Circulator					Finished ?:	
	Yr Built				Space Heater					Intercom	Raised Hearth				Auto. Doors:
	2018	Remodeled	Size of Closets			Wall/Floor Furnace			Jacuzzi Tub			Wood Stove				Mech. Doors:
	0		Lg	Ord	Small	Forced Heat & Cool				Jacuzzi repl.Tub	Direct-Vented Ga				Area:
	Condition: Average					Heat Pump			Oven			Class: C				% Good:
	Part. Construct.: 60%		Doors	Solid	H.C.	No Heating/Cooling				Microwave	Effec. Age: 1				Storage Area:
	Room List	(5) Floors			Central Air			Standard Range	Floor Area: 1,632					No Conc. Floor:	
	Basement	Kitchen:			Wood Furnace					Self Clean Range	Total Base New : 185,731				Bsmnt Garage:
	1st Floor	Other:			(12) Electric			Sauna	Total Depr Cost: 183,873					Carport Area:	
	2nd Floor	Other:			0 Amps Service					Trash Compactor	Estimated T.C.V: 239,035				Roof:
	Bedrooms	(6) Ceilings			No./Qual. of Fixtures			Central Vacuum	Security System						
	(1) Exterior				Ex. Ord. Min					Cost Est. for Res. Bldg: 2 Single Family 2S	Cls C			Blt 2018	
	Wood/Shingle				No. of Elec. Outlets			(11) Heating System: Forced Air w/ Ducts	Ground Area = 1632 SF						Floor Area = 1632 SF.
	Aluminum/Vinyl				Many Ave. Few					Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99	Building Areas			Stories	
	Brick				(13) Plumbing			Exterior	Foundation						Size
	Insulation	(7) Excavation			Average Fixture(s)					Siding	Basement			1,632	
	(2) Windows	Basement: 1632 S.F.			3 Fixture Bath			Other Additions/Adjustments	Total:						182,464
	Many	Crawl: 0 S.F.			2 Fixture Bath					Plumbing			-3,525		
	Avg.	Slab: 0 S.F.			Softener, Auto			Porches			1,778				
	Few	Height to Joists: 0.0			Softener, Manual				Solar Water Heat			5,014			
	Large	(8) Basement			No Plumbing			Deck					4,964		
	Avg.				Extra Toilet				Treated Wood			183,873			
	Small				Extra Sink			Notes:							
	Wood Sash				Separate Shower				ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCV: 239,035						
	Metal Sash				Ceramic Tile Floor			60% Completed => Est. True Cash Value 2019 =							
	Vinyl Sash				Ceramic Tile Wains										
	Double Hung				Ceramic Tub Alcove										
	Horiz. Slide				Vent Fan										
	Casement				(14) Water/Sewer										
	Double Glass				Public Water										
	Patio Doors				Public Sewer										
	Storms & Screens				Water Well										
	(3) Roof				1000 Gal Septic										
	Gable				2000 Gal Septic										
	Hip				Lump Sum Items:										
	Flat														
	Asphalt Shingle														
	Chimney:														

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



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

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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7589 W WHITE BIRCH AVE	School: LAKE CITY - 57020					
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Owner's Name/Address	P.R.E. 0%					
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VEURINK GARY R & RUTH M LE	MAP #:					
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4951 ROSABELLE BEACH AVE	2019 Est TCV 251,357 TCV/TFA: 195.61					
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Holland MI 49424	X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS			
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Taxpayer's Name/Address	Public Improvements	* Factors *				
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VEURINK GARY R & RUTH M LE	X Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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4951 ROSABELLE BEACH AVE	X Gravel Road	GROUP A 1800	60.00	207.00	1.0000	1.0000	1800	100		108,000
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Holland MI 49424	X Paved Road	60 Actual Front Feet, 0.28 Total Acres		Total Est. Land Value =		108,000			
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Tax Description	X Electric	Land Improvement Cost Estimates				
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. SEC 2 T22N R8W LOT 10 REDMAN'S	X Sewer	Description	Rate	Size	% Good	Cash Value
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MISSAUKEE LAKE PLAT.	X Gas	D/W/P: 3.5 Concrete	5.00	192	0	0
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Comments/Influences	X Curb	Residential Local Cost Land Improvements				
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	X Street Lights	Description	Rate	Size	% Good	Cash Value
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	X Standard Utilities	LAND IMPROVE 1000	1,000.00	1	95	950
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	X 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
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	X Level	2019	54,000	71,700	125,700			97,399C
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	X Rolling	TPC 12/27/2017 INSPECTED	2018	54,000	66,600	120,600		95,117C
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	X Low	TPC 11/05/2013 INSPECTED	2017	54,000	62,600	116,600		93,161C
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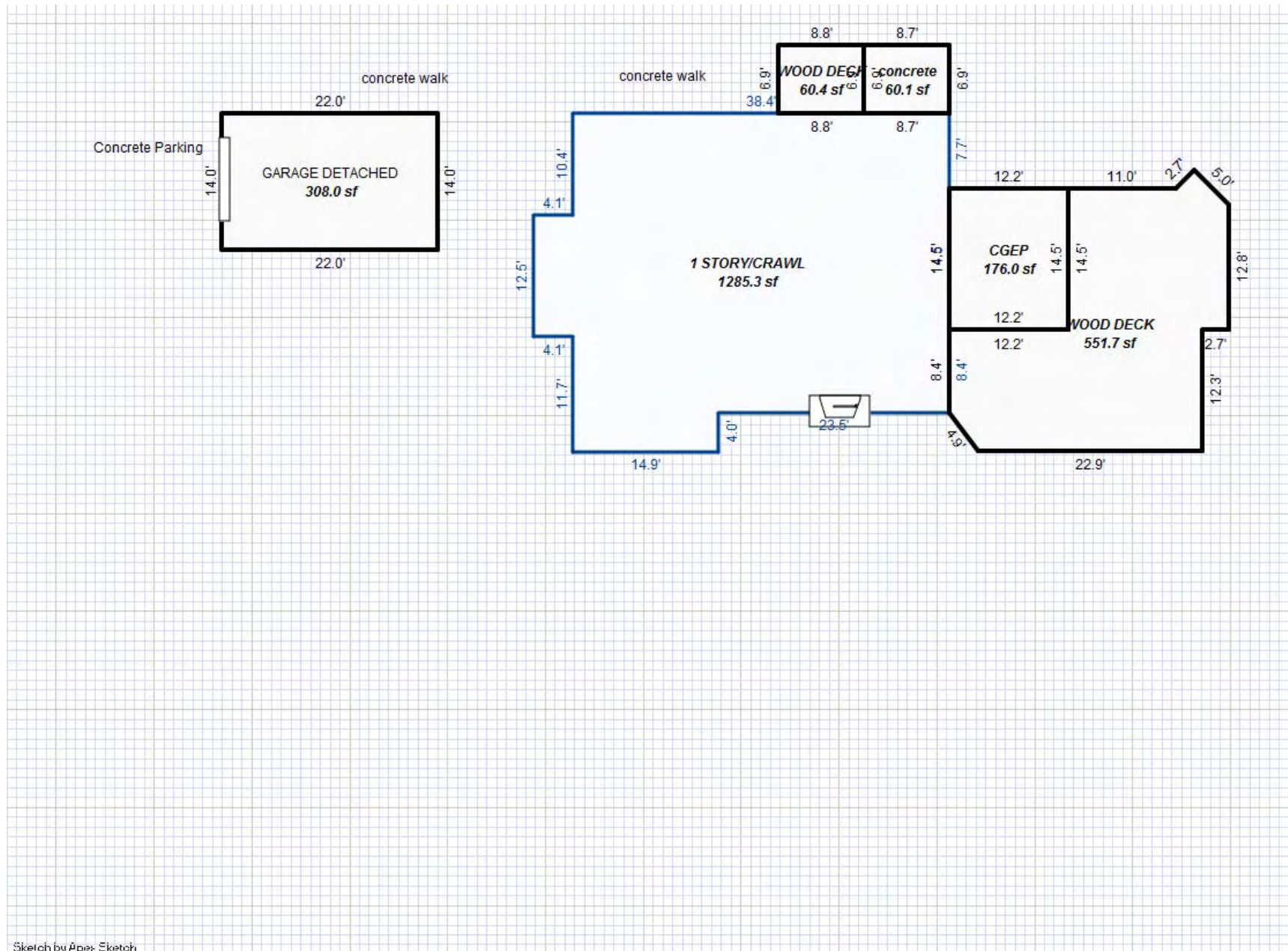
	X High	TPC 10/10/2011 INSPECTED	2016	54,000	60,300	114,300		92,331C
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	X Landscaped	The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan						
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range 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 176 551 60	Type CGEP (1 Story) Treated Wood Treated Wood	Year Built: 1962 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 308 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	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: 35 Floor Area: 1,285 Total Base New : 168,551 Total Depr Cost: 109,544 Estimated T.C.V: 142,407			E.C.F. X 1.300	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 1962		
Yr Built 1962	Remodeled 0	Ex	Ord	X	Min	100 Amps Service			Ground Area = 1285 SF Floor Area = 1285 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65							
Condition: Average		Lg	Ord	X	Small	No./Qual. of Fixtures			Building Areas							
Room List		(5) Floors		Kitchen: Other: Other:			Ex. X Ord. Min			Stories Exterior Foundation Size Cost New Depr. Cost						
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(6) Ceilings			No. of Elec. Outlets			1 Story Siding Crawl Space 1,285						
(1) Exterior		X	Tile	Basement: 0 S.F. Crawl: 1285 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many X Ave. Few			Total: 132,865 86,348						
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		(8) Basement			(13) Plumbing			Other Additions/Adjustments						
X	Many Avg. X Few	X	Large Avg. Small	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing Average Fixture(s) 1 1,120 728 Porches CGEP (1 Story) 176 8,631 5,610 Deck Treated Wood 551 6,105 3,968 Treated Wood 60 1,486 966 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 308 11,106 7,219 Water/Sewer Public Sewer 1 1,134 737 Water Well, 50 Feet 1 2,038 1,325 Built-Ins Appliance Allow. 1 2,099 1,364 Fireplaces Prefab 1 Story 1 1,967 1,279 Local Cost Items SANITARY SEWER 1 0 0						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer			Notes:						
X	Gable Hip Flat	X	Gambrel Mansard Shed	(10) Floor Support			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water Well, 50 Feet						
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Totals: 168,551 109,544			ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCV: 142,407						
Chimney: Metal																

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



Sketch by Ape- Sketch

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MILLER JUDITH A TRUST		0	07/22/2010	QC	RELATED PARTY	2010-3107QC	PTA	0.0
MILLER JUDITH A	MILLER JUDITH A TRUST	0	10/13/2004	QC	Not Qualified	04-0/4398		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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7579 W WHITE BIRCH AVE	School: LAKE CITY - 57020					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:
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MILLER JUDITH A TRUST 200 FOUR SEASONS DR LAKE ORION MI 48360	2019 Est TCV 357,487 TCV/TFA: 142.09
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X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
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Public Improvements	* Factors *
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	60.00	204.00	1.0000	1.0000	1800	100		108,000
60 Actual Front Feet, 0.28 Total Acres								Total Est. Land Value = 108,000

Land Improvement Cost Estimates	Rate	Size	% Good	Cash Value
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Description				
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Description	Rate	Size	% Good	Cash Value
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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 2500	2,500.00	1	100	2,500
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Total Estimated Land Improvements True Cash Value =				2,500
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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X Level	2019	54,000	124,700	178,700			142,433C
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Rolling	2018	54,000	112,900	166,900			139,095C
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Low	2017	54,000	109,000	163,000			136,235C
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High	2016	54,000	100,600	154,600			135,020C
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Landscaped							
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Swamp							
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Wooded							
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Pond							
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X Waterfront							
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Ravine							
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Wetland							
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Flood Plain							
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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TPC 12/27/2017	INSPECTED		2019	54,000	124,700	178,700			142,433C
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TPC 11/05/2013	INSPECTED		2018	54,000	112,900	166,900			139,095C
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TPC 03/03/2012	INSPECTED		2017	54,000	109,000	163,000			136,235C
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			2016	54,000	100,600	154,600			135,020C
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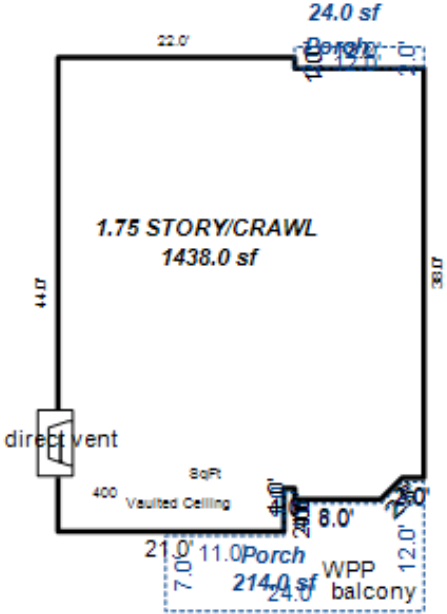
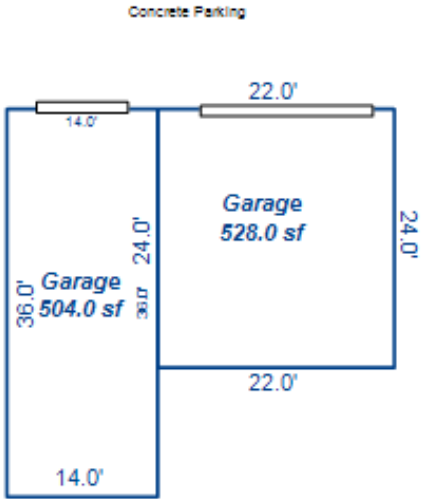
*** Information herein deemed reliable but not guaranteed***



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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 1 Direct-Vented Ga	Area Type	Year Built: 2001 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 504 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																	
X	Wood Frame		Drywall Paneled		Plaster Wood T&G																																																																																											
Building Style: 1.75S		Trim & Decoration																																																																																														
Yr Built 1973	Remodeled 1998	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		0		Amps Service																																																																																					
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(6) Ceilings			No./Qual. of Fixtures		Ex.		X	Ord.		Min																																																																																		
(1) Exterior		X	Tile				No. of Elec. Outlets		Many		X	Ave.		Few																																																																																		
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1438 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing		1	Average Fixture(s)																																																																																						
(2) Windows		Many Avg.	X	Large Avg.				(8) Basement		2	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish					(14) Water/Sewer		1	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									1	Lump Sum Items:																																																																																				
(3) Roof		(10) Floor Support		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 1.75S (11) Heating System: Forced Air w/ Ducts Ground Area = 1438 SF Floor Area = 2516 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1.75 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>1,438</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>218,486</td> <td>152,954</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></td> <td>1,120</td> <td>784</td> </tr> <tr> <td>1</td> <td></td> <td>3,525</td> <td>2,467</td> </tr> </tbody> </table> Porches <table border="1"> <thead> <tr> <th>Type</th> <th>Area</th> <th>Cost</th> <th></th> </tr> </thead> <tbody> <tr> <td>WPP</td> <td>214</td> <td>3,561</td> <td>2,493</td> </tr> <tr> <td>WCP (1 Story)</td> <td>24</td> <td>1,374</td> <td>962</td> </tr> </tbody> </table> Balcony <table border="1"> <thead> <tr> <th>Type</th> <th>Area</th> <th>Cost</th> <th></th> </tr> </thead> <tbody> <tr> <td>Wood Balcony, Roof</td> <td>32</td> <td>1,394</td> <td>976</td> </tr> </tbody> </table> Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) <table border="1"> <thead> <tr> <th>Item</th> <th>Cost</th> <th></th> </tr> </thead> <tbody> <tr> <td>Base Cost</td> <td>504</td> <td>17,212</td> </tr> <tr> <td>Door Opener</td> <td>1</td> <td>415</td> </tr> </tbody> </table> Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) <table border="1"> <thead> <tr> <th>Item</th> <th>Cost</th> <th></th> </tr> </thead> <tbody> <tr> <td>Base Cost</td> <td>528</td> <td>15,914</td> </tr> <tr> <td>Door Opener</td> <td>2</td> <td>830</td> </tr> </tbody> </table> Water/Sewer <table border="1"> <thead> <tr> <th>Item</th> <th>Cost</th> <th></th> </tr> </thead> <tbody> <tr> <td>Public Sewer</td> <td>1</td> <td>1,134</td> </tr> <tr> <td>Water Well, 50 Feet</td> <td>1</td> <td>2,038</td> </tr> </tbody> </table> Built-Ins <table border="1"> <thead> <tr> <th>Item</th> <th>Cost</th> <th></th> </tr> </thead> <tbody> <tr> <td>Appliance Allow.</td> <td>1</td> <td>2,099</td> </tr> </tbody> </table> Fireplaces <<<< Calculations too long. See Valuation printout for complete pricing. >>>>														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.75 Story	Siding	Crawl Space	1,438			Total:				218,486	152,954	Average Fixture(s)		Cost		1		1,120	784	1		3,525	2,467	Type	Area	Cost		WPP	214	3,561	2,493	WCP (1 Story)	24	1,374	962	Type	Area	Cost		Wood Balcony, Roof	32	1,394	976	Item	Cost		Base Cost	504	17,212	Door Opener	1	415	Item	Cost		Base Cost	528	15,914	Door Opener	2	830	Item	Cost		Public Sewer	1	1,134	Water Well, 50 Feet	1	2,038	Item	Cost		Appliance Allow.	1	2,099
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																																																											
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*** Information herein deemed reliable but not guaranteed***



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DETWILER GARY	JUERGENS LARRY & MARCENE	237,600	09/14/2015	WD	Arms Length	2015-03103	PTA	100.0
DETWILER SHIRLEY (DECEASE	DETWILER GARY	0	05/20/2006	OTH	Not Qualified	06-0/2570		100.0
DETWILER MANSON K & SHIRL	DETWILER GARY & MANSON &	0	11/18/2004	QC	Not Qualified	04-0/5052		0.0
DETWILER MANSON & SHIRLEY	DETWILER MANSON K & SHIRL	0	11/08/2004	QC	Not Qualified	04-0/5050		0.0

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

Owner's Name/Address	MAP #:
JUERGENS LARRY & MARCENE 14917 NEWPORT RD CLEARWATER FL 33764	2019 Est TCV 242,178 TCV/TFA: 194.05

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

Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
		GROUP A 1800	60.00	197.00	1.0000	1.0000	1800	100		108,000	
		60 Actual Front Feet, 0.27 Total Acres								Total Est. Land Value =	108,000

Tax Description	X	Land Improvement Cost Estimates
SEC 2 T22N R8W LOT 12 REDMAN'S MISSAUKEE LAKE PLAT.		

Comments/Influences	X	Description	Rate	Size	% Good	Cash Value
		Dock: Light posts	32.57	320	0	0
	X	D/W/P: 3.5 Concrete	5.00	318	0	0
	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

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

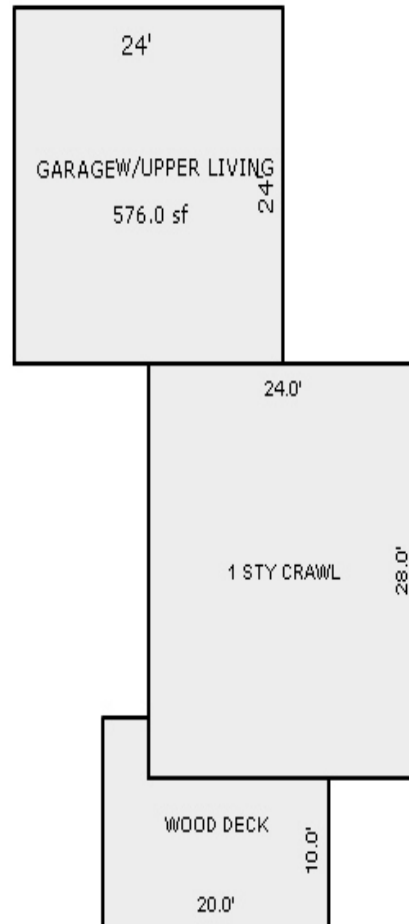
Who	When	What	2019	2018	2017	2016
			54,000	54,000	54,000	54,000
			67,100	60,000	56,400	54,400
			121,100	114,000	110,400	108,400
			114,351C	111,671C	109,375C	108,400S

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling				(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood		Oil Coal	X Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 216	Type Treated Wood	Year Built: 2008 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame		(4) Interior Drywall X Paneled				Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						
Building Style: 1S		Trim & Decoration													
Yr Built 1962	Remodeled 2008	Ex	X Ord				Min								
Condition: Average		Lg		Ord	X	Small									
Room List		(5) Floors		Central Air Wood Furnace											
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(12) Electric 0 Amps Service										Bsmnt Garage: Carport Area: Roof:	
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures				Cost Est. for Res. Bldg: 1 Single Family 1S						Cls C 5 Blt 1962	
X	Wood/Shingle Aluminum/Vinyl Brick	X	Tile	Ex.	X	Ord.	Min	(11) Heating System: Electric Baseboard Ground Area = 672 SF Floor Area = 1248 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70							
Insulation		(7) Excavation		No. of Elec. Outlets				Building Areas							
(2) Windows		Basement: 0 S.F. Crawl: 672 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few				(13) Plumbing							
X	Many Avg. X Few	Large Avg. X Small		(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		Stories Exterior Foundation Size Cost New Depr. Cost					
Wood Sash Metal Sash Vinyl Sash Double Hung X Horiz. Slide Casement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor						1 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		1 Story Siding Foundation 672 1 Story Siding Foundation 576 Total: 110,146 77,111					
X	Double Glass Patio Doors X Storms & Screens	(9) Basement Finish		(14) Water/Sewer				Other Additions/Adjustments							
Chimney:		Recreation SF Living SF Walkout Doors No Floor SF		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:				Exterior Brick Veneer 10 130 91 Plumbing Average Fixture(s) 3 Fixture Bath 1 1,120 784 Deck Treated Wood 216 3,309 2,614 * Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 576 22,654 15,858 Common Wall: 1/2 Wall 1 -1,019 -713 Door Opener 2 830 581 Water/Sewer Public Sewer 1 1,134 794 Water Well, 50 Feet 1 2,038 1,427 Built-Ins Appliance Allow. 1 2,099 1,469 Local Cost Items SANITARY SEWER 1 0 0 *							
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support				Totals: 145,966 102,483							
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:						<<<< 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.
MCPHILLIPS TRUST NO 1	ANKNEY DAVID L & NURIA	215,000	08/11/2017	WD	Arms Length	2017-02500	PTA	100.0
MC PHILLIPS MICHAEL E & D	MC PHILLIPS MICHAEL & DOR	0	06/19/2001	QC	Not Qualified	06-0/2489		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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7559 W WHITE BIRCH AVE	School: LAKE CITY - 57020					
	P.R.E. 0%					

Owner's Name/Address	MAP #:
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ANKNEY DAVID L & NURIA 5722 NIGHTINGALE DR HOLT MI 48842	2019 Est TCV 225,483 TCV/TFA: 174.52
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X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
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Public Improvements	* Factors *
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	60.00	192.00	1.0000	1.0000	1800	100		108,000
60 Actual Front Feet, 0.26 Total Acres								Total Est. Land Value = 108,000

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

Topography of Site

Level

X High
Landscaped
Swamp
Wooded
Pond
X Waterfront
Ravine
Wetland
Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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Who	When	What	2019	54,000	58,700	112,700		110,489C
			2018	54,000	53,900	107,900		107,900S
			2017	54,000	50,700	104,700		81,434C
			2016	54,000	48,900	102,900		80,708C

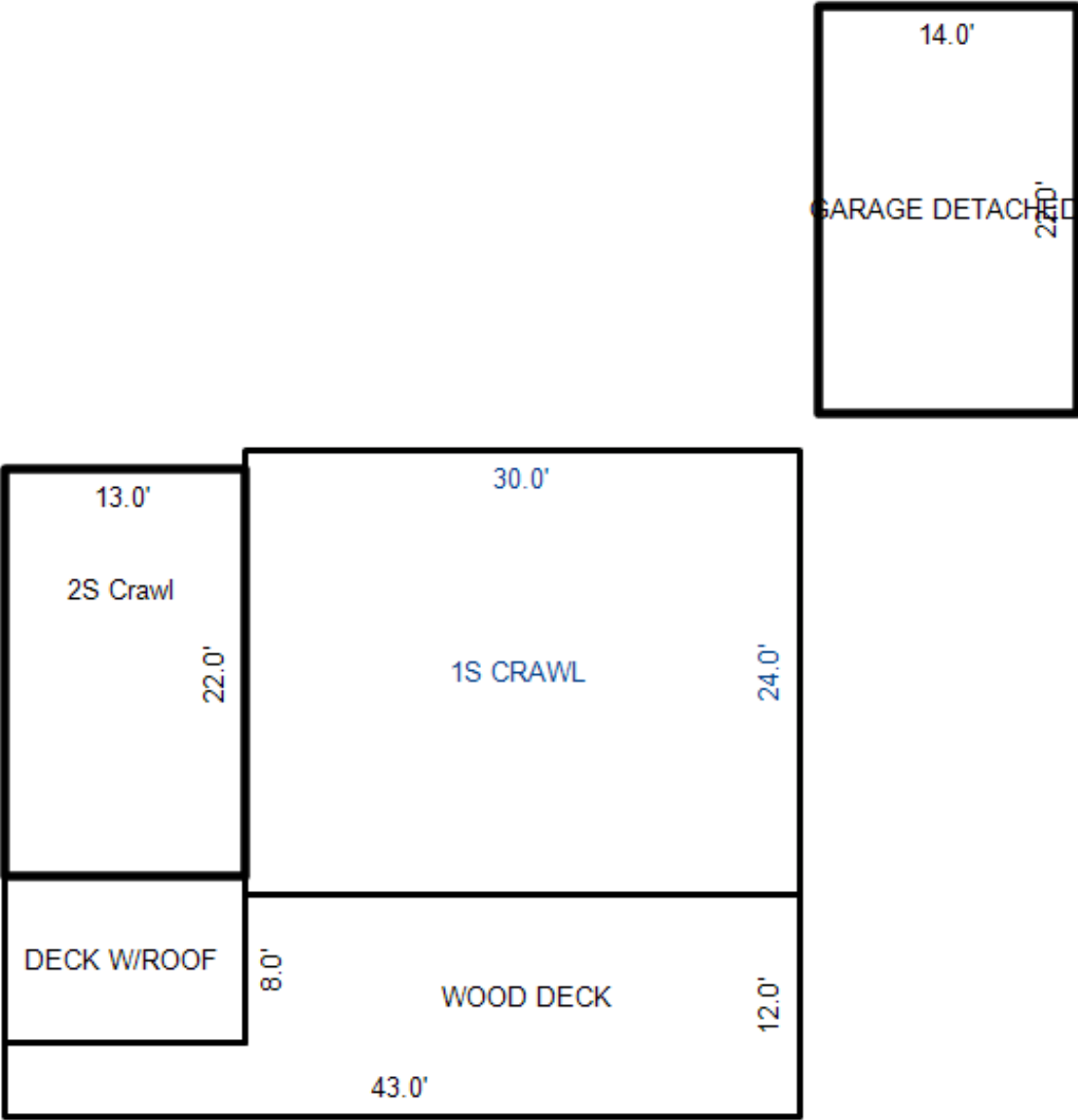
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*** Information herein deemed reliable but not guaranteed***								
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																							
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 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 486 104	Type Treated Wood Treated Wood	Year Built: 1969 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 308 % Good: 0 Storage Area: 0 No Conc. Floor: 0																							
X	Wood Frame		(4) Interior Drywall X Panelled Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																
Building Style: 1S		Trim & Decoration Ex X Ord Min																																			
Yr Built 1962	Remodeled 1983	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 3 Bedrooms	Kitchen: Other: Other:		(12) Electric 0 Amps Service																																	
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures Ex. X Ord. Min																																	
X	Wood/Shingle Aluminum/Vinyl Brick 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: 1006 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																														
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		(9) Basement Finish																																	
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Recreation SF Living SF Walkout Doors No Floor SF																																	
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support																																	
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																																	
Chimney: Block				Lump Sum Items:																																	
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1006 SF Floor Area = 1292 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>720</td> <td></td> <td></td> </tr> <tr> <td>2 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>286</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>109,197</td> <td>70,979</td> </tr> </tbody> </table>										Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	720			2 Story	Siding	Crawl Space	286			Total:				109,197	70,979	Cls CD		Blt 1962	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																
1 Story	Siding	Crawl Space	720																																		
2 Story	Siding	Crawl Space	286																																		
Total:				109,197	70,979																																
Other Additions/Adjustments Plumbing Average Fixture(s) 1 933 606 Deck Treated Wood 486 5,497 3,573 Treated Wood w/Roof (Deck Portion) 104 1,951 1,268 Treated Wood w/Roof (Roof portion) 104 1,309 851 Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 308 9,887 6,427 Door Opener 1 368 239 Water/Sewer Public Sewer 1 1,006 654 Water Well, 50 Feet 1 1,962 1,275 Built-Ins Appliance Allow. 1 1,467 954 Fireplaces Exterior 1 Story 1 4,331 2,815 Local Cost Items SANITARY SEWER 1 0 0 *										Totals:		137,908 89,641																									
<<<< 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				
7549 W WHITE BIRCH AVE		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 0%		MAP #:								
LEHMAN DUANE S TRUST 1725 JUNIPER PLACE APT 101 GOSHEN IN 46526		2019 Est TCV 301,409 TCV/TFA: 153.47										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS								
. SEC 2 T22N R8W LOT 14 REDMAN'S MISSAUKEE LAKE PLAT.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
ADD FPO 1/S FOR 07.		Gravel Road		GROUP A 1800	60.00	190.00	1.0000	1.0000	1800	100		108,000
		Paved Road		60 Actual Front Feet, 0.26 Total Acres Total Est. Land Value = 108,000								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		Residential Local Cost Land Improvements								
		Sewer		Description	Rate	Size	% Good	Cash Value				
		Electric		LAND IMPROVE 1000	1,000.00	1	95	950				
		Gas		Total Estimated Land Improvements True Cash Value = 950								
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Rolling		2019	54,000	96,700	150,700			114,823C		
		Low										
		X High		2018	54,000	89,300	143,300			112,132C		
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront		2017	54,000	86,300	140,300			109,826C		
		Ravine										
		Wetland										
		Flood Plain		2016	54,000	79,600	133,600			108,847C		
		Who	When	What								
		TPC 12/27/2017	INSPECTED									
		TPC 03/03/2012	INSPECTED									

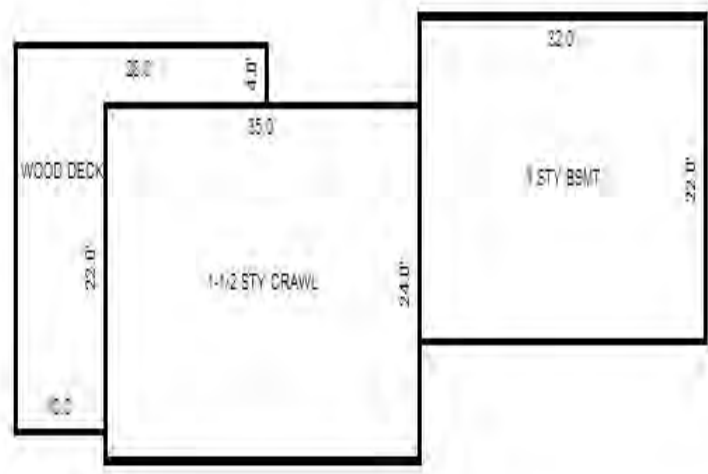


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood Oil Coal X Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 332	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							
Building Style: 1.5S		Trim & Decoration												
Yr Built 1974	Remodeled 1992	Ex	X	Ord	Min	Size of Closets								
Condition: Good		Lg	X	Ord	Small	Doors								
Room List		(5) Floors		Central Air Wood Furnace		(12) Electric								
	Basement 1st Floor 2nd Floor 4 Bedrooms	Kitchen: Other: Other:		200 Amps Service										
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1.5S						Cls C -5 Blt 1974		
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall	Ex.	X	Ord.	Min	(11) Heating System: Electric Baseboard Ground Area = 1544 SF Floor Area = 1964 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71						
(2) Windows		(7) Excavation		No. of Elec. Outlets		Many		X	Ave.	Few				
X	Many Avg. Few	X	Large Avg. Small	(13) Plumbing		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		Building Areas						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 704 S.F. Crawl: 840 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Other Additions/Adjustments Plumbing Average Fixture(s) 1 3 Fixture Bath Deck Treated Wood Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Basement Garage: 2 Car Water/Sewer Public Sewer Water Well, 50 Feet		Stories Exterior Foundation Size Cost New Depr. Cost						
(3) Roof		(9) Basement Finish		(14) Water/Sewer		1.5 Story Siding 840 1 Story Siding 704		Total: 170,743		128,178				
X	Gable Hip Flat	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Built-Ins Appliance Allow. Fireplaces Exterior 1 Story Local Cost Items SANITARY SEWER Basement Living Area		1 2,099 1,490 1 4,942 3,509 1 0 0 220 5,986 4,250		Totals: 198,725 148,045				
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:		Notes: ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCV:						192,459		
Chimney:		Recreation SF Living SF Walkout Doors No Floor SF												

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7539 W WHITE BIRCH AVE			Addition	05/01/2018	2018-0121	100%

Owner's Name/Address	MAP #:
CLARK KEVIN & JANE 1354 HEATHER DR Holland MI 49423	2019 Est TCV 302,946 TCV/TFA: 127.50

Taxpayer's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS																											
CLARK KEVIN & JANE 1354 HEATHER DR Holland MI 49423	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>GROUP A 1800</td> <td>60.00</td> <td>189.00</td> <td>1.0000</td> <td>1.0000</td> <td>1800</td> <td>100</td> <td></td> <td>108,000</td> </tr> <tr> <td colspan="8">60 Actual Front Feet, 0.26 Total Acres</td> <td>Total Est. Land Value = 108,000</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	GROUP A 1800	60.00	189.00	1.0000	1.0000	1800	100		108,000	60 Actual Front Feet, 0.26 Total Acres								Total Est. Land Value = 108,000
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																						
GROUP A 1800	60.00	189.00	1.0000	1.0000	1800	100		108,000																						
60 Actual Front Feet, 0.26 Total Acres								Total Est. Land Value = 108,000																						

Tax Description	X	Public Improvements	Land Improvement Cost Estimates															
. SEC 2 T22N R8W LOT 15 REDMAN'S MISSAUKEE LAKE PLAT.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk	<table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>D/W/P: 4in Concrete</td> <td>5.29</td> <td>396</td> <td>0</td> <td>0</td> </tr> <tr> <td>D/W/P: 4in Concrete</td> <td>5.29</td> <td>120</td> <td>0</td> <td>0</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	D/W/P: 4in Concrete	5.29	396	0	0	D/W/P: 4in Concrete	5.29	120	0	0
Description	Rate	Size	% Good	Cash Value														
D/W/P: 4in Concrete	5.29	396	0	0														
D/W/P: 4in Concrete	5.29	120	0	0														

Comments/Influences	X	Gas	Residential Local Cost Land Improvements															
	X	Curb	<table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>LAND IMPROVE 1000</td> <td>1,000.00</td> <td>1</td> <td>95</td> <td>950</td> </tr> <tr> <td colspan="4">Total Estimated Land Improvements True Cash Value =</td> <td>950</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	LAND IMPROVE 1000	1,000.00	1	95	950	Total Estimated Land Improvements True Cash Value =				950
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	X	Waterfront	Ravine	Wetland	Flood Plain
	X									X				

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
JWV	10/05/2018	INSPECTED	2019	54,000	97,500	151,500			137,744C
JWV	05/05/2018	INSPECTED	2018	54,000	51,900	105,900			99,519C
TPC	12/27/2017	INSPECTED	2017	54,000	48,800	102,800			97,473C
			2016	54,000	47,100	101,100			96,604C

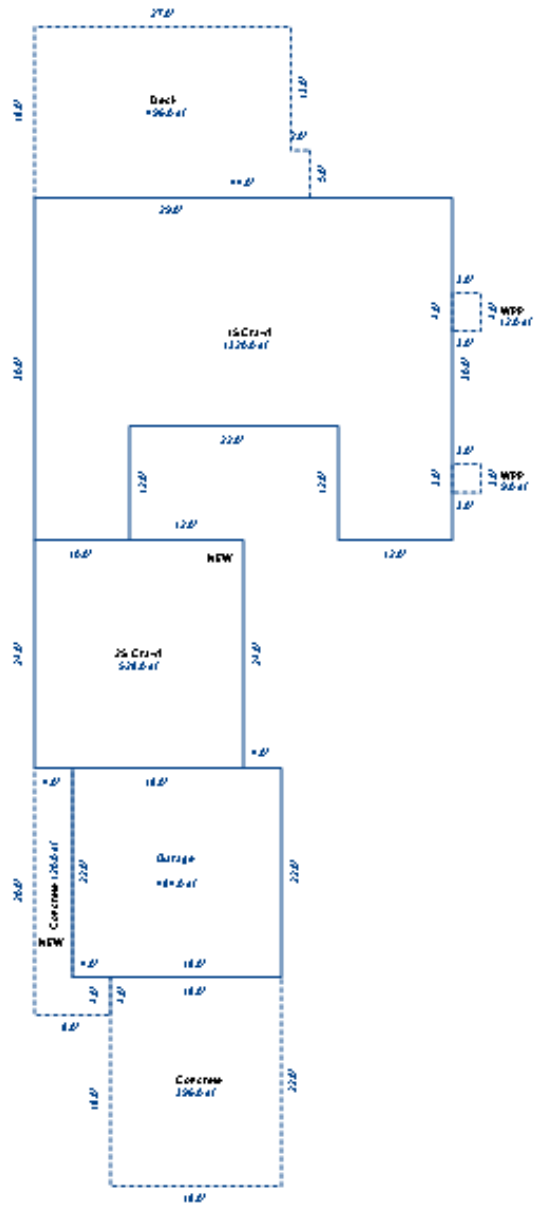
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		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 12 9 496	Type WPP WPP Treated Wood	Year Built: 1986 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 484 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame		Drywall Paneled		Plaster Wood T&G												
Building Style: 1S		Trim & Decoration															
Yr Built 1969		Remodeled 2018		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 4 Bedrooms	Kitchen: Other: Other:		(12) Electric			200 Amps Service							Bsmnt Garage: Carport Area: Roof:			
(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			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										
(2) Windows		Basement: 0 S.F. Crawl: 1848 S.F. Slab: 0 S.F. Height to Joists: 0.0															
X	Many Avg. Few	X	Large Avg. Small	(8) Basement													
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor															
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF													
(3) Roof		(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic													
X	Gable Hip Flat	Gambrel Mansard Shed		Lump Sum Items:													
X	Asphalt Shingle																
Chimney: Metal																	
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1848 SF Floor Area = 2376 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65										Cls C -5 Blt 1969							
Building Areas										Stories Exterior Foundation Size Cost New Depr. Cost							
1 Story Siding Crawl Space 1,320										2 Story Siding Crawl Space 528		Total: 197,573		128,407			
Other Additions/Adjustments										Plumbing		Average Fixture(s) 1 1,120 728		2 Fixture Bath 1 2,359 1,533			
Deck										Treated Wood 496		5,699		3,704			
Garages										Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost 484 16,742		10,882			
Water/Sewer										Public Sewer 1 1,134 737		Water Well, 50 Feet 1 2,038 1,325					
Built-Ins										Appliance Allow. 1 2,099 1,364							
Porches										WPP 12 482 313		WPP 9 362 235					
Local Cost Items										SANITARY SEWER 1 0 0							
Notes:										Totals: 229,608		149,228					
										ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TC		193,996					

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

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

Owner's Name/Address	MAP #:
HORN BRUCE L & CATHARINE G TRUST PO BOX 394 LAKE CITY MI 49651	2019 Est TCV 450,160 TCV/TFA: 158.17

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

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X Dirt Road	GROUP A 1800	60.00	187.00	1.0000	1.0000	1800	100		108,000
X Gravel Road	60 Actual Front Feet, 0.26 Total Acres								Total Est. Land Value = 108,000

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

Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
X Water	D/W/P: 3.5 Concrete	5.00	120	0	0
X Sewer	D/W/P: 4in Ren. Conc.	6.21	860	0	0
X Electric	Residential Local Cost Land Improvements				
X Gas	Description	Rate	Size	% Good	Cash Value
X Curb	LAND IMPROVE 2500	2,500.00	1	95	2,375
Street Lights	Total Estimated Land Improvements True Cash Value =				2,375

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



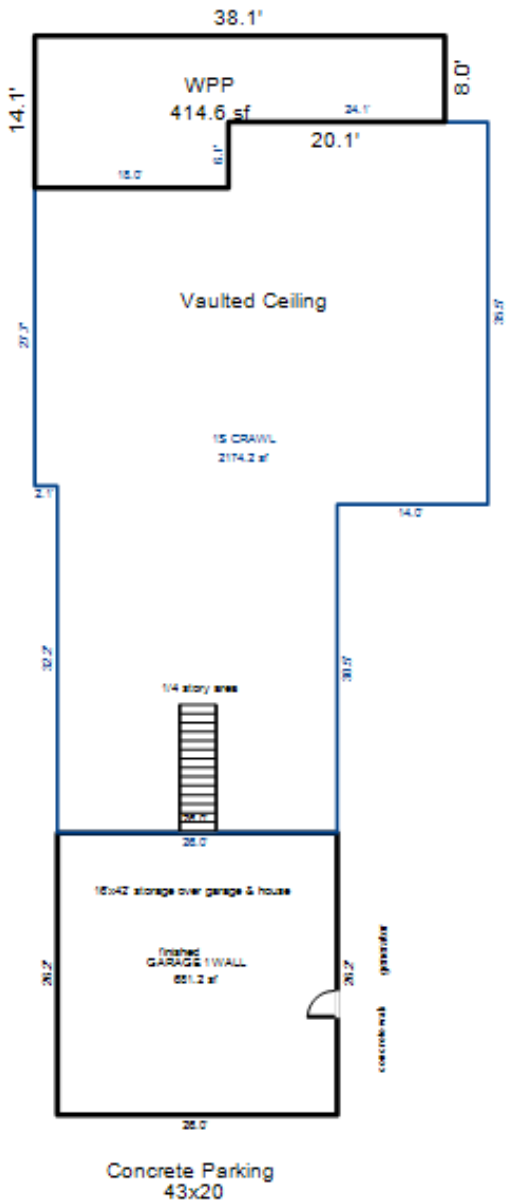
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	54,000	171,100	225,100			185,076C
2018	54,000	149,100	203,100			180,739C
2017	54,000	141,100	195,100			177,022C
2016	54,000	130,200	184,200		184,200W	175,444C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage								
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2014 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 681 % Good: 0 Storage Area: 0 No Conc. Floor: 0							
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G								414 464	WPP Treated Wood									
Building Style: 1.25S		Trim & Decoration		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1.25S			Class: C Effec. Age: 10 Floor Area: 2,846 Total Base New : 290,329 Total Depr Cost: 261,373 Estimated T.C.V: 339,785			E.C.F. X 1.300		Bsmnt Garage:								
Yr Built 2015	Remodeled 0	Ex	X	Ord			Min	(12) Electric			Total Base New : 290,329			X 1.300		Carport Area:							
Condition: Average		Lg	X	Ord			Small	200 Amps Service			Total Depr Cost: 261,373					Roof:							
Room List		(5) Floors		No./Qual. of Fixtures			Building Areas			Stories			Exterior		Foundation		Size		Cost New		Depr. Cost		
	Basement 1st Floor 2nd Floor 4 Bedrooms	Kitchen: Other: Other:		Ex. X Ord. Min			No. of Elec. Outlets			1 Story			Siding		Crawl Space		2,174		242,418		218,178		
(1) Exterior		X	Drywall	Many X Ave. Few			(13) Plumbing			1 Story			Siding		Overhang		672						
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		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			Stone Veneer		16		461		415				
	Insulation	Basement: 0 S.F. Crawl: 2174 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath			Exterior			Average Fixture(s)		1		1,120		1,008				
(2) Windows		Many Avg. Few	X	Large Avg. Small	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Plumbing			Plumbing			Average Fixture(s)		1		3,525		3,172			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			Plumbing			Plumbing			Average Fixture(s)		1		2,359		2,123				
X	Double Glass Patio Doors Storms & Screens	(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing			Plumbing			Average Fixture(s)		1		2,359		2,123				
(3) Roof		Gable Hip Flat		Gambrel Mansard Shed		(14) Water/Sewer			Porches			WPP		414		5,279		4,751					
X	Asphalt Shingle	Chimney: Metal		Lump Sum Items:			Garages			Treated Wood			464		5,457		4,911						
							Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)			Garages			Base Cost		681		27,403		24,663				
							Public Water			Common Wall: 1 Wall			1		-2,365		-2,128						
							Public Sewer			Water/Sewer			Public Sewer		1		1,134		1,021				
							Water Well			Local Cost Items			Water Well, 50 Feet		1		2,038		1,834				
							1000 Gal Septic			GENERATOR			1		1,500		1,425		*				
							2000 Gal Septic			Totals:			290,329		261,373								
							Lump Sum Items:			<<<< 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.
CURRIER ROBERT J & LINDA	CURRIER LINDA W TRUST	0	08/30/1996	QC	Not Qualified	2008/1465		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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7519 W WHITE BIRCH AVE	School: LAKE CITY - 57020					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:
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CURRIER LINDA W (TTEE) CURRIER LINDA W LIVING TRUST 2363 GULF SHORES BLVD N NAPLES FL 34103	2019 Est TCV 334,504 TCV/TFA: 199.23
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X	Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS				
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Public Improvements			* Factors *				
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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GROUP A 1800	60.00	183.00	1.0000	1.0000	1800	100		108,000
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60 Actual Front Feet, 0.25 Total Acres							Total Est. Land Value =	108,000
--	--	--	--	--	--	--	-------------------------	---------

Land Improvement Cost Estimates			
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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
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Total Estimated Land Improvements True Cash Value =				950
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Topography of Site			
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X	Level		
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X	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	54,000	113,300	167,300			121,806C
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2018	54,000	106,000	160,000			118,952C
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2017	54,000	100,300	154,300			116,506C
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2016	54,000	92,500	146,500			115,467C
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Who	When	What
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TPC 12/27/2017	INSPECTED	
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TPC 03/03/2012	INSPECTED	
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																										
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 54 602	Type WCP (1 Story) Treated Wood	Year Built: 1996 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																						
X	Wood Frame		Drywall X Paneled		Plaster Wood T&G																																																																																		
Building Style: 1.25S		Trim & Decoration																																																																																					
Yr Built 1962	Remodeled 1996	Ex	X	Ord		Min	Size of Closets																																																																																
Condition: Average		Lg		Ord	X	Small	Doors																																																																																
Room List		(5) Floors		Central Air Wood Furnace																																																																																			
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(12) Electric			200		Amps Service																																																																														
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Ex.		X	Ord.		Min																																																																											
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets			Many		X	Ave.		Few																																																																											
	Insulation	(7) Excavation		(13) Plumbing			1		Average Fixture(s)																																																																														
(2) Windows		Basement: 0 S.F. Crawl: 1499 S.F. Slab: 0 S.F. Height to Joists: 0.0		2			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 Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1		Average Fixture(s)																																																																														
(3) Roof		(9) Basement Finish		(14) Water/Sewer			1		Public Water																																																																														
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors No Floor SF	Public Sewer			1		Public Sewer																																																																														
X	Asphalt Shingle		Recreation SF Living SF Walkout Doors No Floor SF	Water Well			1		Water Well																																																																														
Chimney: Block				Lump Sum Items:																																																																																			
Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Forced Air w/ Ducts Ground Area = 1499 SF Floor Area = 1679 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>1.25 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>720</td> <td></td> <td>*</td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>84</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>695</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>171,459</td> <td>138,364</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing <table border="1"> <thead> <tr> <th>Average Fixture(s)</th> <th>Cost</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>1,120</td> <td>862</td> </tr> <tr> <td>3 Fixture Bath</td> <td>3,525</td> <td>2,714</td> </tr> </tbody> </table> Porches <table border="1"> <thead> <tr> <th>WCP (1 Story)</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>54</td> <td>2,473</td> <td>1,904</td> </tr> </tbody> </table> Deck <table border="1"> <thead> <tr> <th>Treated Wood</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>602</td> <td>6,472</td> <td>5,631</td> </tr> </tbody> </table> Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 672 20,993 16,165 Water/Sewer <table border="1"> <thead> <tr> <th>Public Sewer</th> <th>Water Well, 50 Feet</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>1</td> <td>1,134</td> <td>873</td> </tr> <tr> <td></td> <td></td> <td>2,038</td> <td>1,569</td> </tr> </tbody> </table> Built-Ins <table border="1"> <thead> <tr> <th>Appliance Allow.</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>2,099</td> <td>1,616</td> </tr> </tbody> </table> Fireplaces <table border="1"> <thead> <tr> <th>Exterior 1 Story</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>4,942</td> <td>3,805</td> </tr> </tbody> </table> Local Cost Items SANITARY SEWER 1 0 0 * <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>													Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.25 Story	Siding	Crawl Space	720		*	1 Story	Siding	Crawl Space	84			1 Story	Siding	Crawl Space	695			Total:				171,459	138,364	Average Fixture(s)	Cost	Depr. Cost	1	1,120	862	3 Fixture Bath	3,525	2,714	WCP (1 Story)	Cost New	Depr. Cost	54	2,473	1,904	Treated Wood	Cost New	Depr. Cost	602	6,472	5,631	Public Sewer	Water Well, 50 Feet	Cost New	Depr. Cost	1	1	1,134	873			2,038	1,569	Appliance Allow.	Cost New	Depr. Cost	1	2,099	1,616	Exterior 1 Story	Cost New	Depr. Cost	1	4,942	3,805
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																																																		
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Sketch by Apex IV™

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

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

Owner's Name/Address	MAP #:
CARLSON ROBERT & PHYLLIS 16918 LINCOLN ST GRAND HAVEN MI 49417	2019 Est TCV 255,405 TCV/TFA: 231.14

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

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

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

Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
X	D/W/P: 4in Ren. Conc.	6.21	1250	0	0
X	Metal Prefab	14.33	96	50	688
X	Residential Local Cost Land Improvements				
	Description	Rate	Size	% Good	Cash Value
	LAND IMPROVE 2500	2,500.00	1	92	2,300
	Total Estimated Land Improvements True Cash Value =				2,988

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



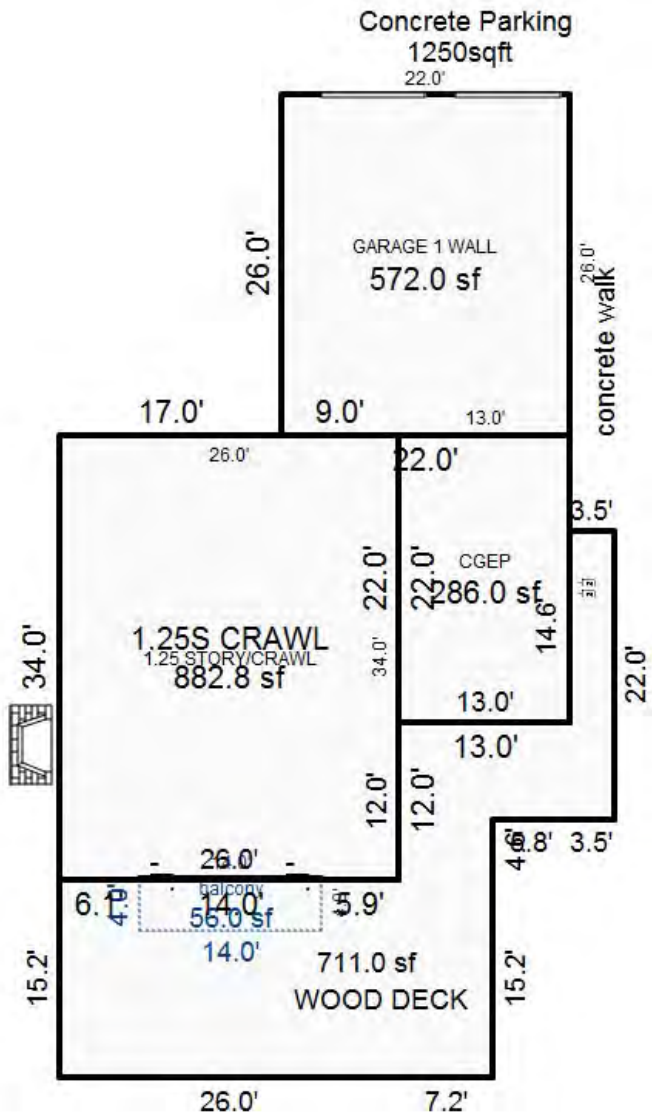
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	54,000	73,700	127,700			119,877C
2018	54,000	68,800	122,800			117,068C
2017	54,000	65,200	119,200			114,661C
2016	54,000	60,200	114,200			113,639C

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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 286 711 56	Type WGEP (1 Story) Treated Wood Wood Balcony	Year Built: 1985 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 572 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame		Drywall X Paneled		Plaster Wood T&G											
Building Style: 1.25S		Trim & Decoration														
Yr Built 1975	Remodeled 0	Ex	Ord	X	Min	Size of Closets										
Condition: Average		Lg	Ord	X	Small	Doors			Solid	X	H.C.					
Room List		(5) Floors		Central Air Wood Furnace												
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric			200 Amps Service									
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.25S					Cls C 5 Blt 1975				
X	Wood/Shingle Aluminum/Vinyl Brick			Ex.	X	Ord.		Min	(11) Heating System: Forced Air w/ Ducts							
Insulation				No. of Elec. Outlets			Ground Area = 884 SF Floor Area = 1105 SF.									
(2) Windows				Many	X	Ave.		Few	Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65							
X	Many Avg. Few	X	Large Avg. Small	(7) Excavation			(13) Plumbing									
				Basement: 0 S.F. Crawl: 884 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
				(8) Basement			(14) Water/Sewer									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
				Recreation SF Living SF Walkout Doors No Floor SF			Lump Sum Items:									
(3) Roof		(10) Floor Support														
X	Gable Hip Flat	Gambrel Mansard Shed		Joists: Unsupported Len: Cntr.Sup:												
X	Asphalt Shingle															
Chimney: Brick																
										Class: C +5 Effec. Age: 35 Floor Area: 1,105 Total Base New : 170,919 Total Depr Cost: 111,090 Estimated T.C.V: 144,417		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:		
										Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost				
										1.25 Story Siding Crawl Space		884		Total: 110,592 71,878		
										Other Additions/Adjustments						
										Plumbing		Average Fixture(s) 1 1,120 728				
										2 Fixture Bath 1 2,359 1,533						
										Porches		WGEP (1 Story) 286 14,606 9,494				
										Balcony		Wood Balcony 56 1,732 1,126				
										Garages		Class: C Exterior: Siding Foundation: 42 Inch (Finished)				
										Base Cost 572 22,548 14,656						
										Common Wall: 1 Wall 1 -2,038 -1,325						
										Door Opener 1 415 270						
										Water/Sewer		Public Sewer 1 1,134 737				
										Water Well, 100 Feet 1 4,407 2,865						
										Built-Ins		Appliance Allow. 1 2,099 1,364				
										Fireplaces		Exterior 1 Story 1 4,942 3,212				
										Deck		Treated Wood 711 7,003 4,552				
<<<<< 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.
RIVER WOODS ESTATES LLC	BARTHOLOMEW FRED K & KARE	9,500	04/21/2006	PLC	Not Qualified	06-0/1424		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
4766 S DICKERSON RD			New House	05/06/2005	20050104	Complete

Owner's Name/Address	MAP #:	2019 Est TCV	TCV/TFA:
BARTHOLOMEW FRED B & KAREN 4766 S DICKERSON RD LAKE CITY MI 49651		190,958	99.72

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

Tax Description	Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
SEC 27 T22N R8W LOT 1 RIVER WOODS ESTATES.	Dirt Road		GROUP A 30/FF	163.00	270.00	1.0000	1.0000	30	100		4,890	
Comments/Influences	Gravel Road		163 Actual Front Feet, 1.01 Total Acres								Total Est. Land Value =	4,890

Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements	Description	Rate	Size	% Good	Cash Value
	Electric	2,500.00	1	100	2,500
	Gas				
	Total Estimated Land Improvements True Cash Value =				2,500

X	Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	2,400	93,100	95,500			75,016C
2018	2,400	87,000	89,400			73,258C
2017	2,400	81,900	84,300			71,752C
2016	3,300	77,000	80,300			71,112C

Who When What

TPC 12/27/2017 INSPECTED

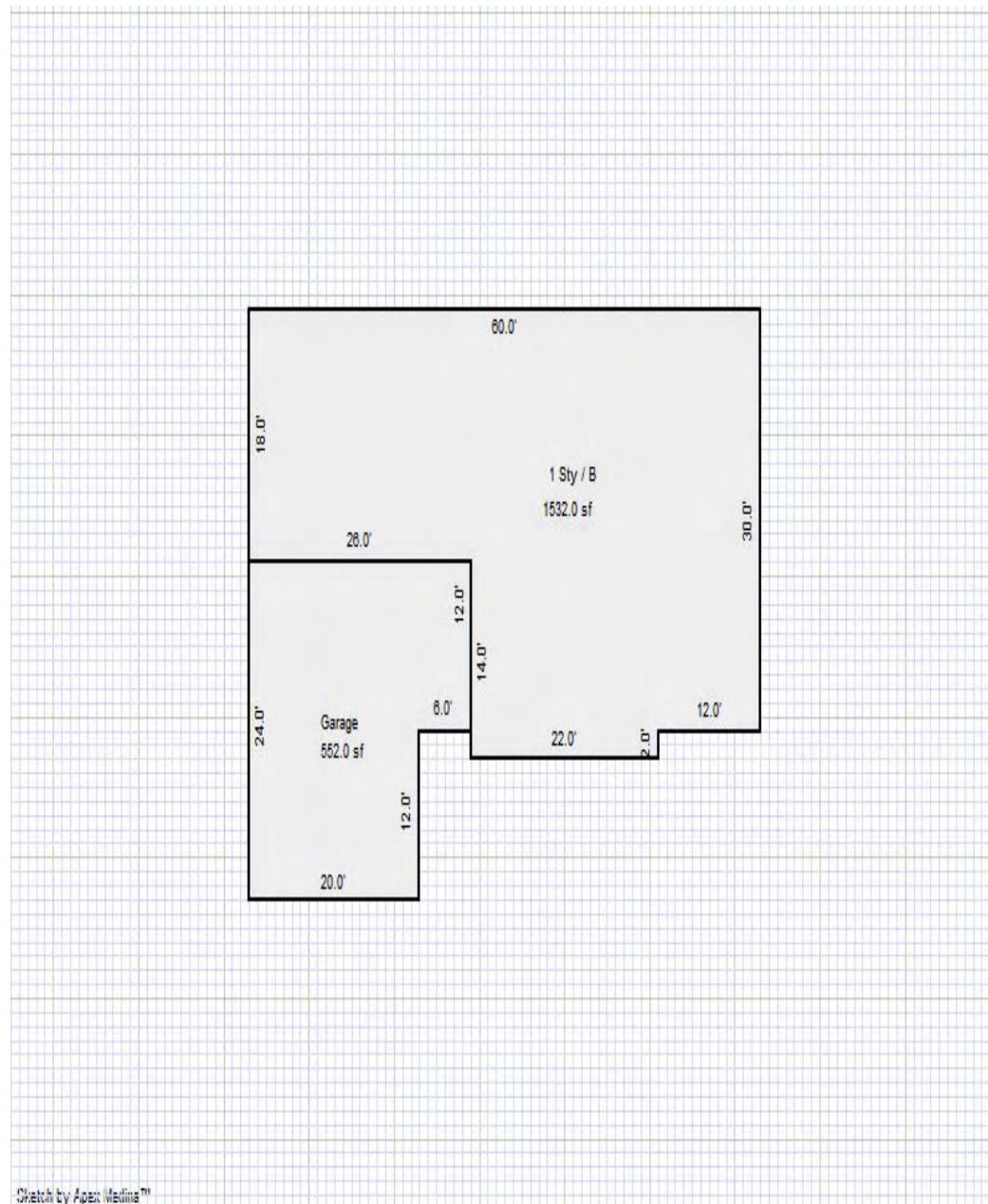
TPC 05/18/2015 INSPECTED

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type				Year Built: 2005 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 552 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G							48	WCP	(1 Story)				Bsmnt Garage: Carport Area: Roof:
Building Style: 1.25S		Trim & Decoration		X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 10 Floor Area: 1,915 Total Base New : 231,780 Total Depr Cost: 208,600 Estimated T.C.V: 183,568			E.C.F. X 0.880					
Yr Built 2005	Remodeled 0	Ex	X	Ord		Min	Size of Closets											
Condition: Average		Lg	X	Ord		Small	Doors											
Room List		(5) Floors					Central Air Wood Furnace											
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:					(12) Electric 0 Amps Service											
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Forced Heat & Cool Ground Area = 1532 SF Floor Area = 1915 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90			Cls C			Blt 2005					
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall	Ex.	X	Ord.		Min	Building Areas									
(2) Windows		(7) Excavation		No. of Elec. Outlets			Stories Exterior Foundation Size Cost New Depr. Cost											
X	Many Avg. Few	X	Large Avg. Small	Basement: 1532 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many X Ave. Few			1.25 Story Siding Basement 1,532			Total: 197,975 178,177					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement		Basement			(13) Plumbing			Other Additions/Adjustments								
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing								
(3) Roof		(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			(14) Water/Sewer			Water/Sewer								
X	Gable Hip Flat	Gambrel Mansard Shed		Lump Sum Items:						Average Fixture(s) 3 Fixture Bath 3 Fixture Bath								
X	Asphalt Shingle									Water/Septic								
Chimney:										1000 Gal Septic Water Well, 100 Feet								
										Porches								
										WCP (1 Story)								
										Garages								
										Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)								
										Base Cost								
										Common Wall: 1 Wall								
										Door Opener								
										Built-Ins								
										Appliance Allow.								
										Notes:								
										Totals:								
										ECF (409 - RURAL SUBS) 0.880 => TCV:								

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BALDWIN GORDON L & CHERYL	SILER BRADLEY S & SARAH J	6,500	06/27/2016	WD	Arms Length	2016-02174	PTA	100.0
		9,700	04/01/2003	WD	Download	03-0:2369		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
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DICKERSON RD	School: LAKE CITY - 57020					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:
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SILER BRADLEY S & SARAH JEAN 10944 W KELLY RD LAKE CITY MI 49651	2019 Est TCV 4,890
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Improved	X	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS				
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Public Improvements	* Factors *					
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Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
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GROUP A 30/FF	163.00	270.00	1.0000	1.0000	30	100	4,890
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163 Actual Front Feet, 1.01 Total Acres							Total Est. Land Value =	4,890
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Tax Description	X	Dirt Road	Gravel Road	Paved Road	Storm Sewer	Sidewalk	Water Sewer	X	Electric	X	Gas	Curb	Street Lights	Standard Utilities	X	Underground Utils.
-----------------	---	-----------	-------------	------------	-------------	----------	-------------	---	----------	---	-----	------	---------------	--------------------	---	--------------------

SEC 27 T22N R8W LOT 2 RIVER WOODS ESTATES.																
--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

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
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2019	2,400	0	2,400			2,400S
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2018	2,400	0	2,400			2,400S
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2017	2,400	0	2,400			2,400S
------	-------	---	-------	--	--	--------

2016	3,300	0	3,300			3,300S
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Who	When	What
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TPC 12/27/2017	INSPECTED	
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TPC 07/05/2016	INSPECTED	
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TPC 05/18/2015	INSPECTED	
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*** Information herein deemed reliable but not guaranteed***

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

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

Owner's Name/Address	MAP #:
HERWERYER DONALD & SHARON 4828 S DICKERSON RD Lake City MI 49651	2019 Est TCV 192,883 TCV/TFA: 108.85

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

Tax Description	Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SEC 27 T22N R8W LOT 3 RIVER WOODS ESTATES.	X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer		GROUP A 30/FF	163.00	270.00	1.0000	1.0000	30	100		4,890
Comments/Influences	X Electric X Gas Curb Street Lights Standard Utilities X Underground Utils.		163 Actual Front Feet, 1.01 Total Acres					Total Est. Land Value =			4,890

Land Improvement Cost Estimates		Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements <td>Description <td>Rate <td>Size <td>% Good <td>Cash Value</td> </td></td></td></td>		Description <td>Rate <td>Size <td>% Good <td>Cash Value</td> </td></td></td>	Rate <td>Size <td>% Good <td>Cash Value</td> </td></td>	Size <td>% Good <td>Cash Value</td> </td>	% Good <td>Cash Value</td>	Cash Value
X	Electric	LAND IMPROVE 1000	1,000.00	1	95	950
X	Gas					
Total Estimated Land Improvements True Cash Value =						950

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



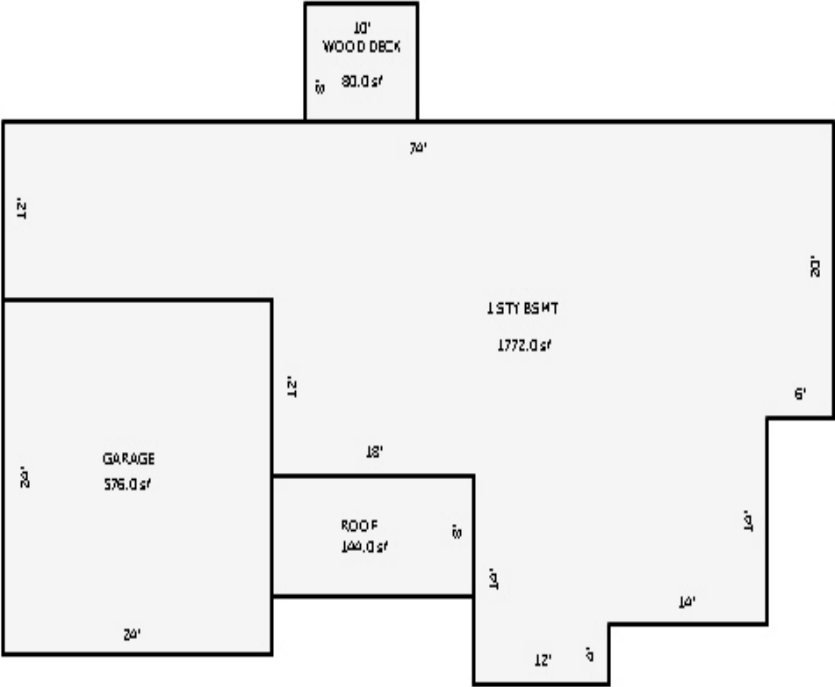
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	2,400	94,000	96,400			73,957C
2018	2,400	85,900	88,300			72,224C
2017	2,400	80,800	83,200			70,739C
2016	3,300	75,900	79,200			70,109C

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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	Type Treated Wood	Year Built: 2007 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1.5 Wal Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: 1S		Trim & Decoration														
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									
		(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									
(2) Windows		Many Avg.	X	Large Avg.			Many	X	Ave.		Few					
X	Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide X Casement X Double Glass X Patio Doors Storms & Screens	Basement: 1772 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0					(13) Plumbing									
(3) Roof		(8) Basement														
X	Gable Hip Flat	Gambrel Mansard Shed	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								
		(9) Basement Finish														
				Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer									
X	Asphalt Shingle	(10) Floor Support					Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic									
Chimney:							Lump Sum Items:									
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 1772 SF Floor Area = 1772 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=92/100/100/100/92 Building Areas										Cls C		Blt 2007				
Stories Exterior Foundation Size Cost New Depr. Cost																
1 Story Siding Basement 1,772 Total: 198,288 182,426																
Other Additions/Adjustments																
Plumbing																
Average Fixture(s) 1 1,120 1,030																
3 Fixture Bath 1 3,525 3,243																
Water/Sewer																
1000 Gal Septic 1 3,691 3,396																
Water Well, 100 Feet 1 4,407 4,054																
Deck																
Treated Wood 80 1,718 1,581																
Garages																
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)																
Base Cost 576 18,824 17,318																
Common Wall: 1.5 Wall 1 -3,057 -2,812																
Door Opener 1 415 382																
Built-Ins																
Appliance Allow. 1 2,099 1,931																
Totals: 231,030 212,549																
Notes:																
ECF (409 - RURAL SUBS) 0.880 => TCV: 187,043																

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
4856 S DICKERSON RD	School: LAKE CITY - 57020		New House	01/03/2005	20050001	Complete
	P.R.E. 100% 02/21/2005					

Owner's Name/Address	MAP #:
GRUNO GARY & PAULA 4856 S DICKERSON RD LAKE CITY MI 49651	2019 Est TCV 136,333 TCV/TFA: 101.44

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

Taxpayer's Name/Address	Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRUNO GARY & PAULA 4856 S DICKERSON RD LAKE CITY MI 49651	X Dirt Road X Gravel Road X Paved Road X Storm Sewer X Sidewalk X Water Sewer	GROUP A 30/FF	163.00	270.00	1.0000	1.0000	30	100		4,890
		163 Actual Front Feet, 1.01 Total Acres Total Est. Land Value =								4,890

Tax Description	X	Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
SEC 27 T22N R8W LOT 4 RIVER WOODS ESTATES.	X	Residential Local Cost Land Improvements	Description	Rate	Size	% Good	Cash Value
	X	LAND IMPROVE 2500		2,500.00	1	50	1,250
		Total Estimated Land Improvements True Cash Value =					1,250

Comments/Influences	X	Standard Utilities
	X	Underground Utils.



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

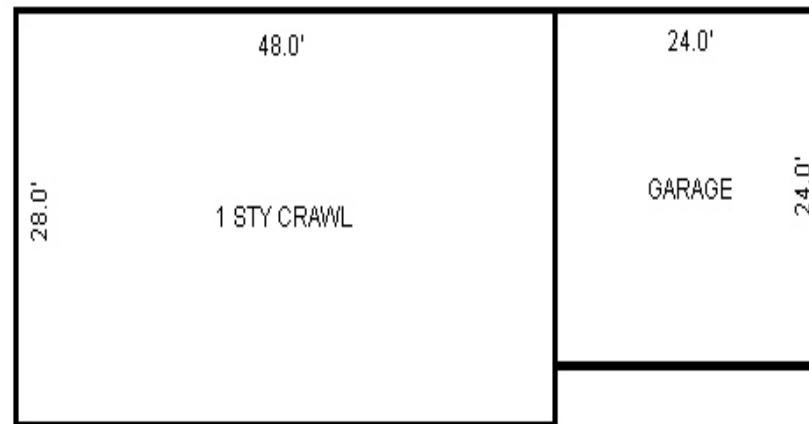
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	2,400	65,800	68,200			53,008C
2018	2,400	60,300	62,700			51,766C
2017	2,400	56,700	59,100			50,702C
2016	3,300	53,300	56,600			50,250C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 20	Type Treated Wood	Year Built: 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: 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 2005	Remodeled 0	Ex	X	Ord		Min	Size of Closets								
Condition: Average		Lg	X	Ord		Small	Doors								
Room List		(5) Floors		Central Air Wood Furnace			(12) Electric								
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Other:					0 Amps Service								
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Ex. X Ord. Min								
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall				No. of Elec. Outlets								
	Insulation	(7) Excavation					Many X Ave. Few								
(2) Windows		(8) Basement		(13) Plumbing											
X	Many Avg. X Few	Large Avg. X Small		Basement: 0 S.F. Crawl: 1344 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								
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer								
(3) Roof		(10) Floor Support		Recreation SF Living SF Walkout Doors No Floor SF			Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic								
X	Gable Hip Flat	Gambrel Mansard Shed		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:								
X	Asphalt Shingle														
Chimney:															
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1344 SF Floor Area = 1344 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90 Building Areas												Cls C		Blt 2005	
Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 1,344 Total: 131,649 118,485															
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, 100 Feet 1 4,407 3,966 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 576 18,824 16,942 Common Wall: 1 Wall 1 -2,038 -1,834 Door Opener 1 415 373 Built-Ins Appliance Allow. 1 2,099 1,889 Deck Treated Wood 20 693 624 Totals: 164,385 147,947															
Notes:												ECF (409 - RURAL SUBS) 0.880 => TC		V: 130,193	

*** 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.

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

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

Owner's Name/Address: RIVER WOODS ESTATES LLC
 308 PETRIE ROAD
 CADILLAC MI 49601
 2019 Est TCV 4,890

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

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

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

Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	2,400	0	2,400			432C
2018	2,400	0	2,400			422C
2017	2,400	0	2,400			414C
2016	3,300	0	3,300			411C



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

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
DICKERSON RD						
Owner's Name/Address	School: LAKE CITY - 57020					
RIVER WOODS ESTATES LLC	P.R.E. 0%					
308 PETRIE ROAD	MAP #:					
CADILLAC MI 49601	2019 Est TCV 4,860					

Improved	X	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS						
Public Improvements			* Factors *						
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
			GROUP A 30/FF	162.00	270.00	1.0000	1.0000	30 100	4,860
			162 Actual Front Feet, 1.00 Total Acres					Total Est. Land Value =	4,860

Tax Description
 SEC 27 T22N R8W LOT 6 RIVER WOODS ESTATES.

Comments/Influences

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

Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	2,400	0	2,400			432C
2018	2,400	0	2,400			422C
2017	2,400	0	2,400			414C
2016	3,200	0	3,200			411C



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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				
DICKERSON RD		School: LAKE CITY - 57020			SIGN	11/05/2010	20100692	100%				
Owner's Name/Address		P.R.E. 0%		MAP #:								
RIVER WOODS ESTATES LLC 308 PETRIE ROAD CADILLAC MI 49601		2019 Est TCV 4,150										
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS							
SEC 27 T22N R8W LOT 7 RIVER WOODS ESTATES.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		GROUP A 30/FF		135.00	298.00	1.0000	1.0000	30	100	4,050
		Paved Road		135 Actual Front Feet, 0.92 Total Acres				Total Est. Land Value =				4,050
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description		Rate		Size % Good		Cash Value		
		Water		Residential Local Cost Land Improvements								
		Sewer		Description		Rate		Size % Good		Cash Value		
		X Electric		LAND IMPROVE 1000		1,000.00		1 10		100		
		X Gas		Total Estimated Land Improvements True Cash Value =						100		
		Curb										
		Street Lights										
		Standard Utilities										
		X Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Who	When	What	2019	2,000	100	2,100			432C	
		TPC 12/27/2017	INSPECTED		2018	2,000	100	2,100			422C	
		TPC 05/18/2015	INSPECTED		2017	2,000	100	2,100			414C	
		TPC 06/20/2011	INSPECTED		2016	2,700	100	2,800			411C	



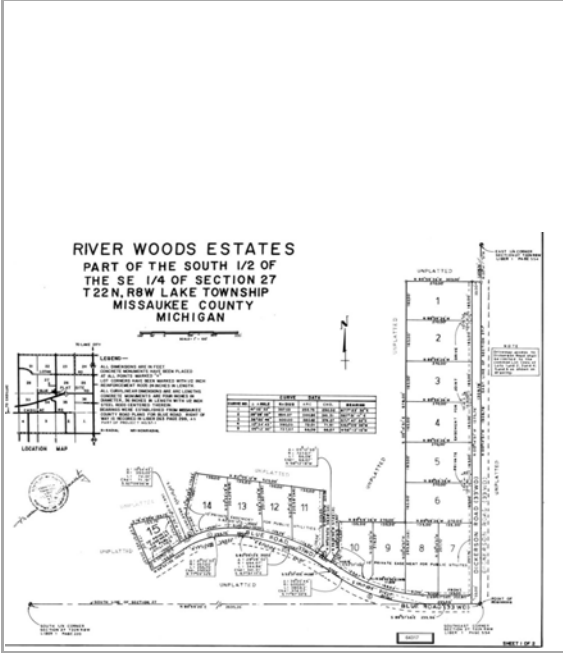
*** Information herein deemed reliable but not guaranteed***

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

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
BLUE RD						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2019 Est TCV 5,000					

Owner's Name/Address	Improved	X	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS						
RIVER WOODS ESTATES LLC 308 PETRIE ROAD CADILLAC MI 49601				* Factors *						
	Public Improvements			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
				<Site Value A>	RURAL LOTS			5000 100		5,000
				135 Actual Front Feet, 0.91 Total Acres Total Est. Land Value =					5,000	

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



Comments/Influences	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X Level	2019	2,500	0	2,500			432C
	Rolling	2018	2,500	0	2,500			422C
	Low	2017	5,000	0	5,000			414C
	High	2016	5,000	0	5,000			411C
	Landscaped							
	Swamp							
	Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							

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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2019	2,500	0	2,500			432C
TPC	06/20/2017	INSPECTED	2018	2,500	0	2,500			422C
TPC	05/18/2015	INSPECTED	2017	5,000	0	5,000			414C
			2016	5,000	0	5,000			411C

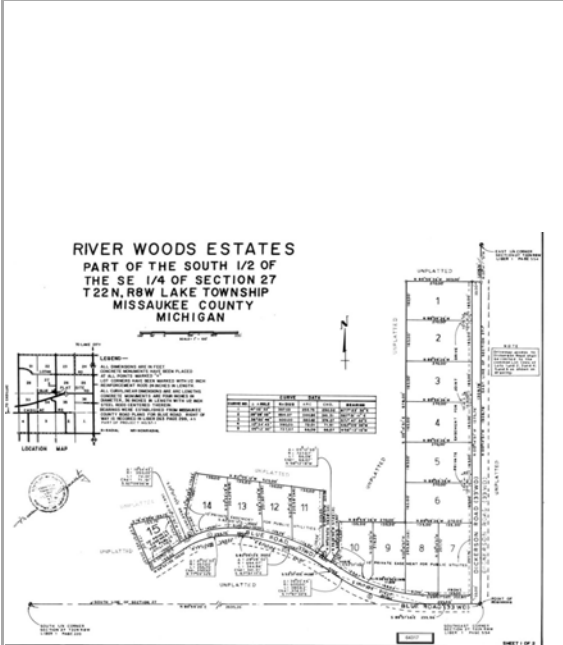
*** Information herein deemed reliable but not guaranteed***

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

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
BLUE RD						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2019 Est TCV 5,000					

Owner's Name/Address	Improved	X	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS						
RIVER WOODS ESTATES LLC 308 PETRIE ROAD CADILLAC MI 49601				* Factors * EFF						
	Public Improvements			Description	Frontage	Depth	Rate	%Adj.	Reason	Value
				<Site Value A>	RURAL LOTS		5000	100		5,000
				135 Actual Front Feet, 0.91 Total Acres			Total Est. Land Value =			5,000

Tax Description
SEC 27 T22N R8W LOT 9 RIVER WOODS ESTATES.



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

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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2019	2,500	0	2,500			432C
	TPC 12/27/2017	INSPECTED	2018	2,500	0	2,500			422C
	TPC 06/20/2017	INSPECTED	2017	5,000	0	5,000			414C
			2016	5,000	0	5,000			411C

*** 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	QC	FAMILY SALE	2017-03897	PTA	0.0

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

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

ANDERSON DANIAL B & MARJORIE M 7051 N 7 MILE ROAD LAKE CITY MI 49651	2019 Est TCV 5,000
--	--------------------

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

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

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

	<Site Value I> GROUP I	\$5000		5000	100		5,000
--	------------------------	--------	--	------	-----	--	-------

	135 Actual Front Feet, 0.81 Total Acres			Total Est. Land Value =			5,000
--	---	--	--	-------------------------	--	--	-------

Tax Description	X	Value
-----------------	---	-------

SEC 27 T22N R8W LOT 10 RIVER WOODS ESTATES.		
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Comments/Influences	X	Value
---------------------	---	-------

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

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

	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	0	2,500			2,500S
-----	------	------	------	-------	---	-------	--	--	--------

			2018	2,500	0	2,500			2,500S
--	--	--	------	-------	---	-------	--	--	--------

			2017	5,000	0	5,000			4,350C
--	--	--	------	-------	---	-------	--	--	--------

			2016	5,000	0	5,000			4,312C
--	--	--	------	-------	---	-------	--	--	--------

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

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
4940 RIVER WOODS RD						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 100% 04/14/2008					
	MAP #:					
	2019 Est TCV 122,997 TCV/TFA: 73.92					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS			
			Description	Frontage	Depth	Value
SEC 27 T22N R8W LOT 11 RIVER WOODS ESTATES.	X		<Site Value A> RURAL LOTS	119 Actual Front Feet, 0.60 Total Acres	5000 100	5,000
Comments/Influences			* Factors * EFF			
			Total Est. Land Value = 5,000			

Comments/Influences	X	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	2,500.00	1 50	1,250
	X	Gas			
		Curb			
		Street Lights			
		Standard Utilities			
	X	Underground Utils.			

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	Rolling	2019	2,500	59,000	61,500			50,201C
		Low							
		High							
		Landscaped							
		Swamp							
	X	Wooded	2018	2,500	59,200	61,700			49,025C
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							



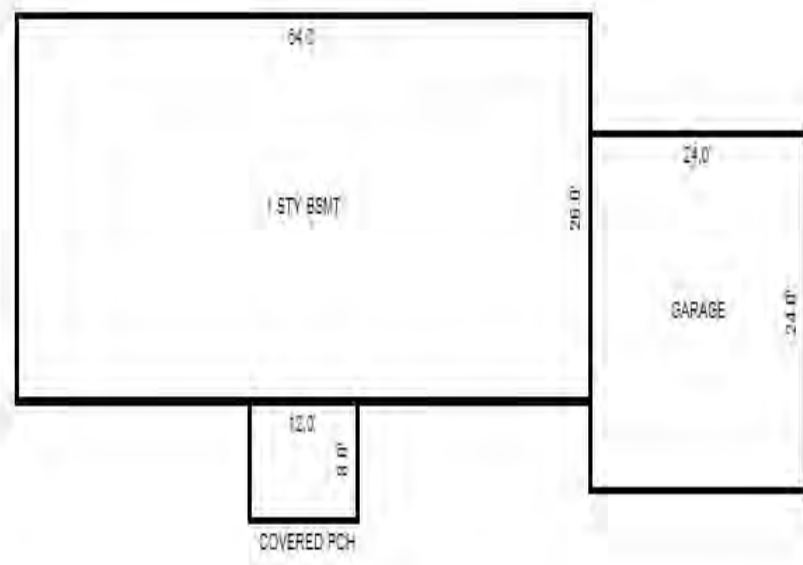
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2019	2,500	59,000	61,500			50,201C
TPC	06/20/2017	INSPECTED	2018	2,500	59,200	61,700			49,025C
			2017	5,000	55,300	60,300			48,017C
			2016	5,000	47,200	52,200			47,589C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage																																																																																								
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Ga		Area 96	Type WCP (1 Story)		Year Built: 2003 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																								
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G																																																																																																			
Building Style: BOCA/STATE		Trim & Decoration																																																																																																						
Yr Built 2003	Remodeled 0	Ex	X	Ord		Min	Size of Closets																																																																																																	
Condition: Average		Lg	X	Ord		Small	Doors																																																																																																	
Room List		(5) Floors																																																																																																						
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:					(12) Electric																																																																																																	
		200 Amps Service																																																																																																						
		(6) Ceilings																																																																																																						
(1) Exterior	X	Drywall					No./Qual. of Fixtures																																																																																																	
	Wood/Shingle Aluminum/Vinyl Brick	Ex.	X	Ord.		Min	No. of Elec. Outlets																																																																																																	
	Insulation	Many	X	Ave.		Few	(13) Plumbing																																																																																																	
(2) Windows	X	Avg. Few	X	Avg. Small			Average Fixture(s)																																																																																																	
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 1664 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																																																																																																	
	X	8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor				(14) Water/Sewer																																																																																																	
(3) Roof	X	Gable Hip Flat	Gambrel Mansard Shed					Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic																																																																																																
	X	Asphalt Shingle						Lump Sum Items:																																																																																																
	Chimney:																																																																																																							
Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE (11) Heating System: Forced Heat & Cool Ground Area = 1664 SF Floor Area = 1664 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>1,664</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>178,344</td> <td>160,491</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>1,120</td> <td>1,008</td> </tr> <tr> <td>3 Fixture Bath</td> <td>1</td> <td>3,525</td> <td>3,172</td> </tr> <tr> <td>Water/Sewer</td> <td></td> <td></td> <td></td> </tr> <tr> <td>1000 Gal Septic</td> <td>1</td> <td>3,691</td> <td>3,322</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>4,407</td> <td>3,966</td> </tr> <tr> <td>Porches</td> <td></td> <td></td> <td></td> </tr> <tr> <td>WCP (1 Story)</td> <td>96</td> <td>3,540</td> <td>3,186</td> </tr> <tr> <td>Garages</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4">Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)</td> </tr> <tr> <td>Base Cost</td> <td>576</td> <td>18,824</td> <td>16,942</td> </tr> <tr> <td>Common Wall: 1 Wall</td> <td>1</td> <td>-2,038</td> <td>-1,834</td> </tr> <tr> <td>Door Opener</td> <td>1</td> <td>415</td> <td>373</td> </tr> <tr> <td>Built-Ins</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Appliance Allow.</td> <td>1</td> <td>2,099</td> <td>1,889</td> </tr> <tr> <td>Fireplaces</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Direct-Vented Gas</td> <td>1</td> <td>2,293</td> <td>2,064</td> </tr> <tr> <td colspan="2">Totals:</td> <td>216,220</td> <td>194,579</td> </tr> </tbody> </table> Notes: MODULAR ECF (414-RIVER WOODS, 240 CLAM RIVER SUB) 0.600 => TCv: 116,747															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Basement	1,664			Total:				178,344	160,491	Average Fixture(s)	Size	Cost	Depr. Cost	1	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)	96	3,540	3,186	Garages				Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				Base Cost	576	18,824	16,942	Common Wall: 1 Wall	1	-2,038	-1,834	Door Opener	1	415	373	Built-Ins				Appliance Allow.	1	2,099	1,889	Fireplaces				Direct-Vented Gas	1	2,293	2,064	Totals:		216,220	194,579
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*** Information herein deemed reliable but not guaranteed***



Sketch by Apex IVT

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RIVER WOODS ESTATES LLC	GAULD HOLLY D	0	01/02/2006	PLC	Not Qualified	06-0/0028		0.0
RIVER WOODS ESTATES LLC	GAULD HOLLY D (F)	12,500	08/18/2005	LC	Arms Length	05-0/3852		100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
BLUE RD						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 100% 01/02/2006					
	MAP #:					
	2019 Est TCV 6,000					

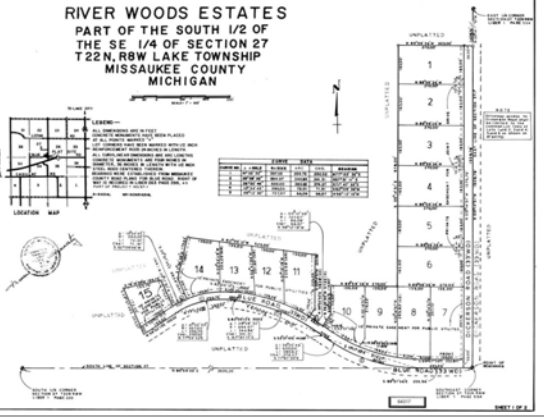
Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS
SEC 27 T22N R8W LOT 12 RIVER WOODS ESTATES.				
Comments/Influences				

Public Improvements	Description	Frontage	Depth	* Factors *	EFF	Value
	<Site Value C> 140-Blue Road			6000 100		6,000
	127 Actual Front Feet, 0.61 Total Acres			Total Est. Land Value =		6,000

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

- Topography of Site
- X Level
 - X Rolling
 - 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	3,000	0	3,000			2,560C
2018	2,500	0	2,500			2,500S
2017	5,000	0	5,000			3,683C
2016	5,000	0	5,000			3,651C



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

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

Owner's Name/Address	MAP #:	2019 Est TCV 158,594 TCV/TFA: 118.00
FULLER HOLLY D 8191 W BLUE RD LAKE CITY MI 49651		

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS
SEC 27 T22N R8W LOT 13 RIVER WOODS ESTATES.			

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

Topography of Site	Description	Rate	Size % Good	Cash Value
	D/W/P: 4in Ren. Conc.	6.21	1600 0	0
	Residential Local Cost Land Improvements			
	Description	Rate	Size % Good	Cash Value
	LAND IMPROVE 2500	2,500.00	1 100	2,500
	Total Estimated Land Improvements True Cash Value =			2,500

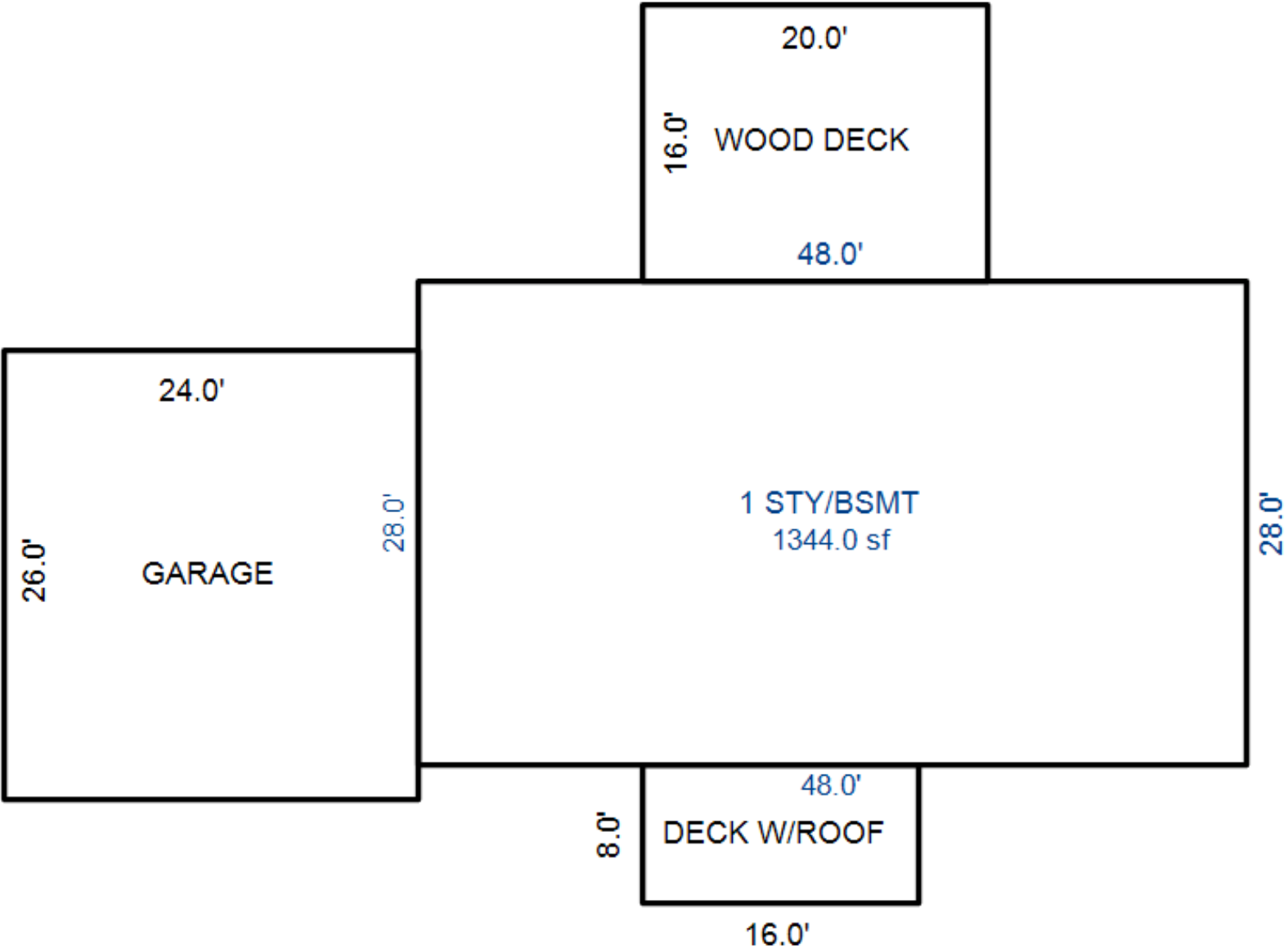
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	2,500	76,800	79,300			64,928C
2018	2,500	71,900	74,400			63,407C
2017	5,000	71,400	76,400			62,103C
2016	5,000	67,200	72,200			61,550C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 128 320	Type WCP (1 Story) Treated Wood	Year Built: 2005 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G														
Building Style: 1S		Trim & Decoration																	
Yr Built 2005	Remodeled 0	Ex	X	Ord		Min													
Condition: Average		Lg	X	Ord		Small													
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												
(2) Windows		Many					Many	X	Ave.		Few								
X	Avg. Few	X	Large Avg. Small					(13) Plumbing											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor					1	Average Fixture(s)										
X		(9) Basement Finish					2			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
(3) Roof			Recreation SF Living SF Walkout Doors No Floor SF				(14) Water/Sewer												
X	Gable Hip Flat		Gambrel Mansard Shed					1	Public Water Public Sewer Water Well										
X	Asphalt Shingle	(10) Floor Support					1			1000 Gal Septic 2000 Gal Septic									
Chimney:							Lump Sum Items:												
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1344 SF Floor Area = 1344 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90 Building Areas										Cls C		Blt 2005							
Stories Exterior Foundation Size Cost New Depr. Cost																			
1 Story Siding Basement 1,344 Total: 148,973 134,077																			
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, 100 Feet 1 4,407 3,966																			
Porches																			
WCP (1 Story) 128 4,412 3,971																			
Deck																			
Treated Wood 320 4,278 3,850																			
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 1 415 373																			
Built-Ins																			
Appliance Allow. 1 2,099 1,889																			
Totals: 190,775 171,698																			
Notes:																			
ECF (414-RIVER WOODS, 240 CLAM RIVER SUB) 0.880 => TCv:																			

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JPMORGAN CHASE BANK NATIO	DINGEE MARK & HOLLY	81,375	09/15/2015	CD	BANK SALE	2015-03143	PTA	100.0
SHERIFF & WAREN & BILLING	JPMORGAN CHASE BANK NATIO	77,250	07/09/2015	PTA	SHERIFF'S DEED	PTA	PTA	0.0
WARREN CATHLEEN & BILLINGT	JP MORGAN CHASE BANK	77,250	01/09/2015	SD	SHERIFF'S DEED	2015-00300		0.0
FEDERAL HOME LOAN MOTGAGE	WARREN CATHLEEN & BILLINGT	80,000	10/02/2012	CD	BANK SALE	2012-03393	PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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4931 RIVER WOODS RD	School: LAKE CITY - 57020					
	P.R.E. 100% 10/09/2015					

Owner's Name/Address	MAP #:
DINGEE MARK & HOLLY 4931 RIVER WOODS RD LAKE CITY MI 49651	2019 Est TCV 91,238 TCV/TFA: 60.34

X Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS
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Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		<Site Value I> GROUP I	\$5000	5000	100					5,000
		140 Actual Front Feet, 0.80 Total Acres							Total Est. Land Value =	5,000

Tax Description	X	Land Improvement Cost Estimates
SEC 27 T22N R8W LOT 14 RIVER WOODS ESTATES.		

Comments/Influences	X	Description	Rate	Size	% Good	Cash Value
		Dirt Road				
		Gravel Road				
		Paved Road				
		Storm Sewer				
		Sidewalk				
		Water				
		D/W/P: Patio Blocks	11.84	120	0	0
		Sewer				
		D/W/P: Asphalt Paving	2.35	480	0	0
		Electric				
		Residential Local Cost Land Improvements				
		Gas				
		Description	Rate	Size <td>% Good</td> <td>Cash Value</td>	% Good	Cash Value
		Curb				
		Street Lights	2,500.00	1	50	1,250
		Standard Utilities				
		Underground Utils.				
		LAND IMPROVE 2500				1,250
		Total Estimated Land Improvements True Cash Value =				1,250

Topography of Site

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

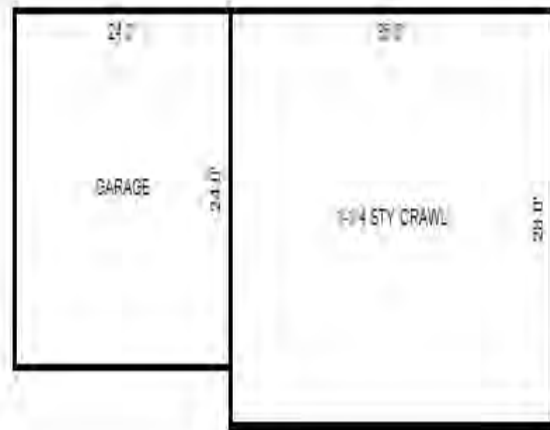
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	2,500	43,100	45,600			42,090C
2018	2,500	43,700	46,200			41,104C
2017	5,000	40,900	45,900			40,259C
2016	5,000	34,900	39,900			39,900S

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																								
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 90	Type Treated Wood	Year Built: 2000 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																								
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G																																																																																
Building Style: BOCA/STATE		Trim & Decoration																																																																																			
Yr Built 2000	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																																																																														
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. Small		Basement: 0 S.F. Crawl: 1008 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																														
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			(8) Basement																																																																																	
X		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:																																																																																					
Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE (11) Heating System: Forced Air w/ Ducts Ground Area = 1008 SF Floor Area = 1512 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>1.5 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>1,008</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>133,175</td> <td>113,200</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>1,120</td> <td>952</td> </tr> <tr> <td>1</td> <td>3 Fixture Bath</td> <td>3,525</td> <td>2,996</td> </tr> <tr> <td>1</td> <td>Water/Sewer</td> <td></td> <td></td> </tr> <tr> <td>1</td> <td>1000 Gal Septic</td> <td>3,691</td> <td>3,137</td> </tr> <tr> <td>1</td> <td>Water Well, 100 Feet</td> <td>4,407</td> <td>3,746</td> </tr> <tr> <td>90</td> <td>Deck Treated Wood</td> <td>1,839</td> <td>1,563</td> </tr> <tr> <td colspan="4">Garages</td> </tr> <tr> <td colspan="4">Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)</td> </tr> <tr> <td></td> <td>Base Cost</td> <td>576</td> <td>18,824</td> </tr> <tr> <td></td> <td>Common Wall: 1 Wall</td> <td>1</td> <td>-2,038</td> </tr> <tr> <td></td> <td>Built-Ins</td> <td></td> <td></td> </tr> <tr> <td></td> <td>Appliance Allow.</td> <td>1</td> <td>2,099</td> </tr> <tr> <td colspan="2">Totals:</td> <td>166,642</td> <td>141,646</td> </tr> </tbody> </table> Notes: BOCA MODULAR ECF (414-RIVER WOODS, 240 CLAM RIVER SUB) 0.600 => TCV: 84,988												Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.5 Story	Siding	Crawl Space	1,008			Total:				133,175	113,200	Average Fixture(s)		Cost		1	Average Fixture(s)	1,120	952	1	3 Fixture Bath	3,525	2,996	1	Water/Sewer			1	1000 Gal Septic	3,691	3,137	1	Water Well, 100 Feet	4,407	3,746	90	Deck Treated Wood	1,839	1,563	Garages				Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					Base Cost	576	18,824		Common Wall: 1 Wall	1	-2,038		Built-Ins				Appliance Allow.	1	2,099	Totals:		166,642	141,646
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																																																
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*** Information herein deemed reliable but not guaranteed***



Sketch by Apex IVT

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		6,700	02/01/2001	WD	Download	01-0:0449		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
4765 RIVER WOODS RD						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 100% 04/15/2002					
	MAP #:					
	2019 Est TCV 140,386 TCV/TFA: 96.42					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS			
			Description	Frontage	Depth	Value
SEC 27 T22N R8W LOT 15 RIVER WOODS ESTATES.	X		* Factors *			
Comments/Influences			Description Frontage Depth Front Depth Rate %Adj. Reason Value			
USE BUS. ADDRESS FOR MAIL (MOREY RD)			<Site Value I> GROUP I \$5000 5000 100 5,000			
			155 Actual Front Feet, 0.51 Total Acres Total Est. Land Value = 5,000			
			Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
			D/W/P: Asphalt Paving	2.19	1500 0	0
			Residential Local Cost Land Improvements			
			Description	Rate	Size % Good	Cash Value
			LAND IMPROVE 2500	2,500.00	1 100	2,500
			Total Estimated Land Improvements True Cash Value = 2,500			



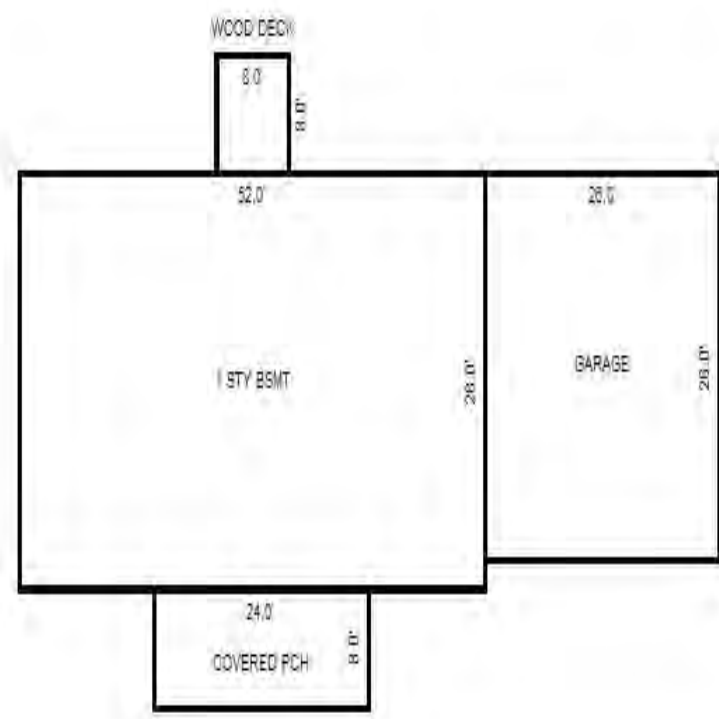
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2019	2,500	67,700	70,200			59,446C
Rolling	2018	2,500	63,800	66,300			58,053C
Low	2017	5,000	63,300	68,300			56,859C
High	2016	5,000	59,600	64,600			56,352C
Landscaped							
Swamp							
X Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
Who When What							
TPC 12/27/2017 INSPECTED							
TPC 06/20/2017 INSPECTED							
TPC 03/18/2016 INSPECTED							

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 192 64	Type WCP (1 Story) Treated Wood	Year Built: 2001 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 676 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: 1S		Trim & Decoration														
Yr Built 2001	Remodeled 0	Ex	X Ord		Min	Size of Closets										
Condition: Average		Lg	X Ord		Small	Doors										
Room List		(5) Floors		Central Air Wood Furnace												
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(12) Electric			0 Amps Service									
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures												
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall		Ex.	X Ord.		Min	No. of Elec. Outlets							
(2) Windows		(7) Excavation		(13) Plumbing												
X	Many Avg. Few	X	Large Avg. Small	Basement: 1456 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
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									
(3) Roof		(9) Basement Finish														
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors No Floor SF	(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 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1456 SF Floor Area = 1456 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85										Cls CD		Blt 2001				
Building Areas										Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story										Siding	Basement	1,456	140,389	119,331		
Other Additions/Adjustments																
Plumbing										Average Fixture(s)	1	933	793			
3 Fixture Bath										1	2,929	2,490				
Water/Sewer										1000 Gal Septic	1	3,453	2,935			
Water Well, 100 Feet										1	4,280	3,638				
Porches										WCP (1 Story)	192	5,330	4,530			
Deck										Treated Wood	64	1,503	1,278			
Garages										Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)						
Base Cost										676	18,908	16,072				
Common Wall: 1 Wall										1	-1,906	-1,620				
Door Opener										1	368	313				
Built-Ins										Appliance Allow.	1	1,467	1,247			
Totals:										177,654	151,007					
Notes:										ECF (414-RIVER WOODS, 240 CLAM RIVER SUB) 0.880 => TCV: 132,886						

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

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

Owner's Name/Address	MAP #:
NOLES ROBERT E SR & ANITA D 4798 RIVERWOODS RD Lake City MI 49651	2019 Est TCV 216,354 TCV/TFA: 149.73

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

Tax Description	Description	Frontage	Depth	Rate	%Adj.	Reason	Value
LOT 16. RIVER WOODS ESTATES NO 2.	<Site Value H> RURAL LOTS 8K			8000	100		8,000

150 Actual Front Feet, 0.88 Total Acres Total Est. Land Value = 8,000

X	Public Improvements	Description	Rate	Size	% Good	Cash Value
	Dirt Road					
	Gravel Road					
	Paved Road					
	Storm Sewer					
	Sidewalk					
	Water	D/W/P: Asphalt Paving	2.35	1700	0	0
	Sewer	D/W/P: 4in Ren. Conc.	6.21	432	0	0
X	Electric	Residential Local Cost Land Improvements				
X	Gas					
	Curb	Description	Rate	Size	% Good	Cash Value
	Street Lights	LAND IMPROVE 2500	2,500.00	1	100	2,500
	Standard Utilities	Total Estimated Land Improvements True Cash Value =				2,500
X	Underground Utils.					

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



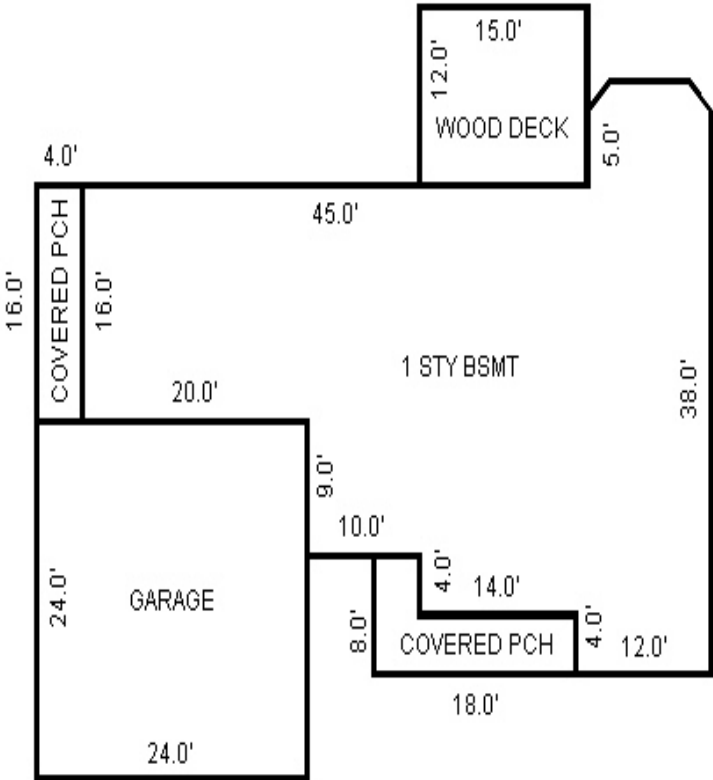
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2019	4,000	104,200	108,200			87,717C
		TPC 12/27/2017 INSPECTED	2018	3,500	99,200	102,700			85,662C
			2017	7,500	93,400	100,900			83,901C
			2016	7,500	87,900	95,400			83,153C

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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	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 64 88 180	Type CCP (1 Story) CCP (1 Story) Treated Wood	Year Built: 2005 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0							
	(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										Bsmnt Garage:						
	X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											Carport Area: Roof:				
Building Style: 1S		Trim & Decoration			X																
Yr Built	Remodeled		Ex	X	Ord		Min	Size of Closets													
2005	0		Lg	X	Ord		Small														
Condition: Average			Doors		Solid	X	H.C.														
Room List		(5) Floors			Central Air Wood Furnace			(12) Electric		200		Amps Service									
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:			(6) Ceilings			No./Qual. of Fixtures		Ex.		X	Ord.		Min						
(1) Exterior		X	Drywall					No. of Elec. Outlets		Many		X	Ave.		Few						
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation			Basement: 1445 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing		1		Average Fixture(s)									
	Insulation	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood 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					
(2) Windows		X	Many Avg.	X	Large Avg.	(9) Basement Finish			960		Recreation SF Living SF Walkout Doors	1		Walkout Doors	No Floor SF						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(10) Floor Support			Joists: Unsupported Len: Ctrn.Sup:			1		1000 Gal Septic											
	X	Double Glass Patio Doors Storms & Screens	(14) Water/Sewer			Public Water Public Sewer Water Well			1		2000 Gal Septic		Lump Sum Items:								
(3) Roof		X	Gable Hip Flat	X	Gambrel Mansard Shed																
Chimney:																					
Cost Est. for Res. Bldg: 1 Single Family 1S														Cls C 10		Blt 2005					
(11) Heating System: Forced Heat & Cool														Ground Area = 1445 SF				Floor Area = 1445 SF.			
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95														Building Areas							
				Stories		Exterior		Foundation		Size		Cost New		Depr. Cost							
1 Story				Siding		Basement		1,445		Total:		182,888		173,722							
Other Additions/Adjustments																					
Exterior		Brick Veneer		200		2,608		2,478													
Basement, Outside Entrance, Below Grade				1		1,942		1,845													
Plumbing		Average Fixture(s)		1		1,120		1,064													
		3 Fixture Bath		1		3,525		3,349													
Water/Sewer		1000 Gal Septic		1		3,691		3,506													
		Ceramic Tile Floor		1		4,407		4,187													
Porches		CCP (1 Story)		64		1,430		1,358													
		CCP (1 Story)		88		1,904		1,809													
Deck		Treated Wood		180		2,930		2,783													
Garages		Class: C Exterior: Siding		Foundation: 42 Inch (Finished)		576		22,654		21,521											
		Base Cost		1		-2,038		-1,936													
		Common Wall: 1 Wall		1		415		394													
		Door Opener		1																	
Built-Ins		Appliance Allow.		1		2,099		1,994													
<<<< 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.
RIVER WOODS ESTATES LLC	BUCHANAN ROBERT B & DIANE	20,000	01/31/2005	LC	Arms Length	05-0/434		100.0

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

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

Owner's Name/Address: BUCHANAN ROBERT B & DIANE L
 4828 RIVER WOODS RD
 LAKE CITY MI 49651
 2019 Est TCV 8,000

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

Tax Description: LOT 17. RIVER WOODS ESTATES NO 2.
 Comments/Influences:
 X Dirt Road
 X Gravel Road
 X Paved Road
 X Storm Sewer
 X Sidewalk
 X Water
 X Sewer
 X Electric
 X Gas
 X Curb
 X Street Lights
 X Standard Utilities
 X Underground Utils.
 Topography of Site:
 X Level
 X Rolling
 X Low
 X High
 X Landscaped
 X Swamp
 X Wooded
 X Pond
 X Waterfront
 X Ravine
 X Wetland
 X Flood Plain

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value H> RURAL LOTS 8K					8000	100		8,000
150 Actual Front Feet, 0.82 Total Acres							Total Est. Land Value =	8,000



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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	4,000	0	4,000			3,584C
2018	3,500	0	3,500			3,500S
2017	7,500	0	7,500			7,500S
2016	7,500	0	7,500			7,500S

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

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
4828 RIVER WOODS RD	School: LAKE CITY - 57020		New House	08/02/2004	20040296	Complete

Owner's Name/Address	MAP #:	2019 Est TCV 178,046 TCV/TFA: 127.91
BUCHANAN ROBERT B & DIANE L 4828 RIVER WOODS RD LAKE CITY MI 49651		

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

Tax Description	Public Improvements	Description	Frontage	Depth	Rate	%Adj.	Reason	Value
LOT 18. RIVER WOODS ESTATES NO 2.	X	Dirt Road						
Comments/Influences		Gravel Road						
		Paved Road						
		Storm Sewer						
		Sidewalk						
		Water						
		Sewer						
		Electric						
		Gas						
		Curb						
		Street Lights						
		Standard Utilities						
		Underground Utils.						

Land Improvement Cost Estimates		Description	Rate	Size	% Good	Cash Value
		D/W/P: Asphalt Paving	2.35	1500	0	0
		Residential Local Cost Land Improvements				
		Description	Rate	Size	% Good	Cash Value
		Gas	2,500.00	1	100	2,500
		LAND IMPROVE 2500				
		Total Estimated Land Improvements True Cash Value =				2,500

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



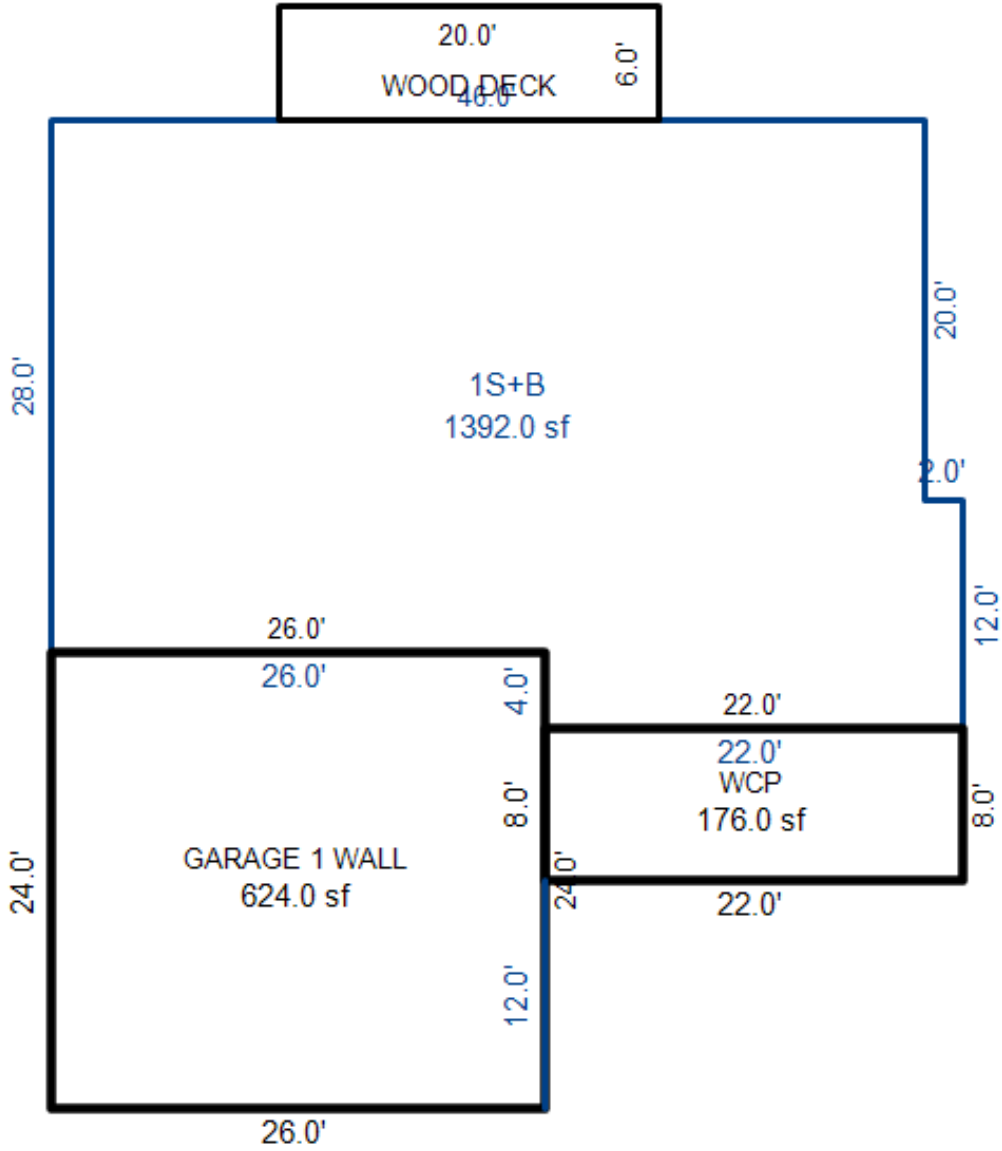
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	4,000	85,000	89,000			71,163C
2018	3,500	74,600	78,100			69,496C
2017	7,800	73,200	81,000			68,067C
2016	7,800	68,900	76,700			67,460C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 176 120	Type Treated Wood Treated Wood	Year Built: 2004 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G												
Building Style: 1S		Trim & Decoration															
Yr Built 2004	Remodeled 0	Ex	X	Ord		Min											
Condition: Average		Lg	X	Ord		Small											
Room List		(5) Floors															
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:					(12) Electric										
		0 Amps Service															
		(6) Ceilings															
(1) Exterior		X	Drywall														
X	Wood/Shingle Aluminum/Vinyl Brick	Ex.	X	Ord.		Min											
		Insulation															
(2) Windows		(7) Excavation															
X	Many Avg. Few	X	Large Avg. Small														
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Basement: 1392 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0															
X	Double Glass Patio Doors Storms & Screens	(8) Basement															
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor															
		(9) Basement Finish															
		Recreation SF Living SF 1 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 1000 Gal Septic 2000 Gal Septic															
		Lump Sum Items:															
Chimney:																	
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 1392 SF Floor Area = 1392 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90 Building Areas										Cls C 5 Blt 2004							
Stories Exterior Foundation Size Cost New Depr. Cost																	
1 Story Siding Basement 1,392										Total:		169,072		152,172			
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			
Deck																	
Treated Wood w/Roof (Deck Portion)										176		2,886		2,597			
Treated Wood w/Roof (Roof portion)										176		2,293		2,064			
Treated Wood										120		2,236		2,012			
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										1		415		373			
Built-Ins																	
Appliance Allow.										1		2,099		1,889			
Totals:										211,541		190,393					
Notes:																	
ECF (414-RIVER WOODS, 240 CLAM RIVER SUB) 0.880 => TCY:												167,546					

*** 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.
DERUITER BERNARD	DERUITER BERNARD & BURGESS	0	04/22/2018	QC	FAMILY SALE	2018-01439	PTA	0.0
BALL SAM R & RACHEL	DERUITER BERNARD	171,900	06/30/2015	WD	Arms Length	2015-02261	PTA	100.0
RIVER WOODS ESTATES LLC	BALL SAM R & RACHEL	21,700	05/14/2004	WD	Arms Length	04-0/2277		100.0

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

Owner's Name/Address	MAP #:
DERUITER BERNARD & BURGESS JEB E 4880 RIVER WOODS RD LAKE CITY MI 49651	2019 Est TCV 205,156 TCV/TFA: 131.01

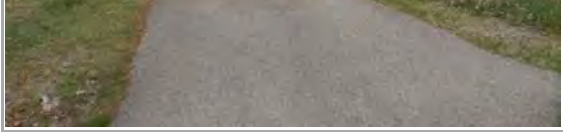
X	Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS																											
			<table border="1"> <thead> <tr> <th colspan="6">* Factors *</th> </tr> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td><Site Value H> RURAL LOTS 8K</td> <td></td> <td></td> <td>8000</td> <td>100</td> <td></td> <td>8,000</td> </tr> <tr> <td colspan="6">155 Actual Front Feet, 0.78 Total Acres</td> <td>Total Est. Land Value = 8,000</td> </tr> </tbody> </table>	* Factors *						Description	Frontage	Depth	Rate	%Adj.	Reason	Value	<Site Value H> RURAL LOTS 8K			8000	100		8,000	155 Actual Front Feet, 0.78 Total Acres						Total Est. Land Value = 8,000
* Factors *																														
Description	Frontage	Depth	Rate	%Adj.	Reason	Value																								
<Site Value H> RURAL LOTS 8K			8000	100		8,000																								
155 Actual Front Feet, 0.78 Total Acres						Total Est. Land Value = 8,000																								

Tax Description	Public Improvements	Description	Rate	Size	% Good	Cash Value
LOT 19. RIVER WOODS ESTATES NO 2.	X	Dirt Road				
Comments/Influences		Gravel Road				
	X	Paved Road				
		Storm Sewer				
		Sidewalk				
		Water	2.35	1700	0	0
		Sewer				
	X	Electric				
	X	Gas				
		Curb				
		Street Lights				
		Standard Utilities				
	X	Underground Utils.				

Land Improvement Cost Estimates						
Description	Rate	Size	% Good	Cash Value		
D/W/P: Asphalt Paving	2.35	1700	0	0		
Residential Local Cost Land Improvements						
Description	Rate	Size	% Good	Cash Value		
LAND IMPROVE 2500	2,500.00	1	100	2,500		
Total Estimated Land Improvements True Cash Value =				2,500		

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	4,000	98,600	102,600			92,409C
2018	3,500	90,200	93,700			90,244C
2017	7,800	84,800	92,600			88,388C
2016	7,800	79,800	87,600			87,600S

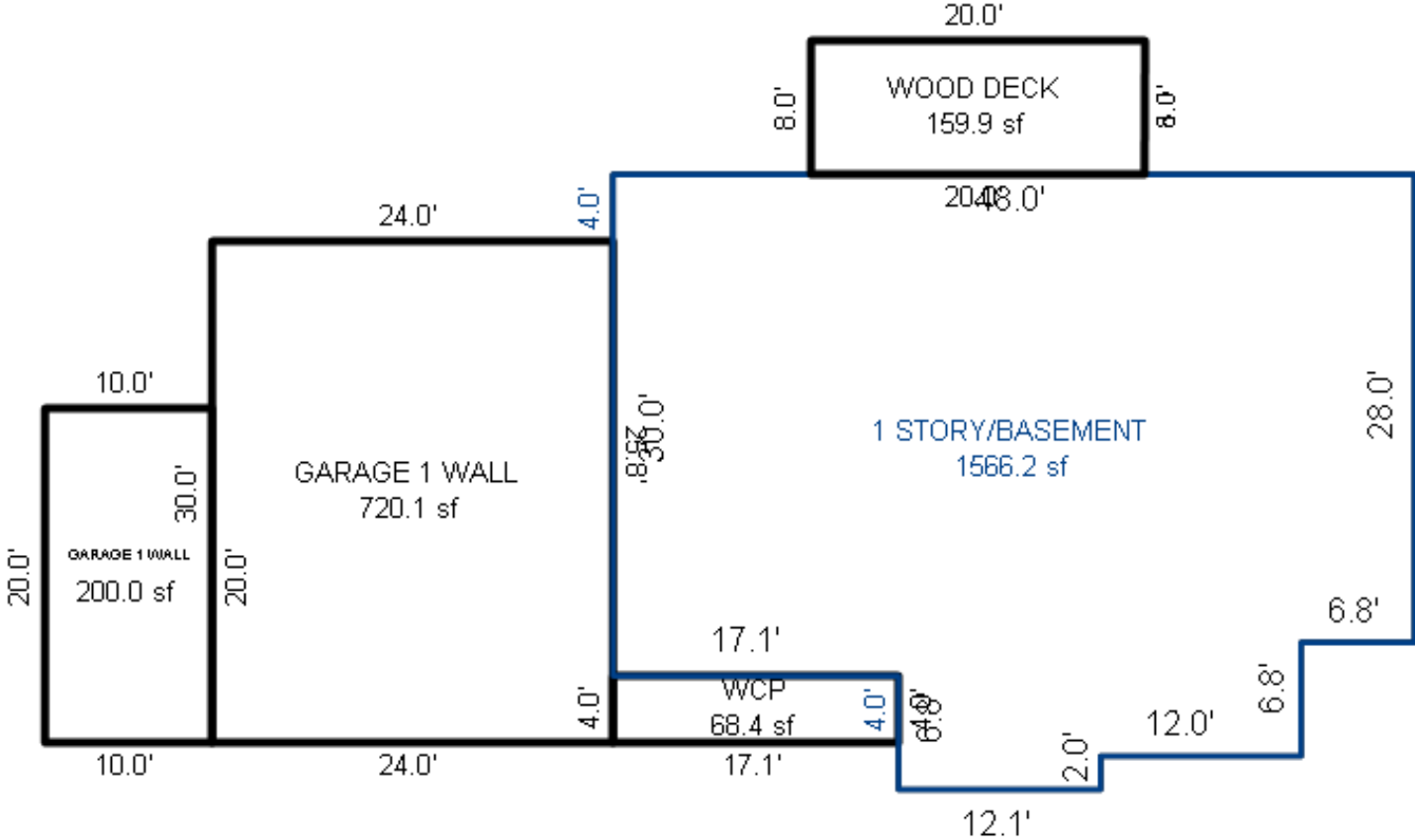


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*** Information herein deemed reliable but not guaranteed***

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 68 160	Type WCP (1 Story) Treated Wood	Year Built: 2004 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 920 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled			Plaster Wood T&G										
Building Style: 1S		Trim & Decoration														
Yr Built 2004	Remodeled 0	Ex	X	Ord		Min										
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												
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	Basement: 1566 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	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor				Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish														
		900	Recreation SF Living SF Walkout Doors No Floor SF				(14) Water/Sewer									
(3) Roof		(10) Floor Support														
X	Gable Hip Flat		Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic									
X	Asphalt Shingle				Lump Sum Items:											
Chimney:																
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 1566 SF Floor Area = 1566 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90 Building Areas										Cls C 5 Blt 2004						
Stories		Exterior		Foundation		Size		Cost New		Depr. Cost						
1 Story		Siding		Basement		1,566		186,982		168,294						
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, 100 Feet		1		4,407		3,966								
Porches		WCP (1 Story)		68		2,912		2,621								
Deck		Treated Wood		160		2,714		2,443								
Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)														
		Base Cost		920		26,321		23,689								
		Common Wall: 1 Wall		1		-2,038		-1,834								
		Door Opener		2		830		747								
Built-Ins		Appliance Allow.		1		2,099		1,889								
		Recreation Room		900		13,203		11,883								
		Totals:				245,766		221,200								
Notes:										ECF (414-RIVER WOODS, 240 CLAM RIVER SUB) 0.880 => TCY:		194,656				

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RIVER WOODS ESTATES LLC	ASHTON III HARRY E & LIS	21,500	07/08/2005	WD	Arms Length	05-0/2751		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
4910 RIVER WOODS RD			New House	07/13/2005	20050221	Complete

Owner's Name/Address	MAP #:	2019 Est TC	TCV/TFA:
ASHTON III HARRY E & LISA M 4910 RIVER WOODS RD Lake City MI 49651		312,891	124.56

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

Tax Description	Public Improvements	Description	Frontage	Depth	Rate	%Adj.	Reason	Value
LOT 20. RIVER WOODS ESTATES NO 2.		<Site Value F> SITE			10000	100		10,000
		<Site Value H> RURAL LOTS 8K			8000	100		8,000
		173 Actual Front Feet, 0.95 Total Acres			Total Est. Land Value =			18,000

X	Improved	Vacant	Land Improvement Cost Estimates

X	Improved	Vacant	Land Improvement Cost Estimates

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	9,000	147,400	156,400			110,831C
2018	8,500	125,100	133,600			108,234C
2017	8,700	117,800	126,500			106,008C
2016	8,700	111,500	120,200			105,063C

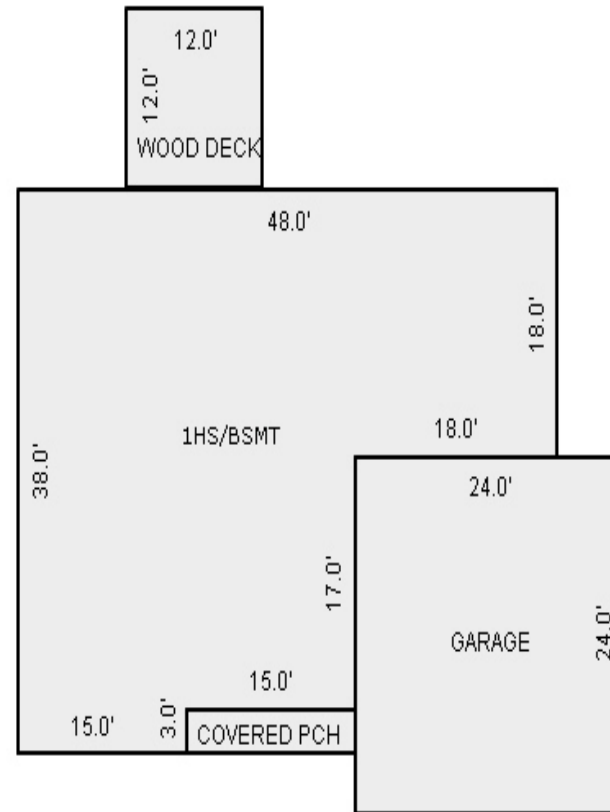


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																																											
X	Single Family		Eavestrough	X	Gas		1	Appliance Allow.		Interior 1 Story			Year Built: 2005																																																																																																											
	Mobile Home		Insulation		Wood			Cook Top		Interior 2 Story	98		Car Capacity:																																																																																																											
	Town Home	0	Front Overhang					Dishwasher		2nd/Same Stack	144	CCP (1 Story)	Class: BC																																																																																																											
	Duplex	0	Other Overhang					Garbage Disposal		Two Sided		Treated Wood	Exterior: Siding																																																																																																											
	A-Frame							Bath Heater		Exterior 1 Story			Brick Ven.: 0																																																																																																											
			(4) Interior					Vent Fan		Exterior 2 Story			Stone Ven.: 0																																																																																																											
X	Wood Frame	X	Drywall					Hot Tub		Prefab 1 Story			Common Wall: 1.5 Wall																																																																																																											
			Paneled					Unvented Hood		Prefab 2 Story			Foundation: 42 Inch																																																																																																											
			Plaster					Vented Hood		Heat Circulator			Finished?: Yes																																																																																																											
			Wood T&G					Intercom		Raised Hearth			Auto. Doors: 2																																																																																																											
	Building Style: 1.5S		Trim & Decoration					Jacuzzi Tub		Wood Stove			Mech. Doors: 0																																																																																																											
			Ex	X	Ord			Jacuzzi repl.Tub		Direct-Vented Ga			Area: 576																																																																																																											
	Yr Built 2005		Size of Closets					Oven					% Good: 0																																																																																																											
	Remodeled 0		Lg	X	Ord			Microwave					Storage Area: 0																																																																																																											
	Condition: Average		Doors		Solid	X		Standard Range					No Conc. Floor: 0																																																																																																											
			H.C.					Self Clean Range																																																																																																																
	Room List		(5) Floors					Sauna					Bsmnt Garage:																																																																																																											
	Basement		Kitchen:					Trash Compactor					Carport Area:																																																																																																											
	1st Floor		Other:					Central Vacuum					Roof:																																																																																																											
	2nd Floor		Other:					Security System																																																																																																																
	3 Bedrooms		(6) Ceilings																																																																																																																					
	(1) Exterior		X Drywall																																																																																																																					
	Wood/Shingle		X Cathedra																																																																																																																					
	Aluminum/Vinyl																																																																																																																							
	Brick																																																																																																																							
	Insulation		(7) Excavation																																																																																																																					
	(2) Windows		Basement: 1419 S.F.																																																																																																																					
			Crawl: 0 S.F.																																																																																																																					
			Slab: 0 S.F.																																																																																																																					
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			Conc. Block																																																																																																																					
			Poured Conc.																																																																																																																					
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			(9) Basement Finish																																																																																																																					
			Recreation SF																																																																																																																					
			Living SF																																																																																																																					
			Walkout Doors																																																																																																																					
			No Floor SF																																																																																																																					
	(3) Roof		(10) Floor Support																																																																																																																					
			Public Water																																																																																																																					
X	Gable		Public Sewer																																																																																																																					
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X	Asphalt Shingle																																																																																																																							
	Chimney: Vinyl																																																																																																																							
<p>Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls BC Blt 2005</p> <p>(11) Heating System: Forced Heat & Cool</p> <p>Ground Area = 1419 SF Floor Area = 2512 SF.</p> <p>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>1.5 Story</td> <td>Siding</td> <td>Basement</td> <td>1,419</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Overhang</td> <td>384</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>288,225</td> <td>273,814</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>Basement, Outside Entrance, Below Grade</td> <td>1</td> <td>2,727</td> <td>2,727</td> </tr> <tr> <td>Plumbing</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Average Fixture(s)</td> <td>1</td> <td>1,649</td> <td>1,649</td> </tr> <tr> <td>3 Fixture Bath</td> <td>1</td> <td>5,184</td> <td>4,925</td> </tr> <tr> <td>2 Fixture Bath</td> <td>1</td> <td>3,473</td> <td>3,299</td> </tr> <tr> <td>Separate Shower</td> <td>1</td> <td>2,100</td> <td>1,995</td> </tr> <tr> <td>Water/Sewer</td> <td></td> <td></td> <td></td> </tr> <tr> <td>1000 Gal Septic</td> <td>1</td> <td>4,277</td> <td>4,063</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>4,739</td> <td>4,502</td> </tr> <tr> <td>Porches</td> <td></td> <td></td> <td></td> </tr> <tr> <td>CCP (1 Story)</td> <td>98</td> <td>2,680</td> <td>2,546</td> </tr> <tr> <td>Deck</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Treated Wood</td> <td>144</td> <td>2,683</td> <td>2,549</td> </tr> <tr> <td>Garages</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Class: BC Exterior: Siding Foundation: 42 Inch (Finished)</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Base Cost</td> <td>576</td> <td>28,817</td> <td>27,376</td> </tr> <tr> <td>Common Wall: 1.5 Wall</td> <td>1</td> <td>-3,548</td> <td>-3,371</td> </tr> <tr> <td>Door Opener</td> <td>2</td> <td>1,037</td> <td>985</td> </tr> </tbody> </table> <p>Built-Ins</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>Appliance Allow.</td> <td>1</td> <td>3,016</td> <td>2,865</td> </tr> </tbody> </table> <p><<<< Calculations too long. See Valuation printout for complete pricing. >>>></p>													Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.5 Story	Siding	Basement	1,419			1 Story	Siding	Overhang	384			Total:				288,225	273,814	Item	Quantity	Unit Cost	Total Cost	Basement, Outside Entrance, Below Grade	1	2,727	2,727	Plumbing				Average Fixture(s)	1	1,649	1,649	3 Fixture Bath	1	5,184	4,925	2 Fixture Bath	1	3,473	3,299	Separate Shower	1	2,100	1,995	Water/Sewer				1000 Gal Septic	1	4,277	4,063	Water Well, 100 Feet	1	4,739	4,502	Porches				CCP (1 Story)	98	2,680	2,546	Deck				Treated Wood	144	2,683	2,549	Garages				Class: BC Exterior: Siding Foundation: 42 Inch (Finished)				Base Cost	576	28,817	27,376	Common Wall: 1.5 Wall	1	-3,548	-3,371	Door Opener	2	1,037	985	Item	Quantity	Unit Cost	Total Cost	Appliance Allow.	1	3,016	2,865
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Sketch by Apex Medina™

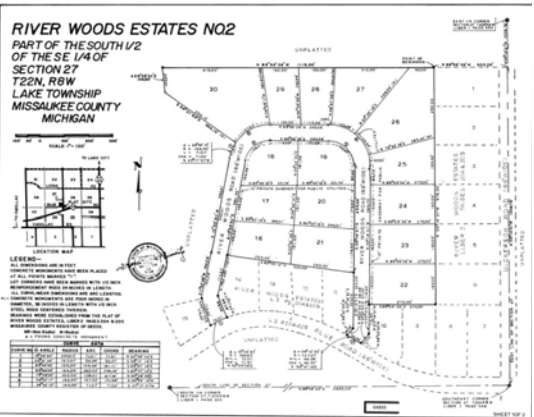
*** Information herein deemed reliable but not guaranteed***

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

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
RIVER WOODS RD						
Owner's Name/Address	School: LAKE CITY - 57020					
ASHTON HARRY E & LISA M III 4910 RIVERWOODS Lake City MI 49651	P.R.E. 100% 04/20/2006					
	MAP #:					
	2019 Est TCV 8,000					

Improved	X	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS				
Public Improvements			* Factors *				
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
<Site Value H> RURAL LOTS 8K					8000 100		8,000
173 Actual Front Feet, 1.01 Total Acres					Total Est. Land Value =		8,000

Taxpayer's Name/Address	X	Electric	X	Gas	X	Curb	Street Lights	Standard Utilities	X	Underground Utils.
ASHTON HARRY E & LISA M III 4910 RIVERWOODS Lake City MI 49651										
Tax Description										
LOT 21. RIVER WOODS ESTATES NO 2.										
Comments/Influences										



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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			3,584C
TPC 06/20/2017 INSPECTED			2018	3,500	0	3,500			3,500S
			2017	8,700	0	8,700			8,700S
			2016	8,700	0	8,700			8,700S

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

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

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
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RIVER WOODS RD	School: LAKE CITY - 57020					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:					
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BALL SAM R & RACHEL 1947 S DICKERSON RD LAKE CITY MI 49651	2019 Est TCV 8,000					
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Improved	X	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS			
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Public Improvements	* Factors *					
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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<Site Value H> RURAL LOTS 8K					8000	100		8,000
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163 Actual Front Feet, 1.01 Total Acres					Total Est. Land Value =			8,000
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Tax Description								
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LOT 22. RIVER WOODS ESTATES NO 2.								
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Comments/Influences								
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	X	Dirt Road						
		Gravel Road						
	X	Paved Road						
		Storm Sewer						
		Sidewalk						
		Water						
		Sewer						
	X	Electric						
	X	Gas						
		Curb						
		Street Lights						
		Standard Utilities						
	X	Underground Utils.						

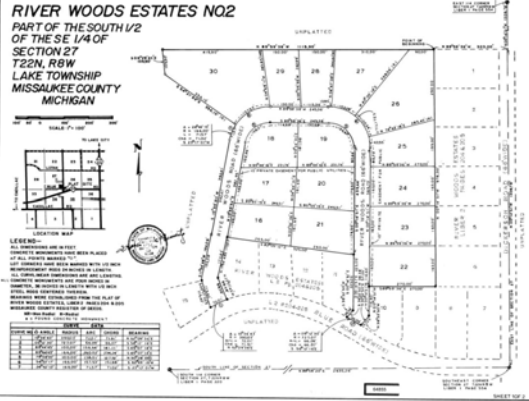
Topography of Site								
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X	Level							
	Rolling							
	Low							
	High							
	Landscaped							
	Swamp							
	Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
Who	When	What	2019	4,000	0	4,000	3,584C
TPC 12/27/2017	INSPECTED		2018	3,500	0	3,500	3,500S
TPC 06/20/2017	INSPECTED		2017	8,200	0	8,200	8,200S
TPC 09/28/2016	INSPECTED		2016	8,200	0	8,200	8,200S

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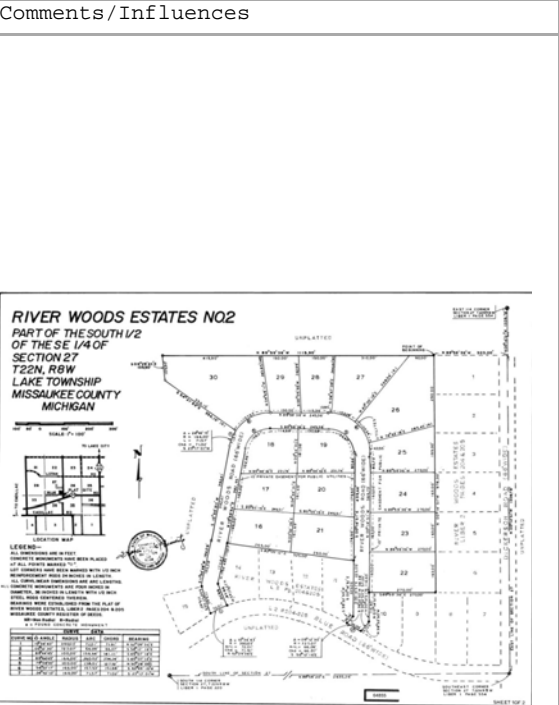
*** Information herein deemed reliable but not guaranteed***



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
RIVER WOODS RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
RIVER WOODS ESTATES LLC 308 PETRIE ROAD CADILLAC MI 49601	MAP #:					
	2019 Est TCV 8,000					

	Improved	X	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS								
Tax Description	Public Improvements			* Factors *								
LOT 23. RIVER WOODS ESTATES NO 2.	Dirt Road			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences	Gravel Road			<Site Value H>	RURAL LOTS 8K				8000	100		8,000
	Paved Road	X		163 Actual Front Feet, 1.01 Total Acres					Total Est. Land Value =			8,000



- X Electric
 - X Gas
 - Curb
 - Street Lights
 - Standard Utilities
 - X Underground Utils.
- Topography of Site
- X Level
 - Rolling
 - Low
 - High
 - Landscaped
 - Swamp
 - Wooded
 - Pond
 - Waterfront
 - Ravine
 - Wetland
 - Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	4,000	0	4,000			1,181C
2018	3,500	0	3,500			1,154C
2017	10,000	0	10,000			1,131C
2016	10,000	0	10,000			1,121C

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

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

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

Owner's Name/Address: RIVER WOODS ESTATES LLC
 308 PETRIE ROAD
 CADILLAC MI 49601
 2019 Est TCV 8,000

2019 Est TCV 8,000

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

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

<Site Value H> RURAL LOTS 8K 8000 100 8,000
 163 Actual Front Feet, 1.01 Total Acres Total Est. Land Value = 8,000

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

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

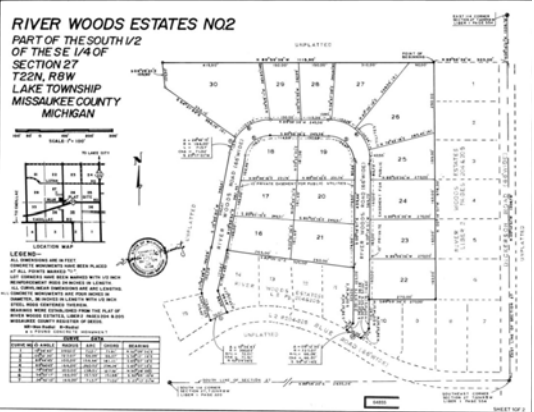
Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	4,000	0	4,000			1,180C
2018	3,500	0	3,500			1,153C
2017	10,000	0	10,000			1,130C
2016	10,000	0	10,000			1,120C

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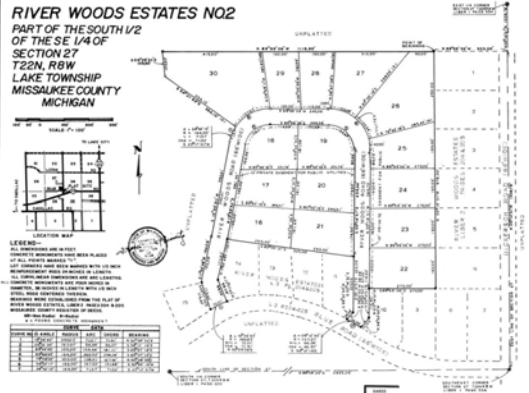
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
RIVER WOODS RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
RIVER WOODS ESTATES LLC 308 PETRIE ROAD CADILLAC MI 49601	MAP #:					
		2019 Est TCV 8,000				

	Improved	X	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS								
Tax Description	Public Improvements			* Factors *								
LOT 25. RIVER WOODS ESTATES NO 2.	Dirt Road			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences	Gravel Road			<Site Value H>	RURAL LOTS 8K				8000	100		8,000
	Paved Road	X		148 Actual Front Feet, 0.94 Total Acres			Total Est. Land Value =					8,000

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

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
Who	When	What	2019	4,000	0	4,000	1,314C
TPC 12/27/2017	INSPECTED		2018	3,500	0	3,500	1,284C
TPC 06/20/2017	INSPECTED		2017	10,000	0	10,000	1,258C
			2016	10,000	0	10,000	1,247C

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

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
RIVER WOODS RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
RIVER WOODS ESTATES LLC 308 PETRIE ROAD CADILLAC MI 49601	MAP #:					
		2019 Est TCV 8,000				

	Improved	X	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS							
Tax Description	Public Improvements			* Factors *							
LOT 26. RIVER WOODS ESTATES NO 2.	Dirt Road			Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value
Comments/Influences	Gravel Road			<Site Value H>	RURAL LOTS 8K			8000	100		8,000
	Paved Road			175 Actual Front Feet, 1.31 Total Acres				Total Est. Land Value =			8,000

Topography of Site

X Level

Rolling

Low

High

Landscaped

Swamp

Wooded

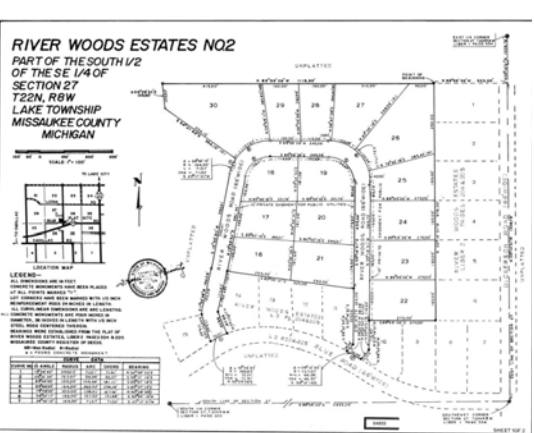
Pond

Waterfront

Ravine

Wetland

Flood Plain



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2019	4,000	0	4,000			1,844C
		TPC 12/27/2017 INSPECTED	2018	3,500	0	3,500			1,801C
		TPC 06/20/2017 INSPECTED	2017	10,000	0	10,000			1,764C
			2016	10,000	0	10,000			1,749C

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

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

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
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RIVER WOODS RD	School: LAKE CITY - 57020					
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Owner's Name/Address	P.R.E. 0%					
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GRISWOLD RAYMOND A & ELIZABETH S	MAP #:					
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1075 S ROSCOMMON ST	2019 Est TCV 8,000					
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Improved	X	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS			
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Public Improvements	* Factors *					
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Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
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<Site Value H> RURAL LOTS 8K					8000 100		8,000
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171 Actual Front Feet, 1.19 Total Acres					Total Est. Land Value =		8,000
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Tax Description	Dirt Road						
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LOT 27. RIVER WOODS ESTATES NO 2.	X Gravel Road						
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Comments/Influences	X Paved Road						
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XTRA + LOC ..ABUTTS UNPLATED LANDS..VERY PRIVATE	X Storm Sewer						
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	X Sidewalk						
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	X Water						
--	---------	--	--	--	--	--	--

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

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

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

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

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

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

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

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

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

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

	Wooded						
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	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	0	4,000	3,584C
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TPC 12/27/2017 INSPECTED			2018	3,500	0	3,500	3,500S
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*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RIVER WOODS ESTATES LLC	DEBOER ALFRED G & DORIS E	17,000	04/23/2004	WD	Arms Length	04-0/2266		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
4857 RIVER WOODS RD	School: LAKE CITY - 57020		New House	08/04/2004	20040298	Complete
	P.R.E. 100% 12/16/2004					

Owner's Name/Address	MAP #:
DEBOER ALFRED G & DORIS E TRUST 4857 RIVER WOODS RD LAKE CITY MI 49651	2019 Est TCV 231,979 TCV/TFA: 119.09

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

Tax Description	Dirt Road						
LOT 28. RIVER WOODS ESTATES NO 2.	Gravel Road				8000	100	8,000
Comments/Influences	X Paved Road	126 Actual Front Feet, 0.70 Total Acres		Total Est. Land Value =			8,000

GAVE XTRA + LOCATION ADJ..ABUTTS	X Storm Sewer	Land Improvement Cost Estimates					
UNPLATTED LANDS..VERY PRIVATE	Sidewalk	Description	Rate	Size	% Good	Cash Value	

	Water	D/W/P: 4in Ren. Conc.	6.21	625	0	0
	Sewer	D/W/P: 3.5 Concrete	5.00	120	0	0
	X Electric	D/W/P: Asphalt Paving	2.35	1600	0	0

	X Gas	Residential Local Cost Land Improvements					
	Curb	Description	Rate	Size	% Good	Cash Value	

	Street Lights	LAND IMPROVE 2500	2,500.00	1	100	2,500
	Standard Utilities	Total Estimated Land Improvements True Cash Value =				2,500

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



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

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

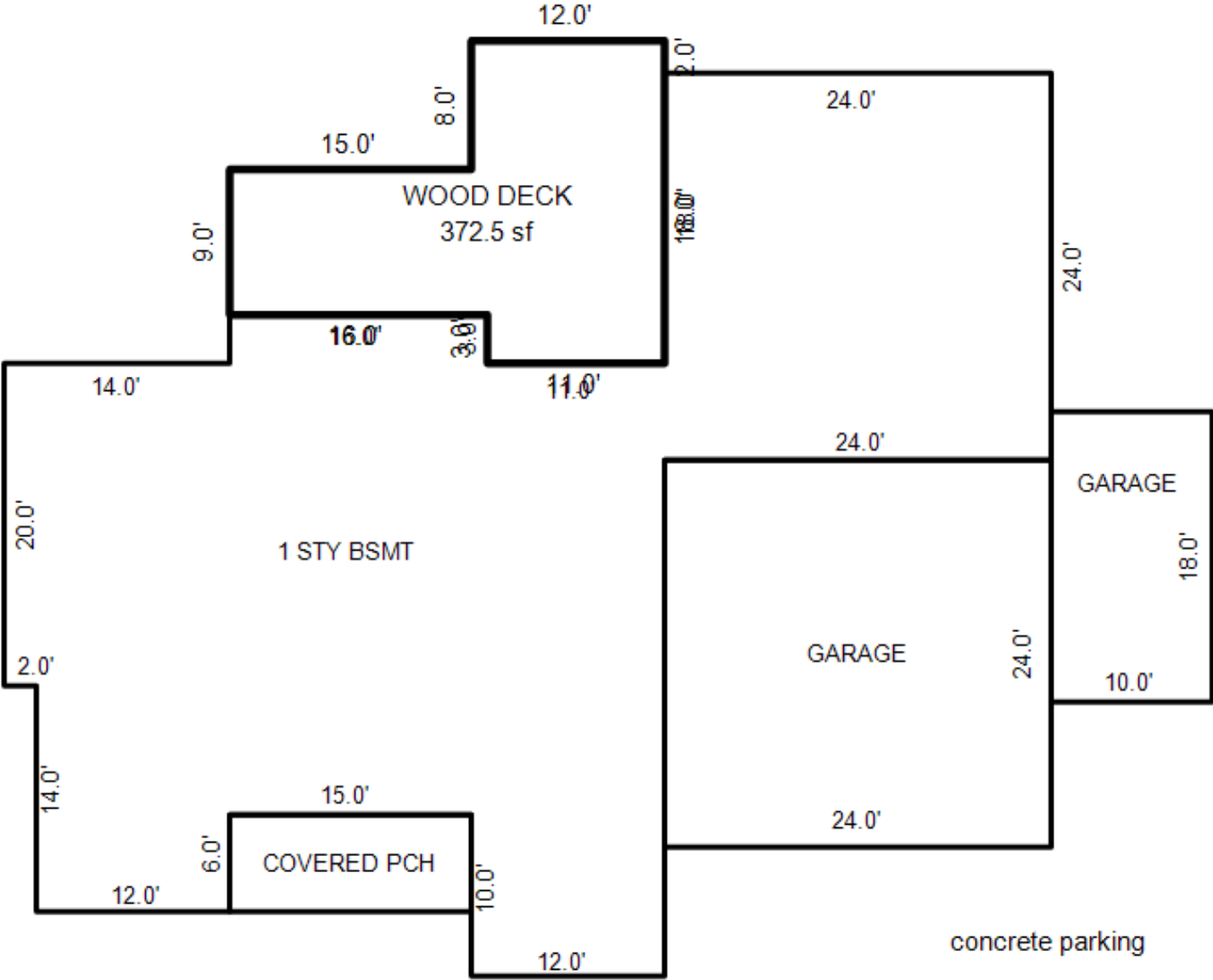
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
Who	When	What	2019	4,000	112,000	116,000			92,986C
TPC 12/27/2017	INSPECTED		2018	3,500	103,600	107,100			90,807C
TPC 04/25/2017	INSPECTED		2017	6,300	101,300	107,600			88,940C
			2016	6,300	95,300	101,600			88,147C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 90 372	Type CCP (1 Story) Treated Wood	Year Built: 2004 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: 1S		Trim & Decoration														
Yr Built 2004	Remodeled 0	Ex	X	Ord		Min										
Condition: Average		Lg	X	Ord		Small										
Room List		(5) Floors														
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:					(12) Electric									
		0 Amps Service														
		(6) Ceilings														
(1) Exterior		X	Drywall													
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	Basement: 1948 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0														
X	Double Glass Patio Doors Storms & Screens	(8) Basement														
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor														
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish														
X	Double Glass Patio Doors Storms & Screens	1	Recreation SF Living SF Walkout Doors No Floor SF													
(3) Roof		(10) Floor Support														
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:													
X	Asphalt Shingle	1 1000 Gal Septic 2000 Gal Septic														
Chimney:		Lump Sum Items:														
		Public Water Public Sewer Water Well														
		1 1000 Gal Septic 2000 Gal Septic														
		Lump Sum Items:														
		Class: C Exterior: Siding Foundation: 42 Inch (Finished)														
		Base Cost														
		Common Wall: 2 Wall														
		Door Opener														
		Class: C Exterior: Siding Foundation: 42 Inch (Finished)														
		Common Wall: 1 Wall														
		Door Opener														
		Base Cost														
		Built-Ins														
		<<<< 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.
KEHL COYLA	KEHL RICHARD R	1	07/07/2011	QC	RELATED PARTY	2011-02587	PTA	0.0
MCLEOD CRAIG J & TONYA M	KEHL RICHARD R & COYLA	180,000	03/02/2004	WD	Arms Length	04-0/0784		100.0
		17,500	05/01/2001	WD	Download	01-0:2119		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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4845 RIVER WOODS RD	School: LAKE CITY - 57020					
	P.R.E. 100% 03/02/2004					

Owner's Name/Address	MAP #:
KEHL RICHARD R 4845 RIVERWOODS RD LAKE CITY MI 49651	2019 Est TCV 168,816 TCV/TFA: 120.58

X	Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS			
Public Improvements			* Factors *		EFF	
Description	Frontage	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.					

Tax Description	Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
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LOT 29. RIVER WOODS ESTATES NO 2.						
Comments/Influences						
+ LOC ADJ..ABUTTS UNPLATTED LANDS..VERY PRIVATE						
NEW HOUSE ETC FOR 02						

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	4,000	80,400	84,400			73,099C
2018	3,500	77,200	80,700			71,386C
2017	6,800	76,900	83,700			69,918C
2016	6,800	72,400	79,200			69,295C

Who	When	What
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TPC 12/27/2017	INSPECTED	
TPC 04/25/2017	INSPECTED	

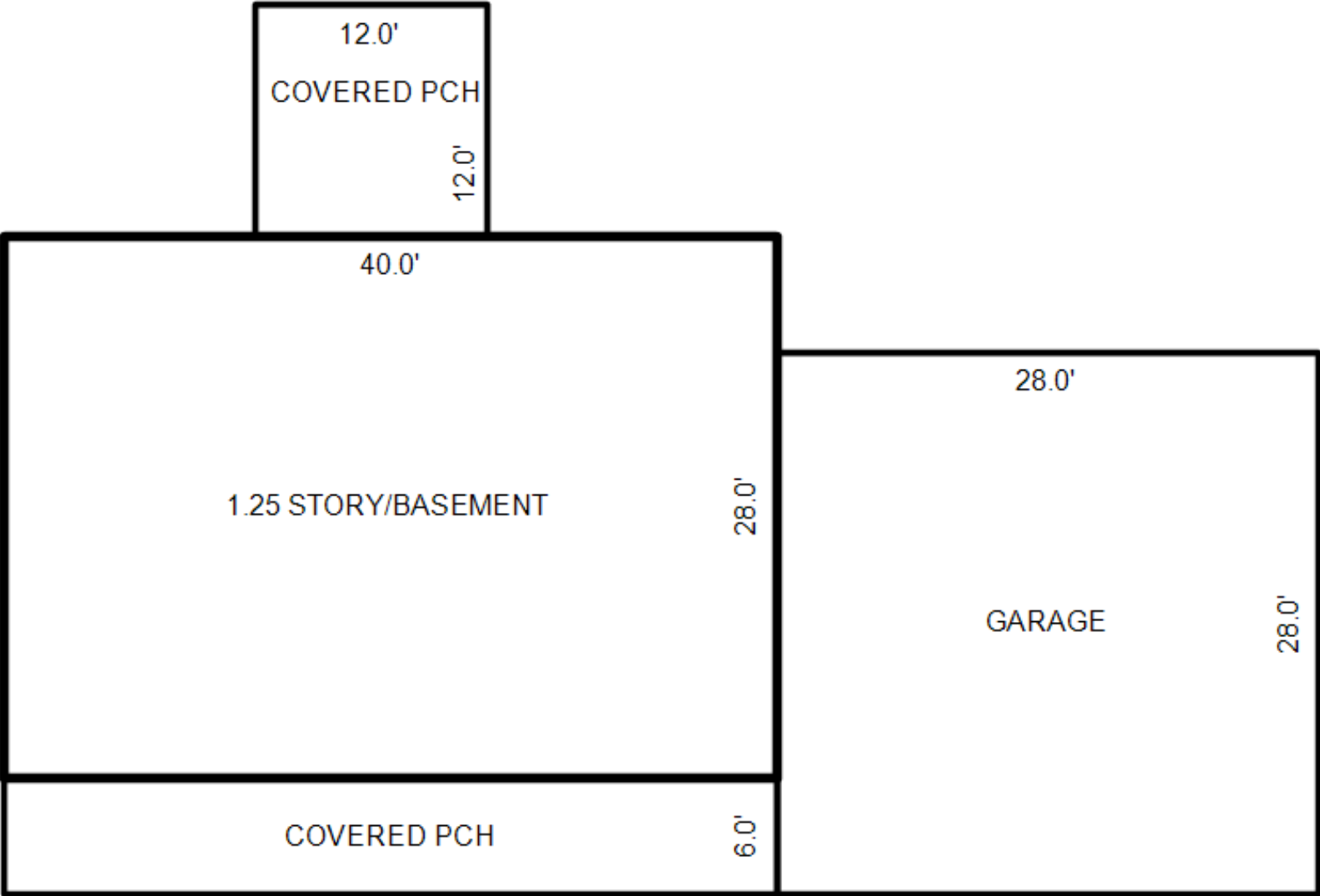
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area Type		Year Built: 2001 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 784 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G																
Building Style: 1.25S		Trim & Decoration																			
Yr Built 2001	Remodeled 0	Ex	X	Ord		Min	Size of Closets														
Condition: Average		Lg	X	Ord		Small	Doors														
Room List		(5) Floors		Central Air Wood Furnace			(12) Electric			200 Amps Service											
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:					No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.25S			Cls C 5 Blt 2001								
(1) Exterior		X	Drywall				Ex.	X	Ord.		Min	No. of Elec. Outlets									
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Wood				Many	X	Ave.		Few	(13) Plumbing									
(2) Windows		(7) Excavation		Basement: 1120 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 Porches Ceramic Tile Floor WCP (1 Story) WCP (1 Story) Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost Common Wall: 1 Wall Door Opener Built-Ins Appliance Allow. Fireplaces Interior 2 Story Raised Hearth			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.25 Story Siding Basement 1,120 Total: 150,869 128,211 Average Fixture(s) 1 1,120 952 3 Fixture Bath 1 3,525 2,996 2 Fixture Bath 1 2,359 2,005 1000 Gal Septic 1 3,691 3,137 Water Well, 100 Feet 1 4,407 3,746 Ceramic Tile Floor 144 4,836 4,111 WCP (1 Story) 240 6,773 5,757 Base Cost 784 28,248 24,011 Common Wall: 1 Wall 1 -2,038 -1,732 Door Opener 1 415 353 Appliance Allow. 1 2,099 1,784 Interior 2 Story 1 5,044 4,287 Raised Hearth 1 336 286 Totals: 211,684 179,904								
X	Many Avg. Few	X	Large Avg. Small	(8) Basement					(14) Water/Sewer												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:												
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:																	
X	Gable Hip Flat		Gambrel Mansard Shed																		
X	Asphalt Shingle																				
Chimney:																					

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



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

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

Owner's Name/Address	MAP #:
RENDON BRUCE R & DAIRE LYNN 4833 RIVER WOODS RD Lake City MI 49651	2019 Est TCV 370,017 TCV/TFA: 184.64

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES			
			Description	Frontage	Depth	Value
LOT 30. RIVER WOODS ESTATES NO 2.			RVR WDS EST 2	260.00	300.00	26,000
Comments/Influences			260 Actual Front Feet, 1.79 Total Acres Total Est. Land Value = 26,000			

Comments/Influences	X	Description	Rate	Size	% Good	Cash Value
LOT PRICED AS RIVERWOODS #1 DUE TO NO RIVERFRONT.		Dirt Road				
		Gravel Road				
	X	Paved Road	2.74	2250	94	5,795
		Storm Sewer				
		Sidewalk				
		Water				
		Sewer				
	X	Electric				
	X	Gas	2,500.00	1	100	2,500
		Curb				
		Street Lights				
		Standard Utilities				
	X	Underground Utils.				

Topography of Site	X	Description	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							
	X	Flood Plain	2019	13,000	172,000	185,000			134,589C

			2018	13,000	149,500	162,500			131,435C
			2017	13,000	140,800	153,800			128,732C
			2016	13,000	132,600	145,600			127,584C

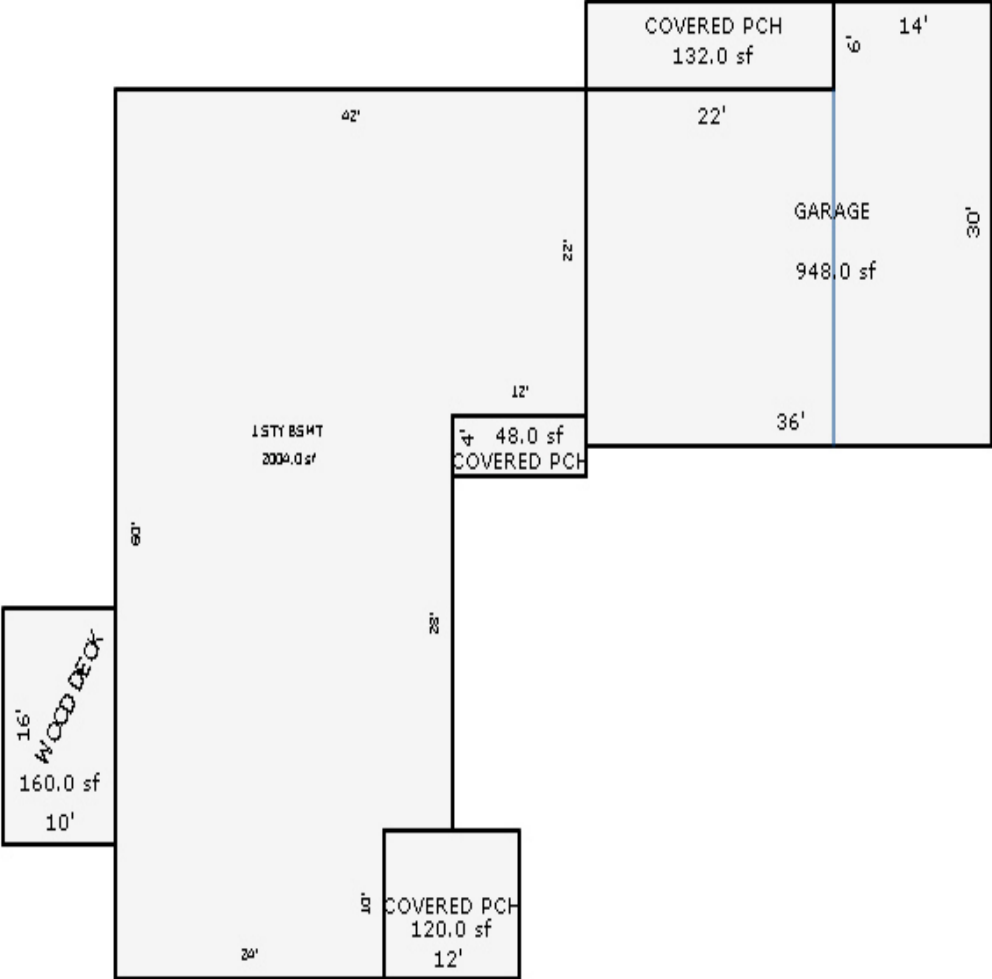
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage																																																																																																																										
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 120 120 132 160	Type CCP (1 Story) CCP (1 Story) CCP (1 Story) Treated Wood	Year Built: 2007 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 980 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																																													
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G																																																																																																																																					
Building Style: 1S		Trim & Decoration																																																																																																																																								
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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	1000	Recreation SF Living SF Walkout Doors No Floor SF																																																																																																																																							
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Water/Sewer																																																																																																																																										
1000 Gal Septic		1	4,277	4,063																																																																																																																																						
Water Well, 100 Feet		1	4,739	4,502																																																																																																																																						
Porches																																																																																																																																										
CCP (1 Story)		120	3,240	3,078																																																																																																																																						
CCP (1 Story)		120	3,240	3,078																																																																																																																																						
CCP (1 Story)		132	3,542	3,365																																																																																																																																						
Deck																																																																																																																																										
Treated Wood		160	2,875	2,731																																																																																																																																						
Garages																																																																																																																																										
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)																																																																																																																																										
Base Cost		980	42,542	40,415																																																																																																																																						
Common Wall: 1 Wall		1	-2,365	-2,247																																																																																																																																						
Door Opener		2	1,037	985																																																																																																																																						

*** 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.
KIRBY BENJAMIN R & LYNETT	CORELL DAVE	255,000	06/01/2018	WD	Arms Length	2018-01781	PTA	100.0
INGRAO SALVATORE & ANNE (	KIRBY (H/W) & SWINEHART (	228,000	02/07/2007	WD	Arms Length	2007/482		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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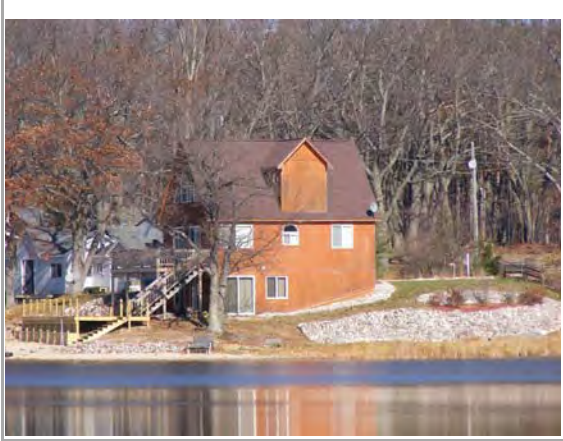
1876 S SCHNEIDER ST	School: LAKE CITY - 57020					
	P.R.E. 0%					

Owner's Name/Address	MAP #:
CORELL DAVE 1470 WOODLAWN AVE CLARE MI 48617-1020	2019 Est TCV 222,490 TCV/TFA: 190.16

X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA
		Public Improvements
		* Factors *
		Description Frontage Depth Front Depth Rate %Adj. Reason Value
		GROUP H \$650 79.00 100.00 0.9082 1.0000 650 100 46,636
		79 Actual Front Feet, 0.18 Total Acres Total Est. Land Value = 46,636

Tax Description	X	Land Improvement Cost Estimates
LOT 1 EXC BEG N 88 DEG 50'54"W 59.91 FT FROM NE COR TH S 83 DEG 52'51"W 7.84 FT,N 06 DEG 07'09"W 1 FT, S 88 DEG 50'54"E 7.91 FT TO POB. SAPPHIRE LAKE ACRES.	X	Description Rate Size % Good Cash Value
	X	Residential Local Cost Land Improvements
	X	Description Rate Size % Good Cash Value
	X	LAND IMPROVE 2500 2,500.00 1 97 2,425
	X	Total Estimated Land Improvements True Cash Value = 2,425

Comments/Influences	X	Water
NEW HOUSE FOR 04	X	Sewer
	X	Electric
	X	Gas
		Curb
		Street Lights
		Standard Utilities
		Underground Utils.



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

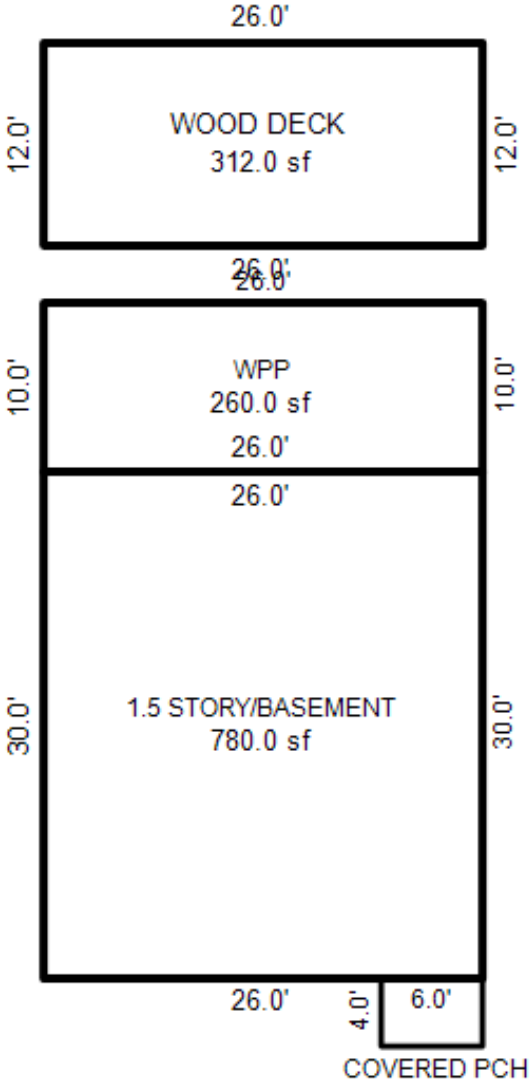
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	23,300	87,900	111,200			111,200S
2018	29,100	83,200	112,300			96,785C
2017	29,500	72,300	101,800			87,645C
2016	35,600	69,000	104,600			86,864C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage								
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 24 260 312	Type WCP (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	X	Drywall Paneled		Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			1													
Building Style: 1.5S		Trim & Decoration																					
Yr Built 2003	Remodeled 0	Ex	X	Ord		Min	Size of Closets																
Condition: Average		Lg	X	Ord		Small	Doors																
Room List		(5) Floors					Central Air Wood Furnace																
	Basement 1st Floor 2nd Floor 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	Drywall				Ex.	X	Ord.		Min												
		Insulation					No. of Elec. Outlets																
(2) Windows		(7) Excavation					Many			X	Ave.		Few										
X	Many Avg.	X	Large Avg.				(13) Plumbing																
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor				1 Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto 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						1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:					Lump Sum Items:																
Chimney:																							
Cost Est. for Res. Bldg: 1 Single Family 1.5S										Cls C		Blt 2003											
(11) Heating System: Electric Baseboard										Ground Area = 780 SF		Floor Area = 1170 SF.											
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90										Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost	
										1.5 Story		Siding		Basement		780		Total:		116,194		104,574	
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		2		7,051		6,346							
Porches										WPP		260		3,793		3,414							
										WCP (1 Story)		24		1,374		1,237							
Deck										Treated Wood		312		4,206		3,785							
Water/Sewer										Public Sewer		1		1,134		1,021							
										Water Well, 100 Feet		1		4,407		3,966							
Built-Ins										Appliance Allow.		1		2,099		1,889							
Fireplaces										Prefab 2 Story		1		2,405		2,164							
Local Cost Items										SANITARY SEWER		1		0		0				*			
										Recreation Room		575		8,435		7,591							
Notes:										Totals:		154,160		138,743									
										ECF (410- SAPPHERE LAKE AREA) 1.250 =>		TCV:		173,429									

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: 401 RESIDENTIAL-I		Zoning:	Building Permit(s)	Date	Number	Status			
1850 S SCHNEIDER ST		School: LAKE CITY - 57020									
Owner's Name/Address		P.R.E. 100% 07/27/1994									
SCHWAGER SUSANNA 1850 SCHNEIDER PARK RD LAKE CITY MI 49651		MAP #:		2019 Est TCV 121,189 TCV/TFA: 155.17							
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA							
		Public Improvements		* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				GROUP H \$650	60.00	110.00	1.0000	1.0000	650	100	39,000
				60 Actual Front Feet, 0.15 Total Acres					Total Est. Land Value =	39,000	
				Land Improvement Cost Estimates							
				Description	Rate	Size	% Good	Cash Value			
				Wood Frame	17.62	165	72	2,093			
				Wood Frame	16.03	288	72	3,324			
				Total Estimated Land Improvements True Cash Value =					5,417		
Comments/Influences		X Electric									
ADD SEWER FOR 05		X Gas									
		X Curb									
		X Street Lights									
		X Standard Utilities									
		X Underground Utils.									
		Topography of Site									
		Level									
		X Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		X Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		X Private Drive		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2019	19,500	41,100	60,600		42,278C	
		TPC 12/27/2017	INSPECTED		2018	24,000	34,000	58,000		41,288C	
		TPC 03/30/2015	INSPECTED		2017	24,000	32,600	56,600		40,439C	
		TPC 11/08/2010	INSPECTED		2016	27,000	31,100	58,100		40,079C	

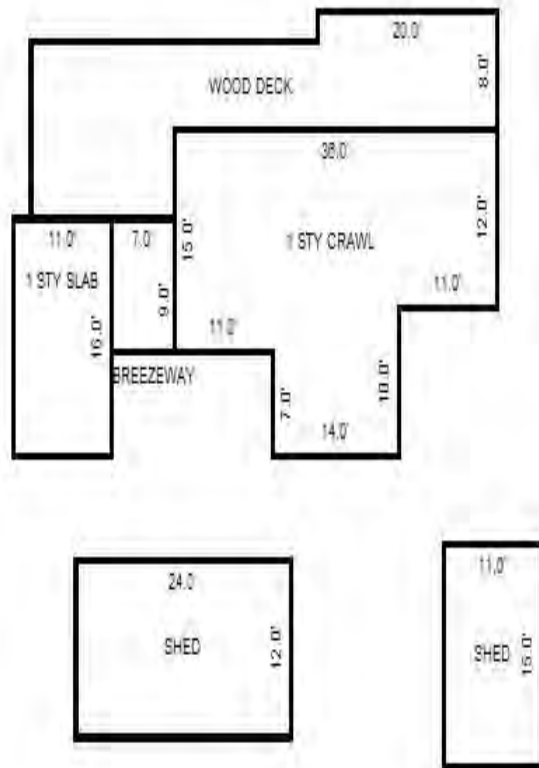


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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 448 63	Type Treated Wood Brzwy, FW	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:				
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G												
Building Style: 1S		Trim & Decoration															
Yr Built 1958	Remodeled 1983	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 Insulation	X	Drywall	Ex.	X	Ord.		Min	No. of Elec. Outlets								
(2) Windows		(7) Excavation		(13) Plumbing													
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 605 S.F. Slab: 176 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		Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 781 SF Floor Area = 781 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68 Building Areas									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		(14) Water/Sewer													
X	Many Avg. Few	X	Large Avg. Small	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic		Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 605 1 Story Siding Slab 176 Total: 71,679 48,742									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Lump Sum Items:			Other Additions/Adjustments Plumbing Average Fixture(s) 1 933 634 Deck Treated Wood 448 5,210 3,543 Water/Sewer Public Sewer 1 1,006 684 Water Well, 100 Feet 1 4,280 2,910 Built-Ins Appliance Allow. 1 1,467 998 Breezeways Frame Wall 63 2,270 1,544 Local Cost Items SANITARY SEWER 1 0 0										
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Totals: 86,845 59,055			Notes: ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV: 76,772									
X	Asphalt Shingle																
Chimney: Block																	

*** 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.
KELLOGG PAULA M & KAMILOS	EDBERG KENETH D & WENDY S	77,000	03/15/2012	WD	WARRANTY DEED	2012-00780	PTA	100.0
FEDRIGO MICHAEL G & KIMBE	KELLOGG PAULA M & KAMILOS	92,000	02/19/2004	WD	Arms Length	04-0/0718		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1846 S SCHNEIDER ST						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2019 Est TCV 60,030 TCV/TFA: 66.70					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA						
				Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
. LOT 3 SAPPHIRE LAKE ACRES.	X			GROUP H \$650	65.00	110.00	0.9724	1.0000	650 100	41,083
Comments/Influences				65 Actual Front Feet, 0.16 Total Acres Total Est. Land Value = 41,083						

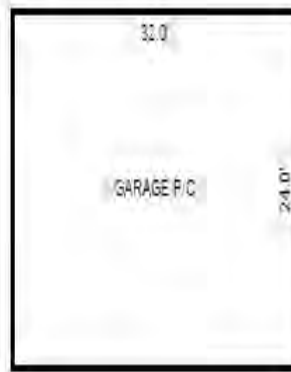
Tax Description	X	Public Improvements	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
	X	Dirt Road				
	X	Gravel Road				
	X	Paved Road				
	X	Storm Sewer				
	X	Sidewalk				
	X	Water				
	X	Sewer				
	X	Electric				
	X	Gas				
	X	Curb				
	X	Street Lights				
	X	Standard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

Tax Description	X	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
				X	Level	2019	20,500	9,500	30,000			30,000S
	X	Rolling	2018	25,400	7,800	33,200			33,200S
	X	Low	2017	25,500	7,800	33,300			33,300S
	X	High	2016	29,300	7,800	37,100			37,100S
	X	Landscaped							
	X	Swamp							
	X	Wooded							
	X	Pond							
	X	Waterfront							
	X	Ravine							
	X	Wetland							
	X	Flood Plain							
	X	Private Road							



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CHANDLER WAYNE L	CHANDLER DONNA J	0	08/10/2016	DC	CERTIFICATE OF DEATH	2018-00022		0.0
WINN RANDY L & BRENDA	CHANDLER WAYNE L & DONNA	70,000	09/14/2012	WD	WARRANTY DEED	2012-03052	PTA	100.0
FEDRIGO MICHAEL G & KIMBE	WINN RANDY L & BRENDA (H/	35,000	09/27/2005	WD	Arms Length	05-0/4151		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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1840 S SCHNEIDER ST	School: LAKE CITY - 57020					
	P.R.E. 100% 02/06/2017					

Owner's Name/Address	MAP #:
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CHANDLER DONNA J 1840 SCHNEIDER PARK RD LAKE CITY MI 49651	2019 Est TCV 66,171 TCV/TFA: 220.57
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X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA
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Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
X Dirt Road		GROUP H \$650	65.00	110.00	0.9724	1.0000	650	100		41,083	
X Gravel Road		65 Actual Front Feet, 0.16 Total Acres								Total Est. Land Value =	41,083

Tax Description	X	Land Improvement Cost Estimates
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. LOT 4 SAPPHIRE LAKE ACRES.	X	Description	Rate	Size	% Good	Cash Value
Comments/Influences		Residential Local Cost Land Improvements				

FV CABIN..VERY POOR ADD SEWER FOR 08 PER TOM	X	Description	Rate	Size	% Good	Cash Value
	X	Water				
	X	Sewer				
	X	Electric	1,000.00	1	94	940
	X	Gas				
		Total Estimated Land Improvements True Cash Value =				940

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

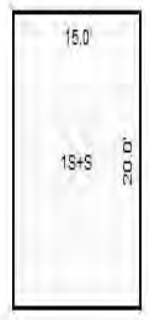
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2019	20,500	12,600	33,100			33,100S
TPC	12/27/2017	INSPECTED	2018	25,400	10,100	35,500			35,500S
TPC	03/30/2015	INSPECTED	2017	25,500	9,300	34,800			34,800S
TPC	11/08/2010	INSPECTED	2016	29,300	9,200	38,500	38,500J		37,296C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	(4) Interior	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ? Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	Drywall Paneled	Plaster Wood T&G												
Building Style: 1S		Trim & Decoration													
Yr Built	Remodeled	Ex	X	Ord			Min								
1942	0	Size of Closets													
		Lg	X	Ord			Small								
Condition: Very Poor		Doors					Solid	X	H.C.						
Room List		(5) Floors													
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:													
		(6) Ceilings													
(1) Exterior		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													
		Basement: 0 S.F. Crawl: 0 S.F. Slab: 300 S.F. Height to Joists: 0.0													
X	Many Avg.	X	Large Avg.												
	Few		Small												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement													
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor													
(3) Roof		(9) Basement Finish													
		Recreation SF Living SF Walkout Doors No Floor SF													
X	Gable Hip Flat	(10) Floor Support													
		Joists: Unsupported Len: Cntr.Sup:													
X	Asphalt Shingle	1 1													
		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic													
Chimney:		Lump Sum Items:													
				Cost Est. for Res. Bldg: 1 Single Family 1S				Cls D		Blt 1942					
				(11) Heating System: Wall/Floor Furnace											
				Ground Area = 300 SF Floor Area = 300 SF.											
				Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55											
				Building Areas											
				Stories Exterior Foundation Size Cost New Depr. Cost											
				1 Story Siding Slab 300											
				Total: 28,965 15,930											
				Other Additions/Adjustments											
				Plumbing											
				Average Fixture(s)											
				Water/Sewer											
				Public Sewer											
				Water Well, 50 Feet											
				Built-Ins											
				Appliance Allow.											
				Local Cost Items											
				SANITARY SEWER											
				Totals: 33,773 18,575											
				Notes:											
				ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCY:											



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

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

Owner's Name/Address	MAP #:
VERPLANCK JACK A & MARY L TRUST VERPLANCK RON PO BOX 615 LAKE CITY MI 49651	2019 Est TCV 314,403 TCV/TFA: 195.04

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

Public Improvements			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
X	Dirt Road		GROUP H	\$650	66.00	113.00	0.9672	1.0000	650	100	41,493		
	Gravel Road		66 Actual Front Feet, 0.17 Total Acres									Total Est. Land Value =	41,493

Land Improvement Cost Estimates			Description	Rate	Size	% Good	Cash Value
X	Water		D/W/P: 3.5 Concrete	5.00	1028	0	0

Residential Local Cost Land Improvements			Description	Rate	Size	% Good	Cash Value
X	Sewer		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
X	Waterfront	Ravine
	Wetland	Flood Plain
X	Private Road	



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	20,700	136,500	157,200			111,511C
2018	25,700	119,500	145,200			108,898C
2017	25,800	114,300	140,100			106,659C
2016	29,700	109,200	138,900			105,708C

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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 120 698 80 182	Type CCP (1 Story) Treated Wood Treated Wood Brzwy, FW	Year Built: 1992 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																																																																																						
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G																																																																																																																																																																														
Building Style: 1S		Trim & Decoration																																																																																																																																																																																	
Yr Built 2009	Remodeled 0	Ex	X	Ord		Min	Size of Closets																																																																																																																																																																												
Condition: Average		Lg	X	Ord		Small	Doors																																																																																																																																																																												
Room List		(5) Floors																																																																																																																																																																																	
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:					(12) Electric																																																																																																																																																																												
		(6) Ceilings					No./Qual. of Fixtures																																																																																																																																																																												
(1) Exterior	X	Drywall					Ex.	X	Ord.		Min																																																																																																																																																																								
X	Wood/Shingle Aluminum/Vinyl Brick Insulation						No. of Elec. Outlets																																																																																																																																																																												
		(7) Excavation																																																																																																																																																																																	
		Basement: 1612 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				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																																																																																																																																																																											
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X	Asphalt Shingle			Joists: Unsupported Len: Cntr.Sup:			1 1			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																																																																																																																																																									
Chimney: Vinyl							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 Story</td> <td>Siding</td> <td>Basement</td> <td>1,612</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>173,431</td> <td>164,766</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>1,845</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>1,064</td> </tr> <tr> <td colspan="4">3 Fixture Bath</td> <td>1</td> <td>3,525</td> <td>3,349</td> </tr> <tr> <td colspan="4">2 Fixture Bath</td> <td>1</td> <td>2,359</td> <td>2,241</td> </tr> <tr> <td colspan="6">Porches</td> </tr> <tr> <td colspan="4">CCP (1 Story)</td> <td>120</td> <td>2,522</td> <td>2,396</td> </tr> <tr> <td colspan="6">Deck</td> </tr> <tr> <td colspan="4">Treated Wood</td> <td>698</td> <td>7,134</td> <td>6,777</td> </tr> <tr> <td colspan="4">Treated Wood</td> <td>80</td> <td>1,718</td> <td>1,632</td> </tr> <tr> <td colspan="6">Garages</td> </tr> <tr> <td colspan="6">Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)</td> </tr> <tr> <td colspan="4">Base Cost</td> <td>720</td> <td>22,025</td> <td>20,924</td> </tr> <tr> <td colspan="4">Common Wall: 1/2 Wall</td> <td>1</td> <td>-1,019</td> <td>-968</td> </tr> <tr> <td colspan="4">Door Opener</td> <td>1</td> <td>415</td> <td>394</td> </tr> <tr> <td colspan="6">Water/Sewer</td> </tr> <tr> <td colspan="4">Public Sewer</td> <td>1</td> <td>1,134</td> <td>1,077</td> </tr> <tr> <td colspan="4">Water Well, 50 Feet</td> <td>1</td> <td>2,038</td> <td>1,936</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>1,994</td> </tr> <tr> <td colspan="6">Breezeways</td> </tr> </tbody> </table>															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Basement	1,612			Total:				173,431	164,766	Other Additions/Adjustments						Basement, Outside Entrance, Below Grade				1	1,942	1,845	Plumbing						Average Fixture(s)				1	1,120	1,064	3 Fixture Bath				1	3,525	3,349	2 Fixture Bath				1	2,359	2,241	Porches						CCP (1 Story)				120	2,522	2,396	Deck						Treated Wood				698	7,134	6,777	Treated Wood				80	1,718	1,632	Garages						Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)						Base Cost				720	22,025	20,924	Common Wall: 1/2 Wall				1	-1,019	-968	Door Opener				1	415	394	Water/Sewer						Public Sewer				1	1,134	1,077	Water Well, 50 Feet				1	2,038	1,936	Built-Ins						Appliance Allow.				1	2,099	1,994	Breezeways						<<<<< 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.
HOLLINGSWORTH RICHARD L E	SMITH CHRISTOPHER (M/M)	95,000	11/14/2007	WD	Arms Length	2008/0202		100.0
HOLLINGSWORTH RICHARD L	HOLLINGSWORTH RICHARD L E	0	04/17/2007	OTH	Not Qualified	2007/3968		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1792 S SCHNEIDER ST			New House	12/27/2018	2008-05021	100%
	P.R.E. 0%		New House	08/28/2008	20080502	100%

Owner's Name/Address	MAP #:
SMITH CHRISTOPHER 1324 NORTHRUP GRAND RAPIDS MI 49504	2019 Est TCV 306,385 TCV/TFA: 156.96

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA										
				* Factors *										
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
SEC 10 T22N R8W LOT 7 & W 1/2 OF LOT 6. SAPPHIRE LAKE ACRES.	X	Dirt Road		GROUP H	\$650	68.00	121.00	0.9571	1.0000	650	100		42,306	
		Gravel Road		68 Actual Front Feet, 0.19 Total Acres									Total Est. Land Value =	42,306

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates				
			Description	Rate	Size	% Good	Cash Value
ADD SEWER FOR 05	X	Water	Residential Local Cost Land Improvements				
REMOVE OLD MH FOR 05..NO VALUE	X	Sewer	Description	Rate	Size	% Good	Cash Value
04 Combo w/568-006-00 for 05	X	Electric	LAND IMPROVE 2500	2,500.00	1	97	2,425
	X	Gas	Total Estimated Land Improvements True Cash Value =				2,425

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



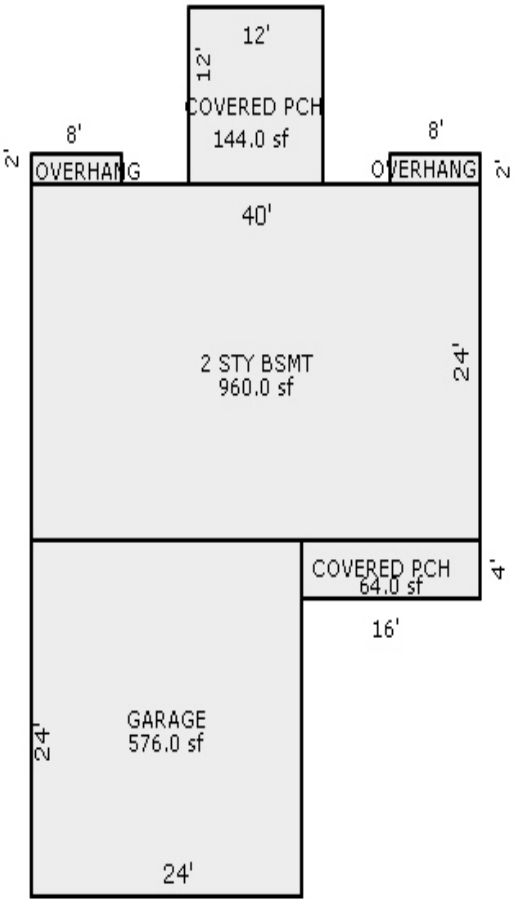
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	21,200	132,000	153,200			109,108C
2018	26,200	118,900	145,100			106,551C
2017	26,400	109,300	135,700			104,360C
2016	30,600	104,300	134,900			103,430C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 64 144	Type CCP (1 Story) WCP (2 Story)	Year Built: 2008 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G													
Building Style: 2S		Trim & Decoration																
Yr Built 2008	Remodeled 0	Ex	X	Ord		Min	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														
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall				Ex.	X	Ord.		Min	No. of Elec. Outlets						
(2) Windows		(7) Excavation		(13) Plumbing														
X	Many Avg. Few	X	Large Avg. Small	Basement: 960 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Cost Est. for Res. Bldg: 1 Single Family 2S (11) Heating System: Forced Air w/ Ducts Ground Area = 960 SF Floor Area = 1952 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=93/100/100/100/93 Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost 2 Story Siding Basement 960 1 Story Siding Overhang 16 1 Story Siding Overhang 16 Total: 186,325 173,277					
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			Other Additions/Adjustments Basement, Outside Entrance, Below Grade			Plumbing Average Fixture(s) 3 Fixture Bath			Porches CCP (1 Story) WCP (2 Story)			Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 576 18,824 17,506 Common Wall: 1 Wall 1 -2,038 -1,895 Door Opener 1 415 386		
X	Asphalt Shingle	(9) Basement Finish		(14) Water/Sewer														
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors No Floor SF	1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer Public Sewer Water Well, 100 Feet			Built-Ins Appliance Allow. Local Cost Items SANITARY SEWER			1 0 0 *					
Chimney:		(10) Floor Support		Lump Sum Items:														
		Joists: Unsupported Len: Cntr.Sup:																

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



Sketch by Apex Medina™

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

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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1792 S SCHNEIDER ST	School: LAKE CITY - 57020					
	P.R.E. 0%					

Owner's Name/Address	MAP #:
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SEJAT JOSEPH J & SUSAN Y 11711 FOREMAN ST LOWELL MI 49331	2019 Est TCV 89,203 TCV/TFA: 139.38
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X	Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA						
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Public Improvements			* Factors *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	

X	Dirt Road		GROUP H	\$650	60.00	110.00	1.0000	1.0000	650	100		39,000
	Gravel Road		60 Actual Front Feet, 0.15 Total Acres									
	Paved Road		Total Est. Land Value =									
	Storm Sewer		39,000									

Tax Description	X	Land Improvement Cost Estimates										
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. LOT 8 SAPPHIRE LAKE ACRES.		Description	Rate	Size	% Good	Cash Value
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Comments/Influences	X	Description	Rate	Size	% Good	Cash Value
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	X	Sewer					
	X	Electric					
	X	Gas	LAND IMPROVE 1000	1,000.00	1 97	970	
		Curb	Total Estimated Land Improvements True Cash Value =				970

Residential Local Cost Land Improvements						
--	--	--	--	--	--	--

		Street Lights				
		Standard Utilities				
		Underground Utils.				

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

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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			2019	19,500	25,100	44,600			44,015C
		TPC 12/27/2017 INSPECTED	2018	24,000	19,600	43,600			42,984C
		TPC 03/30/2015 INSPECTED	2017	24,000	18,100	42,100			42,100S
		TPC 11/08/2010 INSPECTED	2016	27,000	17,800	44,800			43,587C

									
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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																					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 75 120	Type CCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																						
X	Wood Frame Block		Drywall Paneled		Plaster Wood T&G			X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																										
	Building Style: 1S		Trim & Decoration																																
	Yr Built 1960	Remodeled 0	Ex	X	Ord		Min																												
	Condition: Average		Lg	X	Ord		Small																												
	Room List		Doors		Solid	X	H.C.																												
	Basement 1st Floor 2nd Floor 2 Bedrooms		(4) Interior						Central Air Wood Furnace																										
	(1) Exterior		Kitchen: Other: Other:						(12) Electric																										
	Wood/Shingle Aluminum/Vinyl Brick Block Insulation		(5) Floors						0 Amps Service																										
	(2) Windows		(6) Ceilings																																
X	Many Avg. Few	X	Ex.	X	Ord.		Min																												
X	Large Avg. Small		No. of Elec. Outlets																																
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(7) Excavation																																
X	Basement Crawl: 0 S.F. Slab: 640 S.F. Height to Joists: 0.0		(8) Basement																																
X	Recreation SF Living SF Walkout Doors No Floor SF		(9) Basement Finish																																
X	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(10) Floor Support																																
X	Gable Hip Flat	X	Joists: Unsupported Len: Cntr.Sup:																																
X	Gambrel Mansard Shed		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																																
X	Asphalt Shingle		Lump Sum Items:																																
	Chimney: Block																																		
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Space Heater Ground Area = 640 SF Floor Area = 640 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>Block</td> <td>Slab</td> <td>640</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>54,753</td> <td>32,852</td> </tr> </tbody> </table>														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Block	Slab	640			Total:				54,753	32,852	E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																														
1 Story	Block	Slab	640																																
Total:				54,753	32,852																														
Other Additions/Adjustments Plumbing Average Fixture(s) 1 770 462 Porches Solar Water Heat CCP (1 Story) 75 1,376 826 Deck Treated Wood 120 2,114 1,268 Water/Sewer Public Sewer 1 908 545 Water Well, 50 Feet 1 1,931 1,159 Built-Ins Appliance Allow. 1 1,266 760 Local Cost Items SANITARY SEWER 1 0 0														Totals: 63,118 37,872		*																			
Notes: COTTAGE ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV: 49,233																																			

*** 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.
SMITH RICK A & SUSAN L	HORNER TIMOTHY L TR	259,900	06/25/2010	WD	Arms Length	2010-2467WD	PTA	100.0
DEVELOPMENTS BY HOFFMAN L	SMITH RICK A & SUSAN L (H	269,500	07/30/2007	WD	Partial Construction	2007/2733		100.0
MERRITT JAMES M & KATHRYN	DEVELOPMENTS BY HOFFMAN L	108,000	08/31/2006	WD	Arms Length	06-0/3156		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1790 S SCHNEIDER ST	School: LAKE CITY - 57020		Pole Barn	07/31/2007	20070505	Complete
Owner's Name/Address	P.R.E. 0%		Addition	09/26/2006	20060320	Complete
HORNER TIMOTHY L TR 1920 STERLING OAKS BLVD SE ADA MI 49301	MAP #:					
	2019 Est TCV 341,403 TCV/TFA: 161.65					

Tax Description	X	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA		* Factors *				Value	
		Improved	Vacant	Description	Frontage	Depth	Front Depth		Rate %Adj. Reason
. LOT 9 SAPPHIRE LAKE ACRES.	X			GROUP H \$650	60.00	107.00	1.0000 1.0000	650 100	39,000
Comments/Influences				60 Actual Front Feet, 0.15 Total Acres					Total Est. Land Value = 39,000

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	Dock: Light posts	36.09	160 0	0
	X	Sewer	D/W/P: 3.5 Concrete	5.76	160 0	0
	X	Electric	Metal Prefab	23.51	70 46	757
	X	Gas	Residential Local Cost Land Improvements			
	X	Curb	Description	Rate	Size % Good	Cash Value
	X	Street Lights	LAND IMPROVE 2500	2,500.00	1 95	2,375
	X	Standard Utilities	Total Estimated Land Improvements True Cash Value = 3,132			
	X	Underground Utils.				

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

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2019	19,500	151,200	170,700			115,661C
			2018	24,000	123,300	147,300			112,951C
			2017	24,000	113,400	137,400			110,628C
			2016	27,000	108,200	135,200			109,642C

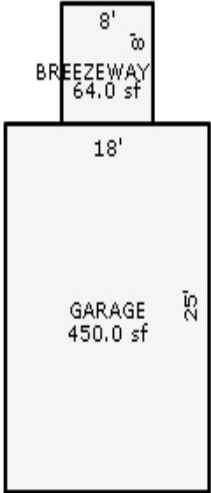
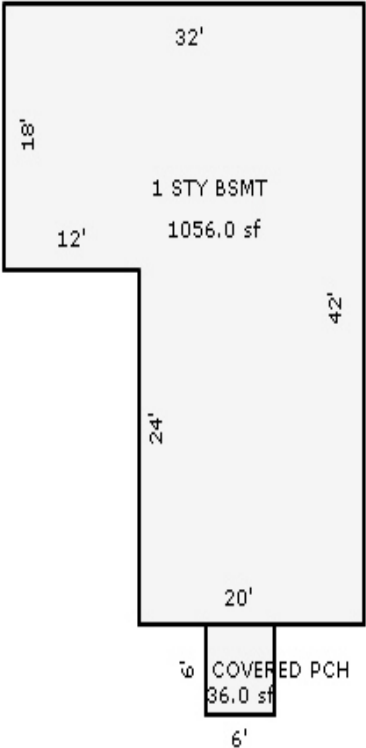
*** Information herein deemed reliable but not guaranteed***



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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	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: 2007 Car Capacity: 2 Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 450 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G							36	WCP (1 Story)		
	Building Style: 2S		Trim & Decoration									64	Brzwy, FW		
	Yr Built 1941		Ex	X	Ord		Min								
	Remodeled 2007		Size of Closets												
	Condition: Average		Lg	X	Ord		Small								
	Room List		Doors				Solid	X	H.C.						
	Basement 1st Floor 2nd Floor Bedrooms		(5) Floors												
			Kitchen: Other: Other:												
			(6) Ceilings												
	(1) Exterior	X	Drywall												
X	Wood/Shingle Aluminum/Vinyl Brick Insulation		Ex.	X	Ord.		Min								
	(2) Windows		No. of Elec. Outlets												
X	Many Avg. Few	X	Many	X	Ave.		Few								
	Large Avg. Small		(7) Excavation												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1056 S.F. Height to Joists: 0.0												
	(3) Roof		(8) Basement												
X	Gable Hip Flat		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor												
X	Asphalt Shingle		(9) Basement Finish												
	Chimney:		Recreation SF Living SF Walkout Doors No Floor SF												
			(10) Floor Support												
			Joists: Unsupported Len: Cntr.Sup:												
			(14) Water/Sewer												
			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
			Lump Sum Items:												
			(12) Electric												
			0 Amps Service												
			Central Air Wood Furnace												
			(13) Plumbing												
			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
			(14) Water/Sewer												
			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
			Lump Sum Items:												
			(15) Heating/Cooling												
			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling												
			(16) Porches/Decks												
			Class: BC Effec. Age: 15 Floor Area: 2,112 Total Base New : 280,771 Total Depr Cost: 239,417 Estimated T.C.V: 299,271												
			E.C.F. X 1.250												
			Bsmt Garage:												
			Carport Area:												
			Roof:												
			Cost Est. for Res. Bldg: 1 Single Family 2S (11) Heating System: Radiant (in-floor) Ground Area = 1056 SF Floor Area = 2112 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85 Building Areas												
			Stories Exterior Foundation Size Cost New Depr. Cost												
			2 Story Siding Slab 1,056 Total: 231,490 196,765												
			Other Additions/Adjustments												
			Plumbing												
			Average Fixture(s) 1 1,649 1,402												
			3 Fixture Bath 1 5,184 4,406												
			Porches												
			WCP (1 Story) 36 2,330 2,260 *												
			Garages												
			Class: BC Exterior: Siding Foundation: 42 Inch (Finished)												
			Base Cost 450 24,215 20,583												
			Door Opener 1 518 440												
			Water/Sewer												
			Public Sewer 1 1,452 1,234												
			Water Well, 50 Feet 1 2,216 1,884												
			Built-Ins												
			Appliance Allow. 1 3,016 2,564												
			Fireplaces												
			Interior 1 Story 1 5,248 4,461												
			Breezeways												
			Frame Wall 64 3,453 3,418 *												
			Local Cost Items												
			SANITARY SEWER 1 0 0 *												
			Totals: 280,771 239,417												
			<<<< 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.
ST PIERRE M EILEEN (WIDOW	ST PIERRE M EILEEN (LE)	0	11/06/2009	QC	Not Qualified	2009/3888		0.0
ST PIERRE MARGARET E,BRIA	ST PIERRE MARGARET	0	12/30/2006	QC	Not Qualified	07-0/255		0.0
ST PIERRE MARGARET E	SELF & ST PIERRE B & J (T	0	12/04/2006	QC	Not Qualified	06-0/4364		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
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S SCHNEIDER ST	School: LAKE CITY - 57020					
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	P.R.E. 100% 06/01/1995					
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Owner's Name/Address	MAP #:
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ST PIERRE M EILEEN (LE) P O BOX 917 LAKE CITY MI 49651	2019 Est TCV 45,000
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Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA			
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Public Improvements	* Factors *					
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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GROUP G \$750	60.00	88.00	1.0000	1.0000	750	100		45,000
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60 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value =	45,000
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Tax Description	X	Dirt Road
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. LOT 10 SAPPHIRE LAKE ACRES.		Gravel Road
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Comments/Influences		Paved Road
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		Storm Sewer
--	--	-------------

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

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

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

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

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

		Curb
--	--	------

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

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

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

Topography of Site

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

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

		Low
--	--	-----

		High
--	--	------

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

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

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

		Pond
--	--	------

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

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

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

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

		Private Drive
--	--	---------------

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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			2019	22,500	0	22,500			16,718C
--	--	--	------	--------	---	--------	--	--	---------

		TPC 05/06/2018 INSPECTED	2018	24,000	0	24,000			16,327C
--	--	--------------------------	------	--------	---	--------	--	--	---------

		TPC 12/27/2017 INSPECTED	2017	24,000	0	24,000			15,992C
--	--	--------------------------	------	--------	---	--------	--	--	---------

		TPC 03/30/2015 INSPECTED	2016	27,000	0	27,000			15,850C
--	--	--------------------------	------	--------	---	--------	--	--	---------



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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.
HOLLINGSWORTH RICHARD L E	VERPLANCK JACK A & MARY L	0	11/14/2007	WD	Not Qualified	2007/3969		100.0

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

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

Owner's Name/Address: VERPLANCK JACK A & MARY L TRUST
 2019 Est TCV 119,000

VERPLANCK RON
 6215 ASHWOOD DR
 KALAMAZOO MI 49009

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

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

X Dirt Road GROUP E 700/FF 170.00 89.00 1.0000 1.0000 700 100 119,000
 Gravel Road 170 Actual Front Feet, 0.35 Total Acres Total Est. Land Value = 119,000
 Paved Road
 Storm Sewer
 Sidewalk
 Water

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

Tax Description: . LOT 11 SAPPHIRE LAKE ACRES.

Comments/Influences

Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	59,500	0	59,500			59,500S
2018	68,000	0	68,000			62,822C
2017	68,000	0	68,000			61,530C
2016	68,000	0	68,000			60,982C

Who When What

TPC 12/27/2017 INSPECTED
 TPC 03/30/2015 INSPECTED
 TPC 02/14/2012 INSPECTED

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

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
S SAPPHIRE AVE						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2019 Est TCV 36,973					

Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA					
Public Improvements			* Factors *		PUBLIC BEACH		Value	
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	
SUB 580,590,750	49.00	100.00	1.0061	1.0000	750	100		
49 Actual Front Feet, 0.11 Total Acres							Total Est. Land Value =	36,973

Tax Description
 SEC 10 T22N R8W LOT 1 SAPPHIRE LAKE PLAT.
 Comments/Influences

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

Topography of Site

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	18,500	0	18,500			16,132C
2018	24,600	0	24,600			15,754C
2017	22,200	0	22,200			15,430C
2016	22,100	0	22,100			15,293C

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

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

1784 S SAPPHIRE AVE	School: LAKE CITY - 57020					
	P.R.E. 0%					

Owner's Name/Address	MAP #:
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CARLSON SARA L LE 4229 MAHONEY PORTAGE MI 49002	2019 Est TCV 93,497 TCV/TFA: 119.26
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X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA						
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Public Improvements		* Factors *				PUBLIC BEACH			
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
X Dirt Road		49.00	100.00	1.0061	1.0000	750	100	36,973	
X Gravel Road		49 Actual Front Feet, 0.11 Total Acres						Total Est. Land Value =	36,973

Tax Description		Land Improvement Cost Estimates						
-----------------	--	---------------------------------	--	--	--	--	--	--

. SEC 10 T22N R8W LOT 2 SAPPHIRE LAKE PLAT.	X	Dirt Road						
Comments/Influences	X	Gravel Road						
	X	Paved Road						
	X	Storm Sewer						
	X	Sidewalk						
	X	Water						
	X	Sewer						
	X	Electric						
	X	Gas						
		Curb						
		Street Lights						
		Standard Utilities						
		Underground Utils.						

Description	Rate	Size	% Good	Cash Value
Wood Frame	17.76	96	78	1,330
Total Estimated Land Improvements True Cash Value =				1,330

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

X	Level	2019	18,500	28,200	46,700			34,256C
X	Rolling	2018	24,600	20,300	44,900			33,454C
X	Low	2017	22,200	18,700	40,900			32,766C
X	High	2016	22,100	18,500	40,600			32,474C

X	Landscaped							
X	Swamp							
X	Wooded							
X	Pond							
X	Waterfront							
X	Ravine							
X	Wetland							
X	Flood Plain							
X	Private Drive							



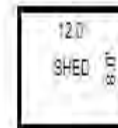
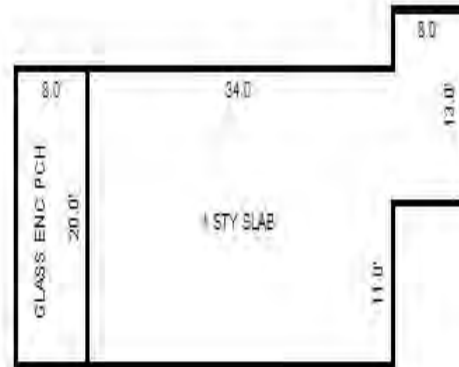
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2018	24,600	20,300	44,900			33,454C
TPC	03/30/2015	INSPECTED	2017	22,200	18,700	40,900			32,766C
TPC	04/27/2014	INSPECTED	2016	22,100	18,500	40,600			32,474C

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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 WGEP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																		
X	Wood Frame		Drywall Paneled			Plaster Wood T&G																									
Building Style: 1S		Trim & Decoration																													
Yr Built 1938	Remodeled 0	Ex	Ord	X	Min																										
Condition: Average		Lg	X	Ord		Small																									
Room List		(5) Floors																													
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:																													
(1) Exterior		(6) Ceilings																													
X	Wood/Shingle Aluminum/Vinyl Brick																														
	Insulation	(7) Excavation																													
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 784 S.F. Height to Joists: 0.0																													
X	Many Avg. Few	X	Large Avg. Small																												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																												
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish																													
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF																													
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support																												
X	Asphalt Shingle		Joists: Unsupported Len: Cntr.Sup:																												
Chimney: Metal		Lump Sum Items:																													
(12) Electric 60 Amps Service Central Air Wood Furnace No./Qual. of Fixtures Ex. Ord. X Min No. of Elec. Outlets Many Ave. X Few (13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan (14) Water/Sewer 1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic										Class: D Effec. Age: 45 Floor Area: 784 Total Base New : 77,193 Total Depr Cost: 42,457 Estimated T.C.V: 55,194 E.C.F. X 1.300		Cls D Blt 1938 (11) Heating System: Space Heater Ground Area = 784 SF Floor Area = 784 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>784</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>64,102</td> <td>35,256</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing Average Fixture(s) 1 778 428 Porches WGEP (1 Story) 160 8,283 4,556 Water/Sewer Public Sewer 1 892 491 Water Well, 50 Feet 1 1,895 1,042 Built-Ins Appliance Allow. 1 1,243 684 Local Cost Items SANITARY SEWER 1 0 0 Totals: 77,193 42,457		Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Slab	784			Total:				64,102	35,256
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																										
1 Story	Siding	Slab	784																												
Total:				64,102	35,256																										
Notes:										ECF (410- SAPPHERE LAKE AREA) 1.300 => TCV:		55,194																			

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



Sketch by Apex IVT

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BECK JOHN M & MARY LOU	BECK JOHN S	0	09/28/2018	WD	FAMILY SALE	2018-03301	PTA	0.0
BECK JOHN M	BECK JOHN M & MARY LOU	0	04/20/2010	QC	FAMILY SALE	2010_01299QC	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1770 S SAPPHIRE AVE			New House	06/30/2009	20090289	Complete
	P.R.E. 0%		Demolition/Removal	06/30/2009	20090288	Complete
Owner's Name/Address	MAP #:					
BECK JOHN S 126 WYNHURST COURT NE GRAND RAPIDS MI 49546	2019 Est TCV 217,733 TCV/TFA: 185.15					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA			
			Description	Frontage	Depth	Value
SEC 10 T22N R8W LOT 3 SAPPHIRE LAKE PLAT.	X		* Factors * PUBLIC BEACH			
Comments/Influences			SUB 580,590,750 51.00 100.00 0.9941 1.0000 750 100 PRIVATE RD 38,023			
			51 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 38,023			
			Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
			D/W/P: 3.5 Concrete	4.68	260 99	1,205
	X		Wood Frame	19.92	96 78	1,491
	X		Residential Local Cost Land Improvements			
	X		Description	Rate	Size % Good	Cash Value
			LAND IMPROVE 1000	1,000.00	1 94	940
			Total Estimated Land Improvements True Cash Value = 3,636			



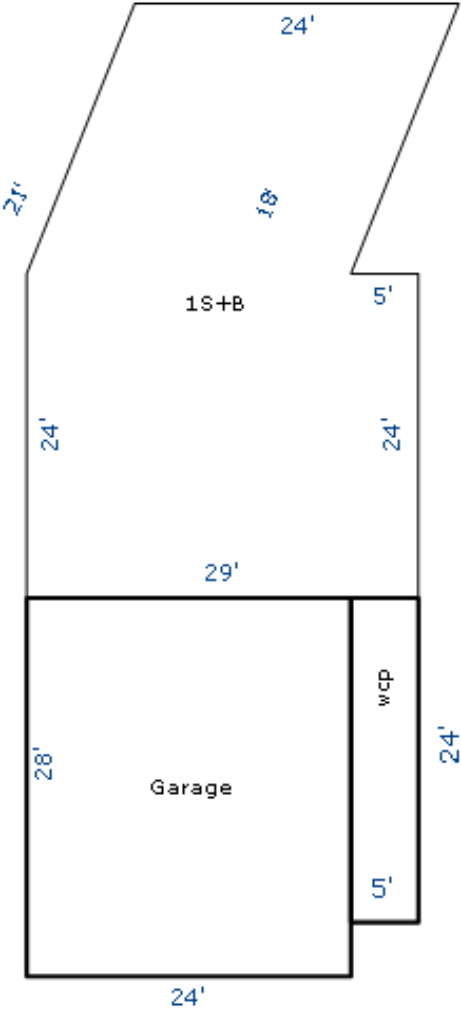
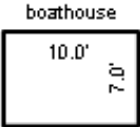
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	Rolling	2019	19,000	89,900	108,900			86,429C
X	Low	High	2018	25,300	81,300	106,600			84,404C
X	Landscaped	Swamp	2017	22,800	77,700	100,500			82,668C
X	Wooded	Pond	2016	23,000	75,700	98,700			81,931C
X	Waterfront	Ravine							
X	Wetland	Flood Plain							
X	Private Drive								

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																													
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 120	Type Treated Wood	Year Built: 2009 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: 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																																																																																									
Yr Built 2009	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 4 Bedrooms						200 Amps Service																																																																																				
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures																																																																																							
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall				Ex.	X	Ord.		Min	No. of Elec. Outlets																																																																															
(2) Windows		(7) Excavation																																																																																									
X	Many Avg. Few	X	Large Avg. Small	Basement: 1176 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	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																																																																																							
X	Double Glass Patio Doors Storms & Screens	800	Recreation SF Living SF																																																																																								
(3) Roof		1	Walkout Doors No Floor SF																																																																																								
X	Gable Hip Flat		Gambrel Mansard Shed																																																																																								
X	Asphalt Shingle	(10) Floor Support		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																																																																																							
Chimney:				Lump Sum Items:																																																																																							
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1176 SF Floor Area = 1176 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=92/100/100/100/92 Building Areas														Cls CD		Blt 2009																																																																											
<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>1,176</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>117,328</td> <td>107,942</td> </tr> </tbody> </table>														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Basement	1,176			Total:				117,328	107,942																																																												
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																																																						
1 Story	Siding	Basement	1,176																																																																																								
Total:				117,328	107,942																																																																																						
Other Additions/Adjustments Basement, Outside Entrance, Below Grade Plumbing Average Fixture(s) 3 Fixture Bath Deck Treated Wood Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Common Wall: 1 Wall Door Opener Water/Sewer Public Sewer Water Well, 50 Feet Built-Ins Appliance Allow. Unit-in-Place Cost Items BOAT HOUSE (BY SQ FT Local Cost Items SANITARY SEWER Recreation Room														1		1,639		1,508																																																																									
<table border="1"> <tbody> <tr> <td></td> <td></td> <td></td> <td>1</td> <td>933</td> <td>858</td> </tr> <tr> <td></td> <td></td> <td></td> <td>1</td> <td>2,929</td> <td>2,695</td> </tr> <tr> <td></td> <td></td> <td></td> <td>120</td> <td>2,185</td> <td>2,010</td> </tr> <tr> <td></td> <td></td> <td></td> <td>672</td> <td>18,823</td> <td>17,317</td> </tr> <tr> <td></td> <td></td> <td></td> <td>1</td> <td>-1,906</td> <td>-1,754</td> </tr> <tr> <td></td> <td></td> <td></td> <td>1</td> <td>368</td> <td>339</td> </tr> <tr> <td></td> <td></td> <td></td> <td>1</td> <td>1,006</td> <td>926</td> </tr> <tr> <td></td> <td></td> <td></td> <td>1</td> <td>1,962</td> <td>1,805</td> </tr> <tr> <td></td> <td></td> <td></td> <td>1</td> <td>1,467</td> <td>1,350</td> </tr> <tr> <td></td> <td></td> <td></td> <td>70</td> <td>281</td> <td>239</td> </tr> <tr> <td></td> <td></td> <td></td> <td>1</td> <td>0</td> <td>0</td> </tr> <tr> <td></td> <td></td> <td></td> <td>800</td> <td>11,248</td> <td>5,624</td> </tr> </tbody> </table>																	1	933	858				1	2,929	2,695				120	2,185	2,010				672	18,823	17,317				1	-1,906	-1,754				1	368	339				1	1,006	926				1	1,962	1,805				1	1,467	1,350				70	281	239				1	0	0				800	11,248	5,624						
			1	933	858																																																																																						
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<<<<< 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.							
STAFFORD CHARLES E	STOLP K & STAFFORD B	0	10/30/2017	DC	DEATH CERTIFICATE	2017-03980	PTA	0.0							
STAFFORD CHARLES E LE/ETA	STOLP K & STAFFORD B & ST	0	08/12/2010	DC	CERTIFICATE OF DEATH		PTA	0.0							
STAFFORD CHARLES E & JANE	STAFFORD CHARLES E LE/ETA	0	07/16/2004	DC	CERTIFICATE OF DEATH			0.0							
STAFFORD CHARLES E & JANE	STAFFORD CHARLES E & JANE	0	06/08/2004	QC	Not Qualified	04-0/2990		0.0							
Property Address		Class: 401 RESIDENTIAL-I		Zoning:		Building Permit(s)		Date	Number	Status					
1760 S SAPPHIRE AVE		School: LAKE CITY - 57020		Addition		09/24/2009		20090506	100%						
Owner's Name/Address		P.R.E. 0%		MAP #:		2019 Est TCV 109,770 TCV/TFA: 118.80									
STOLP K & STAFFORD B 598 TRIBUTARY DR FORT LAWN SC 29714		X Improved		Vacant		Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA									
Tax Description		Public Improvements		* Factors *		PUBLIC BEACH									
. SEC 10 T22N R8W LOT 4 SAPPHIRE LAKE PLAT.		X Dirt Road		Description		Frontage		Depth		Value					
Comments/Influences		X Gravel Road		SUB 580,590,750		51.00		100.00		38,023					
		X Paved Road		51 Actual Front Feet, 0.12 Total Acres		Rate		%Adj.		Reason					
		X Storm Sewer				750		100		Total Est. Land Value =					
		X Sidewalk								38,023					
		X Water													
		X Sewer													
		X Electric													
		X Gas													
		Curb													
		Street Lights													
		Standard Utilities													
		Underground Utils.													
		Topography of Site													
		X Level													
		X Rolling													
		Low													
		X High													
		Landscaped													
		Swamp													
		Wooded													
		Pond													
		X Waterfront													
		Ravine													
		Wetland													
		Flood Plain													
		X Private Road													
		Who		When		What		Year		Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
								2019		19,000	35,900	54,900			36,767C
								2018		25,300	26,400	51,700			35,906C
								2017		22,800	24,300	47,100			35,168C
								2016		23,000	24,100	47,100			34,855C

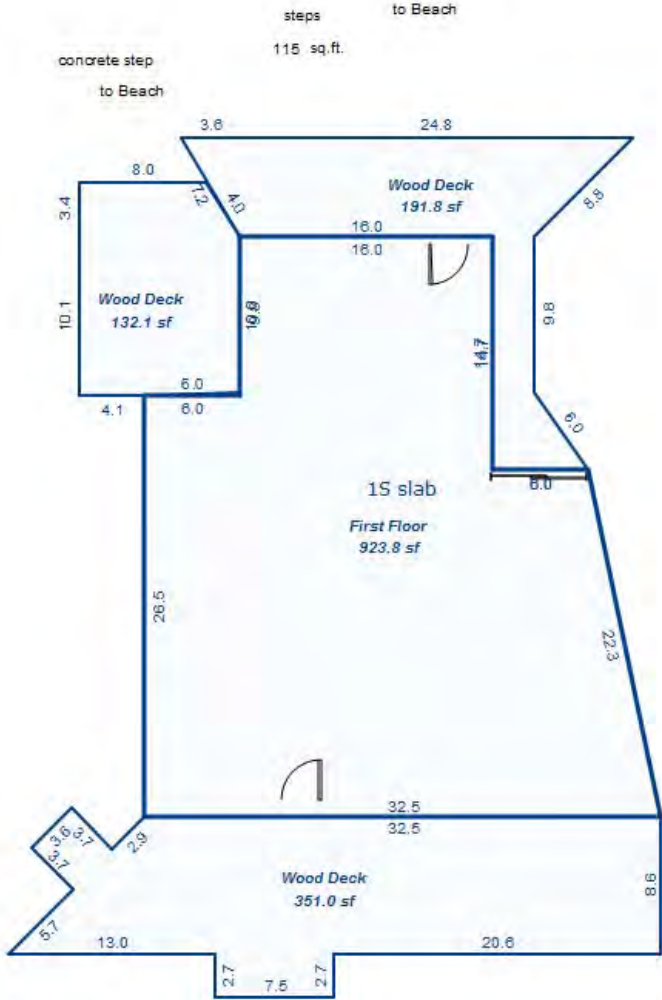


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	X	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame		Drywall Paneled		Plaster Wood T&G									
Building Style: 1S		Trim & Decoration		X										
Yr Built 1942	Remodeled 2009	Ex	Ord	X	Min	Size of Closets								
Condition: Average		Lg	Ord	X	Small	Doors								
Room List		(5) Floors		Central Air Wood Furnace										
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric		100 Amps Service								
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures										
X	Wood/Shingle Aluminum/Vinyl Brick	Ex.	X	Ord.	Min	No. of Elec. Outlets								
	Insulation	Many		Ave.	X	Few	(13) Plumbing							
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 924 S.F. Height to Joists: 0.0		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer								
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic								
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:								
X	Gable Hip Flat	Gambrel Mansard Shed												
X	Asphalt Shingle													
Chimney:														
Cost Est. for Res. Bldg: 1 Single Family 1S								Cls D		Blt 1942				
(11) Heating System: Electric Wall Heat														
Ground Area = 924 SF Floor Area = 924 SF.														
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55														
Building Areas														
Stories Exterior Foundation Size Cost New Depr. Cost														
1 Story Siding Slab 924														
Total: 73,359 40,347														
Other Additions/Adjustments														
Plumbing Average Fixture(s) 1 778 428														
Porches CGEP (1 Story) 175 6,801 3,741														
Deck Treated Wood 191 2,915 1,603														
Treated Wood 351 4,338 2,386														
Treated Wood 132 2,290 1,259														
Treated Wood 115 2,065 1,136														
Water/Sewer Public Sewer 1 892 491														
Water Well, 50 Feet 1 1,895 1,042														
Built-Ins Appliance Allow. 1 1,243 684														
Fireplaces Exterior 1 Story 1 3,770 2,073														
Local Cost Items SANITARY SEWER 1 0 0 *														
Totals: 100,346 55,190														
Notes:														
ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCY:														

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1750 S SAPPHIRE AVE						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2019 Est TCV 116,190 TCV/TFA: 142.39					

Owner's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA						
RITCHIE J C & GILLESPIE M J JT & LE GILLESPIE, BUNTING, MOCERI & CARLEY 4753 BIRCH HAVEN JACKSON MI 49201			* Factors * PUBLIC BEACH						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			SUB 580,590,750	51.00	100.00	0.9941	1.0000	750 100	38,023
			51 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =	38,023

Tax Description	X	Public Improvements	Land Improvement Cost Estimates				
. SEC 10 T22N R8W LOT 5 SAPPHIRE LAKE PLAT.		Dirt Road	Description	Rate	Size % Good	Cash Value	
		Gravel Road	Residential Local Cost Land Improvements	Rate	Size % Good	Cash Value	
		Paved Road	LAND IMPROVE 1000	1,000.00	1 94	940	
		Storm Sewer	Total Estimated Land Improvements True Cash Value =				940
		Sidewalk					
		Water					
		Sewer					
		Electric					
		Gas					
		Curb					
		Street Lights					
		Standard Utilities					
		Underground Utils.					

Comments/Influences	X	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Level	2019	19,000	39,100	58,100			41,690C
		Rolling	2018	25,300	34,800	60,100			40,713C
		Low	2017	22,800	33,300	56,100			39,876C
		High	2016	23,000	31,700	54,700			39,521C
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							

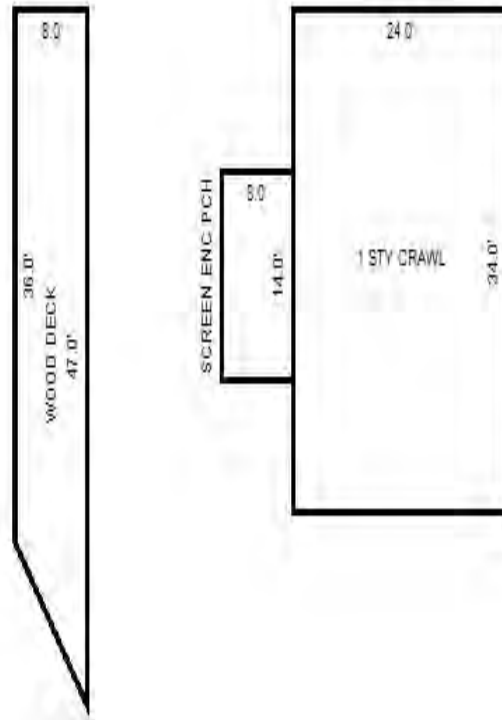


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	X Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 112 332	Type CSEP (1 Story) Pine	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame		(4) Interior Drywall Paneled		Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling								
Building Style: 1S		Trim & Decoration													
Yr Built 1976	Remodeled 0	Ex	Ord	X	Min	Size of Closets									
Condition: Average		Lg	Ord	X	Small	Doors									
Room List		(5) Floors		Central Air Wood Furnace											
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Other:		(12) Electric 100 Amps Service											
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures Ex. Ord. X Min			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Electric Baseboard Ground Area = 816 SF Floor Area = 816 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65					Cls CD		Blt 1976	
X	Wood/Shingle Aluminum/Vinyl Brick Insulation			No. of Elec. Outlets Many Ave. X Few			Building Areas Stories Exterior Foundation Size 1 Story Siding Crawl Space 816					Total: 74,651		48,523	
(2) Windows		(7) Excavation		(13) Plumbing			Other Additions/Adjustments Plumbing Average Fixture(s) 1 933 606 Porches CSEP (1 Story) 112 3,627 2,358 Deck Pine 332 3,416 2,220 Water/Sewer Public Sewer 1 1,006 654 Water Well, 50 Feet 1 1,962 1,275 Built-Ins Appliance Allow. 1 1,467 954 Fireplaces Exterior 1 Story 1 4,331 2,815 Local Cost Items SANITARY SEWER 1 0 0								
X	Many Avg. X Few	Large Avg. X Small		(8) Basement		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	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish			(14) Water/Sewer								
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		(10) Floor Support			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic								
X	Gable Hip Flat	Gambrel Mansard Shed		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:								
X	Asphalt Shingle														
Chimney:															
										Totals:		91,393		59,405	
										Notes:		ECF (410- SAPPHERE LAKE AREA) 1.300 => TCV:		77,227	

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



Sketch by Apex IVT

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

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1740 W SAPPHIRE AVE						
Owner's Name/Address	School: LAKE CITY - 57020					
EDWARDS MELVIN A	P.R.E. 0%					
14854 GOLFOVIEW	MAP #:					
LIVONIA MI 48154	2019 Est TCV 129,495 TCV/TFA: 110.68					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA						
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
. SEC 10 T22N R8W LOT 6 SAPPHIRE LAKE PLAT.	X		* Factors * PUBLIC BEACH						
			SUB 580,590,750	51.00	100.00	0.9941	1.0000	750 100	38,023
			51 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =						38,023

Comments/Influences	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
	X	Water	Wood Frame	15.84	160 50	1,267
	X	Sewer	Wood Frame	19.43	80 50	777
	X	Electric	Total Estimated Land Improvements True Cash Value =			2,044
	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	Low	2019	19,000	45,700	64,700			41,341C
	X	High	2018	25,300	36,800	62,100			40,373C
	X	Landscaped	2017	22,800	34,000	56,800			39,543C
	X	Swamp	2016	23,000	33,700	56,700			39,191C
	X	Wooded							
	X	Pond							
	X	Waterfront							
	X	Ravine							
	X	Wetland							
	X	Flood Plain							
	X	Private Drive							

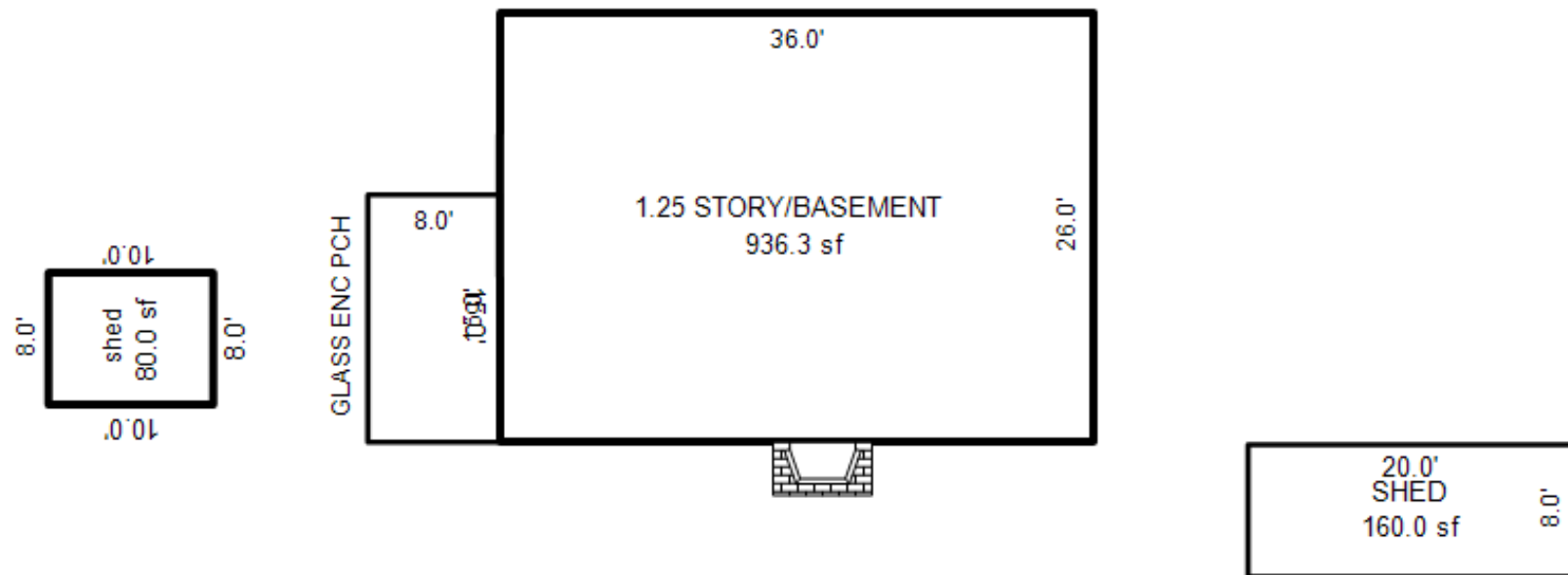


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*** Information herein deemed reliable but not guaranteed***

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:		
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G							120	CGEP (1 Story)	Class:		
Building Style: 1.25S		Trim & Decoration												Car Capacity:		
Yr Built 1945	Remodeled 0	Ex	Ord	X	Min								Class:			
Condition: Average		Lg	Ord	X	Small								Exterior:			
Room List		Doors		Solid	X	H.C.								Brick Ven.:		
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen:		Other:		Other:									Stone Ven.:	
(1) Exterior		(5) Floors		(12) Electric										Common Wall:		
X	Wood/Shingle Aluminum/Vinyl Brick	Kitchen:		100 Amps Service										Foundation:		
(2) Windows		Other:												Finished ?		
X	Insulation	(6) Ceilings		No./Qual. of Fixtures										Auto. Doors:		
(3) Roof		Ex.		Ord.	X	Min								Mech. Doors:		
X	Many Avg. Few	X	Large Avg. Small	No. of Elec. Outlets										Area:		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 936 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing										% Good:		
(3) Roof		(8) Basement		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										Storage Area:		
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish		(14) Water/Sewer										No Conc. Floor:	
X	Asphalt Shingle	Recreation SF Living SF Walkout Doors No Floor SF		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic										Bsmnt Garage:		
Chimney: Metal		(10) Floor Support		Lump Sum Items:										Carport Area:		
		Joists: Unsupported Len: Cntr.Sup:												Roof:		
Cost Est. for Res. Bldg: 1 Single Family 1.25S										Cls D		Blt 1945				
(11) Heating System: Forced Air w/ Ducts																
Ground Area = 936 SF Floor Area = 1170 SF.																
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60																
Building Areas																
Stories Exterior Foundation Size Cost New Depr. Cost																
1.25 Story Siding Basement 936																
Total: 98,556 59,132																
Other Additions/Adjustments																
Plumbing																
Average Fixture(s)																
Porches																
CGEP (1 Story)																
Water/Sewer																
Public Sewer																
Water Well, 100 Feet																
Built-Ins																
Appliance Allow.																
Fireplaces																
Exterior 1 Story																
Local Cost Items																
SANITARY SEWER																
Notes:																
ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV:																

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



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

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1730 S SAPPHIRE AVE						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2019 Est TCV 113,224 TCV/TFA: 132.74					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA				PUBLIC BEACH			
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
. SEC 10 T22N R8W LOT 7 SAPPHIRE LAKE PLAT.	X		Dirt Road	51.00	100.00	0.9941	1.0000	750	100	38,023
			Gravel Road	51 Actual Front Feet, 0.12 Total Acres				Total Est. Land Value =		38,023

Comments/Influences	X Sewer	X Electric	X Gas	Curb	Street Lights	Standard Utilities	Underground Utils.	Land Improvement Cost Estimates				
								Description	Rate	Size % Good	Cash Value	
								Wood Frame	23.67	64	94	1,424
								Residential Local Cost Land Improvements				
								LAND IMPROVE 1000	1,000.00	1	95	950
								Total Estimated Land Improvements True Cash Value = 2,374				

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

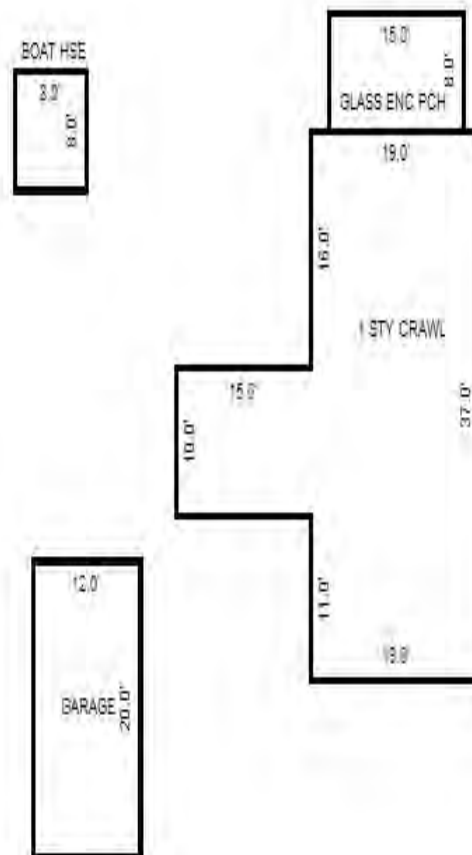
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2018	25,300	30,800	56,100			42,413C
TPC	03/30/2015	INSPECTED	2017	22,800	28,400	51,200			41,541C
TPC	11/22/2011	INSPECTED	2016	23,000	28,200	51,200			41,171C

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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 120	Type WGEP (1 Story)	Year Built: 1982 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 240 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Plaster X Paneled Wood T&G														
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: 45 Floor Area: 853 Total Base New : 101,858 Total Depr Cost: 56,021 Estimated T.C.V: 72,827			E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:		
Yr Built 1934	Remodeled 1982	Ex	X	Ord		Min	Size of Closets			Total Base New : 101,858 Total Depr Cost: 56,021 Estimated T.C.V: 72,827			E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:		
Condition: Average		Lg	X	Ord		Small	Doors			Total Base New : 101,858 Total Depr Cost: 56,021 Estimated T.C.V: 72,827			E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:		
Room List		(5) Floors		Central Air Wood Furnace			(12) Electric			Total Base New : 101,858 Total Depr Cost: 56,021 Estimated T.C.V: 72,827			E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:		
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric			100 Amps Service			Total Base New : 101,858 Total Depr Cost: 56,021 Estimated T.C.V: 72,827			E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:		
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Space Heater Ground Area = 853 SF Floor Area = 853 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55 Building Areas			Cls CD Blt 1934							
X	Wood/Shingle Aluminum/Vinyl Brick Insulation				Ex.	X	Ord.		Min	Stories Exterior Foundation Size Cost New Depr. Cost							
(2) Windows		(7) Excavation		No. of Elec. Outlets			1 Story Siding Crawl Space 853			Total: 76,104 41,857							
X	Many Avg. X Few	Large Avg. X Small	Basement: 0 S.F. Crawl: 853 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Plumbing Average Fixture(s) 1 933 513 Porches WGEP (1 Story) 120 7,590 4,174 Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 240 8,465 4,656 Water/Sewer Public Sewer 1 1,006 553 Water Well, 50 Feet 1 1,962 1,079 Built-Ins Appliance Allow. 1 1,467 807 Fireplaces Exterior 1 Story 1 4,331 2,382 Local Cost Items SANITARY SEWER 1 0 0			Totals: 101,858 56,021		* Notes: ECF (410- SAPPHERE LAKE AREA) 1.300 => TCVC: 72,827	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		(13) Plumbing			(14) Water/Sewer			Totals: 101,858 56,021							
(3) Roof		(9) Basement Finish		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Totals: 101,858 56,021							
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Totals: 101,858 56,021						
X	Asphalt Shingle	Recreation SF Living SF Walkout Doors No Floor SF		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Totals: 101,858 56,021							
Chimney:		No Floor SF		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Totals: 101,858 56,021							



Sketch by Apex IVT

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LANGENECK ROBERT W & KARE	PROMER JODY R & MARLENE K	165,600	06/18/2004	WD	Multiple Improved	04-0/2773		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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1718 S SAPPHIRE AVE	School: LAKE CITY - 57020					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:
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PROMER JODY R & MARLENE K 9183 LOOKOUT CIR GRAND LEDGE MI 48837	2019 Est TCV 149,683 TCV/TFA: 129.93
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X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA
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Public Improvements	* Factors *	PUBLIC BEACH
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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SUB 580,590,750	51.00	100.00	0.9941	1.0000	750	100		38,023
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51 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value = 38,023
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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	19.92	96	94	1,797
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X	Sewer	Residential Local Cost Land Improvements				
---	-------	--	--	--	--	--

X	Description	Rate	Size	% Good	Cash Value
---	-------------	------	------	--------	------------

X	Gas	LAND IMPROVE 2500	2,500.00	1	95	2,375
---	-----	-------------------	----------	---	----	-------

X	Curb	Total Estimated Land Improvements True Cash Value =				4,172
---	------	---	--	--	--	-------

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
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2019	19,000	55,800	74,800			63,532C
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2018	25,300	49,000	74,300			62,043C
------	--------	--------	--------	--	--	---------

2017	22,800	46,900	69,700			60,767C
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2016	23,000	44,800	67,800			60,225C
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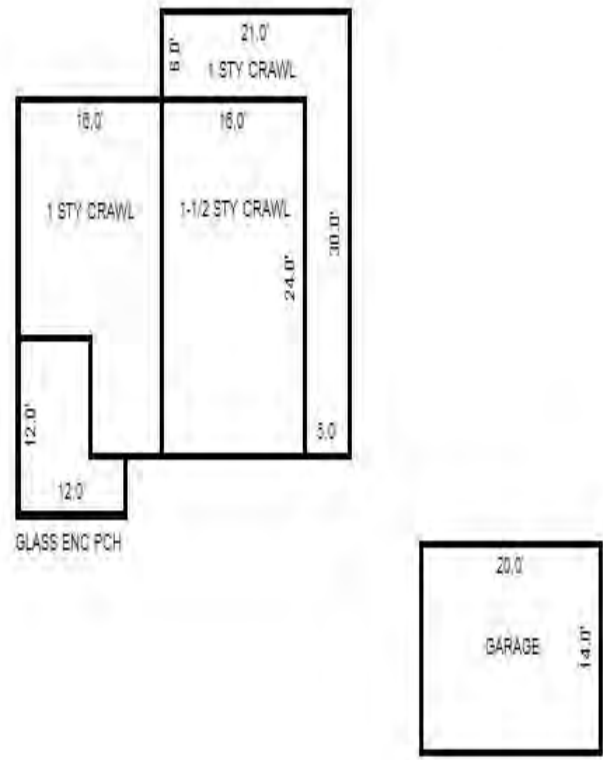
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 126 240	Type CGEP (1 Story) Treated Wood	Year Built: 1965 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 280 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame		(4) Interior Drywall X Paneled	X	Plaster Wood T&G											
Building Style: 1.25S		Trim & Decoration														
Yr Built 1965	Remodeled 0	Ex	X	Ord		Min	Size of Closets									
Condition: Average		Lg	X	Ord		Small	Doors		X	Solid	X	H.C.				
Room List		(5) Floors		Central Air Wood Furnace			(12) Electric		100		Amps Service					
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Other:		(6) Ceilings			No./Qual. of Fixtures		Ex.		X	Ord.		Min		
(1) Exterior	X	Tile					No. of Elec. Outlets		Many	X	Ave.		Few			
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		(13) Plumbing			Average Fixture(s)		1	Solar Water Heat						
(2) Windows	X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 960 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			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens	(8) Basement		(9) Basement Finish			Public Water		1	Public Sewer	Water Well, 50 Feet		Built-Ins			
(3) Roof	X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors No Floor SF		Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer		Public Water		Public Sewer			
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		SANITARY SEWER		1		0	
	Chimney: Stone														0	
Cost Est. for Res. Bldg: 1 Single Family 1.25S													Cls CD		Blt 1965	
(11) Heating System: Forced Air w/ Ducts																
Ground Area = 960 SF Floor Area = 1152 SF.																
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65																
Building Areas																
Stories Exterior Foundation Size Cost New Depr. Cost																
1.5 Story Siding Crawl Space 384																
1 Story Siding Crawl Space 246																
1 Story Siding Crawl Space 330																
Total: 96,639 62,816																
Other Additions/Adjustments																
Plumbing																
Average Fixture(s)																
2 Fixture Bath																
Porches																
CGEP (1 Story)													126		6,081 3,953	
Deck																
Treated Wood													240		3,463 2,251	
Garages																
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)																
Base Cost													280		9,352 6,079	
Water/Sewer																
Public Sewer													1		1,006 654	
Water Well, 50 Feet													1		1,962 1,275	
Fireplaces																
Exterior 1 Story													1		1,467 954	
Local Cost Items																
SANITARY SEWER													1		0 0 *	
<<<< 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: W SAPPHIRE AVE
 Class: 402 RESIDENTIAL-V Zoning: Building Permit(s): Date: Number: Status:

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

Owner's Name/Address: KERASTAS MICHAEL & ANNA MARIE
 1691 PARK SIDE COURT
 ANN ARBOR MI 48108

2019 Est TCV 38,566

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

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

SUB 580,590,750 50.00 100.00 1.0000 1.0000 750 100 37,500
 50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 37,500

Tax Description: . SEC 10 T22N R8W LOT 9 SAPPHIRE LAKE PLAT.
 Comments/Influences

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

Land Improvement Cost Estimates
 Description Rate Size % Good Cash Value
 Wood Frame 21.10 64 79 1,066
 Total Estimated Land Improvements True Cash Value = 1,066

Topography of Site

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	18,800	500	19,300			16,200C
2018	25,000	300	25,300			15,821C
2017	22,500	300	22,800			15,496C
2016	22,500	300	22,800			15,358C

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

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: 401 RESIDENTIAL-I		Zoning:	Building Permit(s)	Date	Number	Status		
1698 S SAPPHIRE AVE		School: LAKE CITY - 57020								
Owner's Name/Address		P.R.E. 0%		MAP #:						
KERASTAS MICHAEL & ANNA MARIE 1691 PARK SIDE COURT ANN ARBOR MI 48108		2019 Est TCV 104,973 TCV/TFA: 144.79								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA						
. SEC 10 T22N R8W LOT 10 SAPPHIRE LAKE PLAT.		Public Improvements		* Factors *			PUBLIC BEACH			
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
ADD SEWER FOR 05		Gravel Road		SUB 580,590,750	50.00	100.00	1.0000 1.0000	750 100	37,500	
		Paved Road		50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =	37,500
		Storm Sewer		Land Improvement Cost Estimates						
		Sidewalk		Description	Rate	Size	% Good	Cash Value		
		Water		Wood Frame	19.92	96	94	1,797		
		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 =					2,747	
		Street Lights								
		Standard Utilities								
		Underground Utils.								
		Topography of Site								
		Level								
		X Rolling								
		Low								
		X High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		X Waterfront								
		Ravine								
		Wetland								
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Who	When	What	2019	18,800	33,700	52,500		35,260C
		TPC 12/27/2017 INSPECTED			2018	25,000	30,400	55,400		34,434C
		TPC 03/30/2015 INSPECTED			2017	22,500	28,100	50,600		33,726C
		TPC 11/22/2011 INSPECTED			2016	22,500	27,900	50,400		33,426C

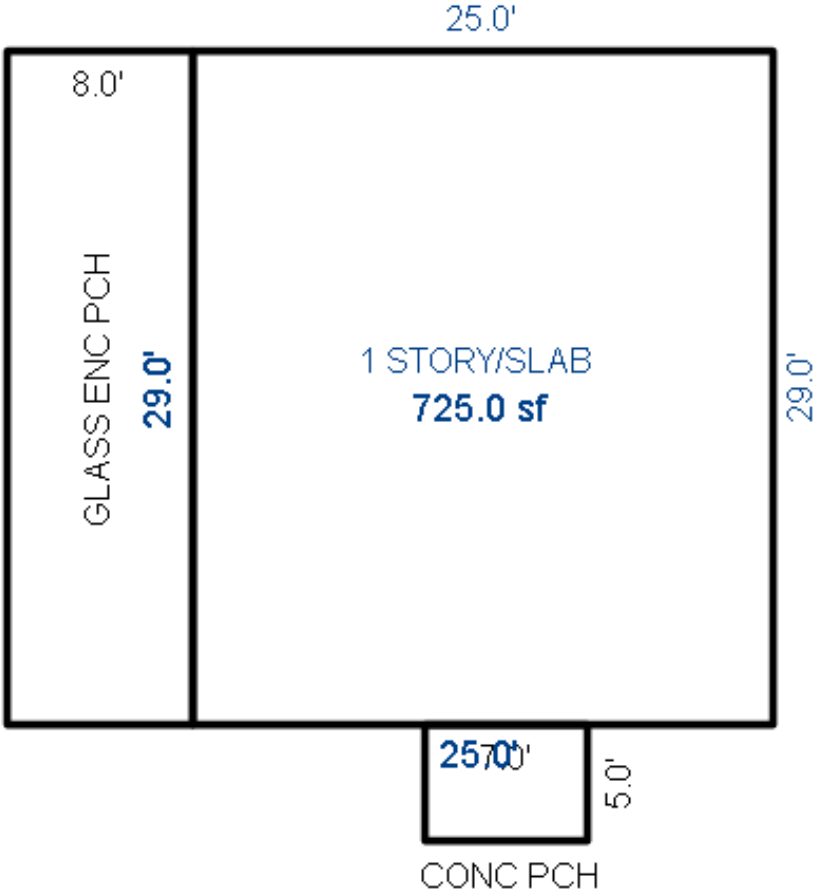
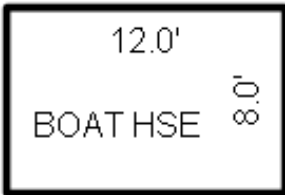


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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 232	Type WGEP (1 Story) 35 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		(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: 1S		Trim & Decoration													
Yr Built 1955	Remodeled 0	Ex	Ord	X	Min	Size of Closets									
Condition: Average		Lg	Ord	X	Small	Doors									
Room List		(5) Floors		Central Air Wood Furnace											
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric			100 Amps Service								
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S							Cls CD Blt 1955	
X	Wood/Shingle Aluminum/Vinyl Brick			Ex. X Ord. Min			(11) Heating System: Forced Air w/ Ducts								
Insulation				No. of Elec. Outlets			Ground Area = 725 SF Floor Area = 725 SF.								
(2) Windows				Many X Ave. Few			Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55								
X	Many Avg. X Few	Large Avg. X Small		(7) Excavation			Building Areas								
X	Wood Sash Metal Sash Vinyl Sash			Basement: 0 S.F. Crawl: 0 S.F. Slab: 725 S.F. Height to Joists: 0.0			(13) Plumbing								
X	Double Hung Horiz. Slide Casement			(8) Basement			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan								
X	Double Glass Patio Doors Storms & Screens			(9) Basement Finish			(14) Water/Sewer								
(3) Roof				Recreation SF Living SF Walkout Doors No Floor SF			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic								
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support			Lump Sum Items:								
X	Asphalt Shingle			Joists: Unsupported Len: Cntr.Sup:											
Chimney: Brick															
Notes:										E.C.F. Effec. Age: 45 Floor Area: 725 Total Base New : 90,528 Total Depr Cost: 49,789 Estimated T.C.V: 64,726		X 1.300		Bsmnt Garage: Carport Area: Roof:	
Other Additions/Adjustments										Total:		68,542		37,697	
Plumbing										Average Fixture(s)		1		933 513	
Porches										WGEP (1 Story)		232		11,616 6,389	
										CPP		35		671 369	
Water/Sewer										Public Sewer		1		1,006 553	
										Water Well, 50 Feet		1		1,962 1,079	
Built-Ins										Appliance Allow.		1		1,467 807	
Fireplaces										Exterior 1 Story		1		4,331 2,382	
Local Cost Items										SANITARY SEWER		1		0 0	
										Totals:		90,528		49,789	
										ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV:				64,726	

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

Property Address: 1688 S SAPPHIRE AVE
 Class: 401 RESIDENTIAL-I Zoning: Building Permit(s): Date: Number: Status:

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

Owner's Name/Address: SKUKALEK JOHN M & BARBARA A
 9849 KATERI WAY
 CALEDONIA MI 49316
 2019 Est TCV 96,080 TCV/TFA: 141.29

X	Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA			
	Public Improvements		* Factors * PUBLIC BEACH			
			Description	Frontage	Depth	Rate %Adj. Reason Value
			SUB 580,590,750	50.00	100.00	1.0000 1.0000 750 100 37,500
			50 Actual Front Feet, 0.12 Total Acres			Total Est. Land Value = 37,500

Tax Description: . SEC 10 T22N R8W LOT 11 SAPPHIRE LAKE PLAT.
 Comments/Influences:

Land Improvement Cost Estimates		Rate	Size % Good	Cash Value
Description				
Wood Frame		20.47	70 50	716
Total Estimated Land Improvements True Cash Value =				716

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

Topography of Site

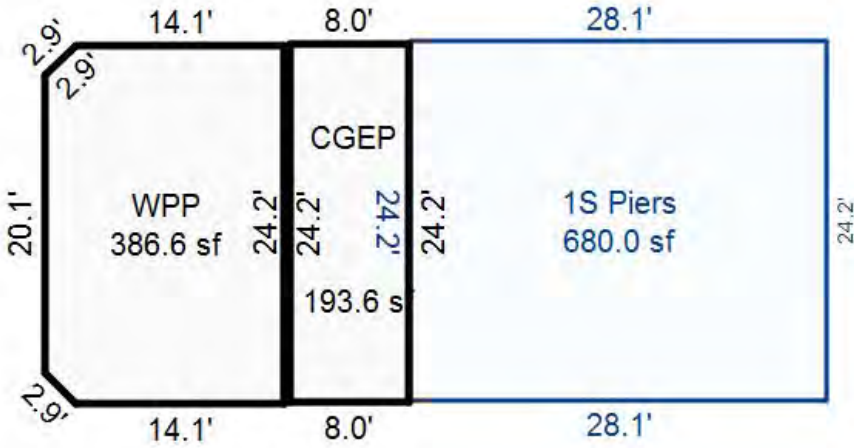
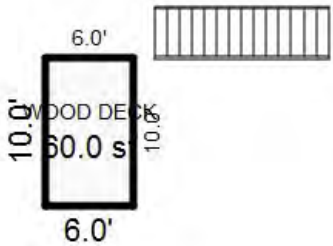
X	Level
X	Rolling
X	Low
X	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	18,800	29,200	48,000			41,600C
2018	25,000	23,400	48,400			40,625C
2017	22,500	21,600	44,100			39,790C
2016	22,500	21,500	44,000			39,436C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LIND BEVERLY J	LIND BEVERLY J TRUSTEE OF	0	11/10/2011	QC	QUIT CLAIM	2011-03716	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1678 S SAPPHIRE AVE	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 07/27/1994					
LIND BEVERLY J TRUSTEE OF THE LIND BEVERLY J TRUST 1678 S SAPPHIRE AVE LAKE CITY MI 49651	MAP #: 2019 Est TCV 120,092 TCV/TFA: 165.87					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA				PUBLIC BEACH		Value	
			Description	Frontage	Depth	* Factors *	Rate %Adj.	Reason		
. SEC 10 T22N R8W LOT 12 SAPPHIRE LAKE PLAT.	X		SUB 580,590,750	50.00	100.00	1.0000	1.0000	750	100	37,500
Comments/Influences			50 Actual Front Feet, 0.12 Total Acres				Total Est. Land Value =		37,500	

Comments/Influences	X Sewer	X Electric	X Gas	Land Improvement Cost Estimates				Cash Value
				Description	Rate	Size	% Good	
				D/W/P: 3.5 Concrete	4.68	280	71	930
				Total Estimated Land Improvements True Cash Value =				930

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



Who	When	What	2019	18,800	41,200	60,000			44,121C
TPC 12/27/2017	INSPECTED		2018	25,000	35,100	60,100			43,087C
TPC 03/30/2015	INSPECTED		2017	22,500	32,400	54,900			42,201C
TPC 11/22/2011	INSPECTED		2016	22,500	32,100	54,600			41,825C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 72 280	Type Treated Wood Brzwy, FW	Year Built: 1988 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 728 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame		(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: 1S		Trim & Decoration													
Yr Built 1955	Remodeled 0	Ex	Ord	X	Min	Size of Closets									
Condition: Average		Lg	Ord	X	Small	Doors									
Room List		(5) Floors		Central Air Wood Furnace											
	Basement 1st Floor 2nd Floor 1 Bedrooms	Kitchen: Other: Other:		(12) Electric 100 Amps Service											
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures Ex. Ord. X Min			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 724 SF Floor Area = 724 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60					Cls CD		Blt 1955	
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets Many Ave. X Few			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Slab 724 65,520 39,311								
(2) Windows		(7) Excavation		(13) Plumbing			Other Additions/Adjustments Plumbing Average Fixture(s) 1 933 560 Deck Treated Wood 72 1,588 953 Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 728 17,800 10,680 Water/Sewer Public Sewer 1 1,006 604 Water Well, 50 Feet 1 1,962 1,177 Built-Ins Appliance Allow. 1 1,467 880 Fireplaces Exterior 1 Story 1 4,331 2,599 Breezeways Frame Wall 280 10,088 6,053 Local Cost Items SANITARY SEWER 1 0 0 * Totals: 104,695 62,817								
X	Many Avg. X Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 724 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			Notes: ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV: 81,662								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:											
(3) Roof		(9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:											
X	Gable Hip Flat	Gambrel Mansard Shed													
X	Asphalt Shingle														
Chimney: Brick															

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Sketch by Apex IVT

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HARGROVE VIRGINIA E TRUST	HERRINGTON DOUGLAS A & LA	95,000	08/31/2010	WD	Arms Length	2010-4053wd &	PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1666 S SAPPHIRE AVE	School: LAKE CITY - 57020		Addition	07/12/2011	2011-0342	100%

Owner's Name/Address	MAP #:
HERRINGTON DOUGLAS A & LAUREL 6176 BRIMLEY WHITEHOUSE OH 43571	2019 Est TCV 140,287 TCV/TFA: 146.13

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

Taxpayer's Name/Address	Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
HARGROVE VIRGINIA TRUST C/O WILKINS SALLY 1122 PARKDALE AVE LANSING MI 48912-2801	X Dirt Road X Gravel Road X Paved Road X Storm Sewer X Sidewalk X Water X Sewer	SUB 580,590,750	50.00	100.00	1.0000	1.0000	750	100		37,500

Tax Description	X Electric	Description	Rate	Size	% Good	Cash Value
. SEC 10 T22N R8W LOT 13 SAPPHIRE LAKE PLAT.	X	Residential Local Cost Land Improvements	19.04	36	0	0

Comments/Influences	X Gas	Description	Rate	Size	% Good	Cash Value
	X	LAND IMPROVE 1000	1,000.00	1	95	950

Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X Rolling	2019	18,800	51,300	70,100			59,446C



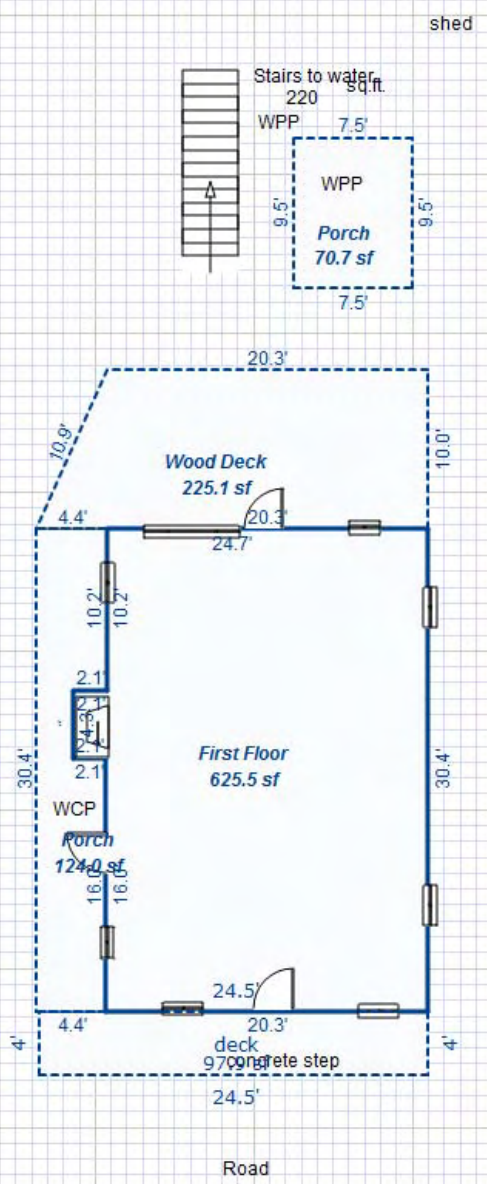
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2018	25,000	44,900	69,900			58,053C
			2017	22,500	42,900	65,400			56,859C
			2016	22,500	41,000	63,500			56,352C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: 1.25S		Trim & Decoration			Ex	Ord	X	Min								
Yr Built 1950	Remodeled 2011	Size of Closets			Lg	Ord	X	Small								
Condition: Average			Doors		Solid	X	H.C.									
Room List		(5) Floors			Central Air Wood Furnace											
	Basement 1st Floor 2nd Floor 1 Bedrooms	Kitchen: Other: Other:			(12) Electric											
					60	Amps Service										
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures											
X	Wood/Shingle Aluminum/Vinyl Brick	X	Tile		Ex.	Ord.	X	Min								
	Insulation	No. of Elec. Outlets			Many	Ave.	X	Few								
(2) Windows		(7) Excavation			(13) Plumbing											
X	Many Avg. Few	X	Large Avg. Small		1	Average Fixture(s)										
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Basement: 0 S.F. Crawl: 768 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										
(3) Roof		(8) Basement			(14) Water/Sewer											
X	Gable Hip Flat	X	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
X	Asphalt Shingle		(9) Basement Finish		Lump Sum Items:											
	Chimney: Block		Recreation SF Living SF Walkout Doors No Floor SF		Notes:											
		(10) Floor Support			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:											
					Total Base New : 120,521 Total Depr Cost : 78,336 Estimated T.C.V: 101,837											
					Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Space Heater Ground Area = 768 SF Floor Area = 960 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.25 Story Siding Crawl Space 768 Total: 92,857 60,356											
					Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,120 728 Porches WCP (1 Story) 124 4,302 2,796 CPP 16 339 220 Deck Treated Wood 225 3,400 2,210 Treated Wood 290 4,011 2,607 Ceramic Tile Floor 97 1,910 1,241 Water/Sewer Public Sewer 1 1,134 737 Water Well, 100 Feet 1 4,407 2,865 Built-Ins Appliance Allow. 1 2,099 1,364 Fireplaces Exterior 1 Story 1 4,942 3,212 Local Cost Items SANITARY SEWER 1 0 0 Totals: 120,521 78,336											
					E.C.F. X 1.300											
					Bsmnt Garage: Carport Area: Roof:											
					E.C.F. (410- SAPPHIRE LAKE AREA) 1.300 => TCY: 101,837											

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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.
COON JAMES H & MARILYN C	MULLEN ERIN	140,000	08/17/2012	WD	WARRANTY DEED	2012-02787	PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1656 S SAPPHIRE AVE	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
MULLEN ERIN 2758 WABASH DR NE GRAND RAPIDS MI 49525	MAP #:					
	2019 Est TCV 129,108 TCV/TFA: 134.63					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA				Value
			Description	Frontage	Depth	* Factors *	
. SEC 10 T22N R8W LOT 14 SAPPHIRE LAKE PLAT.	X		SUB 580,590,750	50.00	100.00	1.0000 1.0000	37,500
Comments/Influences			50 Actual Front Feet, 0.12 Total Acres			Total Est. Land Value =	37,500

Description	Rate	Size % Good		Cash Value
D/W/P: 3.5 Concrete	5.00	36	66	119
Wood Frame	27.15	60	50	814
Wood Frame	23.99	84	50	1,007
Total Estimated Land Improvements True Cash Value =				1,940

Land Improvement Cost Estimates		Rate	Size % Good	Cash Value
Description				

Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level		2019	18,800	45,800	64,600			47,621C
X High		2018	25,000	37,000	62,000			46,505C
X Waterfront		2017	22,500	34,100	56,600			45,549C
		2016	22,500	33,900	56,400			45,143C



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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 713 100	Type Treated Wood Treated Wood	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				Plaster Wood T&G								
Building Style: 1S		Trim & Decoration													
Yr Built 1948	Remodeled 2014	Ex	Ord	X	Min	Size of Closets									
Condition: Average		Lg	Ord	X	Small	Doors									
Room List		(5) Floors													
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Other:					(12) Electric 60 Amps Service								
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures											
X	Wood/Shingle Aluminum/Vinyl Brick	Ex.	Ord.	X	Min	No. of Elec. Outlets									
	Insulation	Many	Ave.	X	Few	(13) Plumbing									
(2) Windows		(7) Excavation													
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 959 S.F. Height to Joists: 0.0		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement					(14) Water/Sewer								
	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish													
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF													
X	Gable Hip Flat	(10) Floor Support													
	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:					1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic								
X	Asphalt Shingle	Lump Sum Items:													
Chimney:															
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Wall/Floor Furnace Ground Area = 959 SF Floor Area = 959 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas										Cls C		Blt 1948			
Stories Exterior Foundation Size Cost New Depr. Cost															
1 Story Siding Slab 959 Total: 94,634 56,780															
Other Additions/Adjustments															
Exterior Stone Veneer 32 922 553															
Plumbing Average Fixture(s) 1 1,120 672															
Deck Treated Wood 100 1,938 1,163															
Treated Wood 713 7,023 4,214															
Water/Sewer Public Sewer 1 1,134 680															
Water Well, 50 Feet 1 2,038 1,223															
Built-Ins Appliance Allow. 1 2,099 1,259															
Fireplaces Interior 1 Story 1 4,051 2,431															
Local Cost Items SANITARY SEWER 1 0 0															
Notes: ECF (410- SAPPHERE LAKE AREA) 1.300 => TCVC: 89,668															
Totals: 114,959 68,975															

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		93,500	06/01/2000	WD	Download	338:219		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1646 S SAPPHIRE AVE						
Owner's Name/Address	School: LAKE CITY - 57020					
WILLIAMS JIMMY R & JUDY A 1853 LUAGATE LANE ROCHESTER MI 48309	P.R.E. 0%					
	MAP #:					
	2019 Est TCV 86,829 TCV/TFA: 140.50					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA								
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
. SEC 10 T22N R8W LOT 15 SAPPHIRE LAKE PLAT.	X		Dirt Road	50.00	100.00	1.0000	1.0000	750	100	37,500	
			Gravel Road	50 Actual Front Feet, 0.12 Total Acres						Total Est. Land Value =	37,500

Comments/Influences	X Sewer	X Electric	X Gas	Land Improvement Cost Estimates			
				Description	Rate	Size % Good	Cash Value
				Wood Frame	19.43	80 71	1,103
				Total Estimated Land Improvements True Cash Value =			1,103

Topography of Site	X Level	Rolling	Low	X High	Landscaped	Swamp	Wooded	Pond	X Waterfront	Ravine	Wetland	Flood Plain	X Private Drive	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
														2019	18,800	24,600	43,400			39,665C



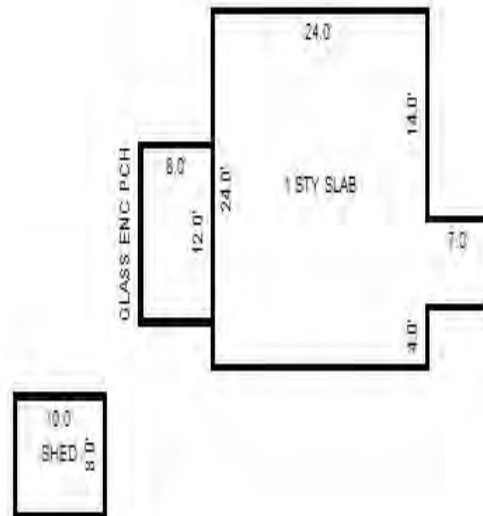
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
TPC	12/27/2017	INSPECTED	2018	25,000	19,100	44,100			38,736C
TPC	03/30/2015	INSPECTED	2017	22,500	17,600	40,100			37,940C
TPC	10/20/2014	INSPECTED	2016	22,500	17,500	40,000			37,602C

*** Information herein deemed reliable 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 96 80	Type CGEP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame		(4) Interior Drywall Paneled				Plaster Wood T&G		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							
Building Style: 1S		Trim & Decoration														
Yr Built 1959	Remodeled 0	Ex	Ord	X	Min											
Condition: Average		Lg	Ord	X	Small											
Room List		(5) Floors							Central Air Wood Furnace							
	Basement 1st Floor 2nd Floor 1 Bedrooms	Kitchen: Other: Other:							(12) Electric 60 Amps Service							
(1) Exterior		(6) Ceilings							No./Qual. of Fixtures Ex. Ord. X Min							
X	Wood/Shingle Aluminum/Vinyl Brick Insulation								No. of Elec. Outlets Many Ave. X Few							
(2) Windows		(7) Excavation							(13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan							
X	Many Avg. X Few		Basement: 0 S.F. Crawl: 0 S.F. Slab: 618 S.F. Height to Joists: 0.0						(14) Water/Sewer 1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) 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	Asphalt Shingle		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:													
Chimney: Block		Lump Sum Items:														
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Space Heater Ground Area = 618 SF Floor Area = 618 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Slab 618 Total: 52,773 29,025										E.C.F. X 1.300		Cls D Blt 1959				
Other Additions/Adjustments Plumbing Average Fixture(s) 1 778 428 Porches CGEP (1 Story) 96 4,457 2,451 Deck Treated Wood 80 1,642 903 Water/Sewer Public Sewer 1 892 491 Water Well, 50 Feet 1 1,895 1,042 Built-Ins Appliance Allow. 1 1,243 684 Fireplaces Exterior 1 Story 1 3,770 2,073 Local Cost Items SANITARY SEWER 1 0 0										Totals: 67,450 37,097						
Notes: ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV: 48,226																

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



Sketch by Apex IV™

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

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1636 S SAPPHIRE AVE			New House	09/22/2006	20060312	Complete
		P.R.E. 100% 07/27/1994	Demolition/Removal	09/18/2006	20060306	Complete

Owner's Name/Address	MAP #:	2019 Est TCV 205,238 TCV/TFA: 146.60
KISER JACK L 1636 S SAPPHIRE AVENUE LAKE CITY MI 49651		

X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA			
Public Improvements		Description	Frontage	Depth	Value
		SUB 580,590,750	50.00	100.00	37,500
		50 Actual Front Feet, 0.12 Total Acres			37,500

Taxpayer's Name/Address	X	Description	Rate	Size % Good	Cash Value
NORTHWESTERN MORTGAGE CO 109 E FRONT ST Traverse City MI 49684	X	Dirt Road			
	X	Gravel Road			
	X	Paved Road			
	X	Storm Sewer			
	X	Sidewalk			
	X	Water			
	X	Sewer			
	X	Electric			
	X	Gas			
	X	Curb			
	X	Street Lights			
	X	Standard Utilities			
	X	Underground Utils.			

Tax Description	X	Description	Rate	Size % Good	Cash Value
. SEC 10 T22N R8W LOT 16 SAPPHIRE LAKE PLAT.	X	LAND IMPROVE 1000	1,000.00	1 95	950
		Total Estimated Land Improvements True Cash Value =			950

Comments/Influences	Topography of Site



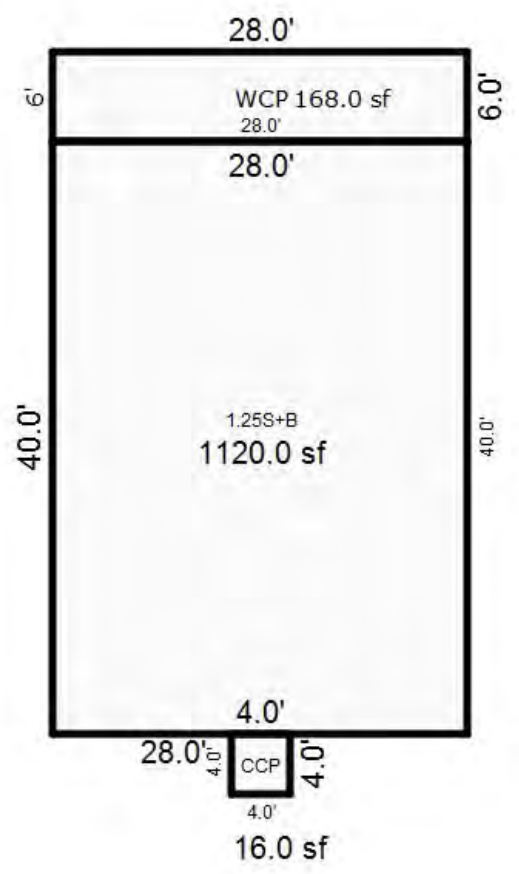
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2019	18,800	83,800	102,600			80,408C
TPC 12/27/2017	INSPECTED		2018	25,000	77,000	102,000			78,524C
TPC 03/30/2015	INSPECTED		2017	22,500	73,600	96,100			76,909C
TPC 10/20/2014	INSPECTED		2016	22,500	70,300	92,800			76,223C

*** Information herein deemed reliable 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									16 168	CCP (1 Story) WCP (1 Story)						
Building Style: 1.25S		Trim & Decoration		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 9 Floor Area: 1,400 Total Base New : 146,628 Total Depr Cost: 133,430 Estimated T.C.V: 166,788			E.C.F. X 1.250			Bsmnt Garage: Carport Area: Roof:					
Yr Built 2006	Remodeled 0	Ex	X	Ord		Min	Size of Closets			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.25S			Cls CD Blt 2006					
Condition: Average		Lg	X	Ord		Small	Doors			Ex. X Ord. Min			Ground Area = 1120 SF Floor Area = 1400 SF.								
Room List		(5) Floors		Kitchen: Other: Other:			(12) Electric			No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=91/100/100/100/91			Building Areas					
Basement	1st Floor																				
2nd Floor	3 Bedrooms																				
(1) Exterior		X	Drywall																		
X	Wood/Shingle Aluminum/Vinyl Brick																				
	Insulation																				
(2) Windows		(7) Excavation		Basement: 1120 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			1.25 Story Siding Basement 1,120			Total: 126,526 115,137					
X	Many Avg. X Few																				
	Large Avg. X Small																				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement																				
X	Double Glass Patio Doors Storms & Screens																				
(3) Roof		(8) Basement		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			(14) Water/Sewer			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Exterior Stone Veneer 80 2,075 1,888 Plumbing Average Fixture(s) 3 Fixture Bath 1 933 849 2 Fixture Bath 1 2,929 2,665 1 Fixture Bath 1 1,970 1,793 Porches WCP (1 Story) 168 4,870 4,432 CCP (1 Story) 16 572 521 Water/Sewer Public Sewer 1 1,006 915 Water Well, 100 Feet 1 4,280 3,895 Built-Ins Appliance Allow. 1 1,467 1,335 Local Cost Items SANITARY SEWER 1 0 0			Totals: 146,628 133,430		
X	Gable Hip Flat																				
	Gambrel Mansard Shed																				
X	Asphalt Shingle																				
Chimney:		(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes:			ECF (410- SAPPHERE LAKE AREA) 1.250 => TCY: 166,788								
		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:														

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



Sketch by Apex Sketch

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: 401 RESIDENTIAL-I		Zoning:		Building Permit(s)		Date	Number	Status		
1624 S SAPPHIRE AVE		School: LAKE CITY - 57020		Reroof		06/06/2005		20050156	100%			
Owner's Name/Address		P.R.E. 100% 04/11/1997		Garage		05/28/2004		20040162	100%			
WOLFORD BEN W 1624 S SAPPHIRE AVENUE LAKE CITY MI 49651		MAP #:		2019 Est TCV 253,221 TCV/TFA: 144.86								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA								
SEC 10 T22N R8W LOT 17 & 18 EXC N 5 FT OF LOT 18. SAPPHIRE LAKE PLAT.		Public Improvements		* Factors *			PUBLIC BEACH					
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		SUB 580,590,750 95.00 100.00 0.8248 1.0000 750 100								
		Paved Road		95 Actual Front Feet, 0.22 Total Acres Total Est. Land Value = 58,770								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	%	Good	Cash	Value		
		Water		Fencing: Wd, Picket, 12-24	14.21	60	0	0	0			
		X	Sewer	D/W/P: 4in Ren. Conc.	6.21	160	0	0	0			
		X	Electric	D/W/P: Crushed Rock	1.72	1040	0	0	0			
		X	Gas	Wood Frame	24.51	80	50	980				
		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 = 3,355								
		Topography of Site										
		X	Level									
			Rolling									
			Low									
		X	High									
			Landscaped									
			Swamp									
			Wooded									
			Pond									
		X	Waterfront									
			Ravine									
			Wetland									
			Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who	When	What	2019	29,400	97,200	126,600	91,185C			
		TPC 12/27/2017	INSPECTED		2018	39,200	79,700	118,900	89,048C			
		TPC 03/30/2015	INSPECTED		2017	35,300	73,700	109,000	87,217C			
		RJG 12/01/2008	INSPECTED		2016	42,800	75,400	118,200	86,440C			

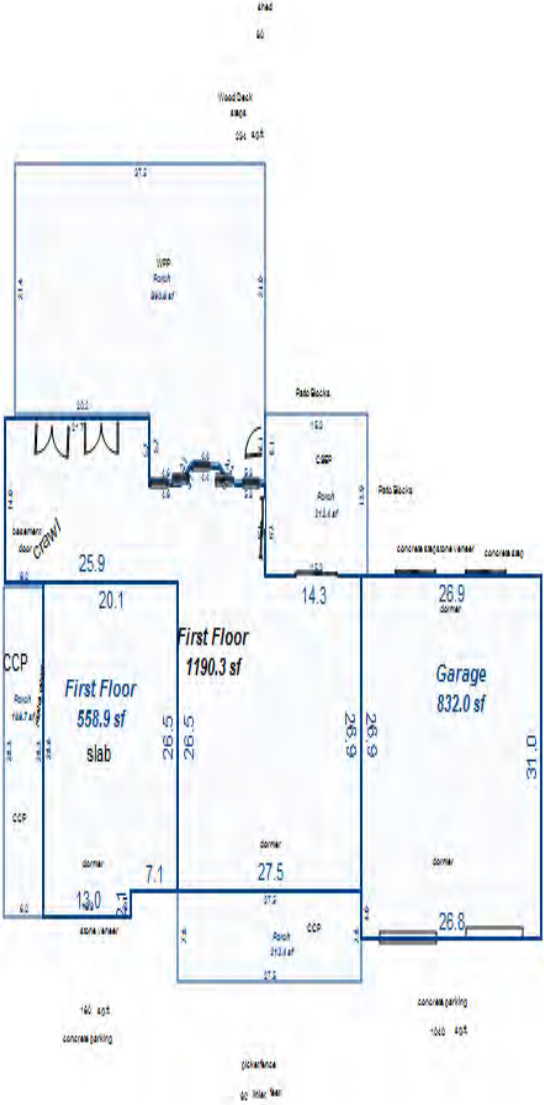


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																																																																																													
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 212 213 890 169 234	Type CCP (1 Story) CSEP (1 Story) WPP CCP (1 Story) Treated Wood	Year Built: 2004 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 832 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																																													
X	Wood Frame		(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: 1S		Trim & Decoration																																																																																																																																										
Yr Built 1957 201		Remodeled 2005		Ex Ord X Min			Size of Closets																																																																																																																																					
Condition: Average		Lg X Ord Small		Doors Solid X H.C.			Central Air Wood Furnace																																																																																																																																					
Room List		(5) Floors					(12) Electric																																																																																																																																					
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:					100 Amps Service																																																																																																																																					
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S								Cls C 5 Blt 1957																																																																																																																													
X	Wood/Shingle Aluminum/Vinyl Brick			Ex. X Ord. Min			(11) Heating System: Forced Air w/ Ducts																																																																																																																																					
Insulation				No. of Elec. Outlets			Ground Area = 1748 SF Floor Area = 1748 SF.																																																																																																																																					
(2) Windows				Many X Ave. Few			Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60																																																																																																																																					
X	Many Avg. X Few	Large Avg. Small		(7) Excavation			Building Areas																																																																																																																																					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Basement: 0 S.F. Crawl: 1190 S.F. Slab: 558 S.F. Height to Joists: 0.0		(8) Basement			(13) Plumbing																																																																																																																																					
X	Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor					1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																																																																					
(3) Roof		(9) Basement Finish					(14) Water/Sewer																																																																																																																																					
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors No Floor SF					Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																																																																																																																					
X	Asphalt Shingle	(10) Floor Support					Lump Sum Items:																																																																																																																																					
Chimney: Block																																																																																																																																												
<table border="0"> <tr> <td>Stories</td> <td>Exterior</td> <td>Foundation</td> <td>Size</td> <td>Cost New</td> <td>Depr. Cost</td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>1,190</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>558</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>172,136</td> <td>103,273</td> </tr> </table>															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	1,190			1 Story	Siding	Slab	558			Total:				172,136	103,273																																																																																																						
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																																																																																																							
1 Story	Siding	Crawl Space	1,190																																																																																																																																									
1 Story	Siding	Slab	558																																																																																																																																									
Total:				172,136	103,273																																																																																																																																							
<table border="0"> <tr> <td colspan="3">Other Additions/Adjustments</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">Plumbing</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Average Fixture(s)</td> <td></td> <td></td> <td>1</td> <td>1,120</td> <td>672</td> </tr> <tr> <td>2 Fixture Bath</td> <td></td> <td></td> <td>1</td> <td>2,359</td> <td>1,415</td> </tr> <tr> <td colspan="3">Porches</td> <td></td> <td></td> <td></td> </tr> <tr> <td>CCP (1 Story)</td> <td></td> <td></td> <td>212</td> <td>4,198</td> <td>2,519</td> </tr> <tr> <td>CSEP (1 Story)</td> <td></td> <td></td> <td>213</td> <td>6,671</td> <td>4,003</td> </tr> <tr> <td>CCP (1 Story)</td> <td></td> <td></td> <td>169</td> <td>3,443</td> <td>2,066</td> </tr> <tr> <td>WPP</td> <td></td> <td></td> <td>890</td> <td>10,707</td> <td>6,424</td> </tr> <tr> <td colspan="3">Deck</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Treated Wood</td> <td></td> <td></td> <td>234</td> <td>3,487</td> <td>2,092</td> </tr> <tr> <td colspan="3">Garages</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="6">Class: C Exterior: Siding Foundation: 42 Inch (Finished)</td> </tr> <tr> <td>Base Cost</td> <td></td> <td></td> <td>832</td> <td>29,519</td> <td>17,711</td> </tr> <tr> <td>Common Wall: 1 Wall</td> <td></td> <td></td> <td>1</td> <td>-2,038</td> <td>-1,223</td> </tr> <tr> <td>Door Opener</td> <td></td> <td></td> <td>2</td> <td>830</td> <td>498</td> </tr> <tr> <td colspan="3">Water/Sewer</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Public Sewer</td> <td></td> <td></td> <td>1</td> <td>1,134</td> <td>680</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td></td> <td></td> <td>1</td> <td>4,407</td> <td>2,644</td> </tr> <tr> <td colspan="3">Built-Ins</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Appliance Allow.</td> <td></td> <td></td> <td>1</td> <td>2,099</td> <td>1,259</td> </tr> </table>															Other Additions/Adjustments						Plumbing						Average Fixture(s)			1	1,120	672	2 Fixture Bath			1	2,359	1,415	Porches						CCP (1 Story)			212	4,198	2,519	CSEP (1 Story)			213	6,671	4,003	CCP (1 Story)			169	3,443	2,066	WPP			890	10,707	6,424	Deck						Treated Wood			234	3,487	2,092	Garages						Class: C Exterior: Siding Foundation: 42 Inch (Finished)						Base Cost			832	29,519	17,711	Common Wall: 1 Wall			1	-2,038	-1,223	Door Opener			2	830	498	Water/Sewer						Public Sewer			1	1,134	680	Water Well, 100 Feet			1	4,407	2,644	Built-Ins						Appliance Allow.			1	2,099	1,259
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<p><<<<< Calculations too long. See Valuation printout for complete pricing. >>>>></p>																																																																																																																																												

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

School: LAKE CITY - 57020 P.R.E. 0% MAP #: 2019 Est TCV 7,482

Owner's Name/Address: KELLY WILLIAM G
2185 PALMER DR
DAVISON MI 48423

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

Public Improvements: * Factors * N 5' OF LOT 18

Tax Description: SEC 10 T22N R8W N 5 FT OF LOT 18. Description Frontage Depth Front Depth Rate %Adj. Reason Value

Comments/Influences: 5 Actual Front Feet, 0.01 Total Acres Total Est. Land Value = 7,482



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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	3,700	0	3,700			1,633C
2018	5,000	0	5,000			1,595C
2017	4,500	0	4,500			1,563C
2016	2,300	0	2,300			1,550C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KELLY	KELLY WM G	28,000	12/31/1984		RELATED PARTY			0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1604 S SAPPHIRE AVE			Addition	04/06/1987	1987-5205	100%

Owner's Name/Address	P.R.E.	MAP #:
KELLY WM G 2185 PALMER DR DAVISON MI 48423	0%	2019 Est TCV 124,625 TCV/TFA: 122.42

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA			
			Description	Frontage	Depth	Value
. SEC 10 T22N R8W LOT 19 SAPPHIRE LAKE PLAT.	X		PUBLIC BEACH			
			* Factors *			
			SUB 580,590,750 50.00 100.00 1.0000 1.0000 750 100			
			50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 37,500			

Comments/Influences	X	Description	Rate	Size	% Good	Cash Value
	X	Dirt Road				
	X	Gravel Road				
	X	Paved Road				
	X	Storm Sewer				
	X	Sidewalk				
	X	Water	D/W/P: 3.5 Concrete	4.68	200 0	0
	X	Sewer	D/W/P: Patio Blocks	10.83	150 0	0
	X	Electric	Wood Frame	18.75	125 50	1,172
	X	Gas	Wood Frame	21.80	80 50	872
		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 = 2,994			

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	18,800	43,500	62,300			41,690C
2018	25,000	36,800	61,800			40,713C
2017	22,500	34,000	56,500			39,876C
2016	22,500	33,800	56,300			39,521C

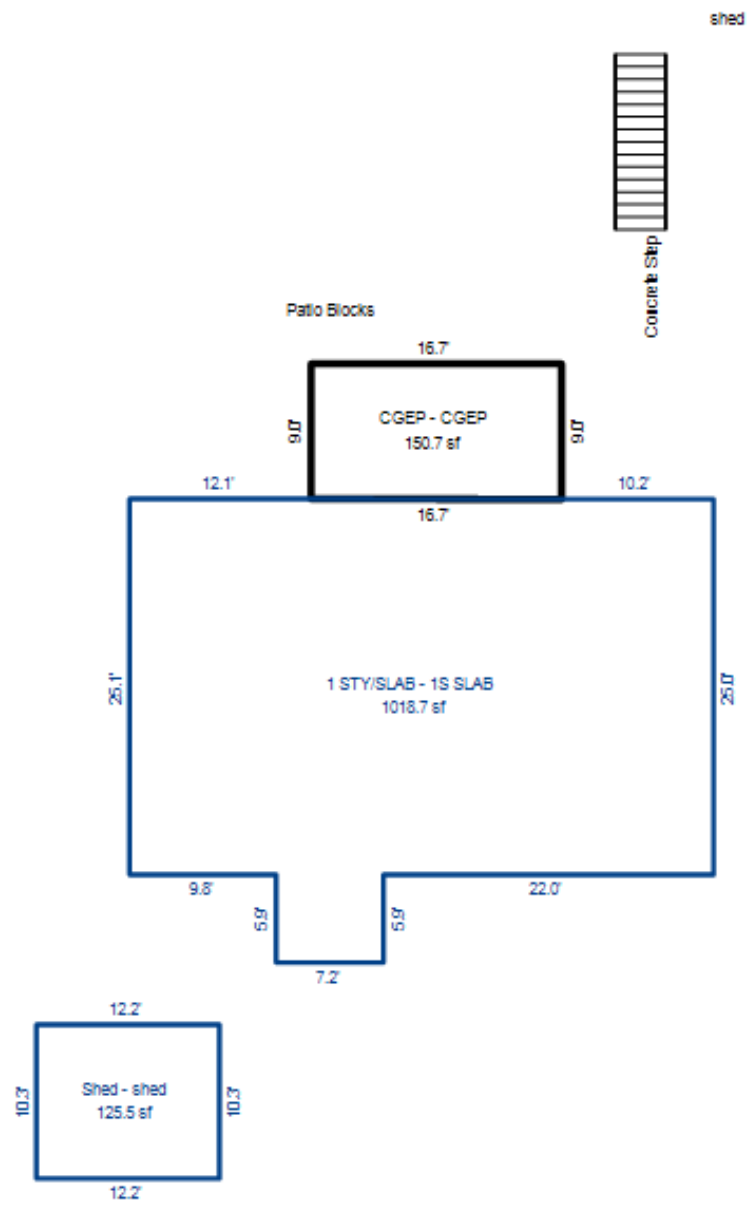
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*** Information herein deemed reliable but not guaranteed***



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 150	Type CGEP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																		
X	Wood Frame		Drywall Paneled	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 1950 ADD	Remodeled 1988	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																												
		Doors		100 Amps Service																												
		Solid X		H.C.																												
				No./Qual. of Fixtures																												
(1) Exterior				Ex. X Ord. Min																												
X	Wood/Shingle Aluminum/Vinyl Brick			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																												
(2) Windows				(14) Water/Sewer																												
X	Many Avg. X Few	Large Avg. X Small		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Lump Sum Items:																												
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish																														
				Recreation SF Living SF Walkout Doors No Floor SF																												
(3) Roof																																
X	Gable Hip Flat	Gambrel Mansard Shed																														
X	Asphalt Shingle																															
Chimney: Block																																
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1018 SF Floor Area = 1018 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas											Cls CD		Blt 1950																			
<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>Pine Logs</td> <td>Slab</td> <td>1,018</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>91,351</td> <td>54,811</td> </tr> </tbody> </table>											Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Pine Logs	Slab	1,018			Total:				91,351	54,811				
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																											
1 Story	Pine Logs	Slab	1,018																													
Total:				91,351	54,811																											
Other Additions/Adjustments Plumbing Average Fixture(s) 1 933 560 Porches CGEP (1 Story) 150 6,809 4,085 Water/Sewer Public Sewer 1 1,006 604 Water Well, 50 Feet 1 1,962 1,177 Built-Ins Appliance Allow. 1 1,467 880 Fireplaces Exterior 1 Story 1 4,331 2,599 Local Cost Items SANITARY SEWER 1 0 0											Totals:		107,859 64,716																			
Notes:											ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV:		84,131																			

*** 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				
1594 S SAPPHIRE AVE		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 0%		MAP #:								
TVORIK HAZEL E & ROBERT L 13932 HARDENBURG TRAIL EAGLE MI 48822		2019 Est TCV 93,888 TCV/TFA: 143.12										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA								
. SEC 10 T22N R8W LOT 20 SAPPHIRE LAKE PLAT.		Public Improvements		* Factors *			PUBLIC BEACH					
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Gravel Road	SUB 580,590,750	50.00	100.00	1.0000	1.0000	750	100		37,500
			Paved Road	50 Actual Front Feet, 0.12 Total Acres			Total Est. Land Value =		37,500			
			Storm Sewer	Land Improvement Cost Estimates								
			Sidewalk	Description	Rate	Size	% Good	Cash Value				
		X	Water	D/W/P: 3.5 Concrete	4.39	66	0	0				
		X	Sewer	Wood Frame	16.84	120	50	1,010				
		X	Electric	Total Estimated Land Improvements True Cash Value =			1,010					
		X	Gas									
			Curb									
			Street Lights									
			Standard Utilities									
			Underground Utils.									
		Topography of Site										
			Level									
			Rolling									
			Low									
		X	High									
			Landscaped									
			Swamp									
			Wooded									
			Pond									
		X	Waterfront									
			Ravine									
			Wetland									
			Flood Plain									
		X	Private Drive	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
			Who	When	What	2019	18,800	28,100	46,900			29,875C
			TPC 12/27/2017	INSPECTED	2018	25,000	22,000	47,000			29,175C	
			TPC 04/19/2016	INSPECTED	2017	22,500	20,300	42,800			28,575C	
			TPC 03/30/2015	INSPECTED	2016	22,500	20,100	42,600			28,321C	

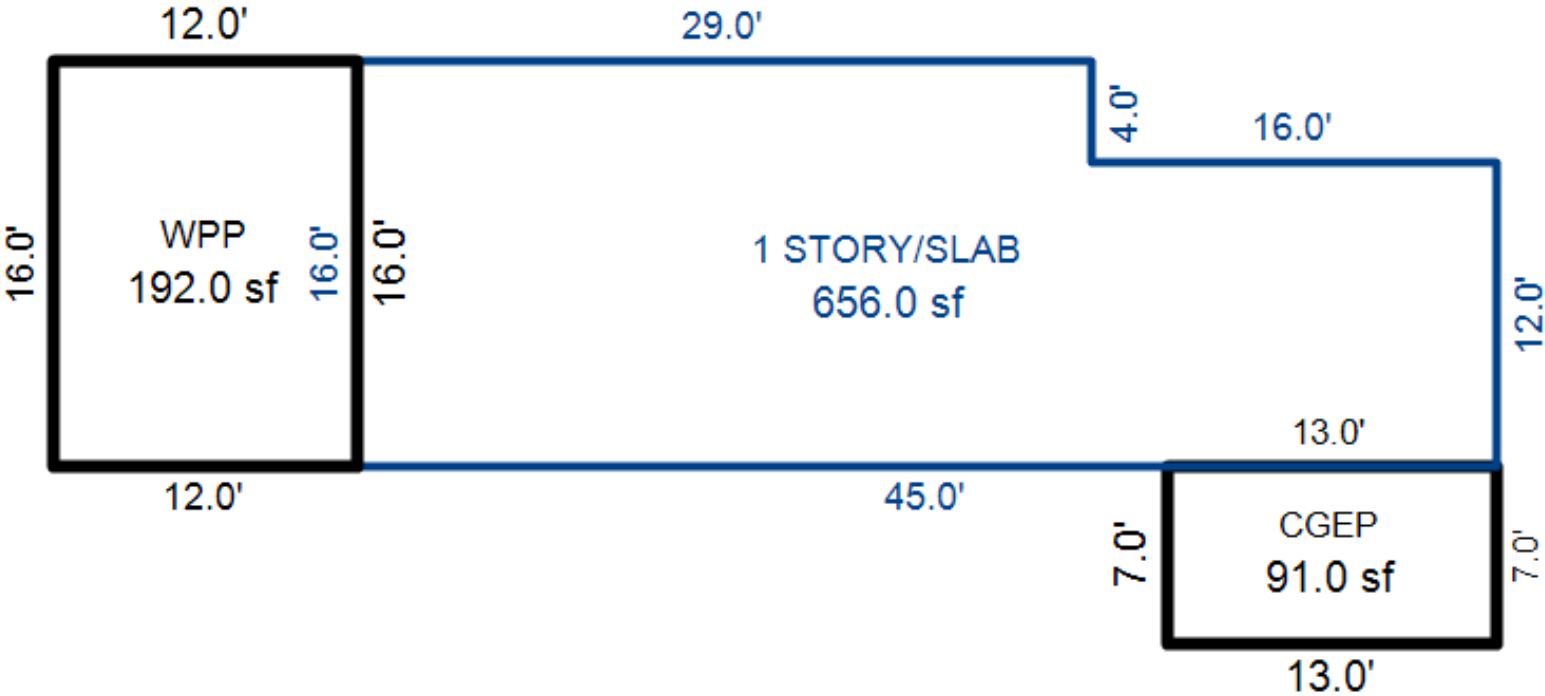


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 91 192	Type CGEP (1 Story) WPP	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame		(4) Interior Drywall X Paneled Plaster Wood T&G		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling												
Building Style: 1S		Trim & Decoration Ex Ord X Min			Central Air Wood Furnace												
Yr Built 1963	Remodeled 0	Size of Closets Lg Ord X Small			(12) Electric 60 Amps Service												
Condition: Average		Doors Solid X H.C.			No. /Qual. of Fixtures Ex. Ord. X Min												
Room List		(5) Floors Kitchen: Other: Other:			No. of Elec. Outlets Many Ave. X Few												
	Basement 1st Floor 2nd Floor 2 Bedrooms	(6) Ceilings X Tile			(13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
(1) Exterior		(7) Excavation Basement: 0 S.F. Crawl: 0 S.F. Slab: 656 S.F. Height to Joists: 0.0			(14) Water/Sewer 1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic												
X	Wood/Shingle Aluminum/Vinyl Brick	(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:												
	Insulation	(9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF			Notes:												
(2) Windows		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
X	Many Avg. Few	X	Large Avg. Small		Lump Sum Items:												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF			Lump Sum Items:												
(3) Roof		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:												
X	Gable Hip Flat	X	Gambrel Mansard Shed		Lump Sum Items:												
X	Asphalt Shingle	(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:												
Chimney: Block		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:												
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Space Heater Ground Area = 656 SF Floor Area = 656 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas										Cls D Blt 1963							
Stories Exterior Foundation Size Cost New Depr. Cost																	
1 Story Siding Slab 656										Total:		55,426		33,256			
Other Additions/Adjustments																	
Plumbing																	
Average Fixture(s)										1		778		467			
Porches																	
CGEP (1 Story)										91		4,303		2,582			
WPP										192		2,690		1,614			
Water/Sewer																	
Public Sewer										1		892		535			
Water Well, 50 Feet										1		1,895		1,137			
Built-Ins																	
Appliance Allow.										1		1,243		746			
Fireplaces																	
Exterior 1 Story										1		3,770		2,262			
Local Cost Items																	
SANITARY SEWER										1		0		0			
Totals:												70,997		42,599			
Notes:																	
ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV:														55,378			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HERRINGTON RICHARD A	HERRINGTON KAREN S TRUSTE	0	05/17/2011	WD	WARRANTY DEED	2011-01729	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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1584 S SAPPHIRE AVE	School: LAKE CITY - 57020					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:
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HERRINGTON KAREN S TRUSTEE 29099 BELMONT FARM ROAD PERRYSBURG OH 43551	2019 Est TCV 183,677 TCV/TFA: 112.55
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X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA				
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Public Improvements	* Factors * PUBLIC BEACH,#21 & 35-40				
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	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
--	-------------	----------	-------	-------	-------	------	-------	--------	-------

	SUB 580,590,750	50.00	100.00	0.5842	1.0000	750	100		21,907
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X	Dirt Road								
---	-----------	--	--	--	--	--	--	--	--

X	Gravel Road								
---	-------------	--	--	--	--	--	--	--	--

	<Site Value C> GROUP C 10K					10000	100	LOT 35	10,000
--	----------------------------	--	--	--	--	-------	-----	--------	--------

	<Site Value F> GROUP F15K/SITE					15000	100	4 LOTS 37-40	15,000
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	300 Actual Front Feet, 0.69 Total Acres					Total Est. Land Value =			46,907
--	---	--	--	--	--	-------------------------	--	--	--------

X	Water	Land Improvement Cost Estimates							
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X	Sewer	Description	Rate	Size	% Good	Cash Value
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X	Electric	D/W/P: 3.5 Concrete	4.68	102	0	0
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X	Gas	Residential Local Cost Land Improvements				
---	-----	--	--	--	--	--

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

	LAND IMPROVE 2500	2,500.00	1	95	2,375
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	Total Estimated Land Improvements True Cash Value =					2,375
--	---	--	--	--	--	-------

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

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

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

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

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

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

	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
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2019	23,500	68,300	91,800			76,821C
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2018	27,100	55,700	82,800			75,021C
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2017	25,600	51,500	77,100			73,478C
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2016	35,000	51,100	86,100			72,823C
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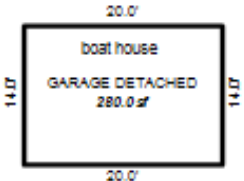
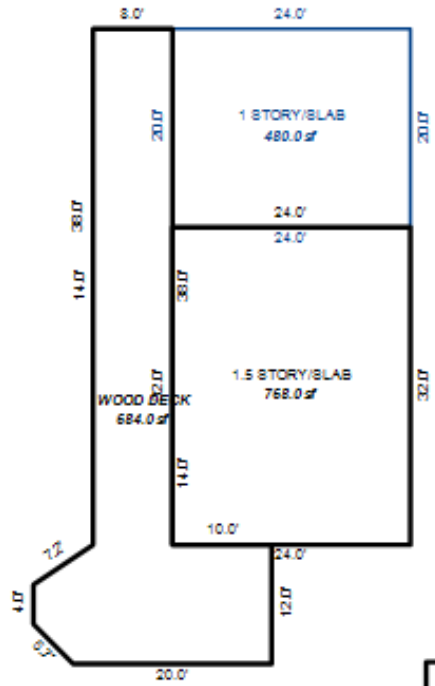
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Missaukee, Michigan

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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 684	Type Treated Wood	Year Built: BH Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 280 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G											
Building Style: 1.25S		Trim & Decoration														
Yr Built 1946	Remodeled 1992	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: 40 Floor Area: 1,632 Total Base New : 172,304 Total Depr Cost: 103,381 Estimated T.C.V: 134,395			E.C.F. X 1.300		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 = 1248 SF Floor Area = 1632 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60			Cls CD		Blt 1946	
(1) Exterior		X	Drywall	Ex.	X	Ord.		Min	Building Areas							
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	No. of Elec. Outlets		Many	X	Ave.		Few	Stories Exterior Foundation Size Cost New Depr. Cost							
(2) Windows		(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			1.5 Story Siding Slab 768 Total: 125,306 75,183						
X	Many Avg. X Few		Large Avg. Small	(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			Other Additions/Adjustments Plumbing Average Fixture(s) 1 933 560 3 Fixture Bath 1 2,929 1,757 2 Fixture Bath 1 1,970 1,182 Deck Treated Wood 684 6,874 4,124 Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 280 9,352 5,611 Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 672 16,793 10,076 Storage Over Garage 400 3,712 2,227 Water/Sewer Public Sewer 1 1,006 604 Water Well, 50 Feet 1 1,962 1,177 Built-Ins Appliance Allow. 1 1,467 880 Local Cost Items SANITARY SEWER 1 0 0 *							
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Water/Sewer Public Sewer 1 1,006 604 Water Well, 50 Feet 1 1,962 1,177 Built-Ins Appliance Allow. 1 1,467 880 Local Cost Items SANITARY SEWER 1 0 0 *			Totals: 172,304 103,381						
X	Gable Hip Flat		Gambrel Mansard Shed	(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:										
X	Asphalt Shingle	Recreation SF Living SF Walkout Doors No Floor SF		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:												
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.
PENDLEY DANNY & PHYLLIS (	TRAYNOR DANIEL M & MICHEL	220,000	11/08/2006	WD	Multiple Improved	06-0/4076		100.0
DAHLINE MAYRIAN H TRUST	PENDLEY DANNY & PHYLLIS (	0	10/19/2006	QC	Not Qualified	06-0/3912		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1572 S SAPPHIRE AVE			Deck/Porch	06/18/2013	2013-0231	100%

Owner's Name/Address	P.R.E.	MAP #:
TRAYNOR DANIEL M & MICHELLE 727 GOLDENROD AVE HOLLAND MI 49423	0%	2019 Est TCV 122,184 TCV/TFA: 156.05

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA			
			Description	Frontage	Depth	Value
. SEC 10 T22N R8W LOT 22 SAPPHIRE LAKE PLAT.	X		SUB 580,590,750	50.00	100.00	37,500
Comments/Influences			50 Actual Front Feet, 0.12 Total Acres			37,500

Comments/Influences	X	Description	* Factors *		Rate	%Adj.	Reason	Value	
			Front	Depth					
	X	Dirt Road							
	X	Gravel Road							
	X	Paved Road							
	X	Storm Sewer							
	X	Sidewalk							
	X	Water	D/W/P: 3.5 Concrete		5.00		334 0	0	
	X	Sewer	Metal Prefab		18.20		50 95	864	
	X	Electric	Wood Frame		28.46		50 95	1,352	
	X	Gas	Residential Local Cost Land Improvements						
	X	Curb	Description		Rate		Size % Good	Cash Value	
	X	Street Lights	LAND IMPROVE 2500		2,500.00		1 95	2,375	
	X	Standard Utilities	Total Estimated Land Improvements True Cash Value =						4,591
	X	Underground Utils.							

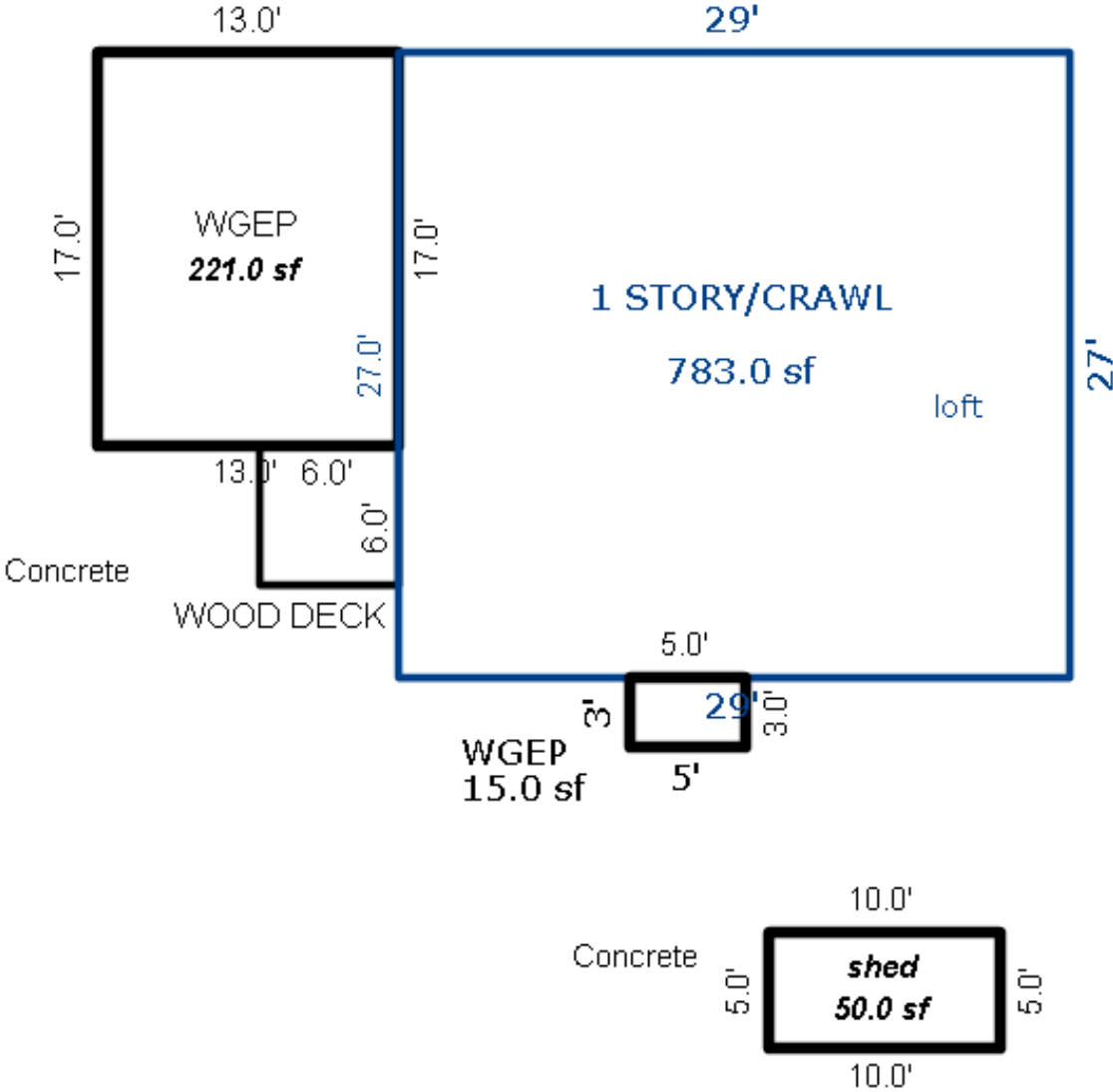


Topography of Site	X	Level
	X	Rolling
	X	Low
	X	High
	X	Landscaped
	X	Swamp
	X	Wooded
	X	Pond
	X	Waterfront
	X	Ravine
	X	Wetland
	X	Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	18,800	42,300	61,100			53,603C
2018	25,000	38,200	63,200			52,347C
2017	22,500	35,400	57,900			51,271C
2016	22,500	35,100	57,600			50,814C

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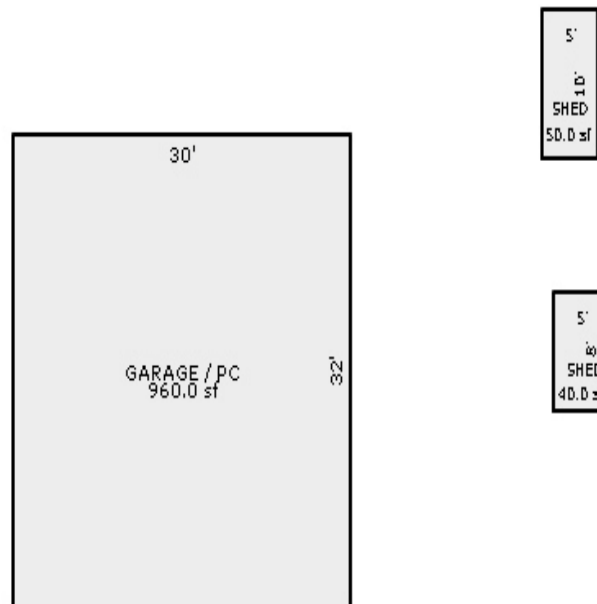
*** Information herein deemed reliable but not guaranteed***



*** 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	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: 1955 Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 2 Area: 783 % 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: D Effec. Age: 40 Floor Area: 0 Total Base New : 16,451 Total Depr Cost: 9,871 Estimated T.C.V: 8,686	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			(13) Plumbing										
	A-Frame	Ex Ord Min		0 Amps Service			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										
	Building Style: GRG	Size of Closets		No./Qual. of Fixtures			No. of Elec. Outlets										
	Yr Built 1955	Lg Ord Small		Ex. Ord. Min			Many Ave. Few										
	Remodeled 0	Doors Solid H.C.		(7) Excavation			(14) Water/Sewer										
	Condition: Average	(5) Floors		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic										
	Room List	Kitchen: Other: Other:		(8) Basement			Lump Sum Items:										
	Basement	Basement		(9) Basement Finish													
	1st Floor	1st Floor		Recreation SF Living SF Walkout Doors No Floor SF													
	2nd Floor	2nd Floor		(10) Floor Support													
	Bedrooms	Bedrooms		Joists: Unsupported Len: Cntr.Sup:													
	(1) Exterior	(6) Ceilings															
	Wood/Shingle																
	Aluminum/Vinyl																
	Brick																
	Insulation																
	(2) Windows																
	Many Avg. Few																
	Large Avg. Small																
	Wood Sash																
	Metal Sash																
	Vinyl Sash																
	Double Hung																
	Horiz. Slide																
	Casement																
	Double Glass																
	Patio Doors																
	Storms & Screens																
	(3) Roof																
	Gable																
	Hip																
	Flat																
	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.
		74,900	07/01/2000	WD	Download	338:660		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1562 S HILL ST			New House	10/04/2006	20060328	Complete

Owner's Name/Address	MAP #:
NORMAN RANDY & CHRISTIE M 1562 HILL ST LAKE CITY MI 49651	2019 Est TCV 355,358 TCV/TFA: 145.34

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA
. SEC 10 T22N R8W LOT 24 SAPPHIRE LAKE PLAT.			

Comments/Influences	X	Public Improvements	* Factors *	PUBLIC BEACH	Value
	X	Dirt Road	580,590,750	50.00 100.00 1.0000 1.0000	37,500
	X	Gravel Road	50 Actual Front Feet, 0.12 Total Acres	750 100	
	X	Paved Road		Total Est. Land Value =	37,500
	X	Storm Sewer			
	X	Sidewalk			
	X	Water			
	X	Sewer			
	X	Electric			
	X	Gas			
	X	Curb			
	X	Street Lights			
	X	Standard Utilities			
	X	Underground Utils.			

Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
	Dock: Light posts	29.40	320	0	0
	D/W/P: 4in Ren. Conc.	5.02	600	0	0

Residential Local Cost Land Improvements	Description	Rate	Size	% Good	Cash Value
	LAND IMPROVE 2500	2,500.00	1	95	2,375
	Total Estimated Land Improvements True Cash Value =				2,375

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



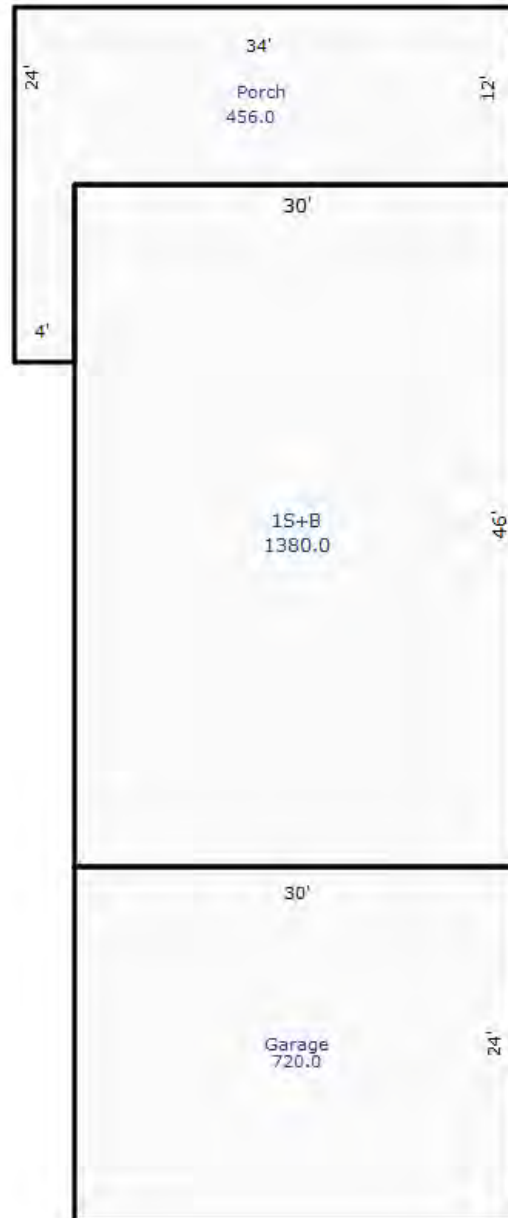
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	18,800	158,900	177,700			126,147C
2018	25,000	136,600	161,600			123,191C
2017	22,500	130,600	153,100			120,658C
2016	22,500	124,700	147,200			119,582C

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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 456	Type WPP	Year Built: 2007 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior		Trim & Decoration Ex X Ord Min		Size of Closets Lg X Ord Small		Doors Solid X H.C.		Room List (5) Floors Kitchen: Other: Other:			
Building Style: 1.25S		Yr Built 2007		Remodeled 0		Condition: Average		Room List		(5) Floors		Kitchen: Other: Other:		(12) Electric 0 Amps Service			
Basement 1st Floor 2nd Floor 3 Bedrooms		(1) Exterior		X Drywall		No./Qual. of Fixtures Ex. X Ord. Min		No. of Elec. Outlets Many X Ave. Few		(7) Excavation Basement: 1380 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		(9) Basement Finish 1000 Recreation SF Living SF 1 Walkout Doors No Floor SF		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:	
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(2) Windows X Many Avg. Few X Large Avg. Small		X Many Avg. Few X Large Avg. Small		(13) Plumbing 1 Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer 1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:		Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Forced Air w/ Ducts Ground Area = 1380 SF Floor Area = 2445 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.25 Story Siding Basement 1,380 1 Story Siding Overhang 720 Total: 225,587 203,046		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 2 7,051 6,346 Porches WPP 456 5,809 5,228 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 720 22,025 19,822 Common Wall: 1 Wall 1 -2,038 -1,834 Door Opener 2 830 747		E.C.F. X 1.250 Total Base New : 286,929 Total Depr Cost: 252,386 Estimated T.C.V: 315,483		Cls C 5 Blt 2007	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(3) Roof X Gable Hip Flat X Asphalt Shingle Chimney:		X Gambrel Mansard Shed		Water/Sewer Public Sewer 1 1,134 1,021 Water Well, 100 Feet 1 4,407 3,966 Built-Ins Appliance Allow. 1 2,099 1,889 Fireplaces Direct-Vented Gas 1 2,293 2,064 Local Cost Items SANITARY SEWER 1 0 0 *		Water/Sewer Public Sewer 1 1,134 1,021 Water Well, 100 Feet 1 4,407 3,966 Built-Ins Appliance Allow. 1 2,099 1,889 Fireplaces Direct-Vented Gas 1 2,293 2,064 Local Cost Items SANITARY SEWER 1 0 0 *		Water/Sewer Public Sewer 1 1,134 1,021 Water Well, 100 Feet 1 4,407 3,966 Built-Ins Appliance Allow. 1 2,099 1,889 Fireplaces Direct-Vented Gas 1 2,293 2,064 Local Cost Items SANITARY SEWER 1 0 0 *		Water/Sewer Public Sewer 1 1,134 1,021 Water Well, 100 Feet 1 4,407 3,966 Built-Ins Appliance Allow. 1 2,099 1,889 Fireplaces Direct-Vented Gas 1 2,293 2,064 Local Cost Items SANITARY SEWER 1 0 0 *		Water/Sewer Public Sewer 1 1,134 1,021 Water Well, 100 Feet 1 4,407 3,966 Built-Ins Appliance Allow. 1 2,099 1,889 Fireplaces Direct-Vented Gas 1 2,293 2,064 Local Cost Items SANITARY SEWER 1 0 0 *			

*** 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.
ANGER-SPICER PATRICIA J	ANGER-SPICER PATRICIA J	0	09/25/2018	QC	FAMILY SALE	2018-03151	PTA	0.0
ANGER JOHN E TRUST	ANGER-SPICER PATRICIA J	0	08/07/2018	QC	FAMILY SALE	2018-02610	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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1552 S HILL ST	School: LAKE CITY - 57020					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:
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ANGER-SPICER PATRICIA J 39636 MURFIELD LN NORTHVILLE MI 48167	2019 Est TCV 225,878 TCV/TFA: 150.59
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X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA				
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Public Improvements	* Factors *		PUBLIC BEACH,LOTS 25 & 26		
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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SUB 580,590,750	100.00	100.00	0.8123	1.0000	750	100		60,919
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100 Actual Front Feet, 0.23 Total Acres					Total Est. Land Value =		60,919	
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Land Improvement Cost Estimates			
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Description	Rate	Size	% Good	Cash Value
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Wood Frame	21.80	80	94	1,639
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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	1	95	950
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Total Estimated Land Improvements True Cash Value =				2,589
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Topography of Site			
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X Level			
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Rolling			
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X High			
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Landscaped			
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Swamp			
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Wooded			
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Pond			
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X Waterfront			
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Ravine			
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Wetland			
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Flood Plain			
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X Private Drive			
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2019	30,500	82,400	112,900			92,908C
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2018	40,600	72,400	113,000			90,731C
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2017	36,600	69,100	105,700			88,865C
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2016	45,000	66,100	111,100			88,073C
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Who	When	What
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TPC 12/27/2017	INSPECTED	
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TPC 03/30/2015	INSPECTED	
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TPC 12/10/2013	INSPECTED	
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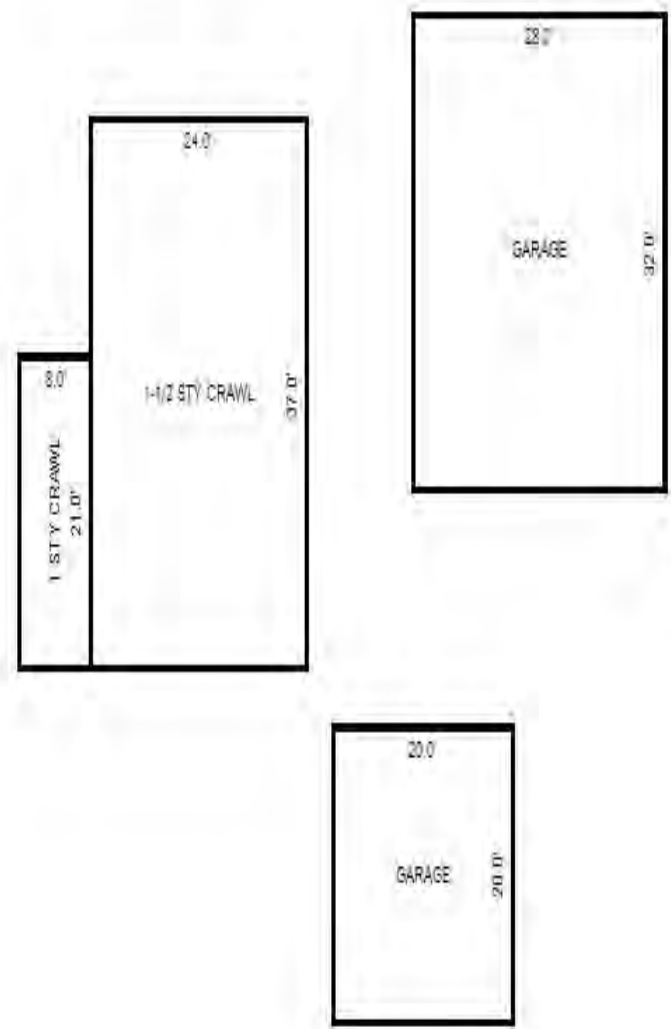
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 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					1							
Building Style: 1.5S		Trim & Decoration															
Yr Built 1993	Remodeled 0	Ex	X	Ord		Min	Size of Closets										
Condition: Average		Lg	X	Ord		Small	Doors		X	Ord		H.C.					
Room List		(5) Floors		Central Air Wood Furnace			(12) Electric		0 Amps Service								
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(6) Ceilings			No./Qual. of Fixtures		Ex. X Ord. Min		No. of Elec. Outlets		Many X Ave. Few		(13) Plumbing		
(1) Exterior		X	Drywall						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/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1056 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement										
(2) Windows		Many Avg. Few	X	Large Avg. Small	(9) Basement Finish												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor															
X	Double Glass Patio Doors Storms & Screens	Recreation SF Living SF Walkout Doors No Floor SF															
(3) Roof		(10) Floor Support		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			(14) Water/Sewer										
X	Gable Hip Flat	Gambrel Mansard Shed		Lump Sum Items:													
X	Asphalt Shingle																
Chimney: Stone																	
										Class: CD Effec. Age: 20 Floor Area: 1,500 Total Base New : 162,370 Total Depr Cost: 129,896 Estimated T.C.V: 162,370		E.C.F. X 1.250		Bsmnt Garage: Carport Area: Roof:			
										Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Air w/ Ducts Ground Area = 1056 SF Floor Area = 1500 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80		Cls CD		Blt 1993			
										Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost					
										1.5 Story Siding Crawl Space 888							
										1 Story Siding Crawl Space 168							
										Total: 117,697		94,158					
										Other Additions/Adjustments							
										Plumbing		Average Fixture(s) 1 933 746					
										3 Fixture Bath 1 2,929 2,343							
										Garages							
										Class: CD Exterior: Siding Foundation: 42 Inch (Finished)							
										Base Cost 896 28,340 22,672							
										Door Opener 1 368 294							
										Water/Sewer							
										Public Sewer 1 1,006 805							
										Water Well, 100 Feet 1 4,280 3,424							
										Built-Ins							
										Appliance Allow. 1 1,467 1,174							
										Fireplaces							
										Exterior 2 Story 1 5,350 4,280							
										Local Cost Items							
										SANITARY SEWER 1 0 0							
										Totals: 162,370		129,896		*			
										Notes:							
										ECF (410- SAPPHIRE LAKE AREA) 1.250 => TCv:		162,370					

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



Sketch by Apex IVT

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DAUGHERTY BETTY R & CURRY	SHAW TIMOTHY J	5,000	05/21/2015	QC	Arms Length	2015-02464	PTA	100.0
BROWN BETTY R	DAUGHERTY BETTY R & CURRY	100	02/16/2015	QC	QUIT CLAIM	2015-00867	PTA	100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
HILL ST						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2019 Est TCV 3,000					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA								
				Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value			
. SEC 10 T22N R8W LOT 27 SAPPHIRE LAKE PLAT.	X			<Site Value A> Bk Lot 580,590	50	Actual	Front Feet, 0.12	Total Acres	3000	100		3,000
Comments/Influences				Total Est. Land Value = 3,000								

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

Topography of Site	X	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
														Who	When	What				
														2019	1,500	0	1,500			1,024C
														2018	1,000	0	1,000			1,000S
														2017	2,500	0	2,500			2,018C
														2016	2,000	0	2,000			2,000S



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ANGER-SPICER PATRICIA J	ANGER-SPICER PATRICIA J	0	09/25/2018	QC	FAMILY SALE	2018-03150	PTA	0.0
ANGER JOHN E TRUST	ANGER-SPICER PATRICIA J	0	08/07/2018	QC	FAMILY SALE	2018-02610	PTA	0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
HILL ST						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2019 Est TCV 6,000					

Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA						
Public Improvements			* Factors * LOTS 28 & 33						
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value

			<Site Value A> Bk Lot 580,590					3000 100	3,000
			<Site Value A> Bk Lot 580,590					3000 100	3,000
			100 Actual Front Feet, 0.23 Total Acres			Total Est. Land Value =			6,000

Tax Description	X	Comments/Influences
. SEC 10 T22N R8W LOTS 28 & 33 SAPPHIRE LAKE PLAT.		

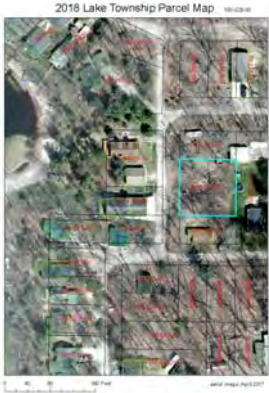
Topography of Site	X
Level	
Rolling	
Low	
High	X
Landscaped	
Swamp	
Wooded	
Pond	
Waterfront	
Ravine	
Wetland	
Flood Plain	

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	3,000	0	3,000			1,971C
2018	2,000	0	2,000			1,925C
2017	5,000	0	5,000			1,886C
2016	4,000	0	4,000			1,870C

Who When What
 TPC 12/27/2017 INSPECTED
 TPC 04/19/2016 INSPECTED
 TPC 03/30/2015 INSPECTED

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HOTTENSTEIN KENNETH H	VIPOND CHRISTINA	116,000	09/07/2018	WD	Arms Length	2018-02911	PTA	100.0
FEDERAL HOME LOAN MORTGAG	HOTTENSTEIN KENNETH H	58,247	01/12/2005	OTH	Not Qualified	05-0/194		100.0
TRAMMELL KELLY R	FEDERAL HOME LOAN MORTGAG	0	09/24/2004	SD	Not Qualified	04-0/4696		0.0
		63,850	07/01/2000	WD	Download	338:1190		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1550 S CHIPPEWA AVE			Addition	08/13/2013	2013-0374	100%

Owner's Name/Address	MAP #:
VIPOND CHRISTINA 1550 S CHIPPEWA AVE LAKE CITY MI 49651	2019 Est TCV 92,789 TCV/TFA: 86.32

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA
. SEC 10 T22N R8W LOTS 29 - 32 INCL SAPPHIRE LAKE PLAT.	X		

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X	Dirt Road					3000	100	LOT 29	3,000
X	Gravel Road					3000	100	LOT 30	3,000
X	Paved Road					3000	100	LOTS 31 &32	3,000
	Storm Sewer					200 Actual Front Feet, 0.46 Total Acres		Total Est. Land Value =	9,000

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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	4,500	41,900	46,400			46,400S
2018	3,000	32,200	35,200			35,200S
2017	7,500	30,500	38,000			36,034C
2016	9,000	30,300	39,300			35,713C

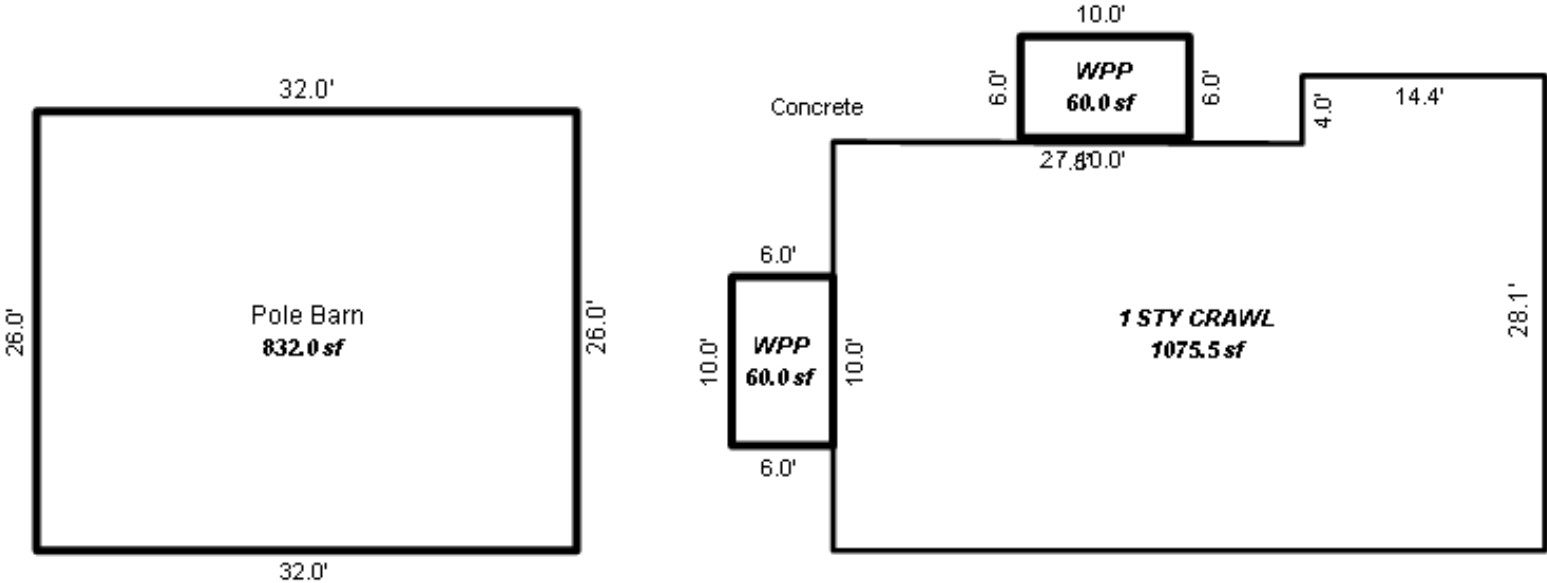
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																														
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 60 WPP 60 WPP	Type	Year Built: 1978 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 832 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																														
X	Wood Frame	X	Drywall Plaster X Paneled Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																																																						
Building Style: 1S		Trim & Decoration																																																																									
Yr Built 1973	Remodeled 2013	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			100		Amps Service																																																																		
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures																																																																							
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Tile	Ex.	X	Ord.		Min																																																																			
(2) Windows		(7) Excavation		No. of Elec. Outlets																																																																							
X	Many Avg. Few	X	Large Avg. Small	Many	X	Ave.		Few																																																																			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 0 S.F. Crawl: 1075 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 Double Glass Patio Doors Storms & Screens	(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																																																																							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		(14) Water/Sewer																																																																							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Recreation SF Living SF Walkout Doors No Floor SF		1 Public Water 1 Public Sewer 1 Water Well 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 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1075 SF Floor Area = 1075 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 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>1,075</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>108,075</td> <td>75,652</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>784</td> </tr> </tbody> </table> Porches <table border="1"> <thead> <tr> <th>WPP</th> <th>Cost</th> <th>Depr.</th> </tr> </thead> <tbody> <tr> <td>60</td> <td>1,761</td> <td>1,233</td> </tr> <tr> <td>60</td> <td>1,761</td> <td>1,233</td> </tr> </tbody> </table> Garages Class: C Exterior: Pole (Unfinished) <table border="1"> <thead> <tr> <th>Base Cost</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>832</td> <td>16,490</td> <td>11,543</td> </tr> </tbody> </table> Water/Sewer <table border="1"> <thead> <tr> <th>Public Sewer</th> <th>Water Well, 50 Feet</th> <th>Cost</th> <th>Depr.</th> </tr> </thead> <tbody> <tr> <td>1</td> <td></td> <td>1,134</td> <td>794</td> </tr> <tr> <td></td> <td>1</td> <td>2,038</td> <td>1,427</td> </tr> </tbody> </table> Built-Ins <table border="1"> <thead> <tr> <th>Appliance Allow.</th> <th>Local Cost Items</th> <th>Cost</th> <th>Depr.</th> </tr> </thead> <tbody> <tr> <td>1</td> <td></td> <td>2,099</td> <td>1,469</td> </tr> </tbody> </table> Local Cost Items SANITARY SEWER <table border="1"> <thead> <tr> <th>Cost</th> <th>Depr.</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>0</td> </tr> </tbody> </table> Totals: 134,478 94,135 Notes: ECF (409 - RURAL SUBS) 0.880 => TCv: 82,839													Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	1,075			Total:				108,075	75,652	Average Fixture(s)	Cost	Depr.	1	1,120	784	WPP	Cost	Depr.	60	1,761	1,233	60	1,761	1,233	Base Cost	Cost New	Depr. Cost	832	16,490	11,543	Public Sewer	Water Well, 50 Feet	Cost	Depr.	1		1,134	794		1	2,038	1,427	Appliance Allow.	Local Cost Items	Cost	Depr.	1		2,099	1,469	Cost	Depr.	1	0
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																																						
1 Story	Siding	Crawl Space	1,075																																																																								
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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				
FIFTH ST		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 0%										
STANKOV MARY ETAL 296 HARPHAM COMMERCE TOWNSHIP MI 48382		MAP #:		2019 Est TCV 44,298 TCV/TFA: 57.68								
Taxpayer's Name/Address		X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA								
STANKOV MARY ETAL 296 HARPHAM COMMERCE TOWNSHIP MI 48382		Public Improvements		* Factors *								
Tax Description		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 10 T22N R8W LOT 34 SAPPHIRE LAKE PLAT.		Gravel Road		<Site Value A> Bk Lot 580,590		3000		100				3,000
Comments/Influences		Paved Road		50 Actual Front Feet, 0.12 Total Acres		Total Est. Land Value =						3,000
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		Wood Frame	19.43	80	94	1,461				
		Sewer		Total Estimated Land Improvements True Cash Value =					1,461			
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		X High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who	When	What	2019	1,500	20,600	22,100	16,839C			
		TPC 12/27/2017 INSPECTED			2018	1,000	17,600	18,600	16,445C			
		TPC 03/30/2015 INSPECTED			2017	2,500	17,200	19,700	16,107C			
		TPC 10/15/2013 INSPECTED			2016	2,000	17,100	19,100	15,964C			

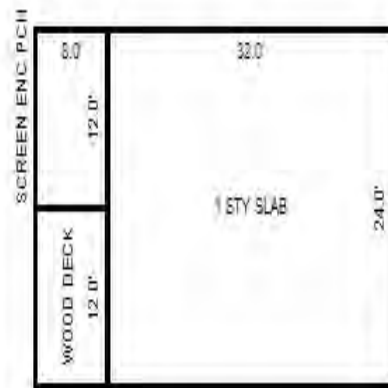


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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 96 96	Type CSEP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame		(4) Interior Drywall X Panelled Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling										
Building Style: 1S		Trim & Decoration Ex X Ord Min		Central Air Wood Furnace			12) Electric 100 Amps Service			1 Wood Stove Direct-Vented Ga		E.C.F. X 0.880		Bsmnt Garage: Carport Area: Roof:	
Yr Built 1951	Remodeled 0	Size of Closets Lg Ord X Small		No. Heating/Cooling			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 768 SF Floor Area = 768 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60			Class: D Effec. Age: 40 Floor Area: 768 Total Base New : 75,448 Total Depr Cost: 45,269 Estimated T.C.V: 39,837					
Condition: Average		Doors Lg Ord X Small Solid X H.C.		No. Heating/Cooling			Building Areas			Total: 64,584		Depr. Cost: 38,750			
Room List		(5) Floors Kitchen: Other: Other:		No. Heating/Cooling			Stories Exterior Foundation Size Cost New Depr. Cost			Total: 64,584		Depr. Cost: 38,750			
	Basement 1st Floor 2nd Floor 2 Bedrooms	(6) Ceilings		No. Heating/Cooling			1 Story Siding Slab 768			Total: 64,584		Depr. Cost: 38,750			
(1) Exterior				No. Heating/Cooling			Other Additions/Adjustments			Total: 64,584		Depr. Cost: 38,750			
X	Wood/Shingle Aluminum/Vinyl Brick Insulation			No. Heating/Cooling			Plumbing			Total: 64,584		Depr. Cost: 38,750			
(2) Windows				No. Heating/Cooling			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			Total: 64,584		Depr. Cost: 38,750			
X	Many Avg. X Few			No. Heating/Cooling			Water/Sewer			Total: 64,584		Depr. Cost: 38,750			
X	Wood Sash Metal Sash Vinyl Sash Double Hung X Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens			No. Heating/Cooling			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Total: 64,584		Depr. Cost: 38,750			
(3) Roof				No. Heating/Cooling			Lump Sum Items: SANITARY SEWER			Total: 64,584		Depr. Cost: 38,750			
X	Gable Hip Flat			No. Heating/Cooling			Notes: ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 0.880 => TCV:			Total: 64,584		Depr. Cost: 38,750			
X	Asphalt Shingle			No. Heating/Cooling						Total: 64,584		Depr. Cost: 38,750			
Chimney: Metal				No. Heating/Cooling						Total: 64,584		Depr. Cost: 38,750			

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

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

Owner's Name/Address: TVORIK ROBERT
 13932 HARDENBURG TR
 EAGLE MI 48822

2019 Est TCV 10,000

Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA						
Public Improvements			* Factors *						
			Description	Frontage	Depth	Rate	%Adj.	Reason	Value
X			<Site Value C> GROUP C 10K			10000	100		10,000
			50 Actual Front Feet, 0.12 Total Acres			Total Est. Land Value =			10,000

Tax Description: . SEC 10 T22N R8W LOT 36 SAPPHIRE LAKE PLAT.
 Comments/Influences:

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

- Topography of Site
- X Level
 - X Rolling
 - 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	5,000	0	5,000			1,262C
2018	5,000	0	5,000			1,233C
2017	5,000	0	5,000			1,208C
2016	5,000	0	5,000			1,198C

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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.				
KELLEY KEVIN C & TAMMY S	CHASE DOUGLAS	50,000	07/09/2015	WD	LAND CONTRACT	2015-02526		0.0				
KELLEY KEVIN C & TAMMY S	CHASE DOUGLAS	50,000	05/27/2013	PTA	LAND CONTRACT	PTA	PTA	100.0				
HANSEN MARK & MOLLY	KELLEY KEVIN C & TAMMY S	0	02/12/2013	OTH	EVICTION ORDER	2013-01801 JMI		0.0				
KELLEY KEVIN C & TAMMY S	HANSEN MARK & MOLLY (H/W)	65,000	09/02/2009	LC	Arms Length	2009/3164		100.0				
Property Address		Class: 401 RESIDENTIAL-I		Zoning:		Building Permit(s)		Date	Number	Status		
1620 CHIPPEWA AVE		School: LAKE CITY - 57020		ALTERATION		07/25/2013		2013-0340	100%			
Owner's Name/Address		P.R.E. 0%		MAP #:		2019 Est TCV 89,676 TCV/TFA: 58.57						
CHASE DOUGLAS KELLEY KEVIN C & TAMMY S 1625 HARDING DR BIG RAPIDS MI 49307		X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA								
Tax Description		Public Improvements		* Factors *								
. SEC 10 T22N R8W LOT 41 SAPPHIRE LAKE PLAT.		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Gravel Road		<Site Value A> Bk Lot 580,590 3000 100 3,000								
PB FINISHED AS RESIDENCE		Paved Road		50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 3,000								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		D/W/P: 3.5 Concrete	4.68	500	0	0				
		Sewer		Residential Local Cost Land Improvements								
		Electric		Description	Rate	Size	% Good	Cash Value				
		Gas		LAND IMPROVE 1000	1,000.00	1	95	950				
		Curb		Total Estimated Land Improvements True Cash Value = 950								
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Rolling		2019	1,500	43,300	44,800			34,897C		
		Low		2018	1,000	40,200	41,200			34,080C		
		High		2017	2,500	37,800	40,300			33,380C		
		Landscaped		2016	2,000	35,600	37,600			33,083C		
		Swamp										
		X Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What								
		TPC	12/27/2017	INSPECTED								
		TPC	04/16/2016	INSPECTED								
		TPC	10/27/2015	INSPECTED								

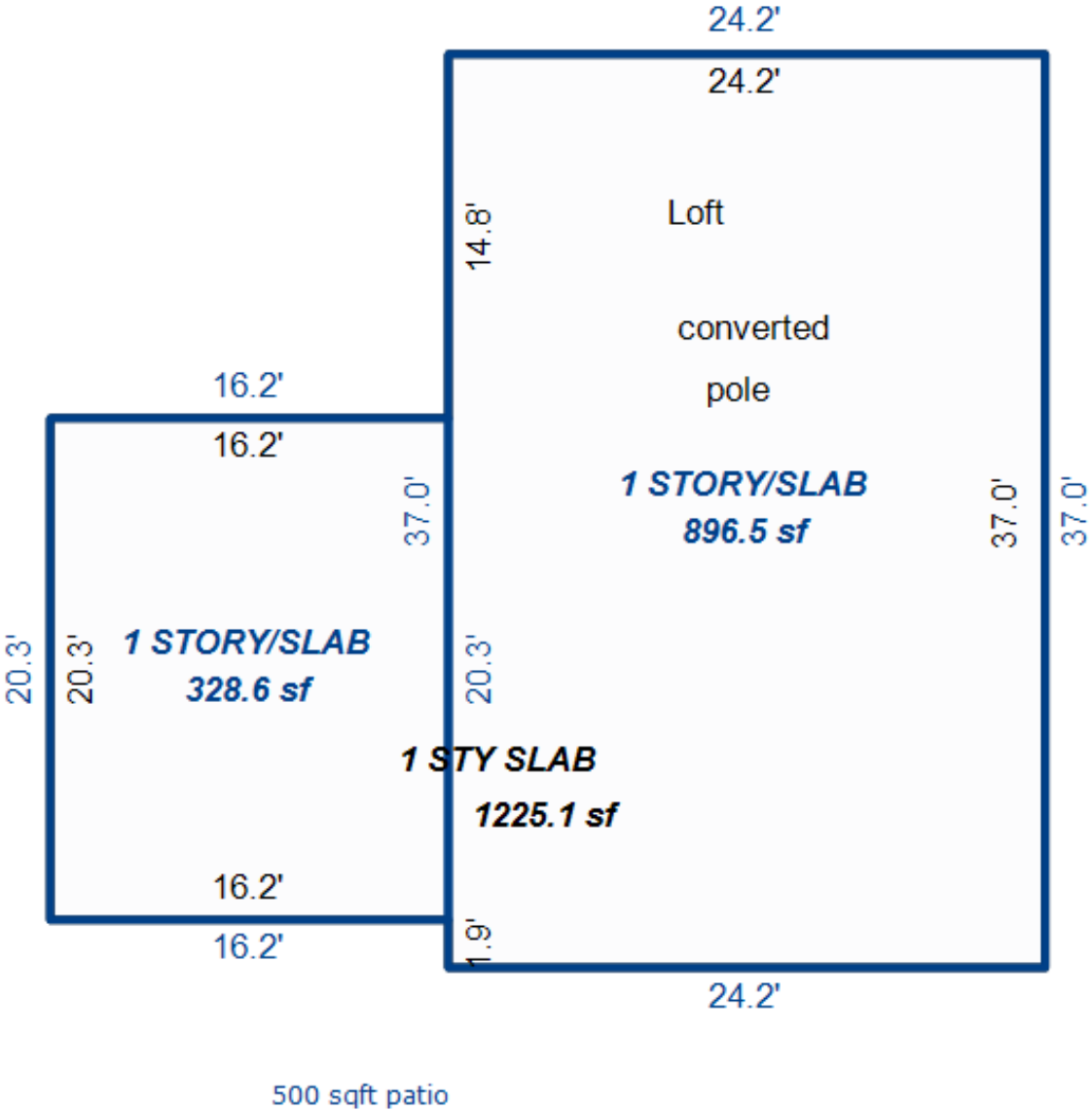


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga		Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G												
Building Style: 1S		Trim & Decoration															
Yr Built	Remodeled	Ex	X	Ord		Min											
1980 201	2013	Size of Closets															
Condition: Average		Lg	X	Ord		Small											
Room List		(5) Floors															
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:					(12) Electric										
		(6) Ceilings					No./Qual. of Fixtures										
(1) Exterior							Ex. X Ord. Min										
X	Wood/Shingle Aluminum/Vinyl Brick Metal Insulation						No. of Elec. Outlets										
(2) Windows							Many X Ave. Few										
X	Many Avg. Few	X	Large Avg. Small	(7) Excavation					(13) Plumbing								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1225 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										
(3) Roof		(8) Basement					(14) Water/Sewer										
X	Gable Hip Flat	X	Gambrel Mansard Shed	(9) Basement Finish													
X	Asphalt Shingle Metal	Recreation SF Living SF Walkout Doors No Floor SF					1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic										
Chimney: Block							Lump Sum Items:										
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1225 SF Floor Area = 1531 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas										Cls CD		Blt 1980					
Stories Exterior Foundation Size Cost New Depr. Cost																	
1.25 Story Siding Slab 1,225																	
Total: 119,780 89,834																	
Other Additions/Adjustments																	
Exterior																	
Stone Veneer 120 3,113 2,335																	
Plumbing																	
Average Fixture(s)																	
Water/Sewer																	
Public Sewer 1 1,006 754																	
Water Well, 50 Feet 1 1,962 1,471																	
Built-Ins																	
Appliance Allow. 1 1,467 1,100																	
Fireplaces																	
Wood Stove 1 1,630 1,222																	
Local Cost Items																	
SANITARY SEWER 1 0 0																	
Totals: 129,891 97,416																	
Notes:																	
ECF (409 - RURAL SUBS) 0.880 => TCV:																85,726	

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KELLEY KEVIN C & TAMMY S	CHASE DOUGLAS	50,000	05/27/2013	PTA	PTA	PTA	PTA	100.0
HANSEN MARK & MOLLY	KELLEY KEVIN C & TAMMY S	0	02/12/2013	OTH	EVICTON ORDER	2013-01801 JMI		0.0
KELLEY KEVIN C & TAMMY S	HANSEN MARK & MOLLY (H/W)	0	09/02/2009	LC	Multiple Reference	2009/3164		100.0

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

Owner's Name/Address	MAP #:
CHASE DOUGLAS 1625 HARDING DR BIG RAPIDS MI 49307	2019 Est TCV 3,000

Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA
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Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X		Dirt Road					3000	100		3,000
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.								
			50 Actual Front Feet, 0.12 Total Acres				Total Est. Land Value =			3,000

Tax Description	Topography of Site
. SEC 10 T22N R8W LOT 42 SAPPHIRE LAKE PLAT.	X Level
Comments/Influences	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	1,500	0	1,500			1,024C
2018	1,000	0	1,000			1,000S
2017	2,500	0	2,500			2,018C
2016	2,000	0	2,000			2,000S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KELLEY KEVIN C & TAMMY S	CHASE DOUGLAS	50,000	05/27/2013	PTA	PTA	PTA	PTA	100.0
HANSEN MARK & MOLLY	KELLEY KEVIN C & TAMMY S	0	02/12/2013	OTH	EVICTON ORDER	2013-01801 JMI		0.0
KELLEY KEVIN C & TAMMY S	HANSEN MARK & MOLLY (H/W)	0	09/02/2009	LC	Multiple Reference	2009/3164		100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
W FOURTH ST	School: LAKE CITY - 57020		Shed	07/16/2015	2015-0299	100%

Owner's Name/Address	MAP #:
CHASE DOUGLAS 1625 HARDING DR BIG RAPIDS MI 49307	2019 Est TCV 11,626

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA
. SEC 10 T22N R8W LOT 43 SAPPHIRE LAKE PLAT.				

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X Dirt Road	<Site Value A> Bk Lot 580,590					3000	100		3,000
X Gravel Road	50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	3,000

Comments/Influences	Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
X Water	Wood Frame		16.26	255	94	3,897
X Sewer	Wood Frame		15.82	318	94	4,729
X Electric	Total Estimated Land Improvements True Cash Value =					8,626



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2019	1,500	4,300	5,800			3,174C
Rolling	2018	1,000	2,100	3,100			3,100S
Low	2017	2,500	2,100	4,600			4,136C
High	2016	2,000	2,100	4,100			4,100S
Landscaped							
Swamp							
X Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2018	1,000	2,100	3,100			3,100S
TPC	04/19/2016	INSPECTED	2017	2,500	2,100	4,600			4,136C
TPC	10/27/2015	INSPECTED	2016	2,000	2,100	4,100			4,100S

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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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W FOURTH ST	School: LAKE CITY - 57020					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:					
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KELLY WILLIAM G 2185 PALMER DR DAVISON MI 48423	2019 Est TCV 10,750					
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	Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA		
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	Public Improvements	* Factors *				
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		Description	Frontage	Depth	Rate	%Adj.	Reason	Value
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		<Site Value C> GROUP C 10K			10000	100		10,000
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	X	<Site Value A> Bk Lot 580,590			3000	25	1/2 LOT 44-WET	750
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		100 Actual Front Feet, 0.17 Total Acres					Total Est. Land Value =	10,750
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Tax Description								
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. SEC 10 T22N R8W N 1/2 OF LOT 44 & LOT 45 SAPPHIRE LAKE PLAT.								
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Comments/Influences								
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	X	Dirt Road						
		Gravel Road						
		Paved Road						
		Storm Sewer						
		Sidewalk						
		Water						
	X	Sewer						
	X	Electric						
	X	Gas						
		Curb						
		Street Lights						
		Standard Utilities						
		Underground Utils.						

		Topography of Site						
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	X	Level						
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	X	Rolling						
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		Low						
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		High						
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		Landscaped						
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		Swamp						
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	X	Wooded						
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		Pond						
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		Waterfront						
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		Ravine						
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		Wetland						
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		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	5,400	0	5,400		1,408C
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	TPC 12/27/2017	INSPECTED		2018	5,300	0	5,300		1,375C
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	TPC 04/19/2016	INSPECTED		2017	5,600	0	5,600		1,347C
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	TPC 03/30/2015	INSPECTED		2016	5,500	0	5,500		1,335C
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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1624 S SAPPHIRE AVE	School: LAKE CITY - 57020					
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Owner's Name/Address	P.R.E. 100% 04/11/1997					
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WOLFORD BEN W	MAP #:					
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1624 S SAPPHIRE AVENUE	2019 Est TCV 30,276 TCV/TFA: 0.00					
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LAKE CITY MI 49651	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA			
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	Public Improvements	* Factors *				
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		Description	Frontage	Depth	Rate	%Adj.	Reason	Value
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		<Site Value C> GROUP C 10K			10000	100		10,000
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	X	<Site Value A> Bk Lot 580,590			3000	25	1/2 LOT 44, WET	750
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		100 Actual Front Feet, 0.17 Total Acres			Total Est. Land Value =			10,750
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	X	Dirt Road						
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	X	Gravel Road						
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	X	Paved Road						
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	X	Storm Sewer						
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	X	Sidewalk						
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	X	Water						
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	X	Sewer						
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	X	Electric						
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	X	Gas						
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	X	Curb						
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		Street Lights						
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		Standard Utilities						
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		Underground Utils.						
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		Topography of Site						
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	X	Level						
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	X	Rolling						
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		Low						
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		High						
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		Landscaped						
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	X	Swamp						
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	X	Wooded						
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		Pond						
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		Waterfront						
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		Ravine						
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		Wetland						
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		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	5,400	9,700	15,100	8,770C
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	TPC 12/27/2017	INSPECTED		2018	5,300	11,900	17,200	8,565C
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	TPC 04/16/2016	INSPECTED		2017	5,600	10,700	16,300	8,389C
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	TPC 10/27/2015	INSPECTED		2016	5,500	10,600	16,100	8,315C
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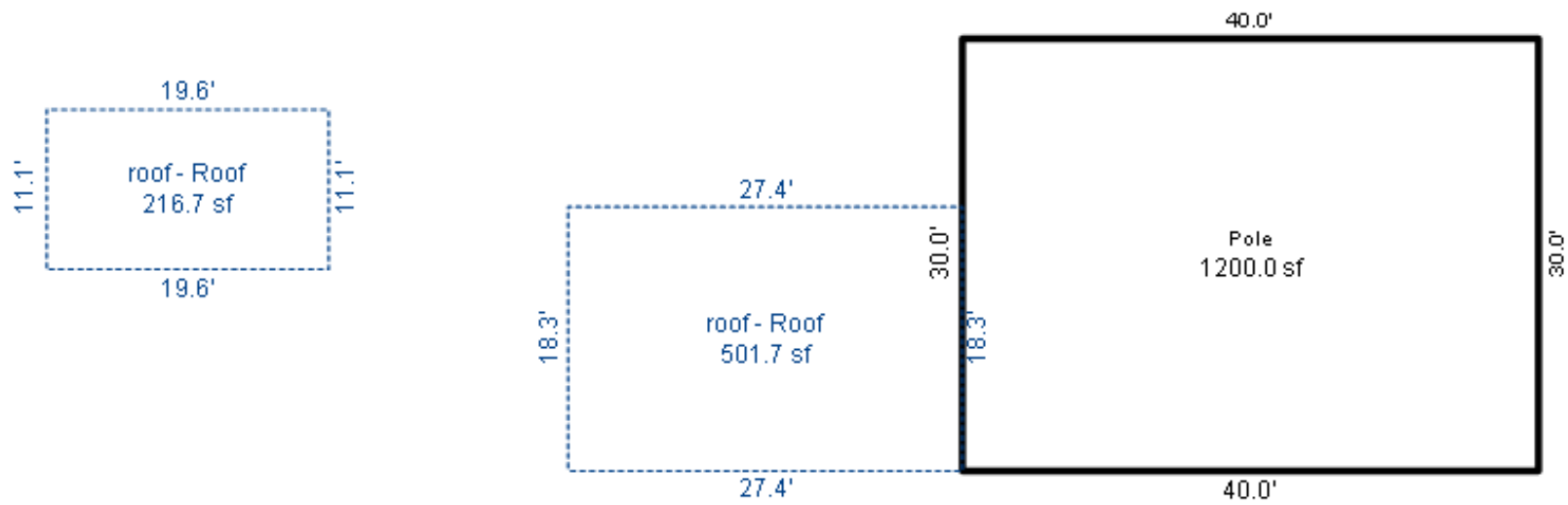


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath 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 216 501	Type Roof Cover Onl Roof Cover Onl	Year Built: 1992 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 1 Area: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0	Roof	E.C.F. X 0.880	Bsmnt Garage:	Carport Area:		
	Mobile Home														0 Front Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			Class: CD Effec. Age: 20 Floor Area: 0 Total Base New : 27,737 Total Depr Cost: 22,189 Estimated T.C.V: 19,526	Roof
Town Home	0 Other Overhang	X No Heating/Cooling			Central Air Wood Furnace	Cost Est. for Res. Bldg: 1 Single Family GRG (11) Heating System: No Heating/Cooling Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas	Size	Cost New	Depr. Cost							
Duplex	(4) Interior		Trim & Decoration							No./Qual. of Fixtures	Garages	Class: CD Exterior: Pole (Unfinished)	Door Opener	Base Cost	Deck	Solar Water Heat w/Roof (Roof portion) w/Roof (Roof portion)	Totals:	27,737	19,526
A-Frame	Wood Frame		Drywall Paneled			Plaster Wood T&G			Ex. Ord Min											No. of Elec. Outlets			Notes: ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 0.880 => TCVCV: 19,526
Building Style: GRG		Ex Ord Min		Size of Closets			Many Ave. Few			(7) Excavation			(13) Plumbing			Lump Sum Items:
Yr Built 1992	Remodeled 0	Lg Ord Small		Doors Solid H.C.			(12) Electric			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				(14) Water/Sewer
Condition: Average		Doors Solid H.C.		(5) Floors			0 Amps Service			(8) Basement			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			
Room List		Basement 1st Floor 2nd Floor Bedrooms		Kitchen: Other: Other:			(6) Ceilings			Basement Finish			Recreation SF Living SF Walkout Doors No Floor SF			(10) Floor Support
Basement 1st Floor 2nd Floor Bedrooms		(1) Exterior			No. of Elec. Outlets			Recreation SF Living SF Walkout Doors No Floor SF			Joints: Unsupported Len: Cntr.Sup:			Chimney:		
Wood/Shingle Aluminum/Vinyl Brick		Ex. Ord Min			No. of Elec. Outlets			Recreation SF Living SF Walkout Doors No Floor SF			Joints: Unsupported Len: Cntr.Sup:				Chimney:	
Insulation		(2) Windows			No. of Elec. Outlets			Recreation SF Living SF Walkout Doors No Floor SF			Joints: Unsupported Len: Cntr.Sup:			Chimney:		
Many Avg. Few		Many Avg. Few			No. of Elec. Outlets			Recreation SF Living SF Walkout Doors No Floor SF			Joints: Unsupported Len: Cntr.Sup:				Chimney:	
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement		Many Avg. Few			No. of Elec. Outlets			Recreation SF Living SF Walkout Doors No Floor SF			Joints: Unsupported Len: Cntr.Sup:			Chimney:		
Double Glass Patio Doors Storms & Screens		Many Avg. Few			No. of Elec. Outlets			Recreation SF Living SF Walkout Doors No Floor SF			Joints: Unsupported Len: Cntr.Sup:				Chimney:	
(3) Roof		Many Avg. Few			No. of Elec. Outlets			Recreation SF Living SF Walkout Doors No Floor SF			Joints: Unsupported Len: Cntr.Sup:			Chimney:		
Gable Hip Flat		Many Avg. Few			No. of Elec. Outlets			Recreation SF Living SF Walkout Doors No Floor SF			Joints: Unsupported Len: Cntr.Sup:				Chimney:	
Asphalt Shingle		Many Avg. Few			No. of Elec. Outlets			Recreation SF Living SF Walkout Doors No Floor SF			Joints: Unsupported Len: Cntr.Sup:			Chimney:		
Chimney:		Many Avg. Few			No. of Elec. Outlets			Recreation SF Living SF Walkout Doors No Floor SF			Joints: Unsupported Len: Cntr.Sup:				Chimney:	

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



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

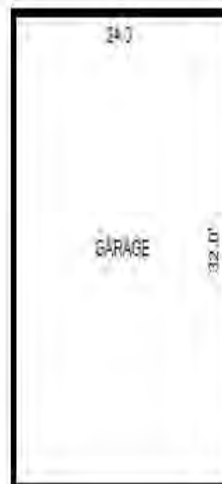
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: 401 RESIDENTIAL-I		Zoning:	Building Permit(s)	Date	Number	Status				
S SAPPHIRE AVE		School: LAKE CITY - 57020		P.R.E. 100% 07/27/1994								
Owner's Name/Address		MAP #:		2019 Est TCV 26,653 TCV/TFA: 0.00								
KISER JACK 1636 S SAPPHIRE AVENUE LAKE CITY MI 49651		X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA								
Taxpayer's Name/Address		Public Improvements		* Factors *								
NORTHWESTERN MORTGAGE CO P O BOX 809 625 S GARFIELD Traverse City MI 49685-0809		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Tax Description		X	Sewer	<Site Value C> GROUP C 10K 50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 10,000								
. SEC 10 T22N R8W LOT 47 SAPPHIRE LAKE PLAT.		X	Electric	Land Improvement Cost Estimates								
Comments/Influences		X	Gas	Description	Rate	Size	% Good	Cash Value				
		X	Street Lights	D/W/P: 4in Ren. Conc.	5.57	400	0	0				
		X	Standard Utilities	Residential Local Cost Land Improvements								
		X	Underground Utils.	Description	Rate	Size	% Good	Cash Value				
			Topography of Site	LAND IMPROVE 1000	1,000.00	1	95	950				
			Level	Total Estimated Land Improvements True Cash Value = 950								
		X	Rolling	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X	Low	2019	5,000	8,300	13,300			7,803C		
		X	High	2018	5,000	8,700	13,700			7,621C		
		X	Landscaped	2017	5,000	7,800	12,800			7,465C		
		X	Swamp	2016	5,000	7,800	12,800			7,399C		
		X	Wooded									
		X	Pond									
		X	Waterfront									
		X	Ravine									
		X	Wetland									
		X	Flood Plain									
			Who	When	What							
			TPC 12/27/2017	INSPECTED								
			TPC 04/19/2016	INSPECTED								
			TPC 10/27/2015	INSPECTED								

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

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family		Eavestrough	Gas	Oil	Elec.	Appliance Allow.		Interior 1 Story	Area	Type	Year Built: 1991	Car Capacity:	Class: CD		
	Mobile Home		Insulation	Wood	Coal	Steam									Cook Top	Interior 2 Story
	Town Home	0	Front Overhang												Dishwasher	2nd/Same Stack
	Duplex	0	Other Overhang												Garbage Disposal	Two Sided
A-Frame		(4) Interior		X Forced Air w/o Ducts			Wall/Floor Furnace		1 Direct-Vented Ga		Class: CD		Auto. Doors: 0			
Wood Frame			Drywall		Forced Air w/ Ducts			Forced Hot Water		E.C.F.		Storage Area: 0		Mech. Doors: 1		
			Paneled		Electric Baseboard			Electric Ceil. Radiant		X 0.880		Area: 768		% Good: 0		
			Plaster		Radiant (in-floor)			Electric Wall Heat				Storage Area: 0		No Conc. Floor: 0		
			Wood T&G		Space Heater			Heat Pump				Bsmnt Garage:		Carport Area:		
Building Style: GRG		Trim & Decoration		No Heating/Cooling			Central Air						Roof:			
Yr Built 1991		Ex		Ord		Min		(12) Electric								
Remodeled 0		Size of Closets		Lg		Ord		0 Amps Service								
Condition: Average		Doors		Solid		H.C.										
Room List		(5) Floors		Central Air			Wood Furnace									
Basement		Kitchen:		(6) Ceilings			(13) Plumbing									
1st Floor		Other:		No./Qual. of Fixtures			Average Fixture(s)									
2nd Floor		Other:		Ex.			3 Fixture Bath									
Bedrooms				Ord.			2 Fixture Bath									
				Min			Softener, Auto									
				No. of Elec. Outlets			Softener, Manual									
				Many			Solar Water Heat									
				Ave.			No Plumbing									
				Few			Extra Toilet									
				Basement: 0 S.F.			Extra Sink									
				Crawl: 0 S.F.			Separate Shower									
				Slab: 0 S.F.			Ceramic Tile Floor									
				Height to Joists: 0.0			Ceramic Tile Wains									
				(8) Basement			Ceramic Tub Alcove									
				Conc. Block			Vent Fan									
				Poured Conc.												
				Stone												
				Treated Wood												
				Concrete Floor												
				(9) Basement Finish												
				Recreation SF												
				Living SF												
				Walkout Doors												
				No Floor SF												
(3) Roof		(10) Floor Support		(14) Water/Sewer												
Gable		Joists:		Public Water												
Hip		Unsupported Len:		Public Sewer												
Flat		Cntr.Sup:		Water Well												
Asphalt Shingle				1000 Gal Septic												
				2000 Gal Septic												
Chimney:				Lump Sum Items:												

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



Sketch by Ages IVTV

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

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1646 W SAPPHIRE AVE			Garage	10/26/2004	20040429	Complete
Owner's Name/Address	P.R.E. 0%					
	MAP #:					
WILLIAMS JIMMY R & JUDY A 1853 LUAGATE LANE ROCHESTER MI 48309	2019 Est TCV 33,850 TCV/TFA: 0.00					

Taxpayer's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA						
			Description	Frontage	Depth	Rate	%Adj. Reason	Value	
WILLIAMS JIMMY R & JUDY A 1853 LUAGATE LANE ROCHESTER MI 48309	X		* Factors *						
			<Site Value C> GROUP C 10K			10000	100		10,000
			50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =					10,000	

Tax Description	X	Public Improvements
. SEC 10 T22N R8W LOT 48 SAPPHIRE LAKE PLAT.	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	X
Pond	
Waterfront	
Ravine	
Wetland	
Flood Plain	

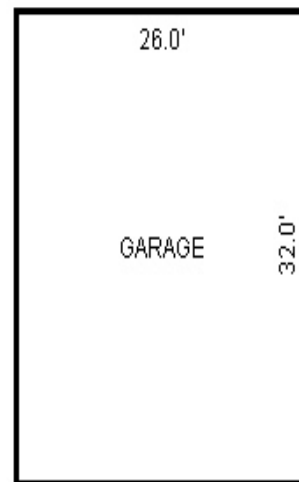
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	5,000	11,900	16,900			11,181C
2018	5,000	10,600	15,600			10,919C
2017	5,000	9,500	14,500			10,695C
2016	5,000	9,400	14,400			10,600C

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Who	When	What
TPC	12/27/2017	INSPECTED
TPC	04/19/2016	INSPECTED
TPC	03/30/2015	INSPECTED

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family		Eavestrough	Gas	Oil	Elec.	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2005 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 832 % Good: 0 Storage Area: 554 No Conc. Floor: 0				
	Mobile Home		Insulation	Wood	Coal	Steam									
	Town Home	0	Front Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump											
	Duplex	0	Other Overhang	X No Heating/Cooling											
A-Frame		(4) Interior			Central Air Wood Furnace			Class: C Effec. Age: 10 Floor Area: 0 Total Base New : 30,114 Total Depr Cost: 27,102 Estimated T.C.V: 23,850		E.C.F. X 0.880		Bsmnt Garage: Carport Area: Roof:			
Wood Frame		Drywall	Plaster	(12) Electric			Cost Est. for Res. Bldg: 1 Single Family GRG				Cls C		Blt 2005		
Building Style: GRG		Paneled	Wood T&G	0 Amps Service			(11) Heating System: No Heating/Cooling								
Yr Built 2005		Trim & Decoration		No./Qual. of Fixtures			Ground Area = 0 SF								
Remodeled 0		Ex	Ord	No. of Elec. Outlets			Floor Area = 0 SF.								
Condition: Average		Min		Many			Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90								
Room List		Size of Closets		Ave.			Building Areas								
Basement		Lg	Ord	Few			Stories Exterior Foundation								
1st Floor		Small		(13) Plumbing			Other Additions/Adjustments								
2nd Floor		Doors	Solid	Average Fixture(s)			Garages								
Bedrooms		H.C.		1			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)								
(1) Exterior				3 Fixture Bath			Base Cost								
Wood/Shingle				2 Fixture Bath			Storage Over Garage								
Aluminum/Vinyl				Softener, Auto			Totals:								
Brick				Softener, Manual											
Insulation				Solar Water Heat			Notes:								
(2) Windows				No Plumbing			ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 0.880 => TC								
Many				Extra Toilet			23,850								
Avg.				Extra Sink											
Large				Separate Shower											
Avg.				Ceramic Tile Floor											
Small				Ceramic Tile Wains											
Wood Sash				Ceramic Tub Alcove											
Metal Sash				Vent Fan											
Vinyl Sash				(14) Water/Sewer											
Double Hung				Public Water											
Horiz. Slide				Public Sewer											
Casement				Water Well											
Double Glass				1000 Gal Septic											
Patio Doors				2000 Gal Septic											
Storms & Screens				Lump Sum Items:											
(3) Roof															
Gable															
Hip															
Flat															
Asphalt Shingle															
Chimney:															



Sketch by Apex IV™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)		Date	Number	Status				
8229 W FOURTH ST		School: LAKE CITY - 57020		Carport		04/17/2015	2015-0086	100%				
Owner's Name/Address		P.R.E. 0%	MAP #:		2019 Est TCV 42,473 TCV/TFA: 0.00							
YOUNGS DON R 8211 W FORTH ST LAKE CITY MI 49651		X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA								
Tax Description		Public Improvements		* Factors *								
. SEC 10 T22N R8W LOT 49 SAPPHIRE LAKE PLAT.		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Gravel Road		<Site Value A> Bk Lot 580,590 3000 100 3,000								
Add finish to Grg & Well/Sewer for 08 Well could be on 050 (Same Owner)		Paved Road		50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 3,000								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		D/W/P: 4in Ren. Conc. 6.21 1409 0 0								
		X Sewer		Residential Local Cost Land Improvements								
		X Electric		Description	Rate	Size	% Good	Cash Value				
		X Gas		LAND IMPROVE 2500 2,500.00 1 95 2,375								
		Curb		Total Estimated Land Improvements True Cash Value = 2,375								
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		X Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who	When	What	2019	1,500	19,700	21,200				21,131C
		TPC 12/27/2017 INSPECTED			2018	1,000	22,400	23,400				20,636C
		TPC 04/19/2016 INSPECTED			2017	2,500	14,900	17,400				14,629C
		TPC 10/27/2015 INSPECTED			2016	2,000	14,300	16,300				14,499C

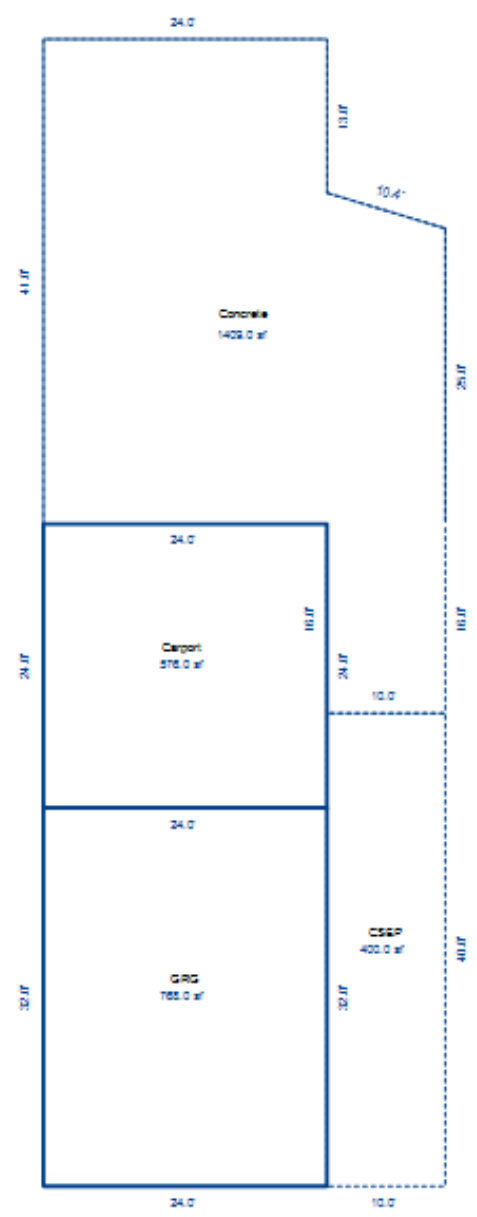


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath 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 400	Type CSEP (2 Story)	Year Built: 1990 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 1 Area: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0	Bsmnt Garage:	Carpport Area: 576 Roof: Aluminum			
	Mobile Home												0 Front Overhang	0 Other Overhang	(4) Interior	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: C Effec. Age: 20 Floor Area: 0 Total Base New : 52,696 Total Depr Cost: 42,157 Estimated T.C.V: 37,098
	Town Home														
	Duplex														
	A-Frame														
	Wood Frame	Drywall Paneled	Plaster Wood T&G												
Building Style: GRG		Trim & Decoration													
Yr Built 1990	Remodeled 0	Ex	Ord	Min											
Condition: Average		Lg	Ord	Small											
Room List		(5) Floors		Central Air Wood Furnace											
	Basement	Kitchen:		(12) Electric											
	1st Floor	Other:		0 Amps Service											
	2nd Floor	Other:													
	Bedrooms														
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family GRG			Cls C		Blt 1990			
	Wood/Shingle			Ex.	Ord.	Min	(11) Heating System: Wall/Floor Furnace								
	Aluminum/Vinyl						Ground Area = 0 SF Floor Area = 0 SF.								
	Brick			No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80								
	Insulation			Many	Ave.	Few	Building Areas								
(2) Windows		(7) Excavation		(13) Plumbing			Stories Exterior Foundation			Size		Cost New Depr. Cost			
	Many	Large	Basement: 0 S.F.	1	Average Fixture(s)			Other Additions/Adjustments							
	Avg.	Avg.	Crawl: 0 S.F.	1	3 Fixture Bath			Plumbing							
	Few	Small	Slab: 0 S.F.		2 Fixture Bath			Average Fixture(s)			1		1,120 896		
	Wood Sash		Height to Joists: 0.0		Softener, Auto			Extra Sink			1		721 577		
	Metal Sash		(8) Basement		Softener, Manual			Porches							
	Vinyl Sash		Conc. Block		Solar Water Heat			CSEP (2 Story)			400		18,520 14,816		
	Double Hung		Poured Conc.		No Plumbing			Garages							
	Horiz. Slide		Stone		Extra Toilet			Class: C Exterior: Pole (Finished)							
	Casement		Treated Wood		Extra Sink			Base Cost			768		20,429 16,343		
	Double Glass		Concrete Floor		Separate Shower			Water/Sewer							
	Patio Doors		(9) Basement Finish		Ceramic Tile Floor			Public Sewer			1		1,134 907		
	Storms & Screens		Recreation SF		Ceramic Tile Wains			Water Well, 100 Feet			1		4,407 3,526		
(3) Roof			Living SF		Ceramic Tub Alcove			Carports							
	Gable	Gambrel	Walkout Doors		Vent Fan			Aluminum			576		6,365 5,092		
	Hip	Mansard	No Floor SF		(14) Water/Sewer			Local Cost Items							
	Flat	Shed			Public Water			SANITARY SEWER			1		0 0 *		
	Asphalt Shingle				Public Sewer			Totals:			52,696		42,157		
	Chimney:				Water Well			Notes: HAS TOILET & SHOWER AND SINK BUT NOT STOVE @ 2015 INSTALL DATE ESTIMATED AS							
					1000 Gal Septic			ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 0.880 => TCV:					37,098		
					2000 Gal Septic										
					Lump Sum Items:										

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)		Date	Number	Status				
8211 W FOURTH ST		School: LAKE CITY - 57020		New House		06/10/2016	2016-0228	100%				
Owner's Name/Address		P.R.E. 100% 12/17/2018										
YOUNGS DON R 8122 W FORTH ST LAKE CITY MI 49651		MAP #:		2019 Est TCV 197,768 TCV/TFA: 114.85								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA								
. SEC 10 T22N R8W LOT 50 & 51 SAPPHIRE LAKE PLAT.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Add shed for 08. 12/2017 NEW HOUSE OVER PARCEL LINE COMBINE LOTS 50 & 51		X	Gravel Road	<Site Value A> Bk Lot 580,590					3000	100		3,000
		X	Paved Road	<Site Value A> Bk Lot 580,590					3000	100		3,000
		X	Storm Sewer	100 Actual Front Feet, 0.23 Total Acres Total Est. Land Value = 6,000								
		X	Sidewalk	Land Improvement Cost Estimates								
		X	Water	Description	Rate	Size	% Good	Cash Value				
		X	Sewer	D/W/P: 4in Ren. Conc.	6.21	1749	0	0				
		X	Electric	D/W/P: 4in Ren. Conc.	6.21	291	0	0				
		X	Gas	Wood Frame	20.49	144	50	1,475				
		X	Curb	Residential Local Cost Land Improvements								
		X	Street Lights	Description	Rate	Size	% Good	Cash Value				
		X	Standard Utilities	LAND IMPROVE 5000	5,000.00	1	95	4,750				
		X	Underground Utils.	Total Estimated Land Improvements True Cash Value = 6,225								
		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	3,000	95,900	98,900				92,389C
		JWV	12/24/2017	INSPECTED	2018	2,000	94,100	96,100				90,224C
		TPC	12/24/2016	INSPECTED	2017	2,500	58,200	60,700				59,221C
		JWV	10/08/2016	INSPECTED	2016	2,000	300	2,300				1,508C



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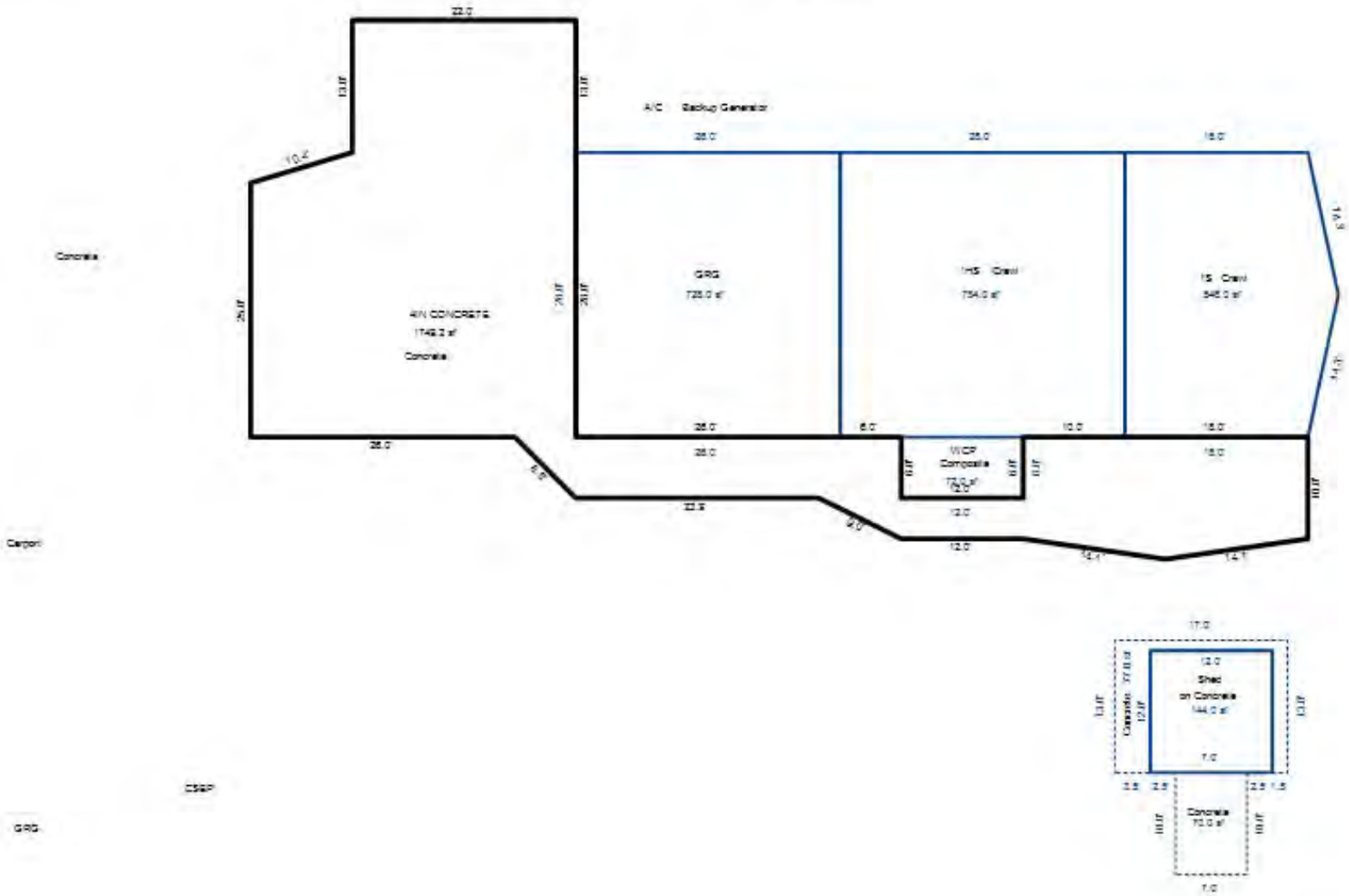
*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage																																																																																													
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 72	Type WCP (1 Story)	Year Built: 2017 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 728 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																	
X	Wood Frame	Drywall Paneled	Plaster Wood T&G	X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +5 Effec. Age: 1 Floor Area: 1,722 Total Base New : 213,029 Total Depr Cost: 210,844 Estimated T.C.V: 185,543			E.C.F. X 0.880			Bsmnt Garage: Carport Area: Roof:																																																																																																
Building Style: 1.5S		Trim & Decoration		X Central Air Wood Furnace			(12) Electric																																																																																																						
Yr Built 2017	Remodeled 0	Ex	Ord	Min	0 Amps Service																																																																																																								
Condition: Average		Lg	Ord	Small																																																																																																									
Room List		(5) Floors		(6) Ceilings			(13) Plumbing																																																																																																						
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Other:		(7) Excavation			(14) Water/Sewer																																																																																																						
(1) Exterior				No./Qual. of Fixtures																																																																																																									
	Wood/Shingle Aluminum/Vinyl Brick	Ex.	Ord.	Min	No. of Elec. Outlets																																																																																																								
	Insulation	Many	Ave.	Few	(8) Basement																																																																																																								
(2) Windows		Basement: 0 S.F. Crawl: 1330 S.F. Slab: 0 S.F. Height to Joists: 0.0																																																																																																											
	Many Avg. Few	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		(9) Basement Finish																																																																																																											
	Asphalt Shingle	Recreation SF Living SF Walkout Doors No Floor SF																																																																																																											
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support																																																																																																									
	Chimney:	Joists: Unsupported Len: Cntr.Sup:																																																																																																											
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		Lump Sum Items:																																																																																																											
Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Heat & Cool Ground Area = 1330 SF Floor Area = 1722 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99 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>Crawl Space</td> <td>784</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>546</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>171,408</td> <td>169,698</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing <table border="1"> <thead> <tr> <th>Average Fixture(s)</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>1,120</td> <td>1,109</td> </tr> <tr> <td>3 Fixture Bath</td> <td>1</td> <td>3,525</td> <td>3,490</td> </tr> <tr> <td>2000 Gal Septic</td> <td>1</td> <td>7,336</td> <td>7,263</td> </tr> <tr> <td>Water Well, 50 Feet</td> <td>1</td> <td>2,038</td> <td>2,018</td> </tr> <tr> <td colspan="4">Porches</td> </tr> <tr> <td>WCP (1 Story)</td> <td>72</td> <td>3,022</td> <td>2,992</td> </tr> <tr> <td colspan="4">Garages</td> </tr> <tr> <td colspan="4">Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)</td> </tr> <tr> <td>Base Cost</td> <td>728</td> <td>22,189</td> <td>21,967</td> </tr> <tr> <td>Common Wall: 1 Wall</td> <td>1</td> <td>-2,038</td> <td>-2,018</td> </tr> <tr> <td>Door Opener</td> <td>2</td> <td>830</td> <td>822</td> </tr> <tr> <td colspan="4">Built-Ins</td> </tr> <tr> <td>Appliance Allow.</td> <td>1</td> <td>2,099</td> <td>2,078</td> </tr> <tr> <td colspan="4">Local Cost Items</td> </tr> <tr> <td>GENERATOR</td> <td>1</td> <td>1,500</td> <td>1,425</td> </tr> <tr> <td colspan="4">Totals:</td> </tr> <tr> <td colspan="2"></td> <td>213,029</td> <td>210,844</td> </tr> </tbody> </table> Notes: ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 0.880 => TCY: 185,543															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.5 Story	Siding	Crawl Space	784			1 Story	Siding	Crawl Space	546			Total:				171,408	169,698	Average Fixture(s)	Size	Cost New	Depr. Cost	1	1,120	1,109	3 Fixture Bath	1	3,525	3,490	2000 Gal Septic	1	7,336	7,263	Water Well, 50 Feet	1	2,038	2,018	Porches				WCP (1 Story)	72	3,022	2,992	Garages				Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				Base Cost	728	22,189	21,967	Common Wall: 1 Wall	1	-2,038	-2,018	Door Opener	2	830	822	Built-Ins				Appliance Allow.	1	2,099	2,078	Local Cost Items				GENERATOR	1	1,500	1,425	Totals:						213,029	210,844
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*** Information herein deemed reliable but not guaranteed***

009-590-050-00

009-590-051-00



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

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

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
W FOURTH ST	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
YOUNGS DON R 8211 W 4TH ST LAKE CITY MI 49651	MAP #:					
	2019 Est TCV 3,000					

	Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA									
Tax Description	Public Improvements			* Factors *									
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
. SEC 10 T22N R8W LOT 52 SAPPHIRE LAKE PLAT.	X			<Site Value A> Bk Lot 580,590					3000	100		3,000	
Comments/Influences				50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =				3,000

Comments/Influences

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

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2019	1,500	0	1,500			982C
X Rolling	2018	1,000	0	1,000			959C
X Low	2017	2,500	0	2,500			940C
X High	2016	2,000	0	2,000			932C
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							



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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

THIRD ST School: LAKE CITY - 57020

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

ARMSTRONG TIMOTHY D 2019 Est TCV 3,000

18601 SAVAGE ROAD Improved X Vacant Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

BELLEVILLE MI 48111 Public Improvements * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Bk Lot 580,590					3000	100		3,000
50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								3,000

Taxpayer's Name/Address X Dirt Road X Gravel Road

ARMSTRONG TIMOTHY D X Paved Road

18601 SAVAGE ROAD X Storm Sewer

BELLEVILLE MI 48111 X Sidewalk

Tax Description X Water

. SEC 10 T22N R8W LOT 53 SAPPHIRE LAKE PLAT. X Sewer

Comments/Influences 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
2019	1,500	0	1,500			982C
2018	1,000	0	1,000			959C
2017	2,500	0	2,500			940C
2016	2,000	0	2,000			932C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FINK CAROL A TRUST	YOUNGS DON R	6,000	09/04/2015	WD	Arms Length	2015-03006	PTA	100.0

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

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

Owner's Name/Address: YOUNGS DON R
 8211 W 4TH ST
 LAKE CITY MI 49651
 2019 Est TCV 6,000

Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA					
Public Improvements			* Factors *		LOTS 54 & 55			
			Description	Frontage	Depth	Rate	%Adj. Reason	Value
			<Site Value A> Bk Lot 580,590			3000	100	3,000
			<Site Value A> Bk Lot 580,590			3000	100	3,000
			100 Actual Front Feet, 0.23 Total Acres		Total Est. Land Value =			6,000

Tax Description: . SEC 10 T22N R8W LOTS 54 & 55 SAPPHIRE LAKE PLAT.

Comments/Influences:

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

Topography of Site:

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	3,000	0	3,000			2,048C
2018	2,000	0	2,000			2,000S
2017	5,000	0	5,000			4,036C
2016	4,000	0	4,000			4,000S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
YOUNGS DON R	BALL SAM & RACHEL	2,000	03/01/2017	WD	Arms Length	2017-00602	PTA	100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
W THIRD ST	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
BALL SAM & RACHEL 1947 S DICKERSON RD LAKE CITY MI 49651	MAP #:					
		2019 Est TCV 3,000				

Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA					
Public Improvements			* Factors *					
			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
			<Site Value A> Bk Lot 580,590				3000 100	3,000
			50 Actual Front Feet, 0.12 Total Acres				Total Est. Land Value =	3,000

Tax Description
. SEC 10 T22N R8W LOT 56 SAPPHIRE LAKE PLAT.
Comments/Influences

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

Topography of Site

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	1,500	0	1,500			1,024C
2018	1,000	0	1,000			1,000S
2017	2,500	0	2,500			940C
2016	2,000	0	2,000			932C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COON JAMES H & MARILYN C	MULLEN ERIN	140,000	08/17/2012	WD	WARRANTY DEED	2012-02878	PTA	100.0
		159,900	07/01/2001	WD	Download	01-0:2962		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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S SAPPHIRE AVE	School: LAKE CITY - 57020					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:					
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MULLEN ERIN 2758 WABASH DR NE GRAND RAPIDS MI 49525	2019 Est TCV 24,378 TCV/TFA: 0.00					
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X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA				
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Public Improvements	* Factors *					
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value

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

Tax Description						
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. SEC 10 T22N R8W LOT 57 SAPPHIRE LAKE PLAT.						
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Comments/Influences						
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	5,000	7,200	12,200			9,062C
2018	5,000	7,800	12,800			8,850C
2017	5,000	7,000	12,000			8,668C
2016	5,000	6,900	11,900			8,591C

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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: 1997 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
	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: 15 Floor Area: 0 Total Base New : 19,222 Total Depr Cost: 16,339 Estimated T.C.V: 14,378	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											
	Building Style: GRG	Size of Closets		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family GRG			Cls CD		Blt 1997			
	Yr Built 1997	Lg Ord Small		Ex. Ord. Min			No. of Elec. Outlets			Ground Area = 0 SF Floor Area = 0 SF.					
	Remodeled 0	Doors Solid H.C.		Many Ave. Few			(13) Plumbing			Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85					
	Condition: Average	(5) Floors		(14) Water/Sewer			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost					
	Room List	Kitchen: Other: Other:		Average Fixture(s)			Other Additions/Adjustments			Garages					
	Basement	(6) Ceilings		1			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			Base Cost 768 18,486 15,713					
	1st Floor			3 Fixture Bath			Door Opener 2 736 626			Totals: 19,222 16,339					
	2nd Floor			2 Fixture Bath			Notes:			ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 0.880 => TCVC: 14,378					
	Bedrooms			Softener, Auto											
	(1) Exterior			Softener, Manual											
	Wood/Shingle			Solar Water Heat											
	Aluminum/Vinyl			No Plumbing											
	Brick			Extra Toilet											
	Insulation			Extra Sink											
	(2) Windows			Separate Shower											
	Many Avg. Few			Ceramic Tile Floor											
	Large Avg. Small			Ceramic Tile Wains											
	Wood Sash			Ceramic Tub Alcove											
	Metal Sash			Vent Fan											
	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***



Sketch by Apex IVT

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HARGROVE VIRGINIA E TRUST	HERRINGTON DOUGLAS A & LA	95,000	08/31/2010	WD	Arms Length	2010-4053wd &	PTA	100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
S SAPPHIRE AVE	School: LAKE CITY - 57020		Garage	04/26/2013	2013-0109	100%
Owner's Name/Address	P.R.E. 0%					
HERRINGTON DOUGLAS A & LAUREL 6176 BRIMLEY WHITEHOUSE OH 43571	MAP #:					
	2019 Est TCV 31,043 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA				
			Description	Frontage	Depth	Rate %Adj. Reason	Value
. SEC 10 T22N R8W LOT 58 SAPPHIRE LAKE PLAT.	X		<Site Value C> GROUP C 10K	50	10000	100	10,000
Comments/Influences			50 Actual Front Feet, 0.12 Total Acres		Total Est. Land Value =		10,000

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

Description	Rate	Size % Good	Cash Value
Public Improvements			
Dirt Road			
Gravel Road			
Paved Road			
Storm Sewer			
Sidewalk			
Water			
Sewer			
Electric			
Gas			
Curb			
Street Lights			
Standard Utilities			
Underground Utils.			



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

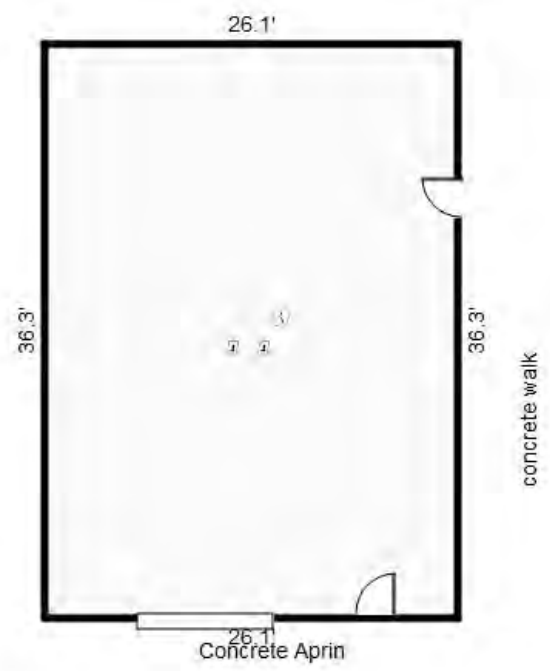
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	5,000	10,500	15,500			9,737C
2018	5,000	9,200	14,200			9,509C
2017	5,000	8,500	13,500			9,314C
2016	5,000	8,400	13,400			9,231C

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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	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2013 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 946 % Good: 0 Storage Area: 0 No Conc. Floor: 0	Bsmnt Garage:	Carport Area: Roof:			
	Mobile Home												0 Front Overhang	0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump	Class: C Effec. Age: 4 Floor Area: 0 Total Base New : 23,785 Total Depr Cost: 22,833 Estimated T.C.V: 20,093
	Town Home														
	Duplex														
	A-Frame														
Wood Frame		(4) Interior		Central Air Wood Furnace			X No Heating/Cooling			E.C.F. X 0.880					
Building Style: GRG		Drywall Paneled		(12) Electric			0 Amps Service								
Yr Built 2013		Plaster Wood T&G		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family GRG			Cls C		Blt 2013			
Remodeled 0		Trim & Decoration		Ex. Ord. Min			(11) Heating System: No Heating/Cooling								
Condition: Average		Ex Ord Min		No. of Elec. Outlets			Ground Area = 0 SF Floor Area = 0 SF.								
Room List		Size of Closets		Many Ave. Few			Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96								
Basement		Lg Ord Small		(13) Plumbing			Building Areas								
1st Floor		Doors Solid H.C.		Average Fixture(s)			Stories Exterior Foundation			Size		Cost New		Depr. Cost	
2nd Floor				3 Fixture Bath			Other Additions/Adjustments								
Bedrooms				2 Fixture Bath			Plumbing								
(1) Exterior		(6) Ceilings		Softener, Auto			3 Fixture Bath			1		-3,525		-3,384	
Wood/Shingle				Softener, Manual			Garages								
Aluminum/Vinyl				No Plumbing			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)								
Brick				Extra Toilet			Base Cost			946		26,895		25,819	
Insulation				Extra Sink			Solar Water Heat			1		415		398	
(2) Windows		(8) Basement		Separate Shower			Door Opener			Totals:		23,785		22,833	
Many Avg. Few		Conc. Block		Ceramic Tile Floor			Notes:								
Large Avg. Small		Poured Conc.		Ceramic Tile Wains			ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 0.880 => TCV:							20,093	
Wood Sash		Stone		Ceramic Tub Alcove											
Metal Sash		Treated Wood		Vent Fan											
Vinyl Sash		Concrete Floor		(14) Water/Sewer											
Double Hung				Public Water											
Horiz. Slide				Public Sewer											
Casement				Water Well											
Double Glass				1000 Gal Septic											
Patio Doors				2000 Gal Septic											
Storms & Screens				Lump Sum Items:											
(3) Roof		(10) Floor Support													
Gable		Joists:													
Hip		Unsupported Len:													
Flat		Cntr.Sup:													
Asphalt Shingle															
Chimney:															

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



Sketch by Apex Sketch

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

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1689 S SAPPHIRE AVE			Pole Barn	06/02/2009	20090214	Complete

Owner's Name/Address	MAP #:
GLOVER WILLIAM III 1689 S SAPPHIRE AVENUE LAKE CITY MI 49651	2019 Est TCV 59,825 TCV/TFA: 92.32

Taxpayer's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA																																													
GLOVER WILLIAM III 1689 S SAPPHIRE AVENUE LAKE CITY MI 49651	X		<p>* Factors *</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td><Site Value C> GROUP C 10K</td> <td></td> <td></td> <td></td> <td></td> <td>10000</td> <td>100</td> <td>LOT 59</td> <td>10,000</td> </tr> <tr> <td><Site Value A> Bk Lot 580,590</td> <td></td> <td></td> <td></td> <td></td> <td>3000</td> <td>100</td> <td>LOT 60</td> <td>3,000</td> </tr> <tr> <td><Site Value A> Bk Lot 580,590</td> <td></td> <td></td> <td></td> <td></td> <td>3000</td> <td>100</td> <td>LOT 61</td> <td>3,000</td> </tr> <tr> <td colspan="8">150 Actual Front Feet, 0.34 Total Acres</td> <td>Total Est. Land Value = 16,000</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	<Site Value C> GROUP C 10K					10000	100	LOT 59	10,000	<Site Value A> Bk Lot 580,590					3000	100	LOT 60	3,000	<Site Value A> Bk Lot 580,590					3000	100	LOT 61	3,000	150 Actual Front Feet, 0.34 Total Acres								Total Est. Land Value = 16,000
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																																								
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Tax Description	X Sewer	X Electric	X Gas	X Curb	Land Improvement Cost Estimates																				
. SEC 10 T22N R8W LOTS 59, 60, & 61 SAPPHIRE LAKE PLAT.					<table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>D/W/P: 3.5 Concrete</td> <td>4.47</td> <td>126</td> <td>71</td> <td>400</td> </tr> <tr> <td>Wood Frame</td> <td>23.09</td> <td>49</td> <td>71</td> <td>803</td> </tr> <tr> <td colspan="4">Total Estimated Land Improvements True Cash Value =</td> <td>1,203</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	D/W/P: 3.5 Concrete	4.47	126	71	400	Wood Frame	23.09	49	71	803	Total Estimated Land Improvements True Cash Value =				1,203
Description	Rate	Size	% Good	Cash Value																					
D/W/P: 3.5 Concrete	4.47	126	71	400																					
Wood Frame	23.09	49	71	803																					
Total Estimated Land Improvements True Cash Value =				1,203																					

2007 Combined w/059-00 & 061-00 for 2008.



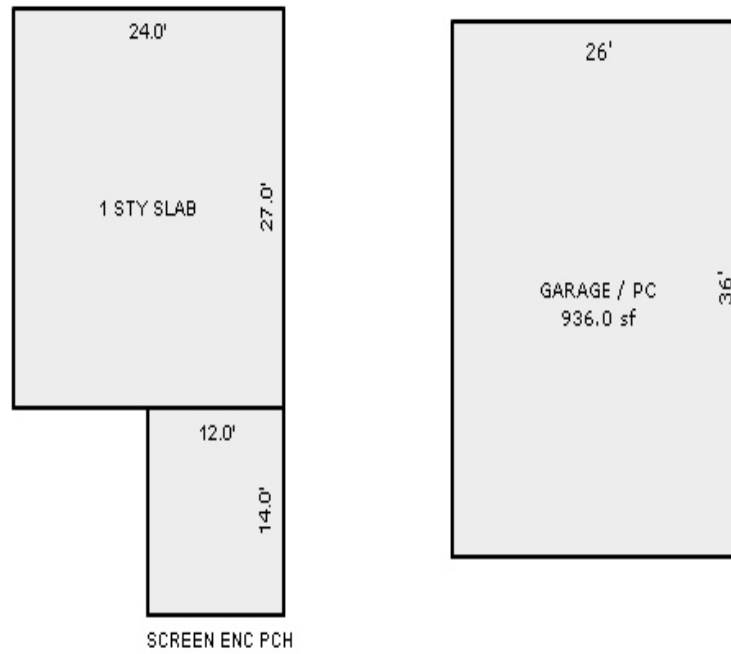
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2019	8,000	21,900	29,900			23,707C
Rolling	2018	7,000	20,500	27,500			23,152C
Low	2017	10,000	20,100	30,100			22,676C
High	2016	9,000	19,800	28,800			22,474C
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 168	Type CSEP (1 Story)	Year Built: 2009 Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 936 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame Block	X	Drywall Paneled	X	Plaster Wood T&G										
Building Style: 1S		Trim & Decoration													
Yr Built 1968	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			60 Amps Service								
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S					Cls D		Blt 1968	
X	Wood/Shingle Aluminum/Vinyl Brick Block Insulation	X	Tile	Ex.	X	Ord.		Min	No. of Elec. Outlets						
(2) Windows		(7) Excavation		Many			X	Ave.		Few					
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 648 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) 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								
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing								
(3) Roof		(10) Floor Support		(14) Water/Sewer			Porches								
X	Gable Hip Flat	Gambrel Mansard Shed		Lump Sum Items:			CSEP (1 Story)								
X	Asphalt Shingle	Chimney: Block					Garages								
							Class: D Exterior: Pole (Unfinished)								
							Base Cost								
							Door Opener								
							Water/Sewer								
							Public Sewer								
							Water Well, 50 Feet								
							Built-Ins								
							Appliance Allow.								
							Local Cost Items								
							SANITARY SEWER								
							Notes:								
							ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 0.880 => TCV:								
							Totals:								
							Totals:								

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



Sketch by Apex Medina™

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

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

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

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

Owner's Name/Address: ONAN PHILLIP D
3111 FERNSIDE STREET
MIDLAND MI 48641 2019 Est TCV 3,000

Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	Bk Lot	580,590			3000	100		3,000
50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =			3,000

Tax Description: . SEC 10 T22N R8W LOT 62 SAPPHIRE LAKE PLAT.
Comments/Influences:

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

Topography of Site

- X Level
- 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	1,500	0	1,500			982C
2018	1,000	0	1,000			959C
2017	2,500	0	2,500			940C
2016	2,000	0	2,000			932C

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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				
CHIPPEWA AVE		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 0%										
ST PIERRE DAVID L & LISA M 1011 KILLDEER MASON MI 48854		MAP #:										
		2019 Est TCV 3,000										
		Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA							
Tax Description		Public Improvements		* Factors *								
. SEC 10 T22N R8W LOT 63 SAPPHIRE LAKE PLAT.		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Gravel Road		<Site Value A> Bk Lot 580,590		3000		100				3,000
		Paved Road		50 Actual Front Feet, 0.12 Total Acres		Total Est. Land Value =						3,000
		Storm Sewer										
		Sidewalk										
		Water										
		X Sewer										
		X Electric										
		X Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		X Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who	When	What	2019	1,500	0	1,500				982C
		TPC 12/27/2017 INSPECTED		2018	1,000	0	1,000				959C	
		TPC 04/19/2016 INSPECTED		2017	2,500	0	2,500				940C	
		TPC 03/30/2015 INSPECTED		2016	2,000	0	2,000				932C	



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MERGENTHALER KATHERINE U	ST PIERRE DAVID L & LISA	7,000	11/05/2004	WD	Arms Length	04-0/4587		100.0
WEBER HENRY R	MERGENTHALER KATHERINE TR	0	10/25/2004	QC	Not Qualified	04-0/4586		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
CHIPPEWA AVE						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2019 Est TCV 3,000					

Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	Bk Lot 580,590				3000	100		3,000
50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =			3,000

Taxpayer's Name/Address	X	Dirt Road	Gravel Road	Paved Road	Storm Sewer	Sidewalk	Water	X	Sewer
ST PIERRE DAVID L & LISA M 1011 KILDEER DR MASON MI 48854									
Tax Description	X	Electric						X	Gas
. SEC 10 T22N R8W LOT 64 SAPPHIRE LAKE PLAT.								X	Curb

Comments/Influences	X	Street Lights	Standard Utilities	Underground Utils.



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	1,500	0	1,500			1,024C
2018	1,000	0	1,000			1,000S
2017	2,500	0	2,500			1,205C
2016	2,000	0	2,000			1,195C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KAMM JAMES L & SHERRY E	BOUGHNER JOHN & CARON	15,000	08/05/2011	WD	WARRANTY DEED	2011-02453	PTA	100.0
KAMM JAMES L & SHERRY E	KAMM JAMES L & SHERRY E T	0	02/06/2009	OTH	Not Qualified	2009/534		0.0
		2,500	03/01/1997	WD	Download	309:814		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
CHIPPEWA AVE						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2019 Est TCV 17,712 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA									
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value			
. SEC 10 T22N R8W LOT 65 SAPPHIRE LAKE PLAT.	X		Dirt Road									
	X		Gravel Road									
			Paved Road									
			Storm Sewer									
			Sidewalk									
			Water									
	X		Sewer									
	X		Electric									
	X		Gas									
			Curb									
			Street Lights									
			Standard Utilities									
			Underground Utils.									

Comments/Influences	* Factors *											



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2019	1,500	7,400	8,900			8,720C
Rolling	2018	1,000	8,000	9,000			8,516C
Low	2017	2,500	7,100	9,600			8,341C
High	2016	2,000	7,000	9,000			8,267C
Landscaped							
Swamp							
X Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC 12/27/2017	2017	INSPECTED	2018	1,000	8,000	9,000			8,516C
TPC 04/19/2016	2016	INSPECTED	2017	2,500	7,100	9,600			8,341C
TPC 03/30/2015	2015	INSPECTED	2016	2,000	7,000	9,000			8,267C

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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: 1998 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0	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			Class: CD Effec. Age: 15 Floor Area: 0 Total Base New : 19,668 Total Depr Cost: 16,718 Estimated T.C.V: 14,712																
	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																										
Building Style: GRG		Size of Closets			No./Qual. of Fixtures																												
Yr Built 1998	Remodeled 0	Lg Ord Small	Doors Solid H.C.			Ex. Ord Min																											
Condition: Average		(5) Floors			No. of Elec. Outlets																												
Room List		Kitchen: Other: Other:			(13) Plumbing																												
	Basement	(6) Ceilings			Average Fixture(s)																												
	1st Floor	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1																												
	2nd Floor	(7) Excavation			3 Fixture Bath																												
	Bedrooms	Basement Finish			2 Fixture Bath																												
(1) Exterior		Recreation SF Living SF Walkout Doors No Floor SF			Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																												
	Wood/Shingle	(8) Basement			(14) Water/Sewer																												
	Aluminum/Vinyl	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																												
	Brick	(9) Basement Finish			Lump Sum Items:																												
	Insulation	Recreation SF Living SF Walkout Doors No Floor SF																															
(2) Windows		(10) Floor Support																															
	Many Avg. Few	Joists: Unsupported Len: Cntr.Sup:																															
	Large Avg. Small																																
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(3) Roof																																	
	Gable																																
	Hip																																
	Flat																																
	Asphalt Shingle																																
	Chimney:																																
<p>Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1998</p> <p>(11) Heating System: No Heating/Cooling Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85</p> <table border="1"> <thead> <tr> <th>Building Areas</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> </tr> <tr> <td>Class: CD Exterior: Pole (Unfinished)</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Base Cost</td> <td>1200</td> <td>19,668</td> <td>16,718</td> </tr> <tr> <td>Totals:</td> <td></td> <td>19,668</td> <td>16,718</td> </tr> </tbody> </table> <p>Notes: ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 0.880 => TCV: 14,712</p>														Building Areas	Size	Cost New	Depr. Cost	Garages				Class: CD Exterior: Pole (Unfinished)				Base Cost	1200	19,668	16,718	Totals:		19,668	16,718
Building Areas	Size	Cost New	Depr. Cost																														
Garages																																	
Class: CD Exterior: Pole (Unfinished)																																	
Base Cost	1200	19,668	16,718																														
Totals:		19,668	16,718																														

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



Sketch by Apex IVT

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ARBOUR STEVEN G & LEANN L	SKUKALEK MIKE	14,900	09/21/2016	WD	Arms Length	2016-03121	PTA	100.0
		11,000	10/01/1998	WD	Download	322:1044		0.0

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

SECOND ST	School: LAKE CITY - 57020					
-----------	---------------------------	--	--	--	--	--

Owner's Name/Address	P.R.E. 0%					
----------------------	-----------	--	--	--	--	--

SKUKALEK MIKE	MAP #:					
---------------	--------	--	--	--	--	--

2188 GLENN CANYON SE	2019 Est TCV 3,000					
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Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA			
----------	---	--------	--	--	--	--

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

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

<Site Value A> Bk Lot 580,590					3000 100		3,000
-------------------------------	--	--	--	--	----------	--	-------

50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =		3,000
--	--	--	--	--	-------------------------	--	-------

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

. SEC 10 T22N R8W LOT 66 SAPPHIRE LAKE PLAT.		Gravel Road					
--	--	-------------	--	--	--	--	--

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

2019	1,500	0	1,500			1,024C
------	-------	---	-------	--	--	--------

2018	1,000	0	1,000			1,000S
------	-------	---	-------	--	--	--------

2017	2,500	0	2,500			2,500S
------	-------	---	-------	--	--	--------

2016	2,000	0	2,000			932C
------	-------	---	-------	--	--	------



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ARBOUR STEVEN G & LEANN L	SKUKALEK MIKE	14,900	09/21/2016	WD	Arms Length	2016-03121	PTA	100.0

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

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

Owner's Name/Address: SKUKALEK MIKE, 2188 GLENN CANYON SE, CALEDONIA MI 49316 2019 Est TCV 3,000

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

Tax Description	Public Improvements	* Factors *						Value
		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	
SEC 10 T22N R8W LOT 67 SAPPHIRE LAKE PLAT	X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water X Sewer X Electric X Gas Curb Street Lights Standard Utilities Underground Utils.	<Site Value A> Bk Lot 580,590	50 Actual Front Feet, 0.12 Total Acres				3000 100	3,000
Comments/Influences		Total Est. Land Value =						3,000



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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	1,500	0	1,500			1,024C
2018	1,000	0	1,000			1,000S
2017	2,500	0	2,500			2,500S
2016	2,000	0	2,000			932C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LANGENECK ROBERT W & KARE	PROMER JODY R & MARLENE K	165,600	06/18/2004	WD	Multiple Reference	04-0/2773		100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
S SAPPHIRE AVE						
Owner's Name/Address	School: LAKE CITY - 57020					
PROMER JODY R & MARLENE K 9183 LOOKOUT CIRCLE GRAND LEDGE MI 48837	P.R.E. 0%					
	MAP #:					
	2019 Est TCV 3,000					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA								
				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value		
. SEC 10 T22N R8W LOT 68 SAPPHIRE LAKE PLAT.	X			<Site Value A> Bk Lot 580,590	50	Actual	Front Feet, 0.12	Total Acres	3000	100		3,000
Comments/Influences				Total Est. Land Value = 3,000								


Public Improvements	Topography of Site
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 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	1,500	0	1,500			1,024C
2018	1,000	0	1,000			1,000S
2017	2,500	0	2,500			1,205C
2016	2,000	0	2,000			1,195C

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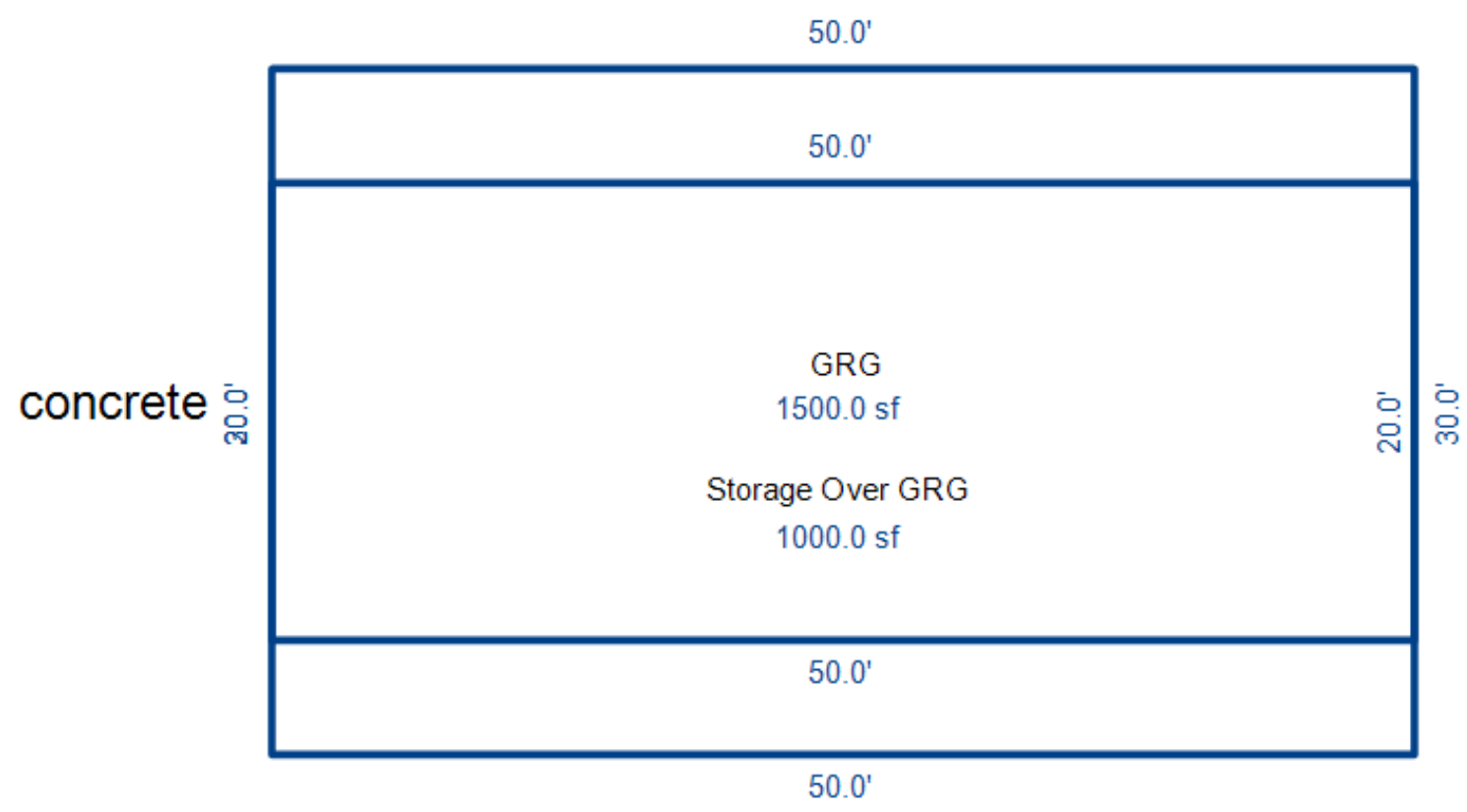
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status				
S SAPPHIRE AVE	School: LAKE CITY - 57020	Garage	08/23/2016	2016-0389	100%					
Owner's Name/Address	P.R.E. 0%	MAP #:								
KERASTAS MICHAEL & ANNA MARIE 1691 PARK SIDE COURT ANN ARBOR MI 48108	2019 Est TCV 52,298 TCV/TFA: 0.00									
Taxpayer's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA							
KERASTAS MICHAEL & ANNA MARIE 1691 PARK SIDE COURT ANN ARBOR MI 48108	Public Improvements	* Factors *								
Tax Description	X Dirt Road	Description Frontage Depth Front Depth Rate %Adj. Reason Value								
. SEC 10 T22N R8W LOT 69 SAPPHIRE LAKE PLAT.	X Gravel Road	<Site Value C> GROUP C 10K 10000 100 10,000								
Comments/Influences	X Paved Road	50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 10,000								
	X Storm Sewer	Land Improvement Cost Estimates								
	X Sidewalk	Description Rate Size % Good Cash Value								
	X Water	D/W/P: 4in Ren. Conc. 6.21 600 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								
	Street Lights									
	Standard Utilities									
	Underground Utils.									
	Topography of Site									
	X Level									
	Rolling									
	Low									
	X High									
	Landscaped									
	Swamp									
	Wooded									
	Pond									
	Waterfront									
	Ravine									
	Wetland									
	Flood Plain									
	Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	TPC	12/27/2017	INSPECTED	2019	5,000	21,100	26,100			18,827C
	JWV	12/03/2016	INSPECTED	2018	5,000	18,900	23,900			18,386C
	JWV	10/08/2016	INSPECTED	2017	5,000	16,900	21,900			18,008C
				2016	5,000	0	5,000			1,198C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2016 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 1500 % Good: 0 Storage Area: 1000 No Conc. Floor: 0	E.C.F. X 0.880	Bsmnt Garage: Carport Area: Roof:			
	Mobile Home												0 Front Overhang	0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump	Class: C Effec. Age: 1 Floor Area: 0 Total Base New : 47,460 Total Depr Cost: 46,986 Estimated T.C.V: 41,348
	Town Home														
	Duplex														
	A-Frame														
	Wood Frame	(4) Interior													
		Drywall Paneled													
		Plaster Wood T&G													
	Building Style: GRG	Trim & Decoration													
		Ex	Ord	Min											
	Yr Built 2016	Remodeled 0													
	Condition: Average	Size of Closets													
		Lg	Ord	Small											
		Doors	Solid	H.C.											
	Room List	(5) Floors													
	Basement	Kitchen:													
	1st Floor	Other:													
	2nd Floor	Other:													
	Bedrooms														
	(1) Exterior	(6) Ceilings													
	Wood/Shingle	No./Qual. of Fixtures													
	Aluminum/Vinyl	Ex.	Ord.	Min											
	Brick	No. of Elec. Outlets													
	Insulation	Many	Ave.	Few											
	(2) Windows	(7) Excavation													
	Many	Basement: 0 S.F.													
	Avg.	Crawl: 0 S.F.													
	Few	Slab: 0 S.F.													
	Large	Height to Joists: 0.0													
	Avg.	(8) Basement													
	Small	Conc. Block													
	Wood Sash	Poured Conc.													
	Metal Sash	Stone													
	Vinyl Sash	Treated Wood													
	Double Hung	Concrete Floor													
	Horiz. Slide	(9) Basement Finish													
	Casement	Recreation SF													
	Double Glass	Living SF													
	Patio Doors	Walkout Doors													
	Storms & Screens	No Floor SF													
	(3) Roof	(10) Floor Support													
	Gable	Public Water													
	Hip	Public Sewer													
	Flat	Water Well													
	Gambrel	1000 Gal Septic													
	Mansard	2000 Gal Septic													
	Shed	Lump Sum Items:													
	Asphalt Shingle														
	Chimney:														

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
AMIN SAMIR S	PROMER JODY R & MARLANE K	2,400	11/17/2010	WD	Arms Length	2010-5125WD	PTA	100.0
AMIN ADAM S	AMIN SAMIR S (S/M)	0	06/08/2009	QC	Not Qualified	2009/2248		100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
1718 S SAPPHIRE AVE			Garage	05/10/2011	2011-01081	100%
Owner's Name/Address	P.R.E. 0%					
PROMER JODY R & MARLANE K 9183 LOOKOUT CIR GRAND LEDGE MI 48837	MAP #: 2019 Est TCV 33,878 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA								
. SEC 10 T22N R8W LOT 70 SAPPHIRE LAKE PLAT.			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	X		<Site Value C> GROUP C 10K 10000 100 10,000								
			50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 10,000								

Comments/Influences	X Sewer	X Electric	X Gas	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							

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



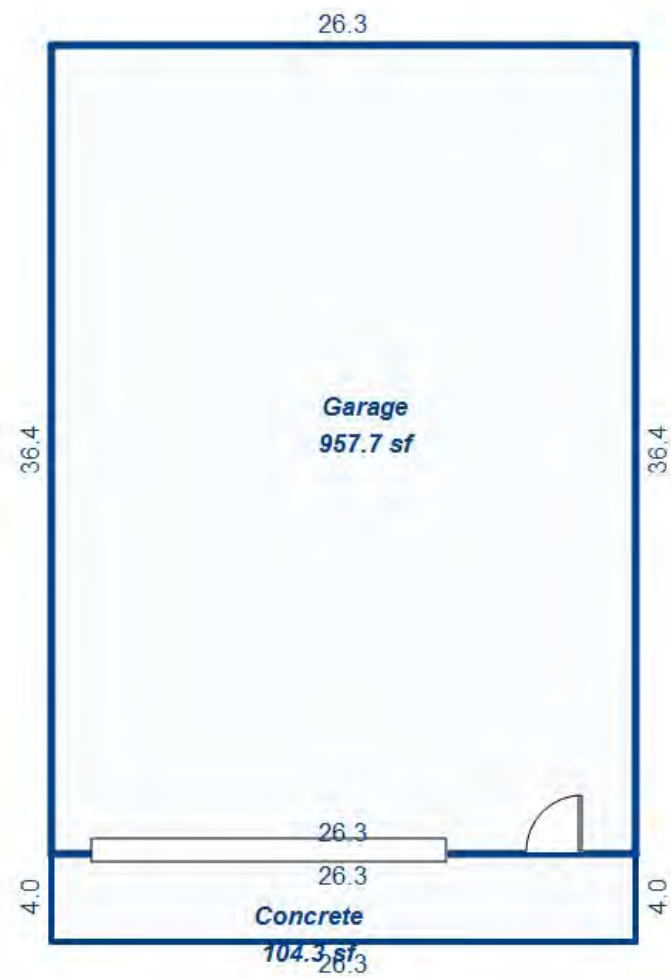
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	5,000	11,900	16,900			10,662C
2018	5,000	11,000	16,000			10,413C
2017	5,000	9,800	14,800			10,199C
2016	5,000	9,800	14,800			10,109C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																							
X	Single Family	Eavestrough Insulation	0 Front Overhang 0 Other Overhang	Gas	Oil	Elec.	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2011 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 957 % Good: 0 Storage Area: 0 No Conc. Floor: 0																										
	Mobile Home			Wood Frame	Drywall Paneled	Plaster Wood T&G										Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump	Class: C Effec. Age: 4 Floor Area: 0 Total Base New : 27,141 Total Depr Cost: 26,055 Estimated T.C.V: 22,928	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		Size of Closets			0 Amps Service																														
		Lg Ord Small		Doors Solid H.C.																																	
Building Style: GRG		(5) Floors		Kitchen: Other: Other:																																	
Yr Built 2011	Remodeled 0	(6) Ceilings		No./Qual. of Fixtures																																	
Condition: Average		Basement 1st Floor 2nd Floor Bedrooms		Ex. Ord. Min																																	
Room List		Kitchens		No. of Elec. Outlets																																	
		Other:		Many Ave. Few																																	
		Other:		(7) Excavation																																	
		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement																																	
		Basement Finish		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																																	
		Recreation SF Living SF Walkout Doors No Floor SF		(9) Basement																																	
		Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(10) Floor Support																																	
		Gable Hip Flat		Joists: Unsupported Len: Cntr.Sup:																																	
		Gambrel Mansard Shed		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																	
		Asphalt Shingle		Lump Sum Items:																																	
		Chimney:																																			
Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2011 (11) Heating System: No Heating/Cooling Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96 Building Areas <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>Class: C Exterior:</td> <td>Siding</td> <td>Foundation: 42 Inch (Unfinished)</td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Base Cost</td> <td></td> <td>957</td> <td>27,141</td> <td>26,055</td> </tr> <tr> <td></td> <td></td> <td></td> <td>Totals:</td> <td>27,141</td> <td>26,055</td> </tr> </tbody> </table> Notes: ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 0.880 => TCv: 22,928														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	Class: C Exterior:	Siding	Foundation: 42 Inch (Unfinished)					Base Cost		957	27,141	26,055				Totals:	27,141	26,055
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																
Class: C Exterior:	Siding	Foundation: 42 Inch (Unfinished)																																			
	Base Cost		957	27,141	26,055																																
			Totals:	27,141	26,055																																

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



Sketch by Apex Sketch

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

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

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

109 S SAPPHIRE AVE School: LAKE CITY - 57020 P.R.E. 0% MAP #:

Owner's Name/Address 2019 Est TCV 10,000

LOGUSZ ROMAN ETAL
25039 ROUGE RIVER ROAD
DEARBORN HEIGHTS MI 48127

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

Tax Description Public Improvements * Factors *

Description	Frontage	Depth	Rate	%Adj.	Reason	Value
<Site Value C> GROUP C 10K			10000	100		10,000
51 Actual Front Feet, 0.06 Total Acres Total Est. Land Value =						10,000

. SEC 10 T22N R8W LOT 71 SAPPHIRE LAKE PLAT.

Comments/Influences

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



Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	5,000	0	5,000			1,124C
2018	5,000	0	5,000			1,098C
2017	5,000	0	5,000			1,076C
2016	5,000	0	5,000			1,067C

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

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

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

S SAPPHIRE AVE School: LAKE CITY - 57020

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

LOGUSZ ROMAN ETAL 2019 Est TCV 23,846 TCV/TFA: 0.00

25039 ROUGE RIVER ROAD X Improved Vacant Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

DEARBORN HEIGHTS MI 48127 Public Improvements * Factors *

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

LOGUSZ ROMAN ETAL <Site Value C> GROUP C 10K 10000 100 10,000

25039 ROUGE RIVER ROAD 51 Actual Front Feet, 0.10 Total Acres Total Est. Land Value = 10,000

DEARBORN HEIGHTS MI 48127 X Dirt Road X Gravel Road X Paved Road X Storm Sewer X Sidewalk X Water X Sewer X Electric X Gas X Curb X Street Lights X Standard Utilities X Underground Utils.

Tax Description Topography of Site

. SEC 10 T22N R8W LOT 72 SAPPHIRE LAKE PLAT. X Level Rolling Low High Landscaped Swamp X Wooded Pond Waterfront Ravine Wetland Flood Plain X PRIVATE RD

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

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

Who When What 2019 5,000 6,900 11,900 7,454C

TPC 12/27/2017 INSPECTED 2018 5,000 7,500 12,500 7,280C

TPC 04/19/2016 INSPECTED 2017 5,000 6,700 11,700 7,131C

TPC 03/30/2015 INSPECTED 2016 5,000 6,600 11,600 7,068C

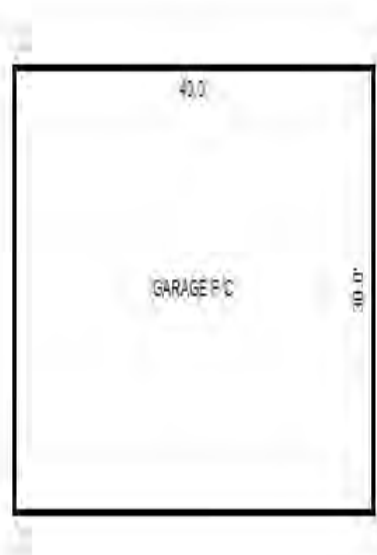


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1992 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0	0	Front Overhang	0	Other Overhang	
	Mobile Home														0	0
	Town Home														
	Duplex														
	A-Frame														
Wood Frame		(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			Class: CD Effec. Age: 20 Floor Area: 0 Total Base New : 19,668 Total Depr Cost: 15,734 Estimated T.C.V: 13,846		E.C.F. X 0.880		Bsmnt Garage: Carport Area: Roof:				
Building Style: GRG		Trim & Decoration		(12) Electric			Cost Est. for Res. Bldg: 1 Single Family GRG		Cls CD		Blt 1992				
Yr Built 1992		Ex		Ord		Min		Ground Area = 0 SF		Floor Area = 0 SF.					
Remodeled 0		Size of Closets		No Heating/Cooling			Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost				
Condition: Average		Lg		Ord		Small		Other Additions/Adjustments		Garages		Class: CD Exterior: Pole (Unfinished)		Base Cost	
Room List		Doors		Solid		H.C.		Garages		1200		19,668		15,734	
Basement		Kitchen:		(13) Plumbing			Notes:		Totals:		19,668		15,734		
1st Floor		Other:		Average Fixture(s)			ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 0.880 => TCV:								
2nd Floor		Other:		1											
Bedrooms		(6) Ceilings		3 Fixture Bath											
(1) Exterior		No./Qual. of Fixtures		2 Fixture Bath											
Wood/Shingle		Ex.		Ord.		Min									
Aluminum/Vinyl		No. of Elec. Outlets		Softener, Auto											
Brick		Many		Ave.		Few									
Insulation		(7) Excavation		Softener, Manual											
(2) Windows		Basement: 0 S.F.		Solar Water Heat											
Many		Crawl: 0 S.F.		No Plumbing											
Avg.		Slab: 0 S.F.		Extra Toilet											
Large		Height to Joists: 0.0		Extra Sink											
Avg.		(8) Basement		Separate Shower											
Few		Conc. Block		Ceramic Tile Floor											
Wood Sash		Poured Conc.		Ceramic Tile Wains											
Metal Sash		Stone		Ceramic Tub Alcove											
Vinyl Sash		Treated Wood		Vent Fan											
Double Hung		Concrete Floor		(14) Water/Sewer											
Horiz. Slide		(9) Basement Finish		Public Water											
Casement		Recreation SF		Public Sewer											
Double Glass		Living SF		Water Well											
Patio Doors		Walkout Doors		1000 Gal Septic											
Storms & Screens		No Floor SF		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 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
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109 S SAPPHIRE AVE	School: LAKE CITY - 57020					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:					
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KAMMER DANIEL J JR 3886 W SAGINAW ST NATIONAL CITY MI 48748	2019 Est TCV 33,818 TCV/TFA: 57.91					
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	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA			
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	Public Improvements	* Factors *				
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Bk Lot 580,590					3000	100		3,000
51 Actual Front Feet, 0.09 Total Acres Total Est. Land Value =								3,000

Tax Description	X Dirt Road							
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. SEC 10 T22N R8W LOT 73 SAPPHIRE LAKE PLAT.	X Gravel Road							
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Comments/Influences	X Paved Road							
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	X Storm Sewer							
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	X Sidewalk							
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	X Water							
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	X Sewer							
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	X Electric							
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	X Gas							
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	X Curb							
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	X Street Lights							
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	X Standard Utilities							
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	X Underground Utils.							
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	Topography of Site							
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	X Level							
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	X Rolling							
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	X Low							
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	X High							
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	X Landscaped							
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	X Swamp							
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	X Wooded							
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	X Pond							
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	X Waterfront							
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	X Ravine							
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	X Wetland							
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	X Flood Plain							
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	X PRIVATE RD							
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	Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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				2019	1,500	15,400	16,900			12,492C
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	TPC 12/27/2017	INSPECTED		2018	1,000	11,200	12,200			12,200S
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	TPC 04/19/2016	INSPECTED		2017	2,500	11,200	13,700			12,620C
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	TPC 03/30/2015	INSPECTED		2016	2,000	11,800	13,800			12,508C
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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: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame		(4) Interior Drywall X Paneled Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: D Effec. Age: 45 Floor Area: 584 Total Base New : 62,896 Total Depr Cost: 34,593 Estimated T.C.V: 30,442		E.C.F. X 0.880		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1+S		Trim & Decoration Ex Ord X Min		Central Air Wood Furnace			(12) Electric 0 Amps Service		Cost Est. for Res. Bldg: 1 Single Family 1+S (11) Heating System: Space Heater Ground Area = 584 SF Floor Area = 584 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55		Cls D		Blt 1948		
Yr Built 1948	Remodeled 0	Size of Closets Lg Ord X Small		No./Qual. of Fixtures Ex. Ord. X Min			No. of Elec. Outlets Many Ave. X Few		Building Areas Stories Exterior Foundation Size 1+ Story Siding Crawl Space 584		Cost New		Depr. Cost		
Condition: Average		Doors Solid X H.C.		(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		Other Additions/Adjustments Plumbing Average Fixture(s) 1 778 428 Water/Sewer Public Sewer 1 892 491 Water Well, 50 Feet 1 1,895 1,042		Totals: 54,318 29,875				
Room List		(5) Floors Kitchen: Other: Other:		(7) Excavation Basement: 0 S.F. Crawl: 584 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer 1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic		Built-Ins Appliance Allow. 1 1,243 684 Fireplaces Exterior 1 Story 1 3,770 2,073 Local Cost Items SANITARY SEWER 1 0 0		Totals: 62,896 34,593		* Notes: ECF (409 - RURAL SUBS) 0.880 => TCV: 30,442		
Basement 1st Floor 2nd Floor Bedrooms		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF			Lump Sum Items:								
(1) Exterior		(2) Windows Many Avg. X Large Avg. Small		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:											
X	Wood/Shingle Aluminum/Vinyl Brick	Insulation		Chimney: Brick											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Gambrel Mansard Shed													
X	Asphalt Shingle														

*** 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.
ST PIERRE KEVIN J	BUTZIN GERALD & CYNTHIA	12,500	06/28/2018	WD	Arms Length	2018-02079	PTA	100.0
		5,000	03/01/2000	WD	Download	335:829		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
SECOND ST						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 100% 07/02/2018					
	MAP #:					
	2019 Est TCV 3,000					

Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA								
Public Improvements			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	X		<Site Value A> Bk Lot 580,590 3000 100 3,000 50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 3,000								

Tax Description
 . SEC 10 T22N R8W LOT 74 SAPPHIRE LAKE PLAT.

Comments/Influences

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

Topography of Site

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

Who When What

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	1,500	0	1,500			1,500S
2018	1,000	0	1,000		1,000W	959C
2017	2,500	0	2,500			940C
2016	2,000	0	2,000			932C



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ST PIERRE KEVIN J	BUTZIN GERALD & CYNTHIA	12,500	06/28/2018	WD	Multiple Vacant	2018-02079	PTA	100.0
		3,450	03/01/2000	WD	Download	335:826		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
SECOND ST						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 100% 07/02/2018					
	MAP #:					
	2019 Est TCV 3,000					

Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA								
Public Improvements			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	X		<Site Value A> Bk Lot 580,590 3000 100 3,000 50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 3,000								

Tax Description
 . SEC 10 T22N R8W LOT 75 SAPPHIRE LAKE PLAT.
 Comments/Influences

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

Topography of Site

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	1,500	0	1,500			1,500S
2018	1,000	0	1,000		1,000W	959C
2017	2,500	0	2,500			940C
2016	2,000	0	2,000			932C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		1,400	03/01/1995	WD	Download	293:323		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
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SECOND ST	School: LAKE CITY - 57020					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:					
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ST PIERRE BRIAN & JOANN 11424 LAKESIDE DR RIVERDALE MI 48877	2019 Est TCV 3,000					
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	Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA		
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	Public Improvements	* Factors *				
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		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		<Site Value A> Bk Lot 580,590					3000	100		3,000
		50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	3,000

Tax Description
. SEC 10 T22N R8W LOT 76 SAPPHIRE LAKE PLAT.
Comments/Influences

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

Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	1,500	0	1,500			982C
2018	1,000	0	1,000			959C
2017	2,500	0	2,500			940C
2016	2,000	0	2,000			932C

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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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SECOND ST	School: LAKE CITY - 57020					
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Owner's Name/Address	P.R.E. 0%					
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ST PIERRE BRIAN & JOANN	MAP #:					
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11424 LAKESIDE DR	2019 Est TCV 3,000					
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RIVERDALE MI 48877	Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA		
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	Public Improvements	* Factors *				
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		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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		<Site Value A> Bk Lot 580,590					3000	100		3,000
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		50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =			3,000
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Tax Description	X	Dirt Road								
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. SEC 10 T22N R8W LOT 77 SAPPHIRE LAKE PLAT.		Gravel Road								
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Comments/Influences		Paved Road								
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		Storm Sewer								
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		Sidewalk								
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		Water								
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	X	Sewer								
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	X	Electric								
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	X	Gas								
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		Curb								
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		Street Lights								
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		Standard Utilities								
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		Underground Utils.								
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		Topography of Site								
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	X	Level								
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		Rolling								
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		Low								
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		High								
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		Landscaped								
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		Swamp								
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	X	Wooded								
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		Pond								
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		Waterfront								
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		Ravine								
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		Wetland								
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	X	Flood Plain								
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	X	PRIVATE RD								
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		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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		2019	1,500	0	1,500			982C
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		2018	1,000	0	1,000			959C
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		2017	2,500	0	2,500			940C
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		2016	2,000	0	2,000			932C
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VORPAGEL KEVIN D	VORPAGEL KEVIN & KAYLA	0	01/18/2017	QC	RELATED PARTY	2017-00136		0.0
OLIVER TERRY L	VORPAGEL KEVIN D	111,000	12/18/2015	WD	Arms Length	2015-04133	PTA	100.0
	OLIVER	85,500	12/01/2000	WD	Download	00-0:1361		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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8210 W FIRST ST	School: LAKE CITY - 57020					
	P.R.E. 100% 12/18/2015					

Owner's Name/Address	MAP #:
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VORPAGEL KEVIN & KAYLA 8210 W FIRST STREET LAKE CITY MI 49651	2019 Est TCV 126,101 TCV/TFA: 116.76
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X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA
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Public Improvements	* Factors *	LOT 78 & 79
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Tax Description	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 10 T22N R8W LOT 78 & 79 SAPPHIRE LAKE PLAT.	X Dirt Road					3000	100		3,000
	X Gravel Road					3000	100		3,000
	X Paved Road								

Comments/Influences	Storm Sewer	100 Actual Front Feet, 0.23 Total Acres						Total Est. Land Value =	6,000
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X Water	Description	Rate	Size	% Good	Cash Value
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X Sewer	D/W/P: 4in Ren. Conc.	6.21	800	94	4,670
X Electric	Wood Frame	18.71	200	50	1,871

X Gas	Description	Rate	Size	% Good	Cash Value
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X Curb	Residential Local Cost Land Improvements				
X Street Lights	Description				
X Standard Utilities	LAND IMPROVE 1000	1,000.00	1	94	940
X Underground Utils.	Total Estimated Land Improvements True Cash Value =				7,481

Topography of Site

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



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2019	3,000	60,100	63,100			58,229C
		TPC 12/27/2017 INSPECTED	2018	2,000	57,500	59,500			56,865C
		TPC 03/30/2015 INSPECTED	2017	5,000	54,200	59,200			55,696C
		TPC 12/11/2013 INSPECTED	2016	4,000	51,200	55,200			55,200S

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks			(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Ga		Area 126 WCP (1 Story) 40 WPP	Type	Year Built: 1993 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled	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: 1,080 Total Base New : 159,972 Total Depr Cost: 127,977 Estimated T.C.V: 112,620			E.C.F. X 0.880			Bsmnt Garage: Carport Area: Roof:	
Building Style: 1.5S		Trim & Decoration		Central Air Wood Furnace			(12) Electric									
Yr Built 1993 Remodeled 0		Ex X Ord Min		0 Amps Service												
Condition: Average		Lg X Ord Small														
Room List		Doors Solid X H.C.														
Basement 1st Floor 2nd Floor 3 Bedrooms		Kitchen: Other: Other:		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Hot Water Ground Area = 720 SF Floor Area = 1080 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Basement 720 Total: 112,077 89,661			Cls C Blt 1993						
(1) Exterior		X Drywall		Ex. X Ord. Min			No. of Elec. Outlets									
X	Wood/Shingle Aluminum/Vinyl Brick			Many X Ave. Few			(13) Plumbing									
Insulation		(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												
(2) Windows		Basement: 720 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement			(14) Water/Sewer									
X	Many Avg. X Large Avg. Small	(8) Basement		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		500 Recreation SF Living SF 1 Walkout Doors No Floor SF			Lump Sum Items: SANITARY SEWER									
(3) Roof		(10) Floor Support														
X	Gable Hip Flat	Gambrel Mansard Shed		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic												
X	Asphalt Shingle															
Chimney: Metal																

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

<<<<< 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.
OLIVER TERRY L	VORPAGEL KEVIN D	3,000	02/05/2018	QC	Arms Length	2018-00355		100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
W FIRST ST						
Owner's Name/Address	School: LAKE CITY - 57020					
VORPAGEL KEVIN D	P.R.E. 100% 02/05/2018					
8210 W 1ST ST	MAP #:					
LAKE CITY MI 49651	2019 Est TCV 3,000					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA								
				Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value			
/ SEC 10 T22N R8W LOT 80 SAPPHIRE LAKE PLAT.	X			<Site Value A> Bk Lot 580,590	50	Actual	Front Feet, 0.12	Total Acres	3000	100	Total Est. Land Value =	3,000
Comments/Influences				* Factors *								

Comments/Influences

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

Topography of Site

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	1,500	0	1,500			1,500S
2018	1,000	0	1,000			959C
2017	2,500	0	2,500			940C
2016	2,000	0	2,000			932C

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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.
BUTZIN GERALD	BUTZIN GERALD & CYNTHIA A	0	11/17/2004	QC	Not Qualified	04-0/4732		0.0
		82,500	09/01/2001	WD	Download	01-0:3713		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
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FIRST ST	School: LAKE CITY - 57020					
	P.R.E. 100% 04/14/1999					

Owner's Name/Address	MAP #:
BUTZIN GERALD & CYNTHIA ANN 8240 FIRST STREET LAKE CITY MI 49651	2019 Est TCV 3,000

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


Taxpayer's Name/Address	X	Dirt Road	<Site Value A> Bk Lot 580,590						3,000
BUTZIN GERALD & CYNTHIA ANN 8240 FIRST STREET LAKE CITY MI 49651	X	Gravel Road	50 Actual Front Feet, 0.12 Total Acres						Total Est. Land Value = 3,000

Tax Description	X	Paved Road						
. SEC 10 T22N R8W LOT 81 SAPPHIRE LAKE PLAT.	X	Storm Sewer						
Comments/Influences	X	Sidewalk						
	X	Water						
	X	Sewer						
	X	Electric						
	X	Gas						
		Curb						
		Street Lights						
		Standard Utilities						
		Underground Utils.						

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

X Level	2019	1,500	0	1,500			982C
Rolling	2018	1,000	0	1,000			959C
Low	2017	2,500	0	2,500			940C
High	2016	2,000	0	2,000			932C
Landscaped							
Swamp							
X Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
X PRIVATE RD							

2018 Lake Township Parcel Map



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Who	When	What
TPC	12/27/2017	INSPECTED
TPC	03/30/2015	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.
BUTZIN GERALD	BUTZIN GERALD & CYNTHIA A	0	11/17/2004	QC	Not Qualified	04-0/4732		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8240 W FIRST ST			Addition	11/30/2004	20040454	Complete

Owner's Name/Address	MAP #:	2019 Est TCV	TCV/TFA:
BUTZIN GERALD & CYNTHIA ANN 8240 FIRST STREET LAKE CITY MI 49651		181,660	94.61

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

Taxpayer's Name/Address	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BUTZIN GERALD & CYNTHIA ANN 8240 FIRST STREET LAKE CITY MI 49651	<Site Value A> Bk Lot	580	590			3000	100		3,000
	50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 3,000								

X	Public Improvements	Description	Rate	Size	% Good	Cash Value
	Dirt Road					
	Gravel Road					
	Paved Road					
	Storm Sewer					
	Sidewalk					
	Water					
	Sewer					

X	Tax Description	Description	Rate	Size	% Good	Cash Value
	. SEC 10 T22N R8W LOT 82 SAPPHIRE LAKE PLAT.					
		LAND IMPROVE 1000	1,000.00	1	95	950

Comments/Influences	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
ADD GRG FOR 96 ADD WW, CS,CHG GRG TP 1S, 2 SHDS FOR 99 (NO PERMITS)								



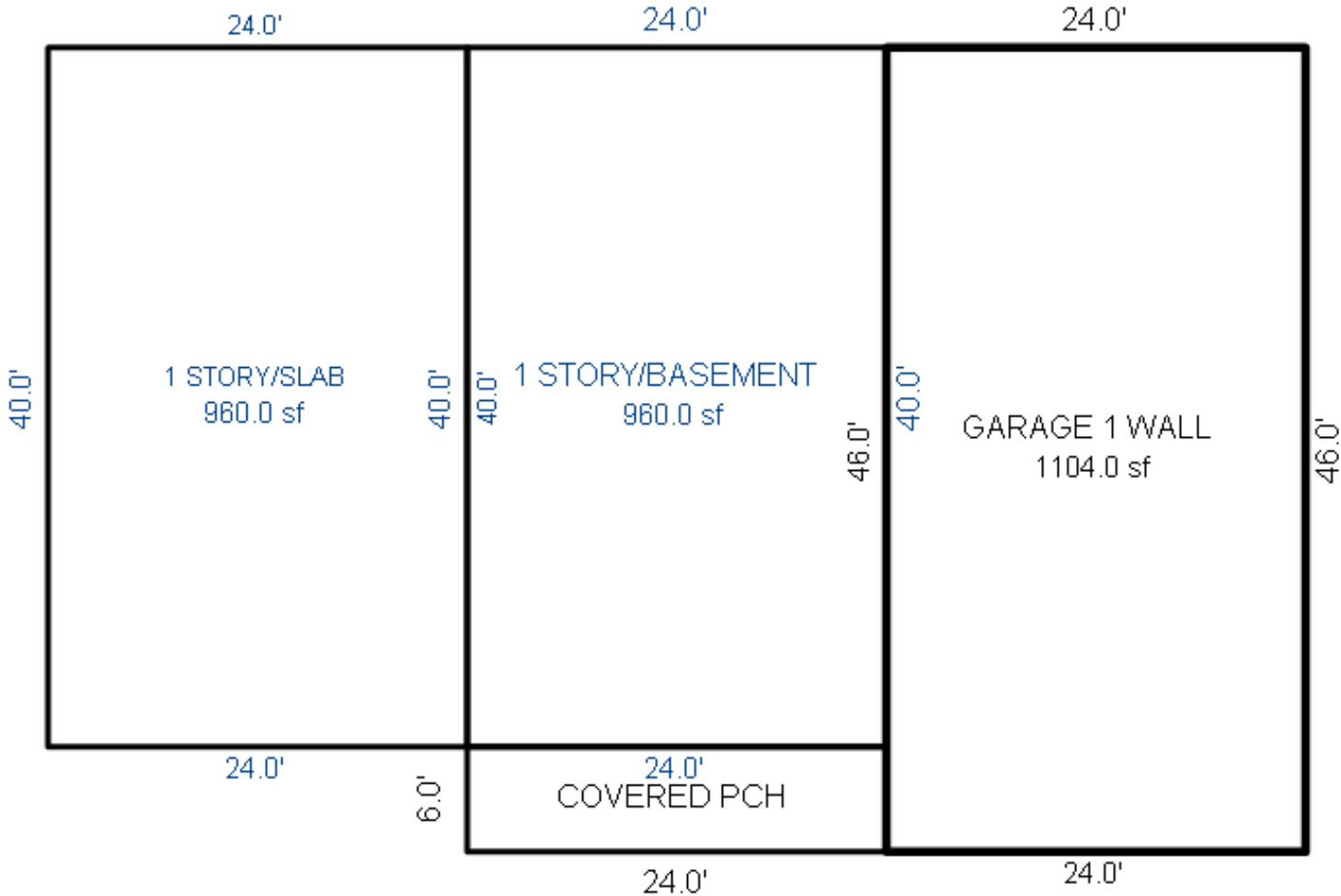
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2019	1,500	89,300	90,800			69,766C
			2018	1,000	84,300	85,300			68,131C
			2017	2,500	79,400	81,900			66,730C
			2016	2,000	74,700	76,700			66,135C

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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	X Gas Oil Elec. Wood Coal Steam	1 Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 144 Type CCP (1 Story)	Year Built: 2005 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 1104 % Good: 0 Storage Area: 0 No Conc. Floor: 0 Bsmnt Garage: Carport Area: Roof:
X Wood Frame	X Drywall Paneled Plaster Wood T&G Trim & Decoration Ex X Ord Min Size of Closets X Lg Ord Small Doors Solid X H.C.	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 (12) Electric 200 Amps Service	Class: C Effec. Age: 20 Floor Area: 1,920 Total Base New : 247,194 Total Depr Cost: 197,755 Estimated T.C.V: 174,024 E.C.F. X 0.880		
Building Style: 1S Yr Built 1998 Remodeled 2005 Condition: Average	Room List (5) Floors Basement 1st Floor 2nd Floor 3 Bedrooms	(6) Ceilings X Drywall	No./Qual. of Fixtures Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few	Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 1920 SF Floor Area = 1920 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80	Building Areas	Cls C Blt 1998
(1) Exterior X Wood/Shingle Aluminum/Vinyl Brick Insulation	(2) Windows X Many Avg. Large Few Small	(7) Excavation Basement: 960 S.F. Crawl: 0 S.F. Slab: 960 S.F. Height to Joists: 0.0	(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	Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Slab 960 1 Story Siding Basement 960 Total: 201,024 160,819		
(2) Windows X Wood Sash Metal Sash X Vinyl Sash Double Hung Horiz. Slide X Casement X Double Glass X Patio Doors X Storms & Screens	(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF	(14) Water/Sewer Public Water Public Sewer Water Well Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:	Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,120 896 3 Fixture Bath 1 3,525 2,820 2 Fixture Bath 1 2,359 1,887 Porches CCP (1 Story) 144 2,981 2,385 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Common Wall: 1 Wall 1 -2,038 -1,630 Door Opener 2 830 664 Base Cost 1104 29,753 23,802 Water/Sewer Public Sewer 1 1,134 907 Water Well, 100 Feet 1 4,407 3,526 Built-Ins Appliance Allow. 1 2,099 1,679 Local Cost Items SANITARY SEWER 1 0 0 *		
(3) Roof X Gable Hip Flat X Asphalt Shingle Chimney: Metal	(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			Totals: 247,194 197,755 Notes: ECF (409 - RURAL SUBS) 0.880 => TCV: 174,024		

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1750 S SAPPHIRE AVE						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2019 Est TCV 16,906 TCV/TFA: 0.00					

Owner's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA								
RITCHIE J C & GILLESPIE M J JT LE & GILLESPIE, BUNTING, MOCERI & CARLEY 4753 BIRCH HAVEN JACKSON MI 49201			* Factors *								
	Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value

Tax Description	X	Dirt Road									
. SEC 10 T22N R8W LOT 83 SAPPHIRE LAKE PLAT.		Gravel Road									
Comments/Influences		Paved Road									
		Storm Sewer									
		Sidewalk									
		Water									
	X	Sewer									
	X	Electric									
	X	Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									

Land Improvement Cost Estimates			Description	Rate	Size	% Good	Cash Value
			D/W/P: 3.5 Concrete	4.68	20	71	67
Total Estimated Land Improvements							67

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



Who	When	What	2019	2018	2017	2016
TPC	12/27/2017	INSPECTED	5,000	5,000	5,000	5,000
TPC	03/30/2015	INSPECTED	3,500	4,000	3,900	3,900
TPC	04/27/2014	INSPECTED	8,500	9,000	8,900	8,900
			4,850C	4,737C	4,640C	4,599C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	0 Front Overhang 0 Other Overhang	Gas 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: 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: 576 % 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: 40 Floor Area: 0 Total Base New : 12,954 Total Depr Cost: 7,772 Estimated T.C.V: 6,839	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			(13) Plumbing								
A-Frame		Ex Ord Min		0 Amps Service			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 Style: GRG		Size of Closets		No./Qual. of Fixtures			No. of Elec. Outlets								
Yr Built 1968		Lg Ord Small		Ex. Ord. Min			Many Ave. Few								
Remodeled 0		Doors Solid H.C.		(7) Excavation			(8) Basement								
Condition: Average		(5) Floors		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(9) Basement Finish								
Room List		Kitchen: Other: Other:		(6) Ceilings			(10) Floor Support								
Basement 1st Floor 2nd Floor Bedrooms		Recreation SF Living SF Walkout Doors No Floor SF		Insulation			Joists: Unsupported Len: Cntr.Sup:								
(1) Exterior		Wood/Shingle Aluminum/Vinyl Brick		(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic								
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Lump Sum Items:													
(2) Windows		Many Avg. Few Large Avg. Small			Cost Est. for Res. Bldg: 1 Single Family GRG (11) Heating System: No Heating/Cooling Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Garages Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 576 12,954 7,772 Totals: 12,954 7,772										
Many Avg. Few Large Avg. Small		Notes: ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 0.880 => TCv: 6,839													
(3) Roof		Gable Hip Flat Gambrel Mansard Shed													
Asphalt Shingle															
Chimney:															

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



Sketch by Apex IVT

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
STAFFORD CHARLES E	STOLP K & STAFFORD B	0	10/30/2017	DC	DEATH CERTIFICATE	2017-03980	PTA	0.0		
STAFFORD CHARLES P	STAFFORD CHARLES E ETAL	0	08/12/2010	DC	CERTIFICATE OF DEATH	2014-03905		0.0		
STAFFORD JANET M	STAFFORD CHARLES E & JANE	0	07/16/2004	DC	CERTIFICATE OF DEATH	2014-03904		0.0		
STAFFORD CHARLES E	STAFFORD CHARLES E & JANE	0	06/08/2004	QC	Not Qualified	04-0/2991		0.0		
Property Address		Class: 401 RESIDENTIAL-I		Zoning:	Building Permit(s)	Date	Number	Status		
W FIRST ST		School: LAKE CITY - 57020								
Owner's Name/Address		P.R.E. 0%								
STOLP K & STAFFORD B 598 TRIBUTARY DR FORT LAWN SC 29714		MAP #:								
		2019 Est TCV 27,402 TCV/TFA: 0.00								
		X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA						
		Public Improvements		* Factors *						
Tax Description		Dirt Road		Description	Frontage	Depth	Rate	%Adj. Reason	Value	
. SEC 10 T22N R8W LOT 84 SAPPHIRE LAKE PLAT.		Gravel Road		<Site Value C> GROUP C 10K			10000	100	10,000	
Comments/Influences		Paved Road		51 Actual Front Feet, 0.13 Total Acres					Total Est. Land Value =	10,000
		Storm Sewer								
		Sidewalk								
		Water								
		X	Sewer							
		X	Electric							
		X	Gas							
			Curb							
			Street Lights							
			Standard Utilities							
			Underground Utils.							
		Topography of Site								
		X	Level							
			Rolling							
			Low							
			High							
			Landscaped							
			Swamp							
			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	5,000	8,700	13,700		8,720C
		TPC 12/27/2017	INSPECTED		2018	5,000	8,800	13,800		8,516C
		TPC 03/30/2015	INSPECTED		2017	5,000	7,800	12,800		8,341C
		TPC 04/27/2014	INSPECTED		2016	5,000	7,800	12,800		8,267C



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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type			Year Built: 2000 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
	Wood Frame		(4) Interior	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			Class: C Effec. Age: 10 Floor Area: 0 Total Base New : 21,972 Total Depr Cost: 19,775 Estimated T.C.V: 17,402							Bsmnt Garage: Carport Area: Roof:	
	Building Style: GRG		Trim & Decoration	Central Air Wood Furnace			E.C.F. X 0.880								
	Yr Built 2000	Remodeled 0	Ex Ord Min	(12) Electric			Cost Est. for Res. Bldg: 1 Single Family GRG							Cls C Blt 2000	
	Condition: Average		Size of Closets	0 Amps Service			(11) Heating System: No Heating/Cooling							Ground Area = 0 SF Floor Area = 0 SF.	
	Room List		(5) Floors	No./Qual. of Fixtures			Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90							Building Areas	
	Basement 1st Floor 2nd Floor Bedrooms		Kitchen: Other: Other:	Ex.	Ord.	Min	Stories Exterior Foundation							Size Cost New Depr. Cost	
	(1) Exterior		(6) Ceilings	No. of Elec. Outlets			Other Additions/Adjustments							Garages	
	Wood/Shingle Aluminum/Vinyl Brick			Many	Ave.	Few	Class: C Exterior: Pole (Unfinished)							Base Cost	
	Insulation		(7) Excavation	(13) Plumbing			Notes:							1200 21,972 19,775	
	(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0	Average Fixture(s)			ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 0.880 => TCVC:							Totals: 21,972 19,775	
	Many Avg. Few 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									17,402	
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(14) Water/Sewer											
	Double Glass Patio Doors Storms & Screens		(9) Basement Finish	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
	(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF	Lump Sum Items:											
	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support												
	Asphalt Shingle		Joists: Unsupported Len: Cntr.Sup:												
	Chimney:														

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



Sketch by Apex IVT

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

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

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
FIRST ST						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2019 Est TCV 10,000					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA						
. SEC 10 T22N R8W LOT 85 SAPPHIRE LAKE PLAT.				* Factors *						
				Description	Frontage	Depth	Rate	%Adj.	Reason	Value
				<Site Value C>	GROUP C	10K	10000	100		10,000
				51 Actual Front Feet, 0.10 Total Acres					Total Est. Land Value =	10,000

Comments/Influences

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

Topography of Site

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	5,000	0	5,000			1,262C
2018	5,000	0	5,000			1,233C
2017	5,000	0	5,000			1,208C
2016	5,000	0	5,000			1,198C

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

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
S SAPPHIRE AVE						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2019 Est TCV 10,000					

Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA							
Public Improvements			* Factors *							
			Description	Frontage	Depth	Rate	%Adj.	Reason	Value	
X			<Site Value C> GROUP C 10K						10,000	100
			51 Actual Front Feet, 0.11 Total Acres						Total Est. Land Value = 10,000	

Tax Description
 . SEC 10 T22N R8W LOT 86 SAPPHIRE LAKE PLAT.

Comments/Influences

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

Topography of Site

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	5,000	0	5,000			1,262C
2018	5,000	0	5,000			1,233C
2017	5,000	0	5,000			1,208C
2016	5,000	0	5,000			1,198C

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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.
BECK JOHN M & MARY LOU	EDWARDS MELVIN A	5,000	09/13/2018	WD	Arms Length	2018-02968		100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
W FIRST ST						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2019 Est TCV 3,000					

Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA									
			* Factors *									
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
			<Site Value A>	Bk	Lot	580,590		3000	100		3,000	
			50 Actual Front Feet, 0.12 Total Acres						Total Est. Land Value =			3,000

Tax Description
 . SEC 10 T22N R8W LOT 87 SAPPHIRE LAKE PLAT.
 Comments/Influences
 FROM DNR FOR 00

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

Topography of Site

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	1,500	0	1,500			1,500S
2018	1,000	0	1,000			959C
2017	2,500	0	2,500			940C
2016	2,000	0	2,000			932C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LILEY WALLACE A & TIMOTHY	EDWARDS MELVIN A	5,500	04/20/2018	WD	Arms Length	2018-01378	PTA	100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
W FIRST ST	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
EDWARDS MELVIN A 14854 GOLFOVIEW LIVONIA MI 48154	MAP #:					
	2019 Est TCV 3,000					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA
. SEC 10 T22N R8W LOT 88 SAPPHIRE LAKE PLAT.				
Comments/Influences				

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X Dirt Road	<Site Value A> Bk Lot 580,590					3000	100		3,000
X Gravel Road	50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	3,000
X Paved Road									
X Storm Sewer									
X Sidewalk									
X Water									
X Sewer									
X Electric									
X Gas									
X Curb									
X Street Lights									
X Standard Utilities									
X Underground Utils.									

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2019	1,500	0	1,500			1,500S
X Rolling	2018	1,000	0	1,000			959C
X Low	2017	2,500	0	2,500			940C
X High	2016	2,000	0	2,000			932C
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							
X PRIVATE RD							



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2018	1,000	0	1,000			959C
TPC	03/30/2015	INSPECTED	2017	2,500	0	2,500			940C
			2016	2,000	0	2,000			932C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LAWTON MARCIA JEAN	RUSSELL MICHEAL	0	05/14/2018	QC	RELATED PARTY	2018-02190	PTA	100.0
LAWTON WAYNE E	LAWTON MARCIA	0	04/08/2011	CD	CERTIFICATE OF DEATH	2011-0038		0.0
LAWTON WAYNE E & CAROLYN	LAWTON WAYNE E & MARCIA J	1	03/07/2011	QC	QUIT CLAIM	2011-00632		0.0
		44,500	07/01/1998	WD	Download	320:946		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
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W FIRST ST	School: LAKE CITY - 57020					
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Owner's Name/Address	P.R.E. 0%					
	MAP #:					

RUSSELL MICHEAL 880 FOX ST SHALLOTTE NC 28470	2019 Est TCV 3,000					
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Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA			
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Public Improvements	* Factors *						
	Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value

	<Site Value A> Bk Lot 580,590					3000 100	3,000
	60 Actual Front Feet, 0.14 Total Acres					Total Est. Land Value =	3,000

Tax Description	X	Dirt Road					
. SEC 10 T22N R8W LOT 89 & W 10 FT OF LOT 90 SAPPHIRE LAKE PLAT.		Gravel Road					
Comments/Influences		Paved Road					
		Storm Sewer					
		Sidewalk					
		Water					
	X	Sewer					
	X	Electric					
	X	Gas					
		Curb					
		Street Lights					
		Standard Utilities					
		Underground Utils.					

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	1,500	0	1,500			1,500S
2018	1,000	0	1,000			1,000S
2017	2,500	0	2,500			1,347C
2016	2,000	0	2,000			1,335C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LAWTON MARCIA JEAN	RUSSELL MICHEAL	39,900	08/29/2017	WD	Arms Length	2017-02790	PTA	100.0
LAWTON WAYNE E	LAWTON MARCIA	0	04/08/2011	CD	CERTIFICATE OF DEATH	2011-0038		0.0
LAWTON WAYNE E & CAROLYN	LAWTON WAYNE E & MARCIA J	1	03/07/2011	QC	QUIT CLAIM	2011-00632		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8221 W FIRST ST						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2019 Est TCV 41,325 TCV/TFA: 72.88					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA									
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value			
. SEC 10 T22N R8W E 40 FT OF LOT 90, AND LOT 91 SAPPHIRE LAKE PLAT.	X		<Site Value A> Bk Lot 580,590					3000	100		3,000	
	X		<Site Value A> Bk Lot 580,590					3000	100		3,000	
			90 Actual Front Feet, 0.21 Total Acres Total Est. Land Value =									6,000

Comments/Influences	X Sewer	X Electric	X Gas	Curb	Street Lights	Standard Utilities	Underground Utils.	Land Improvement Cost Estimates				
								Description	Rate	Size	% Good	Cash Value
								Metal Prefab	9.39	140	94	1,236
								Wood Frame	19.43	80	94	1,461
								Total Estimated Land Improvements True Cash Value =				2,697

Topography of Site	X Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain	X PRIVATE RD	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
														2018	2,000	12,800	14,800		14,800R	14,800S
														2017	5,000	12,800	17,800			14,653C
														2016	4,000	13,400	17,400			14,523C

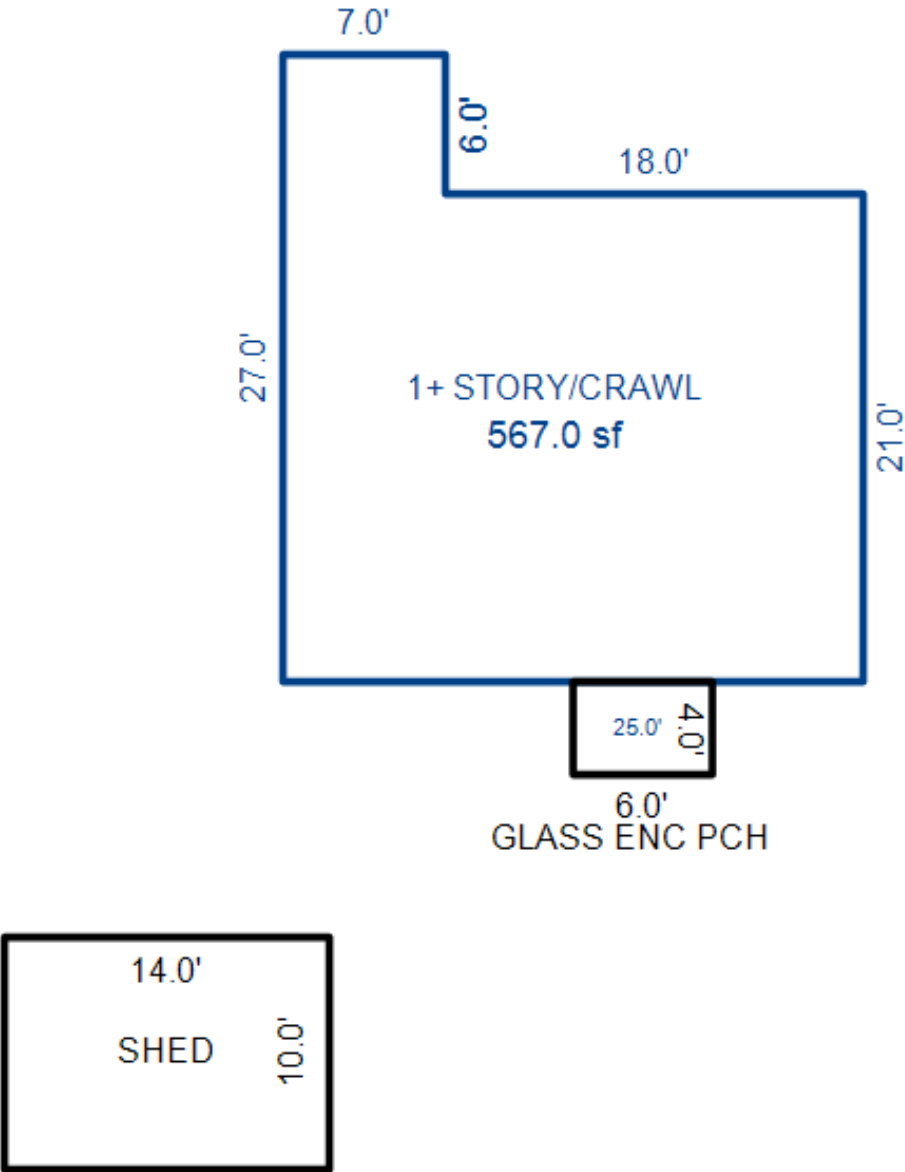


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 24 150	Type WGEP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame		Drywall Paneled			Plaster Wood T&G										
Building Style: 1S		Trim & Decoration														
Yr Built 1920	Remodeled 1984	Ex	Ord	X	Min	Size of Closets										
Condition: Average		Lg	Ord	X	Small	Doors										
Room List		(5) Floors														
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Other:					(12) Electric									
		0 Amps Service														
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Ex. Ord. X Min			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls D		Blt 1920	
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets			Many Ave. X Few			(11) Heating System: Wall/Floor Furnace						
Insulation				(7) Excavation			(13) Plumbing			Ground Area = 567 SF Floor Area = 567 SF.						
(2) Windows		Basement: 0 S.F. Crawl: 567 S.F. Slab: 0 S.F. Height to Joists: 0.0		Average Fixture(s)			1			Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60						
X	Many Avg. Few	X	Large Avg. Small	1			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Building Areas						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		1			Average Fixture(s)			Stories Exterior Foundation Size Cost New Depr. Cost						
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Crawl Space 567			Total:		50,763 30,458	
(3) Roof		(9) Basement Finish		1			Average Fixture(s)			Other Additions/Adjustments						
X	Gable Hip Flat	X	Large Avg. Small	1			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing						
X	Asphalt Shingle	Recreation SF Living SF Walkout Doors No Floor SF		1			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Deck						
Chimney: Metal		(10) Floor Support		1			Average Fixture(s)			Treated Wood						
		Joists: Unsupported Len: Cntr.Sup:		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			Water/Sewer						
		Recreation SF Living SF Walkout Doors No Floor SF		1			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Public Sewer						
		Lump Sum Items:		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			Water Well						
				1			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Public Sewer						
				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			Water Well						
				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			1000 Gal Septic						
				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			2000 Gal Septic						
				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:						
				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			ECF (409 - RURAL SUBS) 0.880 => TCV:					32,628	

*** 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.
LAWTON MARCIA JEAN	RUSSELL MICHEAL	1	05/14/2018	WD	RELATED PARTY	2018-02190	PTA	100.0
LAWTON WAYNE E	LAWTON MARCIA	0	04/08/2011	CD	CERTIFICATE OF DEATH	2011-0038		0.0
LAWTON WAYNE E & CAROLYN	LAWTON WAYNE E & MARCIA J	1	03/07/2011	QC	QUIT CLAIM	2011-00632		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
W FIRST ST						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 100% 05/03/1999					
	MAP #:					
	2019 Est TCV 3,000					

Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X Dirt Road								
X Gravel Road								
X Paved Road								
X Storm Sewer								
X Sidewalk								
X Water								
X Sewer								
X Electric								
X Gas								
X Curb								
X Street Lights								
X Standard Utilities								
X Underground Utils.								
			<Site Value A> Bk Lot 580,590 3000 100 3,000 50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 3,000					

Tax Description
 . SEC 10 T22N R8W LOT 92 SAPPHIRE LAKE PLAT.
 Comments/Influences

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



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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	1,500	0	1,500			1,500S
2018	1,000	0	1,000			959C
2017	2,500	0	2,500			940C
2016	2,000	0	2,000			932C

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