

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)		Date	Number	Status			
S SARA DR		School: LAKE CITY - 57020		Res. Add/Alter/Repair		12/30/2010	PB10-0452				
Owner's Name/Address		P.R.E. 100% 04/15/2002									
O'RILEY PATRICK M & CHERYL A 2042 SARA DRIVE LAKE CITY MI 49651		MAP #:		2019 Est TCV 3,480							
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS						
. SEC 13 T22N R8W LOT 1 SOUTHSHORE FARMS SUB.		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		GROUP A 30/FF	116.00	175.00	1.0000	1.0000	30	100	3,480
		Paved Road		116 Actual Front Feet, 0.47 Total Acres				Total Est. Land Value =		3,480	
		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	1,700	0	1,700			1,234C
		TPC 12/27/2017	INSPECTED		2018	1,700	0	1,700			1,206C
		TPC 07/18/2017	INSPECTED		2017	1,700	0	1,700			1,182C
		TPC 10/27/2015	INSPECTED		2016	2,300	0	2,300			1,172C



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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	
2042 S SARA DR		School: LAKE CITY - 57020							
Owner's Name/Address		P.R.E. 100% 07/27/1994							
O'RILEY PATRICK M & CHERYL A 2042 SARA DRIVE LAKE CITY MI 49651		MAP #:		2019 Est TCV 109,149 TCV/TFA: 98.87					
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS					
. SEC 13 T22N R8W LOT 2 SOUTHSHORE FARMS SUB.		Public Improvements		* Factors *					
Comments/Influences		Dirt Road		Description	Frontage	Depth	Rate	%Adj. Reason	Value
		Gravel Road		<Site Value H> RURAL LOTS 8K			8000	100	8,000
		Paved Road		115 Actual Front Feet, 0.46 Total Acres Total Est. Land Value =					8,000
		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	50,600	54,600	35,042C
		TPC 12/27/2017	INSPECTED		2018	3,500	46,300	49,800	34,221C
		TPC 01/27/2012	INSPECTED		2017	3,500	44,900	48,400	33,518C
					2016	3,300	42,200	45,500	33,220C



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
NOLAN MATTHEW J & BETH (F)	GILL KAY	1	02/23/2015	WD	WARRANTY DEED	2015-00616	PTA	0.0
STEINBRICK ROBERT J & ARL	NOLAN & GILL (J/T)	10,500	07/18/2006	WD	Arms Length	06-0/2652		100.0

Property Address: S SARA 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: GILL KAY
 7575 W FOREST DR
 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: . SEC 13 T22N R8W LOT 3 SOUTHSHORE FARMS SUB.
 Comments/Influences: Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	4,000	0	4,000			3,213C
2018	3,500	0	3,500			3,138C
2017	3,500	0	3,500			3,074C
2016	3,300	0	3,300			3,047C



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HELSEL DANIEL	MOREEN SCOTTIE & MOREEN P	55,000	03/24/2013	LC	LAND CONTRACT	2013-02450 LCT		100.0
DEJONG DAVID & AMY	HELSEL DANIEL	27,100	01/29/2013	PTA	HUD SALE	PTA	PTA	100.0
DEJONG DAVID & AMY	MIDFIRST BANK	57,121	09/21/2012	SD	SHERIFF'S DEED	2012-03181 SD	PTA	0.0
		72,500	07/01/2000	WD	Download	338:758		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
2086 S SARA DR						
		School: LAKE CITY - 57020				
		P.R.E. 100% 03/09/2015				
Owner's Name/Address	MAP #:					
MOREEN SCOTTIE & MOREEN PATRICIA 2086 S SARA DR LAKE CITY MI 49651	2019 Est TCV 81,385 TCV/TFA: 75.36					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS					
. EC 13 T22N R8W LOT 4 SOUTHSORE FARMS SUB.			* Factors *					
			Description	Frontage	Depth	Rate %Adj.	Reason Value	
			<Site Value H> RURAL LOTS 8K			8000 100	8,000	
			115 Actual Front Feet, 0.46 Total Acres				Total Est. Land Value =	8,000

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates					
		Dirt Road	Description	Rate	Size	% Good	Cash Value	
		Gravel Road	Fencing: Wd, Solid, 6 ft.	21.86	240	0	0	
		Paved Road	D/W/P: 4in Ren. Conc.	5.57	624	0	0	
		Storm Sewer	Wood Frame	18.89	120	50	1,133	
		Sidewalk	Wood Frame	18.89	120	50	1,133	
		Water	Residential Local Cost Land Improvements					
		Sewer	Description	Rate	Size	% Good	Cash Value	
		Electric	LAND IMPROVE 1000	1,000.00	2	95	1,900	
		Gas	Total Estimated Land Improvements True Cash Value =					4,166
		Curb						
		Street Lights						
		Standard Utilities						
		Underground Utils.						



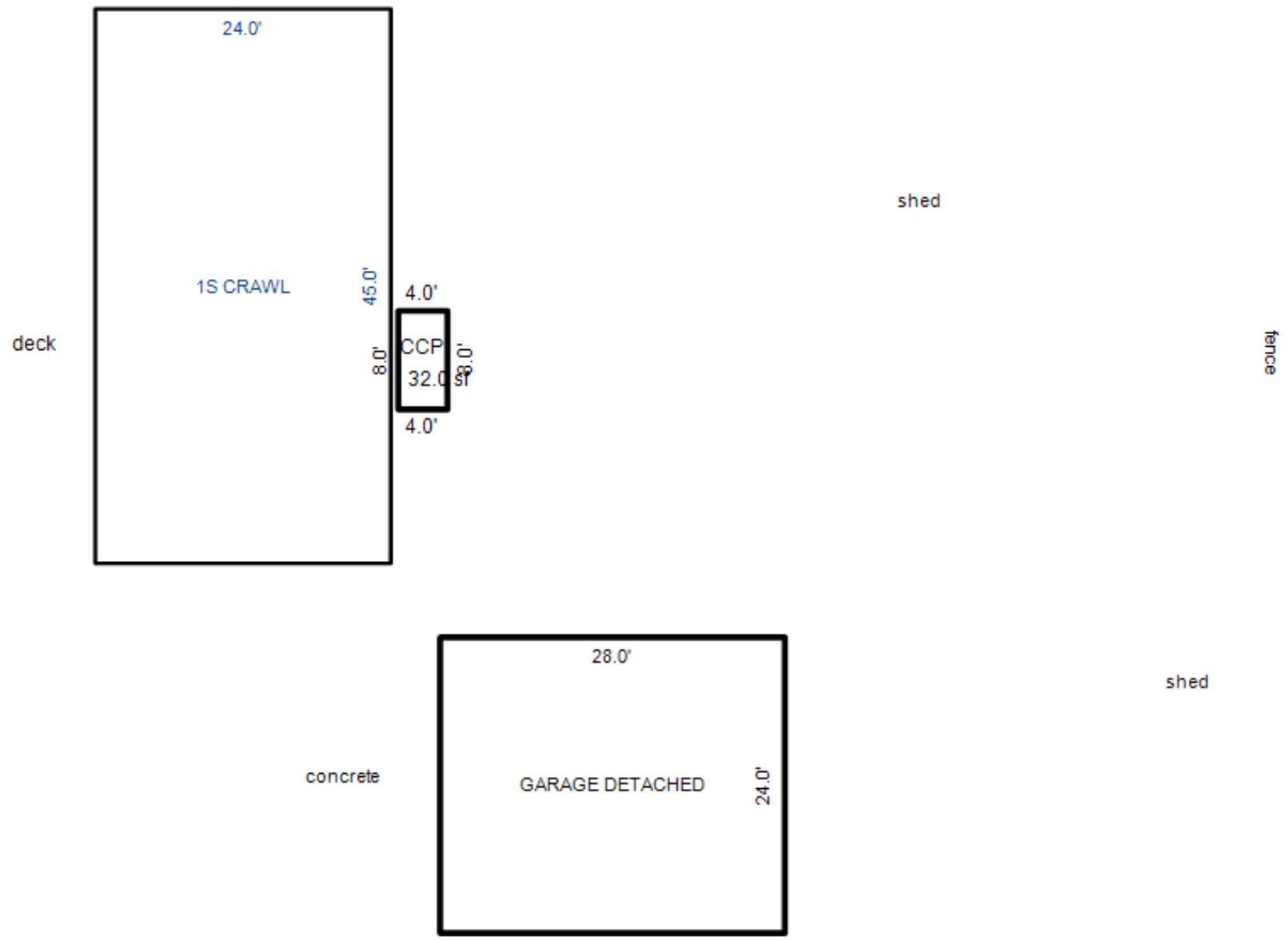
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2019	4,000	36,700	40,700			27,410C
Rolling							
Low							
X High	2018	3,500	33,300	36,800			26,768C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
Who	When	What	2017	3,500	33,900	37,400	26,218C
		TPC 12/27/2017 INSPECTED	2016	3,300	31,900	35,200	25,985C
		TPC 04/17/2017 INSPECTED					
		TPC 01/27/2012 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 32	Type CCP (1 Story)	Year Built: 1996 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: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame		Drywall Paneled	X	Plaster Wood T&G													
Building Style: 1S		Trim & Decoration																
Yr Built 1975	Remodeled 0	Ex	X	Ord		Min	Size of Closets											
Condition: Average		Lg		Ord	X	Small	Doors											
Room List		(5) Floors		Central Air Wood Furnace														
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(12) Electric			0		Amps Service									
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures														
X	Wood/Shingle Aluminum/Vinyl Brick	X	Plaster				Ex.	X	Ord.		Min							
Insulation				No. of Elec. Outlets														
(2) Windows		(7) Excavation		(13) Plumbing														
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1080 S.F. Slab: 0 S.F. Height to Joists: 0.0			1		Average Fixture(s)									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		1			3		Fixture Bath									
(3) Roof		(9) Basement Finish		1			2		Fixture Bath									
X	Gable Hip Flat		Gambrel Mansard Shed	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1		Softener, Auto									
X	Asphalt Shingle	Recreation SF Living SF Walkout Doors No Floor SF		Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1		Softener, Manual									
Chimney: Metal		(10) Floor Support		(14) Water/Sewer														
		Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1		Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
				Lump Sum Items:														
Notes:										Class: CD Effec. Age: 35 Floor Area: 1,080 Total Base New : 121,017 Total Depr Cost: 78,658 Estimated T.C.V: 69,219		E.C.F. X 0.880		Bsmnt Garage: Carport Area: Roof:				
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1080 SF Floor Area = 1080 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas										Cls CD		Blt 1975						
Stories Exterior Foundation Size Cost New Depr. Cost																		
1 Story Siding Crawl Space 1,080										Total:		95,676 62,188						
Other Additions/Adjustments																		
Plumbing																		
Average Fixture(s)										1		933 606						
Water/Sewer																		
1000 Gal Septic										1		3,453 2,244						
Water Well, 50 Feet										1		1,962 1,275						
Porches																		
CCP (1 Story)										32		733 476						
Garages																		
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)																		
Base Cost										672		16,793 10,915						
Built-Ins																		
Appliance Allow.										1		1,467 954						
Totals:										121,017		78,658						
ECF (660 SOUTHSHORE FARMS) 0.880 => TCV:												69,219						

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KEELEAN MARK & NORMA	TAYLOR COLLEEN	110,000	07/31/2017	WD	Arms Length	2017-02388	PTA	100.0
KEELEAN MARK D TRUST	KEELEAN MARK & NORMA	0	07/13/2015	QC	RELATED PARTY	2015-02404		0.0
		77,500	01/01/1998	WD	Download	328:506		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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2108 S SARA DR	School: LAKE CITY - 57020					
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	P.R.E. 100% 08/08/2017					
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Owner's Name/Address	MAP #:
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TAYLOR COLLEEN 2108 SARA DRIVE LAKE CITY MI 49651	2019 Est TCV 122,089 TCV/TFA: 111.80
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X Improved	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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115 Actual Front Feet, 0.46 Total Acres							Total Est. Land Value =	8,000
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Tax Description	X	Improved	Vacant	Land Improvement Cost Estimates
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. SEC 13 T22N R8W LOT 5 SOUTHSHORE FARMS SUB.	X	Dirt Road		Description	Rate	Size	% Good	Cash Value
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		Gravel Road		D/W/P: 3.5 Concrete	5.00	400	0	0
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		Paved Road		Wood Frame	21.25	120	50	1,275
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		Storm Sewer		Residential Local Cost Land Improvements				
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		Sidewalk		Description	Rate	Size	% Good	Cash Value
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		Water		LAND IMPROVE 1000	1,000.00	1	95	950
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		Sewer		Total Estimated Land Improvements True Cash Value =				
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		Electric						2,225
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		Gas						
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		Curb						
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		Street Lights						
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		Standard Utilities						
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		Underground Utils.						
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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X Level	2019	4,000	57,000	61,000			56,524C
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Rolling	2018	3,500	51,700	55,200			55,200S
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Low	2017	3,500	48,300	51,800			35,884C
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High	2016	3,300	45,400	48,700			35,564C
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Landscaped							
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Swamp							
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Wooded							
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Pond							
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Waterfront							
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Ravine							
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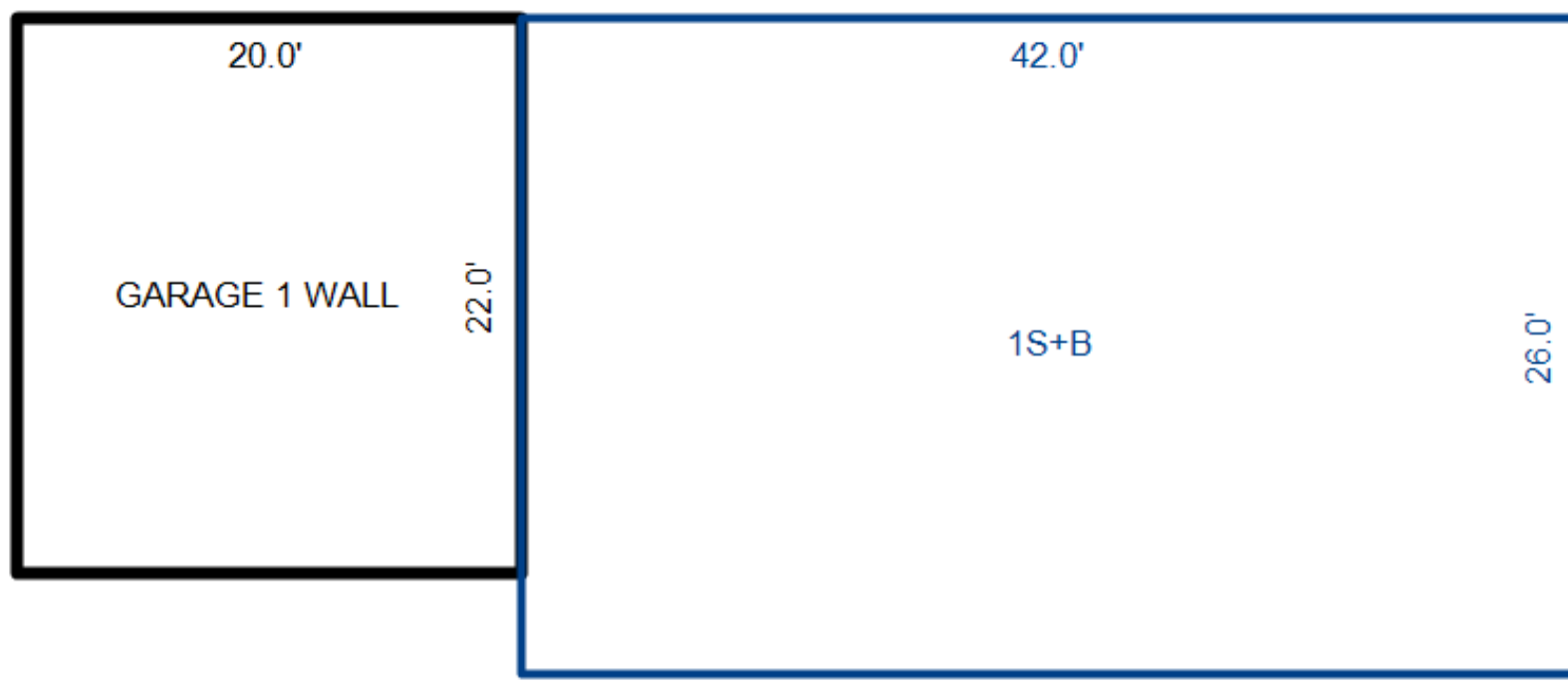
Wetland							
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Flood Plain							
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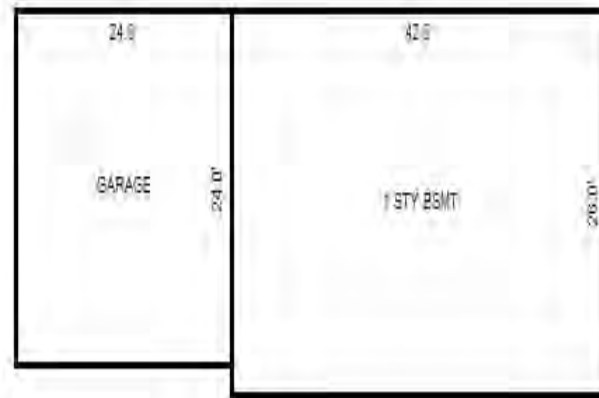
concrete

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
		79,500	11/01/2000	WD	Download	341:848		0.0	
Property Address		Class: 401 RESIDENTIAL-I		Zoning:	Building Permit(s)	Date	Number	Status	
2128 S SARA DR		School: LAKE CITY - 57020							
Owner's Name/Address		P.R.E. 100% 04/11/1997							
SOMSEL JUSTIN LEE 2128 SARA DRIVE LAKE CITY MI 49651		MAP #:		2019 Est TCV 112,851 TCV/TFA: 103.34					
Taxpayer's Name/Address		X Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS					
SOMSEL JUSTIN LEE 2128 SARA DRIVE LAKE CITY MI 49651		Public Improvements		* Factors *					
Tax Description		Dirt Road		Description	Frontage	Depth	Rate %Adj.	Reason	Value
. SEC 13 T22N R8W LOT 6 SOUTHSORE FARMS SUB.		Gravel Road		<Site Value H> RURAL LOTS 8K			8000 100		8,000
Comments/Influences		Paved Road		115 Actual Front Feet, 0.46 Total Acres Total Est. Land Value =					8,000
		Storm Sewer							
		Sidewalk							
		Water Sewer							
		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	4,000	52,400	56,400	37,622C	
TPC 12/27/2017 INSPECTED				2018	3,500	48,100	51,600	36,741C	
TPC 01/27/2012 INSPECTED				2017	3,500	46,600	50,100	35,986C	
				2016	3,300	43,800	47,100	35,666C	

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1996 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 86 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G									
Building Style: 1S		Trim & Decoration												
Yr Built 1995	Remodeled 0	Ex	X	Ord		Min	Size of Closets							
Condition: Average		Lg	X	Ord		Small	Doors							
Room List		(5) Floors		Central Air Wood Furnace										
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric			0 Amps Service							
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures										
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Ex.	X	Ord.		Min						
X	Insulation			No. of Elec. Outlets										
(2) Windows		Many	X	Avg.	X	Avg.		Few						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(13) Plumbing										
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer										
X	Gable Hip Flat	Gambrel Mansard Shed		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic										
X	Asphalt Shingle			Lump Sum Items:										
Chimney: Metal														
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1092 SF Floor Area = 1092 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas										Cls C -5 Blt 1995				
Stories Exterior Foundation Size Cost New Depr. Cost														
1 Story Siding Basement 1,092										Total:		118,422 94,735		
Other Additions/Adjustments														
Plumbing														
Average Fixture(s) 1 1,120 896														
3 Fixture Bath 1 3,525 2,820														
Water/Sewer														
1000 Gal Septic 1 3,691 2,953														
Water Well, 50 Feet 1 2,038 1,630														
Garages														
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)														
Base Cost 576 18,824 16,189 *														
Common Wall: 1 Wall 1 -2,038 -1,753														
Built-Ins														
Appliance Allow. 1 2,099 1,679														
Totals:										147,681		119,149		
Notes:														
										ECF (660 SOUTHSHORE FARMS) 0.880 => TCV:		104,851		

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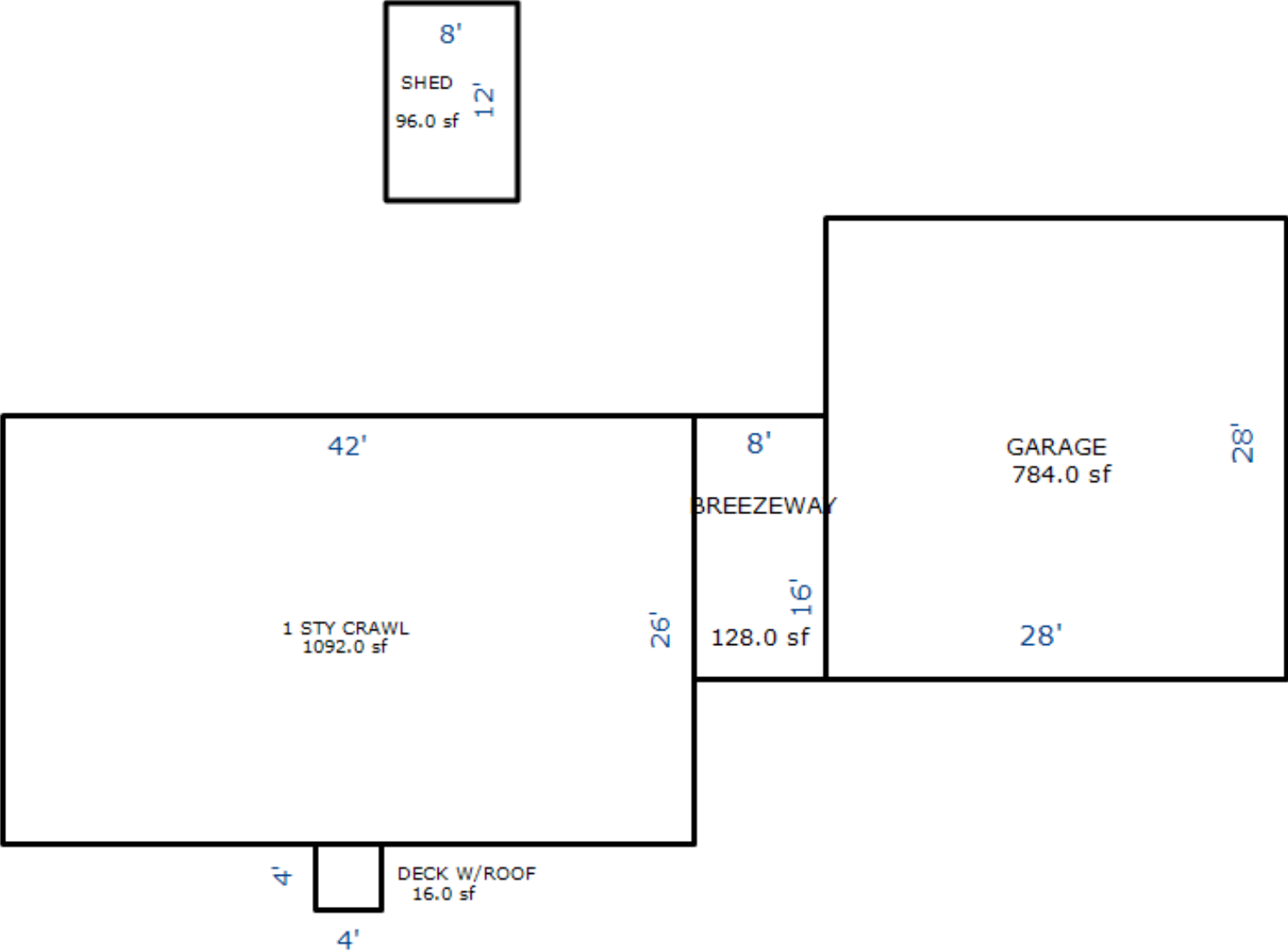
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
HABITAT FOR HUMANITY	SILER LAURIE L	79,094	10/23/2008	WD	Not Qualified	2008/3788		100.0						
TICE ROXANNE	HABITAT FOR HUMANITY	9,000	01/23/2006	PLC	Not Qualified	06-0/279		0.0						
TICE ROXANNE	HABITAT FOR HUMANITY	9,000	09/26/2005	LC	Arms Length	05-0/3766		100.0						
		7,000	09/01/2000	WD	Download	340:72		0.0						
Property Address		Class: 401 RESIDENTIAL-I		Zoning:		Building Permit(s)		Date	Number	Status				
2150 S SARA DR		School: LAKE CITY - 57020		Garage		05/26/2009		20090204	100%					
Owner's Name/Address		P.R.E. 100% 10/22/2008		New House		04/22/2008		20080100	Complete					
SILER LAURIE L 2150 S SARA DR LAKE CITY MI 49651		MAP #:		2019 Est TCV 122,789 TCV/TFA: 112.44										
Taxpayer's Name/Address		X Improved		Vacant		Land Value Estimates for Land Table Res 8.RURAL SUBS								
HABITAT FOR HUMANITY MICHIGN FUND 618 D CREYTS SUITE C LANSING MI 48917		X		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer		* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value <Site Value H> RURAL LOTS 8K 8000 100 115 Actual Front Feet, 0.46 Total Acres Total Est. Land Value = 8,000								
Tax Description		X Electric		X Gas		Land Improvement Cost Estimates								
. SEC 13 T22N R8W LOT 7 SOUTHSHORE FARMS SUB.		X		Curb Street Lights Standard Utilities		Description Rate Size % Good Cash Value Wood Frame 19.92 96 98 1,874 Total Estimated Land Improvements True Cash Value = 1,874								
Comments/Influences		X		Underground Utils.										
		Topography of Site		X Level										
				Rolling										
				Low										
				High										
				Landscaped										
				Swamp										
				Wooded										
				Pond										
				Waterfront										
				Ravine										
				Wetland										
				Flood Plain										
		Who		When		What		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
								2019	4,000	57,400	61,400			40,310C
								2018	3,500	51,700	55,200			39,366C
								2017	3,500	50,100	53,600			38,557C
								2016	3,300	47,100	50,400			38,214C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MCCALLUM TARA C & HOOT PA	VANBUSKIRK RICKY J & REBE	114,250	08/30/2018	WD	Arms Length	2018-02822	PTA	100.0
EMERY KIM C TRUST	MCCALLUM TARA C & HOOT PA	69,000	09/25/2013	WD	WARRANTY DEED	2013-03308	PTA	100.0
DEUTSCHE BANK ATIONAL TRU	EMERY KIM C TRUST	40,799	07/22/2013	CD	BANK SALE	2013-02762 WD		100.0
GOSCHKE CHRIS A	DEUTSCHE BANK ATIONAL TRU	0	05/10/2013	AFF	AFFIDAVITABANDONMENT	2013-01787 AFF	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
2172 S SARA DR			Other	04/29/2008	20080113	Complete

Owner's Name/Address	MAP #:
VANBUSKIRK RICKY J & REBECCA K 2172 S SARA DR LAKE CITY MI 49651	2019 Est TCV 105,354 TCV/TFA: 84.01

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS
SEC 13 T22N R8W LOT 8 SOUTHSHORE FARMS SUB.	X		<p>* Factors *</p> <p>Description Frontage Depth Front Depth Rate %Adj. Reason Value</p> <p><Site Value H> RURAL LOTS 8K 8000 100 8,000</p> <p>115 Actual Front Feet, 0.46 Total Acres Total Est. Land Value = 8,000</p>

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates
	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	<p>Description Rate Size % Good Cash Value</p> <p>Residential Local Cost Land Improvements</p>

Comments/Influences	X	Electric	Rate	Size % Good	Cash Value
	X	Gas	2,500.00	1 100	2,500
		Curb	Total Estimated Land Improvements True Cash Value = 2,500		

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

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



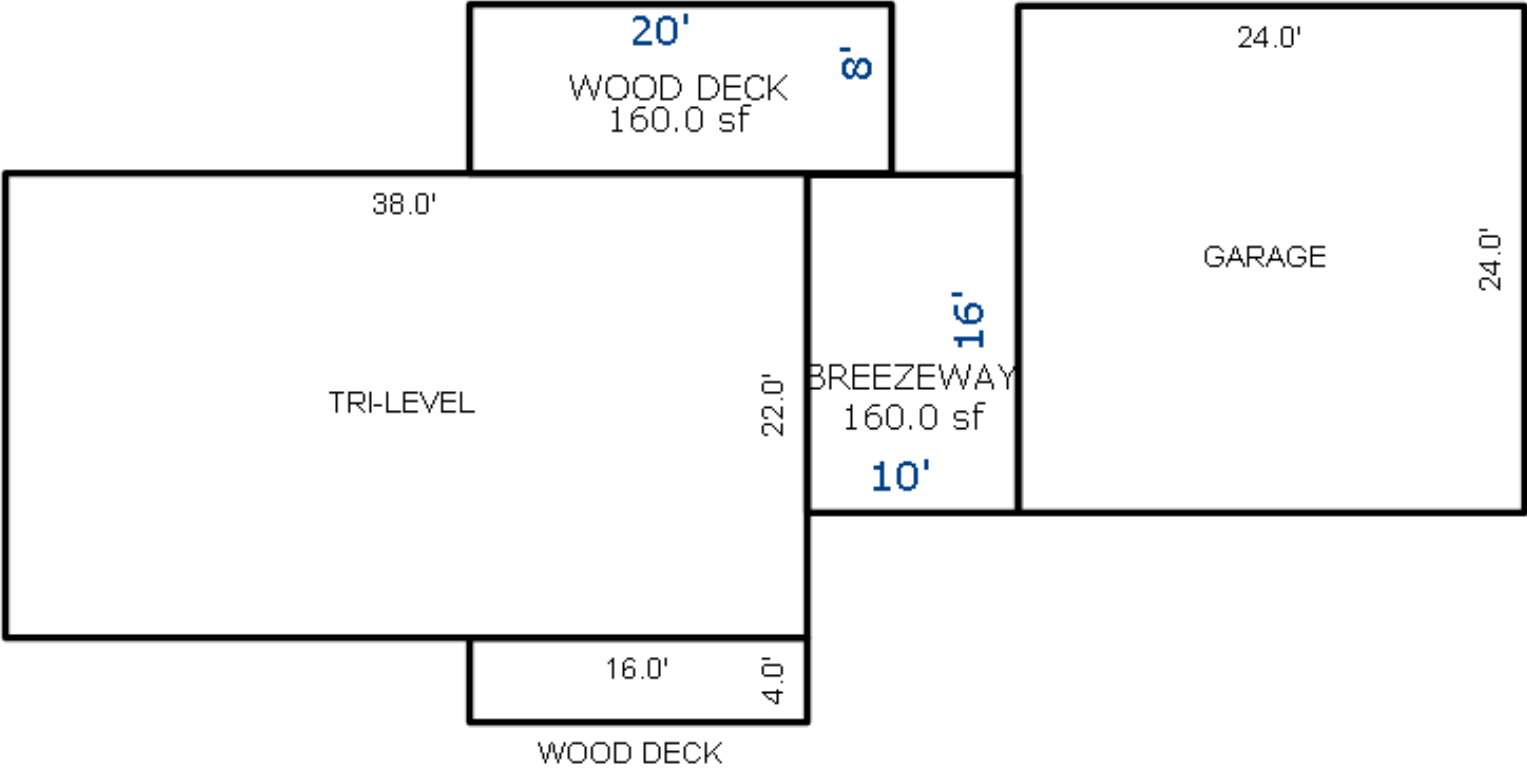
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC 09/17/2018	INSPECTED		2019	4,000	48,700	52,700			52,700S
TPC 12/27/2017	INSPECTED		2018	3,500	48,600	52,100		52,100W	35,902C
TPC 01/27/2012	INSPECTED		2017	3,500	44,700	48,200			35,164C
			2016	3,300	44,300	47,600			34,851C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 64 120 160	Type Treated Wood Treated Wood Brzwy, FW	Year Built: 2002 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G												
Building Style: TRI		Trim & Decoration															
Yr Built 1994	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: CD Effec. Age: 25 Floor Area: 1,254 Total Base New : 143,720 Total Depr Cost: 107,789 Estimated T.C.V: 94,854			E.C.F. X 0.880		Bsmnt Garage: Carport Area: Roof:		
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(6) Ceilings			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family TRI (11) Heating System: Forced Air w/ Ducts Ground Area = 836 SF Floor Area = 1254 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75			Cls CD		Blt 1994		
(1) Exterior	X	Drywall		Ex.	X	Ord.		Min	Building Areas								
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		No. of Elec. Outlets			Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost Tri-Level Siding Crawl Space 836 Total: 104,328 78,244							
(2) Windows	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 836 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Other Additions/Adjustments							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(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			(14) Water/Sewer			Plumbing Average Fixture(s) 1 933 700 3 Fixture Bath 1 2,929 2,197 Water/Sewer 1000 Gal Septic 1 3,453 2,590 Water Well, 100 Feet 1 4,280 3,210 Deck Treated Wood 64 1,503 1,127 Treated Wood 120 2,185 1,639 Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 576 16,877 12,658 Built-Ins Appliance Allow. 1 1,467 1,100 Breezeways 160 5,765 4,324 Frame Wall Totals: 143,720 107,789							
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic						Notes:							
(3) Roof	X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support			Lump Sum Items:			Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 576 16,877 12,658 Built-Ins Appliance Allow. 1 1,467 1,100 Breezeways 160 5,765 4,324 Frame Wall Totals: 143,720 107,789							
X	Asphalt Shingle	Recreation SF Living SF Walkout Doors No Floor SF		1 1000 Gal Septic 1 2000 Gal Septic						Notes: ECF (660 SOUTHSHORE FARMS) 0.880 => TCVC: 94,854							
Chimney: Metal																	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PAYNE JAMES & CYNTHIA M	POWER ROBERT	89,362	09/28/2018	WD	Arms Length	2018-03210	PTA	100.0
		72,500	08/01/2001	WD	Download	01-0:3178		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
2194 S SARA DR	School: LAKE CITY - 57020		Garage	05/03/2004	20040100	Complete

Owner's Name/Address	MAP #:	2019 Est TCV 93,358 TCV/TFA: 81.04
POWER ROBERT 2194 SARA DR LAKE CITY MI 49651		

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS
LA 1694 SEC 13 T22N R8W LOT 9 SOUTHSHORE FARMS SUB.			

Comments/Influences	Public Improvements	* Factors *	Description	Frontage	Depth	Rate	%Adj.	Reason	Value	
	X Dirt Road		<Site Value H> RURAL LOTS 8K			8000	100		8,000	
	X Gravel Road		115 Actual Front Feet, 0.47 Total Acres					Total Est. Land Value =	8,000	
	X Paved Road		Land Improvement Cost Estimates							
	X Storm Sewer		Description			Rate	Size	% Good	Cash Value	
	X Sidewalk		D/W/P: 3.5 Concrete			5.00	105	0	0	
	X Water		Fencing: Wire Mesh, #9			2.88	100	0	0	
	X Sewer		Wood Frame			26.62	64	50	852	
	X Electric		Residential Local Cost Land Improvements							
	X Gas		Description			Rate	Size	% Good	Cash Value	
	X Curb		LAND IMPROVE 1000			0.00	0	100	1,000	
	X Street Lights		Total Estimated Land Improvements True Cash Value =							1,852
	X Standard Utilities									
	X Underground Utils.									

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



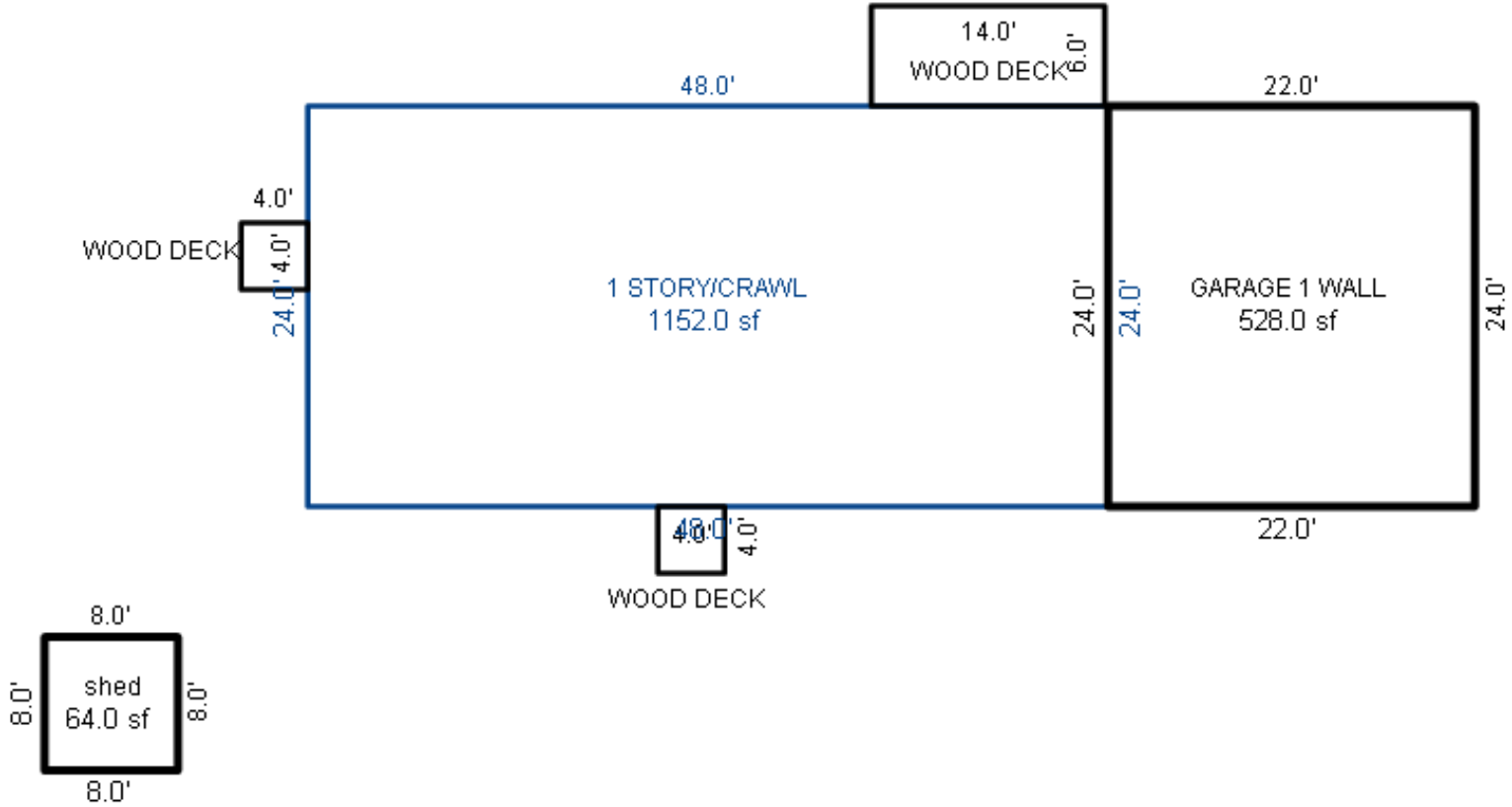
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	4,000	42,700	46,700			46,700S
2018	3,500	43,300	46,800			32,332C
2017	3,500	42,000	45,500			31,667C
2016	3,300	39,500	42,800			31,385C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2004 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 528 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G						16	Treated Wood			
Building Style: 1S		Trim & Decoration													
Yr Built 1990	Remodeled 0	Ex	X	Ord		Min									
Condition: Average		Lg	X	Ord		Small									
Room List		(5) Floors		Central Air Wood Furnace											
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric											
		(6) Ceilings		No./Qual. of Fixtures											
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Ex.	X	Ord.		Min							
		(7) Excavation		No. of Elec. Outlets											
		Basement: 0 S.F. Crawl: 1152 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many	X	Ave.		Few							
		(8) Basement		(13) Plumbing											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	1	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
X	Double Glass Patio Doors Storms & Screens		(9) Basement Finish	(14) Water/Sewer											
		Recreation SF Living SF Walkout Doors No Floor SF		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
		(10) Floor Support		Lump Sum Items:											
X	Gable Hip Flat		Gambrel Mansard Shed												
X	Asphalt Shingle														
Chimney: Metal															
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1152 SF Floor Area = 1152 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70										Cls C -5 Blt 1990					
Building Areas										Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story										Siding	Crawl Space	1,152			
Other Additions/Adjustments										Total:			109,157	76,420	
Plumbing										Average Fixture(s)		1	1,120	784	
Water/Sewer										1000 Gal Septic		1	3,691	2,584	
										Water Well, 50 Feet		1	2,038	1,427	
Deck										Treated Wood		84	1,769	1,627	
										Treated Wood		16	554	388	
										Treated Wood		16	554	388	
Garages										Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
										Base Cost		528	15,914	11,140	
										Common Wall: 1 Wall		1	-1,906	-1,334	
Built-Ins										Appliance Allow.		1	2,099	1,469	
										Totals:			134,990	94,893	
Notes:										ECF (660 SOUTHSHORE FARMS) 0.880 => TCv: 83,506					

*** 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

2216 S SARA DR School: LAKE CITY - 57020 P.R.E. 100% 07/27/1994

Owner's Name/Address MAP #: 2019 Est TCV 94,779 TCV/TFA: 94.03

HUBBARD JAMES BRIAN
2216 SARA DR
LAKE CITY MI 49651 X Improved Vacant Land Value Estimates for Land Table Res 8.RURAL SUBS

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

HUBBARD JAMES BRIAN X Dirt Road <Site Value H> RURAL LOTS 8K 8000 100 8,000

2216 SARA DR X Gravel Road 115 Actual Front Feet, 0.47 Total Acres Total Est. Land Value = 8,000

LAKE CITY MI 49651 X Paved Road Land Improvement Cost Estimates

Tax Description X Storm Sewer Description Rate Size % Good Cash Value

. SEC 13 T22N R8W LOT 10 SOUTHSHORE FARMS SUB. X Sidewalk D/W/P: 3.5 Concrete 5.00 84 71 298

Comments/Influences X Water Wood Frame 24.51 80 71 1,392

Topography of Site X Sewer Total Estimated Land Improvements True Cash Value = 1,690

X Level

Rolling

Low

High

Landscaped

Swamp

Wooded

Pond

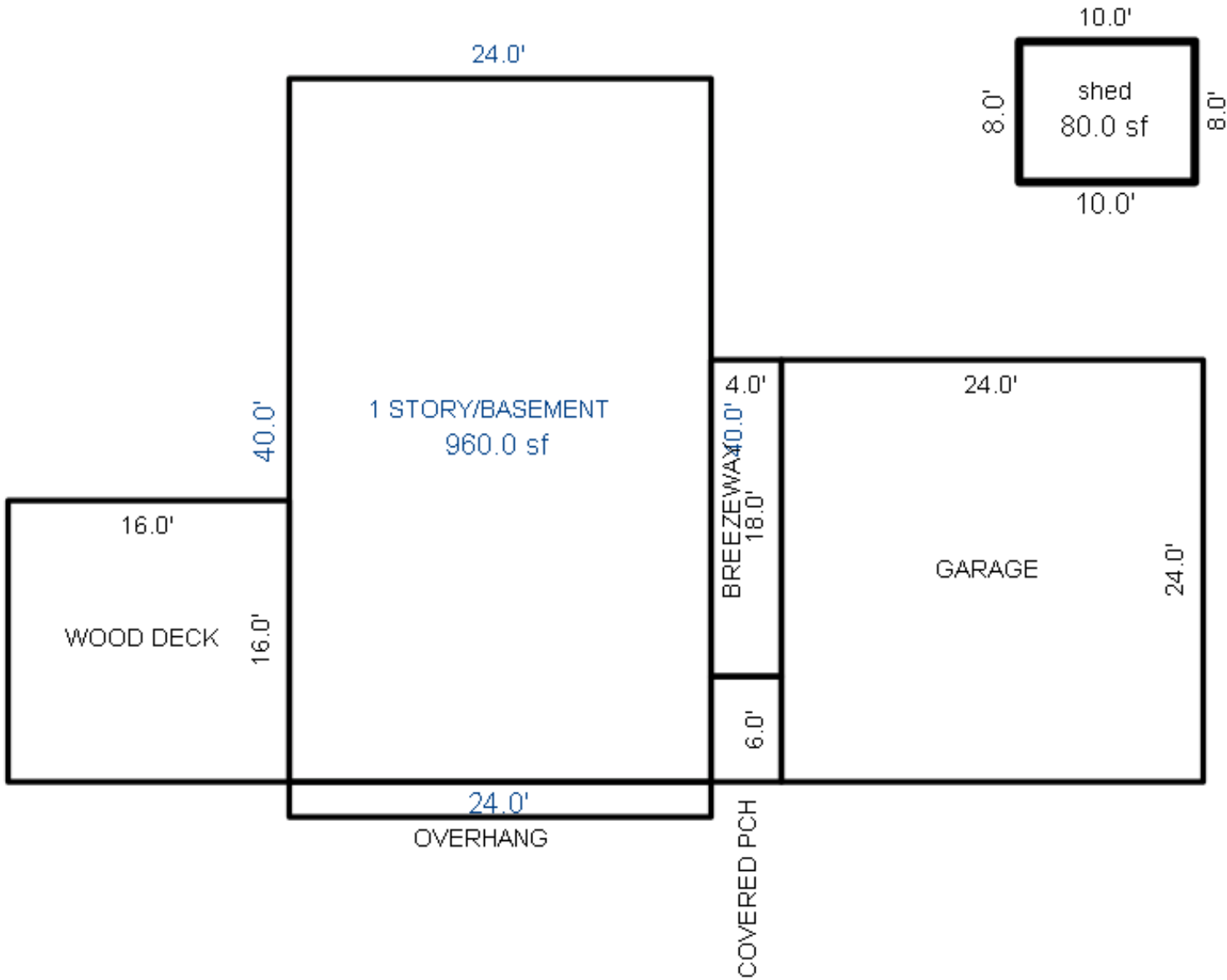
Waterfront



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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	4,000	43,400	47,400			32,355C
2018	3,500	42,200	45,700			31,597C
2017	3,500	40,900	44,400			30,948C
2016	3,300	38,400	41,700			30,672C

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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 SARA 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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HUBBARD JAMES B 2216 SARA DR 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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				115 Actual Front Feet,	0.47 Total Acres				Total Est. Land Value =			8,000
--	--	--	--	------------------------	------------------	--	--	--	-------------------------	--	--	-------

Taxpayer's Name/Address	Dirt Road											
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HUBBARD JAMES B 2216 SARA DR LAKE CITY MI 49651	X Gravel Road											
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	X Paved Road											
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	X Storm Sewer											
--	---------------	--	--	--	--	--	--	--	--	--	--	--

	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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	Rolling											
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	Low											
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	High											
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	Landscaped											
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	Swamp											
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	Wooded											
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	Pond											
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	Waterfront											
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	Ravine											
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	Wetland											
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	Flood Plain											
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	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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	Who	When	What	2019	4,000	0	4,000			2,019C
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	TPC 05/06/2018	INSPECTED		2018	3,500	0	3,500			1,972C
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	TPC 12/27/2017	INSPECTED		2017	3,500	0	3,500			1,932C
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	TPC 07/18/2017	INSPECTED		2016	3,300	0	3,300			1,915C
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		89,000	07/01/2000	WD	Download	338:1213		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6562 LORRON DR						
	School: LAKE CITY - 57020					
	P.R.E. 100% 07/24/2001					
Owner's Name/Address	MAP #:					
RADEN RAYMOND D & ROCHELLE A 6562 LORRON DR LAKE CITY MI 49651	2019 Est TCV 128,407 TCV/TFA: 122.29					

Taxpayer's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS			
			Description	Frontage	Depth	Value
NORTHWESTERN MORTGAGE COMPANY P O BOX 809 625 S GARFIELD TRAVERSE CITY MI 49685-0809	X		* Factors *			
			<Site Value H> RURAL LOTS 8K			8000 100
			115 Actual Front Feet, 0.47 Total Acres Total Est. Land Value = 8,000			
			Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
			D/W/P: 4in Ren. Conc.	5.57	1000 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			

Tax Description
. SEC 13 T22N R8W LOT 12 SOUTHSHORE FARMS SUB.

Comments/Influences
NEW HOUSE FOR 01
NEW 24X32 GRG FOR 03 WD FOR 04



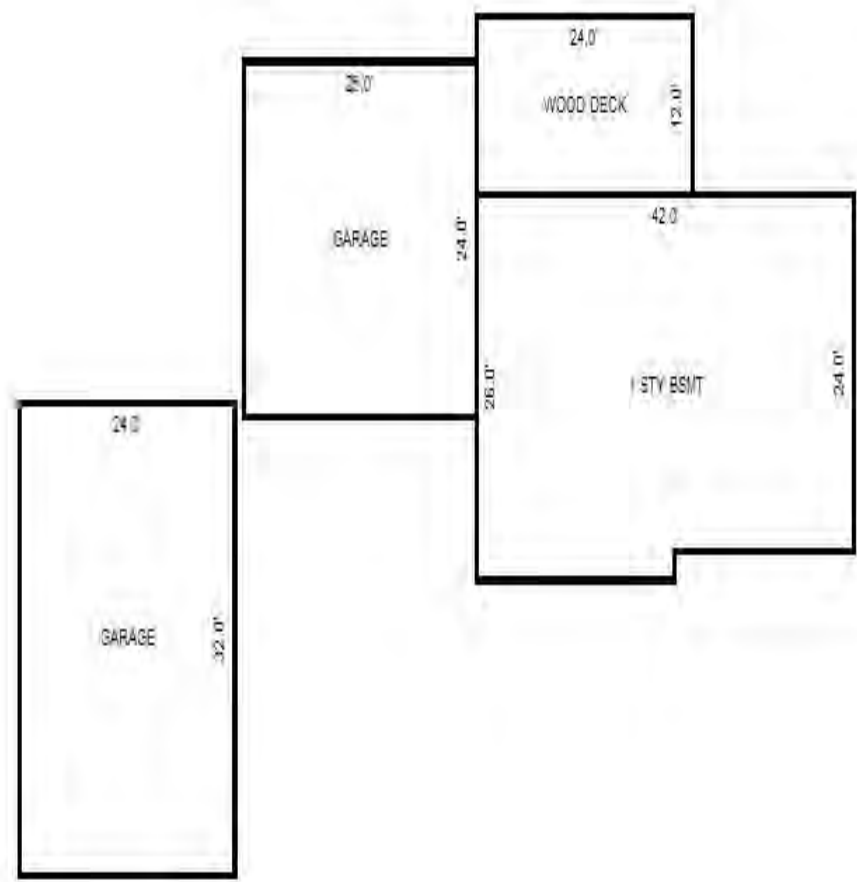
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Topography of Site							
		X Level	2019	4,000	60,200	64,200			42,138C
		X Rolling	2018	3,500	55,000	58,500			41,151C
		X Low	2017	3,500	53,400	56,900			40,305C
		X High	2016	3,300	50,200	53,500			39,946C
		X Landscaped							
		X Swamp							
		X Wooded							
		X Pond							
		X Waterfront							
		X Ravine							
		X Wetland							
		X Flood Plain							
		TPC 12/27/2017 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 288	Type Treated Wood	Year Built: 2000 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: 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 2000	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 Double Glass Patio Doors Storms & Screens	Basement: 1050 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0														
X		(8) Basement														
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor														
		(9) Basement Finish														
		Recreation	SF													
		Living	SF													
		Walkout Doors	SF													
		No Floor	SF													
(3) Roof		(10) Floor Support														
X	Gable Hip Flat	Gambrel Mansard Shed														
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:														
		1	Public Water													
		1	Public Sewer													
		1	Water Well													
		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 Air w/ Ducts Ground Area = 1050 SF Floor Area = 1050 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85 Building Areas										Cls CD		Blt 2000				
Stories Exterior Foundation Size Cost New Depr. Cost																
1 Story Siding Basement 1,050 Total: 106,720 90,712																
Other Additions/Adjustments																
Plumbing																
Average Fixture(s) 1 933 793																
Water/Sewer																
1000 Gal Septic 1 3,453 2,935																
Water Well, 100 Feet 1 4,280 3,638																
Deck																
Treated Wood 288 3,902 3,629 *																
Garages																
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)																
Base Cost 624 17,821 15,148																
Common Wall: 1 Wall 1 -1,906 -1,620																
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)																
Base Cost 768 20,759 17,645																
Built-Ins																
Appliance Allow. 1 1,467 1,247																
Totals: 157,429 134,127																
Notes:																
ECF (660 SOUTHSHORE FARMS) 0.880 => TCY:												118,032				

*** 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.
SHERMAN DANIEL R & CAROL	RADEN RAYMOND	4,500	08/10/2009	WD	Arms Length	2009/2926		100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
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S SARA 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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RADEN RAYMOND 6562 LORRON DR 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 *						
	Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value

	<Site Value H> RURAL LOTS 8K					8000 100	8,000
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	115 Actual Front Feet, 0.47 Total Acres					Total Est. Land Value =	8,000
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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.
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. SEC 13 T22N R8W LOT 13 SOUTHSORE FARMS SUB.

Comments/Influences



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

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

	Low
--	-----

	High
--	------

	Landsaped
--	-----------

	Swamp
--	-------

	Wooded
--	--------

	Pond
--	------

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

	Ravine
--	--------

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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2019	4,000	0	4,000			3,213C
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2018	3,500	0	3,500			3,138C
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2017	3,500	0	3,500			3,074C
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2016	3,300	0	3,300			3,047C
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Who	When	What
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TPC 12/27/2017	INSPECTED	
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TPC 07/18/2017	INSPECTED	
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*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CONVENANT CAPITAL INC	VANDERLAAN MATTHEW	80,000	11/30/2009	WD	Not Qualified	2009/4064		100.0
VANDERLAAN JAMES A	CONVENANT CAPITAL INC	0	10/28/2009	QC	Not Qualified	2009/3724		0.0
LIQUIDATION PROPERTIES IN	VANDERLAAN JAMES A (MM)	38,000	10/22/2009	OTH	Not Qualified	2009/3721		100.0
RODAK JAMES R & JANENE M	LIQUIDATION PROPERTIES IN	57,000	03/22/2009	SD	Not Qualified	2009/1090		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
2195 S SARA DR						
School: LAKE CITY - 57020						
P.R.E. 0%						
MAP #:						
2019 Est TCV 101,813 TCV/TFA: 101.00						

Owner's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS				
VANDERLAAN MATTHEW 3300 S BURKETT RD LAKE CITY MI 49651			* Factors *				
	Public Improvements		Description	Frontage	Depth	Rate %Adj.	Reason Value

Tax Description	X	Improved	Dirt Road					
. SEC 13 T22N R8W LOT 14 SOUTHSHORE FARMS SUB.	X	Improved	Gravel Road			8000 100		8,000
Comments/Influences			Paved Road			115 Actual Front Feet, 0.47 Total Acres	Total Est. Land Value =	8,000

Land Improvement Cost Estimates	Description	Rate	Size % Good	Cash Value
	D/W/P: 3.5 Concrete	4.68	1200 0	0
	Residential Local Cost Land Improvements			
	Description	Rate	Size % Good	Cash Value
X	Electric			
X	Gas	1,000.00	2 95	1,900
	Curb			
	Street Lights			
	Standard Utilities			
X	Underground Utils.			
	Total Estimated Land Improvements True Cash Value = 1,900			

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

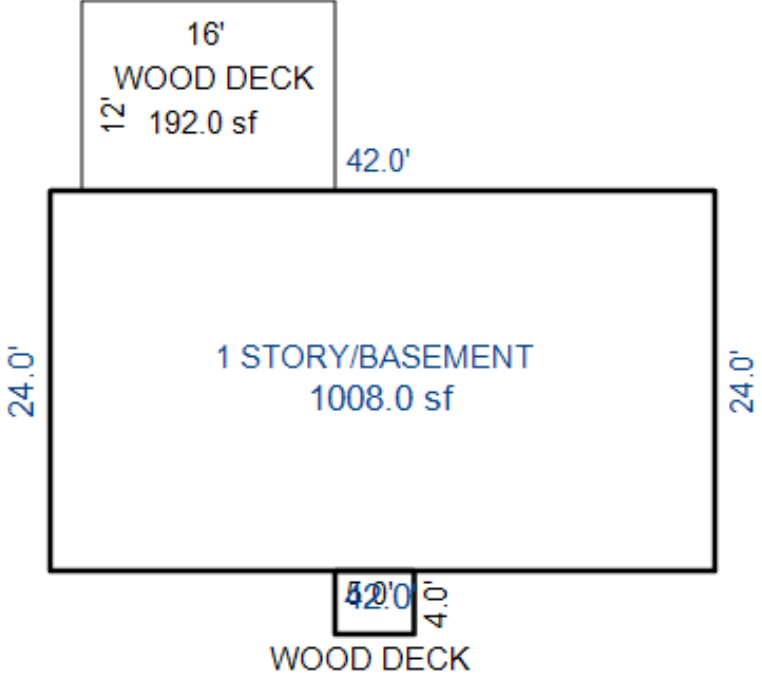
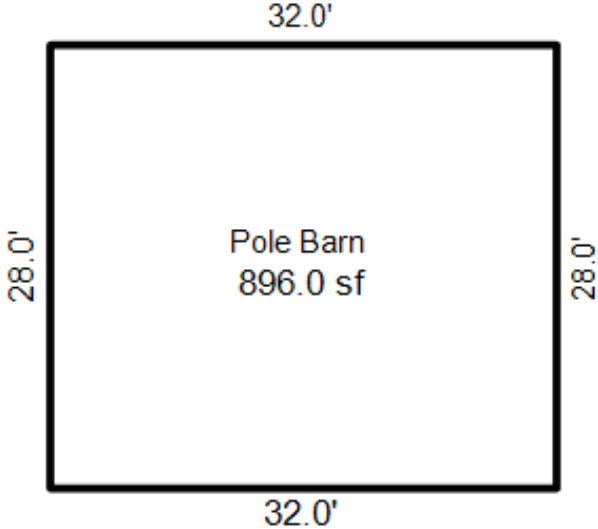


Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	4,000	46,900	50,900			33,752C
2018	3,500	42,900	46,400			32,961C
2017	3,500	42,600	46,100			32,284C
2016	3,300	40,100	43,400			31,997C

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

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage										
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 20 192	Type Treated Wood Treated Wood	Year Built: 1995 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 896 % Good: 0 Storage Area: 0 No Conc. Floor: 0										
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 20 Floor Area: 1,008 Total Base New : 130,560 Total Depr Cost: 104,447 Estimated T.C.V: 91,913		E.C.F. X 0.880		Bsmnt Garage: Carport Area: Roof:										
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			(12) Electric		Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1008 SF Floor Area = 1008 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80		Cls CD		Blt 1993										
Yr Built 1993	Remodeled 0	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		1 Story		Siding		Basement		1,008		103,104		82,483		
Room List	(5) Floors	Kitchen: Other: Other:			(6) Ceilings			Many		X		Ave.		Few		(13) Plumbing		Average Fixture(s)		Other Additions/Adjustments			
Basement 1st Floor 2nd Floor 3 Bedrooms		Basement: 1008 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(7) Excavation			1		3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		1000 Gal Septic		Water Well, 50 Feet	
(1) Exterior		(8) Basement			Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor			1		Average Fixture(s)		Softener, Auto		Softener, Manual		Solar Water Heat		1000 Gal Septic		Water Well, 50 Feet			
X	Wood/Shingle Aluminum/Vinyl Brick	(9) Basement Finish			Recreation SF Living SF Walkout Doors No Floor SF			1		Average Fixture(s)		Softener, Auto		Softener, Manual		Solar Water Heat		1000 Gal Septic		Water Well, 50 Feet			
X	Insulation	(10) Floor Support			Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic			1		Average Fixture(s)		Softener, Auto		Softener, Manual		Solar Water Heat		1000 Gal Septic		Water Well, 50 Feet			
(2) Windows		Lump Sum Items:						1		Average Fixture(s)		Softener, Auto		Softener, Manual		Solar Water Heat		1000 Gal Septic		Water Well, 50 Feet			
X	Many Avg. Few	X	Large Avg. Small	Lump Sum Items:						1		Average Fixture(s)		Softener, Auto		Softener, Manual		Solar Water Heat		1000 Gal Septic		Water Well, 50 Feet	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Lump Sum Items:						1		Average Fixture(s)		Softener, Auto		Softener, Manual		Solar Water Heat		1000 Gal Septic		Water Well, 50 Feet			
(3) Roof		Lump Sum Items:						1		Average Fixture(s)		Softener, Auto		Softener, Manual		Solar Water Heat		1000 Gal Septic		Water Well, 50 Feet			
X	Gable Hip Flat	X	Gambrel Mansard Shed	Lump Sum Items:						1		Average Fixture(s)		Softener, Auto		Softener, Manual		Solar Water Heat		1000 Gal Septic		Water Well, 50 Feet	
X	Asphalt Shingle	Lump Sum Items:						1		Average Fixture(s)		Softener, Auto		Softener, Manual		Solar Water Heat		1000 Gal Septic		Water Well, 50 Feet			
	Chimney: Metal	Lump Sum Items:						1		Average Fixture(s)		Softener, Auto		Softener, Manual		Solar Water Heat		1000 Gal Septic		Water Well, 50 Feet			
		Lump Sum Items:						1		Average Fixture(s)		Softener, Auto		Softener, Manual		Solar Water Heat		1000 Gal Septic		Water Well, 50 Feet			
		Lump Sum Items:						1		Average Fixture(s)		Softener, Auto		Softener, Manual		Solar Water Heat		1000 Gal Septic		Water Well, 50 Feet			
		Lump Sum Items:						1		Average Fixture(s)		Softener, Auto		Softener, Manual		Solar Water Heat		1000 Gal Septic		Water Well, 50 Feet			
		Lump Sum Items:						1		Average Fixture(s)		Softener, Auto		Softener, Manual		Solar Water Heat		1000 Gal Septic		Water Well, 50 Feet			
		Lump Sum Items:						1		Average Fixture(s)		Softener, Auto		Softener, Manual		Solar Water Heat		1000 Gal Septic		Water Well, 50 Feet			
		Lump Sum Items:						1		Average Fixture(s)		Softener, Auto		Softener, Manual		Solar Water Heat		1000 Gal Septic		Water Well, 50 Feet			
		Lump Sum Items:						1		Average Fixture(s)		Softener, Auto		Softener, Manual		Solar Water Heat		1000 Gal Septic		Water Well, 50 Feet			
		Lump Sum Items:						1		Average Fixture(s)		Softener, Auto		Softener, Manual		Solar Water Heat		1000 Gal Septic		Water Well, 50 Feet			
		Lump Sum Items:						1		Average Fixture(s)		Softener, Auto		Softener, Manual		Solar Water Heat		1000 Gal Septic		Water Well, 50 Feet			
		Lump Sum Items:						1		Average Fixture(s)		Softener, Auto		Softener, Manual		Solar Water Heat		1000 Gal Septic		Water Well, 50 Feet			
		Lump Sum Items:						1		Average Fixture(s)		Softener, Auto		Softener, Manual		Solar Water Heat		1000 Gal Septic		Water Well, 50 Feet			
		Lump Sum Items:						1		Average Fixture(s)		Softener, Auto		Softener, Manual		Solar Water Heat		1000 Gal Septic		Water Well, 50 Feet			
		Lump Sum Items:						1		Average Fixture(s)		Softener, Auto		Softener, Manual		Solar Water Heat		1000 Gal Septic		Water Well, 50 Feet			
		Lump Sum Items:						1		Average Fixture(s)		Softener, Auto		Softener, Manual		Solar Water Heat		1000 Gal Septic		Water Well, 50 Feet			
		Lump Sum Items:						1		Average Fixture(s)		Softener, Auto		Softener, Manual		Solar Water Heat		1000 Gal Septic		Water Well, 50 Feet			
		Lump Sum Items:						1		Average Fixture(s)		Softener, Auto		Softener, Manual		Solar Water Heat		1000 Gal Septic		Water Well, 50 Feet			
		Lump Sum Items:						1		Average Fixture(s)		Softener, Auto		Softener, Manual		Solar Water Heat		1000 Gal Septic		Water Well, 50 Feet			
		Lump Sum Items:						1		Average Fixture(s)		Softener, Auto		Softener, Manual		Solar Water Heat		1000 Gal Septic		Water Well, 50 Feet			
		Lump Sum Items:						1		Average Fixture(s)		Softener, Auto		Softener, Manual		Solar Water Heat		1000 Gal Septic		Water Well, 50 Feet			
		Lump Sum Items:						1		Average Fixture(s)		Softener, Auto		Softener, Manual		Solar Water Heat		1000 Gal Septic		Water Well, 50 Feet			
		Lump Sum Items:						1		Average Fixture(s)		Softener, Auto		Softener, Manual		Solar Water Heat		1000 Gal Septic		Water Well, 50 Feet			
		Lump Sum Items:						1		Average Fixture(s)		Softener, Auto		Softener, Manual		Solar Water Heat		1000 Gal Septic		Water Well, 50 Feet			
		Lump Sum Items:						1		Average Fixture(s)		Softener, Auto		Softener, Manual		Solar Water Heat		1000 Gal Septic		Water Well, 50 Feet			
		Lump Sum Items:						1		Average Fixture(s)		Softener, Auto		Softener, Manual		Solar Water Heat		1000 Gal Septic		Water Well, 50 Feet			
		Lump Sum Items:						1		Average Fixture(s)		Softener, Auto		Softener, Manual		Solar Water Heat		1000 Gal Septic		Water Well, 50 Feet			
		Lump Sum Items:						1		Average Fixture(s)		Softener, Auto		Softener, Manual		Solar Water Heat		1000 Gal Septic		Water Well, 50 Feet			
		Lump Sum Items:						1		Average Fixture(s)		Softener, Auto		Softener, Manual		Solar Water Heat		1000 Gal Septic		Water Well, 50 Feet			
		Lump Sum Items:						1		Average Fixture(s)		Softener, Auto		Softener, Manual		Solar Water Heat		1000 Gal Septic		Water Well, 50 Feet			
		Lump Sum Items:						1		Average Fixture(s)		Softener, Auto		Softener, Manual		Solar Water Heat		1000 Gal Septic		Water Well, 50 Feet			
		Lump Sum Items:						1		Average Fixture(s)		Softener, Auto		Softener, Manual		Solar Water Heat		1000 Gal Septic		Water Well, 50 Feet			
		Lump Sum Items:						1		Average Fixture(s)		Softener, Auto		Softener, Manual		Solar Water Heat		1000 Gal Septic		Water Well, 50 Feet			
		Lump Sum Items:						1		Average Fixture(s)		Softener, Auto		Softener, Manual		Solar Water Heat		1000 Gal Septic		Water Well, 50 Feet			
		Lump Sum Items:						1		Average Fixture(s)		Softener, Auto		Softener, Manual		Solar Water Heat		1000 Gal Septic		Water Well, 50 Feet			
		Lump Sum Items:						1		Average Fixture(s)		Softener, Auto		Softener, Manual		Solar Water Heat		1000 Gal Septic		Water Well, 50 Feet			
		Lump Sum Items:						1		Average Fixture(s)		Softener, Auto		Softener, Manual		Solar Water Heat		1000 Gal Septic		Water Well, 50 Feet			
		Lump Sum Items:						1		Average Fixture(s)		Softener, Auto		Softener, Manual		Solar Water Heat		1000 Gal Septic		Water Well, 50 Feet			
		Lump Sum Items:						1		Average Fixture(s)		Softener, Auto		Softener, Manual		Solar Water Heat		1000 Gal Septic		Water Well, 50 Feet			
		Lump Sum Items:						1		Average Fixture(s)		Softener, Auto		Softener, Manual		Solar Water Heat		1000 Gal Septic		Water Well, 50 Feet			
		Lump Sum Items:						1		Average Fixture(s)		Softener, Auto		Softener, Manual		Solar Water Heat		1000 Gal Septic		Water Well, 50 Feet			
		Lump Sum Items:						1		Average Fixture(s)		Softener, Auto		Softener, Manual		Solar Water Heat		1000 Gal Septic		Water Well, 50 Feet			
		Lump Sum Items:						1		Average Fixture(s)		Softener, Auto		Softener, Manual		Solar Water Heat		1000 Gal Septic		Water Well, 50 Feet			
		Lump Sum Items:						1		Average Fixture(s)		Softener, Auto		Softener, Manual		Solar Water Heat		1000 Gal Septic		Water Well, 50 Feet			
		Lump Sum Items:						1		Average Fixture(s)		Softener, Auto		Softener, Manual		Solar Water Heat		1000 Gal Septic		Water Well, 50 Feet			
		Lump Sum Items:						1		Average Fixture(s)		Softener, Auto		Softener, Manual		Solar Water Heat		1000 Gal Septic		Water Well, 50 Feet			
		Lump Sum Items:						1		Average Fixture(s)		Softener, Auto		Softener, Manual		Solar Water Heat		1000 Gal Septic		Water Well, 50 Feet			
		Lump Sum Items:						1		Average Fixture(s)		Softener, Auto		Softener, Manual		Solar Water Heat		1000 Gal Septic		Water Well, 50 Feet			
		Lump Sum Items:						1		Average Fixture(s)		Softener, Auto		Softener, Manual		Solar Water Heat		1000 Gal Septic		Water Well, 50 Feet			
		Lump Sum Items:						1		Average Fixture(s)		Softener, Auto		Softener, Manual		Solar Water Heat		1000 Gal Septic		Water Well, 50 Feet			
		Lump Sum Items:						1		Average Fixture(s)		Softener, Auto		Softener, Manual		Solar Water Heat		1000 Gal Septic		Water Well, 50 Feet			
		Lump Sum Items:						1		Average Fixture(s)		Softener, Auto		Softener, Manual		Solar Water Heat		1000 Gal Septic		Water Well, 50 Feet			
		Lump Sum Items:						1		Average Fixture(s)		Softener, Auto		Softener, Manual		Solar Water Heat		1000 Gal Septic		Water Well, 50 Feet			
		Lump Sum Items:						1		Average Fixture(s)		Softener, Auto		Softener, Manual		Solar Water Heat		1000 Gal Septic		Water Well, 50 Feet			
		Lump Sum Items:						1		Average Fixture(s)		Softener, Auto		Softener, Manual		Solar Water Heat		1000 Gal Septic		Water Well, 50 Feet			
		Lump Sum Items:						1		Average Fixture(s)		Softener, Auto		Softener, Manual		Solar Water Heat		1000 Gal Septic		Water Well, 50 Feet			
		Lump Sum Items:						1		Average Fixture(s)		Softener, Auto		Softener, Manual		Solar Water Heat		1000 Gal Septic		Water Well, 50 Feet			
		Lump Sum Items:						1		Average Fixture(s)		Softener, Auto		Softener, Manual		Solar Water Heat		1000 Gal Septic		Water Well, 50 Feet			
		Lump Sum Items:						1		Average Fixture(s)		Softener, Auto		Softener, Manual		Solar Water Heat		1000 Gal Septic		Water Well, 50 Feet			
		Lump Sum Items:						1		Average Fixture(s)		Softener, Auto		Softener, Manual		Solar Water Heat		1000 Gal Septic		Water Well, 50 Feet			
		Lump Sum Items:						1		Average Fixture(s)		Softener, Auto		Softener, Manual		Solar Water Heat		1000 Gal Septic		Water Well, 50 Feet			
		Lump Sum Items:						1		Average Fixture(s)		Softener, Auto		Softener, Manual		Solar Water Heat		1000 Gal Septic		Water Well, 50 Feet			
		Lump Sum Items:						1		Average Fixture(s)		Softener, Auto		Softener, Manual		Solar Water Heat		1000 Gal Septic		Water Well, 50 Feet			
		Lump Sum Items:						1		Average Fixture(s)		Softener, Auto		Softener, Manual		Solar Water Heat		1000 Gal Septic		Water Well, 50 Feet			
		Lump Sum Items:						1		Average Fixture(s)		Softener, Auto		Softener, Manual		Solar Water Heat		1000 Gal Septic		Water Well, 50 Feet			
		Lump Sum Items:						1		Average Fixture(s)		Softener, Auto		Softener, Manual		Solar Water Heat		1000 Gal Septic		Water Well, 50 Feet			
		Lump Sum Items:						1		Average Fixture(s)		Softener, Auto		Softener, Manual		Solar Water Heat		1000 Gal Septic		Water Well, 50 Feet			
		Lump Sum Items:						1		Average Fixture(s)		Softener, Auto											



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MCDANIEL MICHAEL L & CARR	MIDFIRST BANK	54,750	01/11/2019	SD	SHERIFF'S DEED	2019-00137	PTA	0.0
MCDANIEL MICHAEL L & CARR	MIDFIRST BANK	0	12/24/2018	AFF	AFFIDAVITABANDONMENT	2018-04189		0.0
		69,000	03/01/1997	WD	Download	309:1102		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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2173 S SARA DR	School: LAKE CITY - 57020					
	P.R.E. 0%					

Owner's Name/Address	MAP #:
MIDFIRST BANK 999 NW GRAND BLVD STE 100 OKLAHOMA CITY OK 73118-6077	2019 Est TCV 84,539 TCV/TFA: 83.87

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
X Dirt Road		<Site Value H> RURAL LOTS 8K					8000	100		8,000
X Gravel Road		115 Actual Front Feet, 0.47 Total Acres							Total Est. Land Value =	8,000

Tax Description	Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
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. SEC 13 T22N R8W LOT 15 SOUTHSHORE FARMS SUB.	X Paved Road	Fencing: Wd, Solid, 6 ft.	21.86	12	0	0
Comments/Influences	X Storm Sewer	Total Estimated Land Improvements True Cash Value =				0
	X Sidewalk					
	X Water					
	X Sewer					
	X Electric					
	X Gas					
	X Curb					
	X Street Lights					
	X Standard Utilities					
	X Underground Utils.					

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



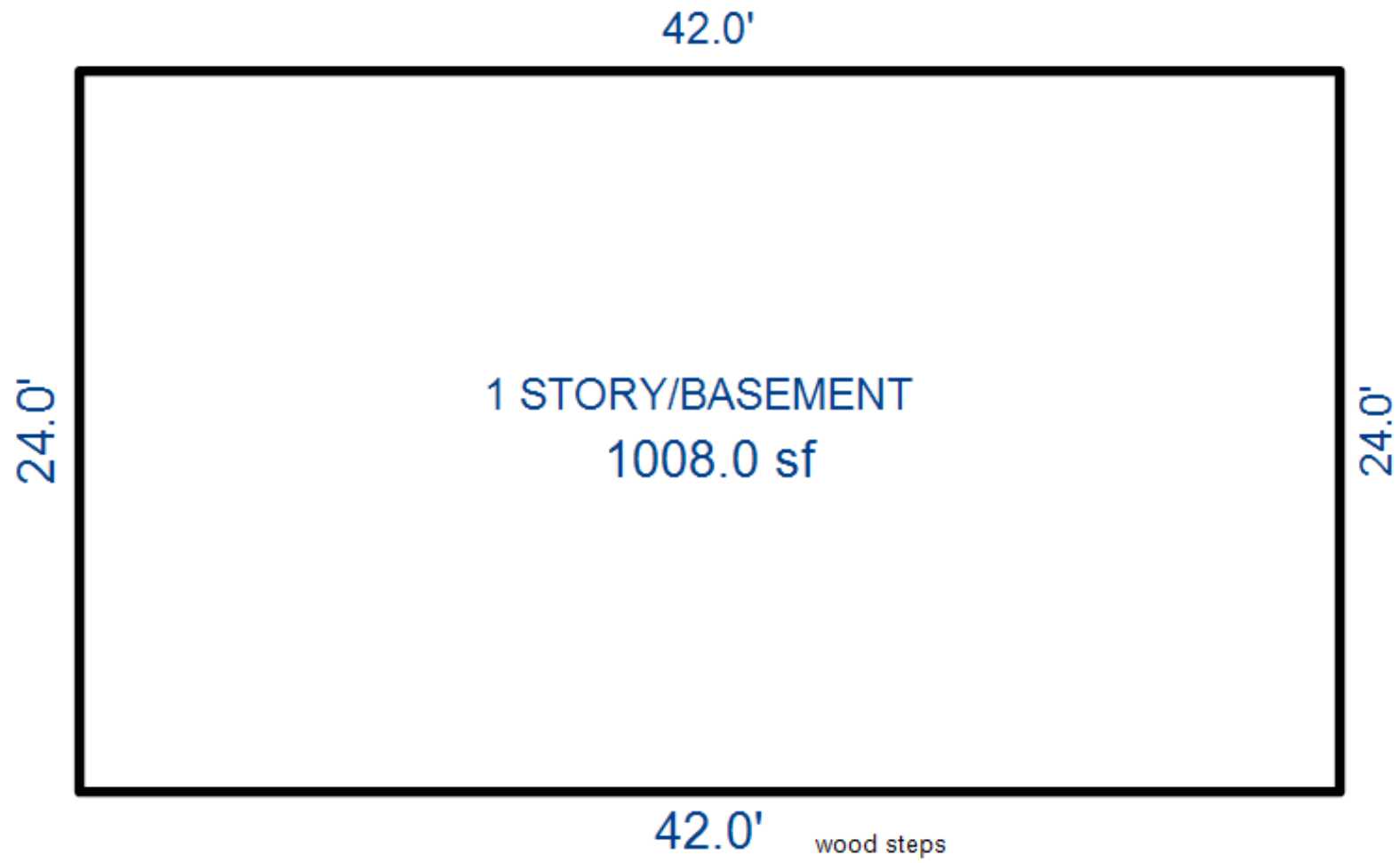
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	4,000	38,300	42,300			29,130C
2018	3,500	36,900	40,400			28,448C
2017	3,500	36,600	40,100			27,863C
2016	3,300	34,300	37,600			27,615C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 48 60	Type Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame		Drywall Paneled		Plaster Wood T&G											
Building Style: 1S		Trim & Decoration														
Yr Built 1994	Remodeled 0	Ex	X	Ord		Min	Size of Closets									
Condition: Average		Lg	X	Ord		Small	Doors		X	Solid	X	H.C.				
Room List		(5) Floors		Central Air Wood Furnace												
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(12) Electric			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			1		Average Fixture(s)							
(2) Windows		Basement: 1008 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1			3		Fixture Bath							
X	Many Avg.	X	Large Avg.	1			2		Fixture Bath							
	Few		Small	(8) Basement			Softener, Auto		Softener, Manual							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor	No Plumbing			Extra Toilet		Extra Sink							
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Separate Shower			Ceramic Tile Floor		Ceramic Tile Wains							
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		Ceramic Tub Alcove			Vent Fan									
X	Gable Hip Flat	(10) Floor Support		(14) Water/Sewer			Public Water		Public Sewer							
X	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:		1			Water Well		1		1000 Gal Septic					
X	Asphalt Shingle			1			2000 Gal Septic		Lump Sum Items:							
Chimney:																
Cost Est. for Res. Bldg: 1 Single Family 1S											Cls CD		Blt 1994			
(11) Heating System: Forced Air w/ Ducts																
Ground Area = 1008 SF Floor Area = 1008 SF.																
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75																
Building Areas																
Stories Exterior Foundation Size Cost New Depr. Cost																
1 Story Siding Basement 1,008																
Total: 103,104 77,327																
Other Additions/Adjustments																
Plumbing																
Average Fixture(s)											1		933 700			
Water/Sewer																
1000 Gal Septic											1		3,453 2,590			
Water Well, 100 Feet											1		4,280 3,210			
Deck																
Treated Wood											48		1,282 961			
Treated Wood											60		1,451 1,088			
Built-Ins																
Appliance Allow.											1		1,467 1,100			
Totals:											115,970		86,976			
Notes:																
ECF (660 SOUTHSHORE FARMS) 0.880 => TCV:													76,539			

*** 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.
		4,950	05/01/1998	WD	Download	340:1245		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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2151 S SARA DR	School: LAKE CITY - 57020					
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	P.R.E. 100% 06/14/2000					
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Owner's Name/Address	MAP #:
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PYLKAS MARK R & JOHANNA C P O BOX 1030 2151 SARA DRIVE LAKE CITY MI 49651	2019 Est TCV 141,508 TCV/TFA: 93.59
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X Improved	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
<Site Value H> RURAL LOTS 8K					8000	100		8,000
115 Actual Front Feet, 0.47 Total Acres							Total Est. Land Value =	8,000

Tax Description	X	Land Improvement Cost Estimates
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. SEC 13 T22N R8W LOT 16 SOUTHSHORE FARMS SUB.	X	
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Comments/Influences	X	Description	Rate	Size	% Good	Cash Value
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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				
--	---	-------------	--	--	--	--

	X	Sidewalk				
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	X	Water				
--	---	-------	--	--	--	--

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

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

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

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

	X	Underground Utils.				
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Topography of Site	X	Description	Rate	Size	% Good	Cash Value
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	X	Level				
--	---	-------	--	--	--	--

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

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

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

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

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

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

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

	X	Waterfront				
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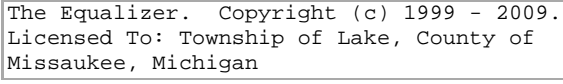
	X	Ravine				
--	---	--------	--	--	--	--

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

	X	Flood Plain				
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2019	4,000	66,800	70,800			45,792C
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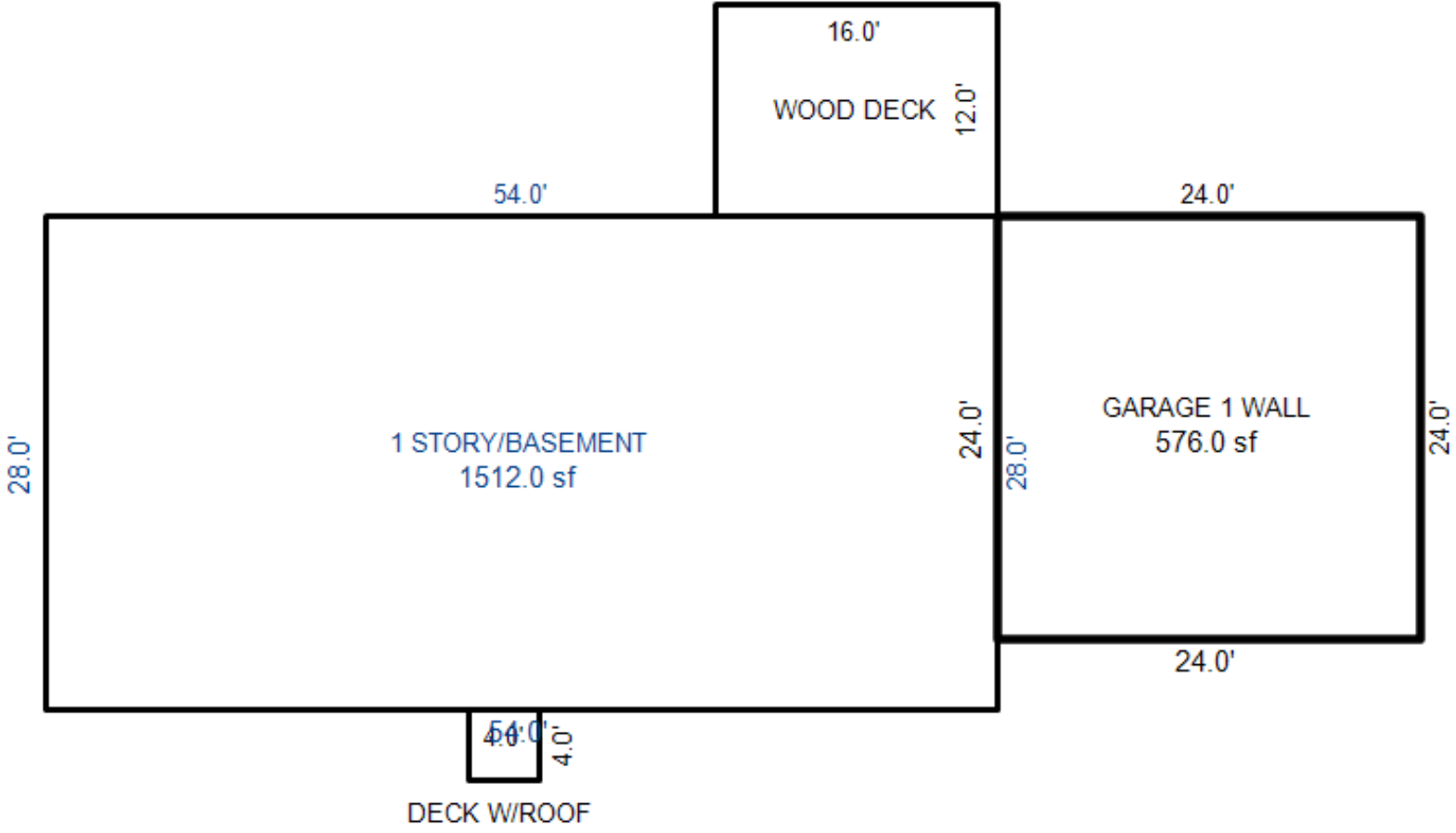


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 16 Treated Wood 192 Treated Wood	Type	Year Built: 1999 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G										
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1S					Cls CD		Blt 1999	
Yr Built 1999	Remodeled 0	Ex	X	Ord		Min	(11) Heating System: Forced Air w/ Ducts								
Condition: Average		Lg	X	Ord		Small	Ground Area = 1512 SF Floor Area = 1512 SF.								
Room List		Size of Closets		No./Qual. of Fixtures			Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85								
	Basement 1st Floor 2nd Floor 3 Bedrooms						Building Areas								
(1) Exterior		X	Drywall				Stories Exterior Foundation Size Cost New Depr. Cost								
X	Wood/Shingle Aluminum/Vinyl Brick						1 Story Siding Basement 1,512								
(2) Windows		Basement: 1512 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			Other Additions/Adjustments								
X	Insulation						Plumbing								
X	Many Avg. Few	X	Large Avg. Small				Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat								
(3) Roof		(8) Basement		(14) Water/Sewer			Water/Sewer								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor	Public Water Public Sewer Water Well 1 1000 Gal Septic 2 2000 Gal Septic			1000 Gal Septic Water Well, 100 Feet								
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Lump Sum Items:			Deck								
X	Chimney:		Recreation SF Living SF Walkout Doors No Floor SF				Treated Wood Treated Wood w/Roof (Deck Portion) Treated Wood w/Roof (Roof portion)								
X	Gable Hip Flat						Garages								
X	Asphalt Shingle						Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)								
							Base Cost Common Wall: 1 Wall Door Opener								
							Built-Ins Appliance Allow.								
							Notes:								
							Totals:								
							ECF (660 SOUTHSHORE FARMS) 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.
YONKMAN ROBERT	PEARSON JANE E	89,900	08/31/2018	WD	Arms Length	2018-02848	PTA	100.0
FANNIE MAE	YONKMAN ROBERT	54,000	11/19/2010	CD	COVENANT DEED	2010-5231CD	PTA	100.0
	FANNIE MAE	0	08/05/2010	WD	FORECLOSURE	2010-664QC	PTA	100.0
LEONARD RONALD F & STACY	FOWLER ERIC A	4,500	10/30/2009	WD	Split Vacant	2009-3735WD	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
2129 S SARA DR			Deck/Porch	05/29/2007	20070307	Complete
		P.R.E. 100% 09/11/2018	New House	05/29/2007	2007-0307	100%
Owner's Name/Address		MAP #:	New House	09/06/1997	1997-00019	Complete
PEARSON JANE E 2129 S SARA DR LAKE CITY MI 49651		2019 Est TCV 73,932 TCV/TFA: 73.35				

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS			
SEC 13 T22N R8W LOT 17 SOUTHSORE FARMS SUB. Split LOT 28 TO 009-660-028-00 ON 11-12-09	X		* Factors *			
Comments/Influences			Description	Frontage	Depth	Rate %Adj. Reason
COMBO 028-00 FOR 06 SPLIT LOT 28 TO 009-660-028-00 ON 11-12-09.	X		<Site Value H> RURAL LOTS 8K	115	Actual	8000 100
			115 Actual Front Feet, 0.47 Total Acres			Total Est. Land Value =
						8,000

Tax Description	X Improved	Vacant	Land Improvement Cost Estimates			
COMBO 028-00 FOR 06 SPLIT LOT 28 TO 009-660-028-00 ON 11-12-09.	X		Description	Rate	Size % Good	Cash Value
	X		Residential Local Cost Land Improvements			
	X		Description	Rate	Size % Good	Cash Value
	X		LAND IMPROVE 1000	0.00	0 95	950
			Total Estimated Land Improvements True Cash Value =			950

Tax Description	X Improved	Vacant	Land Improvement Cost Estimates			
COMBO 028-00 FOR 06 SPLIT LOT 28 TO 009-660-028-00 ON 11-12-09.	X		Description	Rate	Size % Good	Cash Value
	X		Residential Local Cost Land Improvements			
	X		Description	Rate	Size % Good	Cash Value
	X		LAND IMPROVE 1000	0.00	0 95	950
			Total Estimated Land Improvements True Cash Value =			950



Tax Description	X Improved	Vacant	Land Improvement Cost Estimates			
COMBO 028-00 FOR 06 SPLIT LOT 28 TO 009-660-028-00 ON 11-12-09.	X		Description	Rate	Size % Good	Cash Value
	X		Residential Local Cost Land Improvements			
	X		Description	Rate	Size % Good	Cash Value
	X		LAND IMPROVE 1000	0.00	0 95	950
			Total Estimated Land Improvements True Cash Value =			950

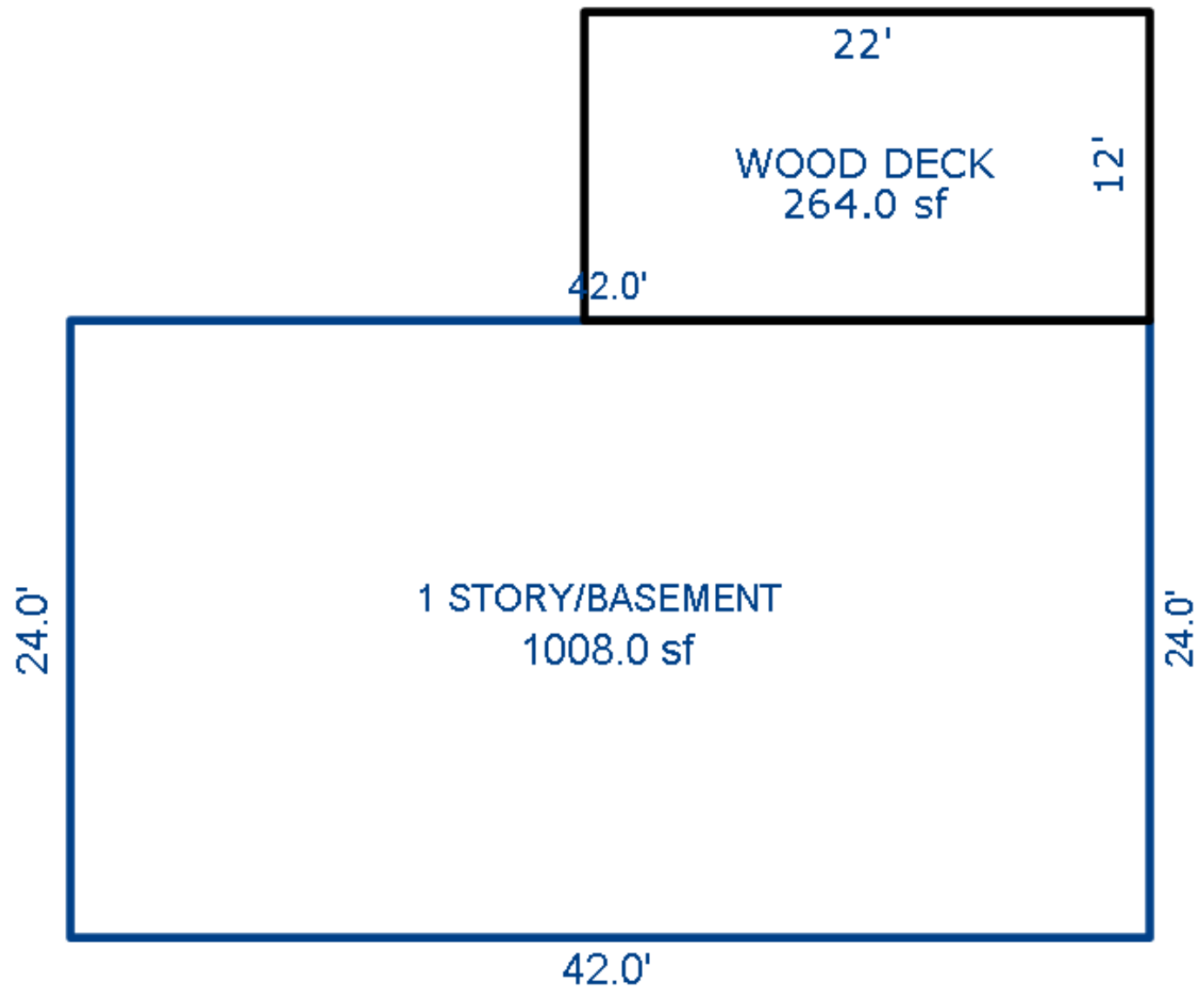
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	4,000	33,000	37,000			37,000S
2018	3,500	30,300	33,800			26,756C
2017	3,500	28,600	32,100			26,206C
2016	3,300	26,300	29,600			25,973C

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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 264	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	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: D +10 Effec. Age: 15 Floor Area: 1,008 Total Base New : 127,429 Total Depr Cost: 108,303 Estimated T.C.V: 64,982		E.C.F. X 0.600		Bsmnt Garage: Carport Area: Roof:			
Building Style: BOCA/STATE		Trim & Decoration		Central Air Wood Furnace			(12) Electric		Total Base New : 127,429 Total Depr Cost: 108,303 Estimated T.C.V: 64,982		E.C.F. X 0.600		Bsmnt Garage: Carport Area: Roof:			
Yr Built 1997	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE (11) Heating System: Forced Air w/ Ducts Ground Area = 1008 SF Floor Area = 1008 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85		Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,008 Total: 103,273 87,771		Cls D 10 Blt 1997		
Condition: Average		Lg	X	Ord		Small	No. of Elec. Outlets Many X Ave. Few			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,008 Total: 103,273 87,771		Cls D 10 Blt 1997				
Room List		(5) Floors		Kitchen: Other: Other:			(13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,008 Total: 103,273 87,771		Cls D 10 Blt 1997				
Basement 1st Floor 2nd Floor 3 Bedrooms		Kitchen: Other: Other:		(12) Electric 0 Amps Service			(13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,008 Total: 103,273 87,771		Cls D 10 Blt 1997				
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures Ex. X Ord. Min			(13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,008 Total: 103,273 87,771		Cls D 10 Blt 1997				
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall	No. of Elec. Outlets Many X Ave. Few			(13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,008 Total: 103,273 87,771		Cls D 10 Blt 1997				
(2) Windows		(7) Excavation		Basement: 1008 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,008 Total: 103,273 87,771		Cls D 10 Blt 1997				
X	Many Avg. X Few	X	Large Avg. X Small	(8) Basement 8 Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor			(13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,008 Total: 103,273 87,771		Cls D 10 Blt 1997				
X	Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide Casement	(9) Basement Finish 808 Recreation SF Living SF Walkout Doors No Floor SF		(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			(13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,008 Total: 103,273 87,771		Cls D 10 Blt 1997				
X	Double Glass X Patio Doors X Storms & Screens	(9) Basement Finish 808 Recreation SF Living SF Walkout Doors No Floor SF		(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			(13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,008 Total: 103,273 87,771		Cls D 10 Blt 1997				
(3) Roof		(10) Floor Support		(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			(13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,008 Total: 103,273 87,771		Cls D 10 Blt 1997				
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			(13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,008 Total: 103,273 87,771		Cls D 10 Blt 1997			
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			(13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,008 Total: 103,273 87,771		Cls D 10 Blt 1997				
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			(13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,008 Total: 103,273 87,771		Cls D 10 Blt 1997				

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: 402 RESIDENTIAL-V		Zoning:	Building Permit(s)	Date	Number	Status		
S SARA DR		School: LAKE CITY - 57020								
Owner's Name/Address		P.R.E. 0%								
GREEN CHRIS T 5161 N BELSAY RD Flint MI 48506-1671		MAP #:								
		2019 Est TCV 8,000								
		Improved	X	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS					
		Public Improvements		* Factors *						
Tax Description		Dirt Road		Description	Frontage	Depth	Rate	%Adj. Reason	Value	
SEC 13 T22N R8W LOT 18 SOUTHSHORE FARMS SUB.		Gravel Road		<Site Value H>	RURAL LOTS 8K		8000	100	8,000	
Comments/Influences		Paved Road		115 Actual Front Feet, 0.47 Total Acres				Total Est. Land Value =		8,000
		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	2,019C	
		TPC 12/27/2017 INSPECTED			2018	3,500	0	3,500	1,972C	
		TPC 07/18/2017 INSPECTED			2017	3,500	0	3,500	1,932C	
					2016	3,300	0	3,300	1,915C	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
REITZ CHRIS A & MARTINA P	REITZ CHRIS ALAN	0	07/30/2008	OTH	DIVORCE JUDGEMENT	2011-02031		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
2087 S SARA DR			Garage	10/06/2003	20030377	Complete

Owner's Name/Address	P.R.E.	MAP #:
REITZ CHRIS ALAN 2155 WHITETAIL DR CADILLAC MI 49601	0%	2019 Est TCV 101,263 TCV/TFA: 100.46

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS
. SEC 13 T22N R8W LOT 19 SOUTHSHORE FARMS SUB.			

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X Dirt Road	<Site Value H> RURAL LOTS 8K					8000	100		8,000
X Gravel Road	115 Actual Front Feet, 0.47 Total Acres							Total Est. Land Value =	8,000

Comments/Influences	X	Topography of Site



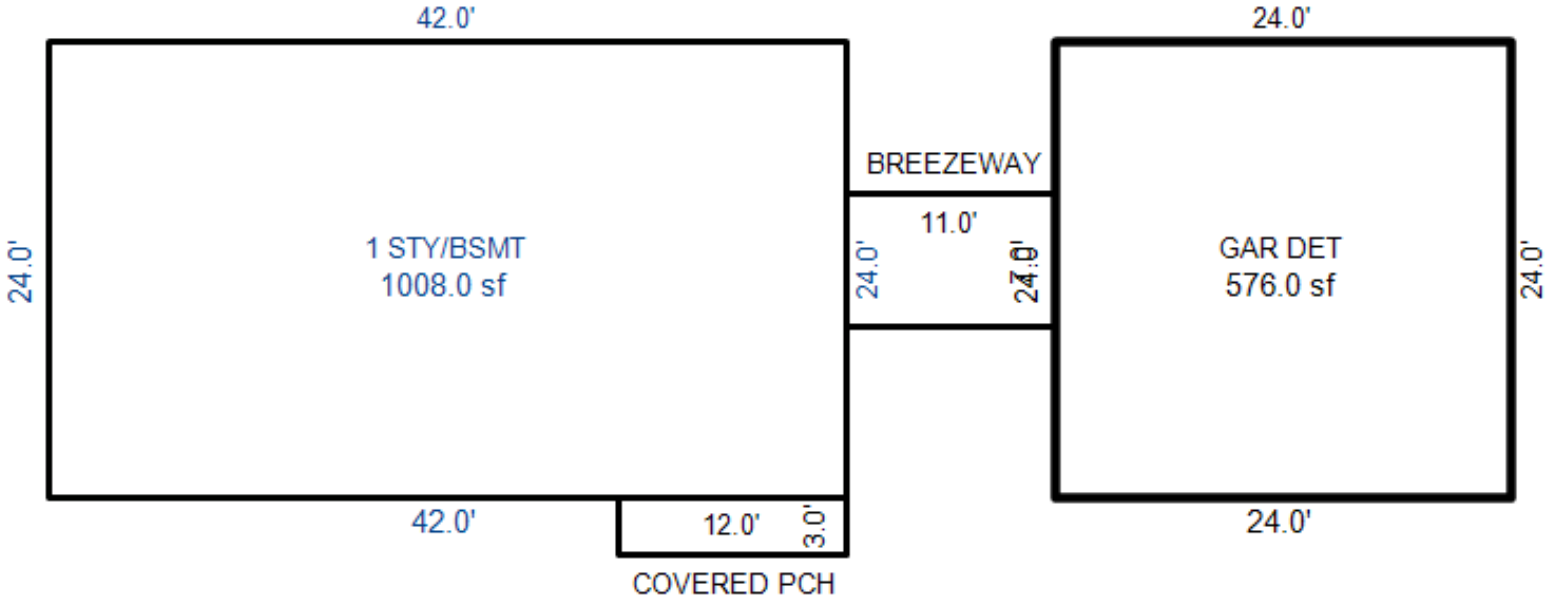
X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	Rolling	2019	4,000	46,600	50,600			33,968C
	Low	2018	3,500	43,800	47,300			33,172C
	High	2017	3,500	43,500	47,000			32,490C
	Landscaped	2016	3,300	40,800	44,100			32,201C
	Swamp							
	Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 36 77	Type CCP (1 Story) Brzwy, FW	Year Built: 2004 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 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											
Building Style: 1S		Trim & Decoration														
Yr Built 1992	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 1S						Cls CD		Blt 1992	
X	Wood/Shingle Aluminum/Vinyl Brick Insulation			Ex. X Ord. Min			(11) Heating System: Forced Air w/ Ducts Ground Area = 1008 SF Floor Area = 1008 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80									
(2) Windows		(7) Excavation		No. of Elec. Outlets			Building Areas									
X	Many Avg. X Few	Large Avg. X Small		Many X Ave. Few			Stories Exterior Foundation Size Cost New Depr. Cost									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 1008 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Basement 1,008 Total: 103,104 82,483						
(3) Roof		(8) Basement		(14) Water/Sewer			Other Additions/Adjustments									
X	Gable Hip Flat	Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor		Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic			Plumbing Average Fixture(s) 1 933 746 Water/Sewer 1000 Gal Septic 1 3,453 2,762 Water Well, 50 Feet 1 1,962 1,570 Porches CCP (1 Story) 36 809 647 Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 576 16,877 13,502 Door Opener 1 368 294 Built-Ins Appliance Allow. 1 1,467 1,174 Breezeways Frame Wall 77 3,504 2,803 Totals: 132,477 105,981									
X	Asphalt Shingle	(9) Basement Finish		(10) Floor Support			Notes:									
Chimney: Metal		Recreation SF Living SF Walkout Doors No Floor SF		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			ECF (660 SOUTHSHORE FARMS) 0.880 => TCV:					93,263	

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)		Date	Number	Status		
S SARA DR		School: LAKE CITY - 57020								
Owner's Name/Address		P.R.E. 0%								
GREEN CHRIS T 5161 N BELSAY ROAD FLINT MI 48506-1671		MAP #:		2019 Est TCV 8,000						
		Improved	X	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS					
Tax Description		Public Improvements		* Factors *						
. SEC 13 T22N R8W LOT 20 SOUTHSORE FARMS SUB.		Dirt Road		Description	Frontage	Depth	Rate %Adj.	Reason	Value	
Comments/Influences		Gravel Road		<Site Value H>	RURAL LOTS 8K		8000 100		8,000	
		Paved Road		115 Actual Front Feet, 0.47 Total Acres		Total Est. Land Value =			8,000	
		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		2,019C
		TPC 12/27/2017 INSPECTED			2018	3,500	0	3,500		1,972C
		TPC 07/18/2017 INSPECTED			2017	3,500	0	3,500		1,932C
					2016	3,300	0	3,300		1,915C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
AJE LLC	BARTRAND ADAM N	100,000	11/29/2017	WD	Arms Length	2017-03782	PTA	100.0
THOMAS MARIAN G & SANDALL	AJE LLC	14,000	12/10/2015	WD	Arms Length	2015-04023	PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
2043 S SARA DR	School: LAKE CITY - 57020		MANUFACTURED	05/10/1976	1976-300	100%
	P.R.E. 100% 11/30/2017					

Owner's Name/Address	MAP #:	2019 Est TCV 64,946 TCV/TFA: 57.58
BARTRAND ADAM N 2043 S SARA DR LAKE CITY MI 49651		

Tax Description	Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS					
. SEC 13 T22N R8W LOT 21 SOUTHSHORE FARMS SUB.	X		* Factors *					
Comments/Influences			Description	Frontage	Depth	Rate %Adj. Reason	Value	
1826419\$103,500 GREAT SUBDIVISION LOCATION FOR THIS COMPLETELY REMODELED 3 BED, 1 BATH, WITH CENTRAL AIR AND A 2 CAR DETACHED GARAGE HOME. SITS ON ALMOST A HALF AN ACRE LOT WITH GREAT SHADE TREES. PERFECT STARTER HOME OR A HOME TO RETIRE TO. ALL UPGRADES WERE FINISHED LATE IN 2016 INCLUDING, NEW ROOF, NEW WINDOWS, NEW PLUMBING, NEW FLOORING, NEW PAINT AND	X		<Site Value H> RURAL LOTS 8K			8000 100	8,000	
			115 Actual Front Feet, 0.47 Total Acres				Total Est. Land Value =	8,000
			Land Improvement Cost Estimates					
			Description	Rate	Size	% Good	Cash Value	
			D/W/P: 3.5 Concrete	5.00	144	71	511	
			Total Estimated Land Improvements True Cash Value =				511	



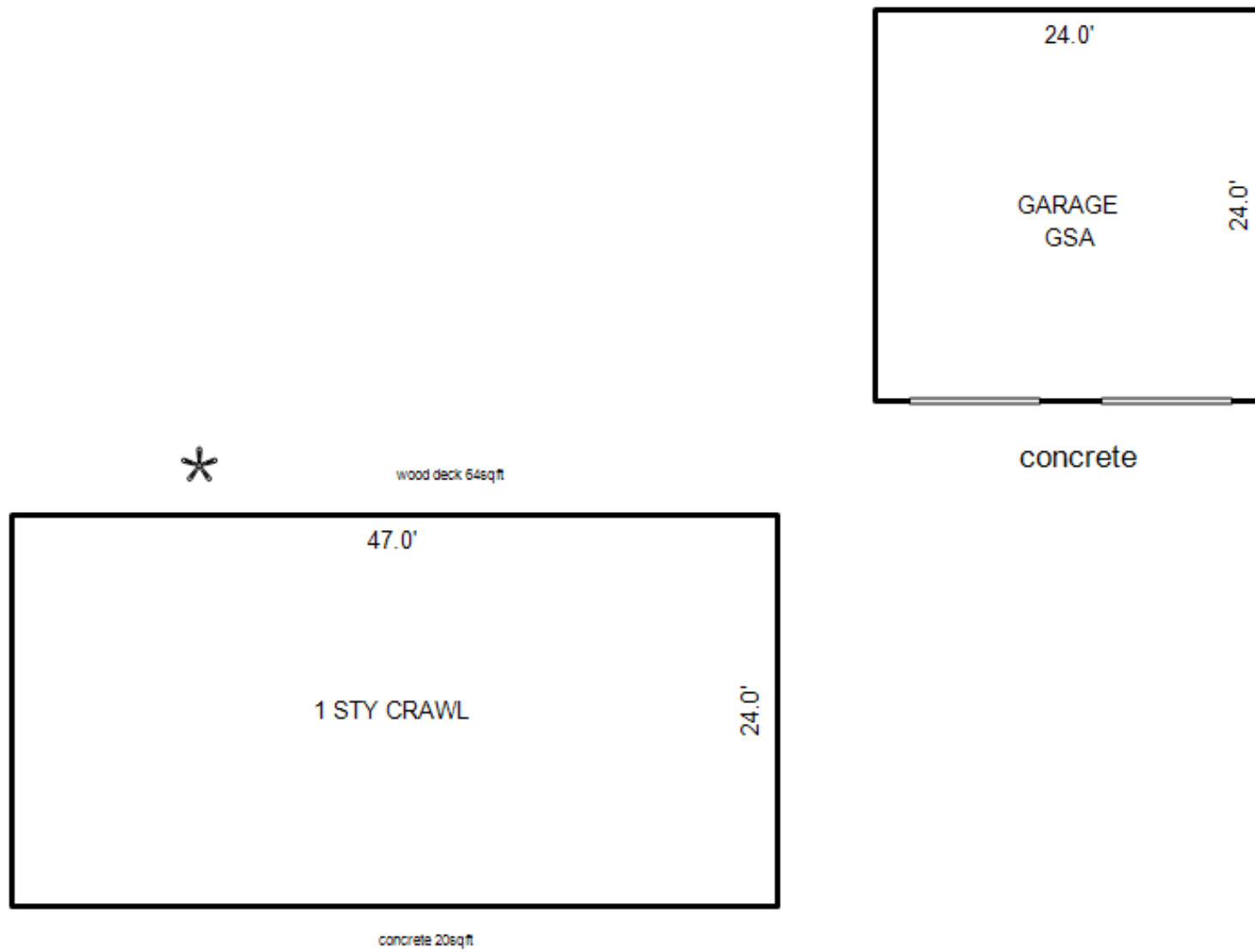
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2019	4,000	28,500	32,500			32,500S
Rolling	2018	3,500	28,400	31,900			31,900S
Low	2017	3,500	26,500	30,000			21,889C
High	2016	3,300	17,700	21,000			21,000S
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1975 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G									
Building Style: BOCA/STATE		Trim & Decoration												
Yr Built 1975	Remodeled 2016	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: 0 S.F. Crawl: 1128 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) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor					(14) Water/Sewer							
		(9) Basement Finish												
		Recreation SF Living SF Walkout Doors No Floor SF					Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic							
(3) Roof	X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support			Lump Sum Items:							
X	Asphalt Shingle			Joists: Unsupported Len: Cntr.Sup:										
Chimney: Metal														
Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE										Cls C		Blt 1975		
(11) Heating System: Forced Heat & Cool										Ground Area = 1128 SF		Floor Area = 1128 SF.		
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65										Building Areas				
Stories Exterior Foundation Size Cost New Depr. Cost										1 Story Siding Crawl Space 1,128		Total: 118,848 77,251		
Other Additions/Adjustments										Plumbing				
Average Fixture(s)										1		1,120 728		
Water/Sewer										1000 Gal Septic		1 3,691 2,399		
Solar Water Heat										1		2,038 1,325		
Water Well, 50 Feet														
Garages										Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost										576		16,911 10,992		
Built-Ins										Appliance Allow.		1 2,099 1,364		
Totals:										144,707		94,059		
Notes:										ECF (660 SOUTHSHORE FARMS) 0.600 => TC		56,435		

*** 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.
		54,000	07/01/2000	WD	Download	03-0:0824		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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2021 S SARA DR	School: LAKE CITY - 57020					
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Owner's Name/Address	P.R.E. 0%					
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VAILLANCOURT MICHAEL B & MELISSA G	MAP #:					
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1955 WILDROSE AVENUE	2019 Est TCV 80,230 TCV/TFA: 61.72					
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LAKE CITY MI 49651	X Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS			
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Taxpayer's Name/Address	Public Improvements	* Factors *				
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VAILLANCOURT MICHAEL B & MELISSA G	X	Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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1955 WILDROSE AVENUE	X	Gravel Road	GROUP A 30/FF	116.00	176.00	1.0000	1.0000	30	100		3,480
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LAKE CITY MI 49651	X	Paved Road	116 Actual Front Feet, 0.47 Total Acres				Total Est. Land Value =	3,480
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Tax Description	X	Storm Sewer	Land Improvement Cost Estimates				
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. SEC 13 T22N R8W LOT 22 SOUTHSHORE FARMS SUB.	X	Sidewalk	Description	Rate	Size	% Good	Cash Value
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Comments/Influences	X	Water	D/W/P: Asphalt Paving	2.19	148	71	230
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CHG CLASS FOR C-5 TO CD GRG TO LIVING FOR 98	X	Sewer	Wood Frame	17.76	160	71	2,018
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REMOVE NO PBG ADJ FOR 05	X	Electric	Total Estimated Land Improvements True Cash Value =				2,248
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		Gas	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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	X	Curb	2019	1,700	38,400	40,100			24,508C
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	X	Street Lights	2018	1,700	32,900	34,600			23,934C
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	X	Standard Utilities	2017	1,700	31,100	32,800			23,442C
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	X	Underground Utils.	2016	2,300	29,300	31,600			23,233C
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	X	Level	Who	When	What				
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	X	Rolling	TPC 12/27/2017	INSPECTED					
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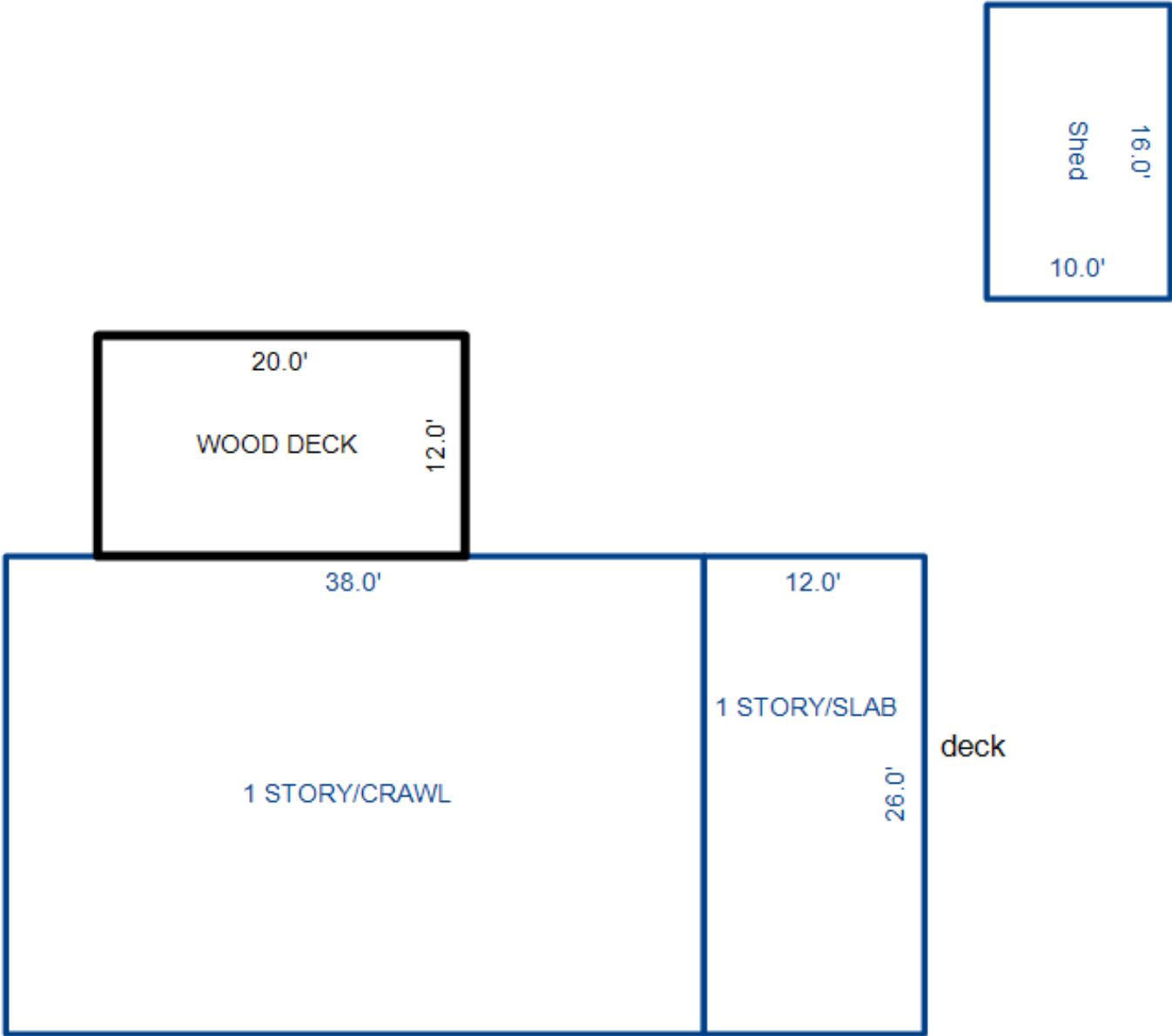
	X	Low	TPC 04/24/2017	INSPECTED					
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	X	High							
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 240 40	Type Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: 1S		Trim & Decoration														
Yr Built 1975	Remodeled 1997	Ex	X	Ord		Min										
Condition: Average		Lg	X	Ord		Small										
Room List		(5) Floors														
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:														
(1) Exterior		(6) Ceilings														
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall													
(2) Windows		(7) Excavation														
X	Many Avg. Few	X	Large Avg. Small													
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 0 S.F. Crawl: 988 S.F. Slab: 312 S.F. Height to Joists: 0.0														
(3) Roof		(8) Basement														
X	Gable Hip Flat	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor														
X	Asphalt Shingle	(9) Basement Finish														
Chimney: Metal		Recreation SF Living SF Walkout Doors No Floor SF														
(10) Floor Support		(14) Water/Sewer														
Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic														
		Lump Sum Items:														
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 1300 SF Floor Area = 1300 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas										Cls CD		Blt 1975				
Stories Exterior Foundation Size Cost New Depr. Cost																
1 Story Siding Crawl Space 988																
1 Story Siding Slab 312																
Total: 117,787 76,560																
Other Additions/Adjustments																
Plumbing Average Fixture(s) 1 933 606																
Water/Sewer 1000 Gal Septic 1 3,453 2,244																
Water Well, 50 Feet 1 1,962 1,275																
Deck Treated Wood 240 3,463 2,251																
Ceramic Tile Floor 40 1,186 771																
Built-Ins Appliance Allow. 1 1,467 954																
Totals: 130,251 84,661																
Notes:																
ECF (660 SOUTHSHORE FARMS) 0.880 => TCV:												74,502				

*** 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.
MCNALLY STEPHEN J	HOOKER LINDA DIANE	1	06/16/2017	QC	RELATED PARTY	2017-01949		100.0
FANNIE MAE	MCNALLY STEPHEN J	50,500	12/30/2011	CD	COVENANT DEED	2012-00057	PTA	100.0
SHERIFF	FANNIE MAE	36,700	09/18/2011	PTA	SHERIFF'S DEED	PTA	PTA	0.0
BAC HOME LOANS SERVICING	FANNIE MAE	1	04/29/2011	QC	QUIT CLAIM	2011-01587		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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2022 S AMY DR	School: LAKE CITY - 57020					
	P.R.E. 0%					

Owner's Name/Address	MAP #:
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HOOKER LINDA DIANE 1681 GOLDENROD DR HOUGHTON LAKE MI 48629	2019 Est TCV 92,356 TCV/TFA: 91.62
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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
---------------------	-------------	-------------	----------	-------	-------	-------	------	-------	--------	-------

X	Dirt Road	GROUP A 30/FF	115.00	176.00	1.0000	1.0000	30	100		3,450
	Gravel Road	115 Actual Front Feet, 0.47 Total Acres								Total Est. Land Value =

Tax Description	X	Land Improvement Cost Estimates
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. SEC 13 T22N R8W LOT 23 SOUTHSORE FARMS SUB.	X	Description	Rate	Size	% Good	Cash Value
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Comments/Influences	X	Water	D/W/P: 4in Ren. Conc.	5.02	270	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

		Total Estimated Land Improvements True Cash Value =				950
--	--	---	--	--	--	-----

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

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

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

X	Low
---	-----

X	High
---	------

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

	Swamp
--	-------

	Wooded
--	--------

	Pond
--	------

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

	Ravine
--	--------

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

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



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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	1,700	44,500	46,200			41,779C
2018	1,700	39,100	40,800			40,800S
2017	1,700	38,000	39,700		39,700W	26,938C
2016	2,300	35,700	38,000			26,698C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 24 300	Type Treated Wood Treated Wood	Year Built: 2000 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G										
Building Style: 1S		Trim & Decoration													
Yr Built 1994	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	8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor												
X	Double Glass Patio Doors Storms & Screens	1008	Recreation SF Living SF Walkout Doors No Floor SF												
(3) Roof		(9) Basement Finish													
X	Gable Hip Flat		Gambrel Mansard Shed												
X	Asphalt Shingle	(10) Floor Support													
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		1	Public Water Public Sewer Water Well										
		1 1000 Gal Septic 2000 Gal Septic													
		Lump Sum Items:													
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1008 SF Floor Area = 1008 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas										Cls D		Blt 1994			
Stories Exterior Foundation Size Cost New Depr. Cost															
1 Story Siding Basement 1,008 Total: 93,877 70,406															
Other Additions/Adjustments															
Plumbing															
Average Fixture(s) 1 778 583															
Water/Sewer															
1000 Gal Septic 1 3,235 2,426															
Solar Water Heat Water Well, 50 Feet 1 1,895 1,421															
Deck															
Treated Wood 300 3,912 2,934															
Treated Wood 24 799 599															
Garages															
Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)															
Base Cost 768 18,286 13,714															
Built-Ins															
Appliance Allow. 1 1,243 932															
Recreation Room 1008 13,870 6,935															
Totals: 137,895 99,950															
Notes:															
ECF (660 SOUTHSORE FARMS) 0.880 => TCY:												87,956			

*** 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
2044 S AMY DR	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 07/27/1994					
SCHEPERS JERRY L 2044 S AMY DR LAKE CITY MI 49651	MAP #:					
	2019 Est TCV 80,765 TCV/TFA: 76.48					

	X Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS			
	Public Improvements		* Factors *			
			Description	Frontage	Depth	Front Depth Rate %Adj. Reason Value
			<Site Value H> RURAL LOTS 8K			8000 100 8,000
			115 Actual Front Feet, 0.47 Total Acres		Total Est. Land Value =	8,000

Taxpayer's Name/Address	Dirt Road		Land Improvement Cost Estimates			
SCHEPERS JERRY L 2044 S AMY DR LAKE CITY MI 49651	X Gravel Road		Description	Rate	Size % Good	Cash Value
	X Paved Road		D/W/P: 3.5 Concrete	4.68	24 0	0
	Storm Sewer		D/W/P: 4in Concrete	4.92	624 0	0
	Sidewalk		Metal Prefab	12.09	96 50	580
	X Electric		Residential Local Cost Land Improvements			
	X Gas		Description	Rate	Size % Good	Cash Value
	Curb		LAND IMPROVE 1000	1,000.00	1 95	950
	Street Lights		Total Estimated Land Improvements True Cash Value = 1,530			
	Standard Utilities					
	X Underground Utils.					

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

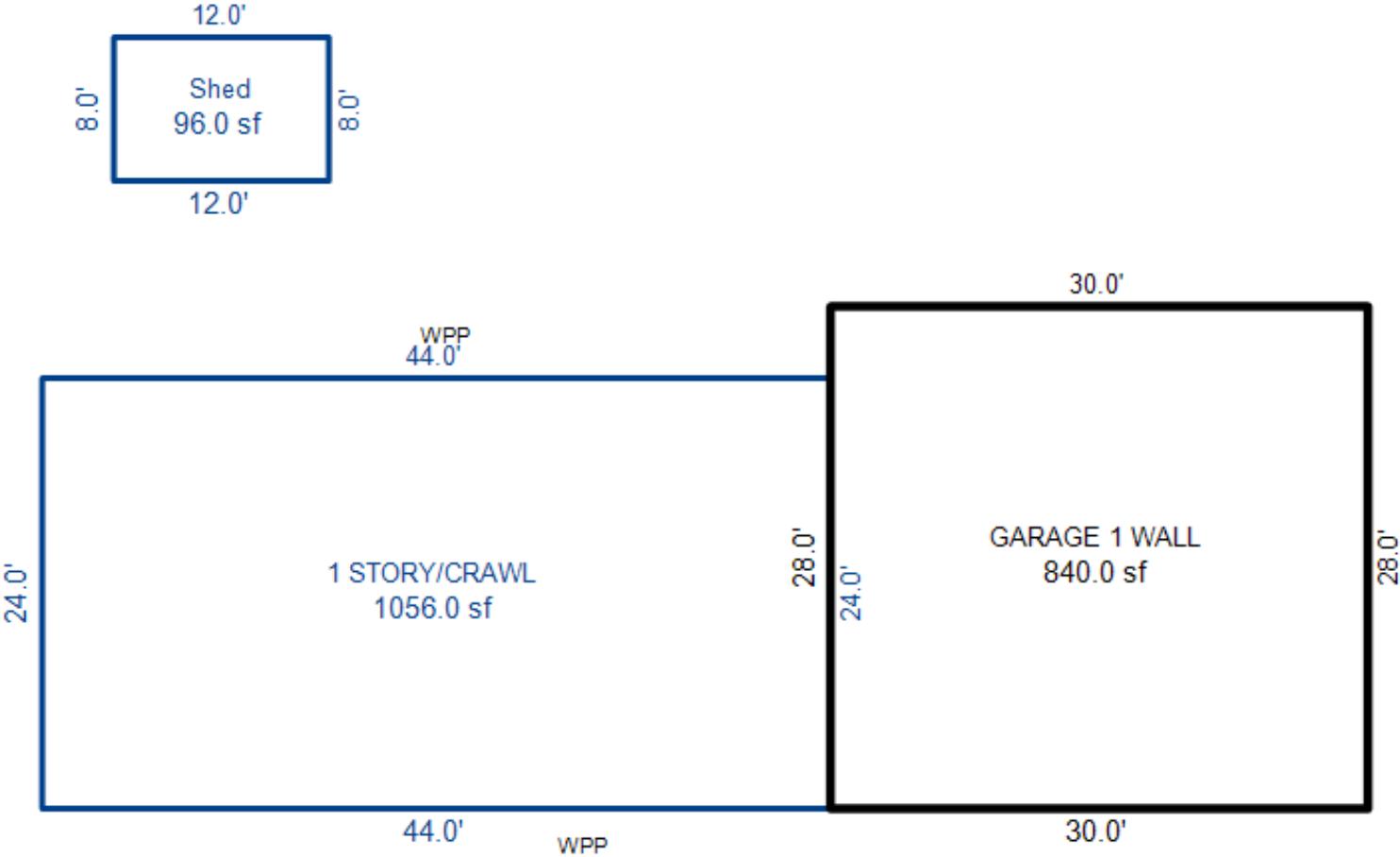


Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2019	4,000	36,400	40,400			26,012C
		TPC 12/27/2017 INSPECTED	2018	3,500	33,000	36,500			25,403C
		TPC 08/15/2016 INSPECTED	2017	3,500	32,000	35,500			24,881C
		TPC 04/22/2013 INSPECTED	2016	3,300	29,800	33,100			24,660C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 80 WPP 24 WPP	Year Built: 1996 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 840 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G										
Building Style: 1S		Trim & Decoration													
Yr Built 1975	Remodeled 0	Ex	X	Ord		Min									
Condition: Average		Lg	X	Ord		Small									
Room List		(5) Floors													
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:					(12) Electric								
		(6) Ceilings					No./Qual. of Fixtures								
(1) Exterior	X	Drywall		Ex.	X	Ord.		Min							
X	Wood/Shingle Aluminum/Vinyl Brick Insulation			No. of Elec. Outlets											
		(7) Excavation													
		Basement: 0 S.F. Crawl: 1056 S.F. Slab: 0 S.F. Height to Joists: 0.0					(13) Plumbing								
(2) Windows	X	Many Avg.	X	Large Avg.		Small									
X	Wood Sash Metal Sash Vinyl Sash						Average Fixture(s)								
X	Double Hung Horiz. Slide Casement						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						(8) Basement								
		(9) Basement Finish													
		Recreation SF Living SF Walkout Doors No Floor SF					(14) Water/Sewer								
(3) Roof	X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support											
				Joists: Unsupported Len: Cntr.Sup:			1 1		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic						
Chimney: Metal							Lump Sum Items:								
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1056 SF Floor Area = 1056 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas										Cls CD		Blt 1975			
Stories Exterior Foundation Size Cost New Depr. Cost															
1 Story Siding Crawl Space 1,056 Total:										93,833		60,991			
Other Additions/Adjustments															
Plumbing															
Average Fixture(s)										1		933 606			
Water/Sewer															
1000 Gal Septic										1		3,453 2,244			
Water Well, 50 Feet										1		1,962 1,275			
Porches															
WPP										80		1,830 1,189			
WPP										24		910 591			
Garages															
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)															
Base Cost										840		22,058 14,338			
Common Wall: 1 Wall										1		-1,906 -1,239			
Built-Ins															
Appliance Allow.										1		1,467 954			
Notes:										Totals:		124,540 80,949			
ECF (660 SOUTHSHORE FARMS) 0.880 => TCY:												71,235			

*** 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.
FENBY TERESA L	FENBY TERESA L TRUST	0	03/14/2017	WD	RELATED PARTY	2017-01010		0.0
FRAS LEON H & CAROLYN E	FENBY TERESA L	9,000	05/16/2016	WD	Arms Length	2016-01742	PTA	100.0
FRAS CAROLYN E (DECEASED)	FRAS LEON H (WIDOWER)	0	07/01/2007	OTH	Not Qualified	2008/564		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
2070 S AMY DR			MANUFACTURED	06/14/2016	2016-0230	100%

Owner's Name/Address	MAP #:	2019 Est TCV 114,913 TCV/TFA: 76.00
FENBY TERESA L TRUST 2070 W AMY DR LAKE CITY MI 49651		

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS
. SEC 13 T22N R8W LOT 25 SOUTHSHORE FARMS SUB.			

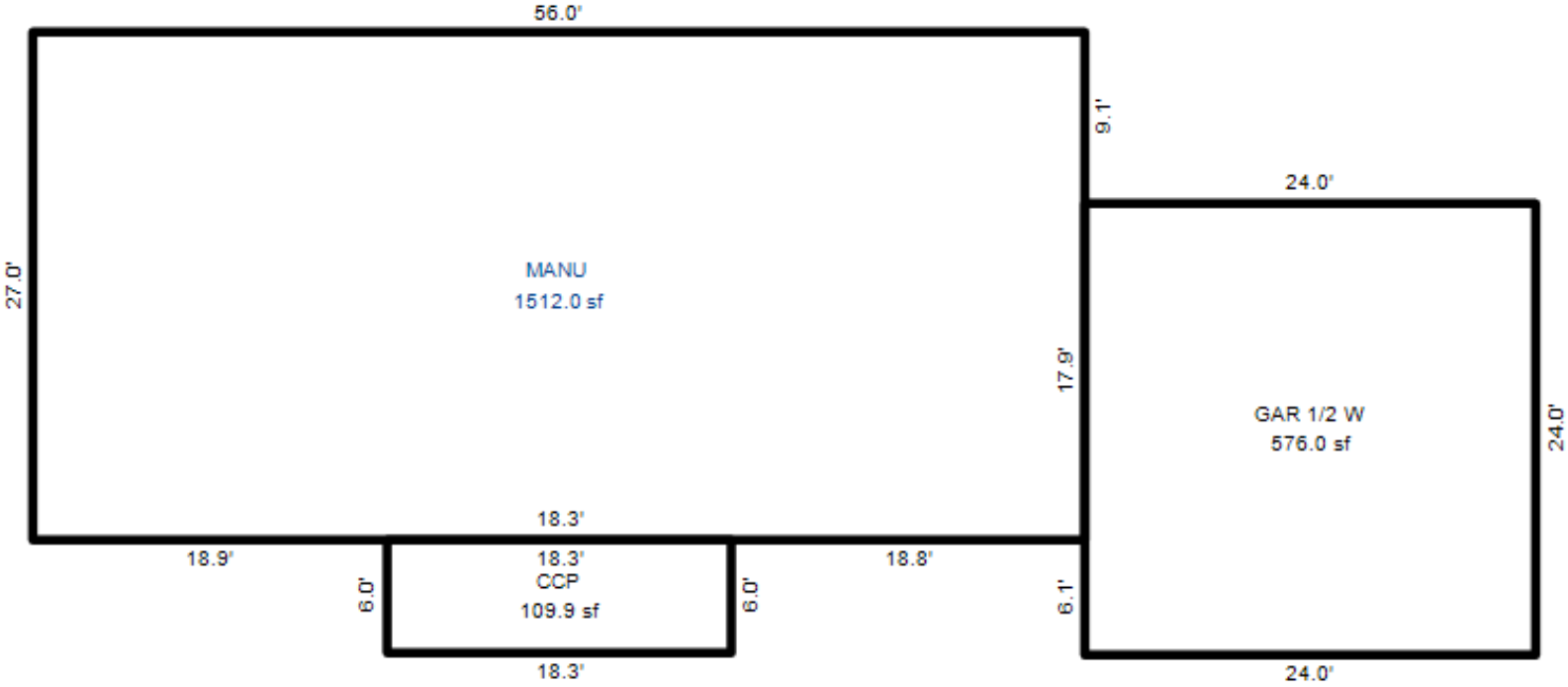
Comments/Influences	Public Improvements	* Factors *
	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer X Electric X Gas Curb Street Lights Standard Utilities X Underground Utils.	Description Frontage Depth Front Depth Rate %Adj. Reason Value <Site Value H> RURAL LOTS 8K 8000 100 8,000 115 Actual Front Feet, 0.47 Total Acres Total Est. Land Value = 8,000



Topography of Site	X Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Rolling		2019	4,000	53,500	57,500			56,561C
Low		2018	3,500	54,200	57,700			55,236C
High		2017	3,500	50,600	54,100			54,100S
Landscaped		2016	3,300	0	3,300	3,300J		2,678C
Swamp								
Wooded								
Pond								
Waterfront								
Ravine								
Wetland								
Flood Plain								

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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.
		86,000	05/01/2000	WD	Download	03-0:3755		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
2088 AMY DR			New House	07/27/2007	20070492	Complete
	P.R.E. 100% 02/03/2004		Demolition/Removal	07/20/2007	20070467	Complete

Owner's Name/Address	MAP #:	2019 Est TCV 150,650 TCV/TFA: 118.06
VANHAITSMA JEFFREY R & TASHA 2088 AMY DRIVE LAKE CITY MI 49651		

Taxpayer's Name/Address	Public Improvements	Land Value Estimates for Land Table Res 8.RURAL SUBS
VANHAITSMA JEFFREY R & TASHA 2088 AMY DRIVE LAKE CITY MI 49651	X Improved X Vacant	* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value <Site Value H> RURAL LOTS 8K 8000 100 8,000 115 Actual Front Feet, 0.47 Total Acres Total Est. Land Value = 8,000
	X Dirt Road X Gravel Road X Paved Road X Storm Sewer X Sidewalk X Water X Sewer X Electric X Gas X Curb X Street Lights X Standard Utilities X Underground Utils.	Land Improvement Cost Estimates Description Rate Size % Good Cash Value Wood Frame 24.51 80 98 1,922 Total Estimated Land Improvements True Cash Value = 1,922

Tax Description	Topography of Site
. SEC 13 T22N R8W LOT 26 SOUTHSHORE FARMS SUB.	X Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain



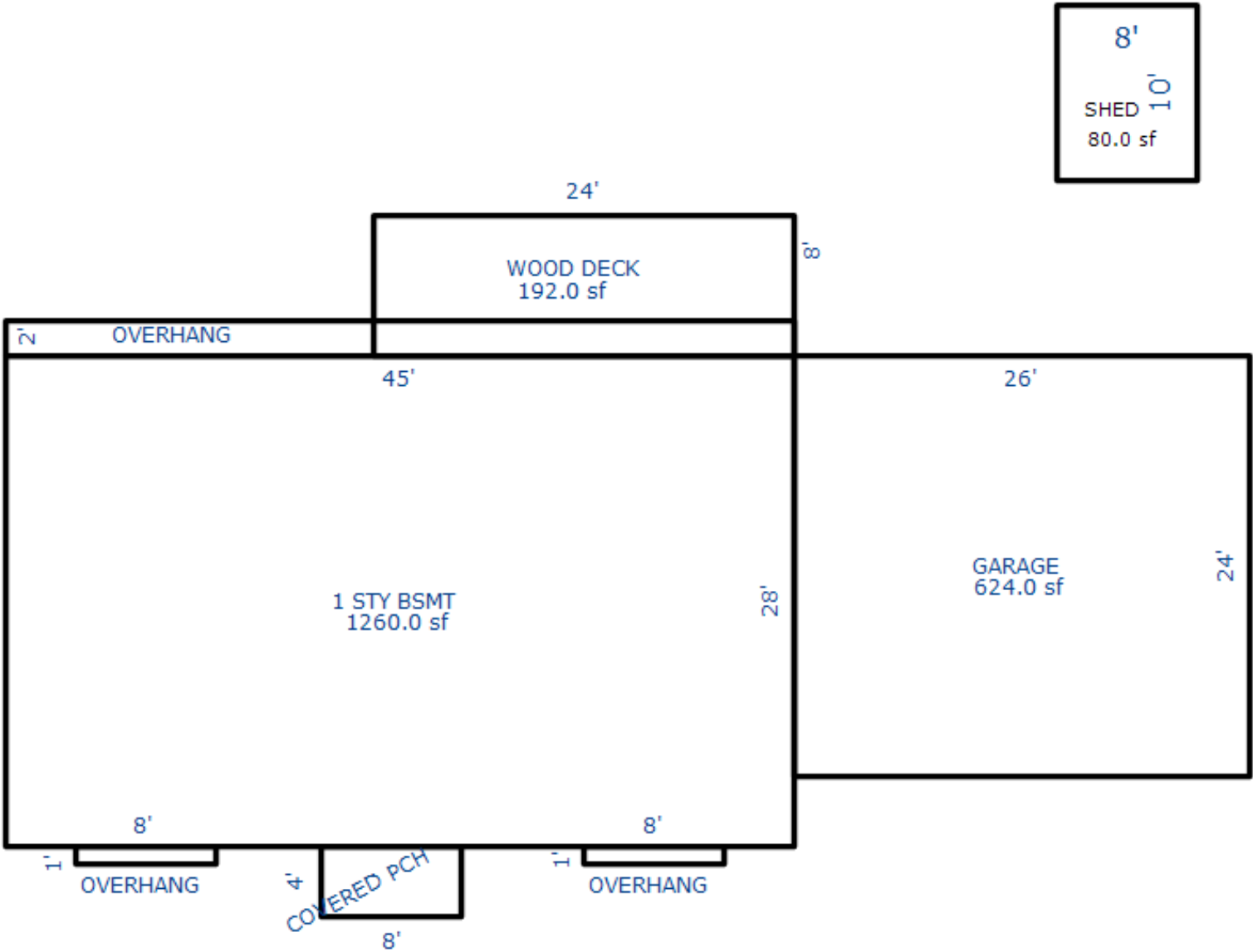
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2019	4,000	71,300	75,300			47,071C
	TPC 12/27/2017	INSPECTED	2018	3,500	63,400	66,900			45,968C
	TPC 08/28/2017	INSPECTED	2017	3,500	61,500	65,000			45,023C
	TPC 08/15/2016	INSPECTED	2016	3,300	61,000	64,300			44,622C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 32 192	Type WCP (1 Story) Treated Wood	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: 0 Mech. Doors: 1 Area: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G									
Building Style: 1S		Trim & Decoration												
Yr Built 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				Many	X	Ave.		Few			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Few					(13) Plumbing							
X	Double Glass Patio Doors Storms & Screens	(8) Basement					Average Fixture(s)							
(3) Roof		8		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			1		3 Fixture Bath					
		(9) Basement Finish					1		2 Fixture Bath					
		Recreation SF Living SF Walkout Doors No Floor SF					1		Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan					
		(10) Floor Support					(14) Water/Sewer							
X	Gable Hip Flat	Gambrel Mansard Shed					Public Water Public Sewer Water Well							
X	Asphalt Shingle						1		1000 Gal Septic					
Chimney:							1		2000 Gal Septic					
							Lump Sum Items:							
									Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 1260 SF Floor Area = 1276 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90 Building Areas				Cls C -5 Blt 2007	
									Stories Exterior Foundation Size Cost New Depr. Cost					
									1 Story Siding Basement 1,260					
									1 Story Siding Overhang 16					
									Total: 141,325				127,189	
									Other Additions/Adjustments					
									Plumbing					
									Average Fixture(s)		1		1,120 1,008	
									2 Fixture Bath		1		2,359 2,123	
									Water/Sewer					
									1000 Gal Septic		1		3,691 3,322	
									Water Well, 100 Feet		1		4,407 3,966	
									Porches					
									WCP (1 Story)		32		1,778 1,600	
									Deck					
									Treated Wood		192		3,057 2,751	
									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	
									Built-Ins					
									Appliance Allow.		1		2,099 1,889	
									Totals:		177,691		159,918	
									Notes:					
									ECF (660 SOUTHSHORE FARMS) 0.880 => TCV:				140,728	

*** 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.
MEADOWCROFT MARY L	EMARD TRENT S & MERCEDES	83,000	04/03/2017	WD	Arms Length	2017-00957	PTA	100.0
MEADOWCROFT MARY L	MEADOWCROFT MARY L	1	11/21/2016	QC	RELATED PARTY	2016-03793	PTA	0.0
ALDEN WILLS L	MEADOWCROFT MARY L	0	10/05/2016	DC	CERTIFICATE OF DEATH	2016-03594		50.0
ROBERTS RONALD E & LORRAI	ALDEN WILLS & MEADOWCROFT	70,000	02/11/2011	WD	WARRANTY DEED	2011-450WD	PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
2110 AMY DR						
School: LAKE CITY - 57020						
P.R.E. 100% 04/17/2017						

Owner's Name/Address	MAP #:
EMARD TRENT S & MERCEDES E 2110 AMY DR LAKE CITY MI 49651	2019 Est TCV 88,386 TCV/TFA: 67.99

X Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS							
Public Improvements		* Factors *							
		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
		<Site Value H> RURAL LOTS 8K						8,000	
		115 Actual Front Feet, 0.47 Total Acres						Total Est. Land Value =	8,000

Tax Description	X	Description	Rate	Size	% Good	Cash Value
. SEC 13 T22N R8W LOT 27 SOUTHSHORE FARMS SUB.		Dirt Road				
		Gravel Road				
	X	Paved Road				
		Storm Sewer				
		Sidewalk				
		Water				
		Sewer				
	X	Electric				
	X	Gas				
		Curb				
		Street Lights				
		Standard Utilities				
	X	Underground Utils.				

Comments/Influences		Land Improvement Cost Estimates					
		Description	Rate	Size	% Good	Cash Value	
		D/W/P: 4in Ren. Conc.	5.02	1260	0	0	
		D/W/P: 3.5 Concrete	4.39	93	0	0	
		Wood Frame	16.24	144	50	1,169	
		Residential Local Cost Land Improvements					
		Description	Rate	Size <td>% Good</td> <td>Cash Value</td>	% Good	Cash Value	
		LAND IMPROVE 1000	1,000.00	2	95	1,900	
		Total Estimated Land Improvements True Cash Value =					3,069



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	40,200	44,200			41,779C
2018	3,500	37,300	40,800			40,800S
2017	3,500	34,600	38,100			35,397C
2016	3,300	31,900	35,200			32,404C

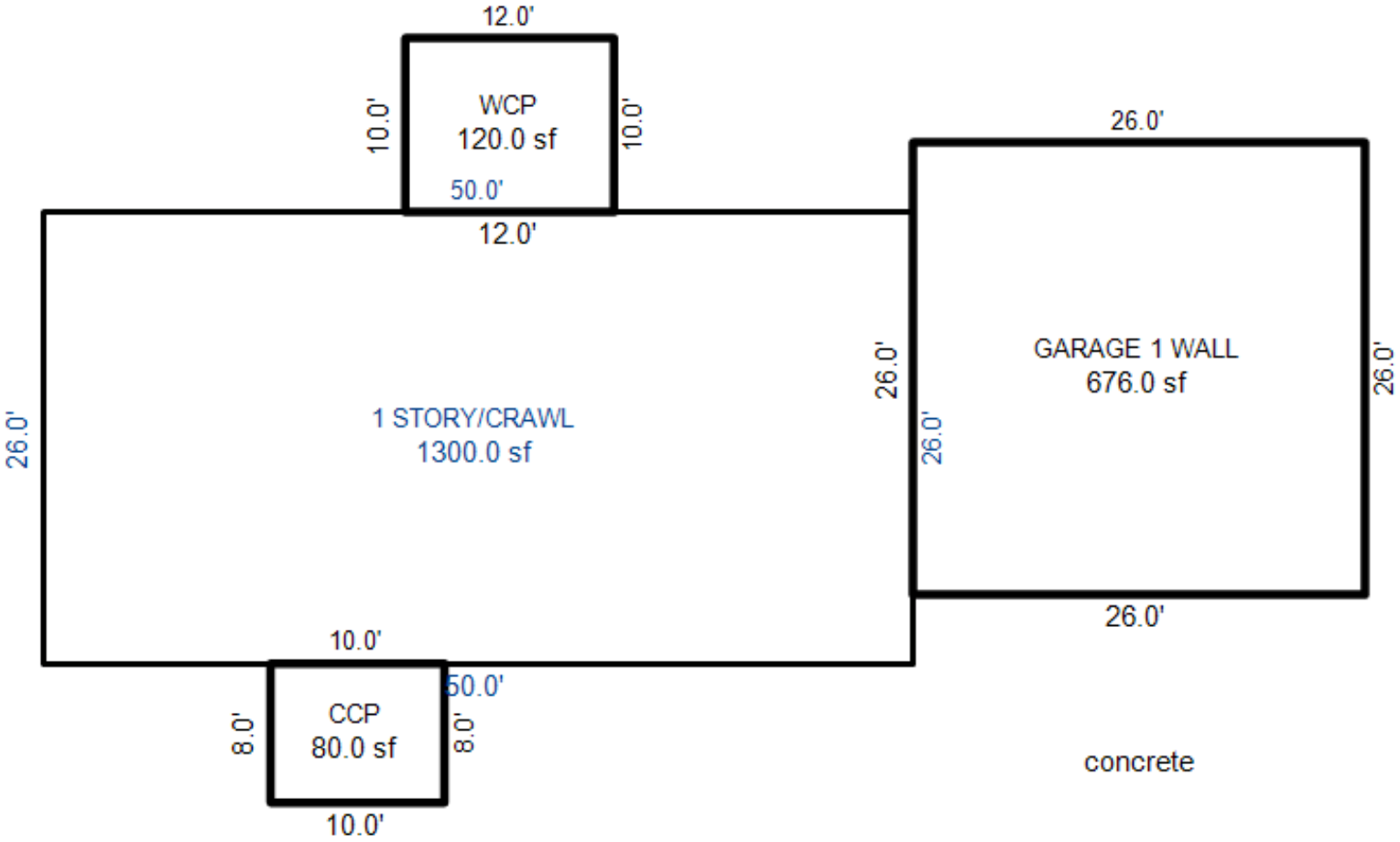
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	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 80	Type WCP (1 Story) CCP (1 Story)	Year Built: 2000 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 676 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G													
Building Style: BOCA/STATE		Trim & Decoration		X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: D +10 Effec. Age: 15 Floor Area: 1,300 Total Base New : 151,596 Total Depr Cost: 128,862 Estimated T.C.V: 77,317			E.C.F. X 0.600					
Yr Built 2000	Remodeled 0	Ex	X	Ord		Min	Size of Closets											
Condition: Average		Lg	X	Ord		Small	Doors			Solid			X H.C.					
Room List		(5) Floors		Central Air Wood Furnace			(12) Electric			0 Amps Service			Bsmt Garage:					
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(6) Ceilings			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE			Cls D 10 Blt 2000					
(1) Exterior	X	Drywall					Ex.	X	Ord.		Min	(11) Heating System: Forced Heat & Cool						
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	No. of Elec. Outlets		Many			X	Ave.		Few	Ground Area = 1300 SF Floor Area = 1300 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85			Building Areas				
(2) Windows	X	Many Avg. Few	X	Large Avg. Small	(7) Excavation			(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost			1 Story Siding Crawl Space 1,300 Total: 119,327 101,433				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Basement: 0 S.F. Crawl: 1300 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Average Fixture(s) 1 778 661 3 Fixture Bath 1 2,463 2,094 Water/Sewer 1000 Gal Septic 1 3,235 2,750 Water Well, 100 Feet 1 4,178 3,551			Plumbing					
X	Double Glass Patio Doors Storms & Screens	(8) Basement		Recreation SF Living SF Walkout Doors No Floor SF			Water/Sewer			Porches			WCP (1 Story) 120 3,404 2,893 CCP (1 Story) 80 1,472 1,251			Garages		
(3) Roof	X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)			Base Cost 676 16,596 14,107 Common Wall: 1 Wall 1 -1,753 -1,490 Door Opener 2 653 555			Built-Ins		
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Appliance Allow.			Notes: MODULAR			Totals: 151,596 128,862					
Chimney:										ECF (660 SOUTHSHORE FARMS) 0.600 => TCv:			77,317					

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shed



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LEONARD RONALD F & STACY	FOWLER ERIC A	4,500	10/30/2009	WD	Split Vacant	2009/3735		100.0
NILES JERRY A & ANNETTE L	LEONARD RONALD F & STACY	8,000	09/21/2004	WD	Arms Length	04-0/3967		100.0
NILES JERRY A & ANNETTE L	NILES JERRY A & ANNETTE L	0	07/27/2004	WD	Not Qualified	04-0/3392		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
AMY DR						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2019 Est TCV 9,421					

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

Tax Description			<Site Value H> RURAL LOTS 8K			8000	100	8,000
SEC13 T22N R8W LOT 28 SOUTHSHORE FARMS SUB	X		115 Actual Front Feet, 0.47 Total Acres			Total Est. Land Value =		8,000
COMBINED W/660-017-00 FOR 2006.			Land Improvement Cost Estimates					
SPLIT FROM 009-660-017-00 ON 11-12-2009.			Description		Rate	Size	% Good	Cash Value
Comments/Influences			Wood Frame		17.76	160	50	1,421
COMBO W/017-00 FOR 06	X		Total Estimated Land Improvements True Cash Value =					1,421

SPLIT FROM 009-660-017-00 ON 11-12-2009.	X		Electric					
	X		Gas					
			Curb					
			Street Lights					
			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	4,000	700	4,700			3,213C
Rolling	2018	3,500	0	3,500			3,138C
Low	2017	3,500	0	3,500			3,074C
High	2016	3,300	0	3,300			3,047C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
NILES JERRY A & ANNETTE L	BELLOWS TODD ALAN & ROBER	8,000	09/02/2004	WD	Arms Length	04-0/3732		100.0
NILES JERRY & ANNETTE &	NILES JERRY A & ANNETTE L	0	07/27/2004	WD	Not Qualified	04-0/3392		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
2174 S AMY DR			Reroof	03/13/2006	20060032	Complete
			Garage	10/12/2004	20040407	Complete

Owner's Name/Address	MAP #:	2019 Est TCV 138,628 TCV/TFA: 106.97
BELLOWS TODD ALAN & ROBERTA A 2174 S AMY DR LAKE CITY MI 49651		

Taxpayer's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS
BELLOWS TODD ALAN & ROBERTA A 2174 S AMY DR LAKE CITY MI 49651	X		

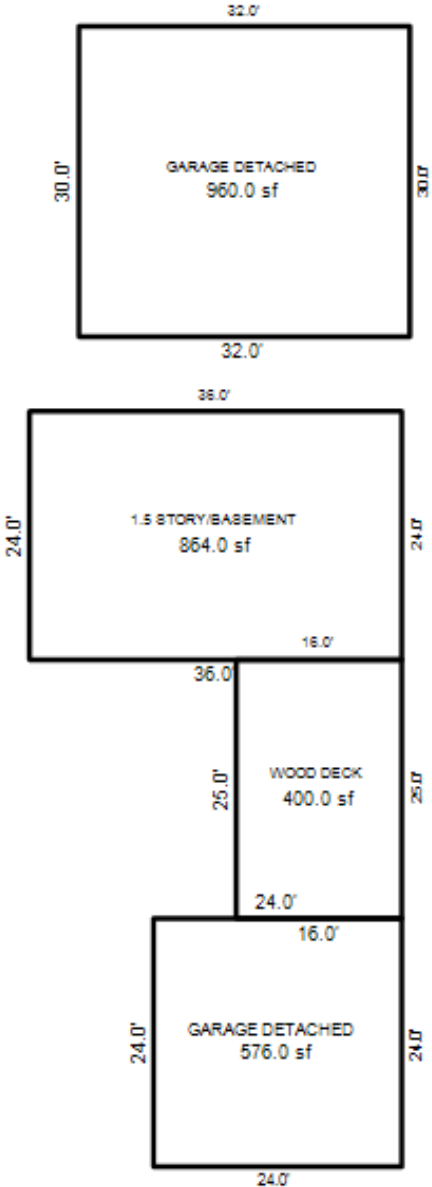
Tax Description	X	Description	Rate	Size % Good	Cash Value
SEC 13 T22N R8W LOT 29 & 30 SOUTHSORE FARMS SUB.	X	Dirt Road			
Combination of 660-029 & 660-030 for 07. Comments/Influences	X	Gravel Road			
06 COMBO W/660-030-00 FOR 07.	X	Paved Road			
	X	Storm Sewer			
	X	Sidewalk			
	X	Water			
	X	Sewer			
	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												


Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	8,000	61,300	69,300			45,256C
2018	7,000	56,100	63,100			44,196C
2017	7,000	54,300	61,300			43,287C
2016	6,500	51,100	57,600			42,901C

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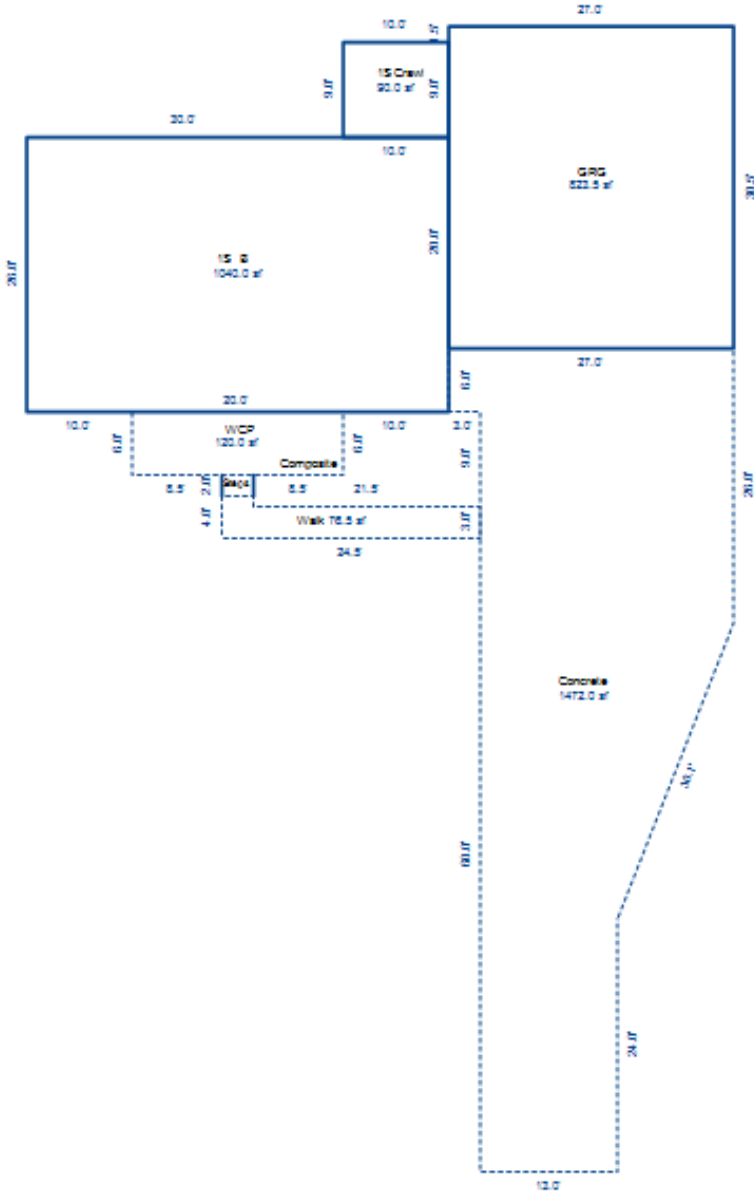


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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)		Date	Number	Status				
2196 AMY DR		School: LAKE CITY - 57020		Deck/Porch		05/16/2017	2017-0186	100%				
Owner's Name/Address		P.R.E. 100% 07/27/1994		MAP #:								
BURNS DALE A & VIANNA L 2196 AMY DRIVE LAKE CITY MI 49651		2019 Est TCV 105,286 TCV/TFA: 93.17										
Taxpayer's Name/Address		X Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS								
MIAMI VALLEY BANK P O BOX 125 LAKEVIEW OH 43331		Public Improvements		* Factors *								
Tax Description		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 13 T22N R8W LOT 31 SOUTHSORE FARMS SUB.		Gravel Road		<Site Value H> RURAL LOTS 8K		115 Actual Front Feet, 0.47 Total Acres		8000 100				8,000
Comments/Influences		Paved Road		Land Improvement Cost Estimates								
		Storm Sewer		Description	Rate	Size	% Good	Cash Value				
		Sidewalk		D/W/P: 4in Ren. Conc.	5.57	1472	0	0				
		Water		D/W/P: 4in Concrete	4.92	76	94	352				
		Sewer		Residential Local Cost Land Improvements								
		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 =					2,727			
		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	4,000	48,600	52,600			34,962C		
		Low		2018	3,500	44,200	47,700			34,143C		
		High		2017	3,500	39,300	42,800			29,817C		
		Landscaped		2016	3,300	36,900	40,200			29,552C		
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What								
		TPC	08/28/2017	INSPECTED								
		JWV	08/11/2017	INSPECTED								

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHOOLEY LARRY G & GENE	SCHOOLEY LARRY G & GENE	0	09/21/2018	WD	FAMILY SALE	2018-03082	PTA	0.0
HALVORSEN DON H & MELODIE	SCHOOLEY LARRY G & GENE	10,500	07/14/2017	WD	Arms Length	2017-02216	PTA	100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
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S AMY 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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SCHOOLEY LARRY G & GENE PO BOX 232 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	Rate	%Adj.	Reason	Value
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				<Site Value H> RURAL LOTS 8K			8000	100		8,000
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				115 Actual Front Feet, 0.47 Total Acres			Total Est. Land Value =			8,000
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Tax Description	Dirt Road									
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. SEC 13 T22N R8W LOT 32 SOUTHSORE FARMS SUB.	X Gravel Road									
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Comments/Influences	X Paved Road									
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	Storm Sewer									
--	-------------	--	--	--	--	--	--	--	--	--

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

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

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

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

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

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

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

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

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

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

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

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

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

	Pond									
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	Waterfront									
--	------------	--	--	--	--	--	--	--	--	--

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

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

	Flood Plain									
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	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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	Who	When	What	2019	4,000	0	4,000			3,584C
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	TPC 05/06/2018	INSPECTED		2018	3,500	0	3,500			3,500S
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	TPC 12/27/2017	INSPECTED		2017	3,500	0	3,500			1,932C
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	TPC 07/18/2017	INSPECTED		2016	3,300	0	3,300			1,915C
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BEVIER JOHN & LYNN	COVENANT CAPITAL INC	70,000	06/01/2012	LC	BANK SALE	2012-02213 MEM	PTA	100.0
DELBELLO FLOYD J ETAL*	BEVIER JOHN & LYNN (H/W)	0	08/01/2007	WD	Not Qualified	2007/2895		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
2240 S AMY DR	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
COVENANT CAPITAL INC PO BOX 927 LAKE CITY MI 49651	MAP #:					
	2019 Est TCV 91,577 TCV/TFA: 89.08					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS			
			Description	Frontage	Depth	Value
. SEC 13 T22N R8W LOT 33 SOUTHSHORE FARMS SUB.	X		<Site Value H> RURAL LOTS 8K	115 Actual Front Feet, 0.47 Total Acres	8000 100	8,000
Comments/Influences			* Factors *			
			Description	Rate	Size % Good	Cash Value
			D/W/P: 3.5 Concrete	5.00	144 0	0

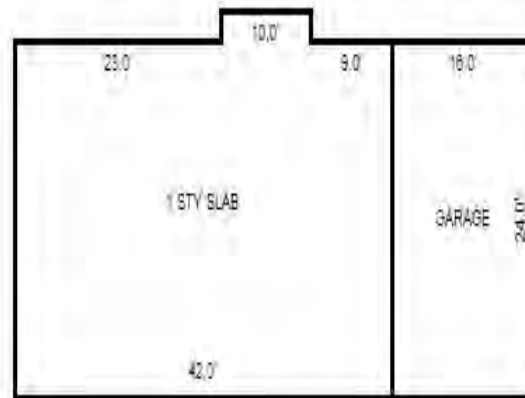
Comments/Influences	X	Description	Rate	Size % Good	Cash Value
	X	Dirt Road			
	X	Gravel Road			
	X	Paved Road			
	X	Storm Sewer			
	X	Sidewalk			
	X	Water			
	X	Sewer			
	X	Electric			
	X	Gas			
	X	Curb			
	X	Street Lights			
	X	Standard Utilities			
	X	Underground Utils.			

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Rolling			2019	4,000	41,800	45,800			31,818C
Low			2018	3,500	38,000	41,500			31,073C
High			2017	3,500	36,800	40,300			30,434C
Landsaped			2016	3,300	37,700	41,000	35,700M		30,163C
Swamp									
Wooded									
Pond									
Waterfront									
Ravine									
Wetland									
Flood Plain									



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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.
SILER JIM	MULDER SHAUN & CORTNEY	131,000	07/29/2016	WD	Arms Length	2016-02521	PTA	100.0
LARSEN ROBERT & LORI	SILER JIM	0	03/29/2010	QC	RELATED PARTY	2010-3986QC	PTA	100.0
SILER JAMES H (SM)	LARSEN ROBERT & LORI (H/W	122,667	04/01/2009	LC	RELATED PARTY	2009/2073		100.0
SILER H JAMES & LAURIE L	SILER JAMES H & LAURIE L	0	01/05/2005	QC	Not Qualified	05-0/094		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
2241 S AMY DR						
School: LAKE CITY - 57020						
P.R.E. 100% 08/03/2016						
Owner's Name/Address	MAP #:					
MULDER SHAUN & CORTNEY 2241 S AMY DR LAKE CITY MI 49651	2019 Est TCV 144,805 TCV/TFA: 88.73					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS								
				* Factors *								
Comments/Influences	X	Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
						<Site Value F> SITE	\$10000				10000	100
				109 Actual Front Feet, 0.50 Total Acres							Total Est. Land Value =	10,000

Tax Description	X	Improved	Vacant	Land Improvement Cost Estimates							
				Description	Rate	Size	% Good	Cash Value			
. SEC 13 T22N R8W LOT 34 SOUTHSHORE FARMS SUB.	X			Dirt Road							
				Gravel Road							
	X			Paved Road							
				Storm Sewer							
	X			Sidewalk							
				Water							
	X			Sewer							
				D/W/P: 3.5 Concrete	5.00	90	0	0			
	X			Electric							
				D/W/P: Asphalt Paving	2.35	800	0	0			
	X			Gas							
				Wood Frame	21.25	120	50	1,275			
				Residential Local Cost Land Improvements							
				Description	Rate	Size	% Good	Cash Value			
				Street Lights							
				LAND IMPROVE 2500	2,500.00	1	95	2,375			
	X			Standard Utilities							
				Total Estimated Land Improvements True Cash Value =							
	X			Underground Utils.							



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2019	5,000	67,400	72,400			68,793C
Rolling	2018	5,000	62,700	67,700			67,181C
Low	2017	5,000	60,800	65,800			65,800S
High	2016	5,000	57,300	62,300			45,551C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

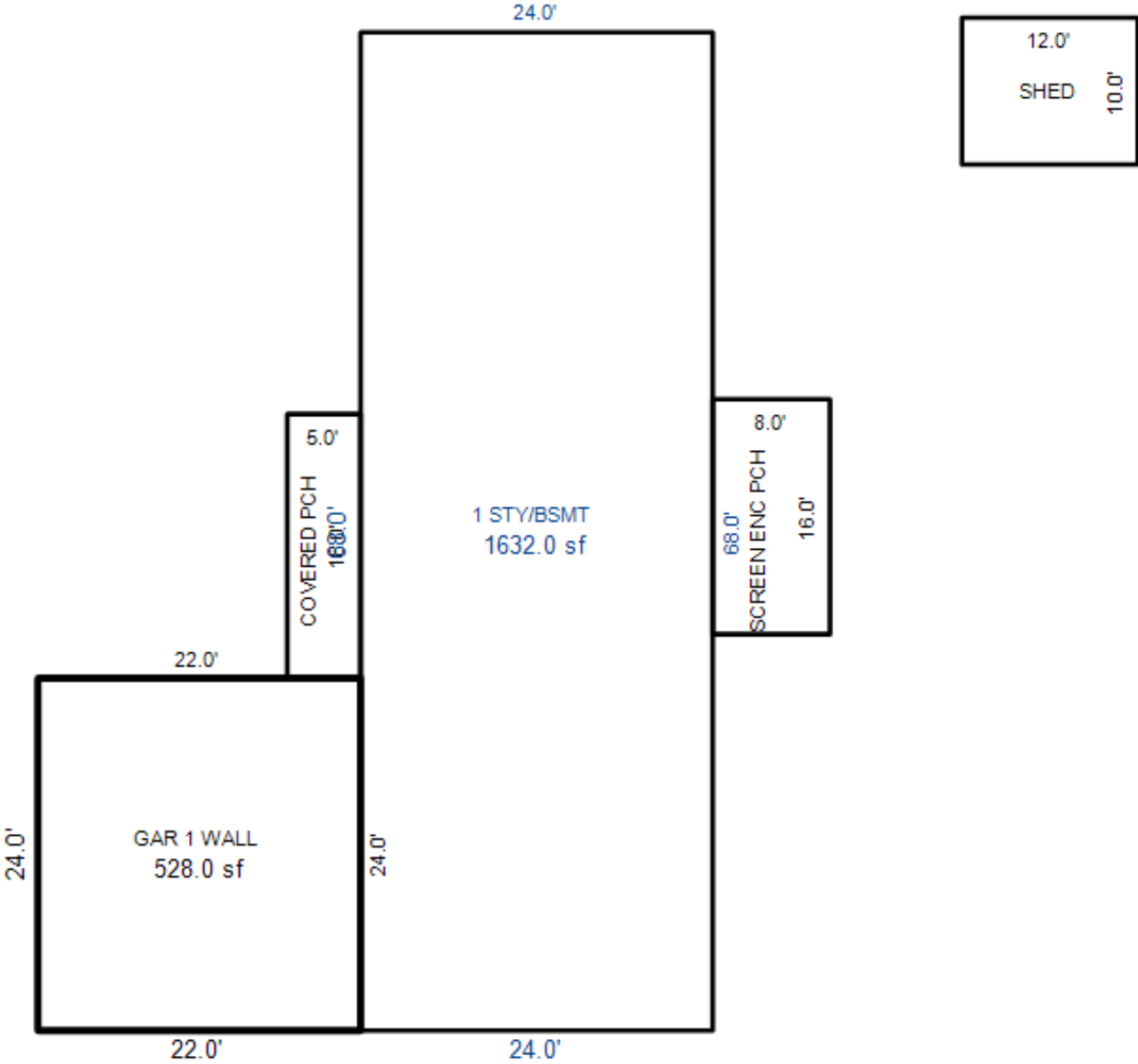
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2018	5,000	62,700	67,700			67,181C
TPC	08/01/2016	INSPECTED	2017	5,000	60,800	65,800			65,800S
TPC	01/27/2012	INSPECTED	2016	5,000	57,300	62,300			45,551C

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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 90 128	Type CCP (1 Story) WSEP (1 Story)	Year Built: 1993 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 528 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1S			Class: C			E.C.F. X 0.880		Bsmnt Garage:	
Yr Built 1976	Remodeled 0	Ex	X	Ord		Min	No. of Elec. Outlets			Total Base New : 219,174			X		Carport Area:	
Condition: Average		Lg	X	Ord		Small	(13) Plumbing			Total Depr Cost: 149,040					Roof:	
Room List		(5) Floors		No./Qual. of Fixtures			Building Areas			Estimated T.C.V: 131,155						
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(12) Electric			Stories Exterior Foundation Size Cost New Depr. Cost			1 Story Siding Basement 1,632 175,773 119,526						
(1) Exterior		(6) Ceilings		Ex. X Ord. Min			Other Additions/Adjustments									
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	No. of Elec. Outlets			Plumbing			Average Fixture(s)						
	Insulation	(7) Excavation		Many X Ave. Few			Plumbing			3 Fixture Bath						
(2) Windows		(8) Basement		(13) Plumbing			Water/Sewer			2 3 Fixture Bath						
X	Many Avg. X Few	Large Avg. X Small		Basement: 1632 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Plumbing			2 2 Fixture Bath						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		(9) Basement Finish			Plumbing			2 Softener, Auto						
X	Double Glass Patio Doors Storms & Screens	500 Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer			Plumbing			2 Softener, Manual						
(3) Roof		(10) Floor Support		Public Water Public Sewer			Plumbing			2 Solar Water Heat						
X	Gable Hip Flat	Gambrel Mansard Shed		1 Water Well			Plumbing			1 No Plumbing						
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1 1000 Gal Septic 2000 Gal Septic			Plumbing			1 Extra Toilet						
Chimney: Metal		Lump Sum Items:					Plumbing			1 Extra Sink						
							Notes:			1 Separate Shower						
							ECF (660 SOUTHSHORE FARMS) 0.880 => TCV:			1 Ceramic Tile Floor						
										1 Ceramic Tile Wains						
										1 Ceramic Tub Alcove						
										1 Vent Fan						
										1 Porches						
										1 CCP (1 Story)						
										1 WSEP (1 Story)						
										1 Garages						
										1 Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)						
										1 Base Cost						
										1 Common Wall: 1 Wall						
										1 Door Opener						
										1 Built-Ins						
										1 Appliance Allow.						
										500 Recreation Room						
										Totals:						
										219,174					149,040	
										131,155						

*** 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.
JPMORGAN CHASE BANK	DEGIORGIO THOMAS R & BARB	54,900	06/28/2013	CD	BANK SALE	PTA	PTA	100.0
WHITMORE LAURA	JPMORGAN CHASE BANK	38,250	08/31/2012	SD	SHERIFF'S DEED	2012-02989		0.0
HARWELL CAMERON	WHITMORE LAURA	84,200	07/01/2005	WD	Arms Length	05-0/2606		100.0
		67,500	10/01/1998	WD	Download	323:66		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
2221 S AMY DR						
	School: LAKE CITY - 57020					
	P.R.E. 100% 07/28/2015					
Owner's Name/Address	MAP #:					
DEGIORGIO THOMAS R & BARBARA C 2221 AMY DR LAKE CITY MI 49651		2019 Est TCV 97,463 TCV/TFA: 96.69				

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS							
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
. SEC 13 T22N R8W LOT 35 SOUTHSORE FARMS SUB.	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.							

Comments/Influences	Land Improvement Cost Estimates				
	Description	Rate	Size	% Good	Cash Value
	D/W/P: 3.5 Concrete	4.68	72	81	273
	Total Estimated Land Improvements True Cash Value =				273

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



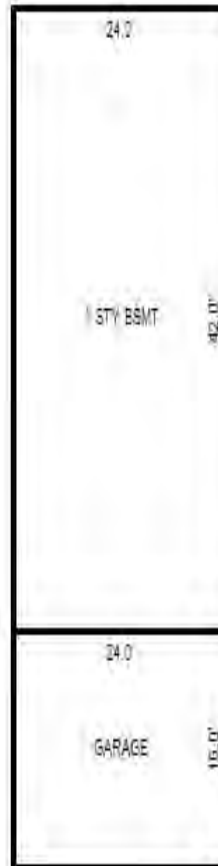
Who	When	What	2019	5,000	43,700	48,700			32,570C
	TPC 12/27/2017	INSPECTED	2018	5,000	40,800	45,800			31,807C
	TPC 01/27/2012	INSPECTED	2017	5,000	39,500	44,500			31,153C
			2016	5,000	37,200	42,200			30,876C

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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: 1991 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: 384 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																									
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X	Many Avg. Few	X	Large Avg. Small	Basement: 1008 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor	(8) Basement			(14) Water/Sewer																																																																																		
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X	Asphalt Shingle			Joists: Unsupported Len: Cntr.Sup:			1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic																																																																																		
<p>Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1008 SF Floor Area = 1008 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas</p> <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Basement</td> <td>1,008</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>103,104</td> <td>82,483</td> </tr> </tbody> </table> <p>Other Additions/Adjustments</p> <table border="1"> <thead> <tr> <th>Item</th> <th>Quantity</th> <th>Unit Cost</th> <th>Total Cost</th> </tr> </thead> <tbody> <tr> <td>Plumbing</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Average Fixture(s)</td> <td>1</td> <td>933</td> <td>746</td> </tr> <tr> <td>2 Fixture Bath</td> <td>1</td> <td>1,970</td> <td>1,576</td> </tr> <tr> <td>Water/Sewer</td> <td></td> <td></td> <td></td> </tr> <tr> <td>1000 Gal Septic</td> <td>1</td> <td>3,453</td> <td>2,762</td> </tr> <tr> <td>Water Well, 50 Feet</td> <td>1</td> <td>1,962</td> <td>1,570</td> </tr> <tr> <td>Garages</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4">Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)</td> </tr> <tr> <td>Base Cost</td> <td></td> <td>384</td> <td>12,868</td> </tr> <tr> <td>Common Wall: 1 Wall</td> <td></td> <td>1</td> <td>-1,906</td> </tr> <tr> <td>Built-Ins</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Appliance Allow.</td> <td></td> <td>1</td> <td>1,467</td> </tr> <tr> <td colspan="2">Totals:</td> <td></td> <td>123,851</td> <td>99,080</td> </tr> </tbody> </table> <p>ECF (660 SOUTHSHORE FARMS) 0.880 => TCV: 87,190</p>															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Basement	1,008			Total:				103,104	82,483	Item	Quantity	Unit Cost	Total Cost	Plumbing				Average Fixture(s)	1	933	746	2 Fixture Bath	1	1,970	1,576	Water/Sewer				1000 Gal Septic	1	3,453	2,762	Water Well, 50 Feet	1	1,962	1,570	Garages				Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)				Base Cost		384	12,868	Common Wall: 1 Wall		1	-1,906	Built-Ins				Appliance Allow.		1	1,467	Totals:			123,851	99,080
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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.
KOBOLDT BRIAN J		0	01/25/2011	OTH	Not Used In Study	2011-271AFF	PTA	0.0
		90,000	10/01/2001	WD	Download	01-0:3952		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
2199 AMY DR						

Owner's Name/Address	MAP #:
KOBOLDT BRIAN J 2199 AMY DRIVE LAKE CITY MI 49651	2019 Est TCV 105,255 TCV/TFA: 101.21

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

Taxpayer's Name/Address	Public Improvements	Description	Frontage	Depth	Rate	%Adj.	Reason	Value
WELLS FARGO BANK P O BOX 14547 DES MOINES IA 50306-3547	X Dirt Road X Gravel Road X Paved Road X Storm Sewer X Sidewalk X Water X Sewer	<Site Value F> SITE	10000	100	10000	100		10,000

Tax Description	X Electric	X Gas	X Curb	X Street Lights	X Standard Utilities	X Underground Utils.
. SEC 13 T22N R8W LOT 36 SOUTHSHORE FARMS SUB.						

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	5,000	47,600	52,600			34,720C
2018	5,000	43,900	48,900			33,907C
2017	5,000	42,600	47,600			33,210C
2016	5,000	40,100	45,100			32,914C

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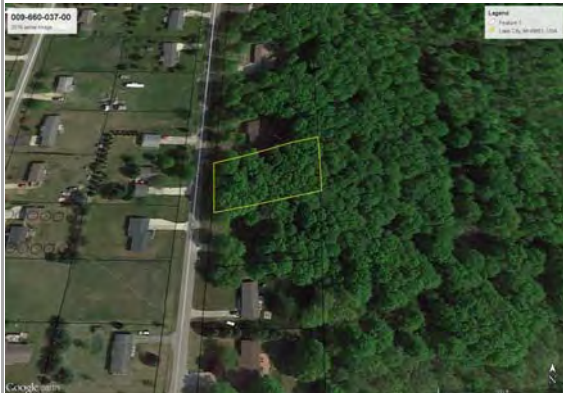
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: 402 RESIDENTIAL-V		Zoning:	Building Permit(s)	Date	Number	Status					
AMY DR		School: LAKE CITY - 57020											
Owner's Name/Address		P.R.E. 100% 06/01/1995											
DAWSON STEVEN P O BOX 55 2157 AMY DRIVE LAKE CITY MI 49651		MAP #:											
Taxpayer's Name/Address		2019 Est TCV 10,000											
DAWSON STEVEN P O BOX 55 2157 AMY DRIVE LAKE CITY MI 49651		Improved	X	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS								
Tax Description		Public Improvements		* Factors *									
. SEC 13 T22N R8W LOT 37 SOUTHSORE FARMS SUB.		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
Comments/Influences		X Gravel Road		<Site Value F> SITE \$10000				10000	100				10,000
		X Paved Road		110 Actual Front Feet, 0.51 Total Acres				Total Est. Land Value =					10,000
		X Storm Sewer											
		X Sidewalk											
		X Water											
		X Sewer											
		X Electric											
		X Gas											
		X Curb											
		X Street Lights											
		X Standard Utilities											
		X Underground Utils.											
		Topography of Site											
		X Level											
		Rolling											
		Low											
		High											
		Landscaped											
		Swamp											
		Wooded											
		Pond											
		Waterfront											
		Ravine											
		Wetland											
		Flood Plain											
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value					
		Who	When	What	2019	5,000	0	5,000				2,907C	
		TPC 12/27/2017 INSPECTED			2018	5,000	0	5,000				2,839C	
		TPC 08/28/2017 INSPECTED			2017	5,000	0	5,000				2,781C	
		TPC 01/27/2012 INSPECTED			2016	5,000	0	5,000				2,757C	



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Property Address		Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)		Date	Number	Status				
2157 S AMY DR		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 100% 07/27/1994										
DAWSON STEVEN E PO BOX 55 LAKE CITY MI 49651		MAP #:		2019 Est TCV 124,298 TCV/TFA: 78.62								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS								
. SEC 13 T22N R8W LOT 38 SOUTHSHORE FARMS SUB.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		<Site Value F> SITE \$10000								
		Paved Road		110 Actual Front Feet, 0.51 Total Acres Total Est. Land Value = 10,000								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		D/W/P: 3.5 Concrete 5.00 282 75 1,057								
		Sewer		Total Estimated Land Improvements True Cash Value = 1,057								
		X Electric										
		X Gas										
		Curb										
		Street Lights										
		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		
		Who	When	What	2019	5,000	57,100	62,100			41,279C	
		TPC 12/27/2017 INSPECTED			2018	5,000	53,500	58,500			40,312C	
		TPC 01/27/2012 INSPECTED			2017	5,000	49,100	54,100			39,483C	
					2016	5,000	48,800	53,800			39,131C	

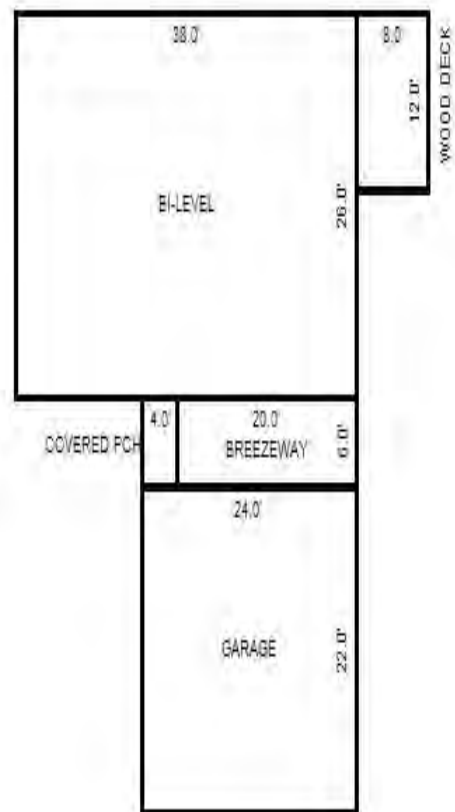


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X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 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: 0 Area: 528 % Good: 0 Storage Area: 0 No Conc. Floor: 0															
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G																									
Building Style: BI		Trim & Decoration																												
Yr Built 1985	Remodeled 0	Ex	X	Ord		Min	Size of Closets																							
Condition: Average		Lg	X	Ord		Small	Doors		X	Ord		H.C.																		
Room List		(5) Floors		Central Air Wood Furnace																										
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(12) Electric			0		Amps Service																					
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures																										
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall		Ex.	X	Ord.		Min																					
X	Insulation			No. of Elec. Outlets																										
(2) Windows		(7) Excavation		Many			X	Ave.		Few																				
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 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 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		(8) Basement		(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: Brick																														
Cost Est. for Res. Bldg: 1 Single Family BI (11) Heating System: Forced Air w/ Ducts Ground Area = 988 SF Floor Area = 1581 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71 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>Bi-Level</td> <td>Siding</td> <td>Bi-Lev. 60%</td> <td>988</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>137,091</td> <td>97,336</td> </tr> </tbody> </table> Other Additions/Adjustments Exterior Brick Veneer 152 1,982 1,407 Plumbing Average Fixture(s) 1 1,120 795 2 Fixture Bath 1 2,359 1,675 Water/Sewer 1000 Gal Septic 1 3,691 2,621 Water Well, 100 Feet 1 4,407 3,129 Deck Treated Wood 96 1,901 1,350 Pine w/Roof (Deck Portion) 42 994 706 Pine w/Roof (Roof portion) 42 656 466 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 528 17,757 12,607 Built-Ins Appliance Allow. 1 2,099 1,490 Porches CCP (1 Story) 24 917 651 Breezeways Frame Wall 120 6,268 4,450													Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	Bi-Level	Siding	Bi-Lev. 60%	988			Total:				137,091	97,336
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																									
Bi-Level	Siding	Bi-Lev. 60%	988																											
Total:				137,091	97,336																									
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																														

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



DECK W/ROOF



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.
DEVRIES JANET J	WOOD MARCIA & STAUFFER G	0	07/14/2015	WD	Arms Length	2015-02414	PTA	100.0
DEVRIES ROBERT E	DEVRIES JANET J	0	04/01/2015	WD	WARRANTY DEED	2015-01068		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
S AMY DR						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 100% 07/28/2015					
	MAP #:					
	2019 Est TCV 8,000					

Improved	X	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS					
			* Factors *					
			Description	Frontage	Depth	Rate %Adj.	Reason	Value
			<Site Value H> RURAL LOTS 8K			8000 100	S1/2 OF LOT	8,000
			55 Actual Front Feet, 0.25 Total Acres Total Est. Land Value =					8,000

Tax Description	Public Improvements	* Factors *					
. SEC 13 T22N R8W N 1/2 OF LOT 39. SOUTHSORE FARMS SUB.	Dirt Road	Description	Frontage	Depth	Rate %Adj.	Reason	Value
Comments/Influences	X Gravel Road	<Site Value H> RURAL LOTS 8K			8000 100	S1/2 OF LOT	8,000
	X Paved Road	55 Actual Front Feet, 0.25 Total Acres Total Est. Land Value =					8,000
	Storm Sewer						
	Sidewalk						
	Water						
	Sewer						
	X Electric						
	X Gas						
	Curb						
	Street Lights						
	Standard Utilities						
	X Underground Utils.						

SPLIT 1/2 OF LOT TO 039-50 FOR 93	Topography of Site
	X Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain



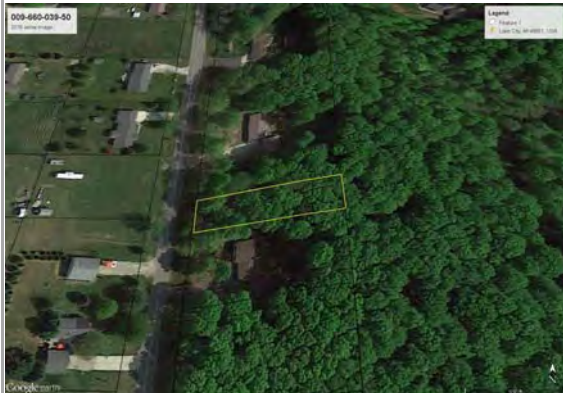
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	4,000	0	4,000			3,479C
2018	3,500	0	3,500			3,398C
2017	3,500	0	3,500			3,329C
2016	3,300	0	3,300			3,300S

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	08/28/2017	INSPECTED
TPC	04/20/2015	INSPECTED

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
Property Address		Class: 402 RESIDENTIAL-V		Zoning:	Building Permit(s)	Date	Number	Status	
S AMY DR		School: LAKE CITY - 57020							
Owner's Name/Address		P.R.E. 100% 06/01/1995							
DAWSON STEVEN EARL P O BOX 55 2157 S AMY DRIVE LAKE CITY MI 49651		MAP #:							
		2019 Est TCV 8,000							
		Improved	X	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS				
Tax Description		Public Improvements		* Factors *					
. SEC 13 T22N R8W S 1/2 OF LOT 39 SOUTHSHORE FARMS SUB.		Dirt Road		Description	Frontage	Depth	Rate %Adj.	Reason	Value
Comments/Influences		Gravel Road		<Site Value H>	RURAL LOTS 8K		8000 100	1/2 OF LOT	8,000
SPLIT FROM 039-00 IN 92		Paved Road		55 Actual Front Feet, 0.25 Total Acres		Total Est. Land Value =			8,000
		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	1,675C
		TPC 12/27/2017	INSPECTED		2018	3,500	0	3,500	1,636C
		TPC 08/28/2017	INSPECTED		2017	3,500	0	3,500	1,603C
		TPC 01/27/2012	INSPECTED		2016	3,300	0	3,300	1,589C



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DEVRIES JANET J	WOOD MARCIA & STAUFFER G	118,000	07/14/2015	WD	Arms Length	2015-02414	PTA	100.0
DEVRIES ROBERT E	DEVRIES JANET J	0	04/01/2015	WD	WARRANTY DEED	2015-01066		0.0
DEVRIES ROBERT E	DEVRIES JANET J	0	08/31/2009	WD	PROBATE COURT	SOC SEC DEATH		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
2115 AMY DR	School: LAKE CITY - 57020					
	P.R.E. 100% 07/28/2015					
Owner's Name/Address	MAP #:					
WOOD MARCIA & STAUFFER G & GETTY L 2115 AMY DR LAKE CITY MI 49651	2019 Est TCV 110,337 TCV/TFA: 82.10					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS			
			Description	Frontage	Depth	Value
. SEC 13 T22N R8W LOT 40 SOUTHSHORE FARMS SUB.	X		* Factors *			
			<Site Value F> SITE	\$10000	10000	100
			110 Actual Front Feet, 0.51 Total Acres			Total Est. Land Value = 10,000

Comments/Influences	X	Description	Rate	Size	% Good	Cash Value
	X	Dirt Road				
		Gravel Road				
	X	Paved Road				
		Storm Sewer				
	X	Sidewalk				
		Water				
	X	Sewer	5.57	400	0	0
		Electric				
	X	Gas				
		Curb				
	X	Street Lights				
		Standard Utilities				
	X	Underground Utils.				

Topography of Site	X	Description	Rate	Size	% Good	Cash Value
	X	LAND IMPROVE	1000	1,000.00	2	95
Total Estimated Land Improvements True Cash Value = 1,900						

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	5,000	50,200	55,200			49,052C
2018	5,000	45,400	50,400			47,903C
2017	5,000	44,100	49,100			46,918C
2016	5,000	41,500	46,500			46,500S

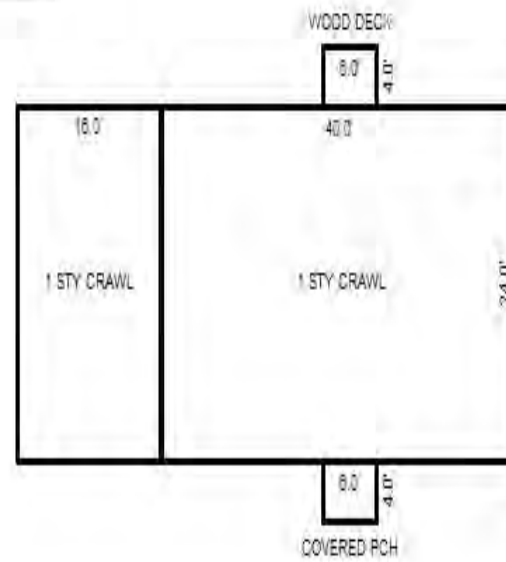
Who When What

TPC 12/27/2017 INSPECTED
 TPC 07/28/2015 INSPECTED
 TPC 01/27/2012 INSPECTED
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 24 WCP (1 Story) 24 Treated Wood		Year Built: 1994 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G										
Building Style: 1S		Trim & Decoration													
Yr Built 1992	Remodeled 0	Ex	X	Ord		Min	Size of Closets								
Condition: Average		Lg	X	Ord		Small	Doors								
Room List		(5) Floors		Central Air Wood Furnace			(12) Electric								
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		0 Amps Service											
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S						Cls CD Blt 1992		
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Ex.	X	Ord.	Min	(11) Heating System: Forced Air w/ Ducts							
	Insulation	Basement: 0 S.F. Crawl: 1344 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets			Ground Area = 1344 SF Floor Area = 1344 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=78/100/100/100/78						
(2) Windows		(7) Excavation		(13) Plumbing			Building Areas								
X	Many Avg. X Few	Large Avg. X Small		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								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 Average Fixture(s) 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 Crawl Space 960 1 Story Siding Crawl Space 384		Total: 115,544 90,124						
X	Double Glass Patio Doors Storms & Screens	(8) Basement		Other Additions/Adjustments			Plumbing								
(3) Roof		(9) Basement Finish		Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet			Garages								
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors No Floor SF		Plumbing			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)								
X	Asphalt Shingle	(10) Floor Support		Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet			Base Cost								
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet			Built-Ins								
		Lump Sum Items:		Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet			Appliance Allow.								
				Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet			Porches								
				Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet			WCP (1 Story)								
				Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet			Deck								
				Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet			Treated Wood								
				Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet			Notes:								
				Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet			ECF (660 SOUTHSHORE FARMS) 0.880 => TCVC:								
				Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet			Totals:		143,411		111,860		98,437		

*** 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.
DEVRIES JANET J	WOOD MARCIA & STAUFFER G	0	07/14/2015	WD	Arms Length	2015-02414	PTA	100.0
DEVRIES ROBERT E	DEVRIES JANET J	0	04/01/2015	WD	WARRANTY DEED	2015-01066		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
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AMY DR	School: LAKE CITY - 57020					
	P.R.E. 100% 07/28/2015					

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

WOOD MARCIA & STAUFFER G & GETTY L 2115 AMY DR LAKE CITY MI 49651	2019 Est TCV 10,000
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Improved	X	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS
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Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
---------------------	-------------	-------------	----------	-------	-------	-------	------	-------	--------	-------

		<Site Value F> SITE	\$10000	10000	100					10,000
		110 Actual Front Feet, 0.51 Total Acres							Total Est. Land Value =	10,000

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

. SEC 13 T22N R8W LOT 41 SOUTHSHORE FARMS SUB.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer
--	---	---

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



	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			5,000S
------	-------	---	-------	--	--	--------

2018	5,000	0	5,000			5,000S
------	-------	---	-------	--	--	--------

2017	5,000	0	5,000			5,000S
------	-------	---	-------	--	--	--------

2016	5,000	0	5,000			5,000S
------	-------	---	-------	--	--	--------

Who	When	What
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TPC 12/27/2017	INSPECTED	
TPC 08/28/2017	INSPECTED	
TPC 04/20/2015	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.
HALL GREGORY & JOY L	WARCHOL MICHAEL	135,000	09/29/2017	WD	Arms Length	2017-03019	PTA	100.0
FLAGSTAR BANK FSB	HALL GREGORY & JOY L H&W	56,000	11/15/2012	CD	BANK SALE	2012-03826		100.0
SHERIFF	FLAGSTAR BANK	55,250	03/23/2012	SD	SHERIFF'S DEED	2012-00922 SD		0.0
COLE LINDA L	COLE RYAN & MALYNDA (H/W)	90,000	12/18/2009	WD	FAMILY SALE	2009/4300		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
2073 S AMY DR	School: LAKE CITY - 57020		Addition	06/26/2015	2015-0268	100%
Owner's Name/Address	P.R.E. 0%		Garage	10/10/2013	2013-0507	100%
WARCHOL MICHAEL 2073 S AMY DR LAKE CITY MI 49651	MAP #:					
	2019 Est TCV 143,031 TCV/TFA: 84.63					

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

Tax Description	Description	Rate	Size	% Good	Cash Value
. SEC 13 T22N R8W LOT 42 SOUTHSHORE FARMS SUB.	<Site Value F> SITE \$10000	10000	100		10,000
Comments/Influences	110 Actual Front Feet, 0.51 Total Acres	Total Est. Land Value =			10,000

GRG U/C IN 98..75% FOR 00 COMP FOR 03	Description	Rate	Size	% Good	Cash Value
	D/W/P: Asphalt Paving	2.35	1050	0	0
	D/W/P: 4in Ren. Conc.	6.21	480	0	0

X	Description	Rate	Size	% Good	Cash Value
	Residential Local Cost Land Improvements				
	LAND IMPROVE 1000	1,000.00	2	95	1,900
	Total Estimated Land Improvements True Cash Value =				1,900

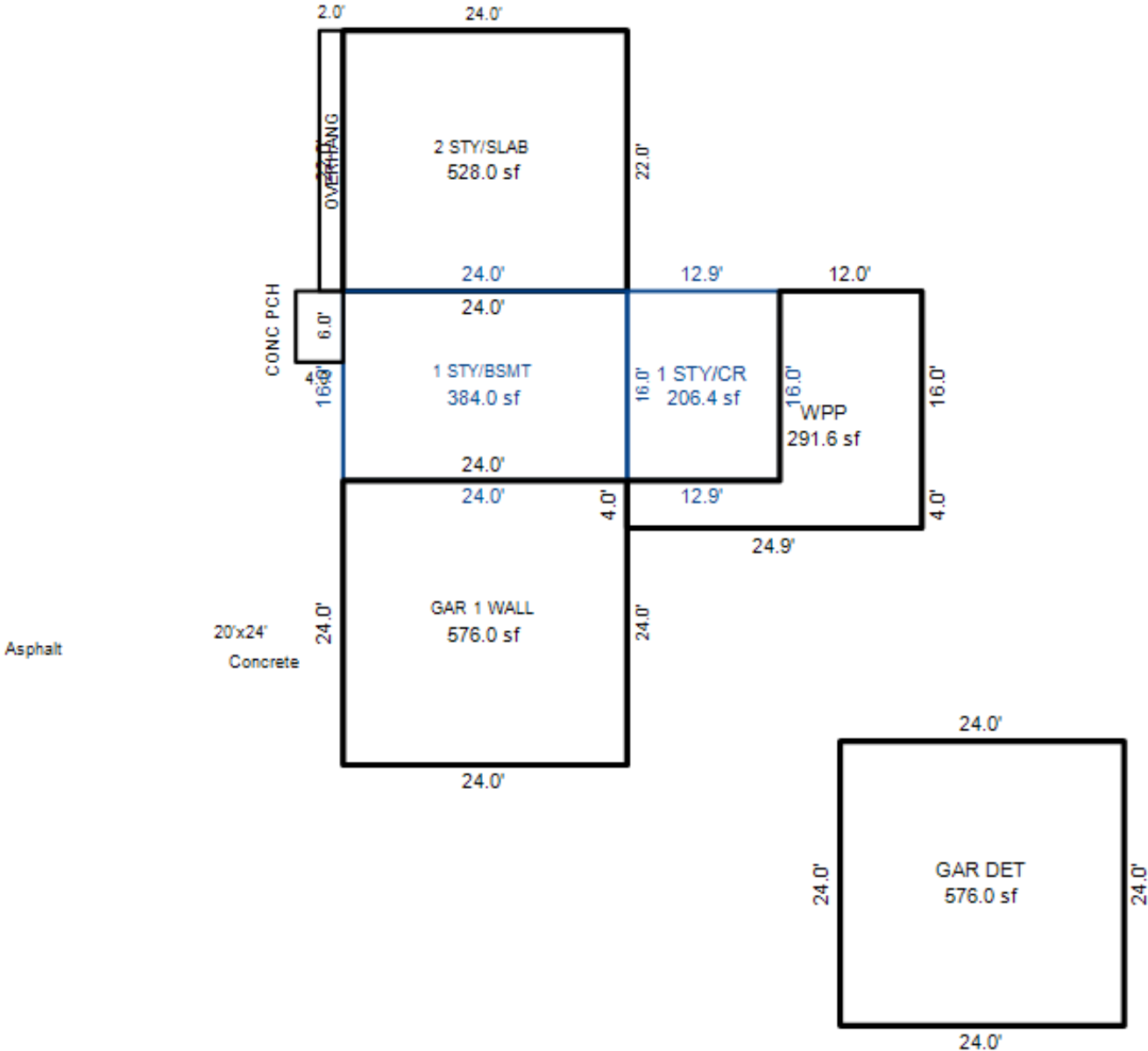
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level							
Rolling							
Low							
High							
Landscaped							
Swamp							
X Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							



Who	When	What	2019	2018	2017	2016
TPC	12/27/2017	INSPECTED	5,000	5,000	5,000	5,000
TPC	05/22/2015	INSPECTED		58,600	50,500	50,100
TPC	01/27/2012	INSPECTED			55,500	55,100

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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.
KLEINHEKSEL VICTOR & DORO	KLEINHEKSEL DOROTHY TRUST	0	01/25/2007	QC	Not Qualified	2007/360		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1510 S MOREY RD A			Garage	06/10/2011	2011-0256	100%
Owner's Name/Address	P.R.E. 0%					
KLEINHEKSEL DOROTHY E TRUST 2668 PEBBLE CT ZEELAND MI 49464	MAP #:					
	2019 Est TCV 106,147 TCV/TFA: 167.42					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 404R.GREEN KNOLL UNITS								
				Description	Frontage	Depth	Rate %Adj.	Reason	Value			
SEC 12 T22N R8W UNIT A AND AN UNDIVIDED 1/12 INTEREST IN LOT 14. SOUTH SHORE PLAT. 2012 ROLL - AMENDED PARCEL NUMBERS - SEE 670-014-####, UPDATED CLASS	X			UNITS A-G	211.05	638.74	1.0000	1.0000	1800	8	1/12TH INTEREST	30,391
				211 Actual Front Feet, 3.10 Total Acres				Total Est. Land Value =				30,391

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates				
			Description	Rate	Size % Good	Cash Value	
	X	Dirt Road					
	X	Gravel Road					
	X	Paved Road					
	X	Storm Sewer					
	X	Sidewalk					
	X	Water	16.67	199	93	3,085	
	X	Sewer	Residential Local Cost Land Improvements				
	X	Electric					
	X	Gas					
	X	Curb	1,000.00	1	50	500	
		Street Lights	Total Estimated Land Improvements True Cash Value =				3,585
		Standard Utilities					
		Underground Utils.					

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	15,200	37,900	53,100			22,130C
2018	15,200	30,600	45,800			21,612C
2017	15,200	29,600	44,800			21,168C
2016	15,200	20,900	36,100			20,980C

Who When What

TPC 12/27/2017 INSPECTED
 TPC 11/02/2015 INSPECTED
 TPC 10/31/2011 INSPECTED



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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 201 128	Type WSEP (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		Drywall Paneled			Plaster Wood T&G									
Building Style: 1S		Trim & Decoration													
Yr Built 1954	Remodeled 0	Ex	X	Ord		Min									
Condition: Average		Lg	X	Ord		Small									
Room List		(5) Floors													
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Other:					(12) Electric								
		0 Amps Service													
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S					Cls CD		Blt 1954	
X	Wood/Shingle Aluminum/Vinyl Brick	Ex.	X	Ord.		Min	(11) Heating System: Wall/Floor Furnace								
Insulation		No. of Elec. Outlets					Ground Area = 634 SF Floor Area = 634 SF.								
(2) Windows		Many	X	Ave.		Few	Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65								
X	Avg. X Avg. Small	(7) Excavation		(13) Plumbing			Building Areas								
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Basement: 0 S.F. Crawl: 0 S.F. Slab: 634 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 1 Story Siding Slab 634 Total: 57,075 37,099								
(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			Other Additions/Adjustments								
Gable Hip Flat		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								
Asphalt Shingle		(9) Basement Finish		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Porches								
Chimney:		Recreation SF Living SF Walkout Doors No Floor SF		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			WSEP (1 Story) WPP								
		(10) Floor Support		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer								
		Joists: Unsupported Len: Cntr.Sup:		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Built-Ins								
				Lump Sum Items:			Appliance Allow.								
							Local Cost Items								
							SANITARY SEWER								
							Totals:			74,021		48,114		*	
							Notes:								
							ECF (4041 GREEN KNOLL RES GROUP A) 1.500 => TCV:							72,171	

*** 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				
1510 S MOREY RD B		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 0%										
KLEINHEKSEL CRAIG 142 E 26TH ST HOLLAND MI 49423		MAP #:		2019 Est TCV 106,147 TCV/TFA: 167.42								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 404R.GREEN KNOLL UNITS								
SEC 12 T22N R8W UNIT B AND AN UNDIVIDED 1/12 INTEREST IN LOT 14. SOUTH SHORE PLAT. 2012 ROLL - AMENDED PARCEL NUMBERS - SEE 670-014-####, UPDATED CLASS		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		UNITS A-G	211.05	638.75	1.0000	1.0000	1800	8	1/12 INTEREST	30,391
		Paved Road		211 Actual Front Feet, 3.10 Total Acres				Total Est. Land Value =		30,391		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		Wood Frame	16.67	199	93	3,085				
		Sewer		Residential Local Cost Land Improvements								
		Electric		Description	Rate	Size	% Good	Cash Value				
		Gas		LAND IMPROVE 1000	1,000.00	1	50	500				
		Curb		Total Estimated Land Improvements True Cash Value =				3,585				
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2019	15,200	37,900	53,100			22,813C	
		TPC 12/27/2017 INSPECTED			2018	15,200	30,600	45,800			22,279C	
		TPC 11/02/2015 INSPECTED			2017	15,200	29,600	44,800			21,821C	
		TPC 10/31/2011 INSPECTED			2016	15,200	20,900	36,100			21,627C	



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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 201 128	Type WSEP (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		Drywall Paneled			Plaster Wood T&G									
Building Style: 1S		Trim & Decoration													
Yr Built 1954	Remodeled 0	Ex	X	Ord		Min									
Condition: Average		Lg	X	Ord		Small									
Room List		(5) Floors													
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Other:					(12) Electric								
		0 Amps Service													
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S					Cls CD		Blt 1954	
X	Wood/Shingle Aluminum/Vinyl Brick			Ex.	X	Ord.		Min	(11) Heating System: Wall/Floor Furnace Ground Area = 634 SF Floor Area = 634 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65						
		Insulation		No. of Elec. Outlets			Building Areas								
(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: 634 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) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Slab 634 Total: 57,075 37,099								
(3) Roof		(9) Basement Finish		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments								
X	Gable Hip Flat	Gambrel Mansard Shed	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	Plumbing			Plumbing								
X	Asphalt Shingle	Recreation SF Living SF Walkout Doors No Floor SF		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Porches								
Chimney:		(10) Floor Support		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			WSEP (1 Story) WPP								
		Joists: Unsupported Len: Cntr.Sup:		1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer								
		Lump Sum Items:		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			Built-Ins								
				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			Appliance Allow.								
				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			Local Cost Items								
				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			SANITARY SEWER								
				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			Totals:			74,021		48,114		0 *	
				1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Notes: DUPLEX -SOUTH 1/2 ECF (4041 GREEN KNOLL RES GROUP A) 1.500 => TCV:					72,171			

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KLEINHEKSEL VICTOR W & DO	KLEINHEKSEL DOROTHY E TRU	0	01/25/2007	QC	Not Qualified	2007/361		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1510 S MOREY RD C						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
KLEINHEKSEL DOROTHY E TRUST 2668 PEBBLE CT ZEELAND MI 49464	2019 Est TCV 93,154 TCV/TFA: 155.26					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 404R.GREEN KNOLL UNITS					
				Description	Frontage	Depth	Rate %Adj.	Value	
SEC 12 T22N R8W UNIT C AND AN UNDIVIDED 1/12 INTEREST IN LOT 14. SOUTH SHORE PLAT. 2012 ROLL - AMENDED PARCEL NUMBERS - SEE 670-014-####, UPDATED CLASS	X			UNITS A-G	211.05	638.75	1.0000	1800	30,391
				* Factors * 1/12 INTEREST					
				211 Actual Front Feet, 3.10 Total Acres				Total Est. Land Value =	30,391

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates				
			Description	Rate	Size % Good	Cash Value	
	X	Dirt Road					
	X	Gravel Road					
	X	Paved Road					
	X	Storm Sewer					
	X	Sidewalk					
	X	Water	D/W/P: Crushed Rock	1.66	240 0	0	
	X	Sewer	D/W/P: 3.5 Concrete	4.68	80 0	0	
	X	Electric	D/W/P: Patio Blocks	10.83	144 0	0	
	X	Gas	Residential Local Cost Land Improvements				
		Curb	Description	Rate	Size % Good	Cash Value	
		Street Lights	LAND IMPROVE 1000	1,000.00	1 50	500	
		Standard Utilities	Total Estimated Land Improvements True Cash Value =				500
		Underground Utils.					

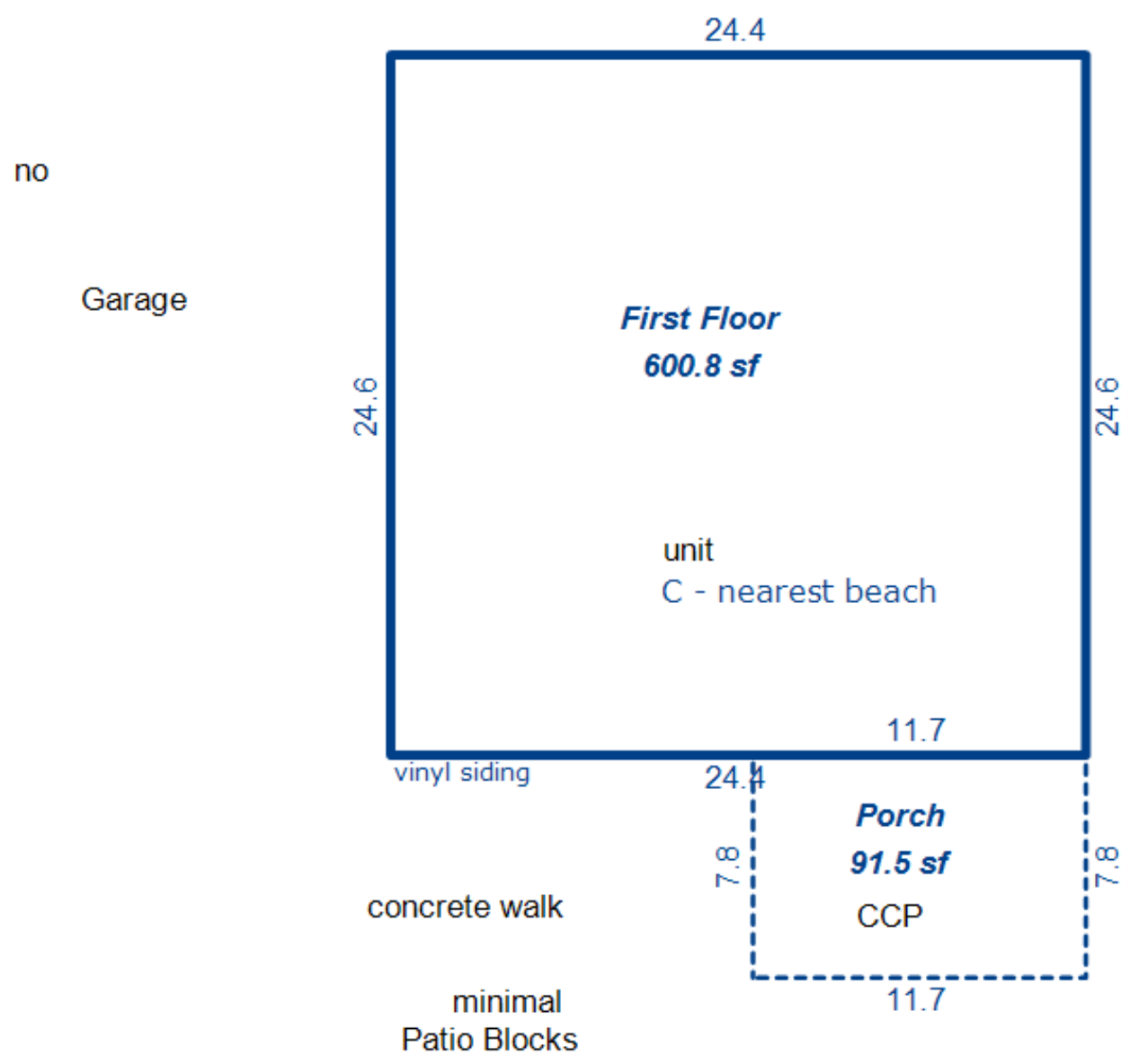


Topography of Site	X	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain
	X												

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	15,200	31,400	46,600			21,369C
2018	15,200	26,500	41,700			20,869C
2017	15,200	25,600	40,800			20,440C
2016	15,200	17,900	33,100			20,258C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MARSHALL (SM) & MARSHALL	O'BRIEN MICHAEL P & DONNA	160,000	01/19/2007	WD	Multiple Improved	2007/166		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1510 S MOREY RD D			Reroof	04/19/2007	20070166	Complete

Owner's Name/Address	P.R.E. 0%	MAP #:
O'BRIEN MICHAEL & DONNA A 12329 RODGER CT MOKENA IL 60448		2019 Est TCV 96,230 TCV/TFA: 160.38

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 404R.GREEN KNOLL UNITS						
SEC 12 T22N R8W UNIT D AND AN UNDIVIDED 1/12 INTEREST IN LOT 14. SOUTH SHORE PLAT. 2012 ROLL - AMENDED PARCEL NUMBERS - SEE 670-014-####, UPDATED CLASS			* Factors * 1/12 INTEREST						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			UNITS A-G	211.05	638.75	1.0000	1.0000	1800 8	1/12TH INTEREST 30,391
			211 Actual Front Feet, 3.10 Total Acres Total Est. Land Value = 30,391						

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates				
		Dirt Road	Description	Rate	Size	% Good	Cash Value
		Gravel Road	D/W/P: Crushed Rock	1.66	288	0	0
	X	Paved Road	D/W/P: 3.5 Concrete	4.68	80	0	0
	X	Storm Sewer	D/W/P: Patio Blocks	10.83	144	0	0
	X	Sidewalk	Wood Frame	16.78	195	94	3,076
		Water	Residential Local Cost Land Improvements				
		Sewer	Description	Rate	Size	% Good	Cash Value
		Electric	LAND IMPROVE 1000	1,000.00	1	50	500
		Gas	Total Estimated Land Improvements True Cash Value = 3,576				

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Rolling	2019	15,200	32,900	48,100			35,548C
		Low	2018	15,200	27,300	42,500			34,715C
		High	2017	15,200	26,400	41,600			34,001C
		Landscaped	2016	15,200	18,700	33,900			33,698C
		Swamp							
		Wooded							
		Pond							
	X	Waterfront							
		Ravine							
		Wetland							
		Flood Plain							

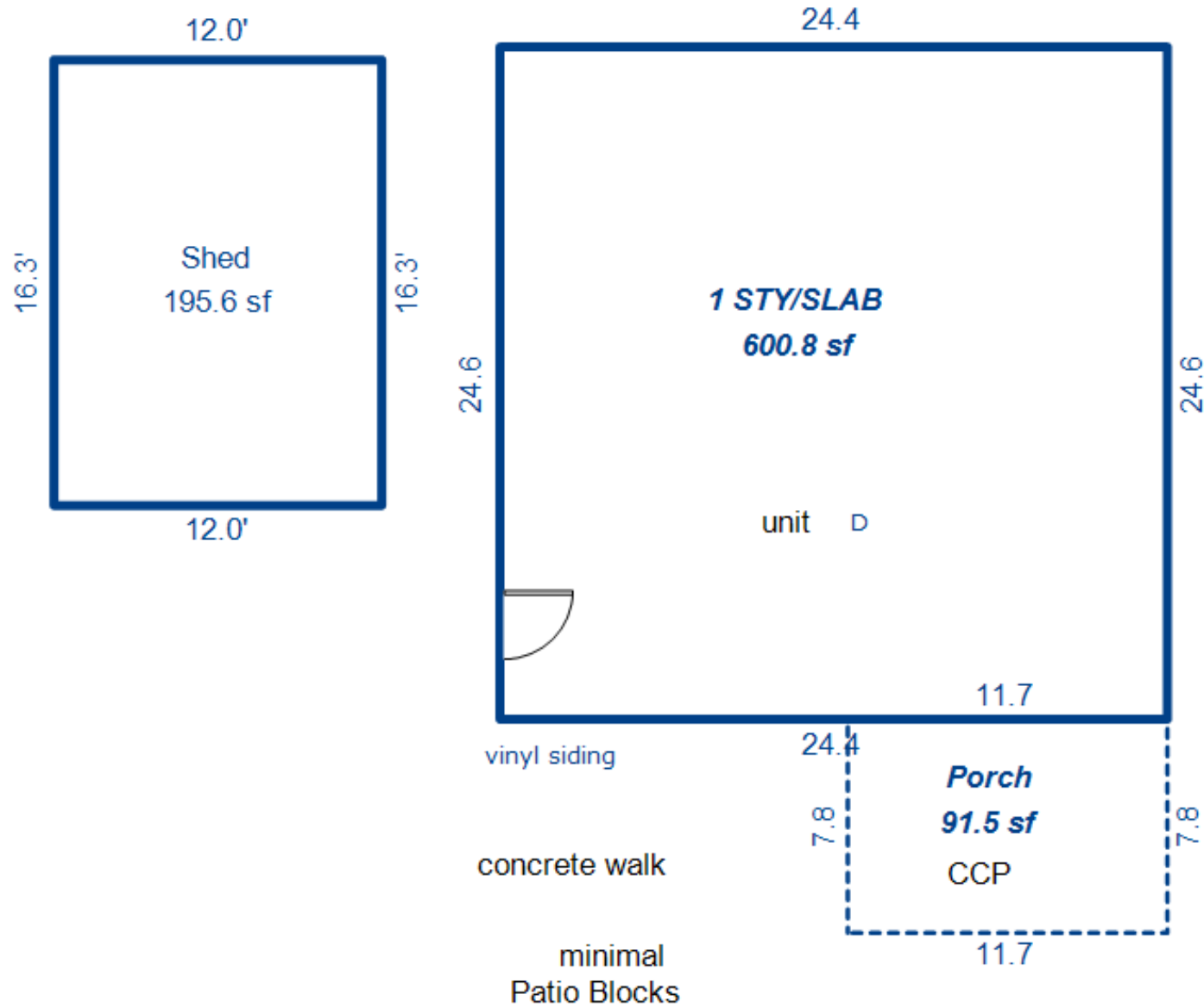


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack 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						91	CCP	(1 Story)							
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: 35 Floor Area: 600 Total Base New : 63,859 Total Depr Cost: 41,509 Estimated T.C.V: 62,263			E.C.F. X 1.500			Bsmnt Garage: Carport Area: Roof:					
Yr Built	Remodeled	Size of Closets		Lg			X			Ord			Small								
1954	0			Doors			X			Ord			Solid			H.C.					
Condition: Average		(5) Floors		Central Air Wood Furnace			(12) Electric			0			Amps Service								
Room List		Kitchen: Other: Other:		No./Qual. of Fixtures			Ex.			Ord.			X			Min					
	Basement 1st Floor 2nd Floor 2 Bedrooms	(6) Ceilings		No. of Elec. Outlets			Many			Ave.			X			Few					
(1) Exterior		(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			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Wall/Floor Furnace Ground Area = 600 SF Floor Area = 600 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Slab 600 Total: 54,376 35,345		
X	Wood/Shingle Aluminum/Vinyl Brick Hardboard Insulation	Basement: 0 S.F. Crawl: 0 S.F. Slab: 600 S.F. Height to Joists: 0.0		1			Average Fixture(s)			1			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Plumbing Average Fixture(s) 1 933 606 Porches CCP (1 Story) 91 1,797 1,168 Water/Sewer Public Sewer 1 1,006 654 Water Well, 100 Feet 1 4,280 2,782 Built-Ins Appliance Allow. 1 1,467 954 Local Cost Items SANITARY SEWER 1 0 0			Totals: 63,859 41,509		
(2) Windows		(8) Basement		(14) Water/Sewer			Notes:			ECF (4041 GREEN KNOLL RES GROUP A) 1.500 => TCV:			62,263								
X	Many Avg. X Few	X		Large Avg. Small			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish			Recreation SF Living SF Walkout Doors No Floor SF								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:														
(3) Roof		(10) Floor Support		Chimney:																	
X	Gable Hip Flat	Gambrel Mansard Shed																			
X	Asphalt Shingle																				

*** 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.
VANLIERE ROGER & CATHERIN	VANLIERE ROGER & CATHERIN	0	11/19/2010	TR	RELATED PARTY	2010-5275QC	PTA	0.0
OBRIEN MICHAEL P & DONNA	VALIERE ROGER & CATHERINE	70,000	11/18/2010	WD	Arms Length		PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1510 S MOREY RD E	School: LAKE CITY - 57020		Deck/Porch	05/18/2017	2017-0192	100%
Owner's Name/Address	P.R.E. 0%		Reroof	04/19/2007	20070168	Complete
VALIERE ROGER & CATHERINE TRUSTEES 10436 PERRY ST ZEELAND MI 49464	MAP #:					
	2019 Est TCV 102,589 TCV/TFA: 178.11					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 404R.GREEN KNOLL UNITS					
				Description	Frontage	Depth	Rate	Value	
SEC 12 T22N R8W UNIT E AND AN UNDIVIDED 1/12 INTEREST IN LOT 14. SOUTH SHORE PLAT. 2012 ROLL - AMENDED PARCEL NUMBERS - SEE 670-014-####, UPDATED CLASS	X			UNITS A-G	211.05	638.75	1.0000	1800	30,391
				* Factors * 1/12TH					
				211 Actual Front Feet, 3.10 Total Acres					
				Total Est. Land Value =				30,391	

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates				
			Description	Rate	Size % Good	Cash Value	
	X	Dirt Road					
	X	Gravel Road					
	X	Paved Road					
	X	Storm Sewer					
	X	Sidewalk					
	X	Water	D/W/P: 4in Ren. Conc.	5.57	381 0	0	
	X	Sewer	D/W/P: Patio Blocks	10.83	8 0	0	
	X	Electric	Wood Frame	16.86	192 93	3,010	
	X	Gas	Residential Local Cost Land Improvements				
		Curb	Description	Rate	Size % Good	Cash Value	
		Street Lights	LAND IMPROVE 1000	1,000.00	1 50	500	
		Standard Utilities	Total Estimated Land Improvements True Cash Value =				3,510
		Underground Utils.					

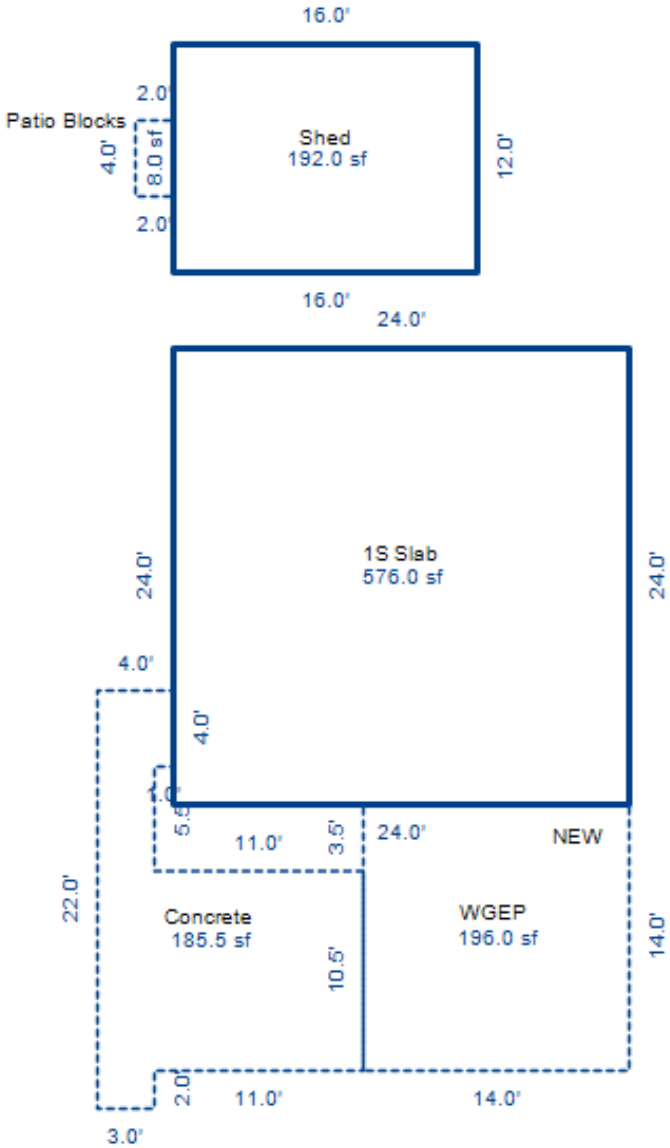
Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Rolling	X		2019	15,200	36,100	51,300			37,186C
Low			2018	15,200	28,900	44,100			36,315C
High			2017	15,200	26,400	41,600			34,001C
Landscaped			2016	15,200	18,700	33,900			33,698C
Swamp									
Wooded									
Pond									
Waterfront	X								
Ravine									
Wetland									
Flood Plain									



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
JWV	09/15/2017	INSPECTED	2018	15,200	28,900	44,100			36,315C
TPC	11/02/2015	INSPECTED	2017	15,200	26,400	41,600			34,001C
TPC	04/28/2014	INSPECTED	2016	15,200	18,700	33,900			33,698C

*** 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.
MARSHALL LEONARD E & PENN	DUIMSTRA RICHARD & DEBORA	0	10/12/2005	WD	Not Qualified	05-0/4031		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1510 S MOREY RD F			Addition	07/07/2015	2015-0275	100%
Owner's Name/Address	P.R.E. 0%					
DUIMSTRA RICHARD & DEBORAH 1642 FAIRVIEW ST JENISON MI 49428	MAP #:					
	2019 Est TCV 104,040 TCV/TFA: 173.98					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 404R.GREEN KNOLL UNITS					
				Description	Frontage	Depth	Rate	Value	
SEC 12 T22N R8W UNIT F AND AN UNDIVIDED 1/12 INTEREST IN LOT 14. SOUTH SHORE PLAT. 2012 ROLL - AMENDED PARCEL NUMBERS - SEE 670-014-####, UPDATED CLASS	X			UNITS A-G	211.05	638.75	1.0000	1800	30,391
				211 Actual Front Feet, 3.10 Total Acres				Total Est. Land Value =	30,391

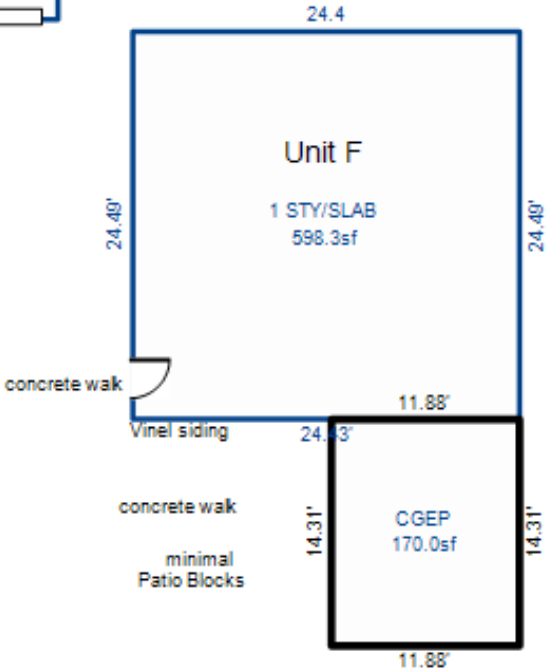
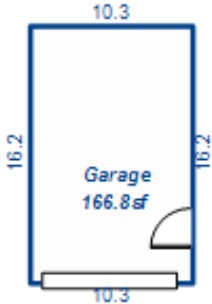
Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
	X	Dirt Road				
	X	Gravel Road				
	X	Paved Road				
	X	Storm Sewer				
	X	Sidewalk				
	X	Water				
	X	Sewer				
	X	Electric				
	X	Gas				
		Curb				
		Street Lights				
		Standard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

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Rolling	X		2019	15,200	36,800	52,000			38,059C
Low			2018	15,200	31,400	46,600			37,167C
High			2017	15,200	30,300	45,500			36,403C
Landscaped			2016	15,200	21,100	36,300			36,079C
Swamp									
Wooded									
Pond									
Waterfront	X								
Ravine									
Wetland									
Flood Plain									



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



Duplex

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MARSHALL LEONARD (S/M) &	PUGH JOHN H	70,000	09/06/2007	WD	Not Qualified	2007/3265		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1510 S MOREY RD G	School: LAKE CITY - 57020		Garage	08/26/2010	20100484	100%
	P.R.E. 0%					

Owner's Name/Address	MAP #:
PUGH JOHN 566 SONNY LN CINCINNATI OH 45244	2019 Est TCV 101,644 TCV/TFA: 173.16

X	Improved	Vacant	Land Value Estimates for Land Table 404R.GREEN KNOLL UNITS					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
UNITS A-G	211.05	638.75	1.0000	1.0000	1800	8	1/12TH	30,391
211 Actual Front Feet, 3.10 Total Acres						Total Est. Land Value =		30,391

Tax Description	X	Description	Rate	Size	% Good	Cash Value
SEC 12 T22N R8W UNIT G AND AN UNDIVIDED 1/12 INTEREST IN LOT 14. SOUTH SHORE PLAT. 2012 ROLL - AMENDED PARCEL NUMBERS - SEE 670-014-####, UPDATED CLASS	X	Dirt Road				
	X	Gravel Road				
	X	Paved Road				
	X	Storm Sewer				
	X	Sidewalk				
	X	Water				
	X	Sewer				
	X	Electric				
	X	Gas				
	X	Curb				
	X	Street Lights				
	X	Standard Utilities				
	X	Underground Utils.				

Comments/Influences	X	Description	Rate	Size	% Good	Cash Value
	X	LAND IMPROVE 1000	1,000.00	1	50	500
		Total Estimated Land Improvements True Cash Value =				500

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



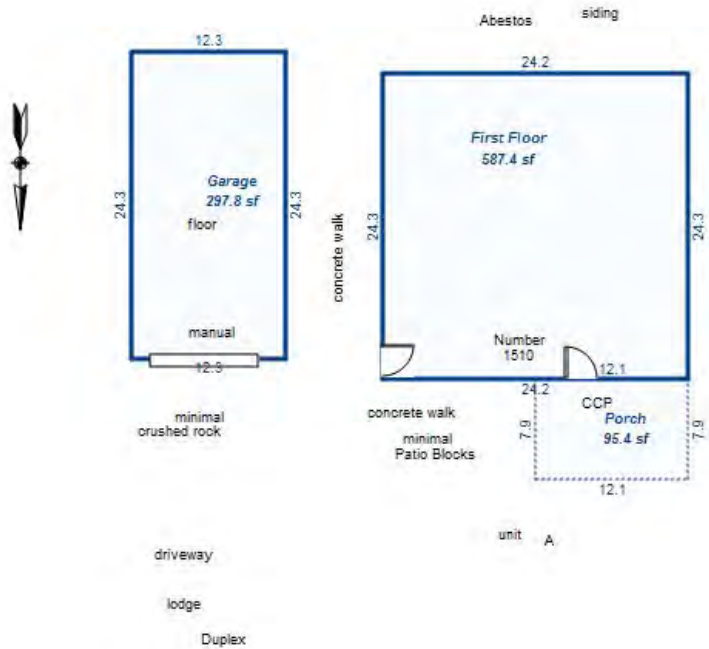
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	15,200	35,600	50,800			36,687C
2018	15,200	30,900	46,100			35,828C
2017	15,200	29,800	45,000			35,092C
2016	15,200	20,800	36,000			34,779C

*** Information herein deemed reliable 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 95	Type CCP (1 Story)	Year Built: 2011 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: 297 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																																				
X	Wood Frame		Drywall Paneled		Plaster Wood T&G																																																																																																																												
Building Style: 1S		Trim & Decoration			Ex	X	Ord		Min																																																																																																																								
Yr Built 1954	Remodeled 0	Size of Closets			Lg	X	Ord		Small																																																																																																																								
Condition: Average			Doors		Solid	X	H.C.																																																																																																																										
Room List		(5) Floors			Central Air Wood Furnace																																																																																																																												
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Other:			(12) Electric																																																																																																																												
			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																																																																																																																												
		Basement: 0 S.F. Crawl: 0 S.F. Slab: 587 S.F. Height to Joists: 0.0			1	Average Fixture(s)																																																																																																																											
		(8) Basement			1	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																																																											
		(9) Basement Finish			(14) Water/Sewer																																																																																																																												
			Recreation SF Living SF Walkout Doors No Floor SF		1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																																																																																																											
		(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 1S (11) Heating System: Wall/Floor Furnace Ground Area = 587 SF Floor Area = 587 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas												Cls CD		Blt 1954																																																																																																																			
<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>587</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Other Additions/Adjustments</td> <td>Total:</td> <td>53,333</td> <td>34,666</td> </tr> <tr> <td colspan="3">Plumbing</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">Average Fixture(s)</td> <td>1</td> <td>933</td> <td>606</td> </tr> <tr> <td colspan="3">Porches</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">Solar Water Heat</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">CCP (1 Story)</td> <td>95</td> <td>1,865</td> <td>1,212</td> </tr> <tr> <td colspan="3">Garages</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="6">Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)</td> </tr> <tr> <td colspan="3">Base Cost</td> <td>297</td> <td>9,685</td> <td>6,295</td> </tr> <tr> <td colspan="3">Water/Sewer</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">Public Sewer</td> <td>1</td> <td>1,006</td> <td>654</td> </tr> <tr> <td colspan="3">Water Well, 100 Feet</td> <td>1</td> <td>4,280</td> <td>2,782</td> </tr> <tr> <td colspan="3">Built-Ins</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">Appliance Allow.</td> <td>1</td> <td>1,467</td> <td>954</td> </tr> <tr> <td colspan="3">Local Cost Items</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">SANITARY SEWER</td> <td>1</td> <td>0</td> <td>0</td> </tr> <tr> <td colspan="3">Totals:</td> <td></td> <td>72,569</td> <td>47,169</td> </tr> </tbody> </table>												Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Slab	587			Other Additions/Adjustments			Total:	53,333	34,666	Plumbing						Average Fixture(s)			1	933	606	Porches						Solar Water Heat						CCP (1 Story)			95	1,865	1,212	Garages						Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)						Base Cost			297	9,685	6,295	Water/Sewer						Public Sewer			1	1,006	654	Water Well, 100 Feet			1	4,280	2,782	Built-Ins						Appliance Allow.			1	1,467	954	Local Cost Items						SANITARY SEWER			1	0	0	Totals:				72,569	47,169	E.C.F. X 1.500		Bsmnt Garage: Carport Area: Roof:	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																																																																																												
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Totals:				72,569	47,169																																																																																																																												
Notes: UNIT G ECF (4041 GREEN KNOLL RES GROUP A) 1.500 => TCV: 70,753																																																																																																																																	

*** 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.
ULANSKI RICHARD & LUCILLE	MARSHALL LEONARD E & PENN	109,000	11/14/1994	WD	WARRANTY DEED			100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1510 S MOREY RD H						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2019 Est TCV 184,236 TCV/TFA: 78.27					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 404R.GREEN KNOLL UNITS				
				Description	Frontage	Depth	Rate	Value
SEC 12 T22N R8W UNIT H AND AN UNDIVIDED 1/12 INTEREST IN LOT 14. SOUTH SHORE PLAT. 2012 ROLL - AMENDED PARCEL NUMBERS - SEE 670-014-####, UPDATED CLASS	X			UNITS H,I,J	211.05	638.75	1.0000	15,196
				* Factors * LOT 14				
				211 Actual Front Feet, 3.10 Total Acres			900 8	15,196
				Total Est. Land Value =				15,196
				Land Improvement Cost Estimates				
				Description			Rate	Cash Value
				D/W/P: 3.5 Concrete			4.39	0
				Residential Local Cost Land Improvements				
				Description			Rate	Cash Value
				LAND IMPROVE 1000			1,000.00	500
				Total Estimated Land Improvements True Cash Value =				500



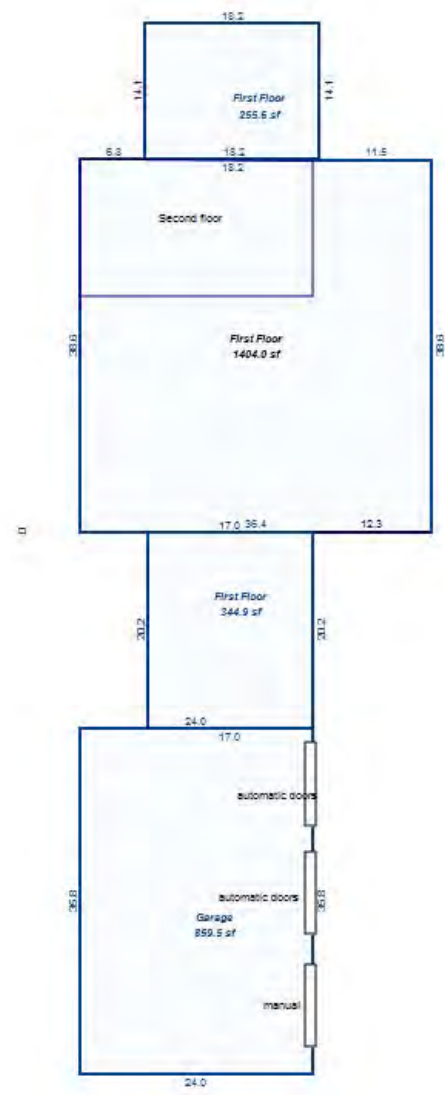
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2019	7,600	84,500	92,100			50,239C
			2018	7,600	62,000	69,600			49,062C
			2017	7,600	59,900	67,500			48,053C
			2016	7,600	41,700	49,300			47,625C

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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 512 20	Type WPP WCP (1 Story)	Year Built: Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 2 Mech. Doors: 1 Area: 859 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame		Drywall Paneled	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: 1S		Trim & Decoration														
Yr Built 1959	Remodeled 1987	Ex	X Ord	Min	Size of Closets											
Condition: Average		Lg	X Ord	Small	Doors											
Room List		(5) Floors		Central Air Wood Furnace												
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric												
		0 Amps Service														
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S						Cls D		Blt 1959	
X	Wood/Shingle Aluminum/Vinyl Brick			Ex. X Ord. Min			(11) Heating System: Forced Air w/ Ducts									
Insulation				No. of Elec. Outlets			Ground Area = 2003 SF Floor Area = 2354 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									
				Basement: 0 S.F. Crawl: 599 S.F. Slab: 1404 S.F. Height to Joists: 0.0			Stories Exterior Foundation Size Cost New Depr. Cost									
(3) Roof				(8) Basement			1.25 Story Siding Slab 1,404									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			Basement: 0 S.F. Crawl: 599 S.F. Slab: 1404 S.F. Height to Joists: 0.0			1 Story Siding Crawl Space 344									
				(9) Basement Finish			1 Story Siding Crawl Space 255									
				Recreation SF Living SF Walkout Doors No Floor SF			Total: 157,144 94,286									
(3) Roof				(10) Floor Support			Other Additions/Adjustments									
X	Gable Hip Flat	Gambrel Mansard Shed		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Plumbing									
				Recreation SF Living SF Walkout Doors No Floor SF			Average Fixture(s) Porches									
				(14) Water/Sewer			Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
X	Asphalt Shingle			Public Water Public Sewer Water Well			Average Fixture(s) Porches									
Chimney:				1000 Gal Septic 2000 Gal Septic			WPP WCP (1 Story)									
				Lump Sum Items:			Garages									
							Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)									
							Base Cost Common Wall: 1 Wall Door Opener									
							Water/Sewer Public Sewer Water Well, 100 Feet									
							Built-Ins Appliance Allow. Local Cost Items SANITARY SEWER									
							Notes:									
							ECF (4041 GREEN KNOLL RES GROUP A) 1.500 => TC									
							Totals:									
							187,266 112,360 168,540									

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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.
MARSHALL LEONARD E (SM)	MARSHALL PENNIE (SW)	0	05/30/2008	QC	Not Qualified	2008/1955		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1510 S MOREY RD I						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
MARSHALL PENNIE K 9552 BATTALION BLVD GRAYLING MI 49738	MAP #:					
	2019 Est TCV 52,948 TCV/TFA: 137.89					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 404R.GREEN KNOLL UNITS						
				Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
SEC 12 T22N R8W UNIT I AND AN UNDIVIDED 1/12 INTEREST IN LOT 14. SOUTH SHORE PLAT. 2012 ROLL - AMENDED PARCEL NUMBERS - SEE 670-014-####, UPDATED CLASS	X			UNITS H,I,J	211.05	638.75	1.0000 1.0000	900 8 1/12TH INTEREST	15,196	
				211 Actual Front Feet, 3.10 Total Acres					Total Est. Land Value =	15,196

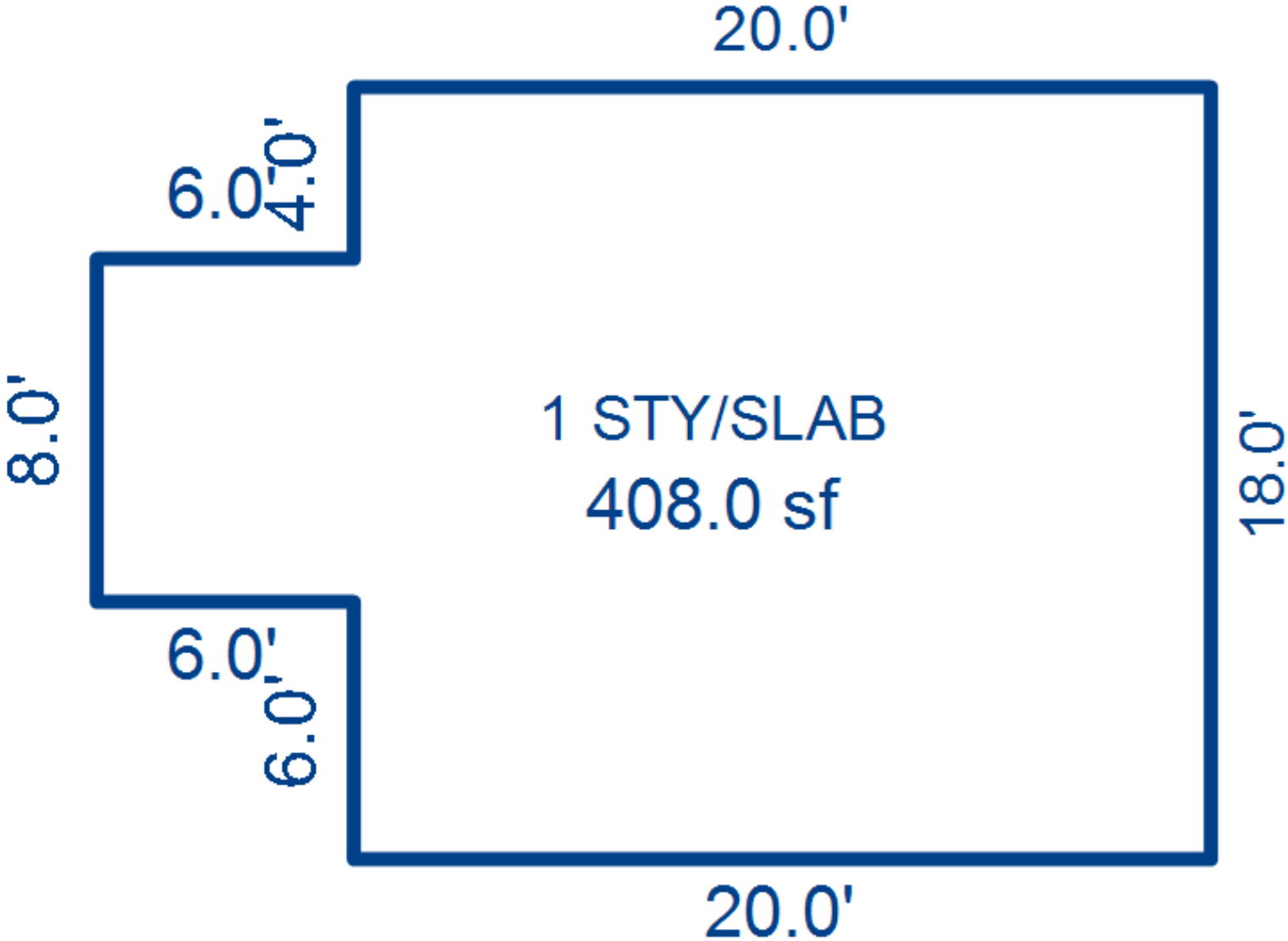
Comments/Influences	X	Public Improvements		Land Improvement Cost Estimates					
		Description	Rate	Size % Good	Cash Value	Description	Rate	Size % Good	Cash Value
	X	Dirt Road		Residential Local Cost Land Improvements					
	X	Gravel Road		LAND IMPROVE 1000	1,000.00	1 50	500		
	X	Paved Road		Total Estimated Land Improvements True Cash Value =					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.							

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Rolling							
	X	Low	2019	7,600	18,900	26,500			13,826C
	X	High	2018	7,600	15,400	23,000			13,502C
	X	Landscaped	2017	7,600	14,900	22,500			13,225C
	X	Swamp	2016	7,600	10,100	17,700			13,108C
	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.
DUIMSTRA RICHARD A & DEBO	HARVEY ERIC TRUST	34,000	10/03/2007	WD	Arms Length	2007/3526		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1510 S MOREY RD J	School: LAKE CITY - 57020		Deck/Porch	08/06/2009	20090384	Complete
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
HARVEY ERIC TRUST 5970 W MAVIS RD LUDINGTON MI 49431	2019 Est TCV 50,868 TCV/TFA: 144.51					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 404R.GREEN KNOLL UNITS								
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value		
SEC 12 T22N R8W UNIT J AND AN UNDIVIDED 1/12 INTEREST IN LOT 14. SOUTH SHORE PLAT. 2012 ROLL - AMENDED PARCEL NUMBERS - SEE 670-014-####, UPDATED CLASS	X		Dirt Road	211.05	638.75	1.0000	1.0000	900	8	1/12TH INTEREST	15,196
			Gravel Road	211 Actual Front Feet, 3.10 Total Acres Total Est. Land Value = 15,196							
			Paved Road								
			Storm Sewer								
			Sidewalk								
			Water								

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	
								Residential Local Cost Land Improvements				
								Description	Rate	Size % Good	Cash Value	
								LAND IMPROVE 1000	1,000.00	1 50	500	
								Total Estimated Land Improvements True Cash Value = 500				

Topography of Site	X Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	X Waterfront	Ravine	Wetland	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
													2018	7,600	13,600	21,200			15,221C
													2017	7,600	13,200	20,800			14,908C
													2016	7,600	9,000	16,600			14,776C



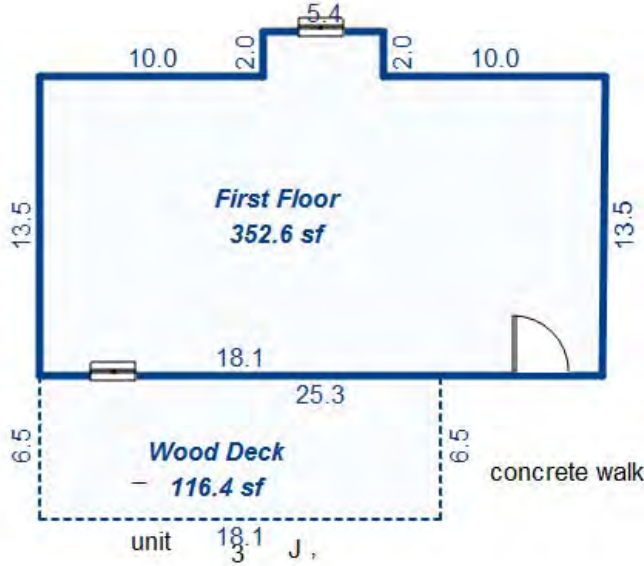
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*** Information herein deemed reliable but not guaranteed***

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 16 116	Type CPP Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame		Drywall Paneled		Plaster Wood T&G			X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						
Building Style: 1S		Trim & Decoration													
Yr Built 1954	Remodeled 0	Ex	X	Ord		Min									
Condition: Average		Lg	X	Ord		Small									
Room List		(5) Floors													
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:					(12) Electric								
		0 Amps Service													
		(6) Ceilings													
(1) Exterior		No./Qual. of Fixtures													
		Ex.	X	Ord.		Min									
X	Wood/Shingle Aluminum/Vinyl Brick	No. of Elec. Outlets													
		Many	X	Ave.		Few									
		(7) Excavation													
		Basement: 0 S.F. Crawl: 0 S.F. Slab: 352 S.F. Height to Joists: 0.0													
(2) Windows		(8) Basement													
	Many Avg. X Few		X	Large Avg. Small											
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor											
		(9) Basement Finish													
		Recreation SF Living SF Walkout Doors No Floor SF													
(3) Roof		(10) Floor Support													
X	Gable Hip Flat		Gambrel Mansard Shed												
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:													
		1 1 1000 Gal Septic 2000 Gal Septic													
		Lump Sum Items:													
Chimney:															
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Wall/Floor Furnace Ground Area = 352 SF Floor Area = 352 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55 Building Areas										Cls D		Blt 1954			
Stories Exterior Foundation Size Cost New Depr. Cost															
1 Story Siding Slab 352 Total: 33,158 18,236															
Other Additions/Adjustments															
Plumbing Average Fixture(s) 1 778 428															
Deck Treated Wood 116 2,080 1,144															
Water/Sewer Public Sewer 1 892 491															
Water Well, 100 Feet 1 4,178 2,298															
Built-Ins Appliance Allow. 1 1,243 684															
Porches CPP 16 303 167															
Local Cost Items SANITARY SEWER 1 0 0															
Totals: 42,632 23,448															
Notes: ECF (4042 GREEN KNOLL RES GROUP B) 1.500 => TCV: 35,172															

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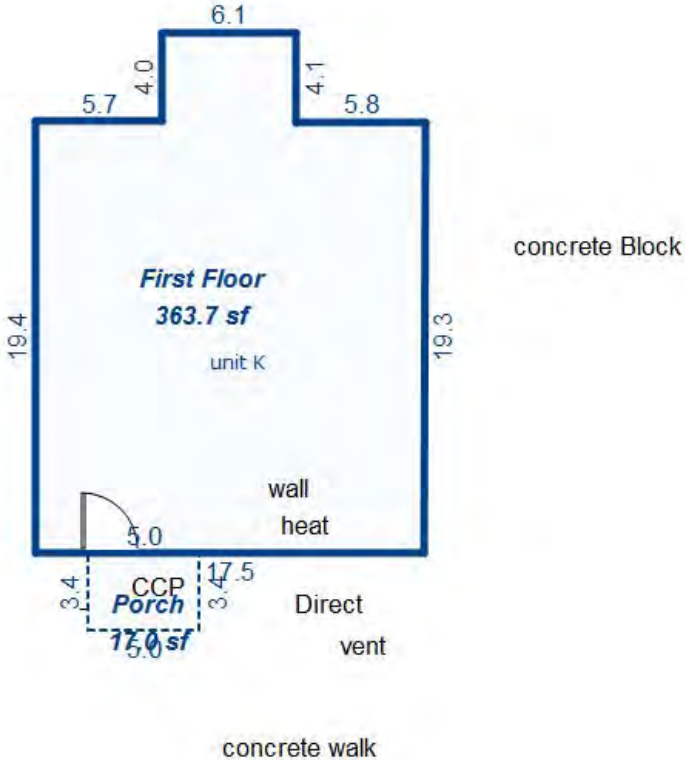
split 2 Rail fence



Sketch by Apex Sketch

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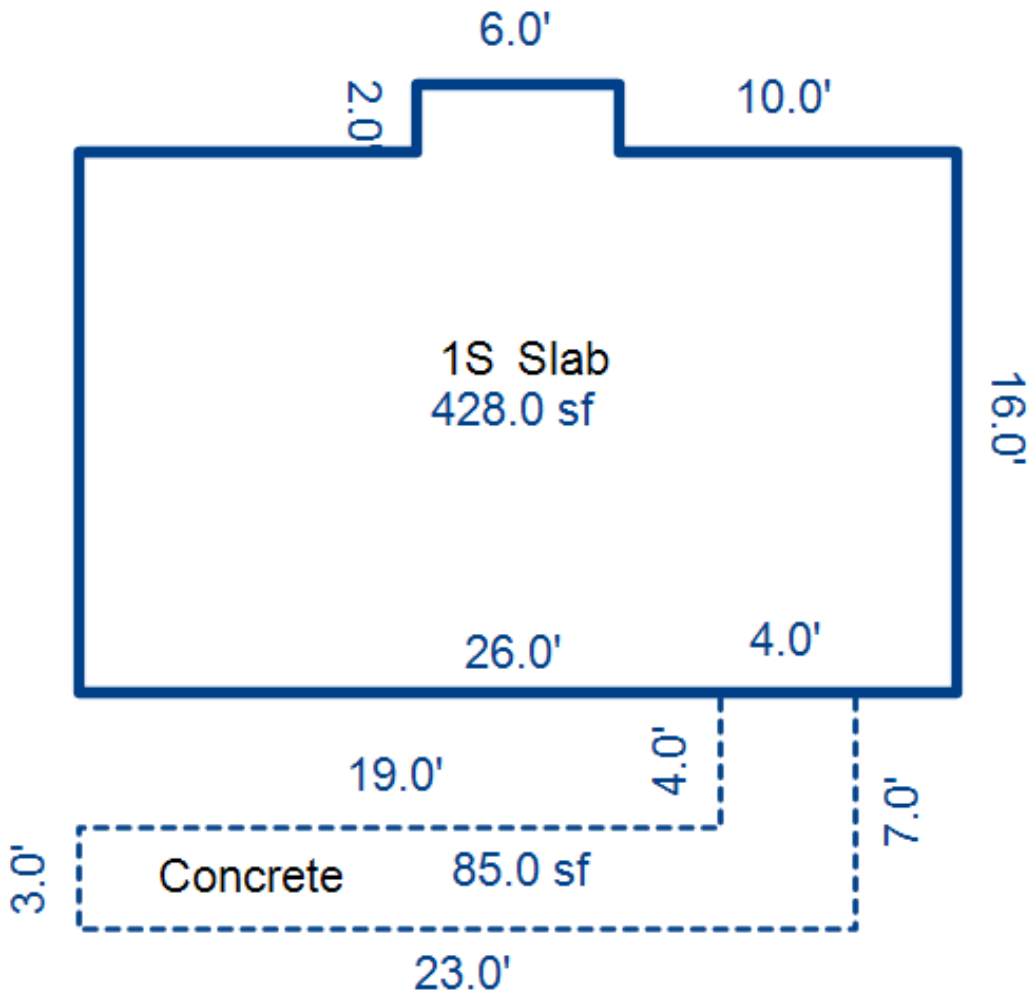
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
STAHL IVAN & RUTH	STAHL IVAN L & RUTH L TRU	1	11/13/2017	QC	FAMILY SALE	2017-03678	PTA	0.0					
BYLE JEFFREY & MARY TRUST	STAHL IVAN & RUTH	56,000	03/07/2016	WD	Arms Length	2016-00711	PTA	100.0					
CRONLEY MICHAEL R & RYAN	BYLE JEFFREY & MARY TRUST	39,900	09/11/2014	WD	WARRANTY DEED	2014-03108	PTA	100.0					
VANLIERE ROGER & CATHERIN	CRONLEY MICHAEL R & RYAN	20,000	04/05/2012	WD	WARRANTY DEED	PTA	PTA	100.0					
Property Address		Class: 401 RESIDENTIAL-I		Zoning:		Building Permit(s)		Date	Number	Status			
1510 S MOREY RD L		School: LAKE CITY - 57020		ALTERATION		05/12/2016		2016-0157	100%				
Owner's Name/Address		P.R.E. 0%		Reroof		04/19/2007		20070169	Complete				
STAH L IVAN L & RUTH L TRUST 9421 S LUCAS RD MC BAIN MI 49657		MAP #:		2019 Est TCV 57,899 TCV/TFA: 135.28									
Tax Description		X	Improved		Vacant	Land Value Estimates for Land Table 404R.GREEN KNOLL UNITS							
SEC 12 T22N R8W UNIT L AND AN UNDIVIDED 1/12 INTEREST IN LOT 14. SOUTH SHORE PLAT. 2012 ROLL - AMENDED PARCEL NUMBERS - SEE 670-014-####, UPDATED CLASS		X	Public Improvements		* Factors *		LOT 14						
			Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			Gravel Road		UNITS K&L	211.05	638.75	1.0000	1.0000	300	8	1/12TH INTEREST	5,065
			Paved Road		211 Actual Front Feet, 3.10 Total Acres		Total Est. Land Value =		5,065				
			Storm Sewer		Land Improvement Cost Estimates								
			Sidewalk		Description	Rate		Size % Good		Cash Value			
			Water		D/W/P: 3.5 Concrete	5.09		85 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 50		500			
		X	Curb		Total Estimated Land Improvements True Cash Value = 500								
			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	2,500	26,400	28,900		27,705C			
		TPC	12/27/2017	INSPECTED	2018	2,500	24,800	27,300		27,056C			
		TPC	04/24/2017	INSPECTED	2017	2,500	24,000	26,500		26,500S			
		JWV	10/04/2016	INSPECTED	2016	2,500	11,100	13,600		13,540C			



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70% Complete



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCANLON MICHAEL D & MOLIT	MOLITOR C & SCANLON M FAM	1	12/20/2011	QC	QUIT CLAIM	2011-03806	PTA	0.0
		165,000	07/01/2001	WD	Download	01-0:2827		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7499 W WHITE BIRCH AVE						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2019 Est TCV 221,693 TCV/TFA: 210.73					

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	
. LOT 1 TOM'S BAY.	X		GROUP A 1800	64.00	166.00	0.9808	1.0000	1800	100	112,991
Comments/Influences			64 Actual Front Feet, 0.24 Total Acres Total Est. Land Value = 112,991							



Public Improvements	Topography of Site
<input checked="" type="checkbox"/> Dirt Road <input checked="" type="checkbox"/> Gravel Road <input checked="" type="checkbox"/> Paved Road <input checked="" type="checkbox"/> Storm Sewer <input checked="" type="checkbox"/> Sidewalk <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Sewer <input checked="" type="checkbox"/> Electric <input checked="" type="checkbox"/> Gas <input checked="" type="checkbox"/> Curb <input checked="" type="checkbox"/> Street Lights <input checked="" type="checkbox"/> Standard Utilities <input checked="" type="checkbox"/> Underground Utils.	<input checked="" type="checkbox"/> Level <input checked="" type="checkbox"/> Rolling <input checked="" type="checkbox"/> Low <input checked="" type="checkbox"/> High <input checked="" type="checkbox"/> Landscaped <input checked="" type="checkbox"/> Swamp <input checked="" type="checkbox"/> Wooded <input checked="" type="checkbox"/> Pond <input checked="" type="checkbox"/> Waterfront <input checked="" type="checkbox"/> Ravine <input checked="" type="checkbox"/> Wetland <input checked="" type="checkbox"/> Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2019	56,500	54,300	110,800			106,017C
2018	56,500	51,700	108,200			103,533C
2017	56,500	48,600	105,100			101,404C
2016	56,700	46,800	103,500			100,500C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 273 180	Type CPP CCP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame		(4) Interior Drywall X Paneled Plaster Wood T&G	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 Ord X Min		Central Air Wood Furnace												
Yr Built 1964	Remodeled 0	Size of Closets Lg Ord X Small		(12) Electric 0 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 3 Bedrooms	(6) Ceilings		(13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
(1) Exterior		(7) Excavation Basement: 0 S.F. Crawl: 1052 S.F. Slab: 0 S.F. Height to Joists: 0.0		(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:												
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1052 SF Floor Area = 1052 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 1,052 Total: 106,013 74,209 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,120 784 Porches CPP 273 3,407 2,385 CCP (1 Story) 180 3,641 2,549 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 Totals: 119,452 83,617												
(2) Windows		(9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF		Notes: ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCV: 108,702												
X	Many Avg. Few Large Avg. Small	(10) Floor Support Joists: Unsupported Len: Cntr.Sup:														
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens															
(3) Roof																
X	Gable Hip Flat Gambrel Mansard Shed															
X	Asphalt Shingle															
Chimney: Metal																

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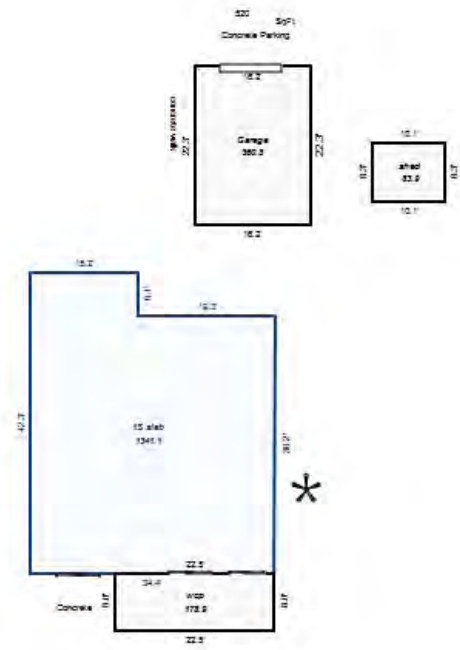
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
HEILMAN TED A & AMY S	HEILMAN TED A & AMY S	0	03/01/2018	WD	FAMILY SALE	2018-00744	PTA	0.0				
ORR ROBERT P & KIMBERLY A	HEILMAN TED & AMY	264,000	01/26/2018	WD	Arms Length	2018-00286	PTA	100.0				
RITTENGER DOUGLAS N TRUST	ORR ROBERT P & KIMBERLY A	212,000	05/09/2014	WD	WARRANTY DEED	2014-01726	PTA	100.0				
RITTENGER DOUGLAS N	RITTENGER DOUGLAS N SB TR	1	01/29/2014	PTA	RELATED PARTY	PTA	PTA	0.0				
Property Address		Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)		Date	Number	Status				
7489 W WHITE BIRCH AVE		School: LAKE CITY - 57020		Addition		09/06/2013	2013-0427	100%				
Owner's Name/Address		P.R.E. 0%		MAP #:		2019 Est TCV 261,038 TCV/TFA: 194.66						
HEILMAN TED A & AMY S 7567 LEONARD ST NE ADA MI 49301		X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS								
Tax Description		Public Improvements		* Factors *								
. LOT 2 TOM'S BAY.		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Gravel Road		GROUP A 1800	65.00	166.00	0.9763	1.0000	1800	100		114,224
		Paved Road		65 Actual Front Feet, 0.25 Total Acres Total Est. Land Value = 114,224								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		D/W/P: 4in Ren. Conc.	6.21	520	0	0				
		X Sewer		Wood Frame	24.12	83	94	1,882				
		X Electric		Residential Local Cost Land Improvements								
		X Gas		Description	Rate	Size	% Good	Cash Value				
		Curb		LAND IMPROVE 1000	1,000.00	1	95	950				
		Street Lights		Total Estimated Land Improvements True Cash Value = 2,832								
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		Rolling										
		Low										
		X High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who	When	What	2019	57,100	73,400	130,500			130,500S	
		TPC 12/27/2017	INSPECTED		2018	57,100	66,600	123,700			117,276C	
		TPC 12/02/2013	INSPECTED		2017	57,100	62,600	119,700			114,864C	
		TPC 03/03/2012	INSPECTED		2016	57,300	60,400	117,700			113,840C	



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KOLARIK ELLEN B TRUST		1	09/02/2011	TR	OTHER DEED	2011-02763	PTA	0.0
KOLARIK CHRIS L & ELLEN B	KOLARIK ELLEN B TRUST	0	07/15/2005	WD	Not Qualified	05-0/2844		0.0
		250,000	12/01/2001	WD	Download	01-0:4822		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7479 W WHITE BIRCH AVE			New House	10/23/2018	2018-0584	20%

Owner's Name/Address	MAP #:
KOLARIK ELLEN B TRUST 45551 FOUNTAIN VIEW DRIVE CANTON MI 48188	2019 Est TCV 165,172 TCV/TFA: 71.50

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS				
. LOT 3 TOM'S BAY.			* Factors *				

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
Dirt Road	GROUP A 1800	65.00	169.00	0.9763	1.0000	1800	100		114,224	
Gravel Road	65 Actual Front Feet, 0.25 Total Acres								Total Est. Land Value =	114,224

Comments/Influences	X

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

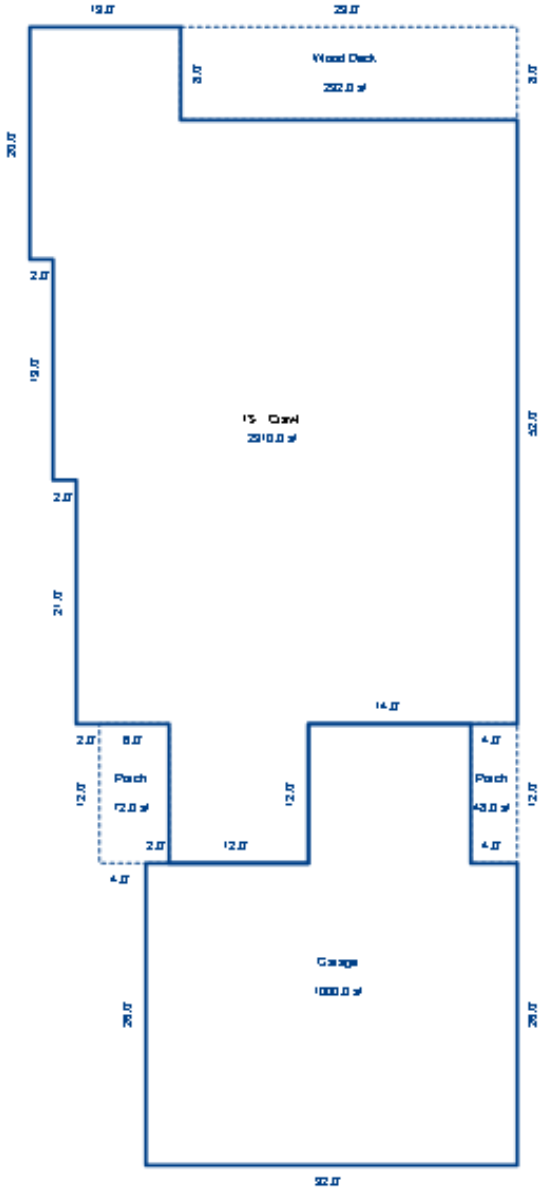
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	57,100	25,500	82,600			72,886C
2018	57,100	76,100	133,200			122,302C
2017	57,100	73,500	130,600			119,787C
2016	57,300	67,900	125,200			118,719C

Who	When	What
JWV	11/15/2018	INSPECTED
TPC	05/06/2018	INSPECTED
TPC	12/27/2017	INSPECTED

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
Property Address		Class: 401 RESIDENTIAL-I		Zoning:		Building Permit(s)		Date	Number	Status					
7469 W WHITE BIRCH AVE		School: LAKE CITY - 57020													
Owner's Name/Address		P.R.E. 0%		MAP #:											
FEIGHNER RUSSELL D & MAXINE TRUSTEES 8228 HAYES ROAD MIDDLETON MI 48856		2019 Est TCV 279,059 TCV/TFA: 215.49													
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS									
. LOT 4 TOM'S BAY.		Public Improvements				* Factors *									
Comments/Influences		Dirt Road				Description Frontage Depth Front Depth Rate %Adj. Reason Value									
		Gravel Road				GROUP A 1800 61.00 179.00 0.9951 1.0000 1800 100 109,257									
		X Paved Road				61 Actual Front Feet, 0.25 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 5.00 528 74 1,954									
		X Sewer				Total Estimated Land Improvements True Cash Value = 1,954									
		X Electric													
		X Gas													
		Curb													
		Street Lights													
		Standard Utilities													
		Underground Utils.													
		Topography of Site													
		X Level													
		Rolling													
		Low													
		High													
		Landscaped													
		Swamp													
		Wooded													
		Pond													
		X Waterfront													
		Ravine													
		Wetland													
		Flood Plain													
		Who		When		What		Year		Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
								2019		54,600	84,900	139,500			97,301C
								2018		54,600	78,200	132,800			95,021C
								2017		54,600	74,000	128,600			93,067C
								2016		54,700	70,800	125,500			92,237C

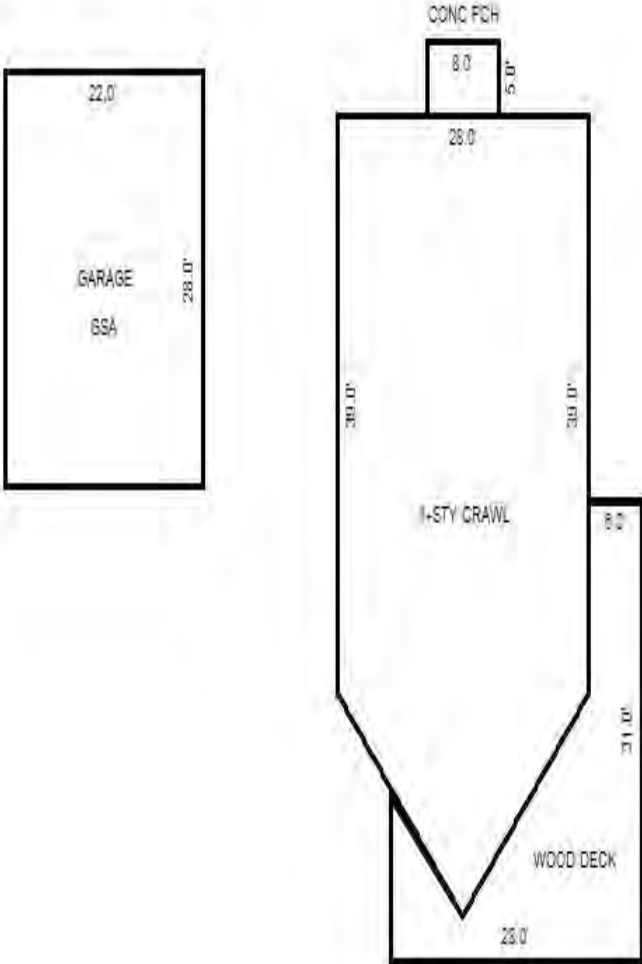


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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 40 373	Type CPP Treated Wood	Year Built: 1984 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 616 % Good: 71 Storage Area: 32 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+S		Trim & Decoration													
Yr Built 1976	Remodeled 0	Ex	X Ord	Min	Size of Closets										
Condition: Average		Lg	Ord	X Small	Doors										
Room List		(5) Floors		Central Air Wood Furnace											
	Basement 1st Floor 2nd Floor 2 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+S					Cls C 5 Blt 1976			
X	Wood/Shingle Aluminum/Vinyl Brick			Ex. X Ord. Min			(11) Heating System: Forced Air w/ Ducts								
	Insulation			No. of Elec. Outlets			Ground Area = 1295 SF Floor Area = 1295 SF.								
(2) Windows				Many X Ave. Few			Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73								
X	Many Avg. Few	X	Large Avg. Small	(7) Excavation			Building Areas								
				Basement: 0 S.F. Crawl: 1295 S.F. Slab: 0 S.F. Height to Joists: 0.0			Stories Exterior Foundation Size Cost New Depr. Cost								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement			(8) Basement			1+ Story Siding Crawl Space 1,295								
				Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Total: 140,080 102,264					
X	Double Glass Patio Doors Storms & Screens			(9) Basement Finish			Other Additions/Adjustments								
(3) Roof				Recreation SF Living SF Walkout Doors No Floor SF			Plumbing								
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support			Porches								
				Joists: Unsupported Len: Cntr.Sup:			CPP 40 788 575								
X	Asphalt Shingle			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Deck								
Chimney: Block				(14) Water/Sewer			Treated Wood								
				Lump Sum Items:			Garages								
							Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)								
							Base Cost 616 17,728 12,587 *								
							Storage Over Garage 32 334 237								
							Water/Sewer								
							Public Sewer 1 1,134 828								
							Water Well, 50 Feet 1 2,038 1,488								
							Built-Ins								
							Appliance Allow. 1 2,099 1,532								
							Fireplaces								
							Exterior 1 Story 1 4,942 3,608								
							Local Cost Items								
							SANITARY SEWER 1 0 0 *								
							Totals: 177,355 129,114								
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>															

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



Sketch by Apex IVT

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MOSSNER ROY W & BARBARA	MOSSER ROY W & BARBARA	0	11/08/2016	QC	RELATED PARTY	2016-03736	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7459 W WHITE BIRCH CT	School: LAKE CITY - 57020		Addition	08/18/2006	20060269	Complete

Owner's Name/Address	MAP #:
MOSSER ROY W & BARBARA 2776 HARNISCH RD SAGINAW MI 48601	2019 Est TCV 275,172 TCV/TFA: 241.38

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

Tax Description	Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. LOT 5 TOM'S BAY.	Dirt Road	GROUP A 1800	69.00	174.00	0.9589	1.0000	1800	100		119,100

Comments/Influences	X	Land Improvement Cost Estimates
BUILT SEAWALL..EXTENDED FF		

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	290	71	1,029
Total Estimated Land Improvements True Cash Value =				1,029

Topography of Site

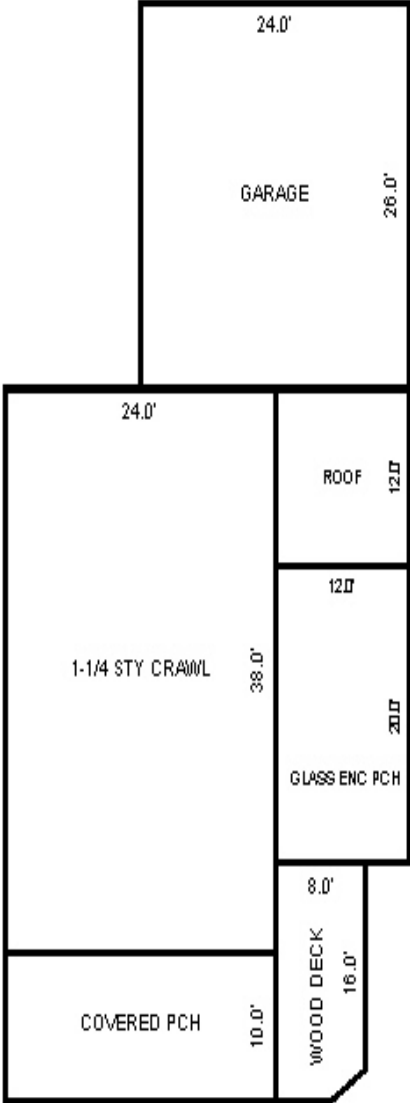
X Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
Rolling	2019	59,600	78,000	137,600			105,340C
Low	2018	59,600	73,100	132,700			102,872C
High	2017	59,600	77,700	137,300			100,757C
Landscaped	2016	60,000	71,600	131,600			99,859C
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							



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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 240 240 141	Type WCP (1 Story) WGEP (1 Story) Treated Wood	Year Built: 1970 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 624 % 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: 1.25S		Trim & Decoration														
Yr Built 1970	Remodeled 2007	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												
		(6) Ceilings		No./Qual. of Fixtures												
(1) Exterior	X	Drywall		Ex.	X	Ord.		Min	Cost Est. for Res. Bldg: 1 Single Family 1.25S			Cls C 10 Blt 1970				
X	Wood/Shingle Aluminum/Vinyl Brick Insulation			No. of Elec. Outlets												
(2) Windows		Many	X	Large					Ground Area = 912 SF Floor Area = 1140 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65							
X	Avg. Few				Many	X	Ave.	Few	Building Areas							
		(7) Excavation		(13) Plumbing												
		Basement: 0 S.F. Crawl: 912 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 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												
(3) Roof		(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	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
X	Many Avg. Few	X	Large Avg. Small	Lump Sum Items:												
X	Gable Hip Flat		Gambrel Mansard Shed	(10) Floor Support												
X	Asphalt Shingle	(9) Basement Finish		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
Chimney: Metal		Recreation SF Living SF Walkout Doors No Floor SF		1 Lump Sum Items:												
		(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
		Joists: Unsupported Len: Cntr.Sup:		1 Lump Sum Items:												
				Lump Sum Items:												
				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
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				Lump Sum Items:												



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.
		117,000	09/01/1996	WD	Download	307:67		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7449 W WHITE BIRCH CT			New House	09/09/2004	20040349	Complete

Owner's Name/Address	P.R.E. 0%	MAP #:				
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TIEMAN JAMES & LYNN 292 STON GLEN COURT SALINE MI 48176	2019 Est TCV 457,882 TCV/TFA: 196.43					
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X	Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS			
Public Improvements			* Factors *			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
GROUP A 1800	65.00	143.00	0.9763	1.0000	1800 100	114,224
65 Actual Front Feet, 0.21 Total Acres						Total Est. Land Value = 114,224

Tax Description	Dirt Road					
. LOT 6 TOM'S BAY.	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	5.76	300 73	1,261
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 =						3,761

	Topography of Site					
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	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	57,100	171,800	228,900			183,608C
2018	57,100	145,300	202,400			179,305C
2017	57,100	140,400	197,500			175,618C
2016	57,300	129,600	186,900			174,052C

Who When What

TPC 12/27/2017 INSPECTED

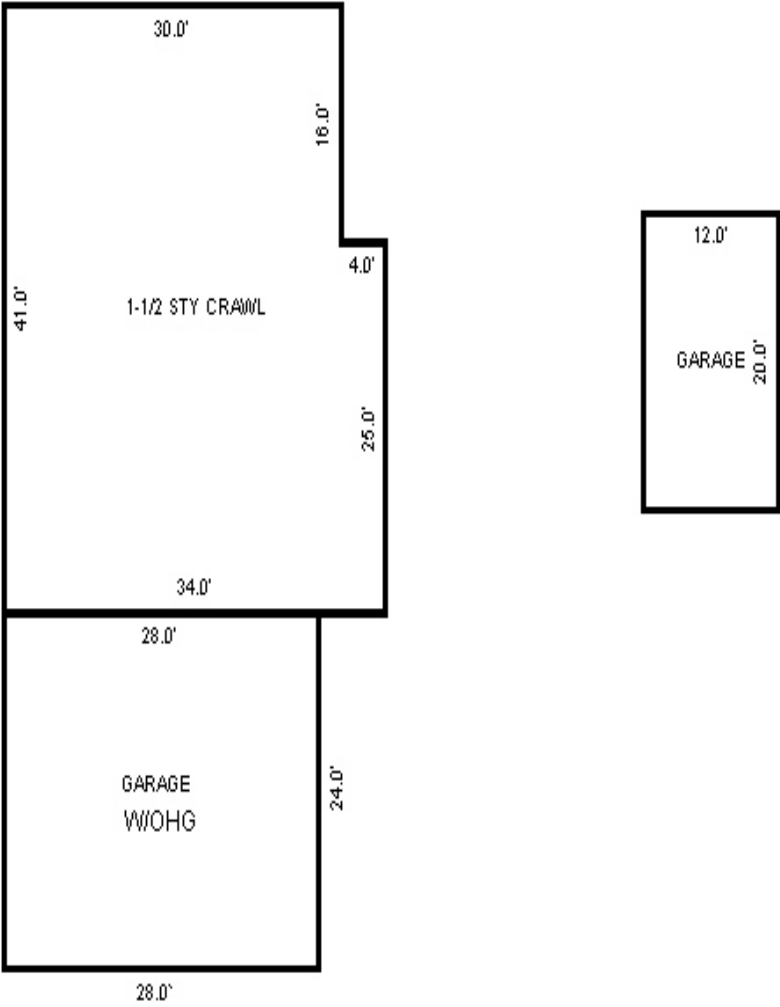
TPC 03/03/2012 INSPECTED

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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	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack 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: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 240 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G										
Building Style: 1.5S		Trim & Decoration													
Yr Built 2004	Remodeled 0	Ex	X	Ord		Min	Size of Closets								
Condition: Average		Lg	X	Ord		Small	Doors								
Room List		(5) Floors		Central Air Wood Furnace											
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Other:		(12) Electric			0 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)		1								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 0 S.F. Crawl: 1330 S.F. Slab: 0 S.F. Height to Joists: 0.0		1	3 Fixture Bath		2								
(3) Roof		(8) Basement		Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
X	Gable Hip Flat	X	Gambrel Mansard Shed	(9) Basement Finish											
X	Asphalt Shingle	Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer											
Chimney:		(10) Floor Support		1	Public Water		1								
		Joists: Unsupported Len: Cntr.Sup:		1	Public Sewer		1								
				1000 Gal Septic			2000 Gal Septic								
				Lump Sum Items:											
				Notes:											
				ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCY:											
				Totals:			290,511		261,459						
				Totals:			290,511		261,459						

*** 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.				
		125,000	03/01/1998	WD	Download	317:799		0.0				
Property Address		Class: 401 RESIDENTIAL-I		Zoning:		Building Permit(s)		Date	Number	Status		
7439 W WHITE BIRCH CT		School: LAKE CITY - 57020		Addition		08/22/2003		20030311	Complete			
Owner's Name/Address		P.R.E. 0%		MAP #:		2019 Est TCV 499,413 TCV/TFA: 163.42						
BEDELL WAYNE E & CAROL M 2140 N YASIMIN COURT MIDLAND MI 48642		X	Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS							
Tax Description		Public Improvements		* Factors *		BORDERS CUL DE SAC						
. LOT 7 & W 15 FT OF LOT 8 TOM'S BAY.		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Gravel Road		GROUP A 1800	78.29	104.14	0.8760	1.0000	1800	100	LOT 7	123,445
		Paved Road		GROUP C 1100/FF	15.00	45.32	0.8760	0.7925	1100	25	W 15 F OF LOT8	2,864
		Storm Sewer		93 Actual Front Feet, 0.20 Total Acres		Total Est. Land Value =						126,309
		Sidewalk		Land Improvement Cost Estimates								
		Water		Description		Rate		Size % Good		Cash Value		
		Sewer		D/W/P: 3.5 Concrete		5.00		640 71		2,272		
		Electric		Total Estimated Land Improvements True Cash Value = 2,272								
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who	When	What	2019	63,200	186,500	249,700		191,242C		
		TPC 12/27/2017	INSPECTED		2018	63,200	159,000	222,200		186,760C		
		TPC 03/02/2012	INSPECTED		2017	63,600	153,400	217,000		182,919C		
					2016	64,900	146,700	211,600		181,288C		



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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.
THOMAS REDMAN TRUSEE	TOMS BAY ASSOCIATION	0	12/28/1978	QC	RELATED PARTY	200P675	PTA	0.0

Property Address	Class: 705 EXEMPT OTHER	Zoning:	Building Permit(s)	Date	Number	Status
W WHITE BIRCH CT	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
TOM'S BAY ASSOCIATION INC. C/O SCOTT DOUGLAS J 200 BELMONT DR LANSING MI 48910	MAP #:	2019 Est TCV 0				

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS								
LOT 8 EXC W 15 FT THOF. TOM'S BAY.				* Factors *								
Comments/Influences	Public Improvements			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	Dirt Road			GROUP B 1200/FF	46.32	102.29	0.9383	1.0000	1200	100		52,152
	Gravel Road			GROUP B 1200/FF	27.88	69.61	0.9383	1.0000	1200	100		31,390
	Paved Road			74 Actual Front Feet, 0.15 Total Acres Total Est. Land Value = 83,543								
	Storm Sewer											
	Sidewalk											
	Water											
	Sewer											
	Electric											
	Gas											
	Curb											
	Street Lights											
	Standard Utilities											
	Underground Utils.											

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



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

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DAVID DANIEL D & DIANE H	DAVID FAMILY TRUST	1	11/29/2018	WD	FAMILY SALE	2018-04071	PTA	0.0
		87,000	08/01/1996	WD	Download	307:541		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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7409 W WHITE BIRCH AVE	School: LAKE CITY - 57020					
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Owner's Name/Address	P.R.E. 0%					
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DAVID FAMILY TRUST 2529 VARSITY LANE HOLT MI 48842	MAP #:					
--	--------	--	--	--	--	--

	2019 Est TCV 118,400 TCV/TFA: 96.73					
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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 *		60X124		
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
-------------	----------	-------	-------	-------	------	-------	--------	-------

<Site Value J> GROUP J SITE 8K					8000	100		8,000
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60 Actual Front Feet, 0.17 Total Acres					Total Est. Land Value =			8,000
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Land Improvement Cost Estimates		Rate	Size	% Good	Cash Value
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Description	D/W/P: 3.5 Concrete	5.00	195	50	487
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X Sewer	D/W/P: 4in Ren. Conc.	6.21	575	50	1,785
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X Electric	Wood Frame	21.25	120	62	1,581
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X Gas	Total Estimated Land Improvements True Cash Value =				3,853
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X Curb					
--------	--	--	--	--	--

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

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

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

X Level		2019	4,000	55,200	59,200			47,727C
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Rolling		2018	4,000	48,000	52,000			46,609C
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Low		2017	4,000	45,800	49,800			45,651C
-----	--	------	-------	--------	--------	--	--	---------

High		2016	5,000	47,600	52,600			45,244C
------	--	------	-------	--------	--------	--	--	---------

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

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

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

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

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

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

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

Flood Plain								
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Who	When	What	2019	4,000	55,200	59,200		47,727C
-----	------	------	------	-------	--------	--------	--	---------

TPC 12/27/2017	INSPECTED		2018	4,000	48,000	52,000		46,609C
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TPC 03/03/2012	INSPECTED		2017	4,000	45,800	49,800		45,651C
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			2016	5,000	47,600	52,600		45,244C
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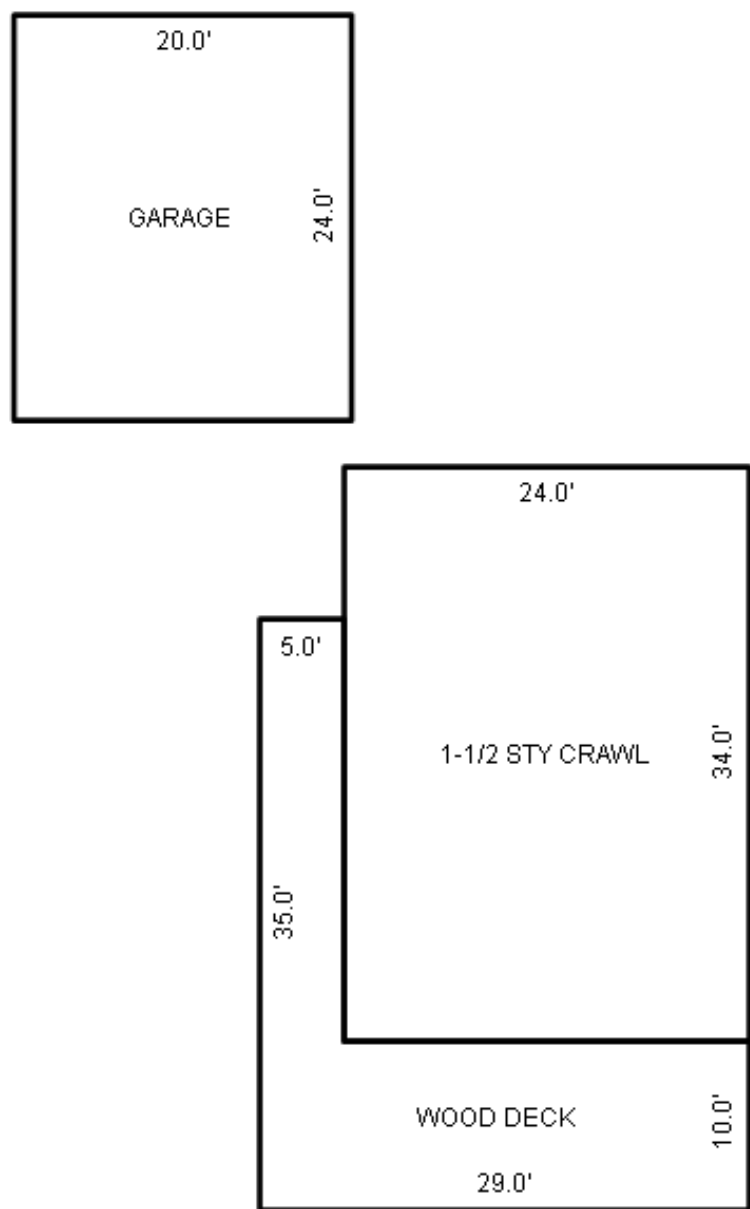
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 415	Type Treated Wood	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: 0 Area: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame		Drywall Paneled	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				1								
Building Style: 1.5S		Trim & Decoration															
Yr Built 1975	Remodeled 0	Ex	X	Ord		Min											
Condition: Average		Lg	X	Ord		Small											
Room List		(5) Floors		Central Air Wood Furnace													
	Basement 1st Floor 2 2nd Floor 2 Bedrooms	Kitchen: Other: Other:		(12) Electric													
		(6) Ceilings		No./Qual. of Fixtures													
(1) Exterior				Ex. X Ord. Min													
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets													
Insulation				Many X Ave. Few													
(2) Windows		(7) Excavation		(13) Plumbing													
X	Many Avg. X Few	Large Avg. Small		Basement: 0 S.F. Crawl: 816 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
X	Wood Sash Metal Sash Vinyl Sash			(8) Basement													
X	Double Hung Horiz. Slide Casement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor													
X	Double Glass Patio Doors Storms & Screens			(9) Basement Finish													
(3) Roof				Recreation SF Living SF Walkout Doors No Floor SF													
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support													
X	Asphalt Shingle			Joists: Unsupported Len: Cntr.Sup:			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic										
Chimney: Brick							Lump Sum Items:										
Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Air w/ Ducts Ground Area = 816 SF Floor Area = 1224 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas										Cls C		Blt 1975					
Stories Exterior Foundation Size Cost New Depr. Cost																	
1.5 Story Siding Crawl Space 816										Total:		110,154		77,107			
Other Additions/Adjustments																	
Plumbing																	
Average Fixture(s) 1 1,120 784																	
2 Fixture Bath 1 2,359 1,651																	
Deck																	
Treated Wood 415 5,071 3,550																	
Garages																	
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)																	
Base Cost 480 14,899 10,429																	
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																	
Fireplaces																	
Exterior 2 Story 1 6,089 4,262																	
Local Cost Items																	
SANITARY SEWER 1 0 0																	
Totals:												144,963		101,473		*	
Notes:																	
ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.050 => TC														106,547			

*** 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.
LEMON SUSAN	SIMMONDS JULIE	110,000	08/29/2014	WD	WARRANTY DEED	2014-03026	PTA	100.0
HANKINS & BEASON & STANG	LEMON SUSAN	1	07/17/2014	QC	QUIT CLAIM	2014-03025		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7419 W WHITE BIRCH CT			New House	11/06/2014	2014-0512	100%

Owner's Name/Address	MAP #:
SIMMONDS JULIE PO BOX 335 LAKE CITY MI 49651	2019 Est TCV 422,440 TCV/TFA: 209.75

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
. LOT 10 TOM'S BAY.			

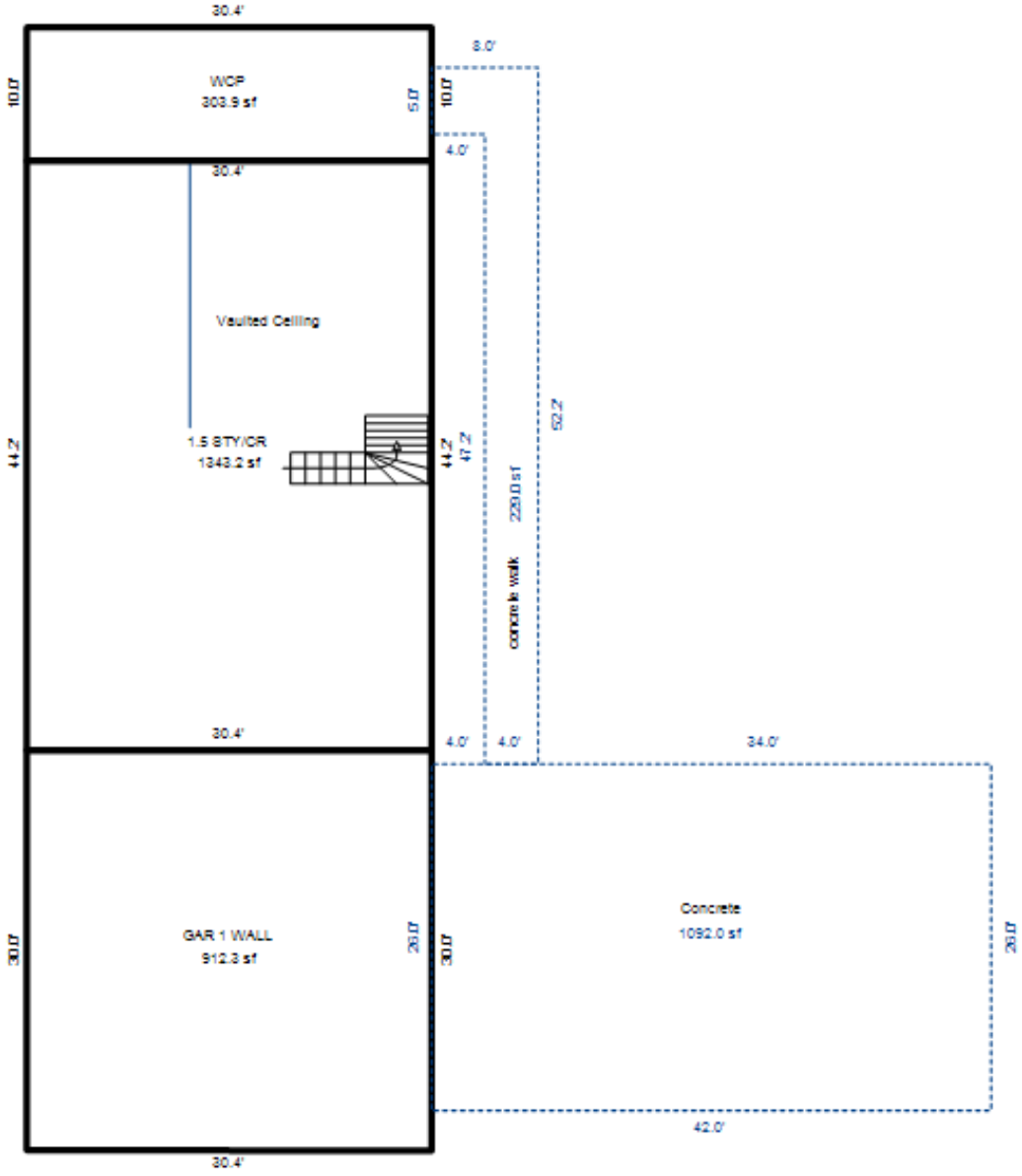
Comments/Influences	Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
	Dirt Road		GROUP A 1800	60.00	194.57	1.0000	1.0000	1800	100		108,000	
	Gravel Road		60 Actual Front Feet, 0.27 Total Acres								Total Est. Land Value =	108,000
	Paved Road		Land Improvement Cost Estimates									
	Storm Sewer		Description	Rate	Size	% Good	Cash Value					
	Sidewalk		D/W/P: 4in Ren. Conc.	6.21	1092	0	0					
	Water		D/W/P: 3.5 Concrete	5.00	229	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	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	157,200	211,200			184,994C
													2018	54,000	137,400	191,400			180,659C
													2017	54,000	132,700	186,700		186,700W	176,944C
													2016	54,000	62,700	116,700			111,144C



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HALL GREGORY L & JOY L	BRAZIER STACY T & TRACI D	280,000	08/06/2013	WD	WARRANTY DEED	2013-02666 WD		100.0
ALBERTS RONALD & CINDY TR	HALL GREGORY L & JOY L	210,000	11/24/2004	WD	Arms Length	04-0/4806		100.0
		165,000	07/01/2000	WD	Download	338:508		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7399 W WHITE BIRCH AVE			Deck/Porch	04/14/2009	20090106	Complete
	P.R.E. 0%		Addition	06/09/2005	20050168	Complete
Owner's Name/Address	MAP #:		Demolition/Removal	06/03/2005	20050153	Complete
BRAZIER STACY T & TRACI D 1370 OAK HOLLOW DR MILFORD MI 48380		2019 Est TCV 285,438 TCV/TFA: 145.34				

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS			
. LOT 11 TOM'S BAY.			* Factors *			
Comments/Influences			Description	Frontage	Depth	Rate %Adj. Reason Value
			GROUP H 1400/FF	58.67	231.00	1.0068 1.0000 1400 100 82,689
			58 Actual Front Feet, 0.31 Total Acres			Total Est. Land Value = 82,689

Public Improvements		Land Improvement Cost Estimates			
	Dirt Road	Description	Rate	Size % Good	Cash Value
	Gravel Road	D/W/P: 4in Ren. Conc.	6.21	2000 0	0
	Paved Road	Residential Local Cost Land Improvements			
	Storm Sewer	Description	Rate	Size % Good	Cash Value
	Sidewalk	LAND IMPROVE 2500	2,500.00	1 94	2,350
	Water	Total Estimated Land Improvements True Cash Value = 2,350			
	X Sewer				
	X Electric				
	X Gas				
	Curb				
	Street Lights				
	Standard Utilities				
	Underground Utils.				

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

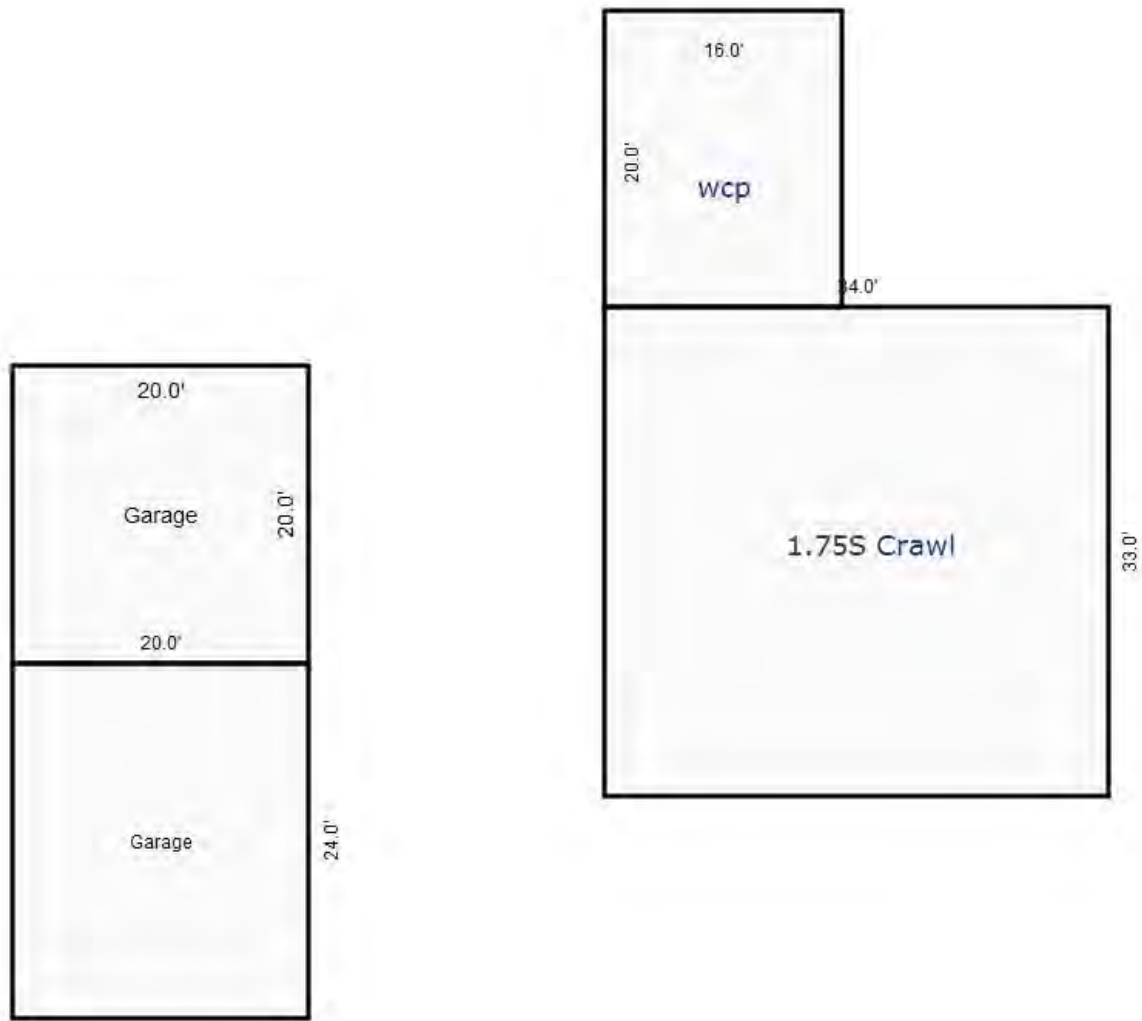
Who	When	What	2019	2018	2017	2016
			41,300	41,300	41,300	32,400
			101,400	92,600	89,400	82,500
			142,700	133,900	130,700	114,900
			121,208C	118,368C	115,934C	114,900S
		TPC 12/27/2017 INSPECTED				
		TPC 11/02/2015 INSPECTED				
		TPC 06/30/2014 INSPECTED				

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 20 180	Type CPP WCP (1 Story)	Year Built: 1988 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: 400 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Plaster X Paneled Wood T&G		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling					1						
Building Style: 1.75S		Trim & Decoration			Central Air Wood Furnace											
Yr Built 1974	Remodeled 2004	Ex	X	Ord			Min									
Condition: Average		Lg		Ord	X	Small										
Room List		(5) Floors			(12) Electric											
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:			0 Amps Service											
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures											
X	Wood/Shingle Aluminum/Vinyl Brick	X	Tile		Ex.	X	Ord.		Min							
	Insulation	Basement: 0 S.F. Crawl: 1122 S.F. Slab: 0 S.F. Height to Joists: 0.0			No. of Elec. Outlets											
(2) Windows		Many Avg. Few	X	Large Avg. Small		Many	X	Ave.		Few						
X	Wood Sash Metal Sash X Vinyl Sash X Double Hung X Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(13) Plumbing											
(3) Roof		(9) 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											
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer											
X	Asphalt Shingle	(10) Floor Support			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
Chimney: Brick		Lump Sum Items:			1 1 1000 Gal Septic 2000 Gal Septic											
Cost Est. for Res. Bldg: 1 Single Family 1.75S (11) Heating System: Forced Heat & Cool Ground Area = 1122 SF Floor Area = 1964 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.75 Story Siding Crawl Space 1,122 Total: 186,702 121,356 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,120 728 3 Fixture Bath 1 3,525 2,291 Porches WCP (1 Story) 180 5,683 3,694 CPP 20 424 276 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 400 14,716 9,565 Door Opener 1 415 270 Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 480 14,899 9,684 Common Wall: 1 Wall 1 -1,684 -1,095 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 Exterior 2 Story 1 6,089 3,958 Local Cost Items <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																

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



Sketch by Apex Sketch

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

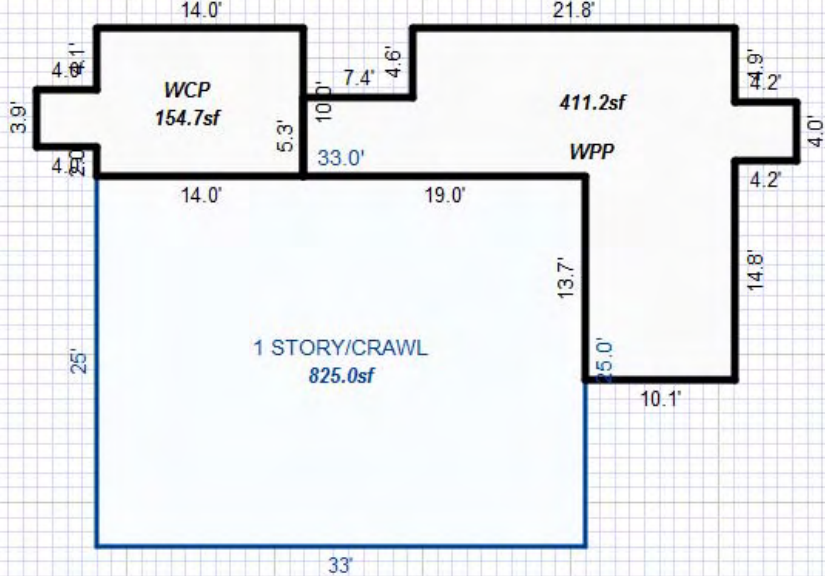
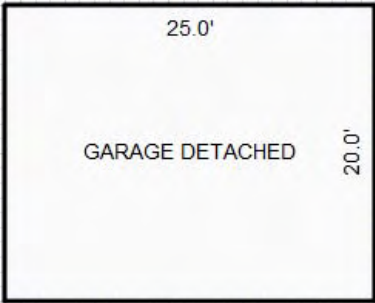
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)		Date	Number	Status				
7389 W WHITE BIRCH AVE		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 0%										
SHURTER JEFFREY ETAL 2203 BELLE MEADE DRIVE DAVISON MI 48423		MAP #:		2019 Est TCV 198,344 TCV/TFA: 240.42								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS								
LOTS 12 & 13 EXC N'LY 40 FT OF LOT 13. TOM'S BAY.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		GROUP H 1400/FF		91.00	156.00	0.8825	1.0000	1400	100	112,435
		Paved Road		91 Actual Front Feet, 0.33 Total Acres		Total Est. Land Value =						112,435
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description		Rate	Size	% Good	Cash Value			
		Water		D/W/P: 3.5 Concrete		4.68	80	71	266			
		X Sewer		Total Estimated Land Improvements True Cash Value =					266			
		X Electric										
		X Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Who	When	What	2019	56,200	43,000	99,200	87,767C			
		TPC 12/27/2017	INSPECTED		2018	56,200	42,100	98,300	85,710C			
		TPC 06/30/2014	INSPECTED		2017	56,200	38,400	94,600	83,948C			
					2016	45,100	38,100	83,200	83,200S			



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 154 411	Type WCP (1 Story) WPP	Year Built: 1966 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: 500 % 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 1966	Remodeled 0	Ex	X	Ord		Min	Size of Closets												
Condition: Average		Lg		Ord	X	Small	Doors												
Room List		(5) Floors		Central Air Wood Furnace															
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric			0 Amps Service												
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls CD			Blt 1966						
X	Wood/Shingle Aluminum/Vinyl Brick				Ex.	X	Ord.		Min	(11) Heating System: Forced Air w/ Ducts Ground Area = 825 SF Floor Area = 825 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60									
	Insulation			No. of Elec. Outlets			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost									
(2) Windows		(7) Excavation		(13) Plumbing			1 Average Fixture(s)			1 Story Siding Crawl Space 825			Total: 75,711 45,427						
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 825 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Other Additions/Adjustments			Average Fixture(s) 1 933 560 2 Fixture Bath 1 1,970 1,182								
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Porches			WCP (1 Story) 154 4,575 2,745 WPP 411 4,624 2,774									
X	Double Hung Horiz. Slide Casement	(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			Garages			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 500 13,615 8,169 Door Opener 1 368 221									
X	Double Glass Patio Doors Storms & Screens						Water/Sewer			Public Sewer 1 1,006 604 Water Well, 50 Feet 1 1,962 1,177									
(3) Roof		(10) Floor Support		(14) Water/Sewer			Built-Ins			Appliance Allow. 1 1,467 880 Fireplaces Interior 1 Story 1 3,567 2,140 Local Cost Items SANITARY SEWER 1 0 0			Totals: 109,798 65,879						
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Notes:			ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCV: 85,643									
X	Asphalt Shingle			Lump Sum Items:															
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.
CRAWFORD DANIEL A & PATRI	CHERNIK LARRY	225,000	06/08/2004	WD	Multiple Reference	04-0/2792		100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
W WHITE BIRCH AVE						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2019 Est TCV 63,243					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS							
				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
N'LY 40 FT OF LOT 13. TOM'S BAY.		X		GROUP H 1400/FF	40.00	117.00	1.1293	1.0000	1400	100	63,243
Comments/Influences				40 Actual Front Feet, 0.11 Total Acres					Total Est. Land Value =	63,243	

2008 REMOVE SIZE ADJ FOR 05..CALC IS BY FF



Public Improvements	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Dirt Road	X Level	2019	31,600	0	31,600			25,632C
Gravel Road	Rolling	TPC 12/27/2017 INSPECTED	31,600	0	31,600			25,032C
Paved Road	Low	TPC 06/30/2014 INSPECTED	31,600	0	31,600			24,518C
Storm Sewer	High							
Sidewalk	Landscaped							
Water	Swamp							
X Sewer	Wooded							
X Electric	Pond							
X Gas	X Waterfront							
Curb	Ravine							
Street Lights	Wetland							
Standard Utilities	Flood Plain							
Underground Utils.								

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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.
CRAWFORD DANIEL A & PATRI	CHERNIK LARRY	225,000	06/08/2004	WD	Multiple Improved	04-0/2792		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7369 W WHITE BIRCH AVE	School: LAKE CITY - 57020		Addition	05/05/2011	2011-0163	100%

Owner's Name/Address	P.R.E.	MAP #:
CHERNIK LARRY 5671 S 13 MILE RD FALMOUTH MI 49632	0%	2019 Est TCV 258,453 TCV/TFA: 170.82

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
. LOT 14 TOM'S BAY.			

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
Dirt Road	GROUP H 1400/FF	60.00	117.00	1.0000	1.0000	1400	100		84,000	
Gravel Road	60 Actual Front Feet, 0.16 Total Acres								Total Est. Land Value =	84,000

Comments/Influences	X	Land Improvement Cost Estimates	Rate	Size	% Good	Cash Value
		Description				
	X	Dock: Light posts	32.57	280	0	0
	X	D/W/P: 3.5 Concrete	5.00	304	94	1,429
	X	Wood Frame	19.98	160	94	3,005
	X	Residential Local Cost Land Improvements				
		Description	Rate	Size	% Good	Cash Value
		LAND IMPROVE 2500	2,500.00	1	94	2,350
		Total Estimated Land Improvements True Cash Value =				6,784

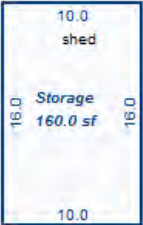
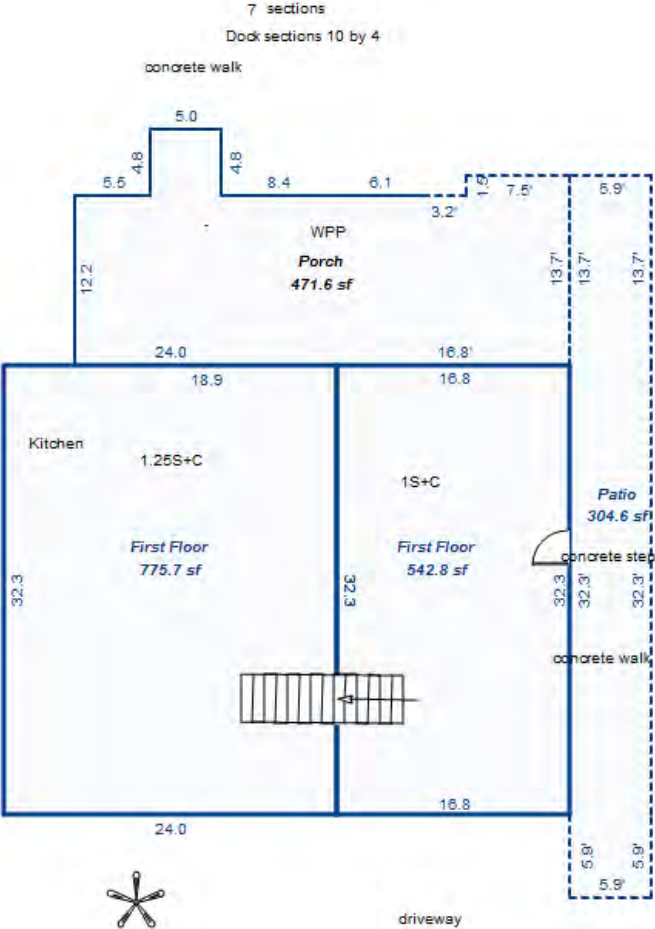
Topography of Site	X	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level								
Rolling								
Low								
High								
Landscaped								
Swamp								
Wooded								
Pond								
Waterfront	X							
Ravine								
Wetland								
Flood Plain								



Who	When	What	2019	2018	2017	2016
TPC 12/27/2017	INSPECTED		42,000	77,300	73,300	33,000
TPC 10/26/2012	INSPECTED		42,000	77,300	73,300	33,000
TPC 10/10/2011	INSPECTED		42,000	77,300	73,300	33,000

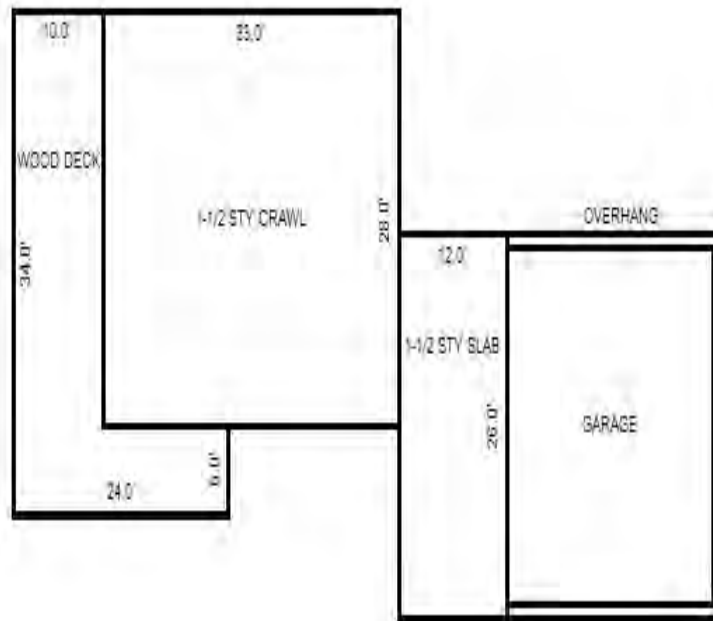
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Sketch by Apex Sketch

*** 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				
7349 W WHITE BIRCH AVE		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 0%		MAP #:								
FU HAI PI & JEONG WHA 6100 CHICORY COURT MIDLAND MI 48640		2019 Est TCV 202,162 TCV/TFA: 187.19										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS								
. LOT 16 TOM'S BAY.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		GROUP H 1400/FF	60.00	117.00	1.0000	1.0000	1400	100		84,000
		Paved Road		60 Actual Front Feet, 0.16 Total Acres					Total Est. Land Value =		84,000	
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description				Rate	Size	% Good	Cash Value	
		Water		D/W/P: 3.5 Concrete				5.00	160	71	568	
		X	Sewer	Total Estimated Land Improvements True Cash Value = 568								
		X	Electric									
		X	Gas									
			Curb									
			Street Lights									
			Standard Utilities									
			Underground Utils.									
		Topography of Site										
		Level										
		Rolling										
		Low										
		X	High									
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X	Waterfront									
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2019	42,000	59,100	101,100			68,628C	
		TPC 12/27/2017 INSPECTED			2018	42,000	56,700	98,700			67,020C	
		TPC 12/21/2010 INSPECTED			2017	42,000	54,800	96,800			65,642C	
					2016	33,000	50,500	83,500			65,057C	



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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 64 48 272 80	Type CGEP (1 Story) CCP (1 Story) Treated Wood Wood Balcony	Year Built: 1970 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: 384 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame		Drywall Paneled	X	Plaster Wood T&G											
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			Central Air Wood Furnace			Class: C Effec. Age: 30 Floor Area: 1,080 Total Base New : 129,225 Total Depr Cost: 90,457 Estimated T.C.V: 117,594			E.C.F. X 1.300		Bsmnt Garage:	
Yr Built 1970	Remodeled 0	Ex	X	Ord		Min	Size of Closets			Total Base New : 129,225 Total Depr Cost: 90,457 Estimated T.C.V: 117,594			X 1.300		Carport Area: Roof:	
Condition: Average		Lg	X	Ord		Small	Doors			E.C.F. X 1.300						
Room List		(5) Floors		Kitchen: Other: Other:			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Air w/ Ducts Ground Area = 720 SF Floor Area = 1080 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70			Cls C Blt 1970			
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		No./Qual. of Fixtures			Ex. X Ord. Min			Building Areas			Total: 98,361 68,852			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Many X Ave. Few			Stories Exterior Foundation Size Cost New Depr. Cost						
X	Wood/Shingle Aluminum/Vinyl Brick	Basement: 0 S.F. Crawl: 720 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual			1.5 Story Siding Crawl Space			Total: 98,361 68,852			
	Insulation	(8) Basement		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual			Other Additions/Adjustments						
X	Many Avg. X Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 720 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual			Plumbing			Average Fixture(s) 1 1,120 784			
X	Wood Sash Metal Sash Vinyl Sash	Conc. Block Poured Conc. Stone		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual			Porches			CGEP (1 Story) 64 4,255 2,978 CCP (1 Story) 48 1,104 773			
X	Double Hung Horiz. Slide Casement	Treated Wood Concrete Floor		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual			Deck			Treated Wood 272 3,849 2,694			
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual			Balcony			Wood Balcony 80 2,474 1,732			
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual			Garages			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 384 12,791 8,954			
X	Gable Hip Flat	Gambrel Mansard Shed		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual			Water/Sewer			Public Sewer 1 1,134 794 Water Well, 50 Feet 1 2,038 1,427			
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual			Built-Ins			Appliance Allow. 1 2,099 1,469			
Chimney: Metal		Lump Sum Items:		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual			Local Cost Items			SANITARY SEWER 1 0 0			
				Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual			Notes:			Totals: 129,225 90,457			
				Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual			ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TC			117,594			

*** 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.
LARSON HEATHER	LARSON KERRY	1	05/30/2014	QC	DIVORCE JUDGEMENT	2014-02005 QD		0.0
		135,000	06/01/1999	WD	Download	03-0:6186		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7339 W WHITE BIRCH AVE			Addition	04/20/2010	20100144	100%
Owner's Name/Address	P.R.E. 0%		Deck/Porch	09/12/2006	20060297	Complete
LARSON KERRY 11751 HASTINGS RD CLARKSVILLE MI 48815	MAP #:					
	2019 Est TCV 309,205 TCV/TFA: 122.70					

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	
. LOT 17 TOM'S BAY.	X		Dirt Road	60.00	116.00	1.0000	1.0000	1400	100		84,000
Comments/Influences			Gravel Road	60 Actual Front Feet, 0.16 Total Acres							
ADD AC FOR 07 AS 1400 ADJ.			Paved Road	Total Est. Land Value =							84,000

Comments/Influences <th rowspan="2">X</th> <th rowspan="2">Sewer</th> <th colspan="4">Land Improvement Cost Estimates</th>	X	Sewer	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
		X	Dock: Light posts	32.57	192 0	0
		X	D/W/P: 4in Concrete	5.29	160 0	0
		X	Residential Local Cost Land Improvements			
		X	Description	Rate	Size % Good	Cash Value
			LAND IMPROVE 1000	1,000.00	1 95	950
			BOAT LIFT	500.00	1 0	0
			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	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
JWV	05/05/2018	INSPECTED	2019	42,000	112,600	154,600			110,132C
TPC	12/27/2017	INSPECTED	2018	42,000	81,500	123,500			107,551C
TPC	10/26/2012	INSPECTED	2017	42,000	77,200	119,200			105,339C
			2016	33,000	71,400	104,400			104,400S

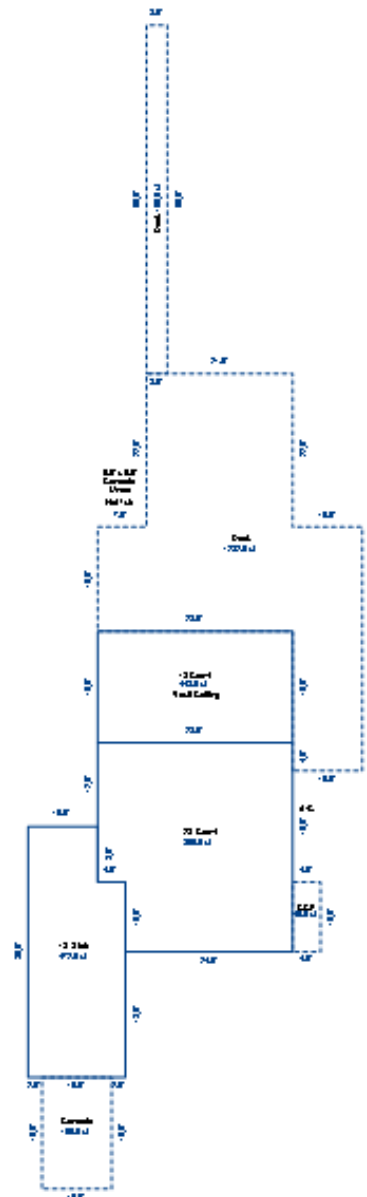
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 40 150 1232	Type CCP (1 Story) Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame		(4) Interior Drywall X Paneled Plaster Wood T&G		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling												
Building Style: 1.25S		Trim & Decoration Ex X Ord Min			Central Air Wood Furnace												
Yr Built 1965	Remodeled 2010	Size of Closets Lg X Ord Small			(12) Electric 0 Amps Service												
Condition: Average		Doors Solid X H.C.			No Heating/Cooling												
Room List		(5) Floors Kitchen: Other: Other:			Central Air Wood Furnace												
	Basement 1st Floor 2nd Floor Bedrooms				(12) Electric 0 Amps Service												
(1) Exterior		(6) Ceilings 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 Basement: 0 S.F. Crawl: 1248 S.F. Slab: 472 S.F. Height to Joists: 0.0			(13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
X	Many Avg. X Few	Large Avg. X Small			(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												
X	Wood Sash Metal Sash Vinyl Sash Double Hung X Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens	(9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer 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: Brick																	
Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Forced Heat & Cool Ground Area = 1720 SF Floor Area = 2520 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65										Cls C 5 Blt 1965							
Building Areas										Stories Exterior Foundation Size Cost New Depr. Cost							
1 Story Siding Crawl Space 448																	
2 Story Siding Crawl Space 800																	
1 Story Siding Slab 472																	
Total:										238,375		154,939					
Other Additions/Adjustments																	
Plumbing																	
Average Fixture(s)										1		1,120 728					
Porches																	
CCP (1 Story)										40		957 622					
Deck																	
Treated Wood										150		2,598 1,689					
Treated Wood										1232		12,135 7,888					
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																	
Exterior 1 Story										1		4,942 3,212					
Local Cost Items																	
SANITARY SEWER										1		0 0					
Totals:										265,398		172,504					
Notes:																	
ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCV:												224,255					

*** 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				
7329 W WHITE BIRCH AVE		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 100% 07/10/2007										
SCOTT DOUGLAS J P O BOX 716 LAKE CITY MI 49651		MAP #:		2019 Est TCV 218,302 TCV/TFA: 168.44								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS								
. LOT 18 TOM'S BAY.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		GROUP H 1400/FF 60.00 116.00 1.0000 1.0000 1400 100 84,000								
		Paved Road		60 Actual Front Feet, 0.16 Total Acres Total Est. Land Value = 84,000								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		Residential Local Cost Land Improvements								
		X Sewer		Description	Rate	Size	% Good	Cash Value				
		X Electric		LAND IMPROVE 1000 1,000.00 1 94 940								
		X Gas		Total Estimated Land Improvements True Cash Value = 940								
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		X High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who	When	What	2019	42,000	67,200	109,200				70,366C
		TPC 12/27/2017 INSPECTED			2018	42,000	61,900	103,900				68,717C
		TPC 10/26/2012 INSPECTED			2017	42,000	59,800	101,800				67,304C
		TPC 12/21/2010 INSPECTED			2016	33,000	55,100	88,100				66,704C

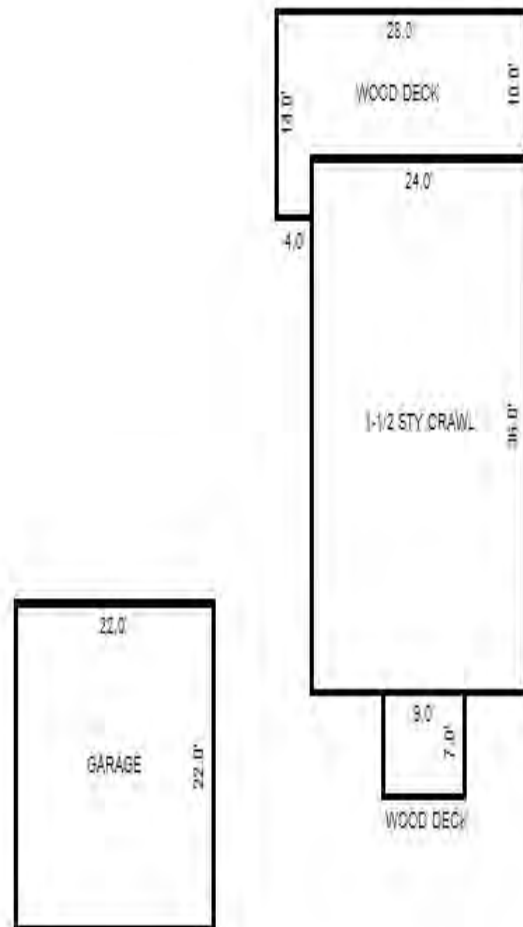


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																																																																					
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 296 63	Type Treated Wood Treated Wood	Year Built: 1990 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 484 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																																																					
X	Wood Frame		(4) Interior Drywall Paneled Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Central Air Wood Furnace		Class: C Effec. Age: 25 Floor Area: 1,296 Total Base New : 144,488 Total Depr Cost: 102,586 Estimated T.C.V: 133,362		E.C.F. X 1.300	Bsmnt Garage: Carport Area: Roof:																																																																																																																																					
Building Style: 1.5S		Trim & Decoration Ex X Ord Min		Size of Closets Lg X Ord Small		Doors Solid X H.C.		Room List (5) Floors Basement 1st Floor 2nd Floor Bedrooms		Kitchen: Other: Other:		(6) Ceilings No./Qual. of Fixtures Ex. X Ord. Min																																																																																																																																					
Yr Built 1986	Remodeled 0	Condition: Average		Room List		(12) Electric 0 Amps Service		(13) Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Electric Baseboard Ground Area = 864 SF Floor Area = 1296 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Crawl Space 864 Total: 115,354 81,901		Cls C Blt 1986																																																																																																																																					
(1) Exterior Wood/Shingle Aluminum/Vinyl Brick Insulation		(2) Windows Many X Large Avg. Avg. Few Small		(3) Roof Gable Hip Flat Gambrel Mansard Shed		(4) Basement Recreation SF Living SF Walkout Doors No Floor SF		(5) Floors Basement 1st Floor 2nd Floor Bedrooms		(6) Ceilings No./Qual. of Fixtures Ex. X Ord. Min		(7) Excavation Basement: 0 S.F. Crawl: 864 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																																																																																																																																			
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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.
ST ONGE WILLIAM E & KRIST	ST ONGE WILLIAM E & KRIST	0	04/26/2011	QC	QUIT CLAIM	2011-01470	PTA	0.0

Property Address: 7319 W WHITE BIRCH AVE
 Class: 401 RESIDENTIAL-I Zoning: Building Permit(s): Date: Number: Status:

School: LAKE CITY - 57020
 P.R.E. 100% 08/22/2004

Owner's Name/Address: ST ONGE WILLIAM E & KRISTINE
 P O BOX 566 LAKE CITY MI 49651
 MAP #: 2019 Est TCV 193,792 TCV/TFA: 205.07

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 H 1400/FF	52.00	123.00	1.0439	1.0000	1400	100		75,993
52 Actual Front Feet, 0.15 Total Acres					Total Est. Land Value =			75,993

X Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	616	71	2,187
Wood Frame	21.25	120	72	1,836
Total Estimated Land Improvements True Cash Value =				4,023

X Curb Street Lights Standard Utilities Underground Utils.

Topography of Site

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

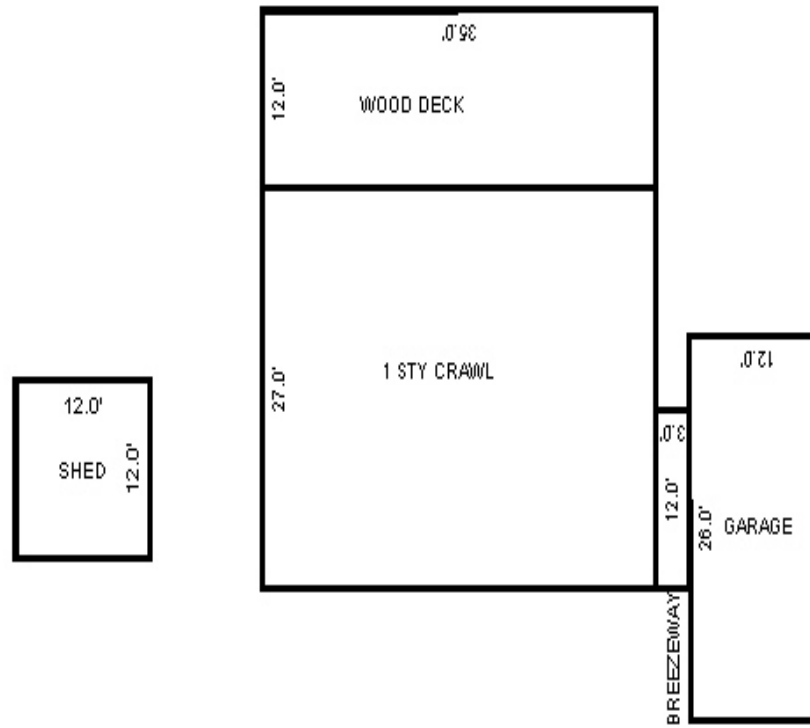
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	38,000	58,900	96,900	0M		0
2018	38,000	53,800	91,800	0M		0
2017	38,000	51,000	89,000	0M		0
2016	29,600	48,900	78,500	0M		0

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 420 36	Type Treated Wood Brzwy, FW	Year Built: 1972 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 0 Area: 312 % 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 1972	Remodeled 0	Ex	X	Ord		Min	Size of Closets									
Condition: Average		Lg	X	Ord		Small	Doors									
Room List		(5) Floors		Central Air Wood Furnace												
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric												
		(6) Ceilings		No./Qual. of Fixtures												
(1) Exterior				Ex. X Ord. Min												
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets												
	Insulation			Many X Ave. Few												
(2) Windows		(7) Excavation		(13) Plumbing												
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 945 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			(8) Basement												
X	Double Glass Patio Doors Storms & Screens			(9) Basement Finish												
(3) Roof				Recreation SF Living SF Walkout Doors No Floor SF												
X	Gable Hip Flat			(10) Floor Support												
X	Asphalt Shingle			Joists: Unsupported Len: Cntr.Sup:			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 (11) Heating System: Forced Air w/ Ducts Ground Area = 945 SF Floor Area = 945 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71 Building Areas											Cls C Blt 1972					
Stories Exterior Foundation Size Cost New Depr. Cost																
1 Story Siding Crawl Space 945 Total: 96,331 68,396																
Other Additions/Adjustments																
Plumbing Average Fixture(s) 1 1,120 795																
Deck Treated Wood 420 5,111 3,629																
Garages Class: C Exterior: Siding Foundation: 18 Inch (Finished)																
Base Cost 312 13,553 9,623																
Water/Sewer Public Sewer 1 1,134 805																
Water Well, 50 Feet 1 2,038 1,447																
Built-Ins Appliance Allow. 1 2,099 1,490																
Breezeways Frame Wall 36 1,880 1,335																
Local Cost Items SANITARY SEWER 1 0 0																
Totals: 123,266 87,520																
Notes: ECF (4520 NORTSHORE LAKE MISSAUKEE AREA) 1.300 => TCVC: 113,776																

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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.
HURRELL DUANE E & SHIRLEY	SCHRAM CHARLES & LINDA (T	240,000	09/18/2009	WD	Arms Length	2009/3301		100.0

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

7309 W WHITE BIRCH AVE School: LAKE CITY - 57020

P.R.E. 0% MAP #:

Owner's Name/Address 2019 Est TCV 264,746 TCV/TFA: 204.28

SCHRAM CHARLES & LINDA (TTEE)
 SCHRAM CHARLES C & LINDA C TRUST
 697 TANBARK
 Dimondale MI 48821

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

. LOT 20 TOM'S BAY. X Public Improvements * Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value

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

Land Improvement Cost Estimates Description Rate Size % Good Cash Value

X Sewer D/W/P: 3.5 Concrete 5.00 630 75 2,362

X Electric Wood Frame 19.47 176 71 2,433

X Gas Total Estimated Land Improvements True Cash Value = 4,795

X 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 42,000 90,400 132,400 111,397C

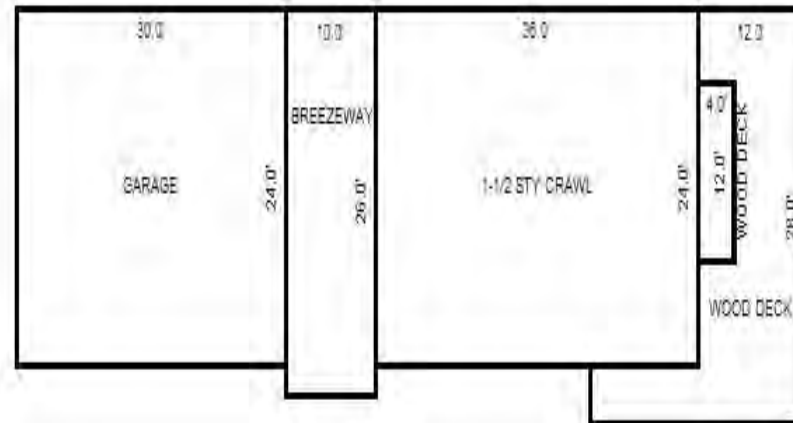
TPC 12/27/2017 INSPECTED 2018 42,000 81,400 123,400 108,787C

TPC 10/26/2012 INSPECTED 2017 42,000 78,700 120,700 106,550C

2016 33,000 72,600 105,600 105,600S

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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.
DULLOCK ROBERT J	DULLOCK ROBERT J & CONSTA	0	03/04/2013	WD	WARRANTY DEED	2013-00776	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7299 W WHITE BIRCH AVE						
Owner's Name/Address	School: LAKE CITY - 57020					
DULLOCK ROBERT J & CONSTANCE TRUST 1380 GREY ROAD MIDLAND MI 48640	P.R.E. 0%					
	MAP #:					
	2019 Est TCV 201,980 TCV/TFA: 151.18					

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	
. LOT 21 TOM'S BAY.	X		GROUP H 1400/FF	60.00	150.00	1.0000	1.0000	1400	100	84,000
Comments/Influences			60 Actual Front Feet, 0.21 Total Acres Total Est. Land Value = 84,000							

Comments/Influences	X Sewer	X Electric	X Gas	Land Improvement Cost Estimates			
				Description	Rate	Size % Good	Cash Value
				Metal Prefab	15.68	80 45	564
				Total Estimated Land Improvements True Cash Value =			564

Comments/Influences	X Curb	Street Lights	Standard Utilities	Underground Utils.	Topography of Site						
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
					2019	42,000	59,000	101,000			68,280C
					2018	42,000	52,400	94,400			66,680C
					2017	42,000	50,600	92,600			65,309C
					2016	33,000	46,600	79,600			64,727C



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HOOGLAND FRANK & DEBRA TR	CAHILL CHARLES E & DUZEY	375,000	04/02/2018	WD	Arms Length	2018-01003	PTA	100.0
		187,500	07/01/1998	WD	Download	03-0:3367		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7289 W WHITE BIRCH AVE						

Owner's Name/Address	MAP #:
CAHILL CHARLES E & DUZEY LAURA S 7289 W WHITE BIRCH AVE LAKE CITY MI 49651	2019 Est TCV 368,365 TCV/TFA: 127.55

Tax Description	Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS																											
. LOT 22 TOM'S BAY.	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 H 1400/FF</td> <td>60.00</td> <td>157.00</td> <td>1.0000</td> <td>1.0000</td> <td>1400</td> <td>100</td> <td></td> <td>84,000</td> </tr> <tr> <td colspan="8">60 Actual Front Feet, 0.22 Total Acres</td> <td>Total Est. Land Value = 84,000</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	GROUP H 1400/FF	60.00	157.00	1.0000	1.0000	1400	100		84,000	60 Actual Front Feet, 0.22 Total Acres								Total Est. Land Value = 84,000
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																						
GROUP H 1400/FF	60.00	157.00	1.0000	1.0000	1400	100		84,000																						
60 Actual Front Feet, 0.22 Total Acres								Total Est. Land Value = 84,000																						

Comments/Influences	Public Improvements	Land Improvement Cost Estimates															
	Dirt Road	<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>Dock: Light posts</td> <td>32.57</td> <td>216</td> <td>0</td> <td>0</td> </tr> <tr> <td>D/W/P: 3.5 Concrete</td> <td>5.00</td> <td>138</td> <td>0</td> <td>0</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	Dock: Light posts	32.57	216	0	0	D/W/P: 3.5 Concrete	5.00	138	0	0
Description	Rate		Size	% Good	Cash Value												
Dock: Light posts	32.57	216	0	0													
D/W/P: 3.5 Concrete	5.00	138	0	0													
	X Gravel Road	<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="5">Total Estimated Land Improvements True Cash Value = 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																	
	X Paved Road																
	Storm Sewer																
	Sidewalk																
	Water																
	X Sewer																
	X Electric																
	X Gas																
	Curb																
	Street Lights																
	Standard Utilities																
	Underground Utils.																



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

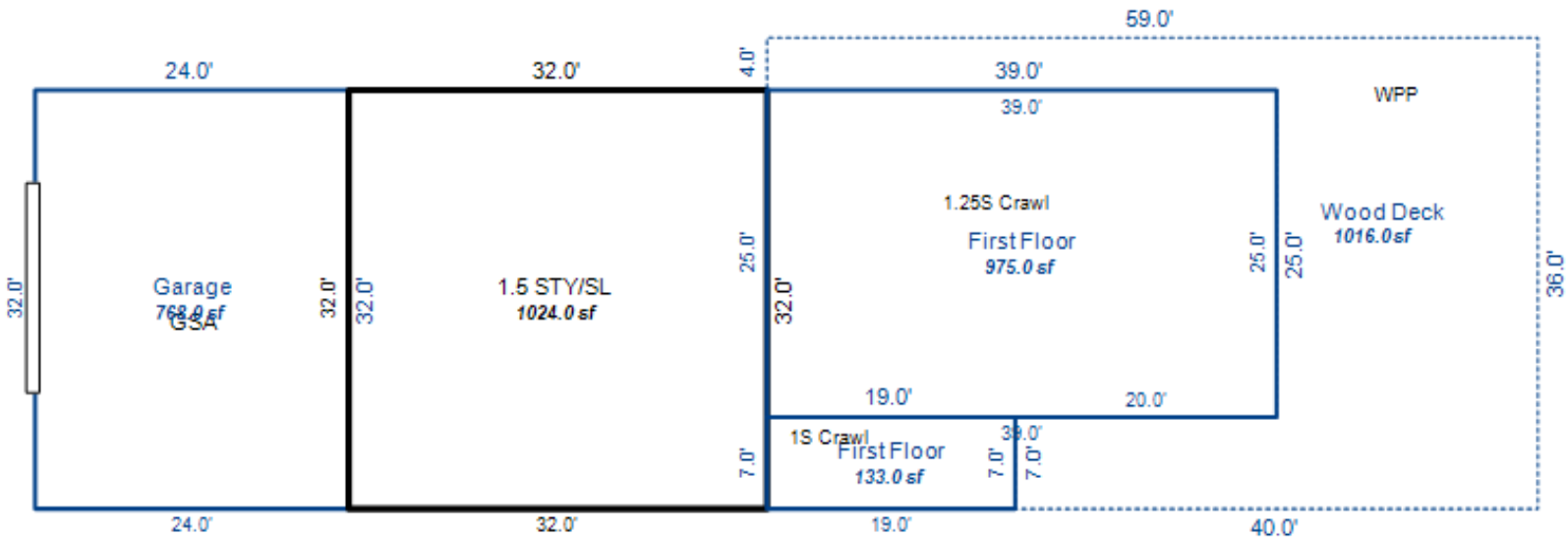
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	42,000	142,200	184,200			184,200S
2018	42,000	134,800	176,800		176,800W	141,643C
2017	42,000	121,900	163,900			138,730C
2016	33,000	104,600	137,600			137,493C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Ga	Area 1016	Type Treated Wood	Year Built: 1994 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: 768 % Good: 0 Storage Area: 384 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: 1.25S		Trim & Decoration		X Ex			Ord	Min								
Yr Built 1971 199	Remodeled 2001	Size of Closets		X Lg			Ord	Small								
Condition: Average		Doors		Solid			X	H.C.								
Room List		(5) Floors		Central Air Wood Furnace			(12) Electric									
	Basement 1st Floor 2nd Floor 4 Bedrooms	Kitchen: Other: Other:		0 Amps Service												
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.25S						Cls C 10 Blt 1971			
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Ex.	X	Ord.	Min	(11) Heating System: Forced Heat & Cool								
	Insulation	Basement: 0 S.F. Crawl: 1108 S.F. Slab: 1024 S.F. Height to Joists: 0.0		No. of Elec. Outlets			Ground Area = 2132 SF Floor Area = 2888 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65							
(2) Windows		(8) Basement		(13) Plumbing			Building Areas									
X	Many Avg.	X	Large Avg.	1 Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual			Stories Exterior Foundation Size Cost New Depr. Cost									
X	Wood Sash	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 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 975 1 Story Siding Crawl Space 133 1.5 Story Siding Slab 1,024									
X	Double Hung	(9) Basement Finish		(14) Water/Sewer			Other Additions/Adjustments									
X	Horiz. Slide	Recreation SF Living SF Walkout Doors No Floor SF		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing									
X	Casement	(10) Floor Support		Lump Sum Items:			Average Fixture(s) 3 Fixture Bath									
X	Double Glass Patio Doors Storms & Screens	Joists: Unsupported Len: Cntr.Sup:					Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
(3) Roof		Gable Hip Flat		Gambrel Mansard Shed			Garages									
X	Asphalt Shingle	Chimney: Metal					Class: C Exterior: Siding Foundation: 42 Inch (Finished)									
							Base Cost 768 27,855 18,106 Storage Over Garage 384 4,005 2,603 Common Wall: 1 Wall 1 -2,038 -1,325 Door Opener 1 415 270 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									
							Direct-Vented Gas 1 2,293 1,490									
							Deck									
							Treated Wood 1016 10,008 6,505									
							Local Cost 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.
GANN ROBERT K & KATHARINE	GANN ROBERT K TRUST & GAN	0	07/27/2015	QC	RELATED PARTY	2015-02699		0.0
		95,000	08/01/1995	WD	Download	320:1179		0.0

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

7279 W WHITE BIRCH AVE School: LAKE CITY - 57020

P.R.E. 100% 07/24/2002

Owner's Name/Address MAP #:

GANN ROBERT K TRUST & GANN KATHARINE L TRUST 2349 OLIVEWOOD MESA AZ 85209 2019 Est TCV 199,302 TCV/TFA: 159.70

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

Tax Description Public Improvements

. LOT 23 TOM'S BAY. Description Frontage Depth Front Depth Rate %Adj. Reason Value

Comments/Influences Storm Sewer Sidewalk Water D/W/P: 3.5 Concrete 5.00 120 0 0

X Sewer Wood Frame 18.21 264 47 2,259

X Electric Residential Local Cost Land Improvements

X Gas Description Rate Size % Good Cash Value

Curb LAND IMPROVE 1000 1,000.00 1 95 950

Street Lights Total Estimated Land Improvements True Cash Value = 3,209

Standard Utilities

Underground Utils.

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

2019	42,000	57,700	99,700			72,316C
------	--------	--------	--------	--	--	---------

2018	42,000	51,100	93,100			70,622C
------	--------	--------	--------	--	--	---------

2017	42,000	49,400	91,400			69,170C
------	--------	--------	--------	--	--	---------

2016	33,000	45,600	78,600			68,554C
------	--------	--------	--------	--	--	---------

Who When What

TPC 12/27/2017 INSPECTED

TPC 10/26/2012 INSPECTED

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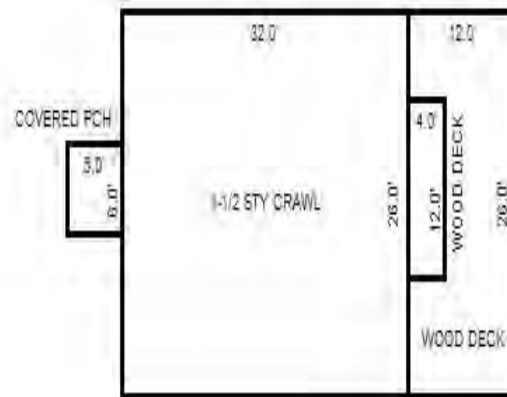
Missaukee, Michigan

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																				
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X	Wood Frame	X Drywall X Paneled	Plaster Wood T&G	X				X				36 48 312	WCP (1 Story) Treated Wood Treated Wood			Bsmnt Garage: Carport Area: Roof:																																																																																				
Building Style: 1.5S		Trim & Decoration		X				X				E.C.F.																																																																																								
Yr Built 1972	Remodeled 0	Ex	Ord	X	Min	Size of Closets		X		X		E.C.F.																																																																																								
Condition: Average		Lg	Ord	X	Small	Doors		X		X		E.C.F.																																																																																								
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	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		0 Amps Service				X				E.C.F.																																																																																								
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures				X				E.C.F.																																																																																								
X	Wood/Shingle Aluminum/Vinyl Brick	X Drywall		Ex.	Ord.	X	Min	X				E.C.F.																																																																																								
Insulation		Basement: 0 S.F. Crawl: 832 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets				X				E.C.F.																																																																																								
(2) Windows		(8) Basement		(13) Plumbing				X				E.C.F.																																																																																								
X	Many Avg. Few	X	Large Avg. Small	1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				X				E.C.F.																																																																																								
X	Wood Sash Metal Sash Vinyl Sash	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer				X				E.C.F.																																																																																								
X	Double Hung Horiz. Slide	(9) Basement Finish		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic				X				E.C.F.																																																																																								
X	Casement Double Glass Patio Doors	Recreation SF Living SF Walkout Doors No Floor SF		Lump Sum Items:				X				E.C.F.																																																																																								
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(3) Roof		Joists: Unsupported Len: Cntr.Sup:		1				X				E.C.F.																																																																																								
X	Gable Hip Flat	Gambrel Mansard Shed		Lump Sum Items:				X				E.C.F.																																																																																								
X	Asphalt Shingle	Chimney:		Lump Sum Items:				X				E.C.F.																																																																																								
<p>Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1972</p> <p>(11) Heating System: Forced Heat & Cool</p> <p>Ground Area = 832 SF Floor Area = 1248 SF.</p> <p>Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65</p> <table border="1"> <thead> <tr> <th>Building Areas</th> <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>832</td> <td>Total:</td> <td>118,816</td> <td>77,230</td> </tr> <tr> <td colspan="7">Other Additions/Adjustments</td> </tr> <tr> <td>Plumbing</td> <td></td> <td></td> <td></td> <td>Average Fixture(s)</td> <td>1</td> <td>1,120 728</td> </tr> <tr> <td>Porches</td> <td></td> <td></td> <td></td> <td>WCP (1 Story)</td> <td>36</td> <td>1,929 1,254</td> </tr> <tr> <td>Deck</td> <td></td> <td></td> <td></td> <td>Treated Wood</td> <td>48</td> <td>1,313 853</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>Treated Wood</td> <td>312</td> <td>4,206 2,734</td> </tr> <tr> <td>Water/Sewer</td> <td></td> <td></td> <td></td> <td>Public Sewer</td> <td>1</td> <td>1,134 737</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>Water Well, 50 Feet</td> <td>1</td> <td>2,038 1,325</td> </tr> <tr> <td>Built-Ins</td> <td></td> <td></td> <td></td> <td>Appliance Allow.</td> <td>1</td> <td>2,099 1,364</td> </tr> <tr> <td>Local Cost Items</td> <td></td> <td></td> <td></td> <td>SANITARY SEWER</td> <td>1</td> <td>0 0</td> </tr> <tr> <td colspan="5">Totals:</td> <td>132,655</td> <td>86,225</td> </tr> </tbody> </table> <p>Notes: ECF (4520 NORTHSORE LAKE MISSAUKEE AREA) 1.300 => TCY: 112,093</p>																	Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.5 Story	Siding	Crawl Space	832	Total:	118,816	77,230	Other Additions/Adjustments							Plumbing				Average Fixture(s)	1	1,120 728	Porches				WCP (1 Story)	36	1,929 1,254	Deck				Treated Wood	48	1,313 853					Treated Wood	312	4,206 2,734	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:					132,655	86,225
Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																																																														
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Totals:					132,655	86,225																																																																																														

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ANDRASH STEFAN & MARIA ET	ANDRASH STEPHAN & PATRICI	0	11/26/2007	QC	Not Qualified	2007/4052		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7269 W WHITE BIRCH AVE			New House	05/10/2018	2018-0155	80%

Owner's Name/Address	MAP #:
ANDRASH STEPHAN & PATRICIA 871 N AL MOSES RD Lake City MI 49651	2019 Est TCV 280,655 TCV/TFA: 159.46

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
. LOT 24 TOM'S BAY.			
Comments/Influences			

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
X Dirt Road	GROUP H 1400/FF	60.00	166.00	1.0000	1.0000	1400	100		84,000	
X Gravel Road	60 Actual Front Feet, 0.23 Total Acres								Total Est. Land Value =	84,000

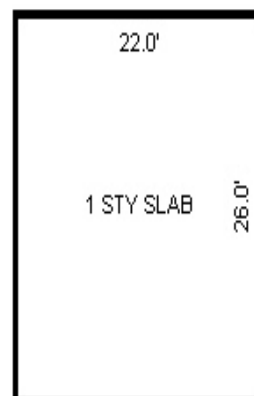
Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
X Sewer	D/W/P: 3.5 Concrete	5.00	28	50	70
X Electric	Total Estimated Land Improvements True Cash Value =				70

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2019	42,000	98,300	140,300			132,729C
X Rolling	2018	42,000	11,300	53,300			44,812C
X Low	2017	42,000	10,900	52,900			43,891C
X High	2016	33,000	15,300	48,300	43,500M		43,500S
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							



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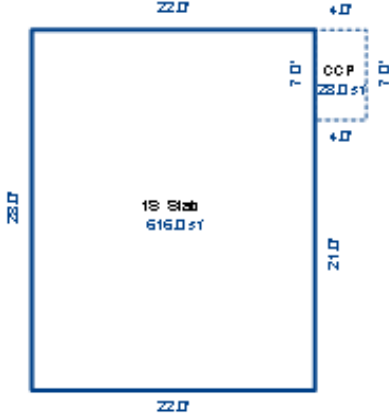
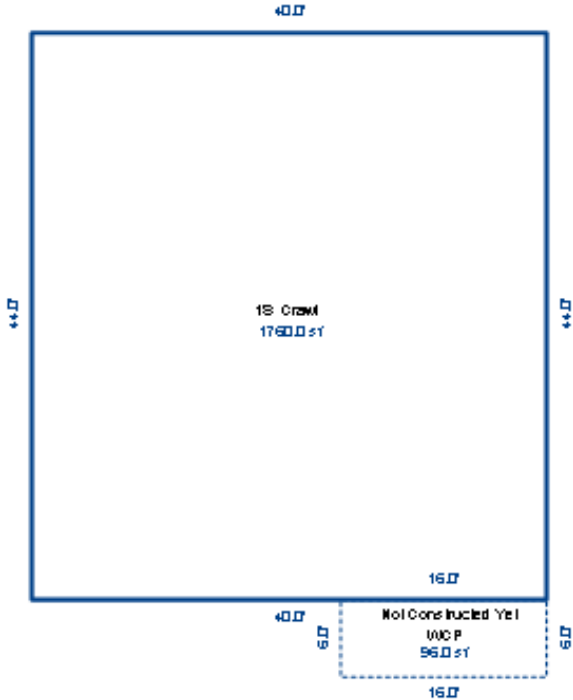


Sketch by Apex IV™

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																															
X	Single Family	Eavestrough Insulation	0 Front Overhang 0 Other Overhang	X	Gas	Oil	Elec.	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																																																																
	Mobile Home				Drywall	Plaster	Forced Air w/o Ducts									Class: C -5																																																													
	Town Home				Paneled	Wood T&G	Forced Air w/ Ducts				Effec. Age: 1																																																																		
	Duplex	(4) Interior			Forced Hot Water	Floor Area: 1,760																																																																							
	A-Frame	Trim & Decoration			Electric Baseboard	Total Base New : 170,597																																																																							
	Wood Frame	Ex	Ord		Elec. Ceil. Radiant	Total Depr Cost: 168,914																																																																							
	Building Style: 1S	Size of Closets			Radiant (in-floor)	Estimated T.C.V: 219,588																																																																							
	Yr Built 2018	Lg	Ord		Electric Wall Heat																																																																								
	Remodeled 0	Doors	Solid		Space Heater																																																																								
	Condition: Average Part. Construct.: 80%	H.C.			Wall/Floor Furnace																																																																								
Room List	(5) Floors		Forced Heat & Cool																																																																										
Basement	Kitchen:		Heat Pump																																																																										
1st Floor	Other:		No Heating/Cooling																																																																										
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(1) Exterior	(6) Ceilings		(12) Electric																																																																										
Wood/Shingle	No./Qual. of Fixtures		0 Amps Service																																																																										
Aluminum/Vinyl	Ex.	Ord.																																																																											
Brick	No. of Elec. Outlets																																																																												
Insulation	Many	Ave.																																																																											
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Many	Basement: 0 S.F.		1 Average Fixture(s)																																																																										
Avg.	Crawl: 1760 S.F.		2 3 Fixture Bath																																																																										
Few	Slab: 0 S.F.		2 Fixture Bath																																																																										
Large	Height to Joists: 0.0		Softener, Auto																																																																										
Avg.	(8) Basement		Softener, Manual																																																																										
Small	Conc. Block		Solar Water Heat																																																																										
Wood Sash	Poured Conc.		No Plumbing																																																																										
Metal Sash	Stone		Extra Toilet																																																																										
Vinyl Sash	Treated Wood		Extra Sink																																																																										
Double Hung	Concrete Floor		Separate Shower																																																																										
Horiz. Slide	(9) Basement Finish		Ceramic Tile Floor																																																																										
Casement	Recreation SF		Ceramic Tile Wains																																																																										
Double Glass	Living SF		Ceramic Tub Alcove																																																																										
Patio Doors	Walkout Doors		Vent Fan																																																																										
Storms & Screens	No Floor SF		(14) Water/Sewer																																																																										
(3) Roof	(10) Floor Support		Public Water																																																																										
Gable	Joists:		Public Sewer																																																																										
Hip	Unsupported Len:		Water Well																																																																										
Flat	Cntr.Sup:		1000 Gal Septic																																																																										
Asphalt Shingle			2000 Gal Septic																																																																										
Chimney:			Lump Sum Items:																																																																										
<p>Cost Est. for Res. Bldg: 2 Single Family 1S Cls C -5 Blt 2018</p> <p>(11) Heating System: Forced Air w/ Ducts</p> <p>Ground Area = 1760 SF Floor Area = 1760 SF.</p> <p>Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99</p> <table border="1"> <thead> <tr> <th>Building Areas</th> <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>1,760</td> <td>Total:</td> <td>158,312</td> <td>156,751</td> </tr> <tr> <td colspan="7">Other Additions/Adjustments</td> </tr> <tr> <td>Plumbing</td> <td></td> <td></td> <td>1</td> <td>Average Fixture(s)</td> <td>1,120</td> <td>1,109</td> </tr> <tr> <td></td> <td></td> <td></td> <td>1</td> <td>3 Fixture Bath</td> <td>3,525</td> <td>3,490</td> </tr> <tr> <td>Water/Sewer</td> <td></td> <td></td> <td>1</td> <td>Public Sewer</td> <td>1,134</td> <td>1,123</td> </tr> <tr> <td></td> <td></td> <td></td> <td>1</td> <td>Water Well, 100 Feet</td> <td>4,407</td> <td>4,363</td> </tr> <tr> <td>Built-Ins</td> <td></td> <td></td> <td>1</td> <td>Appliance Allow.</td> <td>2,099</td> <td>2,078</td> </tr> <tr> <td colspan="5">Totals:</td> <td>170,597</td> <td>168,914</td> </tr> </tbody> </table> <p>Notes: ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCV: 219,588 80% Completed => Est. True Cash Value 2019 =</p>															Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	1,760	Total:	158,312	156,751	Other Additions/Adjustments							Plumbing			1	Average Fixture(s)	1,120	1,109				1	3 Fixture Bath	3,525	3,490	Water/Sewer			1	Public Sewer	1,134	1,123				1	Water Well, 100 Feet	4,407	4,363	Built-Ins			1	Appliance Allow.	2,099	2,078	Totals:					170,597	168,914
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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
7259 W WHITE BIRCH AVE	School: LAKE CITY - 57020		Reroof	08/24/2018	2018-0437	100%

Owner's Name/Address	P.R.E. 0%	MAP #:
MANDRUCH MIKE 11442 KLINGER HAMTRAMCK MI 48212		2019 Est TCV 217,343 TCV/TFA: 172.49

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
. LOT 25 TOM'S BAY.			
Comments/Influences			

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
Dirt Road	GROUP H 1400/FF	60.00	171.00	1.0000	1.0000	1400	100		84,000	
Gravel Road	60 Actual Front Feet, 0.24 Total Acres								Total Est. Land Value =	84,000

Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
X Sewer	D/W/P: 3.5 Concrete	5.00	288	0	0
X Electric	Residential Local Cost Land Improvements				
X Gas	Description	Rate	Size	% Good	Cash Value
X Curb	LAND IMPROVE 1000	1,000.00	1	100	1,000
Street Lights	Total Estimated Land Improvements True Cash Value =				1,000

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2019	42,000	66,700	108,700			80,663C
Rolling	2018	42,000	61,200	103,200			78,557C
Low	2017	42,000	59,100	101,100			76,942C
X High	2016	33,000	54,500	87,500			76,256C
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	10/01/2018	INSPECTED	2018	42,000	61,200	103,200			78,557C
TPC	12/27/2017	INSPECTED	2017	42,000	59,100	101,100			76,942C
TPC	10/26/2012	INSPECTED	2016	33,000	54,500	87,500			76,256C

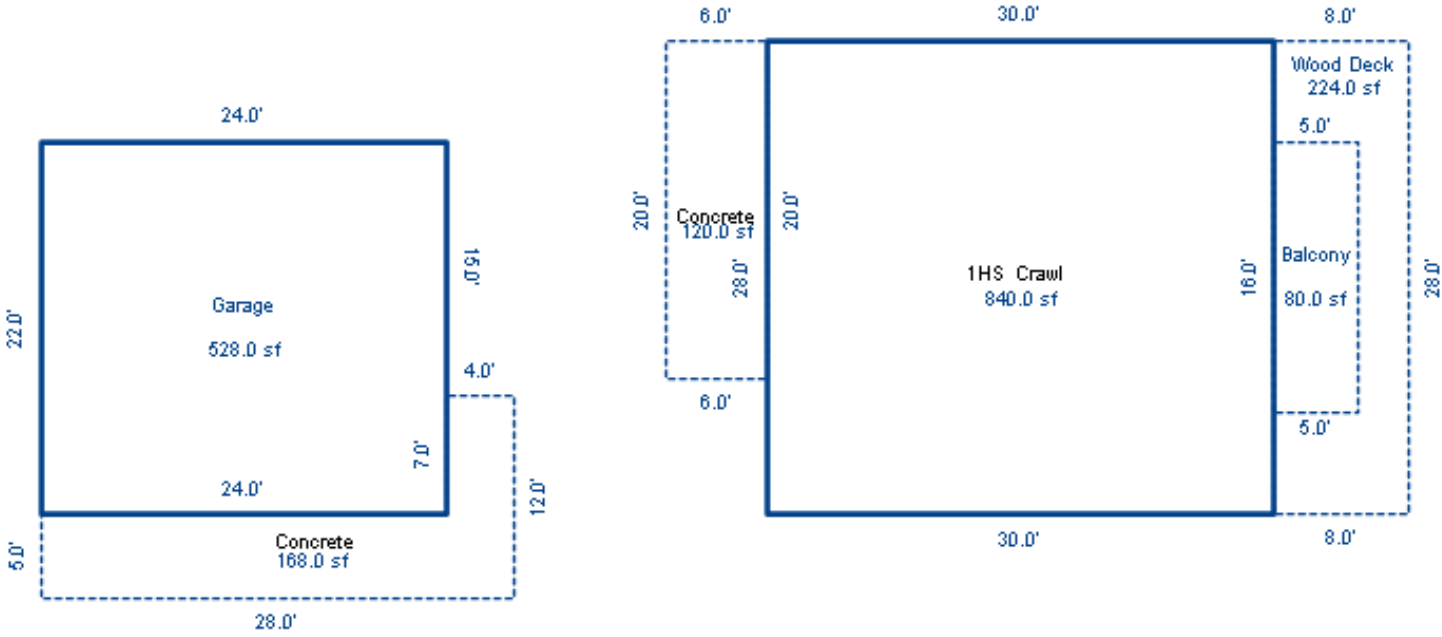
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 224 80	Type Treated Wood Wood Balcony	Year Built: 1985 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: 1.5S		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:														
(1) Exterior		(6) Ceilings														
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall													
(2) Windows		(7) Excavation														
X	Many Avg. X Few		Large Avg. Small													
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor													
(3) Roof		(8) Basement														
X	Gable Hip Flat		Gambrel Mansard Shed													
X	Asphalt Shingle Metal	(9) Basement Finish														
Chimney: Brick		Recreation SF Living SF Walkout Doors No Floor SF														
(10) Floor Support		(14) Water/Sewer														
X		1	Public Water													
X		1	Public Sewer													
X		1	Water Well													
X			1000 Gal Septic													
X			2000 Gal Septic													
		Lump Sum Items:														
Notes:										E.C.F. Age: 30 Floor Area: 1,260 Total Base New : 145,429 Total Depr Cost: 101,802 Estimated T.C.V: 132,343		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:		
Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Air w/ Ducts Ground Area = 840 SF Floor Area = 1260 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas										Cls C		Blt 1978				
Stories Exterior Foundation Size Cost New Depr. Cost										840		113,075		79,154		
1.5 Story Siding Crawl Space										Total:						
Other Additions/Adjustments																
Plumbing										Average Fixture(s) 1		1,120		784		
2 Fixture Bath										1		2,359		1,651		
Deck										Treated Wood 224		3,389		2,372		
Balcony										Wood Balcony 80		2,474		1,732		
Garages										Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
										Base Cost 576		16,911		11,838		
										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		
										Totals:		145,429		101,802		
										Notes:		ECF (4520 NORTSHORE LAKE MISSAUKEE AREA) 1.300 => TCY:		132,343		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WOOD TRUST	WYKES JOSEPH A & BARBARA	260,000	08/04/2006	WD	Arms Length	06-0/2862		100.0
WOOD DUANE	WOOD TRUST	0	05/21/2004	QC	Not Qualified	04-0/2717		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7249 W WHITE BIRCH AVE			REPAIR	09/07/2018	2018-0465	100%

Owner's Name/Address	MAP #:	2019 Est TCV 233,595 TCV/TFA: 158.91
WYKES JOSEPH A & BARBARA M 5494 HIGHLAWN WAY BRIGHTON MI 48174		

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

Tax Description	Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. LOT 26 TOM'S BAY.	Dirt Road	GROUP H 1400/FF	60.00	171.00	1.0000	1.0000	1400	100		84,000

Comments/Influences

X Sewer	Electric	Gas	Curb	Street Lights	Standard Utilities	Underground Utils.	Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
								D/W/P: 4in Concrete	5.29	550	0	0
								D/W/P: Brick on Sand	13.67	331	0	0
								LAND IMPROVE 2500	2,500.00	1	100	2,500

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
X Level	2019	42,000	74,800	116,800			94,516C

X High	2018	42,000	63,300	105,300			92,201C
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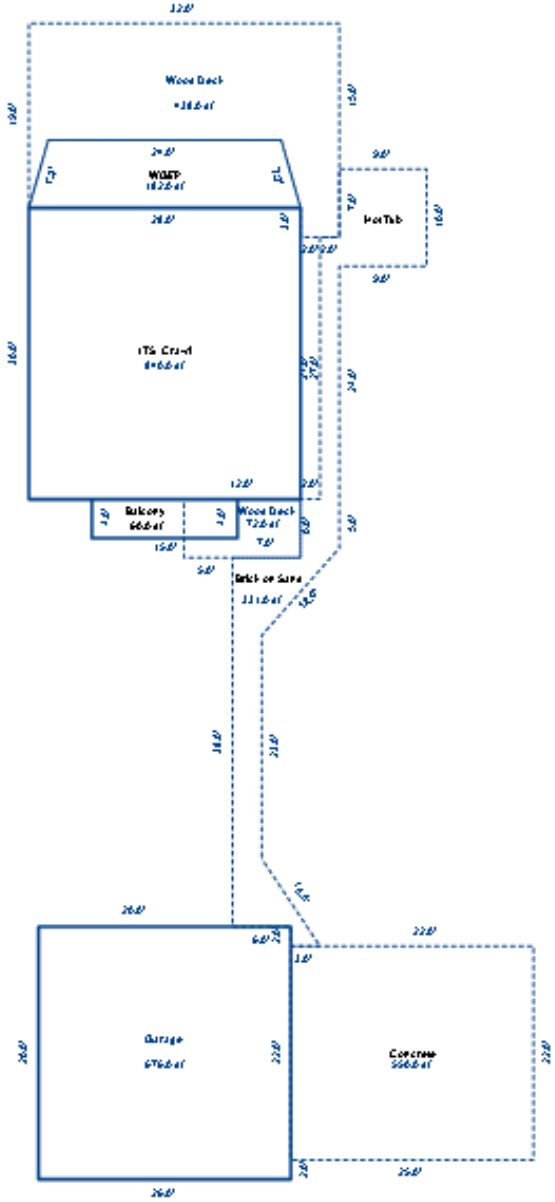
Who	When	What	2017	2016
JWV	10/01/2018	INSPECTED	42,000	33,000
TPC	12/27/2017	INSPECTED	42,000	56,500

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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		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story		Area Type		Year Built: 1978 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 676 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																										
X	Wood Frame	X	Drywall X Paneled	X	Plaster Wood T&G	1	Hot Tub 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	Wood Stove Direct-Vented Ga		182 WGEP (1 Story) 438 Treated Wood 72 Treated Wood 60 Wood Balcony																																																																												
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Treated Wood	1,624	974																																																																																					
Area	Cost	Depr. Cost																																																																																					
Wood Balcony	1,855	1,113																																																																																					
Item	Cost	Depr. Cost																																																																																					
Base Cost	23,356	14,014																																																																																					
Door Opener	830	498																																																																																					
Water/Sewer																																																																																							
Public Sewer	1,134	680																																																																																					
Water Well, 50 Feet	2,038	1,223																																																																																					
Built-Ins																																																																																							
Appliance Allow.	2,099	1,259																																																																																					
Hot Tub	5,610	3,366																																																																																					

*** 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.
HUGHES THOMAS E JR & GARY	HUGHES GARY R	0	11/28/2004	OTH	Not Qualified	04-0/5055		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7239 W WHITE BIRCH AVE			Addition	07/19/2004	20040259	Complete

Owner's Name/Address	MAP #:	2019 Est TCV 227,182 TCV/TFA: 171.46
HUGHES GARY R 1845 BURRWOOD CIRCLE EAST LANSING MI 48823		

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
. LOT 27 TOM'S BAY.			
Comments/Influences			

Public Improvements		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
X	Dirt Road	GROUP H 1400/FF	60.00	165.00	1.0000	1.0000	1400	100	84,000	
	Gravel Road	60 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =	84,000
	Paved Road									
	Storm Sewer									
	Sidewalk									
	Water									
X	Sewer	D/W/P: 3.5 Concrete					4.68	572 50	1,338	
X	Electric	Metal Prefab					14.36	64 45	414	
X	Gas	Total Estimated Land Improvements True Cash Value =							1,752	
	Curb									
	Street Lights									
	Standard Utilities									
	Underground Utils.									



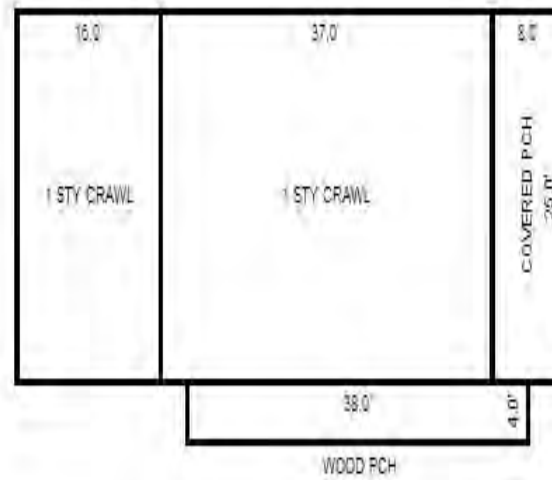
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Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2019	42,000	71,600	113,600			88,171C
	Rolling								
	Low								
X	High		2018	42,000	66,000	108,000			86,105C
	Landscaped								
	Swamp								
	Wooded								
	Pond								
X	Waterfront		2017	42,000	62,000	104,000			84,334C
	Ravine								
	Wetland								
	Flood Plain		2016	33,000	59,800	92,800			83,582C
TPC 12/27/2017 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 200 152	Type WCP (1 Story) WPP	Year Built: 1988 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 676 % Good: 79 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: CD			Bsmnt Garage:					
Yr Built 1974	Remodeled 0	Ex	X	Ord		Min	(12) Electric			Effec. Age: 32			Roof:					
Condition: Average		Lg	X	Ord		Small	0 Amps Service			Floor Area: 1,325			Storage Area: 0					
Room List		(5) Floors		No./Qual. of Fixtures			Total Base New : 144,469			E.C.F.			Carport Area:					
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Other:		(6) Ceilings			Total Depr Cost: 108,792			X 1.300			Estimated T.C.V: 141,430					
(1) Exterior		X Drywall		Ex. X Ord. Min			Building Areas			Total: 114,129			Blt 1974					
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	No. of Elec. Outlets		Many X Ave. Few			Stories Exterior Foundation Size Cost New Depr. Cost			114,129			86,306					
(2) Windows		(7) Excavation		(13) Plumbing			Other Additions/Adjustments			Plumbing			* 634					
X	Many Avg. X Few	Large Avg. X Small		Basement: 0 S.F. Crawl: 1325 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Porches			* 1,334					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(8) Basement			Plumbing			Average Fixture(s) 1 933 634			* 634					
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		(9) Basement Finish			Porches			WCP (1 Story) WPP 2,636 1,792			* 13,324					
(3) Roof		(10) Floor Support		(14) Water/Sewer			Garages			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 676 16,866 13,324			* 13,324					
X	Gable Hip Flat	Gambrel Mansard Shed		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer			Public Sewer 1 1,006 684 Water Well, 50 Feet 1 1,962 1,334			* 1,334					
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Built-Ins			Appliance Allow. 1 1,467 998			* 998					
Chimney:		Lump Sum Items:		Notes:			Local Cost Items SANITARY SEWER 1 0 0			Totals: 144,469 108,792			* 108,792					
							ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCY:			141,430								

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



Sketch by Apex IVT

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HORN BRUCE L & CATHARINE	HORN BRUCE L & CATHARINE	0	03/31/2008	QC	Not Qualified	2008/1058		0.0
		8,000	06/01/1995	WD	Download	294:315		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
W WHITE BIRCH AVE	School: LAKE CITY - 57020		Pole Barn	05/15/2012	2012-0174	100%

Owner's Name/Address	P.R.E. 0%	MAP #:
HORN BRUCE L & CATHARINE G (TTEE) HORN BRUCE L & CATARINE G TRUST PO BOX 394 LAKE CITY MI 49651		2019 Est TCV 56,679 TCV/TFA: 0.00

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS			
			Description	Frontage	Depth	Value
. SEC 2 T22N R8W LOT 28 TOM'S BAY NO 2.	X		* Factors * 101X134 IRR			
	X		N OF LK MI BACKLOT WHITE B	0.31 Acres	80000 100	24,960
			0.31 Total Acres Total Est. Land Value =			24,960

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates				
			Description	Rate	Size % Good	Cash Value	
	X	Dirt Road					
	X	Gravel Road					
	X	Paved Road					
	X	Storm Sewer					
	X	Sidewalk					
	X	Water	D/W/P: 4in Ren. Conc.	6.21	623 0	0	
	X	Sewer	Wood Frame	21.25	120 50	1,275	
	X	Electric	Residential Local Cost Land Improvements				
	X	Gas	Description	Rate	Size % Good	Cash Value	
		Curb	LAND IMPROVE 2500	2,500.00	1 95	2,375	
		Street Lights	Total Estimated Land Improvements True Cash Value =				3,650
		Standard Utilities					
		Underground Utils.					

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



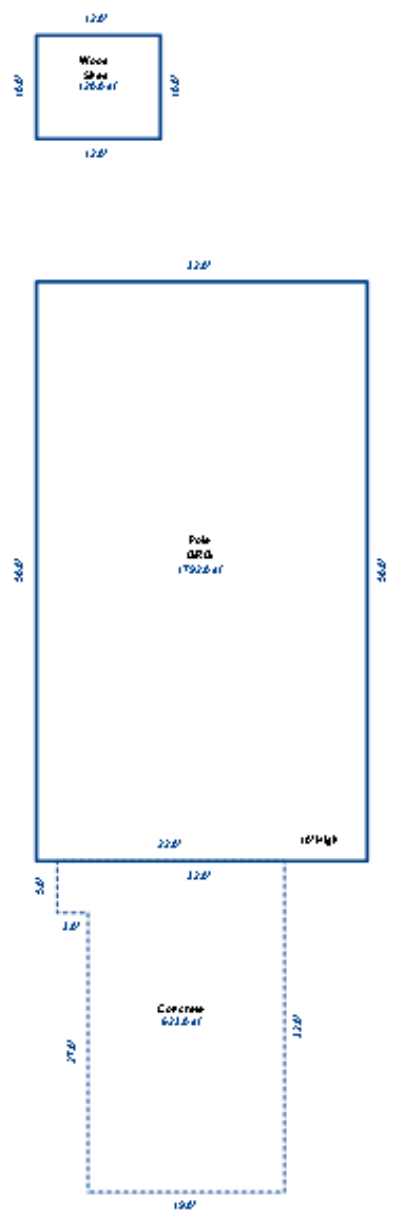
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
JWV	04/28/2018	INSPECTED	2018	12,500	13,500	26,000			15,066C
TPC	12/27/2017	INSPECTED	2017	12,500	13,600	26,100			14,757C
TPC	08/20/2017	INSPECTED	2016	12,500	13,500	26,000			14,626C

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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: 2012 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 1792 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 1.050	Bsmnt Garage: Carport Area: Roof:			
	Mobile Home												0 Front Overhang	0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling
	Town Home														
	Duplex														
	A-Frame														
Wood Frame		(4) Interior		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family GRG			Cls C		Blt 2012			
Building Style: GRG		Trim & Decoration		(12) Electric			(11) Heating System: No Heating/Cooling			Ground Area = 0 SF		Floor Area = 0 SF.			
Yr Built 2012		Ex Ord Min		0 Amps Service			Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost			
Remodeled 0		Size of Closets		No./Qual. of Fixtures			Other Additions/Adjustments			Plumbing		3 Fixture Bath 1 -3,525 -3,172			
Condition: Average		Lg Ord Small		Ex. Ord. Min			Average Fixture(s)			Garages		Class: C Exterior: Pole (Unfinished)			
Room List		Doors Solid H.C.		No. of Elec. Outlets			3 Fixture Bath			Door Opener 1 415 373		Base Cost 1792 32,812 29,531			
Basement	1st Floor	Kitchen:		Many Ave. Few			2 Fixture Bath			Totals: 29,702 26,732		Notes:			
2nd Floor	Bedrooms	Other:		(7) Excavation			Softener, Auto			ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.050 => TCV:		28,069			
		Other:		Basement: 0 S.F.			Softener, Manual								
				Crawl: 0 S.F.			Solar Water Heat								
				Slab: 0 S.F.			No Plumbing								
				Height to Joists: 0.0			Extra Toilet								
				(8) Basement			Extra Sink								
				Conc. Block			Separate Shower								
				Poured Conc.			Ceramic Tile Floor								
				Stone			Ceramic Tile Wains								
				Treated Wood			Ceramic Tub Alcove								
				Concrete Floor			Vent Fan								
				(9) Basement Finish			(14) Water/Sewer								
				Recreation SF			Public Water								
				Living SF			Public Sewer								
				Walkout Doors			Water Well								
				No Floor SF			Water Well								
				(10) Floor Support			1000 Gal Septic								
				Joists:			2000 Gal Septic								
				Unsupported Len:			Lump Sum Items:								
				Cntr.Sup:											
				Asphalt Shingle											
				Chimney:											

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)		Date	Number	Status				
W WHITE BIRCH AVE		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 0%										
SHURTER JEFFREY ETAL 2203 BELLE MEADE DRIVE DAVISON MI 48423		MAP #:		2019 Est TCV 50,712 TCV/TFA: 0.00								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS								
. SEC 2 T22N R8W LOT 29 TOM'S BAY NO 2.		Public Improvements		* Factors * 100X166 M/L								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		N OF LK MI BACKLOT WHITE B	0.38 Acres	80000	100					30,480
		Paved Road		0.38 Total Acres Total Est. Land Value =					30,480			
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		Metal Prefab	12.94	84	45	489				
		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 =								1,439
		X	Street Lights									
		X	Standard Utilities									
		X	Underground Utils.									
		Topography of Site										
		X	Level									
		X	Rolling									
		X	Low									
		X	High									
		X	Landscaped									
		X	Swamp									
		X	Wooded									
		X	Pond									
		X	Waterfront									
		X	Ravine									
		X	Wetland									
		X	Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who	When	What	2019	15,200	10,200	25,400				11,827C
		TPC 12/27/2017 INSPECTED			2018	15,200	8,500	23,700				11,550C
					2017	15,200	8,100	23,300				11,313C
					2016	15,200	8,400	23,600				11,213C



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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2002 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 1200 % Good: 91 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 1.050	Bsmnt Garage: Carport Area: Roof:		
	Mobile Home													Wood Frame	Drywall Paneled
Town Home		(4) Interior		Central Air Wood Furnace			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family GRG		Cls CD		Blt 0	
Duplex		Trim & Decoration		(13) Plumbing			No./Qual. of Fixtures			Ground Area = 0 SF		Floor Area = 0 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95	
A-Frame		Ex Ord Min		Average Fixture(s)			Ex. Ord. Min			Building Areas		Stories Exterior Foundation		Size Cost New Depr. Cost	
Yr Built		Size of Closets		1			No. of Elec. Outlets			Garages		Class: CD Exterior: Pole (Unfinished)		Base Cost	
Remodeled		Lg Ord Small		3 Fixture Bath			Many Ave. Few			Other Additions/Adjustments		1200		19,668	
0		Doors Solid H.C.		2 Fixture Bath			(7) Excavation			Notes:		Totals:		17,898	
Condition: Average		Basement		Softener, Auto			Basement: 0 S.F.			ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.050 => TC		19,668		18,793	
Room List		1st Floor		Softener, Manual			Crawl: 0 S.F.								
Basement		2nd Floor		Solar Water Heat			Slab: 0 S.F.								
1st Floor		Bedrooms		No Plumbing			Height to Joists: 0.0								
2nd Floor				Extra Toilet			(8) Basement								
Bedrooms				Extra Sink			Conc. Block								
(1) Exterior				Separate Shower			Poured Conc.								
Wood/Shingle				Ceramic Tile Floor			Stone								
Aluminum/Vinyl				Ceramic Tile Wains			Treated Wood								
Brick				Ceramic Tub Alcove			Concrete Floor								
Insulation				Vent Fan			(9) Basement Finish								
(2) Windows				(14) Water/Sewer			Recreation SF								
Many Avg. Few				Public Water			Living SF								
Large Avg. Small				Public Sewer			Walkout Doors								
Wood Sash				Water Well			No Floor SF								
Metal Sash				1000 Gal Septic			Recreation SF								
Vinyl Sash				2000 Gal Septic			Living SF								
Double Hung				Lump Sum Items:			Walkout Doors								
Horiz. Slide							No Floor SF								
Casement															
Double Glass															
Patio Doors															
Storms & Screens															
(3) Roof															
Gable															
Hip															
Flat															
Asphalt Shingle															
Chimney:															

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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.
PI'S PROPERTY MANAGEMENT	ST ONGE WILLAIM & KRISTIN	50,000	09/11/2012	QC	QUIT CLAIM	2012-03000	PTA	100.0
ST ONGE WILLIAM E & KRIST	PI'S PROPERTY MANAGEMENT	50,000	05/19/2009	WD	Arms Length	2009/2383		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7370 W WHITE BIRCH AVE			Pole Barn	07/13/2005	20050220	Complete

Owner's Name/Address	MAP #:
ST ONGE WILLAIM & KRISTINE P O BOX 566 LAKE CITY MI 49651	2019 Est TCV 50,489 TCV/TFA: 0.00

Tax Description	Public Improvements	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
. SEC 2 T22N R8W LOT 30 TOM'S BAY NO 2.	X Dirt Road X Gravel Road X Paved Road X Storm Sewer X Sidewalk X Water X Sewer X Electric X Gas X Curb X Street Lights X Standard Utilities X Underground Utils.	* Factors * 100X163 IRR Description Frontage Depth Front Depth Rate %Adj. Reason Value N OF LK MI BACKLOT WHITE B 0.37 Acres 80000 100 29,920 0.37 Total Acres Total Est. Land Value = 29,920

Comments/Influences	Land Improvement Cost Estimates
	Description Rate Size % Good Cash Value Residential Local Cost Land Improvements Description Rate Size % Good Cash Value LAND IMPROVE 1000 1,000.00 1 95 950 Total Estimated Land Improvements True Cash Value = 950

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level Rolling Low High X Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	2019	15,000	10,200	25,200			23,480C

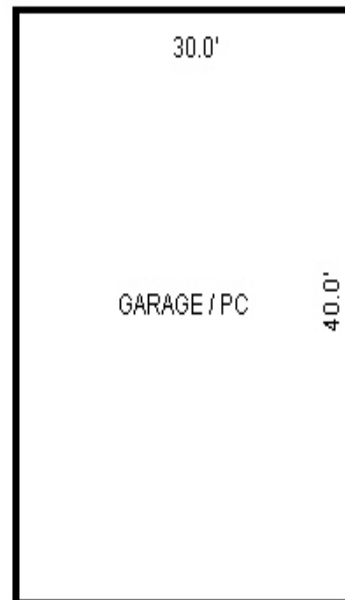
Who	When	What	2018	15,000	8,900	23,900		22,930C
TPC 12/27/2017 INSPECTED			2017	15,000	8,500	23,500		22,459C
			2016	15,000	8,800	23,800		22,259C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	(4) Interior	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2005 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
	Wood Frame	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: 5 Floor Area: 0 Total Base New : 19,668 Total Depr Cost: 18,685 Estimated T.C.V: 19,619								
Building Style: GRG		Trim & Decoration		X No Heating/Cooling			Central Air Wood Furnace		E.C.F. X 1.050		Bsmnt Garage:				
Yr Built 0	Remodeled 0	Ex	Ord	Min	(12) Electric			Total Base New : 19,668		Storage Area: 0					
Condition: Average		Size of Closets		0 Amps Service			Trash Compactor Central Vacuum Security System		Total Depr Cost: 18,685		Roof:				
Room List		Doors		Central Air Wood Furnace			Estimated T.C.V: 19,619		Estimated T.C.V: 19,619		Roof:				
Basement 1st Floor 2nd Floor Bedrooms		Lg		No Heating/Cooling			Estimated T.C.V: 19,619		Estimated T.C.V: 19,619		Roof:				
Kitchen: Other: Other:		Ord		No Heating/Cooling			Estimated T.C.V: 19,619		Estimated T.C.V: 19,619		Roof:				
(5) Floors		Solid		No Heating/Cooling			Estimated T.C.V: 19,619		Estimated T.C.V: 19,619		Roof:				
(6) Ceilings		H.C.		No Heating/Cooling			Estimated T.C.V: 19,619		Estimated T.C.V: 19,619		Roof:				
(1) Exterior		Small		No Heating/Cooling			Estimated T.C.V: 19,619		Estimated T.C.V: 19,619		Roof:				
Wood/Shingle Aluminum/Vinyl Brick		Small		No Heating/Cooling			Estimated T.C.V: 19,619		Estimated T.C.V: 19,619		Roof:				
Insulation		Small		No Heating/Cooling			Estimated T.C.V: 19,619		Estimated T.C.V: 19,619		Roof:				
(2) Windows		Small		No Heating/Cooling			Estimated T.C.V: 19,619		Estimated T.C.V: 19,619		Roof:				
Many Avg. Few		Small		No Heating/Cooling			Estimated T.C.V: 19,619		Estimated T.C.V: 19,619		Roof:				
Large Avg. Small		Small		No Heating/Cooling			Estimated T.C.V: 19,619		Estimated T.C.V: 19,619		Roof:				
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Small		No Heating/Cooling			Estimated T.C.V: 19,619		Estimated T.C.V: 19,619		Roof:				
(3) Roof		Small		No Heating/Cooling			Estimated T.C.V: 19,619		Estimated T.C.V: 19,619		Roof:				
Gable Hip Flat		Small		No Heating/Cooling			Estimated T.C.V: 19,619		Estimated T.C.V: 19,619		Roof:				
Gambrel Mansard Shed		Small		No Heating/Cooling			Estimated T.C.V: 19,619		Estimated T.C.V: 19,619		Roof:				
Asphalt Shingle		Small		No Heating/Cooling			Estimated T.C.V: 19,619		Estimated T.C.V: 19,619		Roof:				
Chimney:		Small		No Heating/Cooling			Estimated T.C.V: 19,619		Estimated T.C.V: 19,619		Roof:				
(10) Floor Support		Small		No Heating/Cooling			Estimated T.C.V: 19,619		Estimated T.C.V: 19,619		Roof:				
Joists: Unsupported Len: Cntr.Sup:		Small		No Heating/Cooling			Estimated T.C.V: 19,619		Estimated T.C.V: 19,619		Roof:				
Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Small		No Heating/Cooling			Estimated T.C.V: 19,619		Estimated T.C.V: 19,619		Roof:				
Lump Sum Items:		Small		No Heating/Cooling			Estimated T.C.V: 19,619		Estimated T.C.V: 19,619		Roof:				
Cost Est. for Res. Bldg: 1 Single Family GRG		Small		No Heating/Cooling			Estimated T.C.V: 19,619		Estimated T.C.V: 19,619		Roof:				
(11) Heating System: No Heating/Cooling		Small		No Heating/Cooling			Estimated T.C.V: 19,619		Estimated T.C.V: 19,619		Roof:				
Ground Area = 0 SF Floor Area = 0 SF.		Small		No Heating/Cooling			Estimated T.C.V: 19,619		Estimated T.C.V: 19,619		Roof:				
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95		Small		No Heating/Cooling			Estimated T.C.V: 19,619		Estimated T.C.V: 19,619		Roof:				
Building Areas		Small		No Heating/Cooling			Estimated T.C.V: 19,619		Estimated T.C.V: 19,619		Roof:				
Stories Exterior Foundation Size Cost New Depr. Cost		Small		No Heating/Cooling			Estimated T.C.V: 19,619		Estimated T.C.V: 19,619		Roof:				
Other Additions/Adjustments		Small		No Heating/Cooling			Estimated T.C.V: 19,619		Estimated T.C.V: 19,619		Roof:				
Garages		Small		No Heating/Cooling			Estimated T.C.V: 19,619		Estimated T.C.V: 19,619		Roof:				
Class: CD Exterior: Pole (Unfinished)		Small		No Heating/Cooling			Estimated T.C.V: 19,619		Estimated T.C.V: 19,619		Roof:				
Base Cost		Small		No Heating/Cooling			Estimated T.C.V: 19,619		Estimated T.C.V: 19,619		Roof:				
1200		Small		No Heating/Cooling			Estimated T.C.V: 19,619		Estimated T.C.V: 19,619		Roof:				
Totals:		Small		No Heating/Cooling			Estimated T.C.V: 19,619		Estimated T.C.V: 19,619		Roof:				
19,668		Small		No Heating/Cooling			Estimated T.C.V: 19,619		Estimated T.C.V: 19,619		Roof:				
18,685		Small		No Heating/Cooling			Estimated T.C.V: 19,619		Estimated T.C.V: 19,619		Roof:				
Notes:		Small		No Heating/Cooling			Estimated T.C.V: 19,619		Estimated T.C.V: 19,619		Roof:				
ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.050 => TCv:		Small		No Heating/Cooling			Estimated T.C.V: 19,619		Estimated T.C.V: 19,619		Roof:				
19,619		Small		No Heating/Cooling			Estimated T.C.V: 19,619		Estimated T.C.V: 19,619		Roof:				

*** 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.
BRAMAN PAUL THOMAS ESTATE	BRAMAN LA LITA (SPOUSE OF	0	08/07/2006	QC	Not Qualified	2007/369		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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BRAMAN FREDERICK III ETAL 43395 WILDROSE COURT Ashburn VA 20147	2019 Est TCV 29,440
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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 * 100*160.2 IRR
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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N OF LK MI BACKLOT WHITE B	0.37 Acres		80000	100				29,440
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	0.37 Total Acres		Total Est. Land Value =					29,440
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Tax Description	X	Comments/Influences
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. SEC 2 T22N R8W LOT 31 TOM'S BAY NO 2.		
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		Dirt Road
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		Gravel Road
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	X	Paved Road
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		Storm Sewer
--	--	-------------

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

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

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

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

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

		Curb
--	--	------

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

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

		Underground Utils.
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Topography of Site

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	14,700	0	14,700			2,868C
			2018	14,700	0	14,700			2,801C
			2017	14,700	0	14,700			2,744C
			2016	14,700	0	14,700			2,720C



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LARSON HEATHER	LARSON KERRY	0	09/08/2015	QC	DIVORCE JUDGEMENT	2015-03098		0.0
BRAMAN DAVID M & COLLEEN	LARSON KERRY & HEATHER	35,000	08/31/2012	WD	WARRANTY DEED	2012-02920	PTA	100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
W WHITE BIRCH AVE		School: LAKE CITY - 57020	Pole Barn	10/17/2013	2013-0526	100%

Owner's Name/Address	MAP #:	2019 Est TCV 63,725 TCV/TFA: 0.00
LARSON KERRY 11751 HASTINGS RD CLARKSVILLE MI 48815		

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
. SEC 2 T22N R8W LOT 32 TOM'S BAY NO 2.			



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

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
N OF LK MI BACKLOT WHITE B	0.36 Acres				80000	100		28,880
0.36 Total Acres Total Est. Land Value =								28,880

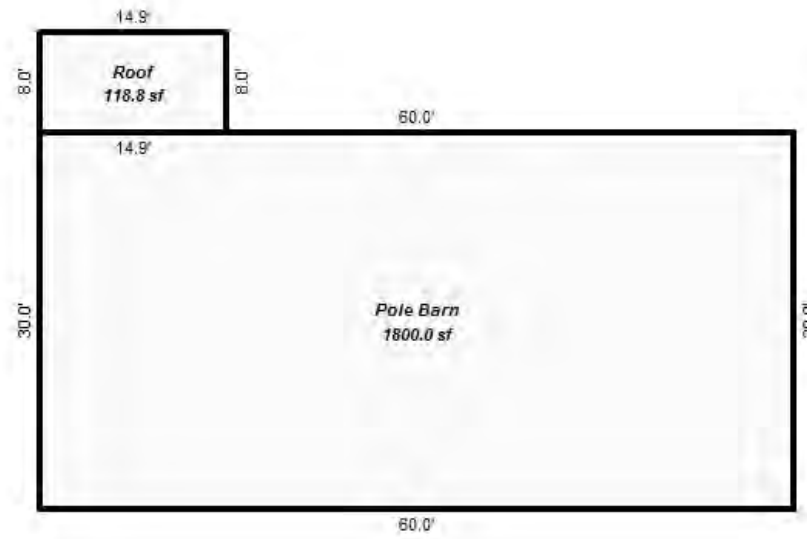
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	14,400	17,500	31,900			30,310C
2018	14,400	15,200	29,600			29,600S
2017	14,400	15,000	29,400			29,303C
2016	14,400	15,600	30,000			29,042C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 118	Type Roof Cover Onl	Year Built: 2013 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 3 Area: 1800 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 1.050	Bsmnt Garage: Carport Area: Roof:		
	Mobile Home													Wood Frame	Drywall Paneled
Town Home		(4) Interior		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family GRG			Cls C		Blt 2013			
Duplex		Trim & Decoration		(12) Electric			(11) Heating System: No Heating/Cooling			Ground Area = 0 SF		Floor Area = 0 SF.			
A-Frame		Ex Ord Min		0 Amps Service			Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost			
Wood Frame		Size of Closets		No./Qual. of Fixtures			Deck			w/Roof (Roof portion)		118 1,610 1,546			
Building Style: GRG		Lg Ord Small		Ex. Ord. Min			Garages			Class: C Exterior: Pole (Unfinished)		1800 32,958 31,640			
Yr Built 2013		Doors Solid H.C.		No. of Elec. Outlets			Other Additions/Adjustments			Base Cost		Totals: 34,568 33,186			
Remodeled 0		(5) Floors		(13) Plumbing			Notes:			ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.050 => TCv:		34,845			
Condition: Average		Kitchen: Other: Other:		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
Room List		(6) Ceilings		(14) Water/Sewer											
Basement		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											
1st Floor		(7) Excavation		Lump Sum Items:											
2nd Floor		Basement Finish													
Bedrooms		Recreation SF Living SF Walkout Doors No Floor SF													
(1) Exterior		(8) Basement													
Wood/Shingle		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor													
Aluminum/Vinyl		(9) Basement Finish													
Brick		Recreation SF Living SF Walkout Doors No Floor SF													
Insulation		(10) Floor Support													
(2) Windows		Joists: Unsupported Len: Cntr.Sup:													
Many Avg. Few		Gable Hip Flat													
Large Avg. Small		Gambrel Mansard Shed													
Wood Sash		(3) Roof													
Metal Sash		Asphalt Shingle													
Vinyl Sash		Chimney:													
Double Hung															
Horiz. Slide															
Casement															
Double Glass															
Patio Doors															
Storms & Screens															

*** 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				
7328 W WHITE BIRCH AVE		School: LAKE CITY - 57020		Pole Barn		03/21/2007	20070110	Complete				
Owner's Name/Address		P.R.E. 100% 07/10/2007										
SCOTT DOUGLAS P O BOX 716 Lake City MI 49651		MAP #:		2019 Est TCV 84,210 TCV/TFA: 0.00								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS								
. SEC 2 T22N R8W LOT 33 TOM'S BAY NO 2.		Public Improvements		* Factors * 100X154.37								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		N OF LK MI BACKLOT WHITE B 0.35 Acres 80000 100 28,320								
		Paved Road		0.35 Total Acres Total Est. Land Value = 28,320								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		Residential Local Cost Land Improvements								
		X Sewer		Description	Rate	Size	% Good	Cash Value				
		X Electric		LAND IMPROVE 1000		1,000.00	1	95	950			
		X Gas		Total Estimated Land Improvements True Cash Value = 950								
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		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	14,200	27,900	42,100		22,191C		
		TPC 12/27/2017 INSPECTED			2018	14,200	26,000	40,200		21,671C		
		TPC 10/26/2012 INSPECTED			2017	14,200	24,800	39,000		21,226C		
		TPC 12/21/2010 INSPECTED			2016	14,200	25,800	40,000		21,037C		

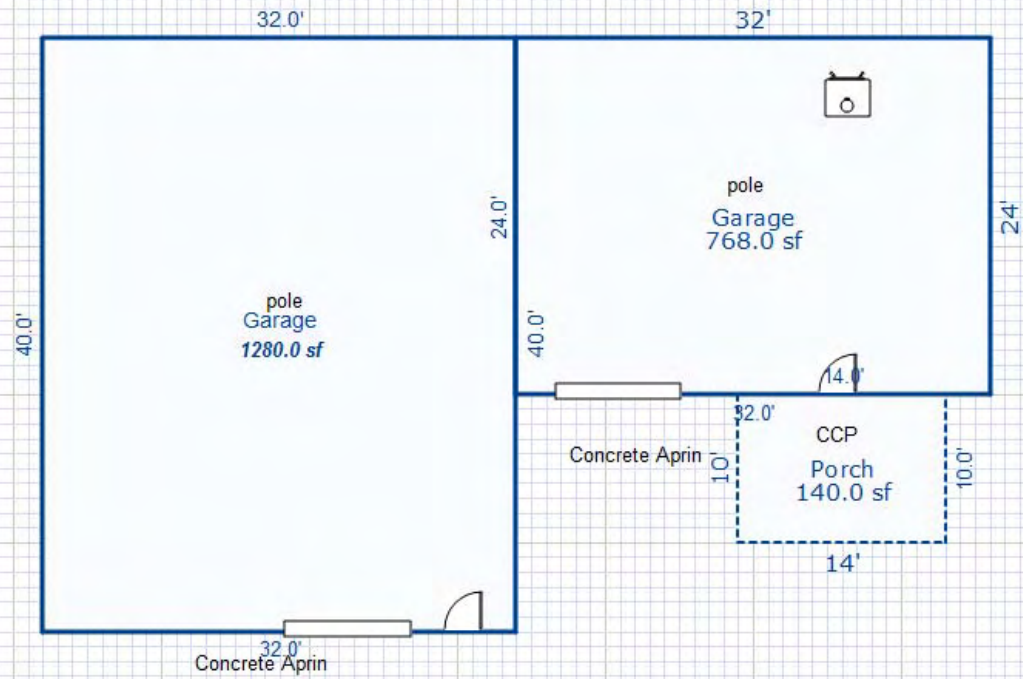


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga	Area 140	Type CCP (1 Story)	Year Built: 2003 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 1 Area: 1280 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 1.050	Bsmnt Garage: Carport Area: Roof:		
	Mobile Home													Wood Frame	Drywall Paneled
Town Home		(4) Interior		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family GRG			Cls C		Blt 2003			
Duplex		Trim & Decoration		(12) Electric			(11) Heating System: Forced Air w/o Ducts			Ground Area = 0 SF		Floor Area = 0 SF.			
A-Frame		Ex Ord Min		0 Amps Service			Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95			Building Areas		Stories Exterior Foundation			
Wood Frame		Size of Closets		No./Qual. of Fixtures			Other Additions/Adjustments			Porches		Size Cost New Depr. Cost			
Building Style: GRG		Lg Ord Small		Ex. Ord. Min			Porches			CCP (1 Story)		140 2,905 2,760			
Yr Built Remodeled 2003 2007		Doors Solid H.C.		No. of Elec. Outlets			Garages			Class: C Exterior: Pole (Unfinished)		1 415 394			
Condition: Average		(5) Floors		Many Ave. Few			Class: C Exterior: Pole (Finished)			Base Cost		1280 23,437 22,265			
Room List		Kitchen: Other: Other:		(13) Plumbing			Water/Sewer			Public Sewer		1 1,134 1,077			
Basement		Basement: 0 S.F.		Average Fixture(s)			Fireplaces			Water Well, 100 Feet		1 4,407 4,187			
1st Floor		Crawl: 0 S.F.		1 3 Fixture Bath			Wood Stove			Totsals:		1 1,936 1,839			
2nd Floor		Slab: 0 S.F.		2 Fixture Bath			Notes:			ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.050 => TCV:		55,078 52,324 54,940			
Bedrooms		Height to Joists: 0.0		Softener, Auto											
(1) Exterior		(8) Basement		Softener, Manual											
Wood/Shingle		Conc. Block		Solar Water Heat											
Aluminum/Vinyl		Poured Conc.		No Plumbing											
Brick		Stone		Extra Toilet											
Insulation		Treated Wood		Extra Sink											
(2) Windows		Concrete Floor		Separate Shower											
Many Avg. Few		(9) Basement Finish		Ceramic Tile Floor											
Large Avg. Small		Recreation SF		Ceramic Tile Wains											
Wood Sash		Living SF		Ceramic Tub Alcove											
Metal Sash		Walkout Doors		Vent Fan											
Vinyl Sash		No Floor SF		(14) Water/Sewer											
Double Hung		(10) Floor Support		Public Water											
Horiz. Slide		Joists:		1 Public Sewer											
Casement		Unsupported Len:		1 Water Well											
Double Glass		Cntr.Sup:		1000 Gal Septic											
Patio Doors		Lump Sum Items:		2000 Gal Septic											
Storms & Screens															
(3) Roof															
Gable															
Hip															
Flat															
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.
DULLOCK ROBERT J	DULLOCK ROBERT J & CONSTA	0	03/04/2013	WD	WARRANTY DEED	2013-00776	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	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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DULLOCK ROBERT J & CONSTANCE TRUST 1380 GREY ROAD MIDLAND MI 48640	2019 Est TCV 55,408 TCV/TFA: 0.00
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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 *		100X151.45 IRR	
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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N OF LK MI BACKLOT WHITE B	0.35 Acres	80000	100					27,840
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0.35 Total Acres Total Est. Land Value =								27,840
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Tax Description		Land Improvement Cost Estimates				
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. SEC 2 T22N R8W LOT 34 TOM'S BAY NO 2.	X	Dirt Road	Description	Rate	Size	% Good	Cash Value
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Comments/Influences	X	Gravel Road	D/W/P: 3.5 Concrete	5.00	256	0	0
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CORRECTED SQ FT OF GRG FOR 07.	X	Paved Road	Wood Frame	22.41	96	94	2,022
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	X	Storm Sewer	Residential Local Cost Land Improvements				
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	X	Sidewalk	Description	Rate	Size	% Good	Cash Value
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	X	Water	LAND IMPROVE 1000	1,000.00	1	95	950
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	X	Sewer	Total Estimated Land Improvements True Cash Value =					2,972
--	---	-------	---	--	--	--	--	-------

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

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

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

	X	Standard Utilities					
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	X	Underground Utils.					
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Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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	X	Level	2019	13,900	13,800	27,700		11,141C
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	X	Rolling	2018	13,900	10,800	24,700		10,880C
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	X	Low	2017	13,900	10,400	24,300		10,657C
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	X	High	2016	13,900	10,800	24,700		10,562C
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	X	Landscaped						
--	---	------------	--	--	--	--	--	--

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

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

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

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

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

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

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

	X	Who	When	What	2019	13,900	13,800	27,700		11,141C
--	---	-----	------	------	------	--------	--------	--------	--	---------

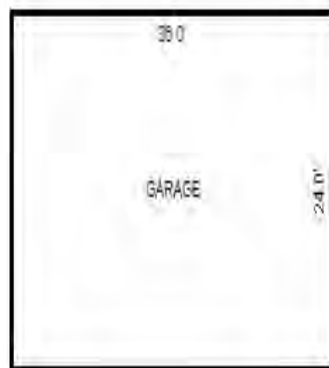
	X	When	2018	13,900	10,800	24,700		10,880C
--	---	------	------	--------	--------	--------	--	---------

	X	What	2017	13,900	10,400	24,300		10,657C
--	---	------	------	--------	--------	--------	--	---------

	X		2016	13,900	10,800	24,700		10,562C
--	---	--	------	--------	--------	--------	--	---------

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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.
DULLOCK ROBERT J	DULLOCK ROBERT J & CONSTA	0	03/04/2013	WD	WARRANTY DEED	2013-00776 WD	PTA	0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
W WHITE BIRCH AVE						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
DULLOCK ROBERT J & CONSTANCE TRUST 1380 GREY ROAD MIDLAND MI 48640	MAP #:					
	2019 Est TCV 27,360					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS							
. SEC 2 T22N R8W LOT 35 TOM'S BAY NO 2.				* Factors * 100X149.05 IRR							
Comments/Influences				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				N OF LK MI BACKLOT WHITE B	0.34 Acres	80000	100				27,360
				0.34 Total Acres Total Est. Land Value = 27,360							

Public Improvements

X Dirt Road

X Gravel Road

X Paved Road

X Storm Sewer

X Sidewalk

X Water

X Sewer

X Electric

X Gas

X Curb

X Street Lights

X Standard Utilities

X Underground Utils.

Topography of Site

X Level

X Rolling

X Low

X High

X Landscaped

X Swamp

X Wooded

X Pond

X Waterfront

X Ravine

X Wetland

X Flood Plain



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2019	13,700	0	13,700			2,868C
		TPC 12/27/2017 INSPECTED	2018	13,700	0	13,700			2,801C
		TPC 10/26/2012 INSPECTED	2017	13,700	0	13,700			2,744C
			2016	13,700	0	13,700			2,720C

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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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871 N AL MOSES RD School: LAKE CITY - 57020

P.R.E. 100% 04/03/2018

Owner's Name/Address MAP #:

ANDRASH STEPHEN 2019 Est TCV 18,240

871 N AL MOSES ROAD Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

LAKE CITY MI 49651 Improved X Vacant * Factors * 66.68 X 149 IRR

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

LOT 36 EXC S 66.66 FT THOF & LOT 37 EXC N 66.66 FT THOF. TOM'S BAY NO 2. N OF LK MI BACKLOT WHITE B 0.23 Acres 80000 100 18,240

Comments/Influences 0.23 Total Acres Total Est. Land Value = 18,240

00 SPLIT 66.66' TO 036-50 FOR 01

00 COMBO 33.35' FROM 037 FOR 01

- 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	9,100	0	9,100			2,178C
2018	9,100	0	9,100			2,127C
2017	9,100	0	9,100			2,084C
2016	9,100	0	9,100			2,066C

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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.
GANN ROBERT K & KATHARINE	GANN ROBERT K TRUST & GAN	0	07/27/2015	QC	RELATED PARTY	2015-02699		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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7279 W WHITE BIRCH AVE	School: LAKE CITY - 57020					
------------------------	---------------------------	--	--	--	--	--

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

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

GANN ROBERT K TRUST & GANN KATHARINE L TRUST 2349 OLIVEWOOD MESA AZ 85209-1363	2019 Est TCV 97,225 TCV/TFA: 128.60
--	-------------------------------------

X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
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Public Improvements		* Factors * 66.696X149 IRR
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
-------------	----------	-------	-------	-------	------	-------	--------	-------

N OF LK MI BACKLOT WHITE B	0.23 Acres				80000	100		18,240
----------------------------	------------	--	--	--	-------	-----	--	--------

	0.23 Total Acres						Total Est. Land Value =	18,240
--	------------------	--	--	--	--	--	-------------------------	--------

Tax Description	X	Land Improvement Cost Estimates
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S 66.66 FT OF LOT 36. TOM'S BAY NO 2.	X	Description	Rate	Size % Good	Cash Value
---------------------------------------	---	-------------	------	-------------	------------

Comments/Influences		Residential Local Cost Land Improvements			
---------------------	--	--	--	--	--

DD GRG FOR 02 GRG HAS LIVING ABOVE..ADD FOR 03	X	Description	Rate	Size % Good	Cash Value
--	---	-------------	------	-------------	------------

00 SPLIT FROM 036-00 FOR 01	X	LAND IMPROVE 1000	1,000.00	1 95	950
-----------------------------	---	-------------------	----------	------	-----

	X	Total Estimated Land Improvements True Cash Value =			950
--	---	---	--	--	-----

Topography of Site

X Level

X Rolling

X Low

X High

Landscaped

Swamp

Wooded

Pond

Waterfront

Ravine

Wetland

Flood Plain

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

2019	9,100	39,500	48,600			41,348C
------	-------	--------	--------	--	--	---------

2018	9,100	39,800	48,900			40,379C
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2017	9,100	38,000	47,100			39,549C
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2016	9,100	39,500	48,600			39,197C
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Sketch by Apex IVT

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: 402 RESIDENTIAL-V		Zoning:	Building Permit(s)	Date	Number	Status					
W WHITE BIRCH AVE		School: LAKE CITY - 57020											
Owner's Name/Address		P.R.E. 0%		MAP #:									
MANDRUCH WOLODYMR J C/O MANDRUCH JENNIFER 1332 W LIVINGSTON RD Highland MI 48357		2019 Est TCV 18,400											
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS								
N 66.66 FT OF LOT 37. TOM'S BAY NO 2.		Public Improvements		* Factors *		66.66 X 150 IRR							
Comments/Influences		Dirt Road		Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SPLIT 33/35 FT TO 036-50 FOR 01		Gravel Road		N OF LK MI BACKLOT WHITE B		0.23 Acres	80000	100					18,400
		Paved Road		0.23 Total Acres		Total Est. Land Value =						18,400	
		Storm Sewer											
		Sidewalk											
		Water											
		X Sewer											
		X Electric											
		X Gas											
		Curb											
		Street Lights											
		Standard Utilities											
		Underground Utils.											
		Topography of Site											
		X Level											
		Rolling											
		Low											
		X High											
		Landscaped											
		Swamp											
		Wooded											
		Pond											
		Waterfront											
		Ravine											
		Wetland											
		Flood Plain											
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value					
Who		When	What	2019	9,200	0	9,200	2,178C					
TPC 12/27/2017 INSPECTED		2018	9,200	0	9,200			2,127C					
		2017	9,200	0	9,200			2,084C					
		2016	9,200	0	9,200			2,066C					



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BORTON CRAIG S & DEANNA G	TOBT THOMAS & JANET	55,000	12/28/2011	WD	WARRANTY DEED	2011-03868	PTA	100.0
WOOD TRUST	BORTON CRAIG S & DEANNA G	65,000	05/17/2006	WD	Multiple Improved	06-0/1842		100.0
WOOD DUANE	WOOD TRUST	0	05/21/2004	QC	Not Qualified	04-0/2717		0.0

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

Owner's Name/Address	MAP #:
TOBE THOMAS & JANET 28851 GLENCASTLE DRIVE FARMINGTON MI 48336	2019 Est TCV 39,772 TCV/TFA: 37.38

X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
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Public Improvements	* Factors *	87 X 150
	Description Frontage Depth Front Depth Rate %Adj. Reason	Value
	N OF LK MI BACKLOT WHITE B 0.30 Acres 80000 100	24,000
	0.30 Total Acres Total Est. Land Value =	24,000

Tax Description	X	Improved	Vacant	Land Improvement Cost Estimates
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. SEC 2 T22N R8W LOT 38 TOM'S BAY NO 2.	X	Dirt Road		Description Rate Size % Good Cash Value
Comments/Influences		Gravel Road		Fencing: Wd, Split, 2 Rail 12.51 70 95 832
	X	Paved Road		Wood Frame 22.41 96 94 2,022
	X	Storm Sewer		Residential Local Cost Land Improvements
	X	Sidewalk		Description Rate Size % Good Cash Value
	X	Water		LAND IMPROVE 1000 1,000.00 1 95 950
	X	Sewer		Total Estimated Land Improvements True Cash Value = 3,804
	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	12,000	7,900	19,900			14,313C
2018	12,000	7,200	19,200			13,978C
2017	12,000	7,200	19,200			13,691C
2016	12,000	7,200	19,200			13,569C

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

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

Class: D,Pole
 Floor Area: 1,064
 Gross Bldg Area: 1,064
 Stories Above Grd: 1
 Average Sty Hght : 14
 Bsmnt Wall Hght

Construction Cost					
High	Above Ave.	Ave.	X	Low	

** ** Calculator Cost Data ** **
 Quality: Average
 Heat#1: Space Heaters, Gas with Fan 0%
 Heat#2: Space Heaters, Gas with Fan 0%
 Ave. SqFt/Story: 1064
 Ave. Perimeter
 Has Elevators:

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

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

* Sprinkler Info *
 Area:
 Type: Average

1989 Year Built
 Remodeled

14 Overall Bldg
 Height

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

Comments:

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

Class: D,Pole Quality: Average
 Stories: 1 Story Height: 14 Perimeter: 0
 Overall Building Height: 14

Base Rate for Upper Floors = 23.24

Adjusted Square Foot Cost for Upper Floors = 23.24

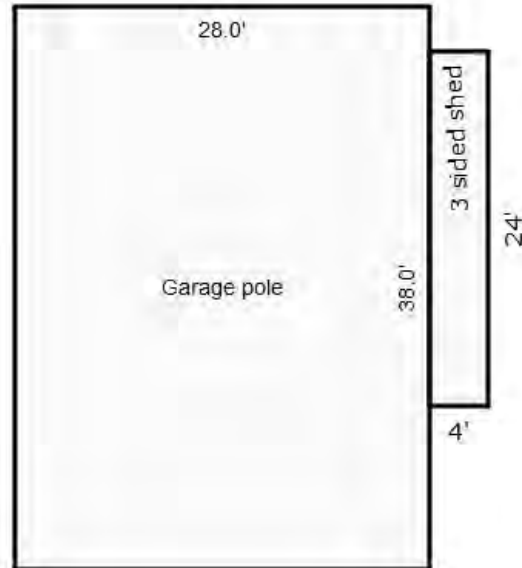
Total Floor Area: 1,064 Base Cost New of Upper Floors = 24,728

Reproduction/Replacement Cost = 24,728
 Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /100/100/100/44.0
 Total Depreciated Cost = 10,880

ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.100 => TCV of Bldg: 1 = 11,968
 Replacement Cost/Floor Area= 23.24 Est. TCV/Floor Area= 11.25

(1) Excavation/Site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:
(2) Foundation:	(8) Plumbing:	Outlets:	(40) Exterior Wall:
X Poured Conc	Many Above Ave.	Few Average Many Unfinished Typical	
Brick/Stone	Average Typical	Few Average Many Unfinished Typical	Bsmnt Insul.
Block	Few None	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	
(3) Frame:	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets	Incandescent Fluorescent Mercury Sodium Vapor Transformer	
(4) Floor Structure:	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners	(13) Roof Structure: Slope=12	
(5) Floor Cover:	(9) Sprinklers:	(14) Roof Cover:	
(6) Ceiling:	(10) Heating and Cooling:		
	Gas Oil Coal Stoker Hand Fired Boiler		

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



Sketch by Apex Sketch

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BORTON CRAIG S & DEANNA G	URBANSKI TODD D & JANE E	75,000	12/08/2017	WD	Arms Length	2017-03896	PTA	100.0
WOOD TRUST	BORTON CRAIG S & DEANNA G	65,000	05/17/2006	WD	Multiple Reference	06-0/1842		100.0
WOOD DUANE	WOOD TRUST	0	05/21/2004	QC	Not Qualified	04-0/2717		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7193 W WHITE BIRCH AVE			Pole Barn	05/15/2012	2012-0173	100%

Owner's Name/Address	MAP #:
URBANSKI TODD D & JANE E 201 ROLLINGBROOK NE ADA MI 49301	2019 Est TCV 65,211 TCV/TFA: 45.10

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS																											
LA 1829 SEC 2 T22N R8W LOT 39 TOM'S BAY NO 2.	X		<p style="text-align: center;">* Factors * 100X150.34 IRR</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>N OF LK MI BACKLOT WHITE B</td> <td>0.34 Acres</td> <td></td> <td>80000</td> <td>100</td> <td></td> <td></td> <td></td> <td>27,600</td> </tr> <tr> <td colspan="8" style="text-align: center;">0.34 Total Acres Total Est. Land Value =</td> <td>27,600</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	N OF LK MI BACKLOT WHITE B	0.34 Acres		80000	100				27,600	0.34 Total Acres Total Est. Land Value =								27,600
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																						
N OF LK MI BACKLOT WHITE B	0.34 Acres		80000	100				27,600																						
0.34 Total Acres Total Est. Land Value =								27,600																						

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates																									
	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: Asphalt Paving</td> <td>2.74</td> <td>1600</td> <td>0</td> <td>0</td> </tr> <tr> <td>D/W/P: Crushed Rock</td> <td>1.88</td> <td>1700</td> <td>0</td> <td>0</td> </tr> <tr> <td>D/W/P: 4in Ren. Conc.</td> <td>7.79</td> <td>495</td> <td>0</td> <td>0</td> </tr> <tr> <td>Fencing: Wire Mesh, #9</td> <td>3.02</td> <td>9600</td> <td>0</td> <td>0</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	D/W/P: Asphalt Paving	2.74	1600	0	0	D/W/P: Crushed Rock	1.88	1700	0	0	D/W/P: 4in Ren. Conc.	7.79	495	0	0	Fencing: Wire Mesh, #9	3.02	9600	0	0
Description	Rate	Size	% Good	Cash Value																								
D/W/P: Asphalt Paving	2.74	1600	0	0																								
D/W/P: Crushed Rock	1.88	1700	0	0																								
D/W/P: 4in Ren. Conc.	7.79	495	0	0																								
Fencing: Wire Mesh, #9	3.02	9600	0	0																								
	X	Water	D/W/P: Asphalt Paving																									
	X	Sewer	D/W/P: Crushed Rock																									
	X	Electric	D/W/P: 4in Ren. Conc.																									
	X	Gas	Fencing: Wire Mesh, #9																									
		Curb	Residential Local Cost Land Improvements																									
		Street Lights	<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 5000</td> <td>5,000.00</td> <td>1</td> <td>95</td> <td>4,750</td> </tr> <tr> <td colspan="5" style="text-align: center;">Total Estimated Land Improvements True Cash Value = 4,750</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	LAND IMPROVE 5000	5,000.00	1	95	4,750	Total Estimated Land Improvements True Cash Value = 4,750														
Description	Rate	Size	% Good	Cash Value																								
LAND IMPROVE 5000	5,000.00	1	95	4,750																								
Total Estimated Land Improvements True Cash Value = 4,750																												
		Standard Utilities																										
		Underground Utils.																										



Topography of Site	X	Level	Rolling	Low	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	13,800	18,800	32,600			32,600S
2018	13,800	21,500	35,300			35,300S
2017	13,800	21,700	35,500			23,946C
2016	13,800	21,500	35,300			23,733C

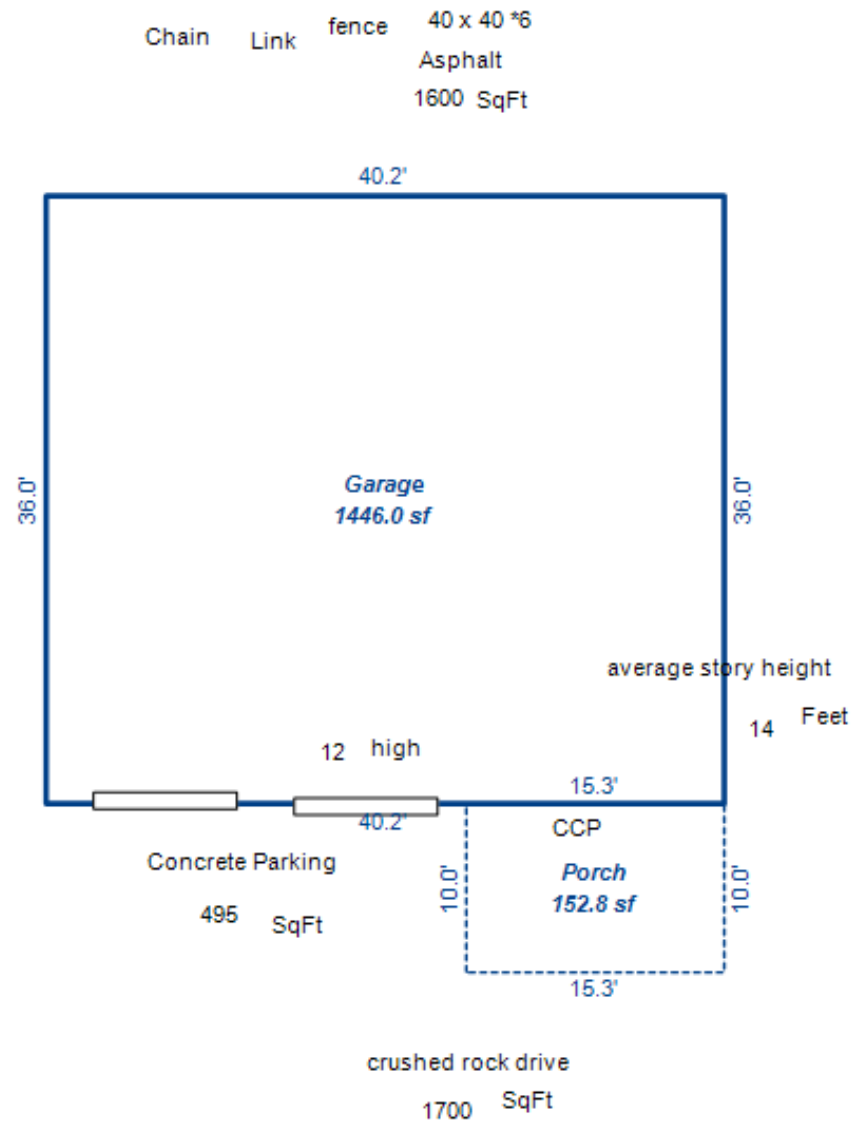
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*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: Calculator Occupancy: Sheds - Equipment 4 Wall Building		<<<<< Calculator Cost Computations >>>>>					
Class: D,Pole Floor Area: 1,446 Gross Bldg Area: 1,446 Stories Above Grd: 1 Average Sty Hght : 14 Bsmnt Wall Hght		Construction Cost				Class: D,Pole Quality: Average Stories: 1 Story Height: 14 Perimeter: 152 Overall Building Height: 14	
		High	Above Ave.	Ave.	X	Low	Base Rate for Upper Floors = 21.52 Adjusted Square Foot Cost for Upper Floors = 21.52
Depr. Table : 4% Effective Age : 1 Physical %Good: 96 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** ** Quality: Average Heat#1: No Heating or Cooling 0% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 1446 Ave. Perimeter: 152 Has Elevators:				Total Floor Area: 1,446 Base Cost New of Upper Floors = 31,118 Reproduction/Replacement Cost = 31,118 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0 Total Depreciated Cost = 29,873	
2012	Year Built Remodeled	*** Basement Info *** Area: Perimeter: Type:				ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.100 => TCV of Bldg: 1 = 32,861 Replacement Cost/Floor Area= 21.52 Est. TCV/Floor Area= 22.73	
14	Overall Bldg Height	Heat: Hot Water, Radiant Floor * Mezzanine Info * Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: Type:					
Comments:							

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

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BENEDICT ROSEMARY P TRUST	BENEDICT DAVID & BENEDICT	0	01/11/2018	QC	FAMILY SALE	2018-00508	PTA	0.0

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

Owner's Name/Address	MAP #:
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BENEDICT DAVID & BENEDICT JAMES & 5656 STONEHAVEN BLVD ROCHESTER MI 48306	2019 Est TCV 35,226 TCV/TFA: 0.00
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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 *	100X150.68 IRR
Description	Frontage	Depth
N OF LK MI BACKLOT WHITE B	0.35 Acres	80000 100
	0.35 Total Acres	Total Est. Land Value = 27,680

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

. SEC 2 T22N R8W LOT 40 TOM'S BAY NO 2.	Description	Rate	Size % Good	Cash Value
	D/W/P: 4in Ren. Conc.	5.57	144 0	0

Comments/Influences	Residential Local Cost Land Improvements
---------------------	--

X Sewer	Description	Rate	Size % Good	Cash Value
X Electric	LAND IMPROVE 1000	0.00	0 95	950
X Gas	Total Estimated Land Improvements True Cash Value =			950

Topography of Site

X Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Rolling	2019	13,800	3,800	17,600			2,868C

X High	2018	13,800	3,800	17,600			2,801C
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Landscaped	2017	13,800	3,700	17,500			2,744C
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Swamp	2016	13,800	3,800	17,600			2,720C
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Wooded	The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan						
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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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Who	When	What	2019	13,800	3,800	17,600		2,868C
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TPC 12/27/2017	INSPECTED	2018	13,800	3,800	17,600		2,801C
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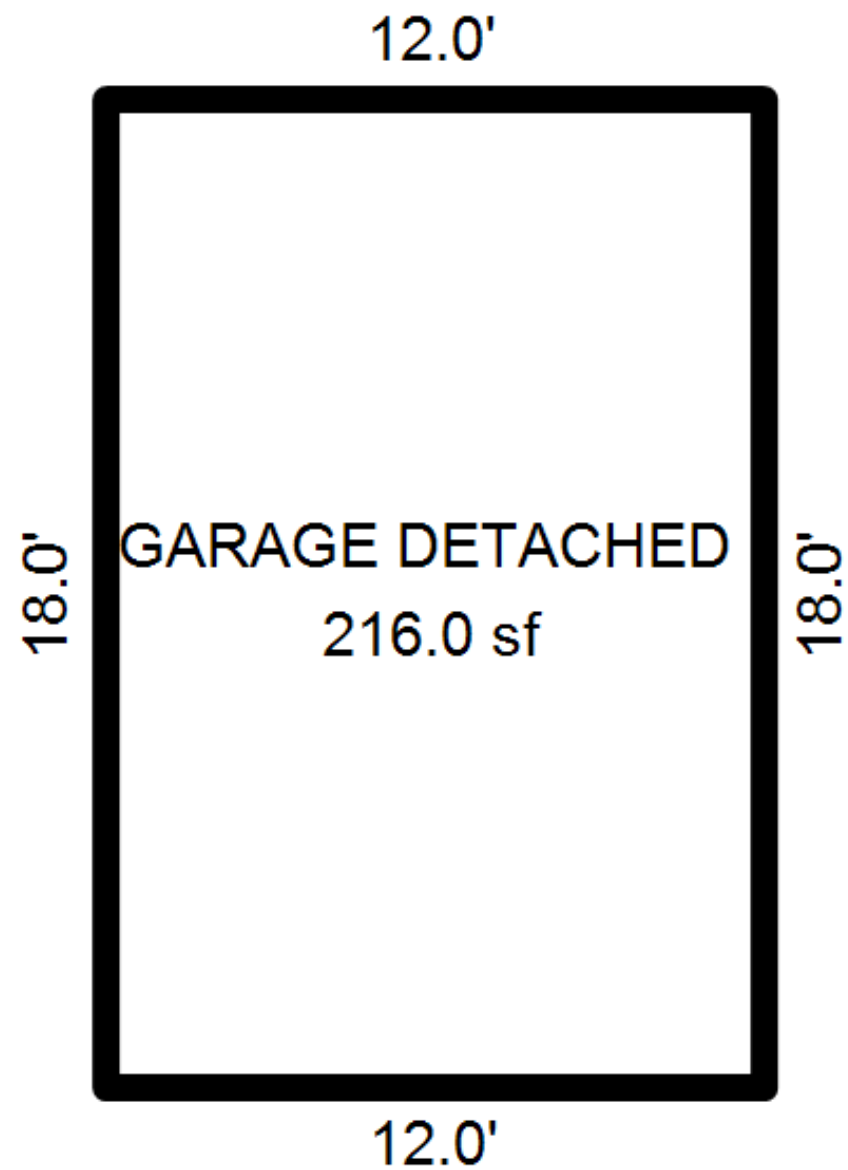
TPC 10/10/2011	INSPECTED	2017	13,800	3,700	17,500		2,744C
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TPC 06/20/2011	INSPECTED	2016	13,800	3,800	17,600		2,720C
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*** Information herein deemed reliable but not guaranteed***

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: ? 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: 216 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F.	X 1.050	Bsmnt Garage: Carport Area: Roof:		
	Mobile Home													0 Front Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump
	Town Home	0 Other Overhang													
	Duplex	(4) Interior													
	A-Frame	Drywall Paneled													
	Wood Frame	Plaster Wood T&G													
	Building Style: GRG	Trim & Decoration													
	Yr Built 0	Ex	Ord	Min											
	Remodeled 0	Size of Closets													
	Condition: Average	Lg	Ord	Small											
	Room List	Doors	Solid	H.C.	X	No Heating/Cooling									
	Basement	(5) Floors				Central Air Wood Furnace									
	1st Floor	Kitchen:				(12) Electric									
	2nd Floor	Other:				0 Amps Service									
	Bedrooms	Other:													
	(1) Exterior	(6) Ceilings				No./Qual. of Fixtures									
	Wood/Shingle					Ex.	Ord.	Min							
	Aluminum/Vinyl					No. of Elec. Outlets									
	Brick					Many	Ave.	Few							
	Insulation	(7) Excavation				(13) Plumbing									
	(2) Windows	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0				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								
	Many Avg. Few	(8) Basement					(14) Water/Sewer								
	Large Avg. Small	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor					Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic								
	Wood Sash	(9) Basement Finish					Lump Sum Items:								
	Metal Sash	Recreation SF Living SF Walkout Doors No Floor SF													
	Vinyl Sash														
	Double Hung														
	Horiz. Slide														
	Casement														
	Double Glass														
	Patio Doors														
	Storms & Screens														
	(3) Roof														
	Gable														
	Hip														
	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: W JAMES RD
 Class: 703 EXEMPT COUNTY Zoning: Building Permit(s) Date Number Status

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

Owner's Name/Address: COUNTY ROAD COMMISSION
 2019 Est TCV 0

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

Tax Description: . SEC 12 T22N R8W LOT 1 & N 2 FT OF LOT 2 PLAT OF VI-MY-KA SUB.

Comments/Influences

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
M-55/66	\$300	50.00	100.00	1.0000	0.0000	300	100*	0
COMMERCIAL	\$1/SQFT		0.12	Acres	43560	100		5,009
* denotes lines that do not contribute to the total acreage calculation.								
50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								5,009

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

Topography of Site

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



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

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
D & L INVESTMENTS LLC	WILL & SAM PROPERTIES LLC	62,000	09/19/2013	WD	WARRANTY DEED	2013-03232	PTA	100.0
		85,000	10/01/2000	WD	Download	03-0:2550		0.0

Property Address	Class: 201 COMMERCIAL-IM	Zoning:	Building Permit(s)	Date	Number	Status
1850 S MOREY RD						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2019 Est TCV 78,892 TCV/TFA: 33.20					

WILL & SAM PROPERTIES LLC 4828 RIVERWOODS RD LAKE CITY MI 49651	X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES						
	Public Improvements		* Factors *						
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
			M-55/66	\$300	74.00	150.00	1.0000	0.0000 300 100*	0
			COMMERCIAL	\$1.5/SQFT	0.26	Acres	65340	100	16,662
			* denotes lines that do not contribute to the total acreage calculation.						
			74 Actual Front Feet, 0.26 Total Acres						Total Est. Land Value = 16,662

Tax Description	X	Land Improvement Cost Estimates	Rate	Size % Good	Cash Value
SEC 12 T22N R8W S 64 FT OF LOT 2 & N 10 FT OF LOT 3 PLAT OF VI-MY-KA SUB.		Description			
		Commercial	Local Cost	Land Improvements	
		Description	Rate	Size % Good Arch Mult	Cash Value
		PAVING	0.50	1500 95 100	712
		Total Estimated Land Improvements True Cash Value =			712

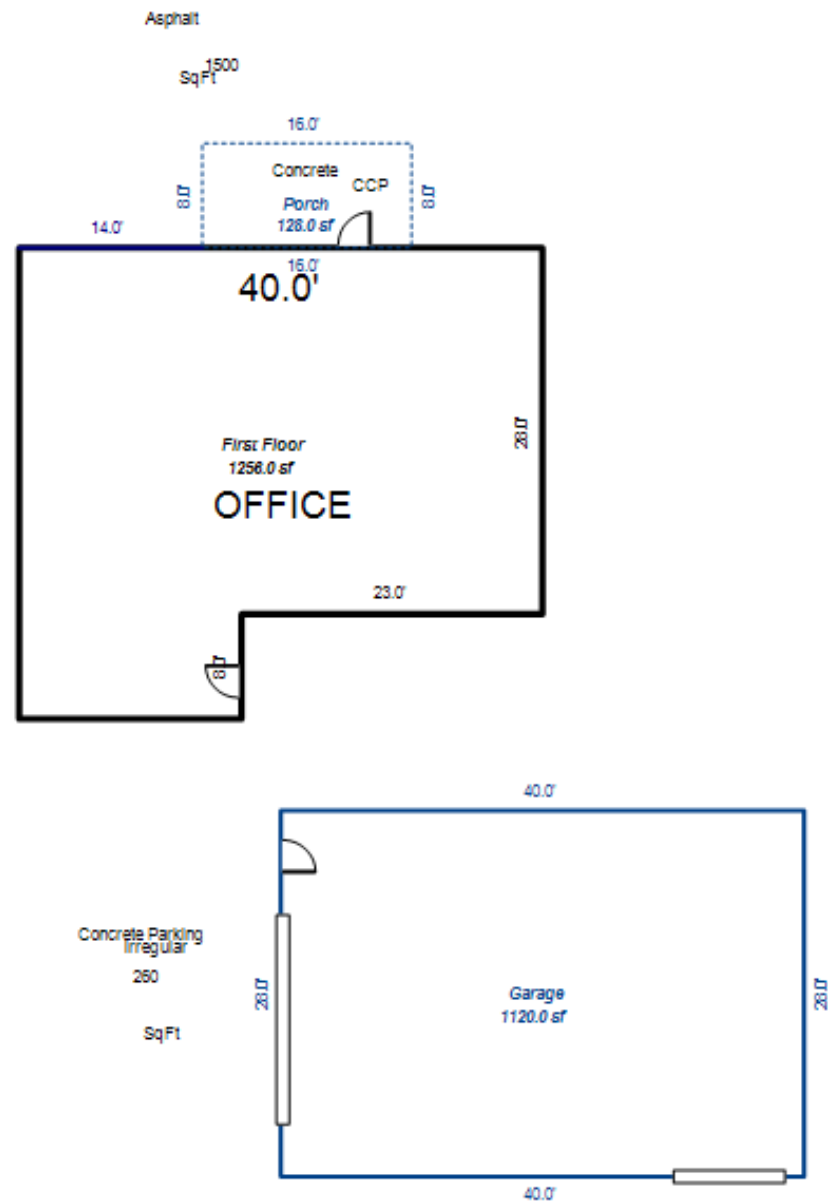
Comments/Influences	X	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Level							
		Rolling							
		Low							
		High							
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland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



Who	When	What	2019	2018	2017	2016
			8,300	8,300	8,300	8,300
			31,100	34,900	32,800	28,600
			39,400	43,200	41,100	36,900
			38,925C	38,013C	37,232C	36,900S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.											
LAMBOURNE CECILY S	DONZELL CHRISTOPHER & TAR	144,000	01/03/2019	LC	Arms Length	2019-00056	PTA	100.0											
Property Address		Class: 201 COMMERCIAL-IM		Zoning:		Building Permit(s)		Date	Number	Status									
1866 S MOREY RD		School: LAKE CITY - 57020		Reroof		07/06/2004		20040230	Complete										
Owner's Name/Address		P.R.E. 0%		MAP #:		2019 Est TCV 136,137 TCV/TFA: 70.90													
DONZELL CHRISTOPHER & TARA 308 E MASON ST CADILLAC MI 49601		X Improved		Vacant		Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES													
Tax Description		Public Improvements		* Factors *															
. SEC 12 T22N R8W LOT 3 EXC N 10 FT THEREOF PLAT OF VI-MY-KA SUB.		X		Dirt Road		Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value				
Comments/Influences		X		Gravel Road		M-55/66 \$300		100.00	150.00	1.0000	0.0000	300	100*		0				
		X		Paved Road		COMMERCIAL \$1.5/SQFT		0.34 Acres		65340		100		22,477					
		X		Storm Sewer		* denotes lines that do not contribute to the total acreage calculation.													
		X		Sidewalk		100 Actual Front Feet, 0.34 Total Acres		Total Est. Land Value =		22,477									
		X		Water		Land Improvement Cost Estimates													
		X		Sewer		Description		Rate		Size		% Good		Cash Value					
		X		Electric		Wood Frame		18.66		128		94		2,245					
		X		Gas		Commercial Local Cost Land Improvements													
		X		Curb		Description		Rate		Size		% Good		Arch Mult		Cash Value			
		X		Street Lights		PAVING		0.50		8500		25		100		1,062			
		X		Standard Utilities		Total Estimated Land Improvements True Cash Value =					3,307								
		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		11,200		56,900		68,100		68,100S	
		X		JWV		08/06/2018		INSPECTED		2018		11,200		100,000		111,200		86,477C	
		X		TPC		12/27/2017		INSPECTED		2017		11,200		97,200		108,400		84,699C	
		X		TPC		05/08/2017		INSPECTED		2016		11,200		84,700		95,900		83,944C	



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

Desc. of Bldg/Section: CAL 126
 Calculator Occupancy: Medical - Office Buildings

Class: D
 Floor Area: 1,920
 Gross Bldg Area: 1,920
 Stories Above Grd: 1
 Average Sty Hght : 12
 Bsmnt Wall Hght

Depr. Table : 3%
 Effective Age : 25
 Physical %Good: 47
 Func. %Good : 100
 Economic %Good: 100

1980 Year Built
 Remodeled

12 Overall Bldg
 Height

Comments:
 CONCRETE SLBA, CLASS D
 WOOD EXTERIO WALLS ARE
 PAINTED STUCCO, PAINTED
 CEMENT BOARD

Construction Cost

High	Above Ave.	X	Ave.	Low
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** ** Calculator Cost Data ** **

Quality: Average
 Heat#1: Package Heating & Cooling 100
 Heat#2: Zoned A.C. Warm & Cooled Air 0%
 Ave. SqFt/Story: 1920
 Ave. Perimeter: 184
 Has Elevators:

*** Basement Info ***

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

* Mezzanine Info *

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

* Sprinkler Info *

Area:
 Type: Average

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

Class: D Quality: Average
 Stories: 1 Story Height: 12 Perimeter: 184
 Overall Building Height: 12

Base Rate for Upper Floors = 135.35

(10) Heating system: Package Heating & Cooling Cost/SqFt: 21.43 100%
 Adjusted Square Foot Cost for Upper Floors = 156.78

Total Floor Area: 1,920 Base Cost New of Upper Floors = 301,018

Reproduction/Replacement Cost = 301,018
 Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 47 /100/100/100/47.0
 Total Depreciated Cost = 141,478

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

Costs taken from Segregated Cost Section 1: Apartments, Clubs, Hotels

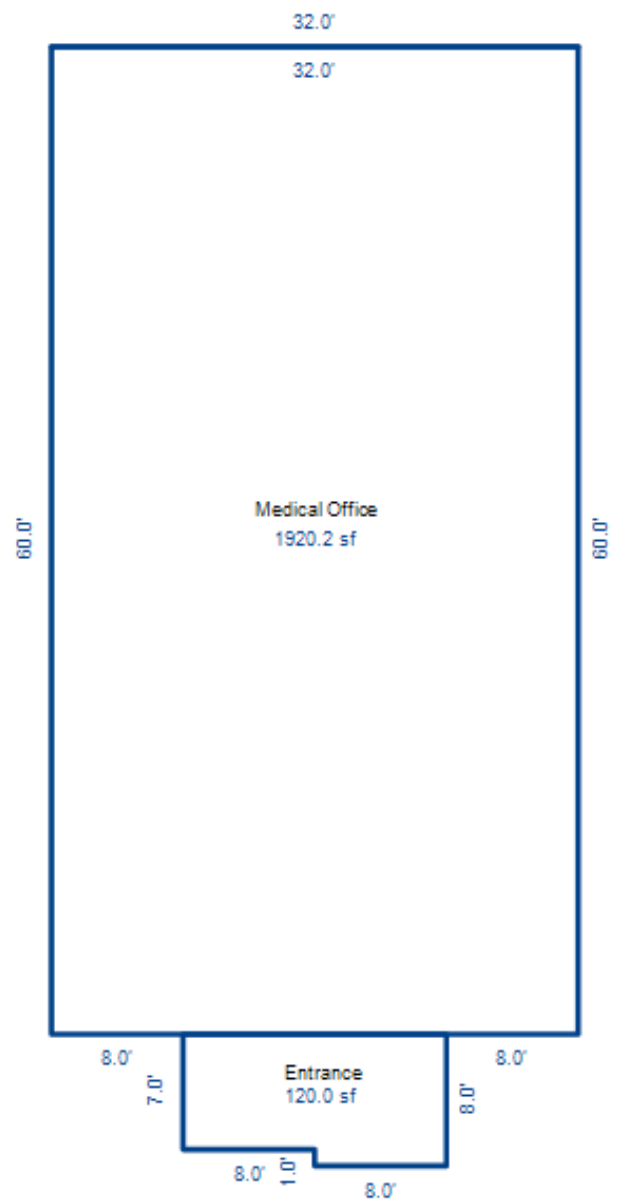
Item Description	Cost	# or Height	Storys	Cost
	Col.	Rate	SqFt Adj.	Adj.
Total Cost New =				0
Reproduction/Replacement Cost =				0
Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 47 /100/100/100/47.0				0
Total Depreciated Cost =				0

Architectural Multiplier: 1.00

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

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

*** 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.
LAMBOURNE CECILY S	DONZELL CHRISTOPHER & TAR	144,000	01/03/2019	LC	Arms Length	2019-00056	PTA	100.0

Property Address	Class: 201 COMMERCIAL-IM	Zoning:	Building Permit(s)	Date	Number	Status
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S MOREY RD	School: LAKE CITY - 57020					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:					
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DONZELL CHRISTOPHER & TARA 308 E MASON ST CADILLAC MI 49601	2019 Est TCV 22,445					
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	Improved	X	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES		
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	Public Improvements	* Factors *				
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		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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		M-55/66	\$300	85.00	150.00	1.0000	0.0000	300	100*	0
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		COMMERCIAL	\$1.5/SQFT	0.29	Acres	65340	100			19,145
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		* denotes lines that do not contribute to the total acreage calculation.							
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		85	Actual Front Feet,	0.29	Total Acres	Total Est. Land Value =				19,145
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		Land Improvement Cost Estimates								
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		Description	Rate	Size	% Good	Cash Value
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		Commercial	Local Cost	Land Improvements		
--	--	------------	------------	-------------------	--	--

		Description	Rate	Size	% Good	Arch	Mult	Cash Value
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		PAVING	0.50	7500	88	100		3,300
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		Total Estimated Land Improvements True Cash Value =						3,300
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		Topography of Site								
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	X	Level								
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		Rolling								
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		Low								
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		High								
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		Landscaped								
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		Swamp								
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		Wooded								
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		Pond								
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		Waterfront								
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		Ravine								
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		Wetland								
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		Flood Plain								
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		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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		2019	9,600	1,600	11,200			9,378C
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		2018	9,600	3,300	12,900			9,159C
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		2017	9,600	3,300	12,900			8,971C
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		2016	9,600	3,300	12,900			8,891C
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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.
PARTS PLUS REAL ESTATE LL	SJJP INVESTMENTS LLC	0	02/24/2017	WD	Arms Length	2017-04029		35.4

Property Address	Class: 202 COMMERCIAL-VA	Zoning:	Building Permit(s)	Date	Number	Status
S MOREY RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
SJJP INVESTMENTS LLC 1730 3 MILE RD NE GRAND RAPIDS MI 49505	MAP #:	2019 Est TCV 8,995				

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES							
SEC 12 T22N R8W LOT 5. PLAT OF VI-MY-KA SUB. 17/48 SJJP INVESTMENTS LLC 2017-04029 17/48 BRANDT 2000-01485, 14/48 PAMIDA STORES 2008-00575		X		* Factors *							
	Public Improvements			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
	Dirt Road			M-55/66	\$300	120.00	150.00	1.0000	0.0000	300 100*	0
	Gravel Road			COMMERCIAL	\$.50/SQFT	0.41	Acres	21780	100		8,995
	Paved Road			* denotes lines that do not contribute to the total acreage calculation.							
	Storm Sewer			120 Actual Front Feet,	0.41 Total Acres	Total Est. Land Value =					8,995
	Sidewalk										
	Water										

Comments/Influences	X	Sewer
APPEARS TO HAVE BEEN ASSESSED BELOW MARKET..ADJ FOR 05	X	Electric
	X	Gas
		Curb
		Street Lights
		Standard Utilities
		Underground Utils.



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2019	4,500	0	4,500			2,928C
2018	6,700	0	6,700			2,860C
2017	6,700	0	6,700			739C
2016	9,000	0	9,000			733C

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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.
NORTHERN SUPERMARKETS INC	PAMIDA STORES OPERATING	0	01/08/2008	OTH	Not Qualified	2008/575		100.0

Property Address	Class: 201 COMMERCIAL-IM	Zoning:	Building Permit(s)	Date	Number	Status
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S MOREY RD	School: LAKE CITY - 57020					
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	P.R.E. 0%					
--	-----------	--	--	--	--	--

Owner's Name/Address	MAP #:					
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PAMIDA STORES OPERATING CO LLC	2019 Est TCV 25,129					
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SHOPKO TAX DEPARTMENT						
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PO BOX 19060						
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GREEN BAY WI 54307						
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Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES			
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. SEC 12 T22N R8W LOTS 6 & 7 PLAT OV				* Factors *			
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VI-MY-KA.				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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Comments/Influences				M-55/66	\$300	240.00	150.00	1.0000	0.0000	300	100*	0
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				COMMERCIAL	\$.50/SQFT	0.83	Acres	21780	100			17,990
--	--	--	--	------------	------------	------	-------	-------	-----	--	--	--------

				* denotes lines that do not contribute to the total acreage calculation.							
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				240	Actual Front Feet,	0.83	Total Acres	Total Est. Land Value =				17,990
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Land Improvement Cost Estimates				Description	Rate	Size	% Good	Cash Value
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				Commercial	Local Cost	Land Improvements		
--	--	--	--	------------	------------	-------------------	--	--

				Description	Rate	Size	% Good	Arch	Mult	Cash Value
--	--	--	--	-------------	------	------	--------	------	------	------------

				PAVING	0.50	16225	88	100		7,139
--	--	--	--	--------	------	-------	----	-----	--	-------

				Total Estimated Land Improvements True Cash Value =							7,139
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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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				2019	9,000	3,600	12,600			12,600S
--	--	--	--	------	-------	-------	--------	--	--	---------

				2018	13,500	8,700	22,200			22,200S
--	--	--	--	------	--------	-------	--------	--	--	---------

				2017	13,500	8,700	22,200			22,200S
--	--	--	--	------	--------	-------	--------	--	--	---------

				2016	27,000	8,600	35,600			33,337C
--	--	--	--	------	--------	-------	--------	--	--	---------

				Who When What						
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				JWV	08/06/2018	INSPECTED				
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				TPC	12/27/2017	INSPECTED				
--	--	--	--	-----	------------	-----------	--	--	--	--

				TPC	05/08/2017	INSPECTED				
--	--	--	--	-----	------------	-----------	--	--	--	--

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				Licensed To: Township of Lake, County of						
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				Missaukee, Michigan						
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*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FIFTH THIRD BANK CORP FAC	GUNNERSON MATTHEW	105,000	05/18/2016	CD	Arms Length	2016-01958	PTA	100.0

Property Address	Class: 201 COMMERCIAL-IM	Zoning:	Building Permit(s)	Date	Number	Status
1980 S MOREY RD	School: LAKE CITY - 57020		Other	09/07/2010	20100508	100%
Owner's Name/Address	P.R.E. 0%		Other	09/07/2010	20100513	100%
GUNNERSON MATTHEW 6400 W JENNINGS RD LAKE CITY MI 49651	MAP #:					
	2019 Est TCV 149,264 TCV/TFA: 78.39					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES																	
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value									
. SEC 12 T22N R8W LOTS 8 & 9 PLAT OF VI-MY-KA SUB.	X		Dirt Road																	
			Gravel Road																	
			Paved Road																	
			Storm Sewer																	
			Sidewalk																	
			Water																	
			Sewer																	
			Electric																	
			Gas																	
			Curb																	
			Street Lights																	
			Standard Utilities																	
			Underground Utils.																	

Comments/Influences	X	Land Improvement Cost Estimates		Rate	Size	% Good	Arch	Mult	Cash Value
		Description	Local Cost						
		PAVING		0.50	16500	88		100	7,260
		Outdoor Lighting		590.00		1		88	519
		Total Estimated Land Improvements							7,779



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2019	10,000	64,600	74,600			74,600S
Rolling	2018	20,000	77,400	97,400	80,000M		80,000C
Low	2017	20,000	73,400	93,400	80,000M		80,000S
High	2016	30,000	100,100	130,100			130,100S
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2018	20,000	77,400	97,400	80,000M		80,000C
TPC	08/01/2016	INSPECTED	2017	20,000	73,400	93,400	80,000M		80,000S
TPC	04/18/2016	INSPECTED	2016	30,000	100,100	130,100			130,100S

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

Desc. of Bldg/Section: CAL 14
 Calculator Occupancy: Office Buildings

Class: C
 Floor Area: 1,904
 Gross Bldg Area: 1,904
 Stories Above Grd: 1
 Average Sty Hght : 14
 Bsmnt Wall Hght : 8

Depr. Table : 2%
 Effective Age : 25
 Physical %Good: 60
 Func. %Good : 100
 Economic %Good: 100

1979 Year Built
 2010 Remodeled

14 Overall Bldg Height

Comments:

Construction Cost					
High	Above Ave.	Ave.	X	Low	
** ** Calculator Cost Data ** **					
Quality: Average					
Heat#1: Forced Air Furnace 100					
Heat#2: Forced Air Furnace 0%					
Ave. SqFt/Story: 1904					
Ave. Perimeter: 192					
Has Elevators:					
*** Basement Info ***					
Area: 1904					
Perimeter: 192					
Type: Storage Basement					
Heat: Hot Water, Radiant Floor					
* Mezzanine Info *					
Area #1:					
Type #1:					
Area #2:					
Type #2:					
* Sprinkler Info *					
Area:					
Type: Average					

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

Class: C Quality: Average
 Stories: 1 Story Height: 14 Perimeter: 192
 Overall Building Height: 14

Base Rate for Upper Floors = 119.98
 Storage Basement Basement, Base Rate for Basement = 34.91
 (Basement Fireproofing Rate = 0.00)

(10) Heating system: Forced Air Furnace Cost/SqFt: 15.94 100%
 Bsmnt Heating system: Hot Water, Radiant Floor Cost/SqFt: 21.62
 Adjusted Square Foot Cost for Upper Floors = 135.92
 Adjusted Square Foot Cost for Basement = 56.53

Total Floor Area: 1,904 Base Cost New of Upper Floors = 258,792
 Basement Area: 1,904 Base Cost New of Basement = 107,633

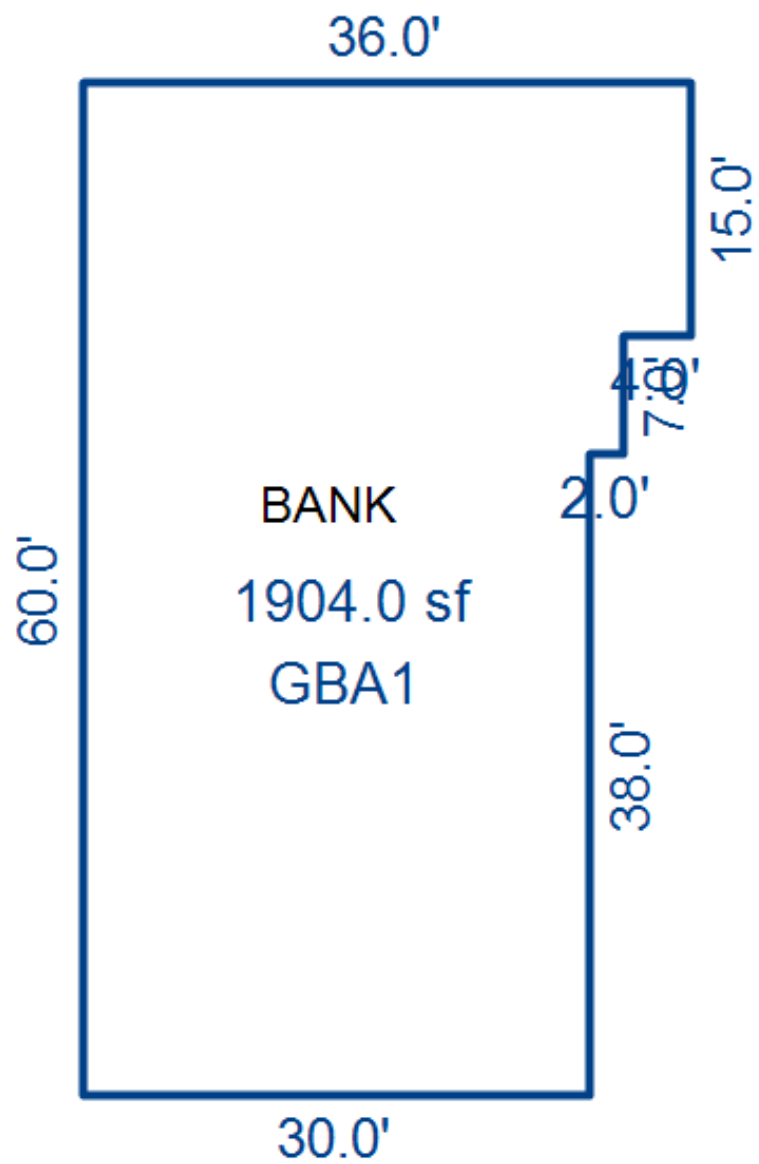
Reproduction/Replacement Cost = 366,425
 Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0
 Total Depreciated Cost = 219,855

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
UIP2 VALUT DOOR	15779.05	1	1.00	20	3,156
UIP 14 ATM ENC	30883.33	1	1.00	20	6,177

ECF (201C COMMERCIAL GROUP C) 0.530 => TCV of Bldg: 1 = 121,469
 Replacement Cost/Floor Area= 216.96 Est. TCV/Floor Area= 63.80

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

*** 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.
BRANDT JEANENE S & GREGOR	BRANDT GREGORY A & JEANEN	0	08/28/2009	QC	Not Qualified	2009/2962		0.0

Property Address	Class: 201 COMMERCIAL-IM	Zoning:	Building Permit(s)	Date	Number	Status
S MOREY RD						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2019 Est TCV 9,249					

Improved	X	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES					
			* Factors *					
			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
			M66 N OF JENNIN	75.00	150.00	1.0000	0.0000 350 100*	0
			COMMERCIAL \$.50/SQFT		0.26 Acres	21780	100	5,619
			* denotes lines that do not contribute to the total acreage calculation.					
			75 Actual Front Feet, 0.26 Total Acres Total Est. Land Value =					5,619

Public Improvements	Land Improvement Cost Estimates			
X	Description	Rate	Size % Good	Cash Value
X	Electric			
X	Gas			
X	Curb			
	Street Lights			
	Standard Utilities			
	Underground Utils.			
	PAVING	0.50	8250 88 100	3,630
	Total Estimated Land Improvements True Cash Value =			3,630

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	2019	2,800	1,800	4,600			4,600S
	2018	4,200	8,900	13,100			8,254C
	2017	4,200	8,900	13,100			8,085C
	2016	8,400	8,800	17,200			8,013C



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Who	When	What
JWV	08/06/2018	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	05/08/2017	INSPECTED

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PARTS PLUS REAL ESTATE LL	SJJP INVESTMENTS LLC	180,000	02/24/2017	WD	Arms Length	2017-04029	PTA	100.0

Property Address	Class: 201 COMMERCIAL-IM	Zoning:	Building Permit(s)	Date	Number	Status
1970 S MOREY RD	School: LAKE CITY - 57020	Commercial	07/22/2011	2011-0377	100%	
	P.R.E. 0%					
	MAP #:					

Owner's Name/Address	2019 Est TCV 218,127 TCV/TFA: 16.68
SJJP INVESTMENTS LLC 1730 3 MILE RD NE GRAND RAPIDS MI 49505	

X	Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
M-55/66	\$300	241.00	150.00	1.0000	0.0000	300	100*	0
COMMERCIAL	\$0.50/SQFT	0.83	Acres	21780	100			18,077
* denotes lines that do not contribute to the total acreage calculation.								
241 Actual Front Feet, 0.83 Total Acres								Total Est. Land Value = 18,077

Tax Description	X	Description	Rate	Size	% Good	Cash Value
. SEC 12 T22N R8W LOTS 11,12 & 13 PLAT OF VI-MY-KA. AND ASSESSED WITH PARCEL 009-012-018-95 DESCRIBED AS . SEC 12 T22N R8W BEG 503.02 FT W & N 01 DEG 48'00" W 183.02 FT FROM SE COR SEC 12, TH N 88 DEG 12'00" E 150 FT, S 01 DEG 48'00" E 4.71 FT, W 150.07 FT TO POB. .0081A.	X	Dirt Road				
	X	Gravel Road				
	X	Paved Road				
	X	Storm Sewer				
	X	Sidewalk				
	X	Water				
	X	Sewer				
	X	Electric	2.89	1120	94	3,043
	X	Gas				

Comments/Influences	X	Description	Rate	Size	% Good	Arch	Mult	Cash Value
	X	Commercial Local Cost Land Improvements						
	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	9,000	100,100	109,100			102,400C
Rolling	2018	13,600	139,200	152,800	100,000M		100,000S
Low	2017	13,600	131,400	145,000			145,000S
High	2016	18,100	136,500	154,600			154,600S
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2019	9,000	100,100	109,100			102,400C
			2018	13,600	139,200	152,800	100,000M		100,000S
			2017	13,600	131,400	145,000			145,000S
			2016	18,100	136,500	154,600			154,600S

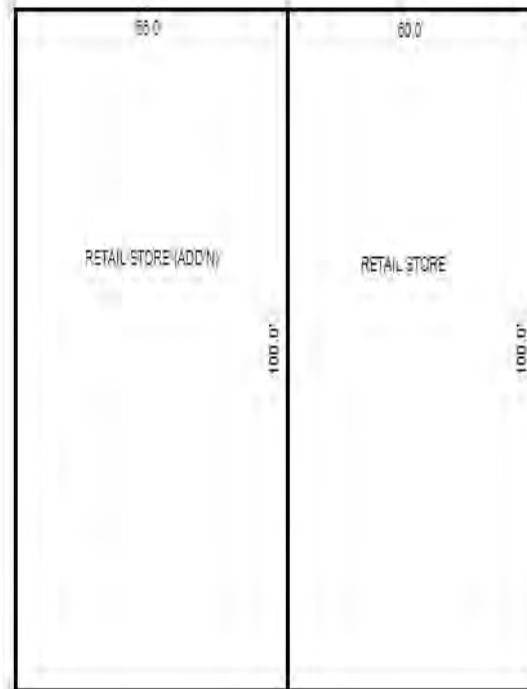
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*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: Calculator Occupancy: Stores - Discount		<<<<< Calculator Cost Computations >>>>>					
Class: C		Construction Cost		Class: C Quality: Average		Stories: 1 Story Height: 14 Perimeter: 452	
Floor Area: 12,600 Gross Bldg Area: 13,080 Stories Above Grd: 1 Average Sty Hght : 14 Bsmnt Wall Hght		High	Above Ave.	Ave.	X	Low	Base Rate for Upper Floors = 56.24
Depr. Table : 3% Effective Age : 30 Physical %Good: 40 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** ** Quality: Average Heat#1: Package Heating & Cooling 100 Heat#2: Forced Air Furnace 0% Ave. SqFt/Story: 12600 Ave. Perimeter: 452 Has Elevators:		(10) Heating system: Package Heating & Cooling Cost/SqFt: 12.42 100% Adjusted Square Foot Cost for Upper Floors = 68.66		Total Floor Area: 12,600 Base Cost New of Upper Floors = 865,116	
1980 Year Built 2000 Remodeled		Area: Perimeter: Type:		<<<<< Segregated Cost Computations >>>>> Costs taken from Segregated Cost Section 3: Stores & Commercial		Reproduction/Replacement Cost = 865,116 Eff. Age: 30 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 40 /100/100/100/40.0 Total Depreciated Cost = 346,046	
Overall Bldg Height		Heat: Hot Water, Radiant Floor		Cost # or Height Storys Item Description Col. Rate SqFt Adj. Adj. Cost		Total Cost New of Upper Floors = 865,116 Total Depreciated Cost = 346,046	
Comments:		* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:		(39) Miscellaneous Canopies & Marquees: Wood Frame 1 Up 24.50 810 1.000 1.000 19,845		Total Cost of Lump-Sum Items = 19,845 Total Cost New = 19,845	
* Sprinkler Info * Area: Type: Average		Architectural Multiplier: 1.00 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>					

(1) Excavation/Site Prep:			(7) Interior:			(11) Electric and Lighting:			(39) Miscellaneous:					
(2) Foundation:			(8) Plumbing:			Outlets:			810 Wood Frame					
X	Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	Few Average Many Unfinished Typical	Few Average Many Unfinished Typical						
(3) Frame:			Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets			Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners			Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct			Incandescent Fluorescent Mercury Sodium Vapor Transformer		
(4) Floor Structure:			(9) Sprinklers:			(13) Roof Structure: Slope=0			(40) Exterior Wall:					
(5) Floor Cover:			(10) Heating and Cooling:			(14) Roof Cover:			Thickness Bsmnt Insul.					
(6) Ceiling:			Gas Oil	Coal Stoker	Hand Fired Boiler									

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



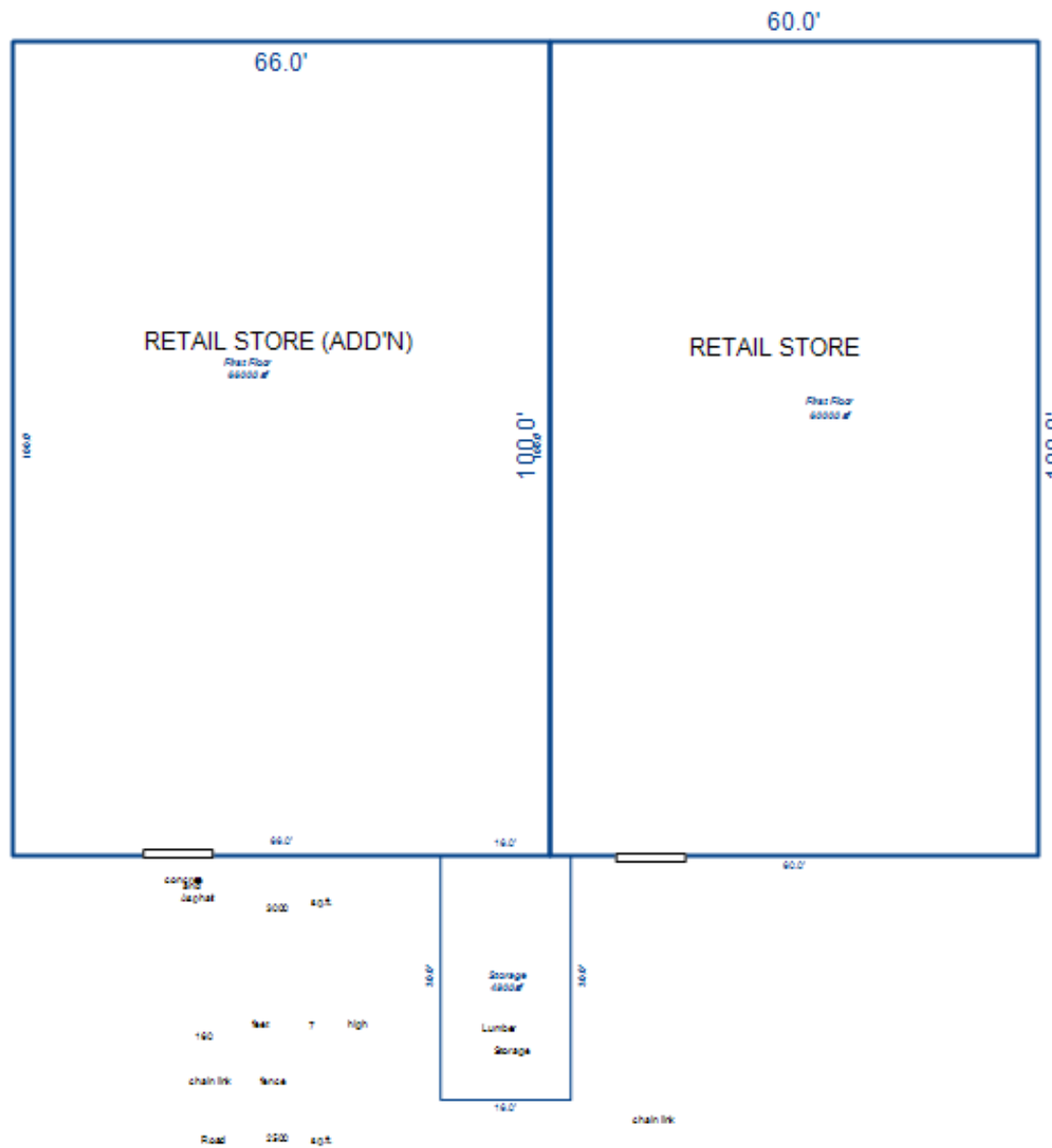
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*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: LUMBER STORAGE -REAR OF BLDG Calculator Occupancy: Sheds - Equipment 3 Wall Shed		<<<<< Calculator Cost Computations >>>>>						
Class: D,Pole Floor Area: 480 Gross Bldg Area: 13,080 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght		Class: D,Pole Quality: Average Stories: 1 Story Height: 8 Perimeter: 92						
Depr. Table : 4% Effective Age : 5 Physical %Good: 82 Func. %Good : 100 Economic %Good: 100		Base Rate for Upper Floors = 22.10 Adjusted Square Foot Cost for Upper Floors = 22.10						
2011 Year Built Remodeled Overall Bldg Height Comments:		Total Floor Area: 480 Base Cost New of Upper Floors = 10,608 Reproduction/Replacement Cost = 10,608 Eff. Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0 Total Depreciated Cost = 8,699 ECF (201C COMMERCIAL GROUP C) 0.530 => TCV of Bldg: 2 = 4,610 Replacement Cost/Floor Area= 22.10 Est. TCV/Floor Area= 9.60						
Construction Cost <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:15%;">High</td> <td style="width:15%;">Above Ave.</td> <td style="width:15%;">Ave.</td> <td style="width:15%;">X</td> <td style="width:15%;">Low</td> </tr> </table>		High	Above Ave.	Ave.	X	Low	** ** Calculator Cost Data ** ** Quality: Average Heat#1: No Heating or Cooling 0% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 480 Ave. Perimeter: 92 Has Elevators:	
High	Above Ave.	Ave.	X	Low				
*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor		*** Mezzanine Info * Area #1: Type #1: Area #2: Type #2:						
*** Sprinkler Info * Area: Type: Average								

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

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHULTZ ROBERT A	CHIUCHIARELLI SILVANO & S	9,000	08/12/2011	WD	WARRANTY DEED	2011-02532	PTA	100.0
SCHULTZ ROBERT, SURV OF G	SCHULTZ ROBERT (S/M)	0	12/31/2008	QC	Not Qualified	2009/0042		0.0
SCHULTZ ROBERT A & GEORGI	SCHULTZ ROBERT (S/M)	0	11/08/2008	OTH	Not Qualified	2008/4077		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
W JENNINGS RD	School: LAKE CITY - 57020		Garage	08/21/2012	2012-0404	100%

Owner's Name/Address	MAP #:	2019 Est TCV 33,253 TCV/TFA: 27.19
CHIUCHIARELLI SILVANO & SUSAN 2755 GRANGER RD OXFORD MI 48371		

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 12 T22N R8W LOT 14 PLAT OF VI-MY-KA SUB.	X		GROUP I 75/FF	120.00	150.00	1.0000	1.0000	75	100	9,000	
			120 Actual Front Feet, 0.41 Total Acres							Total Est. Land Value =	9,000

Comments/Influences	Land Improvement Cost Estimates	Description	Rate	Size % Good	Cash Value
	X	D/W/P: 4in Ren. Conc.	5.57	125 94	654
		Total Estimated Land Improvements True Cash Value =			654

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2019	4,500	12,100	16,600			15,725C
X Rolling	2018	4,500	12,800	17,300			15,357C
X Low	2017	4,500	11,200	15,700			15,042C
X High	2016	4,500	11,100	15,600			14,908C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2018	4,500	12,800	17,300			15,357C
TPC	10/08/2012	INSPECTED	2017	4,500	11,200	15,700			15,042C
TPC	11/01/2011	INSPECTED	2016	4,500	11,100	15,600			14,908C

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

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

Class: D,Pole
 Floor Area: 1,223
 Gross Bldg Area: 1,223
 Stories Above Grd: 1
 Average Sty Hght : 10
 Bsmnt Wall Hght

Depr. Table : 4%
 Effective Age : 1
 Physical %Good: 96
 Func. %Good : 100
 Economic %Good: 100

Construction Cost					
High	Above Ave.	Ave.	X	Low	

** ** Calculator Cost Data ** **
 Quality: Average
 Heat#1: No Heating or Cooling 0%
 Heat#2: No Heating or Cooling 0%
 Ave. SqFt/Story: 1223
 Ave. Perimeter: 141
 Has Elevators:

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

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

* Sprinkler Info *
 Area:
 Type: Average

2012 Year Built Remodeled
 Overall Bldg Height
 Comments:

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

Class: D,Pole Quality: Average
 Stories: 1 Story Height: 10 Perimeter: 141

Base Rate for Upper Floors = 20.51
 Adjusted Square Foot Cost for Upper Floors = 20.51

Total Floor Area: 1,223 Base Cost New of Upper Floors = 25,084
 Reproduction/Replacement Cost = 25,084
 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0
 Total Depreciated Cost = 24,081

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

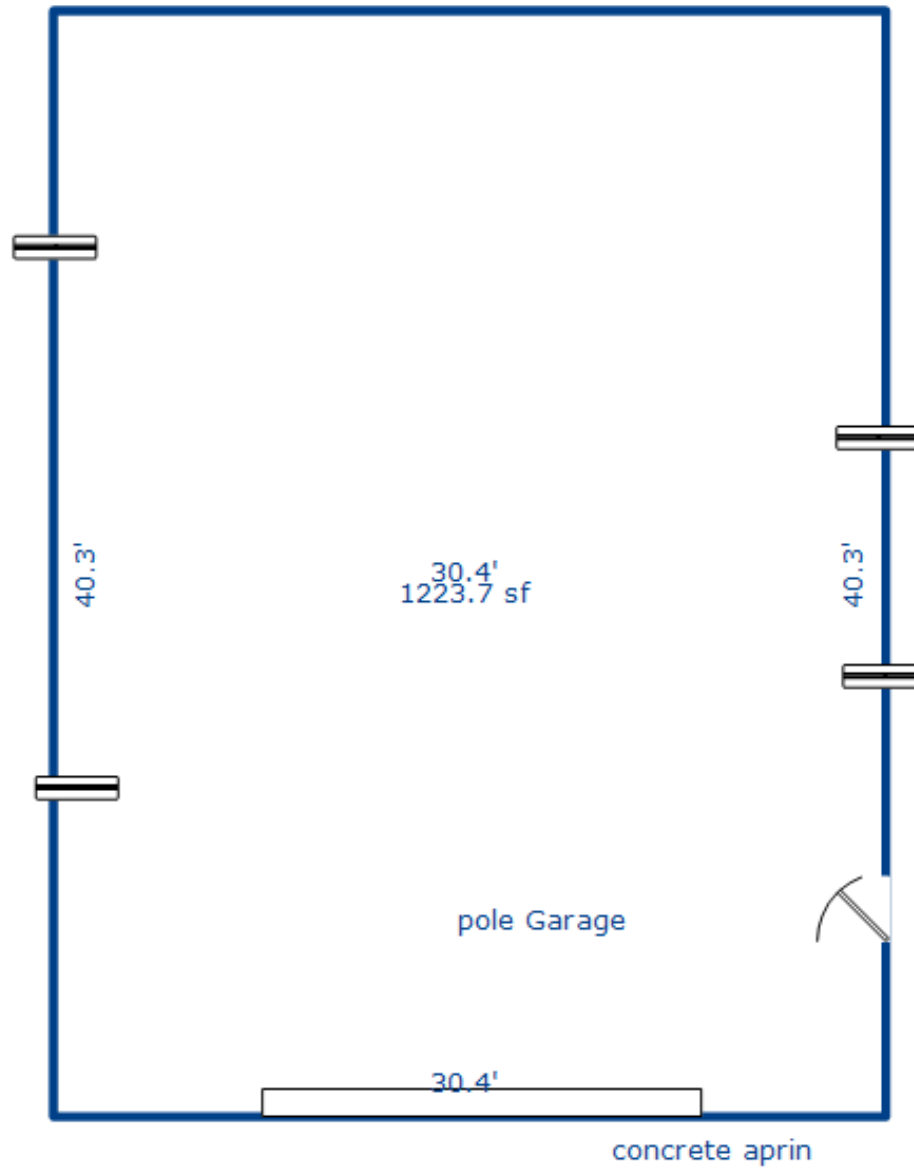
Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses

Item Description	Cost	# or Height	Storys	Cost
	Col.	Rate	SqFt	Adj. Adj.
Total Cost New = 0				
Reproduction/Replacement Cost = 0				
Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0				
Total Depreciated Cost = 0				
ECF (690 VI-MI-KA SUB, JENNINGS ROAD) 0.980 => TCV of Bldg: 1 = 23,599				
Replacement Cost/Floor Area= 20.51 Est. TCV/Floor Area= 19.30				


Architectural Multiplier: 0.00

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

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



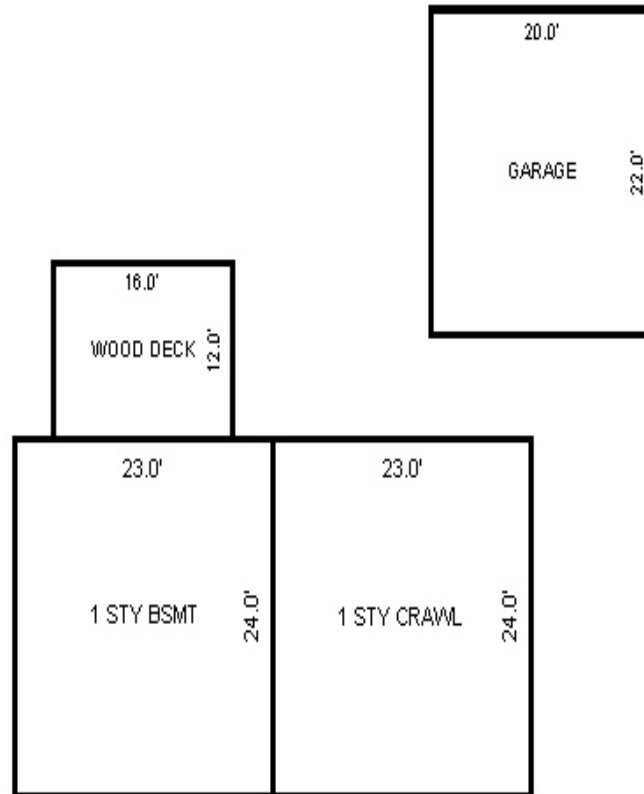
*** Information herein deemed reliable but not guaranteed***

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			
6146 W JENNINGS RD		School: LAKE CITY - 57020		Garage		06/20/2008		20080277	Complete				
Owner's Name/Address		P.R.E. 100% 07/27/1994		MAP #:		2019 Est TCV 89,210 TCV/TFA: 80.81							
MARTEK PATRICIA J 6146 W JENNINGS RD LAKE CITY MI 49651		X	Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS								
Taxpayer's Name/Address		Public Improvements		* Factors *									
MARTEK PATRICIA J 6146 W JENNINGS RD LAKE CITY MI 49651		X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Tax Description		X	Gravel Road		GROUP A 30/FF	120.00	150.00	1.0000	1.0000	30	100		3,600
. SEC 12 T22N R8W LOT 15 PLAT OF VI-MY-KA SUB.		X	Paved Road		120 Actual Front Feet, 0.41 Total Acres Total Est. Land Value = 3,600								
Comments/Influences		X	Storm Sewer		Land Improvement Cost Estimates								
		X	Sidewalk		Description	Rate	Size	% Good	Cash Value				
		X	Water		D/W/P: 3.5 Concrete	4.68	259	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				
			Street Lights		Total Estimated Land Improvements True Cash Value = 950								
			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	1,800	42,800	44,600			32,873C		
		TPC 12/27/2017	INSPECTED		2018	1,800	38,900	40,700			32,103C		
		RJG 12/02/2008	INSPECTED		2017	1,800	35,700	37,500			31,443C		
					2016	4,500	35,500	40,000			31,163C		

*** Information herein deemed reliable 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 192	Type Treated Wood	Year Built: 1967 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 Plaster X Paneled Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace												
Yr Built 1967	Remodeled 0	Ex	X	Ord		Min	(12) Electric									
Condition: Average		Lg	X	Ord		Small	0 Amps Service									
Room List		(5) Floors		Kitchen: Other: Other:												
	Basement 1st Floor 2nd Floor 3 Bedrooms			(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	X	Many Avg. Few	X	Large Avg. Small	(7) Excavation											
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												
(3) Roof	X	Gable Hip Flat	Gambrel Mansard Shed	Basement: 552 S.F. Crawl: 552 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing									
X	Asphalt Shingle			(9) Basement Finish												
	Chimney: Brick			Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer									
				(10) Floor Support												
				Joists: Unsupported Len: Cntr.Sup:												
				1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic												
				Lump Sum Items:												
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1104 SF Floor Area = 1104 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70										Cls CD		Blt 1967				
Building Areas										Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story										Siding	Basement	552				
1 Story										Siding	Crawl Space	552				
Other Additions/Adjustments										Total:			106,636	74,644		
Exterior										Brick Veneer		104	1,248	874		
Plumbing										Average Fixture(s)		1	933	653		
2 Fixture Bath												1	1,970	1,379		
Water/Sewer										1000 Gal Septic		1	3,453	2,417		
Water Well, 50 Feet												1	1,962	1,373		
Deck										Treated Wood		192	2,986	2,090		
Garages										Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost												440	12,452	8,716		
Built-Ins										Appliance Allow.		1	1,467	1,027		
Fireplaces										Exterior 1 Story		1	4,331	3,032		
Totals:													137,438	96,205		
Notes:										ECF (690 VI-MI-KA SUB, JENNINGS ROAD) 0.880 => TCV: 84,660						

*** 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.
FENNER BRAIN K	VANDEWEIDE STEPHEN E TRUS	5,000	11/18/2016	WD	Arms Length	2016-03854	PTA	100.0
		15,000	02/01/2003	WD	Download	03-0:1085		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
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W JENNINGS 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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VANDEWEIDE STEPHEN E TRUST 8689 W WALKER RD MANTON MI 49663	2019 Est TCV 7,200					
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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	240.00	150.00	1.0000	1.0000	30	100	7,200
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240 Actual Front Feet, 0.83 Total Acres							Total Est. Land Value =	7,200
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Tax Description	X	Dirt Road					
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LOTS 16 & 17. PLAT OF VI-MY-KA SUB.	X	Gravel Road					
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Comments/Influences	X	Paved Road					
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		Storm Sewer					
--	--	-------------	--	--	--	--	--

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

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

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

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

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

		Curb					
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		Street Lights					
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		Standard Utilities					
--	--	--------------------	--	--	--	--	--

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

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

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

		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	3,600	0	3,600			3,600S
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2018	3,600	0	3,600			3,600S
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2017	3,600	0	3,600			3,600S
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2016	9,000	0	9,000			7,084C
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
Property Address		Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)		Date	Number	Status
W JENNINGS RD		School: LAKE CITY - 57020						
Owner's Name/Address		P.R.E. 0%						
KRAFVE LOIS A TRUSTEE 8566 W PETERSON POINT RD LAKE CITY MI 49651		MAP #:		2019 Est TCV 4,770				
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS			
LOTS 18 & 19. PLAT OF VI-MY-KA SUB.		Public Improvements		* Factors *		LOT 18&19		
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth
		Gravel Road		GROUP A 30/FF	159.00	150.00	1.0000	1.0000
		Paved Road		159 Actual Front Feet, 0.55 Total Acres		Rate	%Adj.	Reason
		Storm Sewer				30	100	Value
		Sidewalk				Total Est. Land Value =		4,770
		Water						4,770
		Sewer						
		X Electric						
		X Gas						
		Curb						
		Street Lights						
		Standard Utilities						
		Underground Utils.						
		Topography of Site						
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review
		Rolling		2019	2,400	0	2,400	Tribunal/Other
		Low		2018	2,400	0	2,400	Taxable Value
		High		2017	2,400	0	2,400	2,400S
		Landscaped		2016	6,000	0	6,000	4,222C
		Swamp						
		Wooded						
		Pond						
		Waterfront						
		Ravine						
		Wetland						
		Flood Plain						
		Who	When	What	2019	2,400	0	2,400
		TPC	12/27/2017	INSPECTED	2018	2,400	0	2,400
		TPC	08/28/2017	INSPECTED	2017	2,400	0	2,400
		TPC	06/15/2015	INSPECTED	2016	6,000	0	6,000



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WYMAN KENNETH E & CHERYL	RUSSELL FRANK A & MARY	10,000	07/14/2017	WD	Arms Length	2017-02194	PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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W JENNINGS 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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RUSSELL FRANK A & MARY 67 CENTER ST LAKE CITY MI 49651	2019 Est TCV 9,102 TCV/TFA: 0.00
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X Improved	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	93.00	150.00	1.0000	1.0000	30	100		2,790
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93 Actual Front Feet, 0.32 Total Acres								Total Est. Land Value =	2,790
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Tax Description	X	
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. SEC 12 T22N R8W LOT 20 PLAT OF VI-MY-KA SUB.	X	Dirt Road
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		Gravel Road
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		Paved Road
--	--	------------

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

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

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

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

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

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

		Curb
--	--	------

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

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

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

Topography of Site

X Level

Rolling

Low

High

Landscaped

Swamp

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	1,400	3,200	4,600			4,600S
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2018	1,400	4,100	5,500			5,500S
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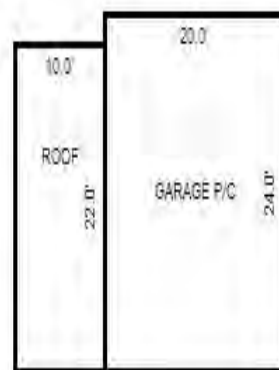
2017	1,400	3,800	5,200			5,200S
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2016	3,500	3,800	7,300			6,088C
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*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
THOMPSON MILDRED M	DAVIS KATHRYN L	100	01/09/2014	QC	QUIT CLAIM	2014-00171	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6262 W JENNINGS RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 07/27/1994					
DAVIS KATHRYN L THOMPSON MILDRED M LIFE ESTATE 329 SOUTH ST APT 311 CADILLAC MI 49601	MAP #: 2019 Est TCV 107,067 TCV/TFA: 78.90					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS							
		Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
. SEC 12 T22N R8W LOT 21 PLAT OF VI-MY-KA SUB.	X	Dirt Road		GROUP A 30/FF	120.00	150.00	1.0000	1.0000	30	100	3,600
Comments/Influences		Gravel Road		120 Actual Front Feet, 0.41 Total Acres Total Est. Land Value = 3,600							
		Paved Road		Land Improvement Cost Estimates							
		Storm Sewer		Description				Rate	Size % Good	Cash Value	
		Sidewalk		D/W/P: 4in Ren. Conc.				6.21	1700 0	0	
		Water		D/W/P: 3.5 Concrete				5.00	130 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	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2019	1,800	51,700	53,500			43,536C
X Rolling	2018	1,800	48,800	50,600			42,516C
Low	2017	1,800	44,900	46,700			41,642C
High	2016	4,500	44,600	49,100			41,271C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

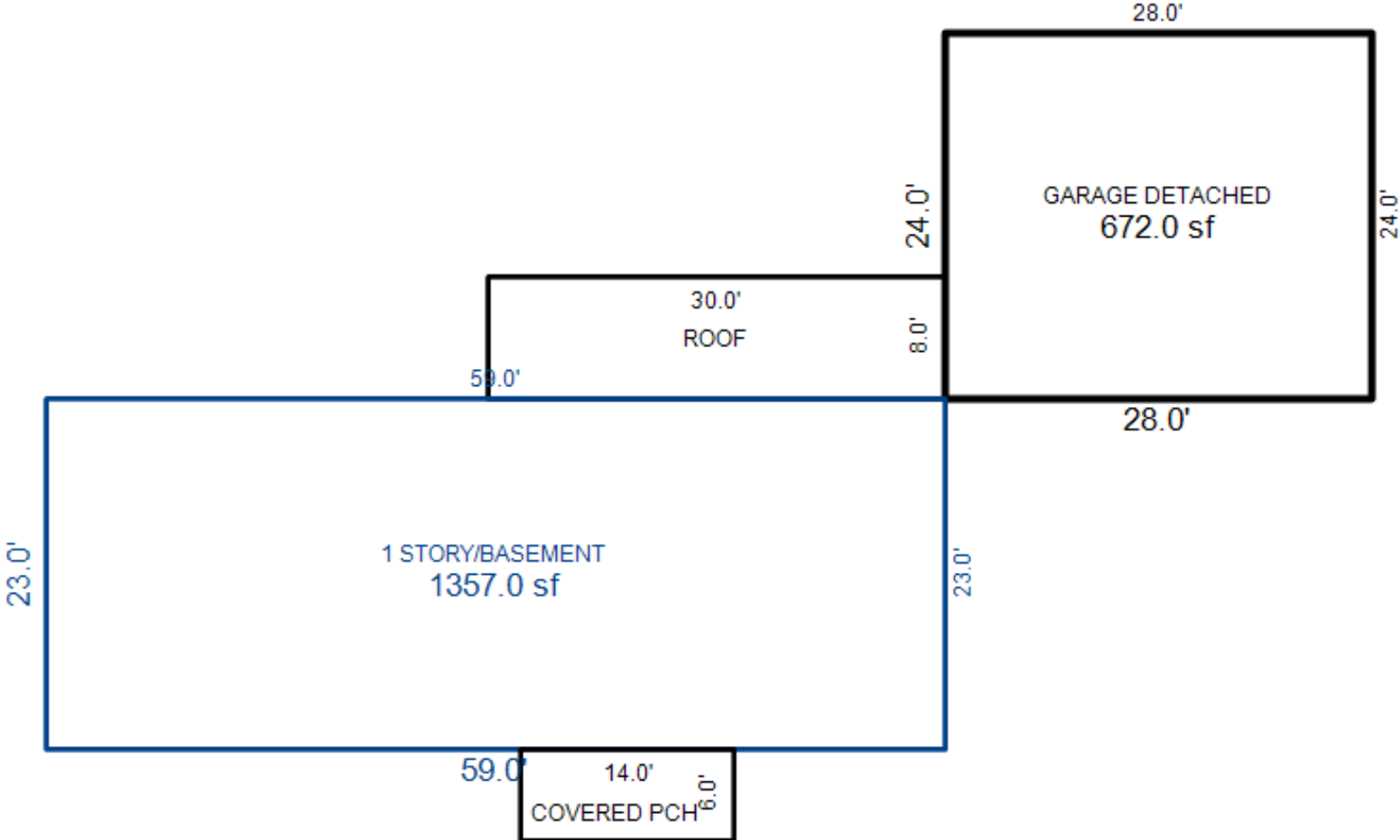


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 84 240	Type CCP (1 Story) Roof Cover Onl	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: 2 Area: 672 % 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 1972	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																		
(1) Exterior		X	Drywall	No. of Elec. Outlets		Many	X	Ave.		Few	(13) Plumbing																					
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 1357 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement		1		Average Fixture(s)																					
X	(2) Windows	Many Avg.	X	Large Avg.	8		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		2		3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																					
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		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Lump Sum Items:																						
X	Double Glass Patio Doors Storms & Screens	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:																												
X	(3) Roof	Gable Hip Flat	Gambrel Mansard Shed																													
X	Asphalt Shingle																															
Chimney:																																
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1357 SF Floor Area = 1357 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas													Cls C -5 Blt 1972																			
<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>1,357</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>142,696</td> <td>92,742</td> </tr> </tbody> </table>													Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Basement	1,357			Total:				142,696	92,742		
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																											
1 Story	Siding	Basement	1,357																													
Total:				142,696	92,742																											
Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,120 728 3 Fixture Bath 1 3,525 2,291 Water/Sewer 1000 Gal Septic 1 3,691 2,399 Water Well, 50 Feet 1 2,038 1,325 Porches CCP (1 Story) 84 1,828 1,188 Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 672 16,793 10,915 Built-Ins Appliance Allow. 1 2,099 1,364 Deck w/Roof (Roof portion) 240 2,962 1,925 Totals: 176,752 114,877																																
Notes:													ECF (690 VI-MI-KA SUB, JENNINGS ROAD) 0.880 => TCv: 101,092																			

*** 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.
		8,500	02/01/2003	WD	Download	03-0:1018		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
W JENNINGS RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 04/21/2003					
REDMAN ROBERT L & SHAWN 1796 BARBARA DR LAKE CITY MI 49651	MAP #:					
	2019 Est TCV 3,200					

	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	75.00	150.00	1.0000 1.0000	30	100	2,250
				75 Actual Front Feet, 0.26 Total Acres				Total Est. Land Value =		2,250

Tax Description	X	Dirt Road	Land Improvement Cost Estimates				
. SEC 12 T22N R8W E 75 FT OF LOT 22 PLAT OF VI-MY-KA SUB.		Gravel Road	Description	Rate	Size % Good	Cash Value	
Comments/Influences	X	Paved Road	D/W/P: Crushed Rock	1.66	1000 0	0	
	X	Storm Sewer	Residential Local Cost Land Improvements				
	X	Sidewalk	Description	Rate	Size % Good	Cash Value	
		Water	LAND IMPROVE 1000	1,000.00	1 95	950	
		Sewer	Total Estimated Land Improvements True Cash Value =				950

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	1,100	500	1,600			1,433C
2018	1,100	300	1,400			1,400S
2017	1,100	300	1,400			1,400S
2016	2,800	300	3,100			2,212C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BAT HOLDINGS TWO LLC	ACM VISION V LLC	12,900	11/25/2013	WD	WARRANTY DEED	2014-01646		100.0
DEUTSCHE BANK NATIONAL TR	BAT HOLDINGS TWO LLC	11,800	10/24/2012	QC	QUIT CLAIM	2012-04001		100.0
HALL EARL V	DEUTSCHE BANK NATIONAL TR	0	02/03/2012	SD	SHERIFF'S DEED	2012-00484	PTA	0.0
GMAC MORTGAGE CORP	HALL EARL V	0	03/09/2005	OTH	Not Qualified	05-0/1005		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6320 W JENNINGS RD		School: LAKE CITY - 57020				
		P.R.E. 0%				
Owner's Name/Address	MAP #:					
ACM VISION V LLC PO BOX 488 COLUMBIA SC 29201	2019 Est TCV 84,262 TCV/TFA: 38.44					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS								
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value		
SEC 12 T22N R8W LOT 23, W 45 FT OF LOT 22 & E 20 FT OF LOT 24 PLAT OF VI-MI-KA SUB.	X		Dirt Road	210.00	150.00	1.0000	1.0000	30	100	6,300	
Comments/Influences			Gravel Road	210 Actual Front Feet, 0.72 Total Acres						Total Est. Land Value =	6,300

Comments/Influences	X	Land Improvement Cost Estimates					
		Description	Rate	Size	% Good	Cash Value	
	X	Water	D/W/P: 3.5 Concrete	4.39	3961	50	8,694
	X	Sewer	Total Estimated Land Improvements True Cash Value =				8,694

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



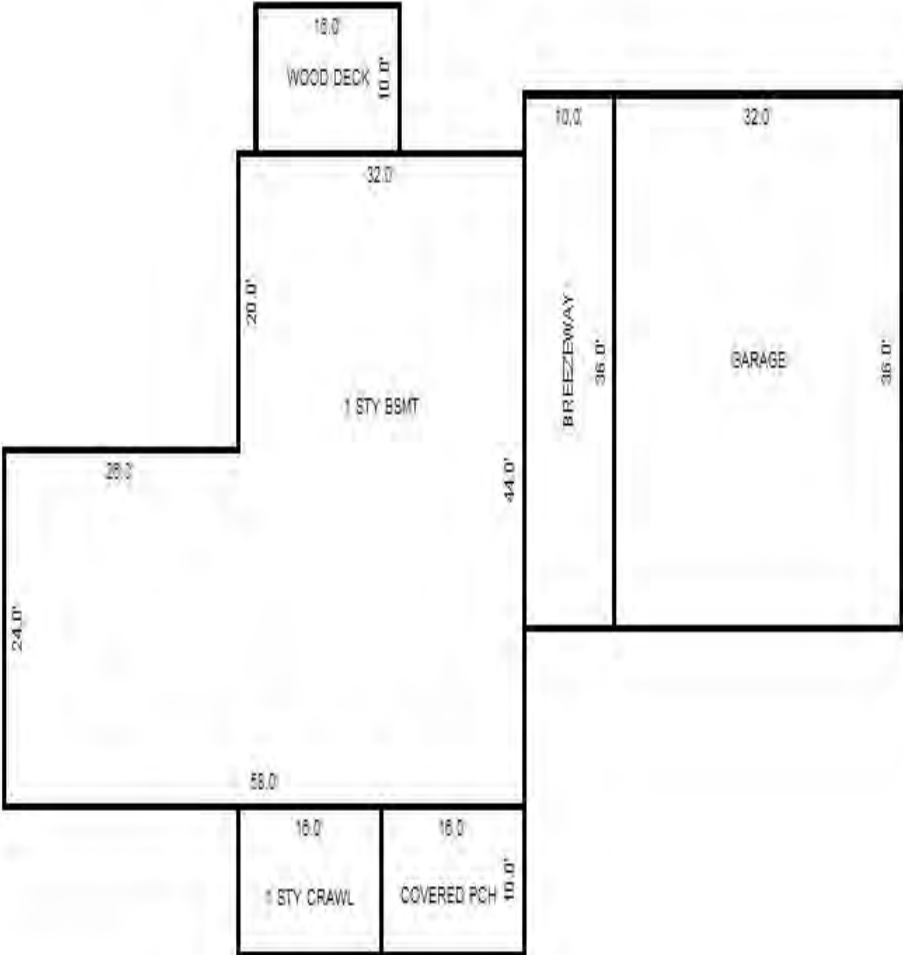
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	3,200	38,900	42,100			37,847C
2018	3,200	37,600	40,800			36,960C
2017	3,200	33,000	36,200			36,200S
2016	7,900	60,200	68,100			58,073C

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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	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 160 160 360	Type CCP (1 Story) Treated Wood Brzwy, FW	Year Built: 1982 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 1152 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: BOCA/STATE		Trim & Decoration		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE			Class: D -10 Effec. Age: 45 Floor Area: 2,192 Total Base New : 209,890 Total Depr Cost: 115,446 Estimated T.C.V: 69,268		E.C.F. X 0.600		Bsmnt Garage:		
Yr Built 1972	Remodeled 0	Ex	Ord	X	Min	(12) Electric			Ground Area = 2192 SF Floor Area = 2192 SF.					Carport Area:		
Condition: Unsound		Size of Closets		0 Amps Service			Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55			Building Areas				Roof:		
Room List		(5) Floors		No./Qual. of Fixtures			Stories Exterior Foundation			Size		Cost New		Depr. Cost		
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		Ex. X Ord. Min			1 Story Siding			2,032		156,663		86,172		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			1 Story Siding			160						
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Many X Ave. Few			Other Additions/Adjustments			Total:		1,277		702		
(2) Windows		(7) Excavation		(13) Plumbing			Plumbing			1,633		898				
X	Insulation	Basement: 2032 S.F. Crawl: 160 S.F. Slab: 0 S.F. Height to Joists: 0.0		Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer			3,235		1,779		1,042		
X	Many Avg. X Few	(8) Basement		(14) Water/Sewer			Porches			1,895		1,506		1,428		
X	Large Avg. X Small	Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor		Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic			CCP (1 Story)			2,739		1,506		1,428		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens	(9) Basement Finish		Lump Sum Items:			Deck			2,597		1,428				
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF					Fireplaces			2,597		1,428				
X	Gable Hip Flat	Gambrel Mansard Shed					Interior 1 Story			3,134		1,724				
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:					Breezeways Frame Wall			14,472		7,960				
Chimney:							Garages			1152		22,245		12,235		
							Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost			Totals:		209,890		115,446		
							Notes:							69,268		
							ECF (690 VI-MI-KA SUB, JENNINGS ROAD) 0.600 => TCV:							69,268		

*** 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.
ALEXANDER JAMES G & JEAN	JONES PHILLIP	86,450	11/30/2012	WD	WARRANTY DEED	2012-03840	PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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6366 W JENNINGS RD	School: LAKE CITY - 57020					
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	P.R.E. 100% 12/04/2012					
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Owner's Name/Address	MAP #:
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JONES PHILLIP 6366 W JENNINGS RD LAKE CITY MI 49651	2019 Est TCV 119,073 TCV/TFA: 94.50
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X Improved	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	100.00	150.00	1.0000	1.0000	30	100		3,000
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	100 Actual Front Feet, 0.34 Total Acres					Total Est. Land Value =	3,000
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Tax Description	Land Improvement Cost Estimates				
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. SEC 12 T22N R8W LOT 24 EXC E 20 FT THOF PLAT OF VI-MI-KA SUB.	Description	Rate	Size	% Good	Cash Value
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Comments/Influences	Residential Local Cost Land Improvements				
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	Description	Rate	Size	% Good	Cash Value
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X Electric	LAND IMPROVE 2500	2,500.00	1	100	2,500
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X Gas	Total Estimated Land Improvements True Cash Value =				2,500
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	Topography of Site				
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X Level	Rolling				
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	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	1,500	58,000	59,500			42,677C
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2018	1,500	52,700	54,200			41,677C
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2017	1,500	48,500	50,000			40,820C
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2016	3,800	48,100	51,900			40,456C
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Who	When	What				
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TPC 12/27/2017	INSPECTED					
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TPC 06/16/2015	INSPECTED					
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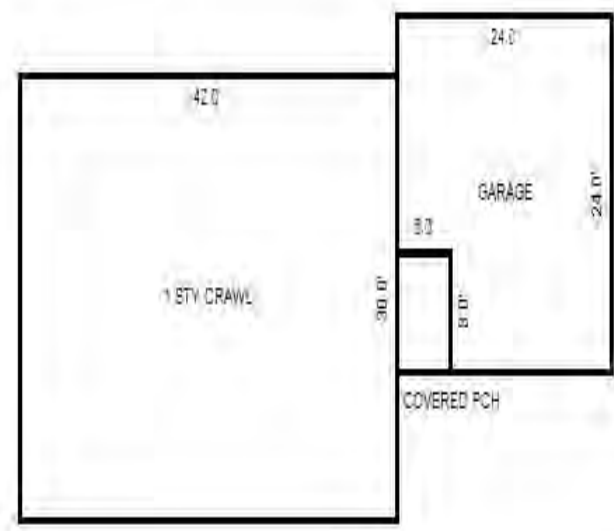
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*** Information herein deemed reliable but not guaranteed***



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																																									
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 48	Type CCP (1 Story)	Year Built: 1987 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 528 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																						
X	Wood Frame	X	Drywall Paneled				Plaster Wood T&G																																																																																																															
Building Style: 1S		Trim & Decoration																																																																																																																				
Yr Built 1987	Remodeled 0	Ex	X	Ord		Min	Size of Closets																																																																																																															
Condition: Average		Lg	X	Ord		Small	Doors		X	Ord		H.C.																																																																																																										
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		0 Amps Service																																																																																																																				
		(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																																																																																																																		
		Many	X	Ave.		Few	(13) Plumbing																																																																																																															
(2) Windows		(7) Excavation		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																																																		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Basement: 0 S.F. Crawl: 1260 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																																																																																																																				
(3) Roof		(9) Basement Finish																																																																																																																				
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors No Floor SF																																																																																																																				
X	Gambrel Mansard Shed	(10) Floor Support																																																																																																																				
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic																																																																																																																		
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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.
		37,900	08/01/1995	WD	Download	297:234		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6400 W JENNINGS RD			Addition	09/27/2012	2012-0508	100%
Owner's Name/Address	P.R.E. 0%					
	MAP #:					
	2019 Est TCV 68,720 TCV/TFA: 58.34					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS			
			Description	Frontage	Depth	Value
. SEC 12 T22N R8W LOT 25 PLAT OF VI-MY-KA SUB.	X		* Factors *			
			GROUP A 30/FF	93.00	150.00	2,790
			93 Actual Front Feet, 0.32 Total Acres			2,790

Comments/Influences	X	Land Improvement Cost Estimates			
		Description	Rate	Size % Good	Cash Value
	X	Dirt Road			
		Gravel Road			
	X	Paved Road			
		Storm Sewer			
	X	Sidewalk			
		Water			
	X	Sewer	5.29	80 94	398
		Electric	2.35	2000 94	4,418
	X	Gas	Total Estimated Land Improvements True Cash Value = 4,816		

Topography of Site	X	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level		2019	1,400	33,000	34,400			32,218C
Rolling		2018	1,400	36,100	37,500			31,463C
Low		2017	1,400	35,300	36,700			30,816C
High		2016	3,500	31,000	34,500			30,542C
Landscaped								
Swamp								
Wooded								
Pond								
Waterfront								
Ravine								
Wetland								
Flood Plain								



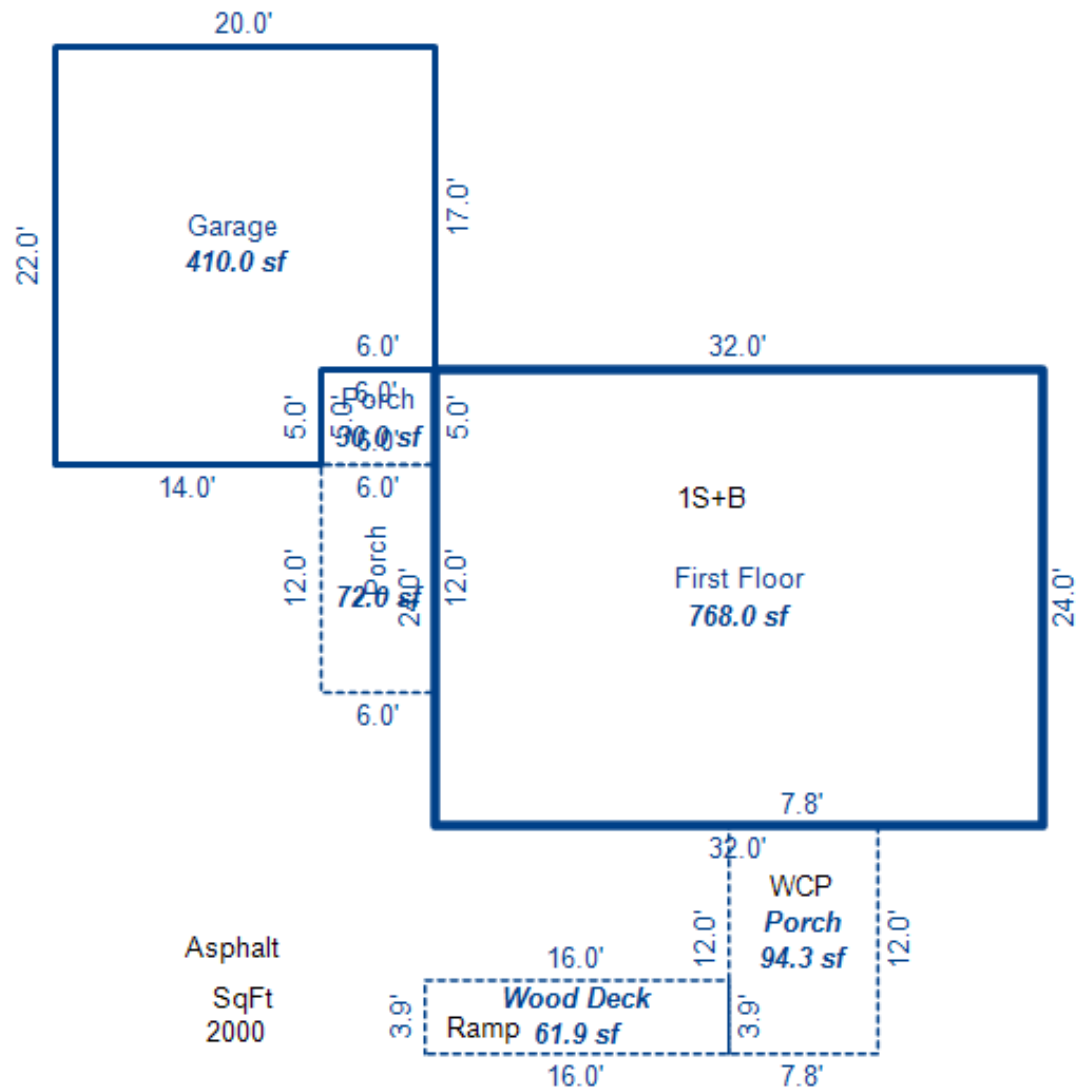
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*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: CONVERTED HOUSE Calculator Occupancy: Office Buildings		<<<<< Calculator Cost Computations >>>>>						
Class: D Floor Area: 768 Gross Bldg Area: 1,178 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght : 8		Class: D Quality: Average Stories: 1 Story Height: 8 Perimeter: 112 Overall Building Height: 8						
Depr. Table : 2.25% Effective Age : 30 Physical %Good: 51 Func. %Good : 100 Economic %Good: 100		Base Rate for Upper Floors = 108.31 Storage Basement Basement, Base Rate for Basement = 39.85 (Basement Fireproofing Rate = 0.00)						
1970 Year Built Remodeled		(10) Heating system: Forced Air Furnace Cost/SqFt: 15.26 100% Bsmnt Heating system: Forced Air Furnace Cost/SqFt: 15.66 Adjusted Square Foot Cost for Upper Floors = 123.57 Adjusted Square Foot Cost for Basement = 55.51						
8 Overall Bldg Height		Total Floor Area: 768 Base Cost New of Upper Floors = 94,902 Basement Area: 768 Base Cost New of Basement = 42,632						
Comments:		Reproduction/Replacement Cost = 137,534 Eff. Age: 30 Phy. %Good/Abnr. Phy./Func./Econ./Overall %Good: 51 /100/100/100/51.0 Total Depreciated Cost = 70,142						
Construction Cost <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>High</td> <td>Above Ave.</td> <td>Ave.</td> <td>X</td> <td>Low</td> </tr> </table> ** ** Calculator Cost Data ** ** Quality: Average Heat#1: Forced Air Furnace 100 Heat#2: Zoned A.C. Warm & Cooled Air 0% Ave. SqFt/Story: 768 Ave. Perimeter: 112 Has Elevators:		High	Above Ave.	Ave.	X	Low	<<<<< Segregated Cost Computations >>>>> Costs taken from Segregated Cost Section 5: Offices, Banks, Hospitals	
High	Above Ave.	Ave.	X	Low				
*** Basement Info *** Area: 768 Perimeter: Type: Storage Basement Heat: Forced Air Furnace		Item Description Cost # or Height Storys Col. Rate SqFt Adj. Adj. Cost (39) Miscellaneous <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>						
* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:								
* Sprinkler Info * Area: Type: Average								

(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:		(39) Miscellaneous:	
(2) Foundation:		(8) Plumbing:		Outlets: Fixtures:		94 Wood Frame	
X Poured Conc	Brick/Stone	Block	Footings	Many Above Ave.	Average Typical	Few None	
(3) Frame:		Total Fixtures		Urinals			
		3-Piece Baths		Wash Bowls			
		2-Piece Baths		Water Heaters			
		Shower Stalls		Wash Fountains			
		Toilets		Water Softeners			
(4) Floor Structure:		(9) Sprinklers:		Flex Conduit		Incandescent	
				Rigid Conduit		Fluorescent	
				Armored Cable		Mercury	
				Non-Metalic		Sodium Vapor	
				Bus Duct		Transformer	
(5) Floor Cover:		(10) Heating and Cooling:		(13) Roof Structure: Slope=0		(40) Exterior Wall:	
		Gas Oil		Coal Stoker		Hand Fired Boiler	
						Thickness Bsmnt Insul.	
(6) Ceiling:				(14) Roof Cover:			

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



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

Desc. of Bldg/Section:
 Calculator Occupancy: Garages - Residential (Detached)

Class: D,Siding
 Floor Area: 410
 Gross Bldg Area: 1,178
 Stories Above Grd: 1
 Average Sty Hght : 8
 Bsmnt Wall Hght

Construction Cost					
High	Above Ave.	Ave.	X	Low	

** ** Calculator Cost Data ** **
 Quality: Average
 Heat#1: No Heating or Cooling 0%
 Heat#2: No Heating or Cooling 0%
 Ave. SqFt/Story: 410
 Ave. Perimeter
 Has Elevators:

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

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

* Sprinkler Info *
 Area:
 Type: Average

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

1970 Year Built
 Remodeled

8 Overall Bldg
 Height

Comments:

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

Class: D,Siding Quality: Average
 Stories: 1 Story Height: 8 Perimeter: 0
 Overall Building Height: 8

Base Rate for Upper Floors = 36.20
 Adjusted Square Foot Cost for Upper Floors = 36.20

Total Floor Area: 410 Base Cost New of Upper Floors = 14,842
 Reproduction/Replacement Cost = 14,842
 Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 47 /100/100/100/47.0
 Total Depreciated Cost = 6,976

ECF (201B COMMERCIAL GROUP B) 0.780 => TCV of Bldg: 2 = 5,441
 Replacement Cost/Floor Area= 36.20 Est. TCV/Floor Area= 13.27

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

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

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

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
W JENNINGS RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
DONNELLY WILLIAM J JR P O BOX 363 LAKE CITY MI 49651	MAP #:					
	2019 Est TCV 1,980					

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	66.00	150.00	1.0000	1.0000	30	100		1,980	
66 Actual Front Feet, 0.23 Total Acres Total Est. Land Value =								1,980	

Tax Description	X	Value
. SEC 12 T22N R8W LOT 26 PLAT OF VI-MI-KA SUB.	X	

Comments/Influences	X	Value
SMALL POND PCL USED AS ACCESS TO HOME BEHIND SUB	X	

Topography of Site	X	Value
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	1,000	0	1,000			1,000S
2018	1,000	0	1,000			1,000S
2017	1,000	0	1,000			1,000S
2016	2,500	0	2,500			1,172C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
EDWARDS ERNEST B & JANET	VANDER WEIDE STEPHEN E TR	98,000	08/06/2014	WD	WARRANTY DEED	2014-02714	PTA	100.0
EDWARDS JANET R	EDWARDS ERNEST B & JANET	0	03/26/2013	DC	CERTIFICATE OF DEATH	2013-03214		100.0
EDWARDS ERNEST B	EDWARDS ERNEST B & JANET	0	02/21/2013	DC	CERTIFICATE OF DEATH	2013-03215 DC	PTA	0.0
EDWARDS ERNEST B & JANET	EDWARDS ERNEST B & JANET	0	07/23/2002	QC	New Construction	2009/2977		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status						
6450 W JENNINGS RD		School: LAKE CITY - 57020										
		P.R.E. 0%										
Owner's Name/Address	MAP #:											
VANDER WEIDE STEPHEN E TRUST 2950 LUCAS RD MANTON MI 49663	2019 Est TCV 5,458											
	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	141.93	150.00	1.0000	1.0000	30	100		4,258
				GROUP A 30/FF	40.00	150.10	1.0000	1.0000	30	100		1,200
				185 Actual Front Feet, 0.62 Total Acres			Total Est. Land Value =					5,458
				Land Improvement Cost Estimates								
				Description	Rate	Size	% Good	Cash Value				
				D/W/P: 3.5 Concrete	4.68	1032	0	0				
				D/W/P: Asphalt Paving	2.19	660	0	0				
				Total Estimated Land Improvements			True Cash Value =		0			
				Street Lights								
				Standard Utilities								
				Underground Utils.								
				Topography of Site								
	X			Level								
				Rolling								
	X			Low								
				High								
				Landscaped								
				Swamp								
				Wooded								
				Pond								
				Waterfront								
				Ravine								
	X			Wetland								
				Flood Plain								
				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
	Who	When	What	2019	2,700	0	2,700			2,700S		
				2018	2,700	0	2,700			2,700S		
				2017	2,700	0	2,700			2,700S		
				2016	6,800	0	6,800			6,800S		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VANDERWEIDE STEPHEN E TRU	MUSSELMAN JOSHUA J	0	09/19/2018	WD	LAND CONTRACT	2018-03118		0.0
VANDER WEIDE STEPHEN E TR	MUSSELMAN JOSHUA J	106,000	01/29/2016	LC	RELATED PARTY	2016-00317	PTA	100.0
EDWARDS ERNEST B & JANET	VANDER WEIDE STEPHEN E TR	98,000	08/06/2014	WD	WARRANTY DEED	2014-02714	PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6450 W JENNINGS RD	School: LAKE CITY - 57020		Addition	04/28/2009	20090132	Complete

Owner's Name/Address	MAP #:
MUSSELMAN JOSHUA J 6450 W JENNINGS RD LAKE CITY MI 49651	2019 Est TCV 108,803 TCV/TFA: 113.34

X	Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS				
			* Factors *				
			Description	Frontage	Depth	Rate %Adj. Reason	Value
			GROUP I 75/FF	200.00	150.10	1.0000 1.0000 75 100	15,000
			200 Actual Front Feet, 0.69 Total Acres				Total Est. Land Value = 15,000

Tax Description	X	Public Improvements	Description	Rate	Size % Good	Cash Value
SEC 12 T22N R8W W 200 FT OF LOT 28 OF THE PLAT OF VI-MY-KA SUBDIVISION LAKE TOWNSHIP MISSAUKEE COUNTY SPLIT ON 01/25/2016 FROM 009-690-027-00; FORMERLY SEC 12 T22N R8W LOTS 27 & 28 PLAT OF VI-MY-KA SUB.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk	D/W/P: 3.5 Concrete	4.39	1032 0	0
	X	Water Sewer	D/W/P: Asphalt Paving	2.04	660 0	0
	X	Electric Gas Curb	Residential Local Cost Land Improvements			
	X	Street Lights Standard Utilities Underground Utils.	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			

Comments/Influences	Topography of Site
Split/Comb. on 01/25/2016 completed 01/25/2016 TIM ; Parent Parcel(s): 009-690-027-00; Child Parcel(s): 009-690-028-00; -----	

X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Rolling	2019	7,500	46,900	54,400			54,400S
X	Low	2018	7,500	49,100	56,600			53,806C
X	High	2017	7,500	45,200	52,700			52,700S
X	Landscaped	2016	7,500	44,900	52,400			44,432C
X	Swamp							
X	Wooded							
X	Pond							
X	Waterfront							
X	Ravine							
X	Wetland							
X	Flood Plain							



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	05/06/2018	INSPECTED	2018	7,500	49,100	56,600			53,806C
TPC	12/27/2017	INSPECTED	2017	7,500	45,200	52,700			52,700S
TPC	06/16/2015	INSPECTED	2016	7,500	44,900	52,400			44,432C

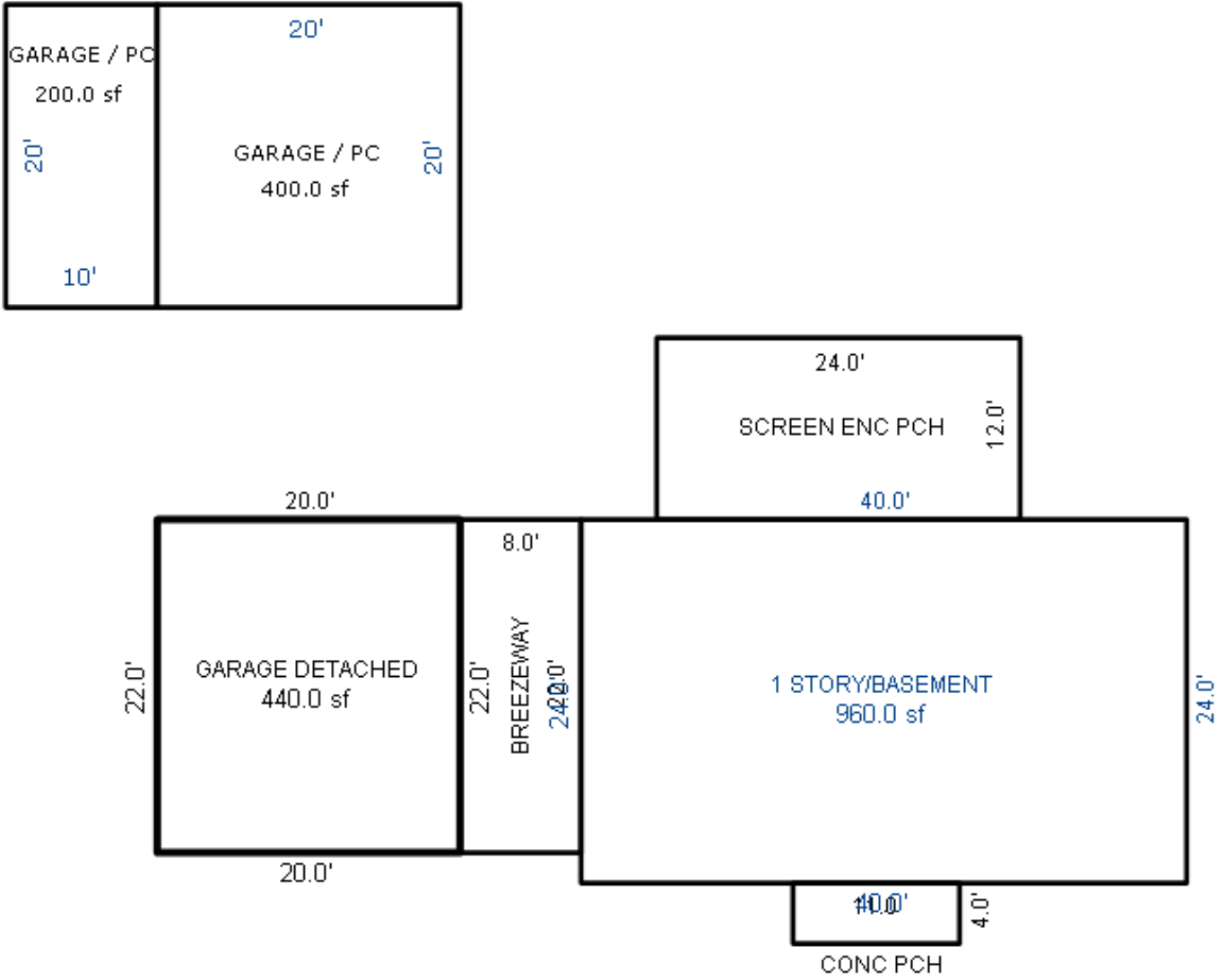
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil 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 44 288 176	Type CPP CSEP (1 Story) Brzwy, FW	Year Built: 1958 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: 440 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: 1S		Trim & Decoration														
Yr Built 1958	Remodeled 0	Ex	X	Ord		Min	Size of Closets									
Condition: Average		Lg	X	Ord		Small	Doors		X	Ord		H.C.				
Room List		(5) Floors		Central Air Wood Furnace			(12) Electric		0		Amps Service					
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Other:		(6) Ceilings			No./Qual. of Fixtures		Ex.		X	Ord.		Min		
(1) Exterior							No. of Elec. Outlets		Many		X	Ave.		Few		
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		(13) Plumbing			1		Average Fixture(s)							
(2) Windows		Basement: 960 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		1		Average Fixture(s)					
X	Many Avg. Few	X	Large Avg. Small	(8) Basement		(14) Water/Sewer		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Lump Sum Items:						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish												
X	Double Glass Patio Doors Storms & Screens	960	Recreation SF Living SF Walkout Doors No Floor SF													
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1		Water Well							
X	Gable Hip Flat		Gambrel Mansard Shed													
X	Asphalt Shingle															
Chimney:																
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 960 SF Floor Area = 960 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas											Cls CD		Blt 1958			
Stories Exterior Foundation Size Cost New Depr. Cost											960					
1 Story Brick Basement											Total:		102,347 61,408			
Other Additions/Adjustments																
Plumbing											Average Fixture(s)		1 933 560			
Water/Sewer											1000 Gal Septic		1 3,453 2,072			
Solar Water Heat											Water Well, 100 Feet		1 4,280 2,568			
Porches											CPP		44 784 470			
CSEP (1 Story)											288		7,574 6,514 *			
Garages											Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)		440 14,054 8,432			
Base Cost											576		11,267 6,760			
Class: CD Exterior: Pole (Unfinished)											Base Cost		200 4,464 2,678			
Class: D Exterior: Pole (Unfinished)											Appliance Allow.		1 1,467 880			
Base Cost											Breezeways		176 8,008 4,805			
Frame Wall											Recreation Room		960 13,498 6,749			
Totals:											172,129		103,896			

<<<< 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.			
DEUTSCHE BANK TRUST COMPA	HOFFMAN GARY C & KAROLYN	60,041	08/31/2011	CD	REDEMPTION CERTIFICA	2011-02767	PTA	0.0			
HOFFMAN DIANNE L	DEUTSCHE BANK TRUST COMPA	57,578	03/04/2011	SD	SHERIFF'S DEED	2011-00731		0.0			
HOFFMAN KAROLYN KAY	HOFFMAN DIANNE L	0	03/04/2010	QC	Reference	2010/539		100.0			
HOFFMAN GARY C (DECEASED)	HOFFMAN KAROLY KAY (WIDOW	0	09/11/2009	OTH	Not Qualified	2009/3932		0.0			
Property Address		Class: 401 RESIDENTIAL-I		Zoning:		Building Permit(s)		Date	Number	Status	
6281 W JENNINGS RD		School: LAKE CITY - 57020									
Owner's Name/Address		P.R.E. 0%									
HOFFMAN DIANNE L PO BOX 24 LAKE CITY MI 49651		MAP #:									
		2019 Est TCV 126,718 TCV/TFA: 96.00									
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS							
. SEC 13 T22N R8W LOT 29 PLAT OF VI-MY-KA SUB.		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		GROUP I 75/FF	120.00	297.00	1.0000	1.0000	75	100	9,000
		Paved Road		120 Actual Front Feet, 0.82 Total Acres				Total Est. Land Value =		9,000	
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description			Rate	Size % Good	Cash Value		
		Water		Residential Local Cost Land Improvements			Rate	Size % Good	Cash Value		
		Sewer		Description			Rate	Size % Good	Cash Value		
		X	Electric	LAND IMPROVE 1000			1,000.00	1 97	970		
		X	Gas	Total Estimated Land Improvements True Cash Value = 970							
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X	Level								
			Rolling								
			Low								
			High								
		X	Landscaped								
			Swamp								
			Wooded								
			Pond								
			Waterfront								
			Ravine								
			Wetland								
			Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2019	4,500	58,900	63,400		44,013C	
		TPC 12/27/2017	INSPECTED		2018	4,500	54,200	58,700		42,982C	
		TPC 05/28/2011	INSPECTED		2017	4,500	49,800	54,300		42,098C	
					2016	4,500	49,500	54,000		41,723C	



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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																														
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	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 76 216	Type CCP (1 Story) Treated Wood	Year Built: 1977 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	X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: C +10 Effec. Age: 35 Floor Area: 1,320 Total Base New : 204,140 Total Depr Cost: 132,668 Estimated T.C.V: 116,748		E.C.F. X 0.880		Bsmnt Garage:																																																																														
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Total Base New : 204,140 Total Depr Cost: 132,668 Estimated T.C.V: 116,748		E.C.F. X 0.880		Carpport Area:																																																																														
Yr Built	Remodeled	Ex	X	Ord		Min	0 Amps Service			Floor Area: 1,320				Roof:																																																																														
1977	197						No Heating/Cooling			Total Base New : 204,140																																																																																		
Condition: Average		Lg	X	Ord		Small	No Heating/Cooling			Total Base New : 204,140																																																																																		
Room List		Doors			Solid	X	Central Air Wood Furnace			Total Base New : 204,140																																																																																		
Basement 1st Floor 2nd Floor 4 Bedrooms		Kitchen: Other: Other:		(5) Floors			(12) Electric			Total Base New : 204,140																																																																																		
(1) Exterior		X Drywall		No./Qual. of Fixtures			0 Amps Service			Total Base New : 204,140																																																																																		
Wood/Shingle Aluminum/Vinyl Brick		X Drywall		Ex.	X	Ord.		Min	Total Base New : 204,140																																																																																			
Insulation		X Drywall		No. of Elec. Outlets			0 Amps Service			Total Base New : 204,140																																																																																		
(2) Windows		X Drywall		Many	X	Ave.		Few	Total Base New : 204,140																																																																																			
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Large Avg. Small		X Drywall		Basement: 1320 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Total Base New : 204,140																																																																																		
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement		X Drywall		(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			Total Base New : 204,140																																																																																		
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Gable Hip Flat		X Drywall		Recreation SF Living SF Walkout Doors No Floor SF			Lump Sum Items:			Total Base New : 204,140																																																																																		
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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.
HOFFMAN KAROLYN KAY	HOFFMAN DIANNE L	0	03/04/2010	QC	Reference	2010/539		100.0
HOFFMAN GARY C (DECEASED)	HOFFMAN KAROLYN KAY (WIDO	0	09/11/2009	OTH	Not Qualified	2009/3932		0.0

Property Address: W JENNINGS 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: HOFFMAN DIANNE L
 PO BOX 24
 LAKE CITY MI 49651
 2019 Est TCV 9,000

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

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X Dirt Road	GROUP I 75/FF	120.00	297.00	1.0000	1.0000	75	100		9,000
X Gravel Road	120 Actual Front Feet, 0.82 Total Acres								9,000
X Paved Road	Total Est. Land Value =								9,000

Tax Description: . SEC 13 T22N R8W LOT 30 PLAT OF VI-MY-KA SUB.

Comments/Influences

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

Topography of Site

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



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2019	4,500	0	4,500			4,130C
		TPC 12/27/2017 INSPECTED	2018	4,500	0	4,500			4,034C
		TPC 10/06/2015 INSPECTED	2017	4,500	0	4,500			3,952C
			2016	4,500	0	4,500			3,917C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RANDEL FRANK C	RANDEL BARBARA J	0	12/03/2014	DC	CERTIFICATE OF DEATH	2015-01734		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6359 W JENNINGS RD						
	School: LAKE CITY - 57020					
	P.R.E. 100% 07/27/1994					
Owner's Name/Address	MAP #:					
RANDEL BARBARA J 6359 W JENNINGS RD LAKE CITY MI 49651	2019 Est TCV 72,715 TCV/TFA: 53.59					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS							
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
. SEC 13 T22N R8W LOT 31 PLAT OF VI-MY-KA SUB.	X		Dirt Road	120.00	297.00	1.0000	1.0000	75	100	9,000
			Gravel Road	120 Actual Front Feet, 0.82 Total Acres						9,000

Comments/Influences	X	Land Improvement Cost Estimates					
		Description	Rate	Size	% Good	Cash Value	
	X	Water	D/W/P: 3.5 Concrete	4.39	1980	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
			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

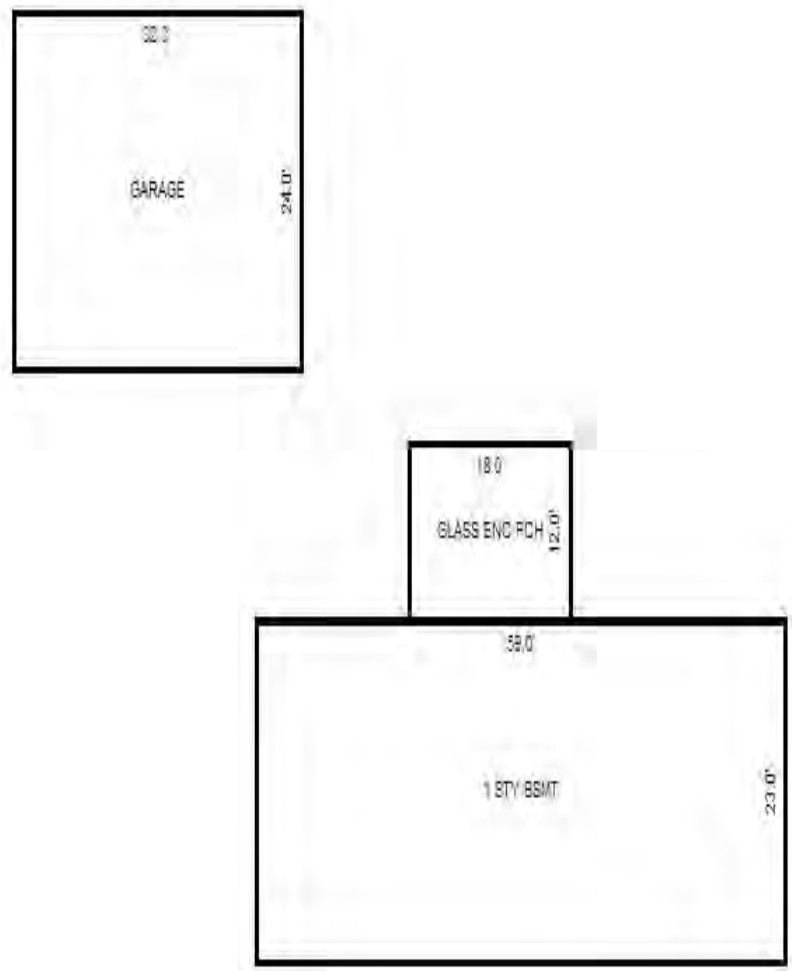
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2019	4,500	31,900	36,400			31,318C
2018	4,500	32,000	36,500			30,584C
2017	4,500	27,800	32,300			29,955C
2016	4,500	27,600	32,100			29,688C

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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		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth	Area 216	Type WGEP (1 Story)	Year Built: 1980 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G					1	Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Wood Stove Direct-Vented Ga			Class: D Effec. Age: 40 Floor Area: 1,357 Total Base New : 177,561 Total Depr Cost: 104,609 Estimated T.C.V: 62,765	
Building Style: BOCA/STATE		Trim & Decoration															
Yr Built 1969	Remodeled 0	Ex	X	Ord		Min	Size of Closets										
Condition: Average		Lg	X	Ord		Small	Doors			X	Ord		H.C.				
Room List		(5) Floors		Kitchen: Other: Other:			(12) Electric			0		Amps Service					
	Basement 1st Floor 2nd Floor 3 Bedrooms	(6) Ceilings		No./Qual. of Fixtures			Ex. X Ord. Min			No. of Elec. Outlets		Many X Ave. Few		(13) Plumbing			
(1) Exterior	X	Drywall					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 BOCA/STATE (11) Heating System: Forced Air w/ Ducts Ground Area = 1357 SF Floor Area = 1357 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,357 Total: 119,044 71,425		Cls D Blt 1969			
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 1357 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			Plumbing		Average Fixture(s) 1 778 467 Water/Sewer 1000 Gal Septic 3,235 1,941 Water Well, 50 Feet 1 1,895 1,137		Porches WGEP (1 Story) 216 10,104 6,062		Garages Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 768 16,220 9,732	
(2) Windows	X	Many Avg. Few	X	Large Avg. Small	(9) Basement Finish		1400 Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Built-Ins Appliance Allow. 1 1,243 746 Jacuzzi Tub 1 4,428 2,657		Fireplaces Wood Stove 1 1,350 810 Recreation Room 1400 19,264 9,632 Totals: 177,561 104,609	
(3) Roof	X	Gable Hip Flat		Gambrel Mansard Shed	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1 1		1000 Gal Septic 2000 Gal Septic		Notes: HUD ECF (690 VI-MI-KA SUB, JENNINGS ROAD) 0.600 => TCVC: 62,765		Lump Sum Items:	
	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.
COVENANT CAPITAL INC	CRAWFORD JEANNIE	134,000	09/30/2015	WD	Arms Length	2015-03296	PTA	100.0
SOLIZ PATRICIA A	COVENANT CAPITAL INC	117,000	12/29/2003	WD	Arms Length	04-0/0603		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6401 W JENNINGS RD						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 100% 10/06/2015					
	MAP #:					
	2019 Est TCV 149,416 TCV/TFA: 65.59					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS							
				* Factors *							
Comments/Influences	X	Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
				GROUP I 75/FF	120.00	297.00	1.0000	1.0000	75 100	9,000	
				120 Actual Front Feet, 0.82 Total Acres				Total Est. Land Value =		9,000	
				Land Improvement Cost Estimates							
				Description	Rate	Size	% Good	Cash Value			
				D/W/P: 3.5 Concrete	4.68	578	0	0			
				Residential Local Cost Land Improvements							
				Description	Rate	Size	% Good	Cash Value			
				LAND IMPROVE 1000	1,000.00	2	95	1,900			
				Total Estimated Land Improvements True Cash Value =				1,900			



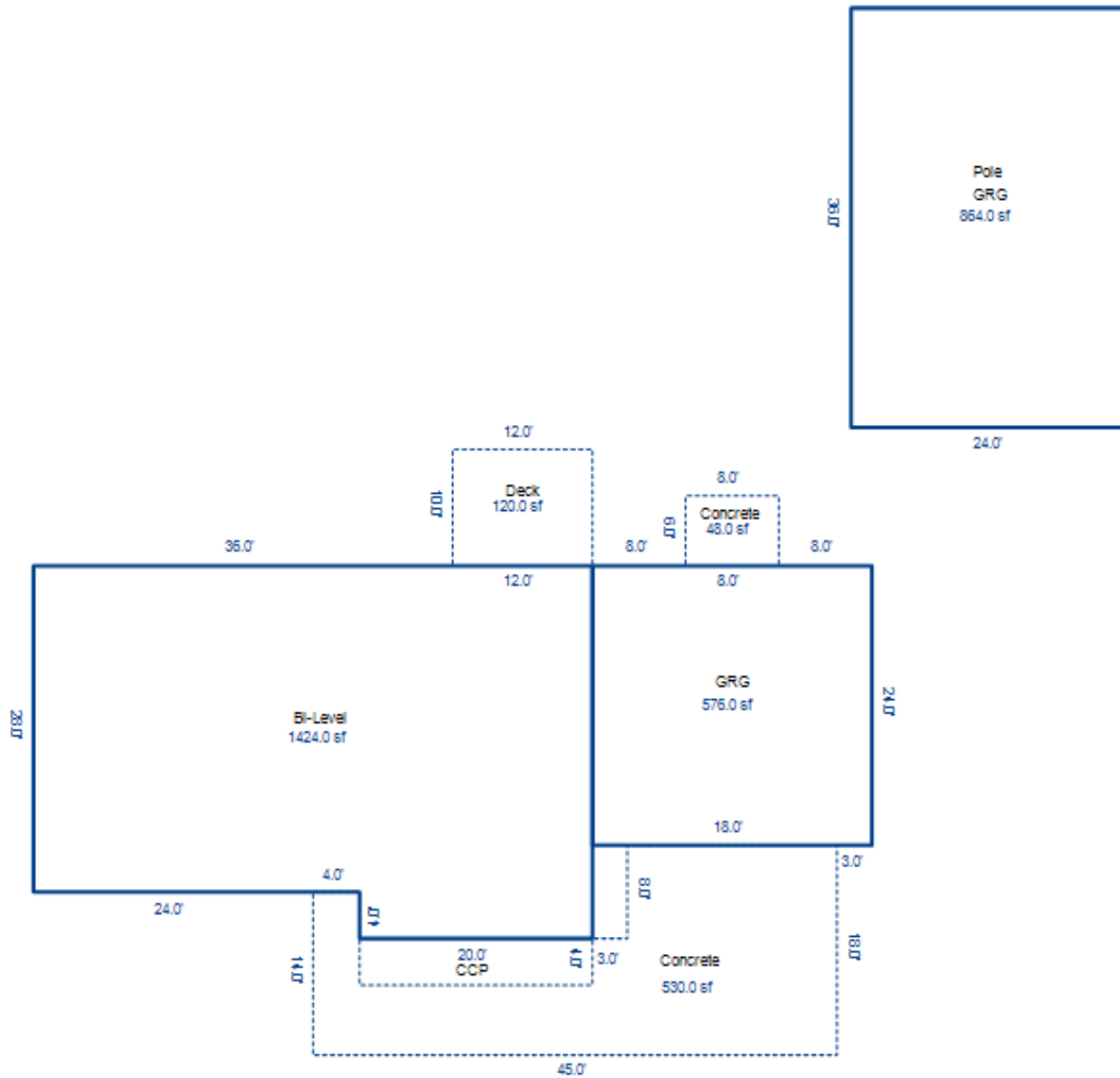
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2019	4,500	70,200	74,700			66,284C
Rolling							
Low							
High							
Landscaped							
Swamp							
X Wooded	2018	4,500	64,100	68,600			64,731C
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
	2017	4,500	58,900	63,400			63,400S
	2016	4,500	59,400	63,900			63,900S

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	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 60 120	Type CCP (1 Story) Treated Wood	Year Built: 1977 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: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 30 Floor Area: 2,278 Total Base New : 224,866 Total Depr Cost: 157,405 Estimated T.C.V: 138,516		E.C.F. X 0.880		Bsmnt Garage: Carport Area: Roof:		
Building Style: BI		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Total Base New : 224,866 Total Depr Cost: 157,405 Estimated T.C.V: 138,516		E.C.F. X 0.880		Bsmnt Garage: Carport Area: Roof:	
Yr Built 1977	Remodeled 0	Ex	X	Ord		Min	0 Amps Service			Total Base New : 224,866 Total Depr Cost: 157,405 Estimated T.C.V: 138,516		E.C.F. X 0.880		Bsmnt Garage: Carport Area: Roof:	
Condition: Average		Lg	X	Ord		Small	No Heating/Cooling			Total Base New : 224,866 Total Depr Cost: 157,405 Estimated T.C.V: 138,516		E.C.F. X 0.880		Bsmnt Garage: Carport Area: Roof:	
Room List		(5) Floors		Kitchen: Other: Other:			No./Qual. of Fixtures			Total Base New : 224,866 Total Depr Cost: 157,405 Estimated T.C.V: 138,516		E.C.F. X 0.880		Bsmnt Garage: Carport Area: Roof:	
	Basement 1st Floor 2nd Floor 4 Bedrooms	Kitchen: Other: Other:		(12) Electric			Ex. X Ord. Min			Total Base New : 224,866 Total Depr Cost: 157,405 Estimated T.C.V: 138,516		E.C.F. X 0.880		Bsmnt Garage: Carport Area: Roof:	
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Ex. X Ord. Min			Total Base New : 224,866 Total Depr Cost: 157,405 Estimated T.C.V: 138,516		E.C.F. X 0.880		Bsmnt Garage: Carport Area: Roof:	
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall	No. of Elec. Outlets			Many X Ave. Few			Total Base New : 224,866 Total Depr Cost: 157,405 Estimated T.C.V: 138,516		E.C.F. X 0.880		Bsmnt Garage: Carport Area: Roof:	
(2) Windows		(7) Excavation		(13) Plumbing			Average Fixture(s)			Total Base New : 224,866 Total Depr Cost: 157,405 Estimated T.C.V: 138,516		E.C.F. X 0.880		Bsmnt Garage: Carport Area: Roof:	
X	Many Avg. X Few	Large Avg. X Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 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			Total Base New : 224,866 Total Depr Cost: 157,405 Estimated T.C.V: 138,516		E.C.F. X 0.880		Bsmnt Garage: Carport Area: Roof:	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		(8) Basement			1 Average Fixture(s) 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			Total Base New : 224,866 Total Depr Cost: 157,405 Estimated T.C.V: 138,516		E.C.F. X 0.880		Bsmnt Garage: Carport Area: Roof:	
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer			Total Base New : 224,866 Total Depr Cost: 157,405 Estimated T.C.V: 138,516		E.C.F. X 0.880		Bsmnt Garage: Carport Area: Roof:	
(3) Roof		(10) Floor Support		Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Total Base New : 224,866 Total Depr Cost: 157,405 Estimated T.C.V: 138,516		E.C.F. X 0.880		Bsmnt Garage: Carport Area: Roof:	
X	Gable Hip Flat	Gambrel Mansard Shed		1 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Total Base New : 224,866 Total Depr Cost: 157,405 Estimated T.C.V: 138,516		E.C.F. X 0.880		Bsmnt Garage: Carport Area: Roof:	
X	Asphalt Shingle	Chimney: Block		Lump Sum Items:			Lump Sum Items:			Total Base New : 224,866 Total Depr Cost: 157,405 Estimated T.C.V: 138,516		E.C.F. X 0.880		Bsmnt Garage: Carport Area: Roof:	
<p>Cost Est. for Res. Bldg: 1 Single Family BI (11) Heating System: Forced Air w/ Ducts Ground Area = 1424 SF Floor Area = 2278 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Bi-Level Siding Bi-Lev. 60% 1,424 Total: 163,984 114,788</p> <p>Other Additions/Adjustments Exterior Brick Veneer 648 7,776 5,443 Plumbing Average Fixture(s) 1 933 653 3 Fixture Bath 2 5,858 4,101 Water/Sewer 1000 Gal Septic 1 3,453 2,417 Water Well, 100 Feet 1 4,280 2,996 Porches CCP (1 Story) 60 1,237 866 Deck Treated Wood 120 2,185 1,529 Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 576 16,877 11,814 Common Wall: 1 Wall 1 -1,906 -1,334 Class: CD Exterior: Pole (Unfinished) Base Cost 864 15,155 10,608 Built-Ins Appliance Allow. 1 1,467 1,027 Fireplaces <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>></p>															

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		19,000	09/01/1998	WD	Download	322:826		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
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	School: LAKE CITY - 57020					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:					
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VANDERWEIDE STEPHEN & DEBRA 9689 W WALKER ROAD MANTON MI 49663	2019 Est TCV 4,950					
--	--------------------	--	--	--	--	--

	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 I 75/FF	66.00	297.00	1.0000	1.0000	75	100	4,950
--	--	---------------	-------	--------	--------	--------	----	-----	-------

		66 Actual Front Feet, 0.45 Total Acres						Total Est. Land Value =	4,950
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Tax Description	X	Dirt Road	<table border="1"> <tr> <th>Year</th> <th>Land Value</th> <th>Building Value</th> <th>Assessed Value</th> <th>Board of Review</th> <th>Tribunal/Other</th> <th>Taxable Value</th> </tr> <tr> <td>2019</td> <td>2,500</td> <td>0</td> <td>2,500</td> <td></td> <td></td> <td>1,514C</td> </tr> <tr> <td>2018</td> <td>2,500</td> <td>0</td> <td>2,500</td> <td></td> <td></td> <td>1,479C</td> </tr> <tr> <td>2017</td> <td>2,500</td> <td>0</td> <td>2,500</td> <td></td> <td></td> <td>1,449C</td> </tr> <tr> <td>2016</td> <td>2,500</td> <td>0</td> <td>2,500</td> <td></td> <td></td> <td>1,437C</td> </tr> </table>	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	2019	2,500	0	2,500			1,514C	2018	2,500	0	2,500			1,479C	2017	2,500	0	2,500			1,449C	2016	2,500	0	2,500			1,437C
Year		Land Value		Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value																														
2019	2,500	0		2,500			1,514C																															
2018	2,500	0		2,500			1,479C																															
2017	2,500	0		2,500			1,449C																															
2016	2,500	0		2,500			1,437C																															

. SEC 13 T22N R8W LOT 33 PLAT OF VI-MY-KA SUB.		Gravel Road
--	--	-------------

Comments/Influences		Paved Road
---------------------	--	------------

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

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

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

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

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

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

		Curb
--	--	------

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

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

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

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

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

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

		Low
--	--	-----

		High
--	--	------

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

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

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

		Pond
--	--	------

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

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

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

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

*** 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 LEO JR	LYDICK CLAUDE & JANICE	83,000	06/16/2015	WD	PROBATE COURT	2015-02096	PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6429 W JENNINGS RD	School: LAKE CITY - 57020	REPAIR	08/07/2012	2012-0366	100%	
	P.R.E. 100% 07/08/2015					

Owner's Name/Address	MAP #:
LYDICK CLAUDE & JANICE 6429 W JENNINGS RD LAKE CITY MI 49651	2019 Est TCV 95,494 TCV/TFA: 108.02

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS			
			Description	Frontage	Depth	Value
. SEC 13 T22N R8W LOT 34 PLAT OF VI-MY-KA SUB.	X		* Factors *			
			GROUP I 75/FF	120.00	297.00	9,000
			120 Actual Front Feet, 0.82 Total Acres			9,000

Comments/Influences	X	Land Improvement Cost Estimates			
		Description	Rate	Size % Good	Cash Value
Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	X	D/W/P: 3.5 Concrete	5.00	96 71	341
		Metal Prefab	13.18	140 71	1,310
		Total Estimated Land Improvements True Cash Value =			

Topography of Site	X	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Level	2019	4,500	43,200	47,700		
Rolling								
Low								
High								
Landscaped								
Swamp								
Wooded								
Pond								
Waterfront								
Ravine								
Wetland								
Flood Plain								



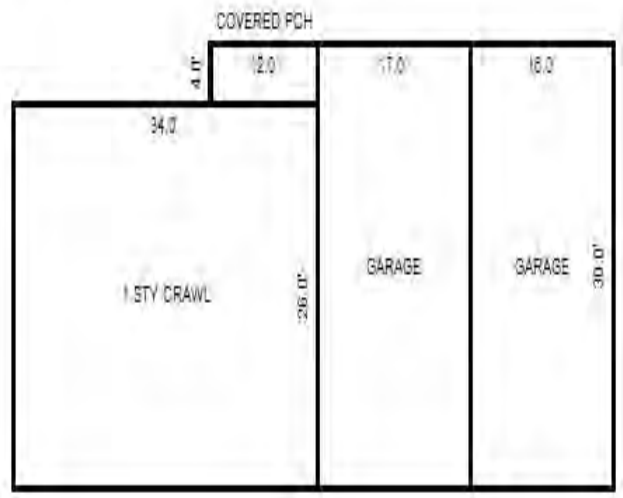
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC 12/27/2017	INSPECTED		2018	4,500	40,100	44,600			42,167C
TPC 10/16/2012	INSPECTED		2017	4,500	36,800	41,300			41,300S
			2016	4,500	36,600	41,100			41,100S

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 48 80	Type CCP (1 Story) CCP	Year Built: 1977 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 510 % 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 1977		Remodeled 0		Ex X Ord Min			Size of Closets									
Condition: Average		Lg X Ord Small		Doors Solid X H.C.												
Room List		(5) Floors		Central Air Wood Furnace												
Basement 1st Floor 2nd Floor 2 Bedrooms		Kitchen: Other: Other:		(12) Electric 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: 884 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
X	Many Avg. X Few	Large Avg. X Small		(8) Basement												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish												
X	Double Glass Patio Doors Storms & Screens	Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer												
(3) Roof		(10) Floor Support		Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic												
X	Gable Hip Flat	Gambrel Mansard Shed		Lump Sum Items:												
X	Asphalt Shingle															
Chimney: Metal																
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 884 SF Floor Area = 884 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas										Cls C 5 Blt 1977						
Stories Exterior Foundation Size Cost New Depr. Cost																
1 Story Siding Crawl Space 884										Total:		95,269		66,695		
Other Additions/Adjustments																
Plumbing																
Average Fixture(s)										1		1,120		784		
Water/Sewer																
1000 Gal Septic										1		3,691		2,584		
Water Well, 100 Feet										1		4,407		3,085		
Porches																
CCP (1 Story)										48		1,104		773		
CPP										80		1,321		925		
Garages																
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)																
Base Cost										510		17,350		12,145		
Common Wall: 2 Wall										1		-4,076		-2,853		
Door Opener										1		415		290		
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)																
Base Cost										480		16,646		11,652		
Common Wall: 1 Wall										1		-2,038		-1,427		
Door Opener										1		415		290		
Built-Ins																
Appliance Allow.										1		2,099		1,469		
Totals:												137,723		96,412		
Notes:																
ECF (690 VI-MI-KA SUB, JENNINGS ROAD) 0.880 => TC														84,843		

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



Sketch by Apex IVT

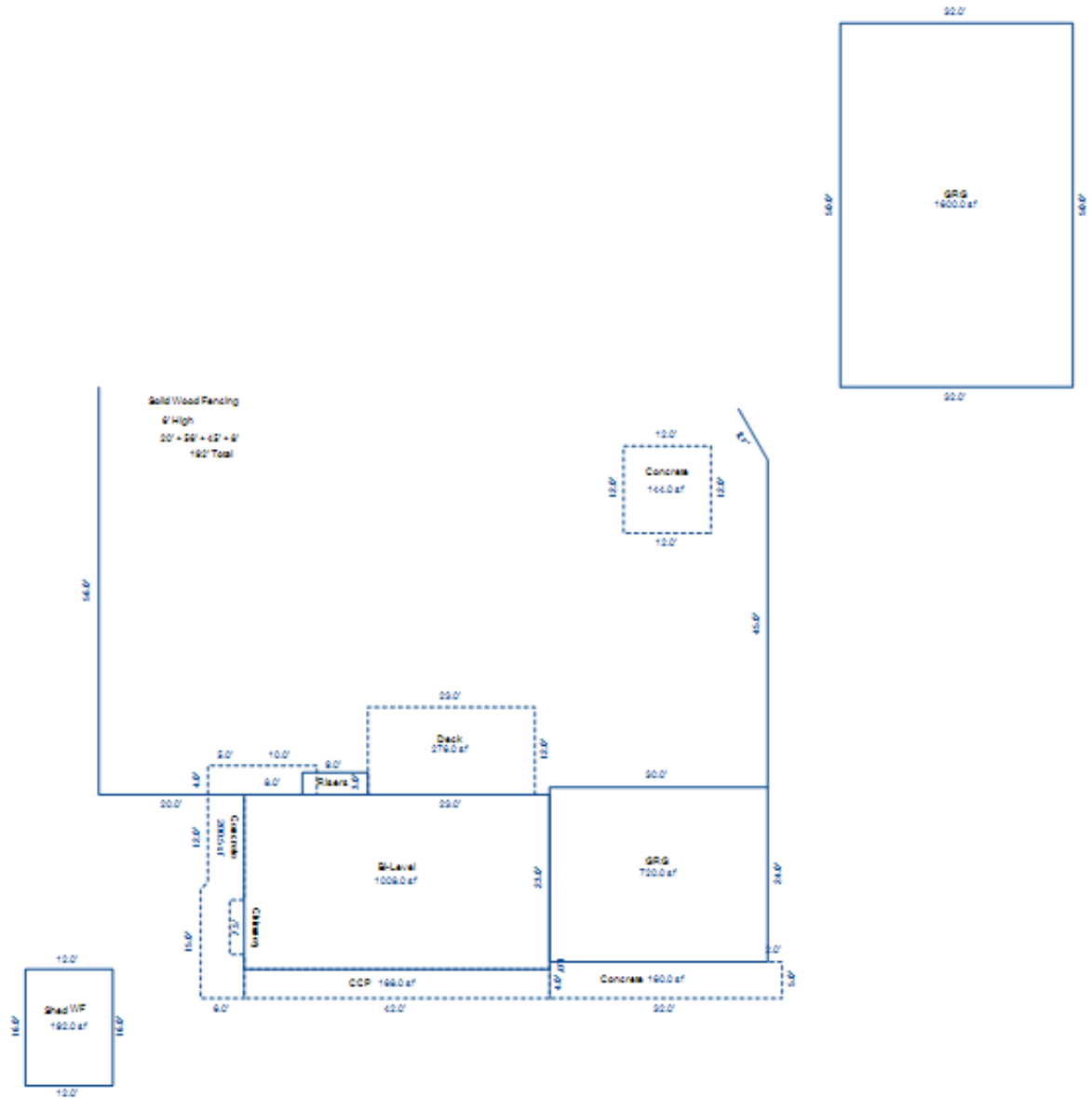
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
FEDERL HOME LOAN MORTGAGE	MANSFIELD ROBERT	71,000	06/21/2012	CD	BANK SALE	2012-02278	PTA	100.0		
SCHRIPSEMA ANDREW W & LIN	FEDERL HOME LOAN MORTGAGE	80,000	10/21/2011	SD	SHERIFF'S DEED	2011-03344 SD	PTA	0.0		
PARTRIDGE JAMES A & RACHE	SCHRIPSEMA ANDREW W & LIN	135,000	12/12/2006	WD	Arms Length	06-0/4470		100.0		
		89,500	06/01/1998	WD	Download	320:139		0.0		
Property Address		Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)		Date	Number	Status		
6445 W JENNINGS RD		School: LAKE CITY - 57020		Garage		06/28/2016	2016-0264	100%		
Owner's Name/Address		P.R.E. 100% 07/15/2012								
MANSFIELD ROBERT 6445 W JENNINGS RD LAKE CITY MI 49651		MAP #:								
		2019 Est TCV 161,177 TCV/TFA: 79.95								
Taxpayer's Name/Address		X Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS						
CORELOGIC 1 CORELOGIC DR ROANOKE TX 76262		X		* Factors *						
Tax Description		Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
. SEC 13 T22N R8W LOT 35 & E 20 FT OF LOT 36 PLAT OF VI-MY-KA SUB.		Dirt Road		GROUP I 75/FF	140.00	297.00	1.0000 1.0000	75 100	10,500	
Comments/Influences		Gravel Road		140 Actual Front Feet, 0.95 Total Acres					Total Est. Land Value =	10,500
		Paved Road		Land Improvement Cost Estimates						
		Storm Sewer		Description	Rate	Size	% Good	Cash Value		
		Sidewalk		Fencing: Wd, Solid, 6 ft.	23.44	192	0	0		
		Water		D/W/P: 3.5 Concrete	5.00	200	0	0		
		Sewer		D/W/P: 4in Ren. Conc.	6.21	144	0	0		
		Electric		D/W/P: 4in Ren. Conc.	6.21	160	0	0		
		Gas		D/W/P: 4in Ren. Conc.	6.21	1200	100	7,452		
		Curb		D/W/P: 4in Ren. Conc.	6.21	192	50	1,821		
		Street Lights		Wood Frame	18.97					
		Standard Utilities		Residential Local Cost Land Improvements						
		Underground Utils.		Description	Rate	Size	% Good	Cash Value		
		Topography of Site		LAND IMPROVE 2500	2,500.00	1	100	2,500		
		X Level		Total Estimated Land Improvements True Cash Value =					11,773	
		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	5,300	75,300	80,600	54,675C	
		JWV	09/30/2017	INSPECTED	2018	5,300	67,300	72,600	53,394C	
		JWV	12/24/2016	INSPECTED	2017	5,300	51,600	56,900	41,033C	
		JWV	10/11/2016	INSPECTED	2016	5,300	48,400	53,700	37,892C	



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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

6451 W JENNINGS RD School: LAKE CITY - 57020

Owner's Name/Address P.R.E. 100% 07/27/1994

BOUZA LARRY A MAP #:

6451 W JENNINGS RD 2019 Est TCV 260,261 TCV/TFA: 93.89

LAKE CITY MI 49651 X Improved Vacant Land Value Estimates for Land Table Res 8.RURAL SUBS

Tax Description Public Improvements * Factors *

. SEC 13 T22N R8W LOT 37 & W 100 FT OF LOT 36 PLAT OF VI-MY-KA SUB. Description Frontage Depth Front Depth Rate %Adj. Reason Value

Comments/Influences Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils. 218 Actual Front Feet, 1.49 Total Acres Total Est. Land Value = 16,350

Land Improvement Cost Estimates Description Rate Size % Good Cash Value

D/W/P: 3.5 Concrete 5.00 480 0 0

D/W/P: Asphalt Paving 2.35 3500 94 7,731

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

LAND IMPROVE 2500 2,500.00 1 97 2,425

Total Estimated Land Improvements True Cash Value = 10,156

Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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Who	When	What	2019	8,200	121,900	130,100			88,576C
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		TPC 12/27/2017 INSPECTED	2018	8,200	109,000	117,200			86,500C
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		TPC 10/16/2012 INSPECTED	2017	8,200	100,400	108,600			84,721C
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			2016	8,200	99,700	107,900			83,966C
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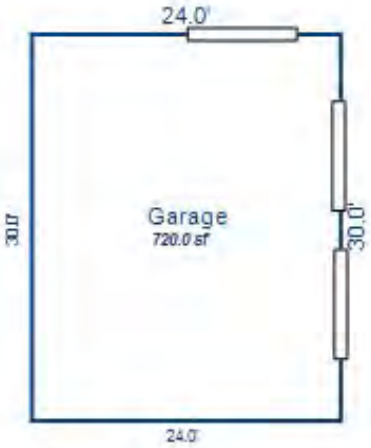
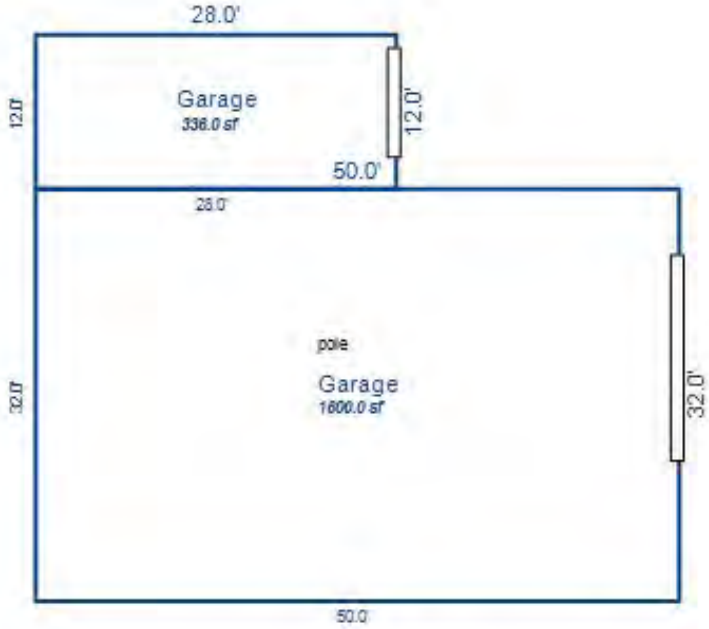
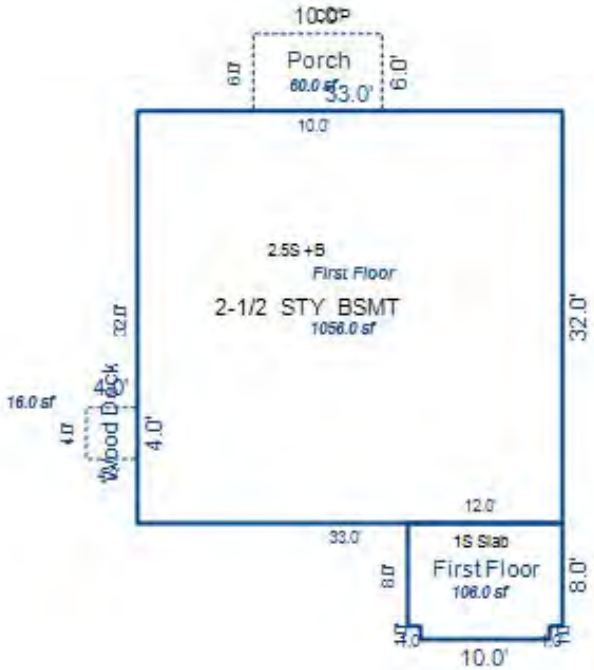


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																																			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 60 16	Type CCP (1 Story) Treated Wood	Year Built: 1995 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: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G																																																																																																												
Building Style: 2.5S		Trim & Decoration																																																																																																															
Yr Built 1994	Remodeled 0	X	Ex		Ord		Min																																																																																																										
Condition: Average		X	Lg		Ord		Small																																																																																																										
Room List		(5) Floors		Central Air Wood Furnace																																																																																																													
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(12) Electric																																																																																																													
		0 Amps Service																																																																																																															
		(6) Ceilings		No./Qual. of Fixtures																																																																																																													
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall		Ex.		Ord.		Min																																																																																																								
		Insulation		No. of Elec. Outlets																																																																																																													
		(7) Excavation		X Many			Ave.			Few																																																																																																							
		Basement: 1056 S.F. Crawl: 0 S.F. Slab: 132 S.F. Height to Joists: 0.0		(13) Plumbing																																																																																																													
		(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																																																																																																													
		(9) Basement Finish		(14) Water/Sewer																																																																																																													
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic																																																																																																													
X	Double Glass Patio Doors Storms & Screens		Recreation SF Living SF Walkout Doors No Floor SF	Lump Sum Items:																																																																																																													
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Cost Est. for Res. Bldg: 1 Single Family 2.5S (11) Heating System: Forced Air w/ Ducts Ground Area = 1188 SF Floor Area = 2772 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>2.5 Story</td> <td>Siding</td> <td>Basement</td> <td>1,056</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>132</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>237,728</td> <td>202,067</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>952</td> <td></td> </tr> <tr> <td>3 Fixture Bath</td> <td>1</td> <td>3,525</td> <td>2,996</td> </tr> <tr> <td>1000 Gal Septic</td> <td>1</td> <td>3,691</td> <td>3,137</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>4,407</td> <td>3,746</td> </tr> <tr> <td>Porches</td> <td></td> <td></td> <td></td> </tr> <tr> <td>CCP (1 Story)</td> <td>60</td> <td>1,348</td> <td>1,146</td> </tr> <tr> <td>Garages</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4">Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)</td> </tr> <tr> <td>Base Cost</td> <td>720</td> <td>19,850</td> <td>16,872</td> </tr> <tr> <td>Class: CD Exterior: Pole (Unfinished)</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Door Opener</td> <td>1</td> <td>368</td> <td>313</td> </tr> <tr> <td>Base Cost</td> <td>1936</td> <td>31,731</td> <td>26,971</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>1,784</td> </tr> <tr> <td>Fireplaces</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Exterior 2 Story</td> <td>1</td> <td>6,089</td> <td>5,176</td> </tr> <tr> <td>Deck</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Treated Wood</td> <td>16</td> <td>554</td> <td>471</td> </tr> </tbody> </table> <<<< Calculations too long. See Valuation printout for complete pricing. >>>>														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	2.5 Story	Siding	Basement	1,056			1 Story	Siding	Slab	132			Total:				237,728	202,067	Average Fixture(s)	Size	Cost New	Depr. Cost	1	1,120	952		3 Fixture Bath	1	3,525	2,996	1000 Gal Septic	1	3,691	3,137	Water Well, 100 Feet	1	4,407	3,746	Porches				CCP (1 Story)	60	1,348	1,146	Garages				Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				Base Cost	720	19,850	16,872	Class: CD Exterior: Pole (Unfinished)				Door Opener	1	368	313	Base Cost	1936	31,731	26,971	Built-Ins				Appliance Allow.	1	2,099	1,784	Fireplaces				Exterior 2 Story	1	6,089	5,176	Deck				Treated Wood	16	554	471
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																																																																												
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*** Information herein deemed reliable but not guaranteed***



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CHEMICAL BANK	LEAVER RICHARD	163,500	01/19/2012	WD	BANK SALE	2012-00152	PTA	100.0
THOLA DWAIN A & CAROL E		1	08/15/2011	AA	AFFIDAVITABANDONMENT	2011-02570	PTA	0.0
THOLA DWAIN A & CAROL E	CHEMICAL BANK	76,377	03/04/2011	SD	SHERIFF'S DEED	2011-00681	PTA	0.0
		32,000	04/01/1999	WD	Download	327:417		0.0

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

School: LAKE CITY - 57020
 P.R.E. 100% 02/02/2017

Owner's Name/Address: LEAVER RICHARD
 617 LAKESIDE DR SE APT B
 GRAND RAPIDS MI 49506
 MAP #: 2019 Est TCV 15,000

Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA						
Public Improvements			* Factors *		EFF - IRRGULAR SHAPE				
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
X			<Site Value F> GROUP F15K/SITE		15000	100			15,000
			96 Actual Front Feet, 0.40 Total Acres		Total Est. Land Value =				15,000

Tax Description: . SECS 9 & 10 T22N R8W LOT 1 WILDWOOD ESTATES.
 Comments/Influences:

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

Topography of Site

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



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

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GIOCONDINI GUY & RENEE (H)	WEBER RONALD J & PATRICIA	60,800	01/09/2007	WD	Multiple Vacant	2007/116		100.0
		55,000	07/01/2001	WD	Download	01-0:2813		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
S BAYBERRY LN			New House	07/18/2008	20080358	Complete

Owner's Name/Address	School: LAKE CITY - 57020	P.R.E. 0%	MAP #:
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WEBER RONALD J & PATRICIA A 8285 ENGLEWOOD Clarkston MI 48346	2019 Est TCV 15,000
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Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA
. SECS 9 & 10 T22N R8W LOT 2 WILDWOOD ESTATES.				
Comments/Influences				
FRONTS FLOOD PLAIN				

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X Dirt Road	<Site Value F> GROUP F15K/SITE					15000	100		15,000
X Gravel Road	58 Actual Front Feet, 0.70 Total Acres							Total Est. Land Value =	15,000
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	7,500	0	7,500			7,500S
X Rolling	2018	7,500	0	7,500			7,500S
X Low	2017	7,500	0	7,500			7,500S
X High	2016	7,500	0	7,500			7,500S
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.
GIOCONDINI GUY & RENEE (H)	WEBER RONALD J & PATRICIA	60,800	01/09/2007	WD	Multiple Reference	2007/116		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
BAYBERRY LN	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
WEBER RONALD J & PATRICIA A 8285 ENGLEWOOD Clarkston MI 48346	MAP #:	2019 Est TCV 398,731 TCV/TFA: 144.36				

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA						
	Public Improvements		* Factors *						
. SECS 9 & 10 T22N R8W LOT 3 WILDWOOD ESTATES.	X Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
Comments/Influences	X Gravel Road		GROUP J 250	93.33	239.35	0.8811	1.0000	250 100	20,558
FRONTS FLOOD PLAIN	X Paved Road		70 Actual Front Feet, 0.58 Total Acres				Total Est. Land Value =	20,558	

Comments/Influences	X Storm Sewer	Land Improvement Cost Estimates			
	X Sidewalk	Description	Rate	Size % Good	Cash Value
FRONTS FLOOD PLAIN	X Water	Residential Local Cost Land Improvements			Cash Value
	X Sewer	Description	Rate	Size % Good	Cash Value
	X Electric	LAND IMPROVE 2500	2,500.00	1 95	2,375
	X Gas	Total Estimated Land Improvements True Cash Value =			2,375

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

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

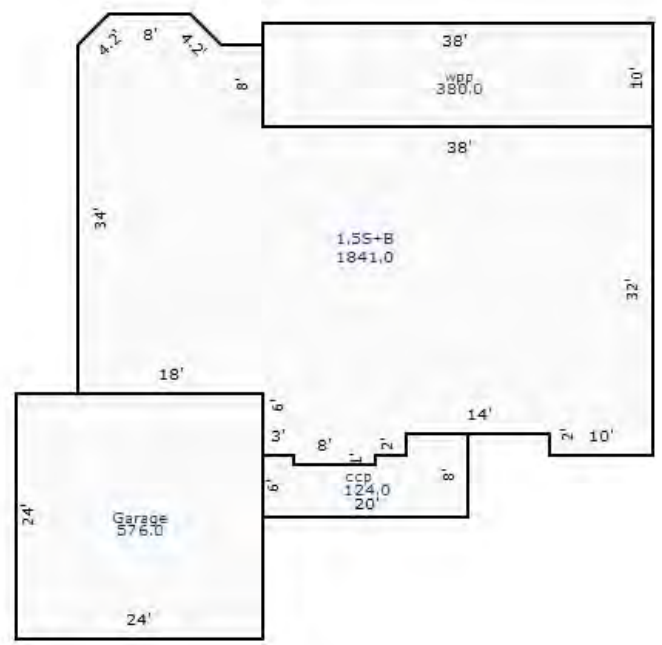
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
	Who	When	What	2019	10,300	189,100	199,400	126,486C
	TPC 12/27/2017	INSPECTED		2018	10,300	165,300	175,600	123,522C
	TPC 02/22/2012	INSPECTED		2017	10,300	158,000	168,300	120,982C
				2016	14,700	155,900	170,600	119,903C

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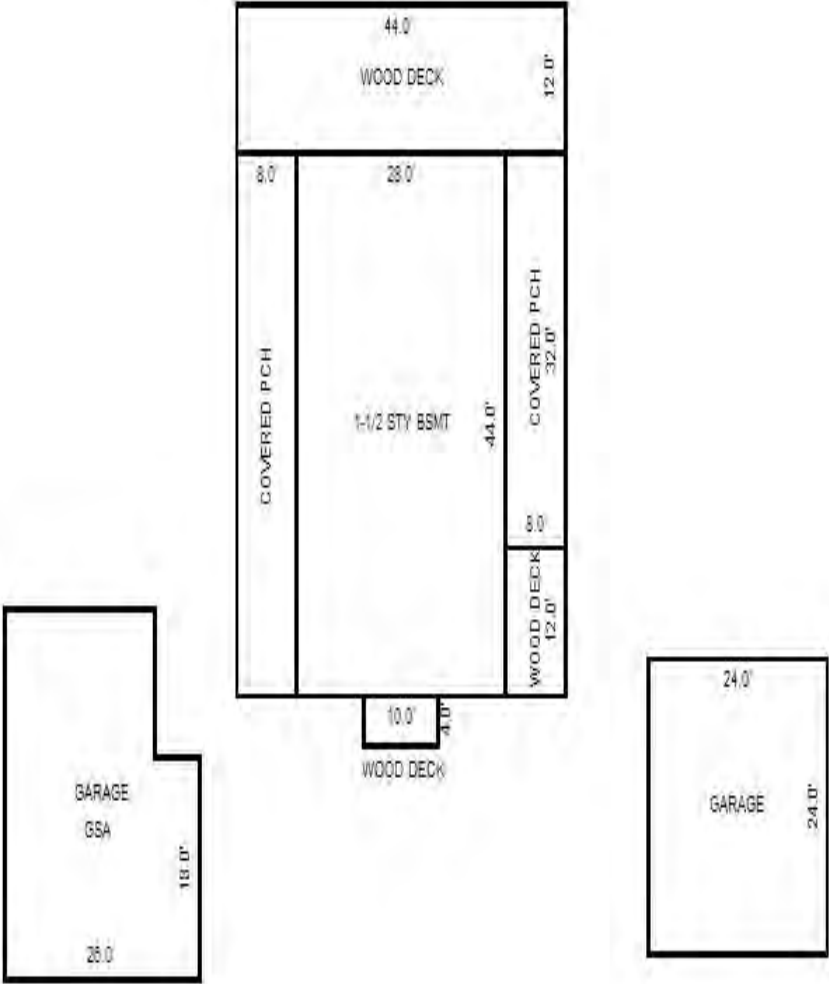
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family	0	Eavestrough	Gas	Oil	Elec.	1	Appliance Allow.	Interior 1 Story	Area	Type	Year Built: 2008	124	CCP (1 Story)	Car Capacity:	Class: C	
	Mobile Home		Insulation														Wood
	Town Home	0	Front Overhang	Forced Air w/o Ducts			Garbage Disposal			Two Sided		Exterior: Siding		Brick Ven.: 0		Stone Ven.: 0	
	Duplex	0	Other Overhang	Forced Air w/ Ducts			Bath Heater			Exterior 1 Story		Common Wall: 1 Wall		Foundation: 42 Inch		Finished?: Yes	
	A-Frame			Forced Hot Water			Vent Fan			Exterior 2 Story		Auto. Doors: 2		Mech. Doors: 0		Area: 576	
	Wood Frame			Electric Baseboard			Hot Tub			Prefab 1 Story		% Good: 0		Storage Area: 0		No Conc. Floor: 0	
	Building Style: 1.5S			Elec. Ceil. Radiant			Unvented Hood			Prefab 2 Story		E.C.F. X 1.250		Bsmnt Garage:		Carport Area:	
	Yr Built 2008	Remodeled 0		Radiant (in-floor)			Vented Hood			Heat Circulator		Total Base New : 334,071		Roof:			
	Condition: Average			Electric Wall Heat			Intercom			Raised Hearth		Total Depr Cost: 300,638					
	Room List			Space Heater			Jacuzzi Tub			Wood Stove		Estimated T.C.V: 375,798					
	Basement			Wall/Floor Furnace			Jacuzzi repl.Tub			Direct-Vented Ga							
	1st Floor			No Heating/Cooling			Oven										
	2nd Floor			Central Air			Microwave										
	Bedrooms			Wood Furnace			Standard Range										
	(1) Exterior			(12) Electric			Self Clean Range										
	Wood/Shingle			0 Amps Service			Sauna										
	Aluminum/Vinyl			No./Qual. of Fixtures			Trash Compactor										
	Brick			Ex. Ord. Min			Central Vacuum										
	Insulation			No. of Elec. Outlets			Security System										
	(2) Windows			Many Ave. Few			Cost Est. for Res. Bldg: 1 Single Family 1.5S										
	Many Avg. Few	Large Avg. Small		(13) Plumbing			Clas C 10 Blt 2008										
	Wood Sash			1 Average Fixture(s)			(11) Heating System: Forced Heat & Cool										
	Metal Sash			2 3 Fixture Bath			Ground Area = 1841 SF Floor Area = 2762 SF.										
	Vinyl Sash			2 2 Fixture Bath			Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90										
	Double Hung			Softener, Auto			Building Areas										
	Horiz. Slide			Softener, Manual			Stories Exterior Foundation Size Cost New Depr. Cost										
	Casement			Solar Water Heat			1.5 Story Siding Basement 1,841										
	Double Glass			No Plumbing			Total: 286,292 257,637										
	Patio Doors			Extra Toilet			Other Additions/Adjustments										
	Storms & Screens			Extra Sink			Basement, Outside Entrance, Below Grade										
	(3) Roof			Separate Shower			Plumbing										
	Gable	Gambrel		Ceramic Tile Floor			Average Fixture(s)										
	Hip	Mansard		Ceramic Tile Wains			3 Fixture Bath										
	Flat	Shed		Ceramic Tub Alcove			2 Fixture Bath										
	Asphalt Shingle			Vent Fan			Porches										
	Chimney:			(14) Water/Sewer			CCP (1 Story)										
				Public Water			Deck										
				Public Sewer			Treated Wood										
				Water Well			Garages										
				1000 Gal Septic			Class: C Exterior: Siding Foundation: 42 Inch (Finished)										
				2000 Gal Septic			Base Cost										
				Lump Sum Items:			Common Wall: 1 Wall										
							Door Opener										
							Water/Sewer										
							Public Sewer										
							Water Well, 100 Feet										
							Built-Ins										
							Appliance Allow.										
							Notes:										
							ECF (410- SAPPHIRE LAKE AREA) 1.250 => TCV:										

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



Sketch by Apex Sketch

*** 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.
LAFATA DOLORES M TRUSTEE	MASTERS MARK D & JOY RENE	255,000	08/19/2016	WD	Arms Length	2016-02762	PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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1424 S BAYBERRY LN	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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MASTERS MARK D & JOY RENEE 6749 OSAGE AVE ALLEN PARK MI 48101	2019 Est TCV 289,257 TCV/TFA: 139.74					
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	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA			
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	Public Improvements	* Factors *				
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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GROUP J 250	81.67	233.80	0.7291	1.0000	250	100	LOT 6	14,886
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GROUP J 250	78.63	243.94	0.7291	1.0000	250	100	LOT 7	14,332
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130 Actual Front Feet, 0.96 Total Acres								Total Est. Land Value =	29,218
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Tax Description	Dirt Road	Land Improvement Cost Estimates						
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SECS 9 & 10 T22N R8W LOTS 6 & 7 WILDWOOD ESTATES.	X Gravel Road	Description	Rate	Size	% Good	Cash Value		
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	X Paved Road	Residential Local Cost Land Improvements						
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	X Storm Sewer	Description	Rate	Size	% Good	Cash Value		
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	X Sidewalk	LAND IMPROVE 2500	2,500.00	1	95	2,375		
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	X Water	Total Estimated Land Improvements True Cash Value =							2,375
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	X Sewer							
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	X Electric							
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	X Gas							
--	-------	--	--	--	--	--	--	--

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

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

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

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

	Level							
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	X Rolling							
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	Low							
--	-----	--	--	--	--	--	--	--

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

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

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

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

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

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

	Ravine							
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	X Wetland							
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	Flood Plain							
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	X Private Drive							
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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	14,600	130,000	144,600			133,120C
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				2018	14,600	115,400	130,000			130,000S
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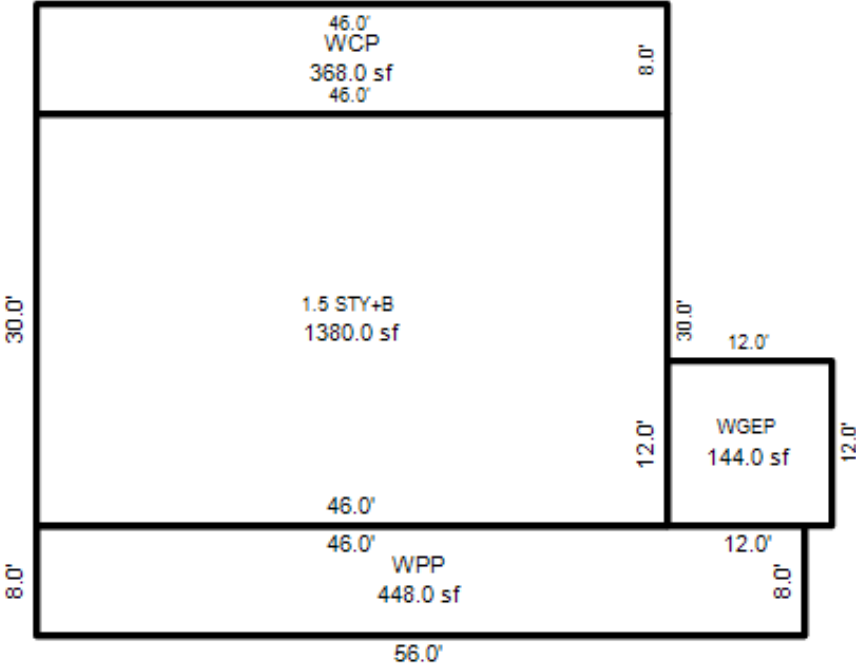
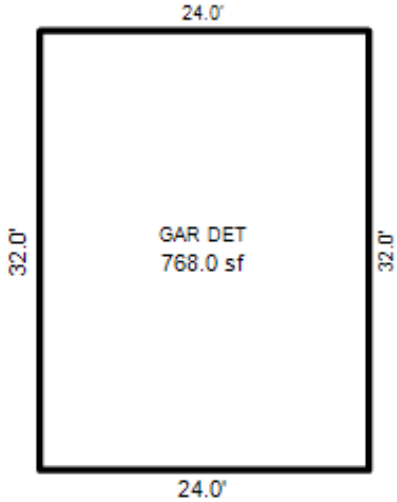
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	TPC 12/27/2017	INSPECTED								
	TPC 08/29/2016	INSPECTED								
	TPC 02/22/2012	INSPECTED								

*** 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 1 Prefab 1 Story 1 Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 368 144 448	Type WCP (1 Story) WGEP (1 Story) WPP	Year Built: 1996 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 2 Area: 768 % Good: 0 Storage Area: 384 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Plaster X Paneled Wood T&G		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling													
Building Style: 1.5S		Trim & Decoration			Central Air Wood Furnace			Class: C -5 Effec. Age: 25 Floor Area: 2,070 Total Base New : 274,838 Total Depr Cost: 206,132 Estimated T.C.V: 257,665										
Yr Built 1996	Remodeled 0	X	Ex	Ord	Min	(12) Electric			E.C.F. X 1.250									
Condition: Average		X	Lg	Ord	Small	0 Amps Service			Total Base New : 274,838 Total Depr Cost: 206,132 Estimated T.C.V: 257,665									
Room List		(5) Floors		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.5S			Cls C -5 Blt 1996								
1	Basement	Kitchen:		X	Ex.	Ord.	Min	(11) Heating System: Forced Heat & Cool			Ground Area = 1380 SF Floor Area = 2070 SF.							
	1st Floor	Other:		No. of Elec. Outlets			Other Additions/Adjustments			Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75								
	2nd Floor	Other:		X	Many	Ave.	Few	Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost							
4	Bedrooms			(7) Excavation			(13) Plumbing			1.5 Story Siding Basement 1,380								
(1) Exterior		X	Drywall	Basement: 1380 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: 192,271 144,209								
X	Wood/Shingle Aluminum/Vinyl Brick			(8) Basement			Plumbing			Other Additions/Adjustments								
X	Insulation			Basement			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Basement, Outside Entrance, Below Grade								
(2) Windows		X	Many Avg. Few	X	Large Avg. Small	(9) Basement Finish			Plumbing			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement			Recreation SF Living SF 1 Walkout Doors No Floor SF			Porches			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath								
X	Double Glass Patio Doors Storms & Screens			(10) Floor Support			Garages			WCP (1 Story) WGEP (1 Story) WPP								
(3) Roof				Joists: Unsupported Len: Cntr.Sup:			Class: C Exterior: Siding Foundation: 42 Inch (Finished)			Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan								
X	Gable Hip Flat			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Base Cost Storage Over Garage			WCP (1 Story) WGEP (1 Story) WPP								
X	Asphalt Shingle			Lump Sum Items:			Water/Sewer			WCP (1 Story) WGEP (1 Story) WPP								
Chimney: Metal							Public Sewer Water Well, 100 Feet			WCP (1 Story) WGEP (1 Story) WPP								
<p>Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Heat & Cool Ground Area = 1380 SF Floor Area = 2070 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Basement 1,380 Total: 192,271 144,209 Other Additions/Adjustments Basement, Outside Entrance, Below Grade 1 1,942 1,456 Plumbing Average Fixture(s) 1 1,120 840 3 Fixture Bath 2 7,051 5,288 2 Fixture Bath 1 2,359 1,769 Porches WCP (1 Story) 368 9,137 6,853 WGEP (1 Story) 144 9,265 6,949 WPP 448 5,708 4,281 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 768 27,855 20,891 Storage Over Garage 384 4,005 3,004 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 Fireplaces Prefab 1 Story 1 1,967 1,475 Local Cost Items <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>></p>																		

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SUTTON HELEN L	SUTTON HELEN L TR	0	12/14/2010	WD	RELATED PARTY	2010-5559WD	PTA	0.0
SUTTON JOE D (DECEASED)	SUTTON HELEN L (HIS WIDOW	0	07/28/2008	OTH	Not Qualified	2009/1631		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1458 S BAYBERRY LN						
	School: LAKE CITY - 57020					
	P.R.E. 100% 07/27/1994					
Owner's Name/Address	MAP #:					
SUTTON HELEN L TR 1458 BAYBERRY LN LAKE CITY MI 49651	2019 Est TCV 253,858 TCV/TFA: 181.33					

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	
SECS 9 & 10 T22N R8W LOTS 8 & 9. WILDWOOD ESTATES.	X		Dirt Road									
	X		Gravel Road									
			Paved Road									
			Storm Sewer									
			Sidewalk									
			Water									
	X		Sewer									
	X		Electric									
	X		Gas									
			Curb									
			Street Lights									
			Standard Utilities									
	X		Underground Utils.									

Comments/Influences	Land Improvement Cost Estimates						
	Description	Rate	Size	% Good	Cash Value		
NEW IN 93..SITS ON LOTS 8&9 ADD SEWER FOR 05 01 COMBO W/008-00 FOR 02	D/W/P: 3.5 Concrete	5.00	256	84	1,075		
	Total Estimated Land Improvements True Cash Value =				1,075		

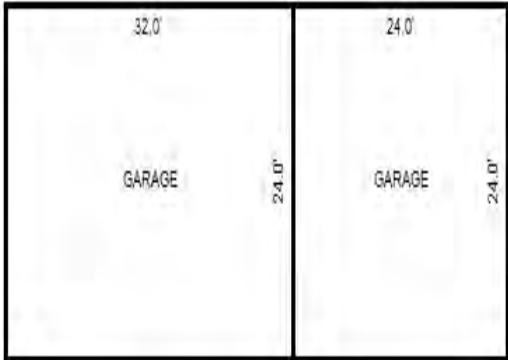


Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level							
X Rolling							
Low							
X High							
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							
X Private Drive							

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2019	15,100	111,800	126,900			116,886C
			2018	15,100	101,200	116,300			114,147C
			2017	15,100	96,700	111,800			111,800S
			2016	22,200	96,200	118,400			118,400S

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Licensed To: Township of Lake, County of Missaukee, Michigan

*** 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.
PREE JAMES M (former spou	PREE CORINNE A (F)	0	09/21/2006	QC	Not Qualified	06-0/3880		0.0
		135,000	05/01/1998	WD	Download	318:1104		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1470 S BAYBERRY LN			ALTERATION	02/14/2012	2012-0037	100%

Owner's Name/Address	MAP #:
PREE CORINNE A 1470 S BAYBERRY LANE LAKE CITY MI 49651	2019 Est TCV 192,623 TCV/TFA: 160.52

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA
. SECS 9 & 10 T22N R8W LOT 10 WILDWOOD ESTATES.			

Comments/Influences	Public Improvements	Description	Frontage	Depth	Rate	%Adj.	Reason	Value
ADD SEWER FOR 05	X	Dirt Road						
	X	Gravel Road						
		Paved Road						
		Storm Sewer						
		Sidewalk						
		Water						
	X	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	2150	71	3,588
	Total Estimated Land Improvements True Cash Value =				3,588

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	22,500	73,800	96,300			62,628C
2018	22,500	63,200	85,700			61,161C
2017	22,500	60,400	82,900			59,904C
2016	11,600	57,700	69,300			59,370C

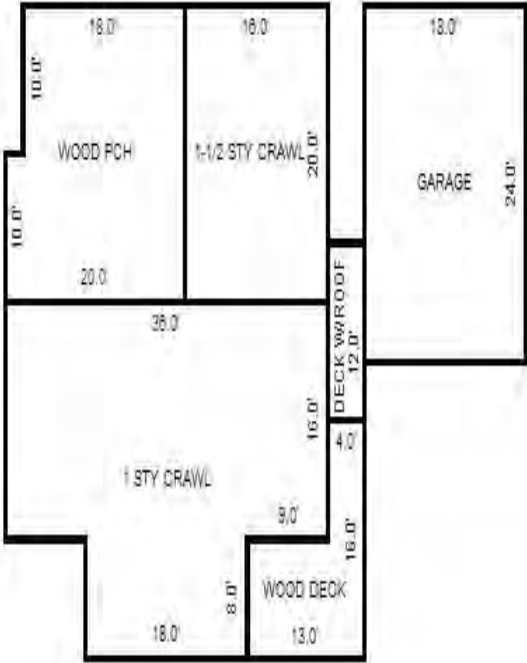


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Licensed To: Township of Lake, County of Missaukee, Michigan

Who	When	What	2019	2018	2017	2016
TPC	12/27/2017	INSPECTED	22,500	22,500	22,500	11,600
TPC	08/20/2012	INSPECTED	22,500	22,500	22,500	11,600
TPC	02/22/2012	INSPECTED	22,500	22,500	22,500	11,600

*** Information herein deemed reliable 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 380 48 136	Type WPP Pine Treated Wood	Year Built: 1975 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 432 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G												
Building Style: 1S		Trim & Decoration															
Yr Built 1975	Remodeled 2012	Ex	X	Ord		Min											
Condition: Average		Lg	X	Ord		Small											
Room List		(5) Floors															
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:					(12) Electric										
		0 Amps Service															
		(6) Ceilings															
(1) Exterior		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: 1040 S.F. Slab: 0 S.F. Height to Joists: 0.0															
		(8) Basement															
X	Many Avg. Few	X	Large Avg. Small														
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor														
		(9) Basement Finish															
		Recreation SF Living SF Walkout Doors No Floor SF															
(3) Roof		(10) Floor Support															
X	Gable Hip Flat		Gambrel Mansard Shed														
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:															
		Chimney: Metal															
		(14) Water/Sewer															
		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic															
		Lump Sum Items:															
		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan															
		(13) Plumbing															
		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:															
		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:															
		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:															
		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:															
		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:															
		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:															
		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:															
		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:															
		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:															
		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:															
		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:															
		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:															
		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:															
		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:															
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		(14) Water/Sewer															
		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic															
		Lump Sum Items:															
		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:															
		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:															
		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:															
		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:															
		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:															
		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:															
		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:															
		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:															
		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:															
		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:															



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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.
PREE JAMES M (FORMER SPOU	PREE CORRINE A (F)	0	09/21/2006	QC	Not Qualified	06-0/3880		0.0

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

S BAYBERRY LN	School: LAKE CITY - 57020					
---------------	---------------------------	--	--	--	--	--

	P.R.E. 100% 05/05/1998					
--	------------------------	--	--	--	--	--

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

PREE CORINNE A 1470 S BAYBERRY LANE LAKE CITY MI 49651	2019 Est TCV 9,583
--	--------------------

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

Public Improvements	* Factors *	1/2 LOT 11
---------------------	-------------	------------

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

GROUP J 250	38.33	222.82	1.0000	1.0000	250	100		9,583
-------------	-------	--------	--------	--------	-----	-----	--	-------

33 Actual Front Feet, 0.21 Total Acres								Total Est. Land Value =	9,583
--	--	--	--	--	--	--	--	-------------------------	-------

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

SECS 9 & 10 T22N R8W N 1/2 OF LOT 11		Gravel Road
--------------------------------------	--	-------------

WILDWOOD ESTATES.		Paved Road
-------------------	--	------------

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

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

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

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

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

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

		Curb
--	--	------

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

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

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

Topography of Site

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

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

		Low
--	--	-----

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

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

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

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

		Pond
--	--	------

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

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

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

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

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

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

			2019	4,800	0	4,800			4,800S
--	--	--	------	-------	---	-------	--	--	--------

		TPC 12/27/2017 INSPECTED	2018	4,800	0	4,800			4,800S
--	--	--------------------------	------	-------	---	-------	--	--	--------

			2017	4,800	0	4,800			4,800S
--	--	--	------	-------	---	-------	--	--	--------

			2016	7,300	0	7,300			7,300S
--	--	--	------	-------	---	-------	--	--	--------



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BRIGGS ROGER L & MARTHA A	KOETS GARY MILTON	175,000	10/06/2011	WD	WARRANTY DEED	2011-03113 WD	PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1494 S BAYBERRY LN	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 02/26/2012					
KOETS GARY MILTON 1494 S BAYBERRY LAND LAKE CITY MI 49651	MAP #: 2019 Est TCV 173,353 TCV/TFA: 137.58					

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	
. SECS 9 & 10 T22N R8W LOT 12 WILDWOOD ESTATES. FULLY ASSESSED WITH ADJACENT LOTS 13 & S/12 LOT 11: PIN 700-011-50 . SECS 9 & 10 T22N R8W S 1/2 OF LOT 11 WILDWOOD ESTATES. AND PIN 009-700-013-00 . SECS 9 & 10 T22N R8W LOT 13 WILDWOOD ESTATES.	X		Dirt Road	38.33	225.93	0.6544	1.0000	250	100		6,271	
	X		Gravel Road	83.33	223.10	0.6544	1.0000	250	100		13,633	
	X		Paved Road	96.67	164.03	0.6544	1.0000	250	100	LOT 13	15,814	
	X		Storm Sewer	193 Actual Front Feet, 1.05 Total Acres							Total Est. Land Value =	35,718
	X		Sidewalk									
	X		Water									
	X		Sewer									
	X		Electric									
	X		Gas									
	X		Curb									
	X		Street Lights									
	X		Standard Utilities									
	X		Underground Utils.									



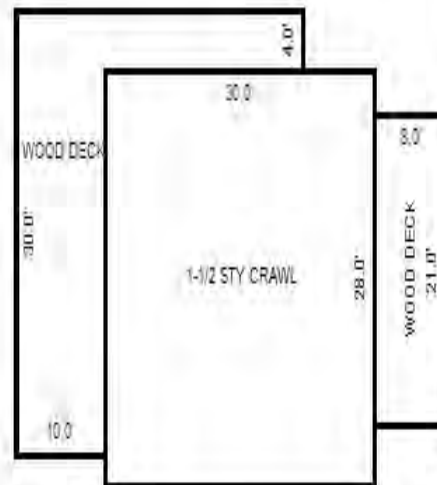
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
X Level	2019	17,900	68,800	86,700			77,367C
X Rolling	2018	17,900	58,600	76,500			75,554C
X Low	2017	17,900	56,100	74,000			74,000S
X High	2016	26,700	53,600	80,300			80,300S
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							
X PRIVATE RD							

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	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 1 Prefab 1 Story 1 Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 380 168	Type Treated Wood Treated Wood	Year Built: 1995 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 672 % Good: 0 Storage Area: 336 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																														
Yr Built 1975	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 3 1st Floor 4 2nd Floor 4 Bedrooms	Kitchen: Other: Other:		(12) Electric																												
		(6) Ceilings		No./Qual. of Fixtures																												
(1) Exterior	X Tile	Ex.	X Ord.	Min	No. of Elec. Outlets																											
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	Many	X Ave.	Few	(13) Plumbing																											
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 840 S.F. Slab: 0 S.F. Height to Joists: 0.0																												
X	Many Avg. Few	X	Avg. Small	(8) Basement																												
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																													
(3) Roof		(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF																												
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:																											
X	Asphalt Shingle			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																												
Chimney: Metal				Lump Sum Items:																												
Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Electric Baseboard Ground Area = 840 SF Floor Area = 1260 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>840</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>112,462</td> <td>73,101</td> </tr> </tbody> </table>											Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.5 Story	Siding	Crawl Space	840			Total:				112,462	73,101	Cls C		Blt 1975	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																											
1.5 Story	Siding	Crawl Space	840																													
Total:				112,462	73,101																											
Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,120 728 3 Fixture Bath 1 3,525 2,291 Deck Treated Wood 380 4,788 3,112 Treated Wood 168 2,802 1,821 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 672 20,993 13,645 Storage Over Garage 336 3,504 2,278 Door Opener 2 830 539 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 *											E.C.F. X 1.300		Bsmnt Garage:																			
Totals: 157,262 102,220													Carport Area: Roof:																			
<<<< Calculations too long. See Valuation printout for complete pricing. >>>>																																

*** 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.
BRIGGS ROBERT L & MARTHA	SHAW SUSAN B TRUST	0	03/14/2017	QC	RELATED PARTY	2017-00791	PTA	0.0
B & W INVESTMENT CO	BRIGGS ROBERT L & MARTHA	1	11/18/2005	WD	Not Qualified	05-0/4556		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
BAYBERRY LN	School: LAKE CITY - 57020		Garage	05/16/2017	2017-0173	100%
Owner's Name/Address	P.R.E. 0%					
SHAW SUSAN B TRUST 6121 LONDONBERRIE COURT MIDLAND MI 48640	MAP #: 2019 Est TCV 63,938 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA									
. SECS 9 & 10 T22N R8W LOTS 14 & 16 WILDWOOD ESTATES.	X		* Factors *									
Comments/Influences			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
GRG ON LOT 16	X		GROUP J 250	52.00	545.34	1.0000	1.0000	250	100		13,000	
			52 Actual Front Feet, 0.65 Total Acres						Total Est. Land Value =			13,000

Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
	D/W/P: 4in Ren. Conc.	6.21	48	94	280
	Total Estimated Land Improvements True Cash Value =				280

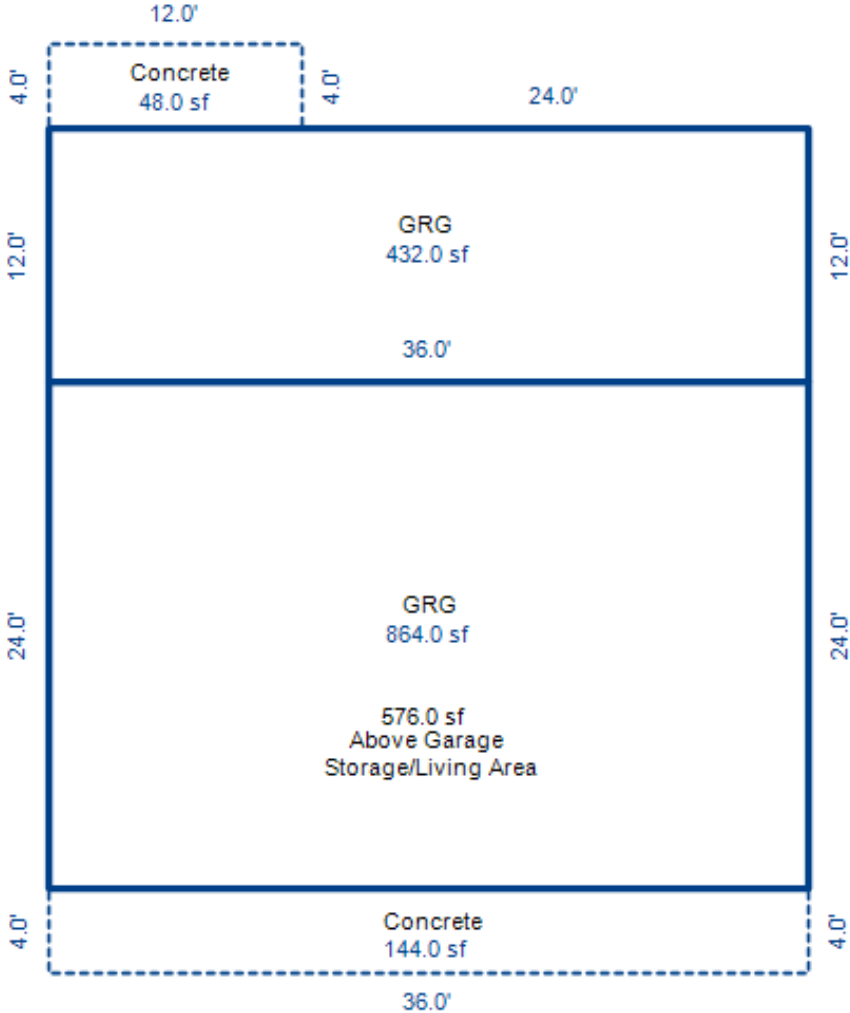
Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Rolling	X High	2019	6,500	25,500	32,000			26,789C
X Landscaped	X Waterfront	2018	6,500	14,600	21,100			20,009C
X Swamp	X Ravine	2017	6,500	8,300	14,800			14,113C
X Wooded	X Wetland	2016	9,800	7,800	17,600			13,988C
X Pond	X Flood Plain							
X Waterfront	X PRIVATE RD							



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009-700-014-00



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SALESKY EDWIN J & CAROL S	BOWLIN GLENNIS A & SUSAN	230,000	09/15/2016	WD	Arms Length	2016-02996	PTA	100.0
BOWLIN GLENNIS A & SUSAN	BOWLIN TRUST	1	09/15/2016	QC	RELATED PARTY	2016-03001		100.0
SALESKY EDWIN	SALESKY EDWIN & CAROL, TR	0	11/17/2005	QC	Not Qualified	05-0/4630		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
BAYBERRY LN						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2019 Est TCV 30,454 TCV/TFA: 0.00					

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
X	Dirt Road		<Site Value B> Back Lots	600				6000	100		6,000
X	Gravel Road		<Site Value B> Back Lots	600				6000	100		6,000
	Paved Road		106 Actual Front Feet, 0.45 Total Acres Total Est. Land Value = 12,000								
	Storm Sewer										
	Sidewalk										
	Water										
X	Sewer										
X	Electric										
X	Gas										
	Curb										
	Street Lights										
	Standard Utilities										
X	Underground Utils.										

Tax Description
 2016-02996 BEGINNING AT THE NORTHERLY MOST CORNER BETWEEN LOTS 16 AND 17 IN THE PLAT OF WILDWOOD ESTATES; THENCE SL4 DEG.48'58"W 90 FEET; THENCE S63 DEG.54'32"E TO THE EASTERLY BOUNDARY OF LOT 17; THENCE NORTHERLY ALONG SAID BOUNDARY TO THE NORTHEASTERLY MOST CORNER OF SAID LOT 17; THENCE N63 DEG. 54'23"W TO THE POINT OF BEGINNING. ALSO THE EASTERLY YL OF LOT 15 (THE EASTERLY YL OF LOT 15 BEING 15.295 FEET ON THE ROAD SIDE AND 26.7 FEET ON THE LAKE SIDE) IN THE PLAT OF WILDWOOD ESTATES INCLUDING AN



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	6,000	9,200	15,200			14,427C
2018	6,000	8,500	14,500			14,089C
2017	6,000	7,800	13,800			13,800S
2016	6,000	7,500	13,500			11,488C

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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: 1997 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: 1008 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 1.250	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
	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 1997 GAR	Size of Closets													
	Remodeled 0	Lg	Ord	Small											
	Condition: Average	Doors	Solid	H.C.											
	Room List	(5) Floors													
	Basement	Kitchen:													
	1st Floor	Other:													
	2nd Floor	Other:													
	Bedrooms	(6) Ceilings													
	(1) Exterior	No./Qual. of Fixtures													
	Wood/Shingle	Ex.	Ord.	Min											
	Aluminum/Vinyl	No. of Elec. Outlets													
	Brick	Many	Ave.	Few											
	Insulation	(7) Excavation													
	(2) Windows	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0													
	Many	(8) Basement													
	Avg.	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor													
	Few	(9) Basement Finish													
	Large	Recreation SF Living SF Walkout Doors No Floor SF													
	Avg.	(10) Floor Support													
	Small	Joists: Unsupported Len: Cntr.Sup:													
	Wood Sash	(14) Water/Sewer													
	Metal Sash	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic													
	Vinyl Sash	Lump Sum Items:													
	Double Hung														
	Horiz. Slide														
	Casement														
	Double Glass														
	Patio Doors														
	Storms & Screens														
	(3) Roof														
	Gable														
	Hip														
	Flat														
	Asphalt Shingle														
	Chimney:														

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Sketch by Apex IVT

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
BAYBERRY LN			Garage	10/04/2004	20040393	Complete

Owner's Name/Address	P.R.E. 0%	MAP #:				
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BRIGGS MICHAEL F & VICTORIA B 4700 OAKRIDGE DRIVE MIDLAND MI 48640-7408	2019 Est TCV 30,042 TCV/TFA: 0.00					
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X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA				
Public Improvements		Description	Frontage	Depth	* Factors *	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
 W'LY 1/2 OF LOT 15 & LOT 17 EXC BEG AT N'LY MOST COR OF LOT 17, S 14 DEG 48'58"W 90 FT, S 63 DEG 54'32"E TO E'LY LINE LOT 17 TH N'LY ALONG E LINE LOT 17 TO NE COR OF LOT 17, N 63 DEG 54'32"W TO POB.
 WILDWOOD ESTATES.

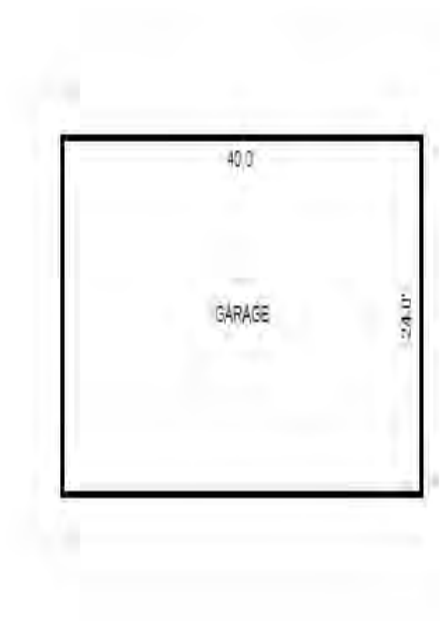
Comments/Influences
 INCLUDES 1/2 LOT 17 ACROSS RD



Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Rolling	X Low	2019	6,000	9,000	15,000			15,000S
X High	X Landscaped	2018	6,000	9,400	15,400			14,702C
X Swamp	X Wooded	2017	6,000	8,400	14,400			14,400S
X Pond	X Waterfront	2016	6,000	8,400	14,400			14,400S
X Ravine	X Wetland							
X Flood Plain	X PRIVATE RD							

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
Property Address		Class: 401 RESIDENTIAL-I		Zoning:		Building Permit(s)		Date	Number	Status					
1473 S BAYBERRY LN		School: LAKE CITY - 57020		Deck/Porch		07/25/2013		2013-0344	100%						
Owner's Name/Address		P.R.E. 0%		Addition		10/05/2012		2012-0524	100%						
BRIGGS MICHAEL F & VICTORIA B 4700 OAKRIDGE DRIVE MIDLAND MI 48640-7408		MAP #:		2019 Est TCV 241,939 TCV/TFA: 128.15											
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA									
. SECS 9 & 10 T22N R8W LOT 18 WILDWOOD ESTATES.		Public Improvements				* Factors *									
Comments/Influences		Dirt Road				Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
ADD SEWER FOR 05		X Gravel Road				<Site Value I> GROUP I 40K		45000	100	EAST	SIDE				45,000
		X Paved Road				80 Actual Front Feet, 0.25 Total Acres		Total Est. Land Value =						45,000	
		X Storm Sewer				Land Improvement Cost Estimates									
		X Sidewalk				Description		Rate	Size	% Good	Cash Value				
		X Water				Residential Local Cost Land Improvements									
		X Sewer				Description		Rate	Size	% Good	Cash Value				
		X Electric				LAND IMPROVE 2500		2,500.00	1	97	2,425				
		X Gas				Total Estimated Land Improvements True Cash Value =								2,425	
		X Curb													
		X Street Lights													
		X Standard Utilities													
		X Underground Utils.													
		Topography of Site													
		Level													
		X Rolling													
		X Low													
		X High													
		Landscaped													
		Swamp													
		Wooded													
		Pond													
		X Waterfront													
		X Ravine													
		X Wetland													
		X Flood Plain													
		X PRIVATE RD				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2019	22,500	98,500	121,000				84,009C			
		TPC 12/27/2017	INSPECTED		2018	22,500	85,800	108,300				82,041C			
		TPC 11/04/2013	INSPECTED		2017	22,500	82,100	104,600				80,354C			
		TPC 11/26/2012	INSPECTED		2016	17,800	78,400	96,200				79,638C			

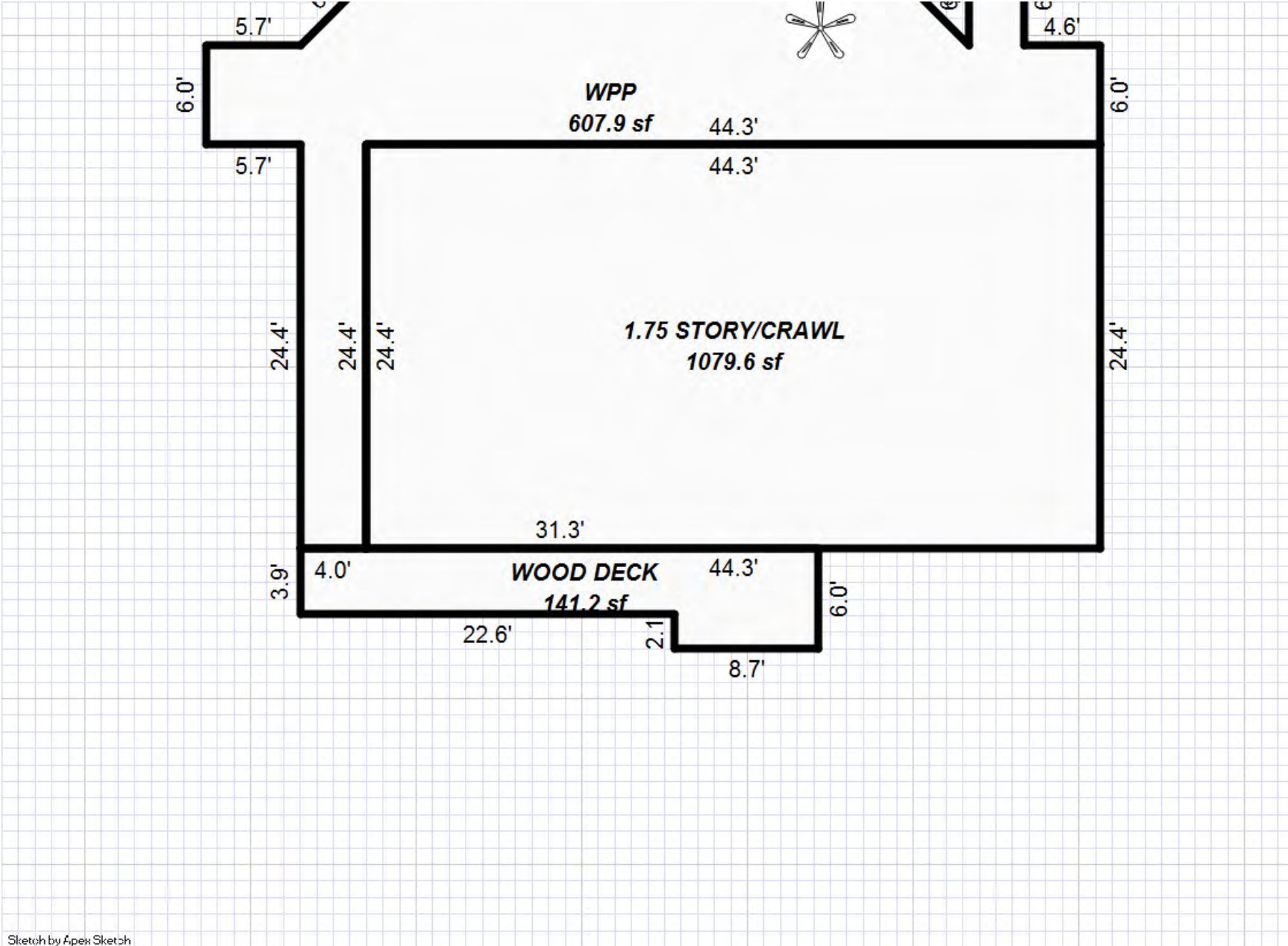


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*** Information herein deemed reliable but not guaranteed***

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 607 141 60	Type WPP Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G					1								
Building Style: 1.75S		Trim & Decoration																
Yr Built 1982	Remodeled 2013	Ex	X	Ord		Min	Size of Closets											
Condition: Average		Lg	X	Ord		Small	Doors											
Room List		(5) Floors		Central Air Wood Furnace			(12) Electric			Class: C Effec. Age: 20 Floor Area: 1,888 Total Base New : 194,517 Total Depr Cost: 155,611 Estimated T.C.V: 194,514			E.C.F. X 1.250		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 1.75S (11) Heating System: Forced Heat & Cool Ground Area = 1079 SF Floor Area = 1888 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			Cls C		Blt 1982			
(1) Exterior	X	Drywall		Ex.	X	Ord.		Min	Building Areas									
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		No. of Elec. Outlets			Many			X			Ave.		Few			
	Insulation	Basement: 0 S.F. Crawl: 1079 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			1			Average Fixture(s)								
(2) Windows	Many Avg. X Few	X	Large Avg. Small	(8) Basement		1			3 Fixture Bath									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	1			2 Fixture Bath			Softener, Auto Softener, Manual Solar Water Heat			Porches		WPP		607	
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		1			No Plumbing			Deck			Treated Wood		60		2,500	
(3) Roof			Recreation SF Living SF Walkout Doors No Floor SF	1			Extra Toilet			Water/Sewer			Public Sewer		1		1,134	
X	Gable Hip Flat		Gambrel Mansard Shed	1			Extra Sink			Built-Ins			Appliance Allow.		1		2,099	
X	Asphalt Shingle	(10) Floor Support		1			Separate Shower			Fireplaces			Prefab 2 Story		1		2,405	
	Chimney: Metal	Joists: Unsupported Len: Cntr.Sup:		1			Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Local Cost Items SANITARY SEWER					1		0	
				Lump Sum Items:						Notes:					Totals:		194,517	
										ECF (410- SAPPHIRE LAKE AREA) 1.250 => TCV:							155,611	
																	194,514	

*** 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.
SHAW SUSAN B F/K/A SINCLA	SHAW SUSAN B & DAVID J	0	06/30/2015	WD	RELATED PARTY	2015-02466		0.0
		20,000	06/01/1995	WD	Download	295:271		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1459 S BAYBERRY LN						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2019 Est TCV 288,744 TCV/TFA: 147.17					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA						
			Description	Frontage	Depth	Rate	%Adj.	Reason	Value
. SECS 9 & 10 T22N R8W LOT 19 WILDWOOD ESTATES.	X		* Factors *						
			<Site Value I> GROUP I 40K			45000	100	EAST SIDE	45,000
			84 Actual Front Feet, 0.28 Total Acres Total Est. Land Value = 45,000						

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

Topography of Site	X	Description	Rate	Size	% Good	Cash Value
	X	Level				
	X	Rolling				
	X	Low				
	X	High				
	X	Landscaped				
	X	Swamp				
	X	Wooded				
	X	Pond				
	X	Waterfront				
	X	Ravine				
	X	Wetland				
	X	Flood Plain				
	X	PRIVATE RD				



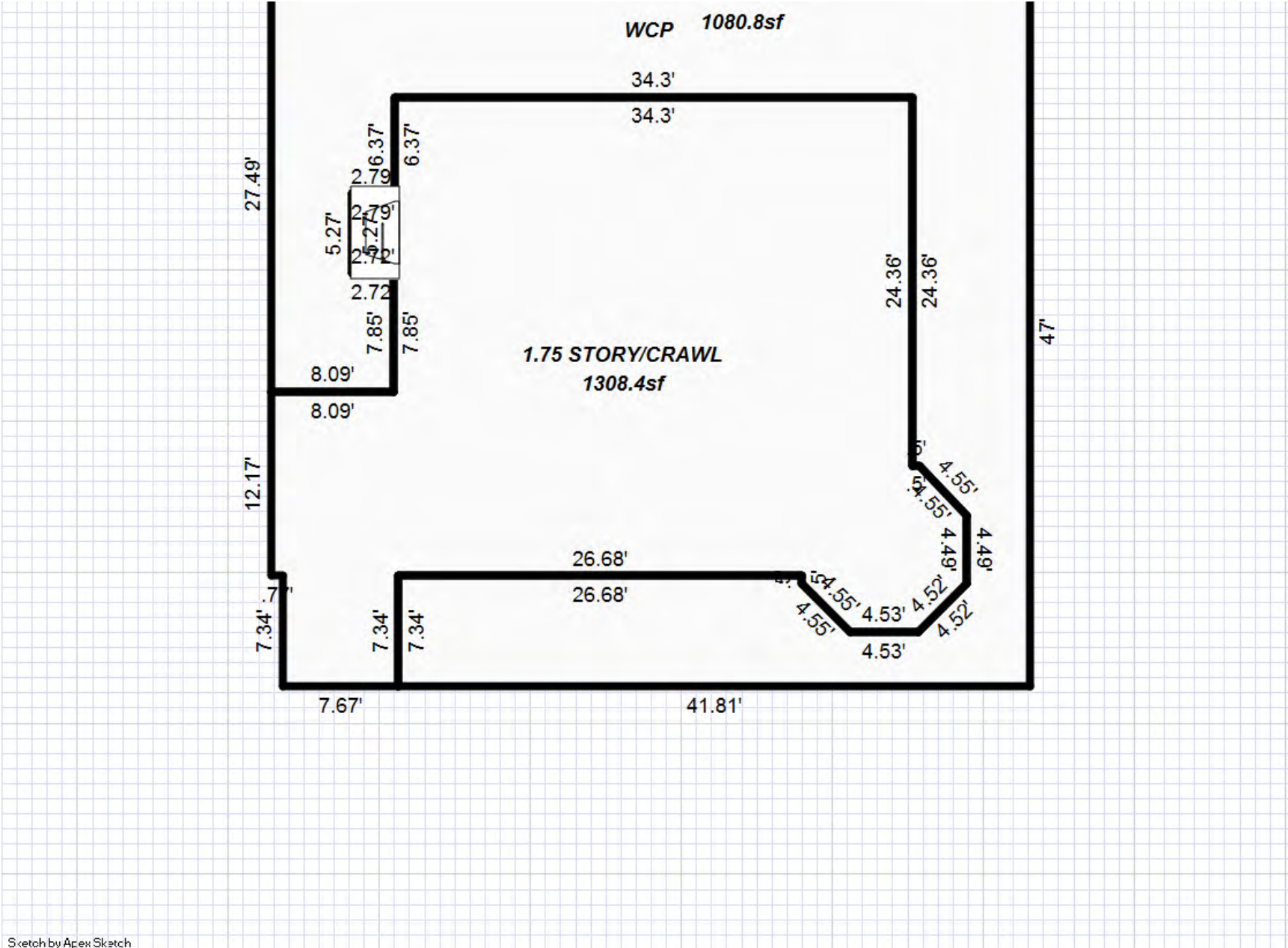
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	22,500	121,900	144,400			109,655C
2018	22,500	108,000	130,500			107,085C
2017	22,500	103,300	125,800			104,883C
2016	18,400	98,700	117,100			103,948C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type				Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G					1		1080	WCP	(1 Story)				Bsmnt Garage: Carport Area: Roof:
Building Style: 1.5S		Trim & Decoration		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1.5S			Class: C +10			E.C.F.			Cls C 10 Blt 1997		
Yr Built 1997	Remodeled 0	X	Ex	Ord	Min	(12) Electric			Effec. Age: 15			X 1.250						
Condition: Average		X	Lg	Ord	Small	0 Amps Service			Floor Area: 1,962									
Room List		(5) Floors		No./Qual. of Fixtures			Total Base New : 227,140			Total Depr Cost: 193,055			Estimated T.C.V: 241,319					
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		Ex. X Ord. Min			Total Depr Cost: 193,055			Total Depr Cost: 193,055			Estimated T.C.V: 241,319					
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Total Depr Cost: 193,055			Total Depr Cost: 193,055			Estimated T.C.V: 241,319					
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	X Many Ave. Few			Total Depr Cost: 193,055			Total Depr Cost: 193,055			Estimated T.C.V: 241,319					
(2) Windows		(7) Excavation		(13) Plumbing			Total Depr Cost: 193,055			Total Depr Cost: 193,055			Estimated T.C.V: 241,319					
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			Total Depr Cost: 193,055			Total Depr Cost: 193,055			Estimated T.C.V: 241,319					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer			Total Depr Cost: 193,055			Total Depr Cost: 193,055			Estimated T.C.V: 241,319					
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Total Depr Cost: 193,055			Total Depr Cost: 193,055			Estimated T.C.V: 241,319					
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		Lump Sum Items:			Total Depr Cost: 193,055			Total Depr Cost: 193,055			Estimated T.C.V: 241,319					
X	Gable Hip Flat	Gambrel Mansard Shed		Notes:			Total Depr Cost: 193,055			Total Depr Cost: 193,055			Estimated T.C.V: 241,319					
X	Asphalt Shingle	(10) Floor Support		Notes:			Total Depr Cost: 193,055			Total Depr Cost: 193,055			Estimated T.C.V: 241,319					
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		Notes:			Total Depr Cost: 193,055			Total Depr Cost: 193,055			Estimated T.C.V: 241,319					

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



Sketch by Apex Sketch

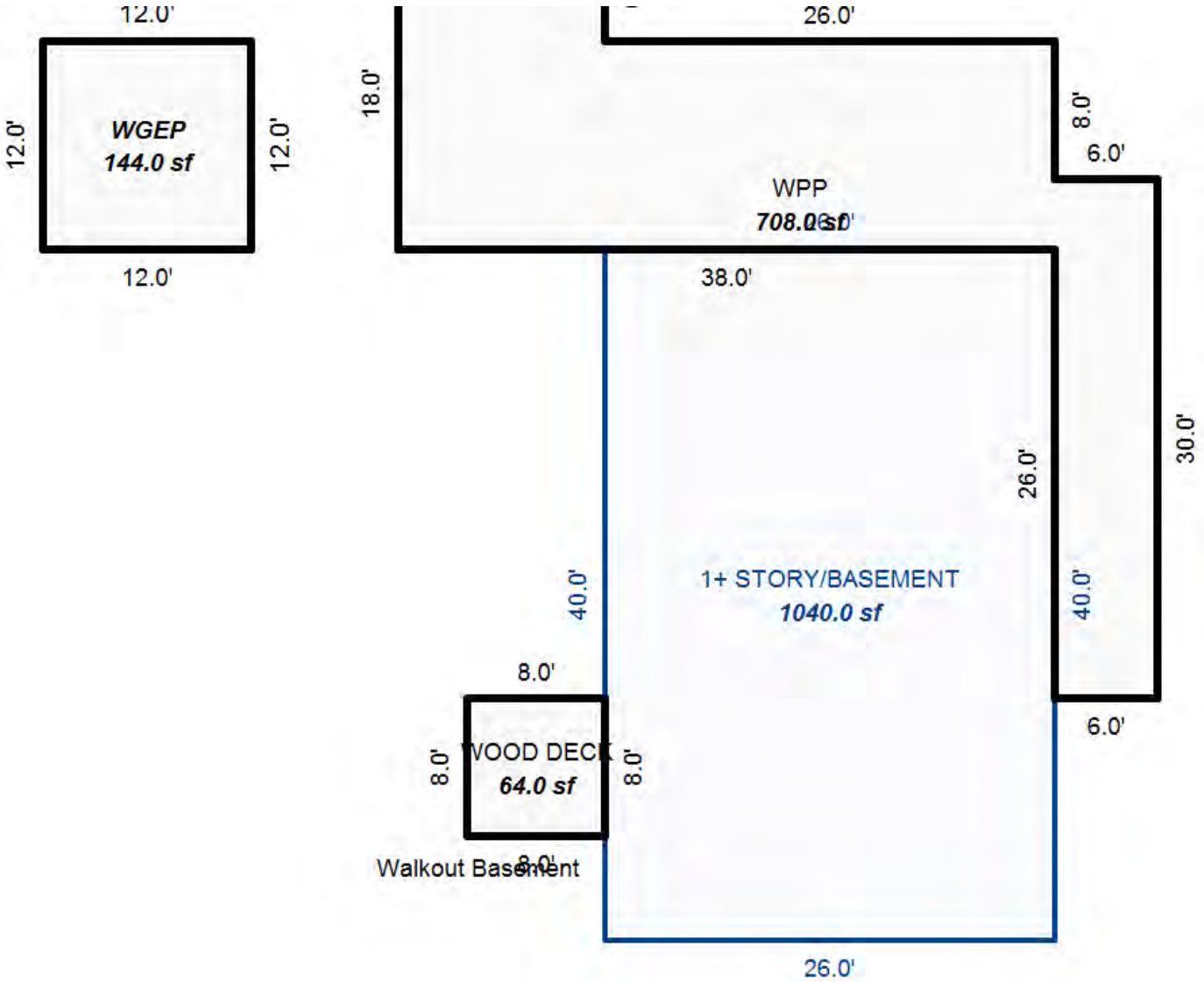
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
SALESKY EDWIN J & CAROL S	BOWLIN GLENNIS A & SUSAN	230,000	09/15/2016	WD	Arms Length	2016-02996	PTA	100.0				
BOWLIN GLENNIS A & SUSAN	BOWLIN TRUST	1	09/15/2016	QC	RELATED PARTY	2016-03001		0.0				
SALESKY EDWIN J	SALESKY EDWIN J & CAROL S	0	03/23/2011	DC	CERTIFICATE OF DEATH	2012-02668 DC		0.0				
SALESKY EDWIN	SALESKY EDWIN & CAROL, TR	0	11/17/2005	QC	Not Qualified	05-0/4630		0.0				
Property Address		Class: 401 RESIDENTIAL-I		Zoning:		Building Permit(s)		Date	Number	Status		
1445 S BAYBERRY LN		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 0%										
BOWLIN TRUST 48665 PIN OAK MACOMB MI 48044		MAP #:		2019 Est TCV 204,969 TCV/TFA: 197.09								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA								
2016-02996 LOT 20 AND THE S'LY YL LOT 21 (THE SOUTHERLY YL OF LOT 21 BEING 42 FEET ON THE LAKE SIDE AND 38 FEET ON THE ROAD SIDE) IN THE PLAT OF WILDWOOD ESTATES. FOMERLY ABV AS SECS 9 & 10 T22N R8W LOTS 20 & S'LY 1/2 OF LOT 21 WILDWOOD ESTATES. 2013, FOMERLY ASSESSED AS. SECS 9 & 10 T22N R8W LOT 20 WILDWOOD ESTATES.		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				GROUP H \$650	84.00	162.00	0.7713	1.0000	650	100	EAST SIDE	42,113
				GROUP H \$650	42.00	178.00	0.7713	1.0000	650	100	S'LY 1/2 LOT 21	21,056
				126 Actual Front Feet, 0.48 Total Acres				Total Est. Land Value =		63,169		
Comments/Influences		X Undergr. Util.		Land Improvement Cost Estimates								
ADD SEWER FOR 05 ADD GAZEBO FOR 07.				Description	Rate		Size % Good		Cash Value			
				Wood Frame	21.80		80 50		872			
				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 =				1,842				
Topography of Site		Level										
		X Rolling										
		Low										
		X High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		X PRIVATE RD		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2019	31,600	70,900	102,500		102,500S		
		TPC 12/27/2017 INSPECTED			2018	40,300	65,100	105,400		105,400S		
		TPC 02/22/2012 INSPECTED			2017	41,900	62,100	104,000		104,000S		
					2016	56,700	59,400	116,100		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		Gas Wood Oil Coal X Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga		Area Type		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							
Building Style: 1S		Trim & Decoration												
Yr Built 1985	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		Cost Est. for Res. Bldg: 1 Single Family 1S						Cls CD Blt 1985		
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall	Ex.	X	Ord.	Min	(11) Heating System: Electric Baseboard Ground Area = 1040 SF Floor Area = 1040 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75						
(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) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Building Areas						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor	(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Stories Exterior Foundation Size Cost New Depr. Cost						
X	Double Glass Patio Doors Storms & Screens	1040	Recreation SF Living SF Walkout Doors No Floor SF					1 Story Siding Basement 1,040						
(3) Roof		(8) Basement						Total: 105,418 79,061						
X	Gable Hip Flat		Gambrel Mansard Shed					Other Additions/Adjustments						
X	Asphalt Shingle	(9) Basement Finish						Plumbing						
Chimney: Metal		(10) Floor Support						Average Fixture(s) 3 Fixture Bath						
		Joists: Unsupported Len: Cntr.Sup:						Porches						
								WGEF (1 Story) Foundation: Basement						
								Deck						
								Treated Wood Treated Wood						
								Water/Sewer						
								Public Sewer Water Well, 50 Feet						
								Built-Ins						
								Appliance Allow.						
								Fireplaces						
								Wood Stove						
								Local Cost Items						
								SANITARY SEWER						
								Recreation Room						
								Totals:						
								Notes:						
								ECF (410- SAPPHERE LAKE AREA) 1.250 => TC				139,958		

*** 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		
BAYBERRY LN		School: LAKE CITY - 57020									
Owner's Name/Address		P.R.E. 0%									
BROOKS LEE R 7698 GUNNISON COURT BRIGHTON MI 48116		MAP #:		2019 Est TCV 27,300							
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA						
. SECS 9 & 10 T22N R8W N'LY 1/2 OF LOT 21 WILDWOOD ESTATES.		Public Improvements		* Factors *							
Comments/Influences		X	Dirt Road	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		X	Gravel Road	GROUP H \$650	42.00	193.00	1.0000	1.0000	650	100	27,300
		X	Paved Road	42 Actual Front Feet, 0.19 Total Acres				Total Est. Land Value =		27,300	
		X	Storm Sewer								
		X	Sidewalk								
		X	Water								
		X	Sewer								
		X	Electric								
		X	Gas								
		X	Curb								
		X	Street Lights								
		X	Standard Utilities								
		X	Underground Utils.								
		Topography of Site									
		Level									
		X	Rolling								
		X	Low								
		X	High								
		X	Landscaped								
		X	Swamp								
		X	Wooded								
		X	Pond								
		X	Waterfront								
		X	Ravine								
		X	Wetland								
		X	Flood Plain								
		X	PRIVATE RD	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2019	13,700	0	13,700		13,700S	
		TPC 12/27/2017	INSPECTED		2018	16,800	0	16,800		13,525C	
		TPC 02/22/2012	INSPECTED		2017	16,800	0	16,800		13,247C	
					2016	18,900	0	18,900		13,129C	



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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				
1417 S BAYBERRY LN		School: LAKE CITY - 57020		Other		09/04/2007	20070625	Complete				
Owner's Name/Address		P.R.E. 0%	MAP #:		2019 Est TCV 278,105 TCV/TFA: 165.54							
BROOKS LEE R 7698 GUNNISON COURT BRIGHTON MI 48116		X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA								
Tax Description		Public Improvements		* Factors *								
SECS 9 & 10 T22N R8W LOT 22 WILDWOOD ESTATES.		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Gravel Road		GROUP H \$650	80.00	218.00	0.9042	1.0000	650	100		47,019
ADD 2 WOOD DECKS & SHED FOR 07		Paved Road		80 Actual Front Feet, 0.40 Total Acres Total Est. Land Value = 47,019								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		Wood Frame	18.89	120	50	1,133				
		X Sewer		Wood Frame	16.08	280	50	2,251				
		X Electric		Residential Local Cost Land Improvements								
		X Gas		Description	Rate	Size	% Good	Cash Value				
		Curb		LAND IMPROVE 2500	2,500.00	1	97	2,425				
		Street Lights		Total Estimated Land Improvements True Cash Value = 5,809								
		Standard Utilities										
		X Underground Utils.										
		Topography of Site										
		Level										
		X Rolling										
		Low										
		X High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X PRIVATE RD		2019	23,500	115,600	139,100			105,835C		
		TPC 12/27/2017 INSPECTED		2018	29,400	101,500	130,900			103,355C		
		TPC 02/22/2012 INSPECTED		2017	29,800	97,200	127,000			101,230C		
				2016	36,000	92,900	128,900			100,328C		

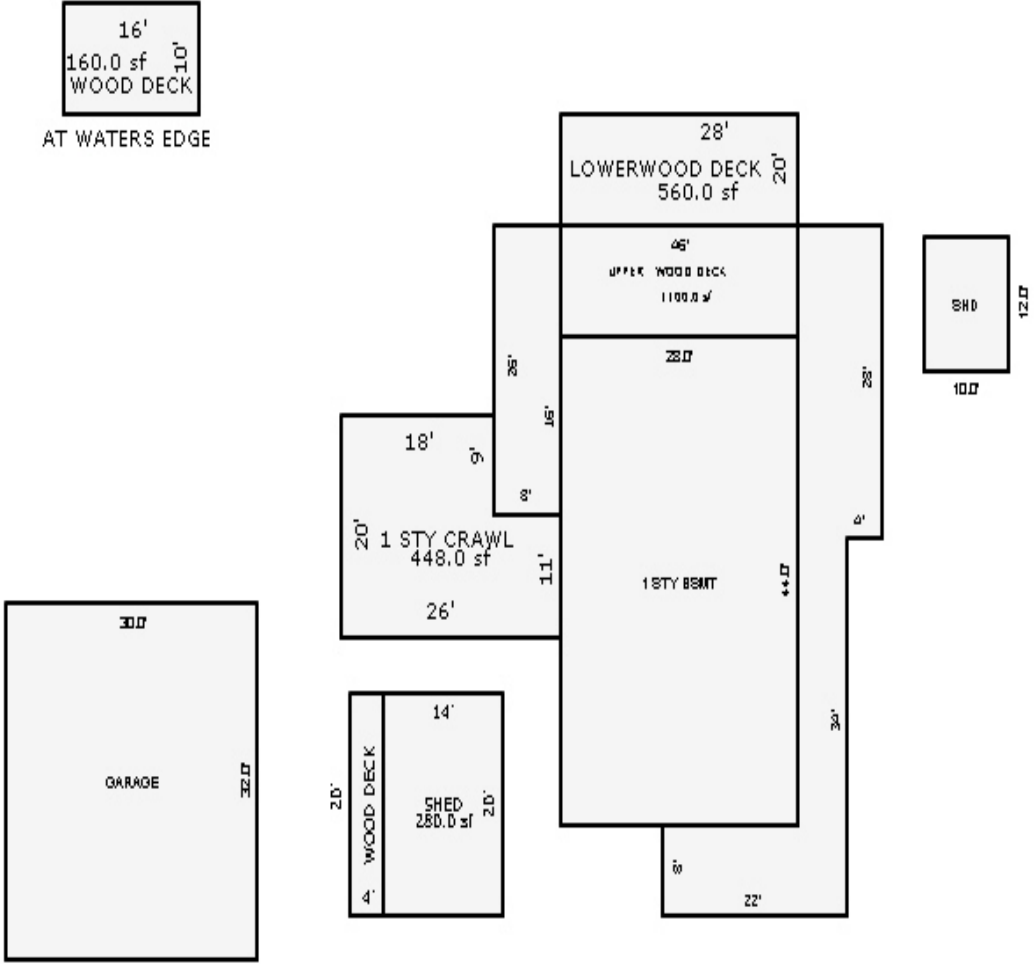


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																							
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area Type	Year Built: 1994 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: 960 % Good: 0 Storage Area: 0 No Conc. Floor: 0																					
X	Wood Frame	X	Drywall Paneled				Plaster Wood T&G																													
Building Style: 1S		Trim & Decoration																																		
Yr Built 1993	Remodeled 0	Ex	X	Ord		Min	Size of Closets																													
Condition: Average		Lg	X	Ord		Small	Doors																													
Room List		(5) Floors		Central Air Wood Furnace																																
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric			0 Amps Service																													
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures																																
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Ex.	X	Ord.		Min																												
Insulation		Basement: 1232 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets																																
(2) Windows		(8) Basement		(13) Plumbing																																
X	Many Avg.	X	Large Avg.					Few																												
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)																															
X	Double Glass Patio Doors Storms & Screens	750	Recreation SF Living SF Walkout Doors No Floor SF	2	3 Fixture Bath																															
(3) Roof		(9) Basement Finish		1	2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																															
X	Gable Hip Flat			(14) Water/Sewer																																
X	Asphalt Shingle			1	Public Water																															
Chimney: Metal		(10) Floor Support		1	Public Sewer																															
		Joists: Unsupported Len: Cntr.Sup:		1	Water Well 1000 Gal Septic 2000 Gal Septic																															
				Lump Sum Items:																																
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1680 SF Floor Area = 1680 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=84/100/100/100/84 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>1,232</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Piers</td> <td>448</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>150,750</td> <td>117,762</td> </tr> </tbody> </table> Other Additions/Adjustments Basement, Outside Entrance, Below Grade 1 1,639 1,377 Plumbing Average Fixture(s) 1 933 784 3 Fixture Bath 1 2,929 2,460 2 Fixture Bath 1 1,970 1,655 Deck Treated Wood 560 6,031 5,066 Treated Wood 160 2,654 2,574 Treated Wood 1120 10,774 10,343 Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 960 22,013 18,491 Water/Sewer Public Sewer 1 1,006 845 Water Well, 50 Feet 1 1,962 1,648 Built-Ins Appliance Allow. 1 1,467 1,232 Local Cost Items SANITARY SEWER 1 0 0 Basement Living Area 750 19,028 15,984													Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Basement	1,232			1 Story	Siding	Piers	448			Total:				150,750	117,762
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																															
1 Story	Siding	Basement	1,232																																	
1 Story	Siding	Piers	448																																	
Total:				150,750	117,762																															
<<<< 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.
MORGAN LAWRENCE W & MARY	JORAE KEVIN CHARLES	172,000	08/11/2014	WD	WARRANTY DEED	2014-02775	PTA	100.0
JORAE KEVIN CHARLES	JORAE KEVIN CHRLES & KING	1	08/11/2014	QC	QUIT CLAIM	2014-02787		0.0
VANHILLEN RUSSELL C	MORGAN LAWRENCE W & MARY	165,000	11/03/2004	WD	Arms Length	04-0/4559		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1401 S BAYBERRY LN						
Owner's Name/Address	School: LAKE CITY - 57020					
JORAE KEVIN CHRLES & KING AMY JO 1515 BERKELEY DR LANSING MI 48910-1122	P.R.E. 0%					
	MAP #:					
	2019 Est TCV 166,132 TCV/TFA: 123.61					

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		
. SECS 9 & 10 T22N R8W LOT 23 WILDWOOD ESTATES.	X		Dirt Road	80	242.00	0.9042	1.0000	650	100	47,019	
Comments/Influences			Gravel Road	80 Actual Front Feet, 0.44 Total Acres						Total Est. Land Value =	47,019
ADD SEWER FOR 05			Paved Road								
			Storm Sewer								
			Sidewalk								
			Water								
	X		Sewer								
	X		Electric								
			Gas								
			Curb								
			Street Lights								
			Standard Utilities								
	X		Underground Utils.								

Comments/Influences	Land Improvement Cost Estimates			
	Description	Rate	Size % Good	Cash Value
	Residential Local Cost Land Improvements			
	Description	Rate	Size % Good	Cash Value
	LAND IMPROVE 2500	2,500.00	1 97	2,425
	Total Estimated Land Improvements True Cash Value = 2,425			

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	Low	2018	29,400	54,600	84,000			83,824C
	X	High	2017	29,800	52,300	82,100			82,100S
	X	Landscaped	2016	36,000	50,000	86,000			83,549C
	X	Swamp							
	X	Wooded							
	X	Pond							
	X	Waterfront							
	X	Ravine							
	X	Wetland							
	X	Flood Plain							
	X	PRIVATE RD							

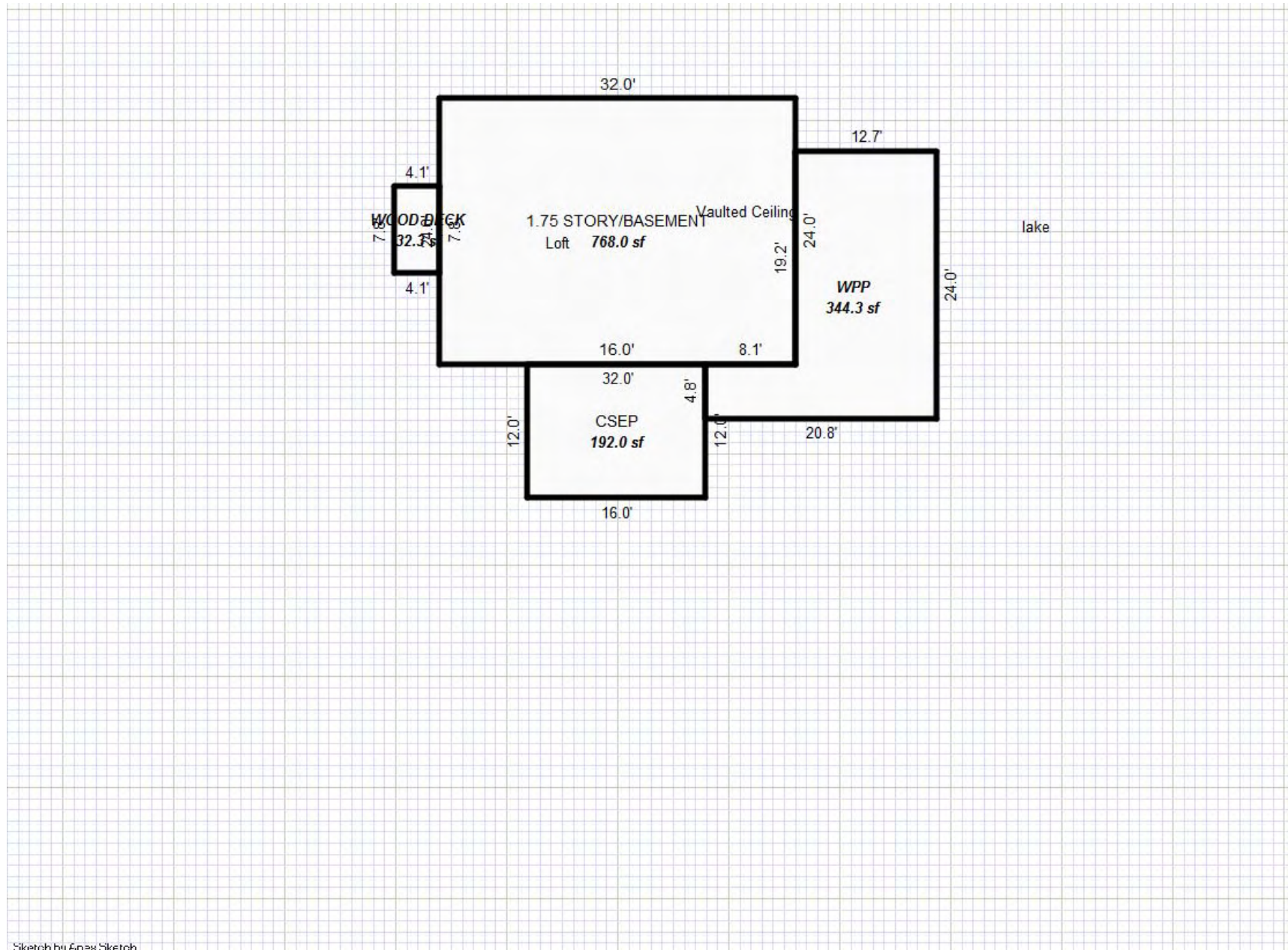


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage											
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood		Oil Coal	X	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga		Area 192 344 32	Type CSEP (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		(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: 1.75S		Trim & Decoration																					
Yr Built 1976	Remodeled 0	Ex	X	Ord		Min	Size of Closets																
Condition: Average		Lg	X	Ord		Small	Doors																
Room List		(5) Floors		Central Air Wood Furnace																			
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(12) Electric																			
		(6) Ceilings		No./Qual. of Fixtures																			
(1) Exterior	X	Wood			Ex.	X	Ord.		Min														
X	Wood/Shingle Aluminum/Vinyl Brick Insulation			No. of Elec. Outlets																			
		(7) Excavation		Many		X	Ave.		Few														
		Basement: 768 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing																			
		(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																			
		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		(14) Water/Sewer																			
		(9) Basement Finish		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																			
		Recreation SF Living SF Walkout Doors No Floor SF		Lump Sum Items:																			
		(10) Floor Support		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																			
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:																				
X	Asphalt Shingle																						
Chimney: Metal																							
Cost Est. for Res. Bldg: 1 Single Family 1.75S										Cls CD		Blt 1976											
(11) Heating System: Electric Baseboard										Ground Area = 768 SF		Floor Area = 1344 SF.											
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65										Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost	
1.75 Story										Siding		Basement		768		Total:		113,525		73,791			
Other Additions/Adjustments										Plumbing		Average Fixture(s)		1		933		606					
										3 Fixture Bath		1		2,929		1,904							
Porches										CSEP (1 Story)		192		5,510		3,581							
										WPP		344		3,880		2,522							
Deck										Treated Wood		32		1,043		678							
Garages										Class: CD Exterior: Block Foundation: 42 Inch (Unfinished)		Basement Garage: 1 Car		1		1,891		1,229					
Water/Sewer										Public Sewer		1		1,006		654							
										Water Well, 100 Feet		1		4,280		2,782							
Built-Ins										Appliance Allow.		1		1,467		954							
Fireplaces										Wood Stove		1		1,630		1,059							
Local Cost Items										SANITARY SEWER		1		0		0		*					
Totals:										138,094		89,760											
<<<<< 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.
WYMORE MARJORIE G	WHITCOMB CHARLES & ANGELA	169,900	10/14/2005	WD	Arms Length	05-0/4107		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1385 S BAYBERRY LN			REPAIR	05/13/2016	2016-0163	100%

Owner's Name/Address	P.R.E.	MAP #:
WHITCOMB CHARLES & ANGELA 13817 LAWSON RD Grand Ledge MI 48837	0%	

2019 Est TC	2019 Est TC	2019 Est TC	2019 Est TC
148,262	148,262	148,262	148,262

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

Tax Description	Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SECS 9 & 10 T22N R8W LOT 24 WILDWOOD ESTATES.	X Dirt Road	GROUP H	\$650	80.00	265.00	0.9042	1.0000	650	100	47,019

Comments/Influences	Public Improvements	80 Actual Front Feet, 0.49 Total Acres	Total Est. Land Value =
	X Gravel Road		47,019

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

Description	Rate	Size	% Good	Cash Value
X Sewer				
X Electric	2,500.00	1	97	2,425
X Gas				
Total Estimated Land Improvements True Cash Value =				2,425

Topography of Site	Description	Rate	Size	% Good	Cash Value
X Undergr. Utils.					

Level	Description	Rate	Size	% Good	Cash Value
X Rolling					
X High					

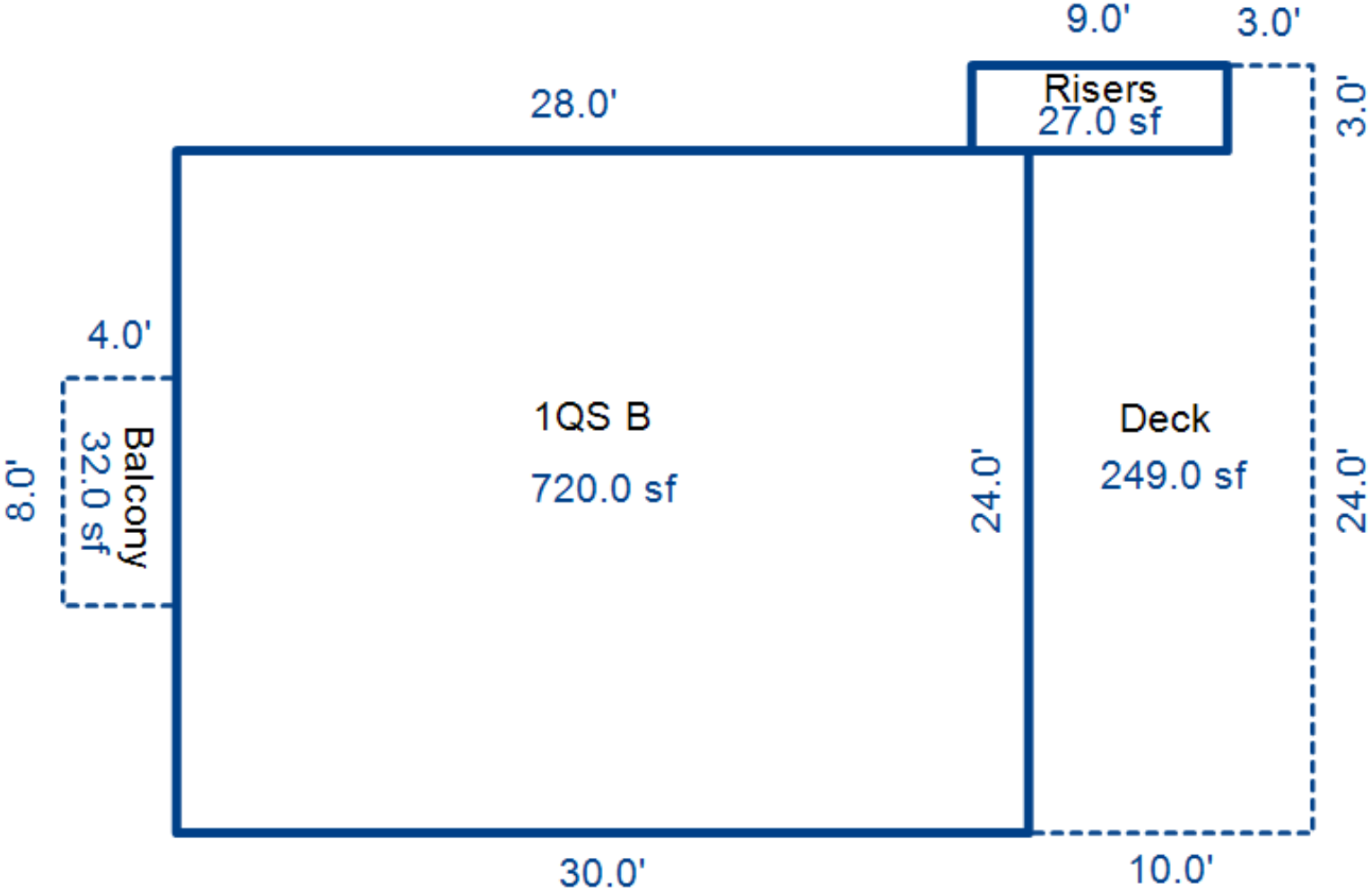
Landscaped	Description	Rate	Size	% Good	Cash Value
X Swamp					
X Wooded					
X Pond					
X Waterfront					
X Ravine					
X Wetland					
X Flood Plain					
X Private Drive					



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	23,500	50,600	74,100			73,283C
2018	29,400	45,000	74,400			71,566C
2017	29,800	43,100	72,900			70,095C
2016	36,000	41,300	77,300			69,470C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: 402 RESIDENTIAL-V		Zoning:	Building Permit(s)	Date	Number	Status			
S BAYBERRY LN		School: LAKE CITY - 57020									
Owner's Name/Address		P.R.E. 0%		MAP #:							
BALANDA PETER B 17911 18 MILE ROAD BIG RAPIDS MI 49307		2019 Est TCV 49,282									
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA						
. SECS 9 & 10 T22N R8W LOT 25 WILDWOOD ESTATES.		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		GROUP H \$650	86.00	187.00	0.8816	1.0000	650	100	49,282
		Paved Road		74 Actual Front Feet, 0.40 Total Acres				Total Est. Land Value =		49,282	
		Storm Sewer									
		Sidewalk									
		Water									
		X Sewer									
		X Electric									
		X Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		X Underground Utils.									
		Topography of Site									
		Level									
		X 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	24,600	0	24,600		24,600S	
		TPC 12/27/2017 INSPECTED			2018	30,900	0	30,900		29,208C	
		TPC 02/22/2012 INSPECTED			2017	31,400	0	31,400		28,608C	
					2016	38,700	0	38,700		28,353C	



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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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1345 S BAYBERRY LN	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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O'DOHERTY MARY ELLEN TRUSTEE	2019 Est TCV 231,737 TCV/TFA: 144.84					
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1863 TOWNER ROAD HASLETT MI 48840	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
GROUP H \$650	100.00	204.00	0.8363	1.0000	650	100		54,358
100 Actual Front Feet, 0.47 Total Acres								Total Est. Land Value = 54,358

Tax Description	Dirt Road	Land Improvement Cost Estimates					
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. SECS 9 & 10 T22N R8W LOT 26 WILDWOOD ESTATES.	X Gravel Road	Description					
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Comments/Influences	Paved Road	Rate					
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TOTAL REMODEL COMP FOR 04	Storm Sewer	Size % Good					
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ADD SEWER FOR 05	Sidewalk	Cash Value					
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	Water	Residential Local Cost Land Improvements					
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	X Sewer	Description					
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	X Electric	Rate					
--	------------	------	--	--	--	--	--

	X Gas	Size % Good					
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	Curb	Cash Value					
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	Street Lights	LAND IMPROVE 2500					
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	Standard Utilities	2,500.00					
--	--------------------	----------	--	--	--	--	--

	X Underground Utils.	1 97					
--	----------------------	------	--	--	--	--	--

		Total Estimated Land Improvements True Cash Value = 2,425					
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	Topography of Site						
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	Level						
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	X Rolling						
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	Low						
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	X High						
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	Landscaped						
--	------------	--	--	--	--	--	--

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

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

	Pond						
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	X Waterfront						
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	Ravine						
--	--------	--	--	--	--	--	--

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

	Flood Plain						
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	X Private Road						
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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	27,200	88,700	115,900			85,964C
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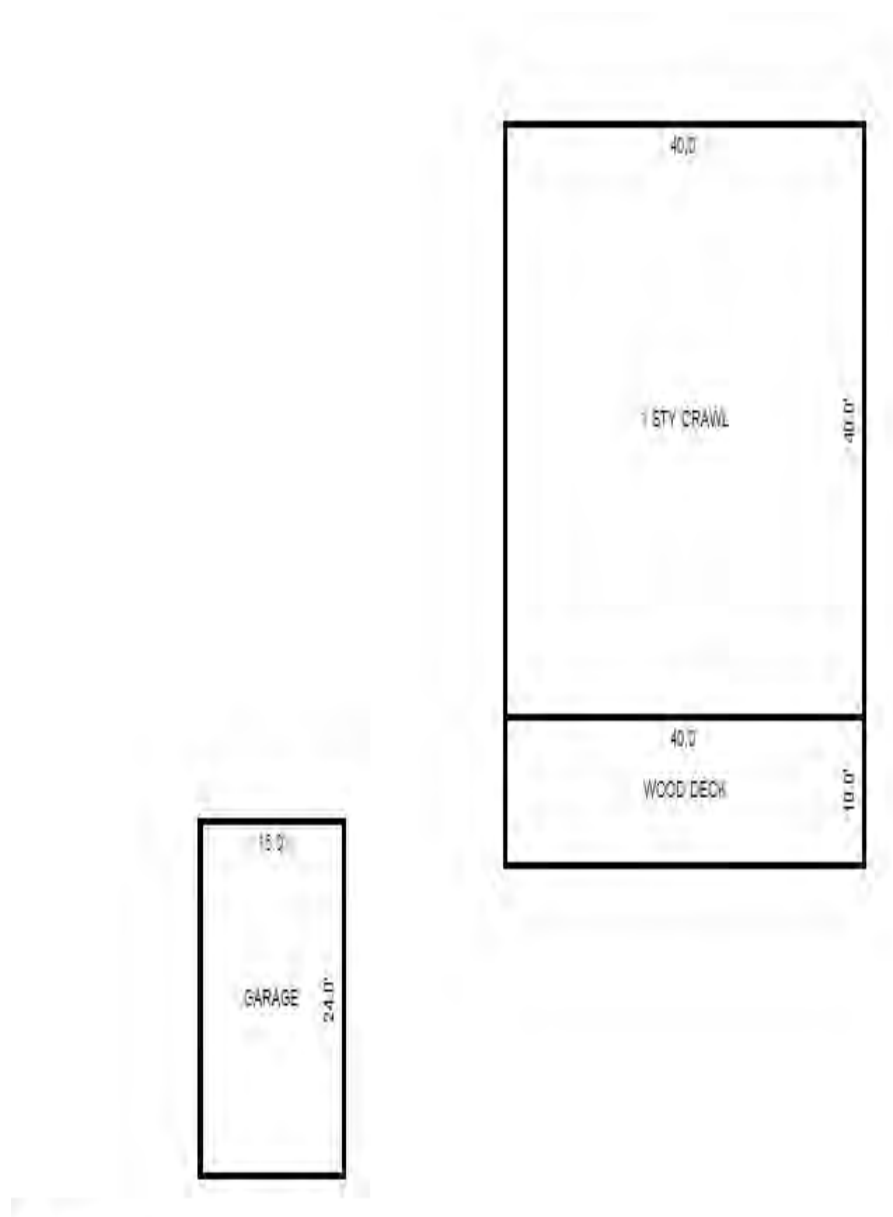
				2018	34,300	75,600	109,900			83,950C
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				2017	35,200	72,300	107,500			82,224C
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				2016	40,500	69,100	109,600			81,491C
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Sketch by Apex IVT

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WOLFINGER THERESA ET AL	ZMYSLO DENNIS & LAURA	217,500	06/07/2012	WD	WARRANTY DEED	2012-02076 WD	PTA	100.0
COX JOAN S	WOLFINGER THERESA ET AL.	0	05/01/2010	PTA	CERTIFICATE OF DEATH	2010-2129DC	PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1319 S BAYBERRY LN						
Owner's Name/Address	School: LAKE CITY - 57020					
ZMYSLO DENNIS & LAURA 2755 SOUTHFORK DR STEVENSVILLE MI 49127	P.R.E. 0%					
	MAP #:					
	2019 Est TCV 231,499 TCV/TFA: 125.27					

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	
2012-02076 WD Pan:el "A" AS shown in Book of SURVeys S-3, page 211 through 213 inclusive, Missaukee County ReCords. (Being a paRT of Government Lot7, Section 10, T22N. R8W) Including INGRESS and egress OVER and across easemeNTS as shown in Book of Surveys S-1, page 4S and Liber214 page 552 through 554, inclusive, Mlssaukee COUNTY Records. SEC 10 T22N R8W PCL A OF SURVEY RECORDED IN LIBER S-3 PP 211-213 INCL. .35A.	X		Dirt Road	76.00	263.50	1.0000	1.0000	750	100	57,000
	X		Gravel Road	76 Actual Front Feet, 0.46 Total Acres Total Est. Land Value = 57,000						

Tax Description	X	Description	Rate	Size % Good	Cash Value	
						X
X	Sewer	Residential Local Cost Land Improvements				
X	Electric	Description				
X	Gas	LAND IMPROVE 2500	2,500.00	1	97	2,425
		Total Estimated Land Improvements True Cash Value = 4,482				

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
X	Low	2018	41,800	73,800	115,600			100,898C	
X	High	2017	38,000	70,600	108,600			98,823C	
X	Landscaped	2016	38,000	67,500	105,500			97,942C	
X	Swamp								
X	Wooded								
X	Pond								
X	Waterfront								
X	Ravine								
X	Wetland								
X	Flood Plain								
X	Private Road								



Who	When	What	2019	2018	2017	2016
TPC	12/27/2017	INSPECTED	28,500	41,800	38,000	38,000
TPC	11/04/2013	INSPECTED				
TPC	02/22/2012	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	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 362 169 28	Type WPP Treated Wood Wood Balcony	Year Built: 1975 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 528 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame		Drywall Paneled		Plaster Wood T&G											
Building Style: 1.5S		Trim & Decoration														
Yr Built 1975	Remodeled 0	Ex	X	Ord		Min										
Condition: Average		Lg	X	Ord		Small										
Room List		(5) Floors														
	Basement 1st Floor 2nd Floor 6 Bedrooms	Kitchen: Other: Other:					(12) Electric									
							0 Amps Service									
		(6) Ceilings														
(1) Exterior																
X	Wood/Shingle Aluminum/Vinyl Brick															
		Insulation														
(2) Windows																
X	Many Avg. Few	X	Large Avg. Small													
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor														
		(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: Brick																
				(14) Water/Sewer												
				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
				Lump Sum Items:												
										Class: C Effec. Age: 35 Floor Area: 1,848 Total Base New : 201,207 Total Depr Cost: 130,782 Estimated T.C.V: 170,017		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:		
										Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Air w/ Ducts Ground Area = 1344 SF Floor Area = 1848 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 1,008 1 Story Siding Slab 336 Total: 160,861 104,558 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,120 728 3 Fixture Bath 1 3,525 2,291 2 Fixture Bath 1 2,359 1,533 Porches WPP 362 4,623 3,005 Deck Treated Wood 169 2,812 1,828 Balcony Wood Balcony 28 866 563 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 528 17,757 11,542 Common Wall: 1 Wall 1 -2,038 -1,325 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 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>						

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

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

Property Address Class: 705 EXEMPT OTHER Zoning: Building Permit(s) Date Number Status

S BAYBERRY LN School: LAKE CITY - 57020

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

B & W INVESTMENT COMPANY 2019 Est TCV 0

WILDWOOD ESTATES PRIVATE PARK Improved X Vacant Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

409 HUNTERS RIDGE Public * Factors *

MIDLAND MI 48640 Improvements Description Frontage Depth Front Depth Rate %Adj. Reason Value

Tax Description Dirt Road <Site Value F> GROUP F15K/SITE 15000 100

EVERGREEN PARK AREA - PRIVATE Gravel Road <Site Value F> GROUP F15K/SITE 15000 100

SECS 9 & 10 T22N R8W BIRCHWOOD PARK Paved Road 296 Actual Front Feet, 2.36 Total Acres Total Est. Land Value = 30,000

WILDWOOD ESTATES. Storm Sewer

Comments/Influences Sidewalk

Water

Sewer

Electric

Gas

Curb

Street Lights

Standard Utilities

Underground Utils.

Topography of Site

Level

Rolling

Low

High

Landscaped

Swamp

Wooded

Pond

Waterfront

Ravine

Wetland

Flood Plain

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

Who When What 2019 EXEMPT EXEMPT EXEMPT EXEMPT EXEMPT

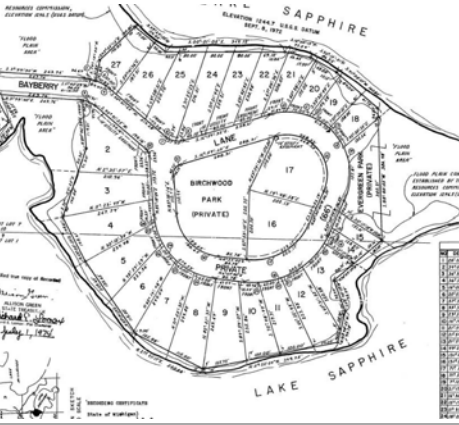
TPC 12/27/2017 INSPECTED 2018 EXEMPT EXEMPT EXEMPT EXEMPT EXEMPT

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Missaukee, Michigan

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: 705 EXEMPT OTHER	Zoning:	Building Permit(s)		Date	Number	Status				
S BAYBERRY LN		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 0%										
WILDWOOD ESTATES SUBDIVISION PARK B & W INVESTMENT COMPANY 409 HUNTERS RIDGE MIDLAND MI 48640		MAP #:		2019 Est TCV 0								
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA							
SECS 9 & 10 T22N R8W EVERGREEN PARK WILDWOOD ESTATES. Comments/Influences		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		GROUP J 250	360.00	498.00	0.5493	1.0000	250	100		49,437
		Paved Road		360 Actual Front Feet, 4.12 Total Acres				Total Est. Land Value =		49,437		
		Storm Sewer										
		Sidewalk										
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2019	EXEMPT	EXEMPT	EXEMPT		EXEMPT		
		TPC 12/27/2017 INSPECTED			2018	EXEMPT	EXEMPT	EXEMPT		EXEMPT		
					2017	0	0	0		0		
					2016	0	0	0		0		



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*** 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 STEPHEN H & MARY	ANDERSON STEPHEN H & MARY	0	12/16/2013	OTH	OTHER DEED			0.0

Property Address	Class: 700 EXEMPT	Zoning:	Building Permit(s)	Date	Number	Status
W LOTAN RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
COMMERCIAL FOREST CERT # 2013-47-57 ANDERSON STEPHEN H & MARY C PO BOX 136 REED CITY MI 49677	MAP #:	2019 Est TCV 0				

Tax Description	X	Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
		Public Improvements			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
. SEC 21 T22N R8W NE 1/4 OF SE 1/4. 40 A. COMMERCIAL FOREST 2013-47 FROMERLY PARCEL 009-021-021-00					SALES & EQ RATE			40.000 Acres	1,600	100	64,000
Comments/Influences					40.00 Total Acres Total Est. Land Value = 64,000						

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
- X Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain



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

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ANDERSON STEPHEN H & MARY	ANDERSON STEPHEN H & MARY	0	12/16/2013	OTH	OTHER DEED			0.0

Property Address	Class: 700 EXEMPT	Zoning:	Building Permit(s)	Date	Number	Status
W LOTAN RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
COMMERCIAL FOREST CERT # 2013-47-57 ANDERSON STEPHEN H & MARY C PO BOX 136 REED CITY MI 49677	MAP #:	2019 Est TCV 0				

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
. SEC 21 T22N R8W E 1/2 OF SE 1/4 OF SE 1/4. 20 A. COMMERCIAL FOREST CERT # 2013-47 FORMERLY PARCEL 009-021-023-00	X			* Factors *						
Comments/Influences				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
				SALES & EQ RATE		20.00	Total Acres	2,100	100	42,000
				Total Est. Land Value =						42,000



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

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

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